# LANGEBERG MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK -DRAFT 2-2023-2028

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This chapter states the purpose of the Spatial Development Framework, details the principles required to achieve the desired spatial form and outlines the project plan to implement the MSDF.

### 1.1 Purpose

The purpose of the Langeberg Municipal Spatial Development Framework (MSDF) is to guide growth and development in the Langeberg municipal area in a sustainable manner. Hence, future growth, development and land use planning will embrace the spatial vision and principles to protect and develop integrated, sustainable settlements and liveable environments, and promote economic and social prosperity.

The MSDF in use was approved in 2015 and requires review and updating. This rewritten version of the Langeberg MSDF is for the 2023 – 2028 period.<sup>1</sup>

# 1.2 Spatial Context

The Langeberg Municipality (WCO26) is located within the Western Cape Province and forms part of the Cape Winelands District Municipality together with the Drakenstein, Breede Valley, Stellenbosch and Witzenberg Municipalities (IDP, 2022).

The total area of the Langeberg Municipality is approximately four thousand five hundred square kilometres (4 518 km<sup>2</sup>) which represents 21% of the Cape Winelands region. The Langeberg municipal area stretches from the Riviersonderend Mountains in the south across the Langeberg to the Hex River Mountains and Anysberg (part of the Swartberge) in the north.

<sup>&</sup>lt;sup>1</sup>Scope of Work: SPLUMA Section 12 and SMA Section 24 (1) and 26 (e)



The municipality is divided into twelve (12) wards which include the five settlements and surrounding rural areas. The five settlements are: Robertson, Montagu, Ashton, Bonnievale, and McGregor as per the table below (IDP, 2022).

Ward Number	Settlement
Ward 1, 3, 6, 11 & 12	Robertson
Ward 2 (urban only)	Nkqubela, Robertson
Ward 6	Silverstrand
Ward 4 & 8	Bonnievale
Ward 5	McGregor
Ward 7, 11 & 12	Montagu & Rural Areas
Ward 9	Ashton
Ward 10	Zolani, Ashton
Ward 12	Rural (Koo Valley)

#### 1.3 Structure of the MSDF Document

The MSDF provides the municipality with the necessary tools for the effective management of future development to ensure that development is balanced, sustainable and creates socio-economic opportunities. The document comprises the following chapters:

Chapter 1:	MSDF Purpose, Principles and Legislative Context
Chapter 2:	Spatial and Sectoral Plan Analysis and MSDF Review
Chapter 3:	Land Demand, Supply and Settlement Development Guidelines
Chapter 4:	Issues, Vision and Goals
Chapter 5:	Settlement Proposals
Chapter 6:	Rural and Regional-Cross Border Proposals & Environmental Management
	and Climate Mitigation Framework
Chapter 7:	Implementation Plan and Capital Expenditure Framework

# 1.4 Langeberg MSDF Status, Process and IDP, National & Provincial Policy Alignment

The Langeberg MSDF, 2023 -2028, <u>will be adopted as a core component of the 5<sup>th</sup> generation Langeberg IDP</u>, 2022 – 2027 (MSA Section 26(e)). The rewrite of the current MSDF 2017 – 2022, focuses on proposals that will be included as projects planned for the next five (5) years and for the next twenty (20) years and the alignment of these proposals with the Capital Expenditure Framework of Langeberg Municipality (MSA, 2000).

In accordance with Section 3(1) of the Langeberg Municipality: Land Use Planning By-Law, 2015, the Langeberg MSDF was prepared as part of the municipal IDP in accordance with the provisions of the Municipal Systems Act (MSA) (Act 32 of 2000). Sections 3 - 10 of the Langeberg Municipality: Land Use Planning By-Law guides the content of and procedure to follow to compile or amend an MSDF. The approval or adoption of this MSDF will be undertaken in accordance with Section 10 of the Langeberg Municipality: Land Use Planning By-Law.

<u>MSDF process</u>: The diagram presented below provides a general overview of the steps involved in the preparation of an MSDF (Municipal Spatial Development Framework). This process can be broadly divided into five phases. The initial two phase primarily focuses on getting structures in place to support the MSDF development followed by an analysis, establishing the current state of spatial aspects within the municipal area. The subsequent two phases are characterized by conceptualising the desired spatial form, the formulation of definitive guidelines and defining proposals for settlements and rural areas that embody policy decisions and the desired spatial form. An implementation framework and capital budget as well as framework is developed after government departments and public comments are received. The final phase is getting the MSDF print ready after presenting it to Council for adoption.



Langeberg Municipality had a project steering committee guiding the compilation of the MSDF, as required by the Land Use Planning Act (LUPA). A representative of DEADP was part of the PSC. The process is documented below.

Phase		Overview	Important Dates
1.	Policy Context & Vision Directives	Project Initiation. Compilation of comprehensive assessment,	August 2022.
2.	Spatial Challenges and Opportunities & Council Status Quo presentation	including the review of government plans and policies, an analysis of challenges and opportunities related to four key themes (biophysical, socio-economic, built environment, and institutional). Comments from citizens and department and interest groups regarding community and municipal issues.	October 2022.
3.	Spatial Proposals & Public Participation	Creating a spatial concept for the future development and management of the MSDF area, derived from the vision that addresses key challenges and opportunities. Compilation of settlement and rural proposals. Comments from citizens and department and interest groups regarding community and municipal issues.	End February / Early March 2023. PPP March – May 2023.
4.	Implementation Framework	Amendment of Draft MSDF, Compilation of what the capital requirements are and what money is available, Compilation of implementation framework and Council presentation.	Draft MSDF amendment extended to: Revise Draft MSDF Status Quo, August 2023. Revise Draft MSDF proposal, November 2023.
5.	Final MSDF	Final presentation to Council.	Mid December 2023.

According to Section 21 of SPLUMA (Act 16 of 2013) and Section 10 (2) of LUPA (Act 3 of 2014), Municipal Spatial Development Frameworks have to be <u>aligned with different national</u>, provincial and local legislation, policies<sup>2</sup> and strategies that provide a spatial planning agenda. The alignment between these strategies is illustrated in the table below (MSA, 2000):

<sup>&</sup>lt;sup>2</sup>National Policy Context: SPLUMA Section 12(5) and Section 7e(ii) & Municipal Policy Context SPLUMA Chp4, Section 12.1©, Sec 20(2) and Sec 7(e)(ii)

	National		Provincial		L	ocal
Political Mandate	NDP 2030	IUDF 2016	WCPSDP 2014		Langeberg MSDF (propose	d) IDP
	Political	Theme & SPLUMA & LUPA	Principle: Jobs & Opportunities, S	patial Just	stice	
<ul> <li>Infrastructure-led growth.</li> <li>EPWP expansion.</li> <li>LED one stop shops, prioritise job- creation, partner local business.</li> <li>Implement taxi &amp; bus services.</li> <li>Provide a range of housing topologies.</li> <li>Ownership transferred.</li> <li>Connect communities to internet.</li> </ul>	<ul> <li>Economy &amp; Employment (No. 1).</li> <li>Infrastructure (No. 2).</li> <li>Inclusive rural economy (No. 4).</li> <li>Local vs. SA (No. 5).</li> </ul>	Integrated urban planning and management (No. 1). Integrated transport and mobility (No. 2). Inclusive economic development (No. 6).	Housing: Effective approach to integrat settlements and improved living condit households. Safeguard inland and coastal water reso manage the sustainable use of water (F Safeguard the Western Cape's agricu- mineral resources, and manage their s use (R3). Diversify and strengthen the rural econor Revitalise and strengthen urban space of as the engine of growth (E3). Improve inter and intra-regional accession	ted human tions of all purces and (2). ultural and ustainable omy (E2). economies ibility (S2).	Grow economic prosperity (Obj 1) [Economic Environment].	Local Economic Development: Create an enabling environment for economic growth and decent employment. Effective stakeholder engagements to promote civic education.
	Political Theme & SPL	UMA & LUPA Principle: Resp	oonsive Local Government – Efficienc	y & Good	Administration	
<ul> <li>Graduate recruitment appointments.</li> <li>Access drug addiction treatment.</li> </ul>	• Building capable state (No. 11).	Efficient land governance and management (No. 5). Empowered active communities (No. 7). Effective urban governance (No. 8). Sustainable finance (No. 9).	Protect biodiversity and ecosystem services (R1). Recycle and recover waste, deliver clean sources of energy, shift from private to public transport and adapt to and mitigate against climate change (R4). Safeguard cultural and scenic assets (R5).	Protect a identity an (Obj 4) [Bu Protect agricultura [Biophysic Environme	and grow place A and cultural integrity r uilt Environment]. a ecological and E al integrity (Obj 5) e al or Natural e ent].	An Efficient, effective, responsive and accountable administration. Effective stakeholder engagements to promote civic education.
	Political Theme & S	SPLUMA & LUPA Principle: E	Better Service Delivery – Efficiency &	Spatial S	Sustainability	
<ul> <li>Maintain roads (potholes).</li> <li>Access to electricity, water &amp; sanitation.</li> <li>Regular maintenance of infrastructure.</li> </ul>	<ul> <li>Improve education, training &amp; innovation (No. 7).</li> <li>Health care for all (No. 8).</li> </ul>	Integrated transport and mobility (No. 2). Integrated Urban Infrastructure (No. 4). Inclusive economic development (No. 6).	Use regional infrastructure investment to leverage economic growth (E1).	Sustain r and social [Social En Grow ecor (Obj 1) [Ec Environme	naterial, physical E well-being (Obj 3) in vironment]. s nomic prosperity S conomic A ent]. r	Basic Service Delivery: Maintain nfrastructure to provide basic services to all citizens. Sound Financial Management: Adherence to all laws and regulations applicable to LG.

	Political	Theme & SPLUMA & LUPA Pri	nciple: Stop Corruption – Good	d Administration	
<ul> <li>Effective systems: complaints processing.</li> <li>Staff appointed: add value.</li> <li>Exclude councillors from recruitment.</li> <li>Open tender adjudication.</li> <li>Open council meetings.</li> </ul>	• Fighting Corruption (No. 12).	Efficient land governance and management (No. 5). Empowered active communities (No. 7). Effective urban governance (No. 8). Sustainable finance (No. 9).	Protect, manage and enhance sense of place, cultural and scenic landscapes (S1).	Protect and grow place identity and cultural integrity (Obj 4) [Built Environment].	An Efficient, effective, responsive and accountable administration. Sound Financial Management: Adherence to all laws and regulations applicable to LG.
	Politica	al Theme & SPLUMA & LUPA F	rinciple: Meaningful redress –	Spatial Justice	
<ul> <li>Inclusive amenities &amp; spaces.</li> <li>Reliable public transport.</li> <li>True B-BBEE.</li> <li>Urban planning integrates communities &amp; levels of income.</li> </ul>	<ul> <li>Environmental resilience (No. 3).</li> <li>Transform settlements (No. 6).</li> <li>Nation Building (No. 13).</li> </ul>	Integrated urban planning and management (No. 1). Integrated transport and mobility (No. 2). Integrated sustainable human settlements (No. 3).	Promote compact, mixed-use and integrated settlements (S3). Balance and coordinate the delivery of facilities and social services (S4). Promote sustainable, integrated and inclusive housing in formal and informal markets (S5).	Proximate, convenient and equal access (Obj 2) [Economic Environment].	Housing: Effective approach to integrated human settlements and improved living conditions of all households. Provision for well-located schools and communication facilities.
	Political T	heme & SPLUMA & LUPA Prin	ciple: Making Communities safer – <b>S</b>	patial Resilience	
<ul> <li>Prevention units: gang &amp; drugs.</li> <li>Law enforcement service: traffic &amp; crime.</li> </ul>	<ul> <li>Social protection (No. 9).</li> <li>Safer Communities (No. 10).</li> </ul>	Empowered active communities (No. 7). Effective urban governance (No. 8).	Promote compact, mixed-use and integrated settlements (S3). Balance and coordinate the delivery of facilities and social services (S4).	Sustain material, physical and social well-being (Obj 3) [Social Environment].	An Efficient, effective, responsive and accountable administration. To facilitate social cohesion, safe and healthy communities (SO6).

(IUDF, 2016) (PSDF, 2014)

# 1.5 Legislative Directives

Several national acts, policies and frameworks provide spatial directives that enable Municipalities to guide development and to focus capital expenditure<sup>3</sup>. The following are of particular relevance:

#### International policy:

The United Nations' Sustainable Development Goals (SDG), 2016 include all three dimensions of

sustainable development – social, economic and environmental. The SDGs should benefit all – eradicating poverty and reducing inequalities.



The New Urban Agenda (NUA), 2016 aims for city sustainability and responds to the growth of cities and their spatial, social, cultural and economic inequalities. SDG 11, aims to: make cities, communities and human settlements inclusive, safe, resilient and sustainable. The NUA Implementation Framework promotes effective planning and design dependant on the principles of connectedness, inclusivity and resilience and calls for appropriate planning and design processes contributing compact urban footprint, agricultural and natural protection areas, preventing unwanted urban sprawl, and strengthening urban-rural linkages.

The Habitat III Issue Papers, No 10 – Urban-Rural Linkages, 2016 stress that "urban and rural areas depend on each other. Urban centres depend on the rural area for a range of goods and services, notably food, clean water, environmental services, and raw materials among others. Rural areas in turn depend on urban areas for access to services, employment opportunities, and markets. The role of small and medium sized towns, is integral, as they frequently provide a bridge between rural dwellers and urban centres, strengthening economic opportunities, providing a market and access to basic services. Rather than competing for scarce resources, trade-offs from sustainable, balanced investments should be managed to achieve a shared vision and destiny.

The NUA acknowledged the International Guidelines on Urban and Territorial Planning (IG-UTP), 2015 and has one goal: improving policies, plans, designs and implementation processes leading to more compact, socially inclusive, better integrated and connected cities and territories that foster sustainable urban development and are resilient to climate change.

<sup>&</sup>lt;sup>3</sup> National Policy Context: SPLUMA Section 12(5) and Section 7e(ii)

The International Framework for the Evaluation of Sustainable Land Management (FESLM) (1993) drives for sustainable agriculture by combining technology, policies and activities to integrate natural resources with socio-economic principles of: Productivity, Security, Protection, Viability and Acceptability.

#### National Laws and Policies:

The Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) (CARA) provides for the conservation of the natural agricultural resources of South Africa by the maintenance of the production potential of land and it promotes the conservation of the soil, the water sources and the vegetation.

The National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA) calls for development to be socially, environmentally and economically sustainable as the environment is held in public trust for the people; the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage. The Act provides for a framework for integrating good environmental management into all development activities.

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) provided for a threesphere system of integrated planning at the national, provincial and municipal level. The role of municipalities as the authorities of first instance has been re-affirmed and the Act allows for the creation of Provincial Legislation and Municipal By-laws.

The 2012 National Development Plan (NDP) envisaged by 2030 a united South Africa, unleashing the energies of its citizens, growing an inclusive economy, building capabilities, and enhancing the capability of the state and leaders working together to solve complex problems. To eliminate income poverty and reduce inequality by 2030, the NDP sets as spatial priorities Urban and Rural Transformation, Improving Infrastructure, and Building Environmental Sustainability and Resilience.

The 2016 Integrated Urban Development Framework (IUDF) steers urban growth towards a sustainable model of compact, connected and coordinated towns and cities and provides a roadmap to implement the NDP's vision for spatial transformation – creating liveable, inclusive and resilient towns and cities while reversing apartheid's spatial legacy. To achieve the vision, the IUDF sets four strategic goals promoting Spatial integration, Inclusion and access to social and economic services, opportunities and choices, Inclusive, sustainable economic growth and development and Governance. Good infrastructure should enhance socio-economic development by providing access to urban markets, health and education facilities, and employment opportunities. Furthermore, road and rail infrastructure should link local farmers to food processing industries. National and provincial governments, working with local government, should invest in the development of good transport networks (road and rail) and ensure the alignment of Strategic Infrastructure Projects (SIPs) with other major transport investments. Promoting access to ICT infrastructure (such as fast broadband and mobile coverage) in both urban and rural areas is also critical in improving rural-urban linkages.

The Smart City Initiatives promote **Smart Economy** boosting economic, development establishing and enhancing hubs, incubators and development precincts; Smart Mobility: enhancing reliability, convenience and efficiency of traditional transport using big data, machine learning and sensors; Smart **Environment** retrofitting buildings for energy and water efficiency and generation and use of smart meters to monitor usage; Smart People using ICT-based technologies to communicate with city authorities; Smart Living improving settlement liveability and ease of access to public WiFi, surveillance to reduce crime, improving walkability, and providing leisure and fitness facilities in public open spaces and Smart Governance using technology to support decision making and deliver improved services to the public.

Figure 2: SMART City Information and Communication Technology (ICT) outcomes vs SPLUMA principles



The National Strategy for Sustainable Development and Action Plan 2011 – 2014 (NSSD 1) defined sustainability in a South African context:

- A sustainable society implies ecological sustainability and recognises that maintaining healthy
  ecosystems and natural resources are preconditions for human wellbeing. It recognises there are
  limits to the goods and services that can be provided.
- Sustainable development is achieved by selecting and implementing a development option, which allows for appropriate and justifiable social and economic goals to be achieved, whilst meeting basic needs and equity, without compromising the natural system.

The Rural Land Use Management and Regulatory Guidelines for South Africa (2019) provide the necessary guidance in the definition of rural areas, framing of desired rural spatial planning outcomes and facilitating interaction between the various spheres of government in achieving such outcomes.

The Guideline on Need and Desirability (2017) promotes information on the best practice and how to meet the peremptory requirements prescribed by the legislation for the consideration of the need and desirability of a development involving any one of the NEMA listed activities. Hence sustainable development that is ecologically sustainable and socially and economically justifiable – and ensuring the simultaneous achievement of the triple bottom line is the focus.

The National Spatial Development Framework, 2018 (NSDF) drives the Post-Apartheid Spatial Development Pattern. It recognizes the need: to develop and strengthen 'regional development anchors' in rural areas, to (1) connect urban to rural areas in mutually-beneficial ways, and (2) act as catalysts for regional-rural

development; to develop a 'polycentric rural service-delivery network' around regional development anchors and carefully selected 'rural service towns'; to (1) provide quality public services, (2) ensure far greater levels of rural-to-rural interaction and (3) local economic development; to delineate 'rural edges' in rural areas to ensure the protection of (1) the unique, intrinsic qualities of our rural areas, (2) their cultural, customary and historical value, and (3) the often highly sensitive ecosystems they harbour; to pursue intra-rural trade and greater resilience of rural areas through diversification avoiding 'single economic sector' places.

The Small-Town Regeneration (STR) Programme aims at regeneration, restoration and fulfilling the economic potential of underperforming small towns. It looks for ways to strengthen small town economies; provide better quality of life; and build and leverage on local assets. It acknowledges that regional connectivity and economic value chains are the main conduits that enable economic development on a larger scale. Understanding the economic regions presents opportunity for cross boundary municipal collaboration, cooperative spatial governance and joint planning to achieve a shared economy.

#### Provincial Laws and Policies:

The PSDF builds on the complementary national and provincial development agendas of the NDP and OneCape 2040 to promote three spatial themes embedded in Spatial governance: resources, space economy and settlement. The PSDF serves to guide the location and form of public investment in the natural and built environment, so that the returns on these investments are consistent with the Province's development objectives.

Land use planning principles set out in SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) apply to all organs of state responsible for the implementation of legislation regulating the utilisation and development of land and guide spatial development frameworks, zoning schemes or any policy concerning land use planning, any steps to ensure sustainable development and the consideration of applications that impact on the utilisation and development of land.

The Provincial Strategic Plan (PSP) sets out the Western Cape Government's vision and strategic priorities. The WCG remains committed to building an "Open-opportunity Society for All" in the Province. The PSP follows a "whole-of-society" approach in which citizens, civil society and businesses actively partner with the state – encapsulated in the Western Cape Government's "Better Together" slogan. The PSP commits South Africa to ending poverty by 2030 and the longer term OneCape 2040 vision of "a highly skilled, innovation-driven, resource-efficient, connected, high-opportunity society for all". The PSP underpins the six core values of the WCG: Caring, Competence, Accountability, Integrity, Innovation and Responsiveness.

The Provincial Biodiversity Strategy and Action Plan (PBSAP) aligns with the National and Provincial Medium Term Strategic Frameworks 2014-2019, and the National Biodiversity Strategy and Action Plan (NBSAP), 2015-2025. It integrates South Africa's obligations under the Convention on Biological Diversity into the provincial context. The PBSAP is a strategic framework which prioritises and co-ordinates the collective efforts of stakeholders to ensure that biodiversity and ecological infrastructure is optimally conserved, sustainably utilised and that benefits are equitably shared.

The SmartAgri Plan, the Western Cape Climate Change Response Framework and Implementation Plan for the Agricultural Sector (2016) builds on the Western Cape Climate Change Response Strategy (2014) and its Implementation Framework, specifically the focus area of "Food Security". It also aligns closely with the WCG.

# 1.6 Values and Performance Qualities

Planning shifted from separate development and modernism (functionalism) to human- and nature-centred settlement making. Such settlements are scaled for pedestrians (neither pedestrians nor vehicles dominate); are compact (with high building densities); are integrated; have composite parts which reinforce each other; have a strong spatial feel with well-defined public spaces and have complex spatial structures offering choices in terms of intensity of interaction, privacy of living conditions, lifestyles, housing options and movement systems (physical, social, and economic integration).

Well-performing settlements and regions have the qualities of Liveable Environments and Sustainable Settlements. These performance qualities are defined and described below and reference is made to the SPLUMA principle each quality represents:

Definition SPLUMA		Features and qualities
Liveable Environments A liveable settlement satisfies more than needs of a community as the individual as the community's needs for social facilities health facilities are met. Quality of life is Kamp et al, 2003). (Social Justice)	the basic s well as s and key. (Van	Liveable environments are recognized by the present relationship between people and their settlements and features economic growth, accessibility and Place identity. ( <b>Resilience</b> )
Sustainable Settlements: - Are well-managed, compact entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity (Department of Local Government and Housing, 2005). (Sustainability) - Improve the liveability of settlements by reducing the impact on the environment through reduced use of	- Present environm justice (Pe	the future relationship between <b>settlement and</b> ent and features Ecological integrity (Planet), Social pople) and Economical effectiveness (Prosperity).

resources and the generation of less

waste. (Efficiency)

#### 1.6.1 Spatial Elements of Settlements and Regions

Settlements are structured spaces that facilitate the interplay between: a) formally planned development (assigned land uses and corresponding engineering services) and spontaneous development (settlement plans which accommodate uncertainty and change) as well as b) public environments, shared by all inhabitants, vs. private realms of individual households.

The spatial elements of regions are topography (form), cultivation and landscape and man-made elements that include road networks and settlements, as described below (CSIR, 2000):



connector

#### Connection including networks and systems



Refers to movement of all kinds, including fixed line systems e.g. roads, light and heavy rail, underground rail, pedestrian and bicycle routes, public and private transport systems.

Movement system is a network of spaces through which people move whilst allowing for the public life of a community.

#### At regional level

- Movement system and movement or circulation network; linear spaces • connecting settlements.
- Movement Infrastructure includes Main Routes, Railway line and Stations between and within settlements.
- Movement of people, goods and services are channelled along specific routes. •

Utility services (engineering services)

#### Settlement

•

- Refer to engineering services that are essential services for settlements to function and to maintain public health and include water provision, sewage removal, stormwater disposal, solid waste removal and electricity supply.
- Should be provided as efficiently and cost-effectively as possible, taking due • cognisance of human and nature centred approach to settlement making.

Utility services should follow structure, not lead.

Regional

Refer to bulk services that are essential to functioning of regions (area) e.g. solar farms.

WILDER ULDERNE LINK CORPU P Stylowena Correr Rola nive / Arcty CREDDDONTE SEGALEMENT

#### 1.6.2 Structural Tools: Measures and SPLUMA Principles

Settlements demonstrating desirable spatial element qualities are scaled for pedestrians (neither pedestrians nor vehicles dominate); are compact (with high building densities); are integrated and composite parts reinforce each other; have a strong spatial feel with well-defined public spaces and have complex spatial structures offering choices i.t.o. intensity of interaction, privacy of living conditions, lifestyles, housing options and movement systems.

The application of four spatial measures is central to the use of space to create positive settlements: definition, scale, flexibility and intensity. Each spatial measure consists of two opposite measures or structural tools as per the table below:

#### **Spatial Measures**

<u>Definition</u>: In positive environments, public open spaces are defined by buildings and other space defining elements such as walls and landscaping. The elements create a feeling of enclosure in contrast with free standing elements in a shapeless sea of space.



<u>Structural Tools</u>: Continuity and Discontinuity (Containment). <u>Scale</u>: Refers to the relationship between size, distance and height. "Human Scale" is a norm for all development planning.

Structural Tools: Externalization and Localization.

<u>Flexibility</u>: Refers to the creation of spatial structures that accommodate unexpected change over a period of time.





<u>Structural Tools</u>: Same and Different (Homogeneity and Heterogeneity). <u>Intensity</u>: Refers to the creation of:

- high level support for economic and social goods and services to prosper economic activities,
- the conditions for sustainable public transport systems,
- effective infrastructure use, improved land use, contributing to compact urban areas, reduced transportation and energy use as well as the reduction of pollution.

Structural Tools: Denseness and Sparsity (Openness).

#### (CSIR, 2000)

The application of structural tools creates man-made spatial elements such as:

- Centres/ Parks/ Precincts (Administrative, Educational, Legal and Services).
- Nodes (Collective & Specialised Economies, Services, Manufacturing, Tourist Attractions). Highly accessible: high-intensity land use activity located along or at the start and end points of existing, emerging or national corridors: include areas of residence, industrial activity or trade that are either generators of transport demand and/or supporters of transport functions.

THE NETWORK INTERSE NCRHAOLERS

- Hubs (Economic specialization: Jewellery, Petro Chemical, Logistic). Highly accessible.
- Axis or Streets (Transport & mobility Spines).
- Corridors (include, but not limited to scenic, tourism, freight, transport, industrial development zones (IDZ), intensive agriculture or rural including agri-industry & related & supportive services and Conservation etc.).
- Zones/ Precincts (Tourism, Commercial (special economic zones), Agricultural and Irrigation, Alternative Energy, Industrial (IDZs and SIDZs)).

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The table below provides a description of the structural tools applied to the spatial elements and its resultant man-made elements and or qualities:

DE	NSENEIS Sp	specty.
-1	MILL _	RIPAC.
	DENSENESS (REINFORCEMENT)	SPARSITY (OPENNESS)
Connection	Single corridor movement network: Different forms of transport are brought together (pedestrian, bicycle, train, taxi, bus and vehicles). Activity Axis: The core of activity corridor/ tertiary network or Street (local network). Activity nodes: Different forms of transport connect.	Single mode transport networks (thresholds are too low to justify other modes) or Roads.
Space	Economic agglomeration: Integration of different developments (new and old). Densification and Strategic densification: Reduction of erf size, alternative housing types (housing topologies), infilling, redesign, mixed development. Natural open space network is a key component of a sustainable urban landscape.	Movement networks (part of a system of public places). Protection and enhancement of Heritage Resources through either Heritage overlay zones or Conservation (biophysical) overlay zones and categories.

Public Institutions	Multipurpose facilities and nodes where different social services are offered. A system of public spaces and hierarchy of facilities which order activities and resources.	A single facility e.g. school.	
Public Ut <mark>i</mark> lities	Infrastructure cluster where different utilities are managed e.g. water & sewerage	Single Infrastructure yard e.g. sewerage works or solar farm.	
		s and many	
	CONTINUITY	DISCONTINUITY (CONTAINMENT)	
Connection	Ordering structure of movement networks: Settlement level: network energy released through stopping, exit (not through movement); server rather than integrate space. Inter-settlement level: Routes which do not allow stopping (i.e. freeways) serve as integrators of space.	Along higher-order routes, create special places, such as public open space (squares) and parks. On lower-order routes create qualities of privacy, discourage through-traffic.	
Space	Enclosure: Achieving a sense of enclosure and definition. Buildings, either through the building itself, its walls, or planting, should contribute to defining the public space it abuts. Natural habitats: Ecological systems complex, continuous, allow migration of species, productive/ conservation, preservation space. Integrate natural and rural areas into urban landscape.		
Public Institutions	Integration: Integrate new parcels of development with existing development to obtain agglomeration economies. Absorb settlement output: in green spaces i.e. evaporation ponds and stormwater retention systems.	Use public space to interrupt built form, to ensure convenient access or create dimensions of scale. Multifunctional centres. Mobile services.	
Public Utilities	Above Ground Infrastructure.	Underground Infrastructure.	
Exe	territorion   Locu	10 THI	
	EXTERNALIZATION		
Connection	Social facilities and higher order urban activities should be located along continuous movement routes rather than within residential precincts.	Intensive activities to be concentrated at most accessible points along continuous movement routes.	
Space	Higher order facilities should reinforce private quality of residential areas and contribute to symbiotic relationship between different activities and facilities.	Multi-purpose facilities as public spaces. Corridors as agglomeration of economic and industrial activities.	
Public Institutional	Higher order facilities not to be entirely dependent on the resources of a particular local community. Facilities to be widely accessible.	Functional integration ensures availability and accessibility of a wide range of service and facilities.	
Public Utilities	District or regional utilities.	Local Utilities.	



	SAME	DIFFERENT
Connection	Non-motorized vs motorized.	Non-motorized vs motorized corridors: intensification of development; mixed-uses; pedestrian and cycling friendly; high quality streetscaping.
Space	Public and private space are either separated or clustered and could be part of a mixed-use development.	Connection between space and structure recognises that different activities, cultures, and lifestyles have their own requirements, which must be met in the settlement making process.
Public Institutional	Minimalism: Centralize decisions at institutional level, not at site level.	Mixed-use: commercial, social, service, trade and residential areas of different densities and types.
Public Utilities	Centralize decision making involving local directives and needs.	Various Utility types e.g. solar farm, electrical transformers, etc.
(0015 0000)		

(CSIR, 2000)

#### 1.6.3 Structural Tools: Bioregional Spatial Planning Categories

The Bioregional Spatial Planning Categories (SPCs), consistent with the principles of bioregional planning and UNESCO's MaB (Man and the Biosphere) Programme have their origins in the Bioregional Planning Framework for the Western Cape. Bioregions can occur across municipal boundaries to provide meaningful geographical areas with common interests. SPCs serve to organise space and provide structure and the implementation of these categories guides development to the most appropriate areas and supports conservation and integration of natural areas, e.g., nature reserves and biospheres (WCBA, 2021).

The conservation and biodiversity categories, their definition and management objective, as well as the Bioregional Spatial Planning Categories (SPCs) in brackets, follow in the table below.

BSP Category	Protected Areas	CBA 1	CBA 2	ESA 1	ESA 2	ONA	NNR
Core 1							
Core 2							
Buffer 1							
Buffer 2							
Intensive Agriculture							
Settlement							
Industry & Existing Mining							

\*(CBA – Critical Biodiversity Areas, ESA – Ecological Support Areas, ONA – Other Natural Areas, NNR – No Natural Remaining) (WCBSP, 2017) Table 1: CBA & ESA Map Categories, recommended corresponding Spatial Planning Category

Map Category (SPCs)	DEFINITION	DESIRED MANAGEMENT OBJECTIVE	SUB-CATEGORY	ALLOWABLE LAND USE
Protected Area (Core 1)	Areas that are proclaimed as protected under national or provincial legislation.	Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. A benchmark for biodiversity.	n/a	No go area, only non-consumptive activities are permitted, e.g., passive recreation and tourism (hiking trails, bird watching), religious ceremonies, research and environmental education & associated buildings. No
Critical Biodiversity Area 1 – CBA 1 (Core 1)	Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.	Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.	CBA: River CBA: Estuary CBA: Wetland CBA: Forest CBA: Terrestrial	agriculture.
Critical Biodiversity Area 2 – CBA 2 (Core 2)	Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.	Maintain in a functional, natural or near-natural state, with no further loss of natural habitat. These areas should be rehabilitated.	CBA: Degraded	Biodiversity compatible and low impact conservation land uses as per Core 1 areas, but allowing for a limited increase in the scale of development in less sensitive areas.
Ecological Support Area 1 – ESA 1 (Core 2)	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.	Maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.	ESA: Foredune ESA: Forest ESA: Climate Adaptation Corridor ESA: Coastal Resource Protection ESA: Endangered Ecosystem ESA: River ESA: River ESA: Estuary ESA: Wetland ESA: Watercourse Protection ESA: Water Source Protection ESA: Water Recharge Protection	
Ecological Support Area 2 – ESA 2 (Buffer 2)	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.	Restore and manage to minimise impact on ecological infrastructure, especially soil and water related services.	ESA: Restore from NN	Activities and uses directly related to primary agricultural enterprise, including a homestead, agricultural buildings and worker accommodation, (additional dwelling units limited to 5 units). Additional land uses include small scale holiday accommodation (farm stay, B&B, guesthouse, boutique hotel); restaurant, lifestyle retail, venue facility; farm stall & farm store; home occupation; local product processing (e.g., cheese making), and tourist and recreational facilities (e.g., hiking trail, mountain biking, 4 x 4 routes).

ONA: Natural to Near-Natural (Buffer 1 & 2)	Areas that have not been identified as a priority in the current systematic biodiversity plan, but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritised for biodiversity, they are still an important part of the natural ecosystem.	Minimise habitat and species loss and ensure ecosystem functionality through strategic landscape planning. Offers flexibility in permissible land uses, but some authorisation may still be required for high-impact land uses.	ONA: Natural to Near-Natural ONA: Degraded	Biodiversity compatible uses as informed by transformation thresholds, including: low density rural residential development, resort and holiday accommodation, tourist and recreation facilities, additional dwelling units, renewable energy projects. Extensive agriculture: game and livestock farming.
No Natural Remaining (Intensive Agriculture Settlements, Industry, Mining)	Areas that have been modified by human activity to the extent that they are no longer natural, and do not contribute to biodiversity targets. These areas may still provide limited biodiversity and ecological infrastructure functions, even if they are never prioritised for conservation action.	Manage in a biodiversity-sensitive manner, aiming to maximise ecological functionality. Offers the most flexibility regarding potential land uses, but some authorisation may still be required for high-impact land uses.	No Natural Remaining	Activities and uses directly related to the primary agricultural enterprise, Farm buildings and associated infrastructure (e.g., homestead barns, farm worker accommodation, etc.). 5 Additional dwelling units. Ancillary rural activities of appropriate scale, which do not detract from farming production but diversify farm income, and add value to locally produced products Agricultural activities of an excessive scale (regional product processing) and non- agricultural activities not suited for location in the Intensive Agricultural and Buffer 1 and Buffer 2 areas to be located within settlements or their "fringe areas".

Sustainable development is generally defined as development that satisfies the needs of the current generation without jeopardising the ability of future generations to provide for their needs. The National Environmental Act, Act 107 of 1998, defines sustainable development as integration of social, economic and environmental factors through planning, implementation and decision making to ensure that development can support future generations.

A SPC map has been developed for the Langeberg municipal area.

The SPLUMA principles and structural and spatial tools will be applied at regional (rural) and settlement levels to generate MSDF proposals (Chapters 4 and 5) to enhance the desired performance qualities.

Map 2: Langeberg Spatial Planning Categories



# **CHAPTER 2: Spatial and Sectoral Plan Analysis and MSDF Review**

The spatial analysis of three environments, that is biophysical, socio-economic, and built environment and the sector plans will provide broad directives within and across border from Langeberg Municipality. These and the directives derived from the applicable legislation governing these environments and related sector plans form the basis for the proposals to be made at settlement and rural area level. Directives generated

from the legal and Status Quo analysis, can broadly be categorised into three proposal types:

- to protect,
- to change and
- to develop resources in the three environments.

The proposals and directives in the chapters to follow, are presented accordingly.



### 2.1 Spatial Analysis of Status Quo

The spatial analysis considers three environments: biophysical, socio-economic and built. From the analysis general directives arise that informs the settlement and rural proposals

#### 2.1.1 Biophysical Spatial Analysis

Geology & Soils:	Soils suitable: Soil clay percentage overall in the Langeberg municipal area is less than 15%. Around and between Robertson and Ashton and around Bonnievale and in Northern Koo Valley are soils with strong texture contrasts and 15% and 35% clay, ideal for cultivating stone fruit and vineyards.
	<u>Soil depth:</u> Soils surrounding Robertson, Montagu, McGregor, Ashton and Bonnievale are between 450 and 750 mm deep. Between Bonnievale and McGregor in the vicinity of the Vrolijkheid Nature Reserve, soils are deeper than 750 mm.
Climate: Rainfall	Summers are hot and dry, while Winters are wetter and relatively cold with typical annual rainfall. <u>Rainfall</u> ranges between 400 mm to more than 1000 mm per annum, with the highest rainfall experienced along the Langeberg and Riviersonderend Mountains. Hence stone fruit orchard and vineyards are irrigated.
Wind	During summer, the predominant <u>wind</u> direction is southeast and during winter, west-northwest. The northern part of the Langeberg municipal area has a mean annual wind speed of 8-9 m/s and alternative wind facilities can be considered.
Sun	<u>Temperatures:</u> Horizontal Global Irradiance above the Langeberg municipal area is 1901 – 2000 kWh/m <sup>2</sup> /annum and on the western and northern border 2001 – 2100 kWh/m <sup>2</sup> /annum where solar facilities can be considered. The average temperature fluctuates between 17°C and 8°C.





Map 5: Langeberg Wind Speed



Map 6: Langeberg Solar Radiation



Climate Overall, Langeberg is evaluated to be at a lower risk given its natural resources and its governance. The vulnerability assessment considered seven themes that will be individually reported.



Map 7: Vulnerability to environmental threats in Langeberg (combining socio-economic and governance indicators)

The combination of a) impacts on the environment referred to as environmental threats and b) the vulnerability of the Langberg Community measured as governance and municipal management, are illustrated in the maps below. The maps highlight areas and sites in the Langeberg Municipal area where compound risks threaten people, their livelihoods and/ or infrastructure.

Ecosystem deterioration assesses the likely loss of ecosystems and impact on communities closest to it as a source of ecological infrastructure and solutions to natural threats related to vegetation and health.



Map 8: Ecosystems Deterioration Risk (compromised natural features coincide with vulnerable populations)

Water security, informed by available water resources and the management (catchment area and storage) thereof, was assessed as low with a slightly higher risk on the western and north western boundary of the municipal area.



Map 9: Water Security Risk in Langeberg and alternative water sources requirement.

Air quality, measured as exposure to atmospheric pollutants and health (air pollution hazards, potential emissions and exposure of communities thereto or health) rated as lower with poor socio-economic areas and poor indoor air quality due to the use of domestic fuels being the main contributor to the score.



Map 10: Relative index of air quality related risk

Solid Waste management is scored as a low-risks as the vulnerability assessment considers accumulation of waste (removal services) and environmental pollution from formal waste sites combined with the likelihood of being affected. The Zolani community and particularly the informal residential area and Zolani West, is under risk.

Wildfires (likelihood and impact on communities) is rated as medium and particularly so around settlements.

Terrestrial flooding is assessed as a low risk but highlighted Montagu as a flooding risk. Ashton was not identified, yet should be added given the 2023 floods.


Topography:	The Langeberg Mountains, with an average height of 1 000 to 1 500 m above sea level, run through the middle of the municipal area and create a typical classic landscape: clearly defined mountains and hills and imaginable spaces such as valleys and basins (Norberg-Schulz's (1980)). Langeberg Mountains are mirrored in the south by Riviersonderend Mountains, and in the north east lies the Anysberg.
Hydrology:	The Langeberg municipal area falls in two WMAs: North of the Waboom Mountains is the Gouritz and south thereof is the Breede.
	The Breede River is ±337 km long with a catchment area of approximately 12.984 km <sup>2</sup> . North west of the Langeberg Mountains is the Koo and Keisie Rivers and the Dwariega and Kingna to the north east. The Kogmanskloof River links the north of the region to the south. SANBI: NFEPA (2007), classes the Breede River as Moderately Modified. Seriously Modified tributaries include the Vink, Keisie, and Touws Rivers. South wards several rivers feed into the Breede River such as the Boesmans, Groot, Hoeks Korings, Houtbaais and Poesjenels River. Other rivers include: Raaswater, Brak, Lopende, Doring, Kruis, Stinkfontein, Pieterfontein, Gatskraal, Noree, Willem Nels, Hoops, Keisers, Groot, Boesmans, Langkloofspruit and Grootkloof.
	Main inland water bodies/ dams: Keerom Dam (north-west), Pietersfontein Dam (north) and Potjieskloof Dam (east).
	Water for Livestock: Water for livestock is obtained from boreholes, springs, rivers or dams.
	<u>Water for Irrigation:</u> Water for irrigation is obtained from the rivers (mainly Breede) or dams. Irrigation channels pass along Ashton and Bonnievale.
	Historic "leivore" are integral in settlements in Langeberg Municipality: Robertson, Montagu, McGregor.
Biodiversity:	Langeberg Municipality is endowed with a comprehensive system of CBA corridors of which a large extent is already formally or informally conserved and of which several are mostly continuous throughout the municipality. Protected areas and threatened ecosystems include: provincial nature reserve: Anysberg; private nature reserves: MontEco, Drie Kuilen, Skuilkrans and Sangebethu; and Cape Nature nature reserves: Dassieshoek, Viljoendrift, Van Loveren, Vrolijhkeid, Centenary and Marloth.
	Mountain ranges are Riviersonderend, Langeberg- West and East, Waboom and Anysberg.
	The different biomes that are present in the Langeberg municipal area are the Azonal Vegetation (3.11%), Fynbos Biome (74.03%), and the Succulent Karoo Biome (22.86%) and the map illustrates their location. Azonal vegetation is located south of Robertson, between Robertson and Ashton and around Bonnievale. McGregor, Robertson and Montagu are characterized by the surrounding Succulent Karoo biome. A large section of Succulent Karoo Biome can also be found in the North-east of the region. The majority of the municipal region is covered with Fynbos Biome. The southern region is home to 48 endemic ericas and 17 endemic restios whilst the mesic mountain fynbos is home to Afromontane Forest patches.
	<u>Fauna:</u> Terrestrial invertebrates include the Cape honey bee, 38 butterfly species, and 966 spider species. (Dippenaar-Schoeman et al. 2015). Freshwater Macro-invertebrates include endemic dragonflies (in Riviersonderend Complex).
	Amphibians include Landdroskop mountain toadlets and Rose's Mountain toadlets (in Riviersonderend Complex). Indigenous fish include Breede River redfin, Cape kurper, Berg-Breede whitefish, longfin eel, and Cape galaxias.
	Reptiles including the Cape Mountain Lizard and the Cape Crag Lizard out of 40 reptile taxa. (Riviersonderend Complex). Avifauna hosts 217 bird species (land and/or water-dependent) of which 17 are threatened species including the Cape rock-jumper, protea seed-eater and Agulhas long-billed lark.
	Mammals host over 35 mammal species, of which the leopard, grey rhebok and African clawless otter, spectacled dormouse and African striped weasel are of conservation concern.
Mining:	Langeberg Municipality is home to four active mines, one being the Langvlei Strati (Cape Lime) form Mine, located in the west where lime and Gypsum are mined. The other three mines are sand mines. All the mines are in the Breede River subregion.



#### Map 12: Langeberg Vegetation Bio-Regions



Map 13: Langeberg Conservation and Protected Areas



#### Map 14: Langeberg Mining and Protected Areas



Agriculture:	<u>% Arable land cultivated:</u>					
	Approximately 6% (26 610 ha) of the Langeberg municipal area is being cultivated. Agricultural					
	cultivation is mostly intensive, comprising irrigated vineyards, orchards and pastures. Crop cultivation					
	according to subregion: Keisie: vineyards (dry climate, naturally limed soils, high slopes and on fertile					
	alluvial soil along riverbanks) and olives; Anysberg: honey bush tea and conservation; Wabooms					
	Valley or Brakrivier Valley: wheat and Proteas; Breede River: large scale fruit, wine, tomatoes,					
	pumpkin variants, vegetables, and melons; McGregor and north of Riviersonderend Mountains:					
	extensive vineyards. Koo Valley: apples, pears, apricots and peaches. Dairy farming has been reduced drastically and milk is imported from the Overberg District					
	Agri-processing and agriculture are Langeberg Municipality's major economic activities and employer.					
	Substantial volumes of cultivated produce are dried of canned. In 2019 Agriculture, Foresting &					
	Agriculture is one of the five biggest contributors to Langeberg Municipality's economy yet					
	agriculture's contribution is slowly decreasing as do the number of commercial farming entities.					
	Small scale farming or subsistence farming is limited.					
Agri-Tourism:	The agricultural landscape together with the magnificent scenery and agricultural activities, especially					
	wine-making, form the basis of its vibrant tourism industry. The growth of tourism is slowing down					
	gradually. Therefore, a Langeberg tourism development strategy is being developed.					
	In 2007, Western Cape had the highest income from agri-tourism of R45.7 million which is 25% of the					
	total of R181.5 million in the country (WC Department of Agriculture, 2018). Agri-tourism serves as					
	an economic diversification strategy and a vehicle to promote rural development including preserving					
	local culture, maintaining biodiversity and other environmental assets and growing the wine industry.					

Map 15: Langeberg Homogenous Agriculture





# 2.1.2 Biophysical Directives

	Directives indicated with an arrow are from the 2015 MSDF
Geology & Soils:	Protect areas with high land capability in the following valleys: Keisie; Koo, Wabooms or Brakrivier; Breede River; between McGregor and Riviersonderend Mountains.
	Require mitigation for areas highly susceptible to erosion with or without development be contemplated (rural areas and settlements): along Vink, Keisie, and Touws Rivers.
	<ul> <li>High clay content require detailed geo-technical studies;</li> </ul>
	Soils with greater soil depths (located between McGregor and Bonnievale) generally underlined by shale formations should be protected.
Climate: Rainfall & Wind:	Control and maintain water quality in catchment areas. Require mitigation with or without development be contemplated to secure water quality.
	Provide guidelines for the development of alternative energy facilities.
	Balance food security and energy generation.
	Promote alternative energy options: Wind, Irradiance, Sea action, Hydrology.
	<ul> <li>(High average summer and very cold winter temperatures) required building design to consider insulation, orientation, materials and environmental sensitivity;</li> </ul>
	Place renewable energy projects (solar & wind) in western, central, and north-eastern area. Design and placement of wind and solar energy facilities to adhere to the amended zoning scheme regulations (Provincial Gazette 6894, P.N. 189/2011, 29 July 2011);
	Consider dominant wind direction (South East to West North West) in building and settlement design
	<ul> <li>Building orientations, architecture and materials used must be sensitive to aspects (i.e. north facing, south facing, etc.) in order to reduce unnecessary energy consumption;</li> </ul>
	Implement rainwater harvesting;
	<ul> <li>Educate residents on water saving measures and waste reduction;</li> </ul>
	<ul> <li>Protect landscapes providing resilience to climate change;</li> <li>Kloofs, providing connectivity and temperature and moisture refuges;</li> <li>South facing slopes, providing refuge habitats;</li> <li>Topographically diverse areas, containing important altitude and climatic gradients ensuring a range of micro-climates;</li> <li>Riverine corridors, providing connectivity in extensive arid environments.</li> </ul>
	<ul> <li>Expected impact of climate change on water resources, implement the following:         <ul> <li>Artificial groundwater recharge and strict groundwater management systems;</li> <li>Desalination of groundwater;</li> <li>Local water resource management and monitoring;</li> <li>Grey water recycling;</li> <li>Tariff structures to reduce water consumption;</li> <li>Major Industrial development to provide for WWTWs capacity.</li> </ul> </li> <li>Provide for buffer around landfill sites to protect water areas/ resources.</li> </ul>
Topography:	Protect landscape character (landscape heritage).
- F - O - F - J	Protect and maintain Ecological infrastructure: Mountains and mountain ranges: Lange, Riviersonderend, Wabooms and Anysberge.
	Divert settlement opportunities to more level areas (slopes of less than 1:4);
	> Future subsidized settlement development should preferably be located on north facing slopes;
	Reduce potential negative impact of urban development along the scenic corridors;
	Ensure land use changes maintain integrity, authenticity and accessibility of significant cultural landscapes (WCPSDF, 2009);
	Integrate development within the urban area to combat urban sprawl and negative visual impact (SRK Consulting, 2011).

Hydrology:	Protect and maintain Ecological Infrastructure: Water Management Areas (Government Water Control Area) and Rivers within WMA: Breede, Koo, Keisie, Dwariega, Kingna, Kogmanskloof, Vink, Keisie, and Touws Rivers.
	Control areas that are susceptible to alien invasion and erosion.
	<ul> <li>For Breede, Koo, Keisie, Vink and Touws Rivers:</li> <li>Enhance river corridors (rural and urban) ecologically and socially;</li> <li>Facilitate impact of irrigation on salinity of rivers (water quality);</li> <li>Preserve fresh water sources and water quality (ground and surface water).</li> </ul>
	Protect historic "leivore."
	Investigate alternative water resources (boreholes, ground water, water harvesting) to alleviate water shortages that may arise.
	Protect the river systems and its immediate surrounding environment;
	Proper management of catchments and stream banks is required;
	<ul> <li>Regulate water demand especially for agricultural purposes;</li> </ul>
	<ul> <li>Develop more effective water management strategies;</li> </ul>
	<ul> <li>Improved technologies to be explored;</li> </ul>
	The protection of ecological water reserves should be a priority;
	Monitoring biodiversity closely and eradicating alien vegetation should be undertaken; and Evaluating livelihoods based on threatened recovered.
Diadivarait <i>u</i>	Evaluating invertinoous based on intreatened resources. Confirm SDCs and support and strengthen the biodiversity and concentration status of the area.
Diouiversity.	Commin SPCs and support and support and support and support and conservation status of the area.
	Expand and maintain protected and threatened ecosystem areas, not limited to, but particularly around mountains.
	Promote conservation corridors to enhance natural resources and formal and proposed areas.
	Promote a system of corridors to counter climate change.
	Facilitate competing uses within biophysical environments e.g. renewable energy, agriculture, mining and conservation.
	Urban development is not compatible with conserving Fynbos or any other fire-prone vegetation type. Cluster houses within a fire-free zone and provide an appropriate fire belt. Firebreaks must be clear within the development footprint, not in adjacent veld;
	Development in close proximity or within endangered vegetation types must be avoided;
	Strategies and management guidelines to be developed to protect Critical Biodiversity Areas, particularly in the south east of the Langeberg municipal area, which receive no formal protection;
	<ul> <li>Minimized footprints and maximise the retention of indigenous habitats, species and ecological processes;</li> </ul>
	Search and rescue when development may result in irreversible loss of rare or threatened plant populations;
	Biodiversity offsets should be investigated where equal-sized or larger areas of the same vegetation type are secured for conservation funded by development proposed within natural to near natural habitats;
	<ul> <li>Appropriate management of Critical Biodiversity Areas is a high priority;</li> </ul>
	<ul> <li>Manage agricultural activities to not negatively impact on Critical biodiversity Areas;</li> </ul>
	<ul> <li>Consider endangered and critical vegetation types carefully in spatial planning, land use decision making and environmental management;</li> </ul>
	<ul> <li>Critically Endangered and Endangered vegetation in valleys of Breede River and its tributaries to be protected to maintain water quality and quantity;</li> </ul>
	<ul> <li>Include specific guidance on management of biodiversity;</li> </ul>
	No urban development in CBAs or the Protected Areas.

Mining:	Support sustainable mining and manage potential cumulative impacts on the landscape (sensitive environments: visual, agricultural resources, natural, cultural): Mitigate between sand mining and conservation whilst capitalising on long-term mines (30 years) (Langvlei Strati (Cape Lime) form Mine).
	> Ensure mine rehabilitation and topsoil stockpiled and post mining platforms comply with land use.
Agriculture:	Secure cultivated arable land requirements for food security. (26 610 ha arable land).
	Protect both extensive and intensive agricultural cultivation (irrigation or dryland) and different types of cultivation (orchards, vegetables, full-field, etc) (as part of the rural landscape).
	Mitigate agricultural practices trends and resultant impacts e.g. netting.
	Promote Mitigation programmes such as Smart Agri.
	Agricultural expansion constrained by availability of irrigation water and suitable land;
	Labour productivity strategy to counter increasing labour costs;
	Promote new farming methods (less hazardous, environmentally friendly) as demand for intensified production will impact on soil fertility;
	Increased food demand and exports will impact on high quality produce. Small scale farming should be encouraged to instill self-sufficiency.
Agri-Tourism:	Promote Agri-tourism to enhance agriculture and conservation (economic diversification).

Note: The ( $\succ$ ) bullets refer to the directives of the Langeberg MSDF, 2015.

# 2.1.3 Socio-Economic Spatial Analysis

# Socio-Economic

Demography	hy According to the MYPE, 2022 population growth trends for the next 5 years and next 20 years are tabulated belo							below:				
	Group	(%)	Age	2022	2023	2027	2028	2032	2033	2037	2042	
	Childre	n (%)	0-14	28,5	28,4	28,3	28,3	28,2	28,2	28,0	28,0	
	Youth (	%)	15-24	13,3	13,3	13,2	13,2	13,4	11,4	10,8	10,8	
	Workin	g age (%)	25 59	48,4	48,8	49,6	49,7	49,8	49,9	50,5	50,5	
	Aged (%	%)	60+	9,8	9,7	10,0	10,0	10,4	10,5	10,7	10,7	
	All		Total	121 704	123 698	131 879	133 862	140 562	142 264	151 736	164 028	
	Househ	nolds		32 230	32 758	34 925	35 450	37 224	37 675	40 183	43 438	
	Househ	nold size		3,9	3,9	3,8	3,7	3,7	3,8	3.8	3.8	
	Annual	Growth R	ate	1.6 % (20	» % (2022-2026) 1,5%						1,6%	i.
	In 20 years, there will be 164 028 (±42 000 more than in 2022) <u>people</u> in Langeberg Municiphouseholds of 4 (3,8) persons per household.							icipality, 4	3 438			
	The ann	ual popula	ation grow	/th rate av	erage de	creases fi	om 1.6% i	n 2022 to	1,4% proj	ected in 2	037.	
	The <u>mig</u> Cape, 49 Commur	r <u>ation rate</u> % originate hity.	accordin es from th	g to the 2 le Eastern	016 Com Cape, 1	munity Su % from Ga	rvey is tha auteng and	t 92% of t 2.1% fron	he popula n the Sout	tion is bor hern Afric	n in the W an Develo	estern pment
	<u>Househo</u> by 2 695	old size de and the r	ecreases number of	from 3.9 i people b	n 2023 te y 10 175	o 3.7 in 20 during the	28 and on MSDF cy	wards. Tl cle ending	he numbe 2027.	r of house	holds incl	reases
	In 2023, represer	half (48,8 its the <u>lab</u>	%) of the our force.	Langeber In 2023 t	g Munici he male	pality's po to female	pulation is ratio is nea	between 1 Irly equal:	5 and 64 51 female	years of a es: 49 mal	ge, a coho es.	ort that
	Langebe (13%) be the elder cohorts i children (1%) you	erg Munici eing youth rly. Whils ncrease o decrease unger peo	pality's <u>pc</u> (students t the Mun ver the lo marginal ple being	pulation ( s), slightly hicipality's ng run: w ly (<1%) a depender	comprise less that population porking ago fiter 2029 the from 20	<u>s</u> of a thirc n half bein on increas le populati 5. The <u>de</u> 023 to 203	of popula g of workir es, as a p on (>1%), <u>pendency</u> 7.	tion being ng age and ercentage youth (<1 <sup>0</sup> ratio stays	children ( d leaving a of the tot %), the ag nearly co	scholars), a tenth of t al populat ed (<1%) onstant at	nearly an the people ion the fol whilst the 54%, with	eighth being lowing cohort fewer
	In 2022, increase compare than 18 y (92%) of	35% of <u>h</u> to 39% d to the C years. Of children	ousehold (MYPE, 2 Cape Win the child h 14 years a	<u>heads</u> w 2022). O elands an neaded ho and young	ere fema ver a hu d Weste useholds jer have	le and it is indred (10 rn Cape w s, 66,3% h both biolog	s projectec 1) heads here 454 a ave female gical paren	I that fema of househ and 4 877 es as their ts (StatsS	ales being olds were heads of head. Jus A, 2016).	i heads of e younger household st more tha	househol than 18 ds were yo an ninety p	ds will years, ounger ercent
	The maj which ha	ority (70% ad the larg	b) of the period	populatior in numbe	in Lang	eberg Mu 2011.	nicipality is	s Coloured	d, followed	d by Black	Africans	(17%)
	Table: Ra	ace Distribu	ition. Lano	ebera Mur	nicipality, l	*838 peopl	e unclassifie	ed1				
		Black Afri	can	Coloured		Indian/Asia	n White	Э	Total			
		N	%	Ν	%	N %	N	%	+ other			
	2016	18 429	17,5	74 319	70,5	147 0,1	12 58	38 11,9	105 483			
	2011	15 882	16,3	68 708	70,3	312 0,3	11 98	33 12,3	97 726*			
	* Includes	s 841 (0,9%	6) other ra	ce populati	on							
Urban Rural	Settleme	ents in Lar	ngeberg N	<i>Iunicipalit</i>	y classifi	ed accordi	ng to their	populatio	ns ('000) ł	nave:		
Population &	- 1	Robertson	as small	town and	regional	service ce	enter (popu	lation bet	ween 25 (	)00 - 60 0	(00);	
Settlement	- 1	Viontagu,	Ashton (&	k Zolani) a	Ind Bonn	ievale as v	/illages (po	pulation b	etween 5	000 – 25	000);	
Classification	- 1	VIcGregor	as remot	e village (	population	on ≤5 000)	(Stats SA	, 2016).				
	Town Robertson Montagu Ashton Bonnievale McGregor											
	Populat	tion, 2023	3	5 081	19	209	16 867	11 508	3	3 956		
	In the ne	ext 20 yea	rs Robert	son (inclu	ding Nkc	ubela) (46	519) will s	stay a sma	all town (2	5 000 – 60	0 000) whi	ilst still
	serving a	as regiona	al service	centre.	Robertso	on as sma	ll town an	d isolated	regional	service ce	enter and	with a
	population of 38 081 in 2023 may change to a medium town (60 000 – 100 000) and a regional service centre							centre				

	when adding the entire rural growth (12 686 people) in the municipal area during the MSDF cycle to the Robertson population.
	Nearly a third (29.98%) of the population resides in rural areas.
Health	<ul> <li>In 2020, Langeberg municipal area had the following <u>Health Facilities</u>:</li> <li>13 public primary healthcare clinics (PHC) of which 7 PHCs were fixed and 6 PHCs were mobile.</li> <li>2 District hospitals (Robertson 50 beds &amp; Montagu 30 beds).</li> <li>13 primary health care clinics (7 permanent (fixed) and 6 mobile clinic services) supporting the outlying areas (an extension of the 'fixed' clinics) and 8 ART clinics/treatment sites and 13 TB treatment clinics (IDP 2022-2023). The seven PHC clinics are in Ashton (Cogmanskloof and Zolani), Montagu (community day centre) and Robertson (Strooidak/ Bergsig and Nkqubela) and satellite clinics in Bonnievale (Happy Valley) and McGregor.</li> <li>1 dental clinic in Robertson.</li> </ul>
	Provision of Health and Emergency services e.g. clinics and mobile services comply with the CSIR norms.
	In 2020, the nearly three thousand three hundred (3 279) registered patients receiving antiretroviral treatment (ART) reflects an increase (250 patients) since 2019. A similar trend was noted in the Cape Winelands District.
	Female Health in Langeberg Municipality is slightly declining as the maternal mortality rate (MMR) recorded zero deaths per 100 000 live births in 2019, worsening to 123.3 whilst the rate in the Cape Winelands District improved. The delivery rate of women under 19 years of age in Langeberg Municipality and the Cape Winelands District was recorded at 15.2 and 13.6 percent respectively in 2020. The termination of pregnancy rate decreased marginally from 0.5 and 0.4 and 0.8 to 0.7 between 2019 and 2020 for Langeberg Municipality and Cape Winelands District respectively.
	<ul> <li>By 2020, Child Health overall improved in Langeberg Municipality since 2019 as the:</li> <li>Immunization rate increased with 5% from 59.8% to 64.4%, yet the immunization rate remains low.</li> <li>Malnutrition rate for children under five years (per 100 000) decreased from 2 0 to 1.0.</li> <li>Neonatal mortality rate (per 1000 live births) improved from 15.6 in 2019 to 2.1 in 2020.</li> <li>Low birth weight indicator improved from 18.8% to 12.1%.</li> </ul>
Safety	Provision of Emergency services i.e. fire stations and police stations in all settlements in Langeberg Municipality comply with the norms: There is 1 police station in Ashton, Bonnievale, McGregor, Montagu and Robertson.
	There are also other emergency services offered at a district level such as veld, chemical and mountain fires; bureau of missing persons; mountain rescue; poisons help-line; snake catcher; gender-based violence command centre.
	Within Langeberg Municipality, Robertson - Nkqubela is a hotspot. Langeberg Municipality does not form part of the Regional Socio-Economic Programme (RSEP) and Violence Prevention through Urban Upgrading (VPUU) Programme. RSEP focuses on urban, social and spatial upgrading and safe and sustainable neighbourhoods (preventing crime and violence) in previously disadvantaged urban areas in the Western Cape. An urban upgrading programme was developed by a national initiative to achieve the same goals. (Langeberg Neighbourhood Development Partnership Grant Investment Plan for Robertson/Nkqubela, 2020).
Education	Nearly a third, 28%, of the Langeberg Municipality's population is younger than 15 years, representing pre-school
	and school-going age. There are:
	<ul> <li>40 primary schools.</li> <li>9 secondary schools</li> <li>2 pre-primary and playschools.</li> <li>2 hostels</li> </ul>
	<ul> <li>10 combined schools.</li> <li>10 combined schools.</li> <li>2 contres of adult basic education.</li> </ul>
	<ul> <li>17 schools equipped with libraries.</li> <li>59 or 52 schools of which 45 (86,5%) are no fee</li> </ul>
	no tertiary institution.     schools.
	Early childhood development services include home visits, playgrounds, toy libraries and centres. There is a total of 52 ECD centres.

	In 2010, 2 256 children aged 0 – 6 years in the Langeberg Municip (registered ECD preschools accommodate 6 children and more). Facilit play-schools and are excluded. On average 44 children were enrolled (20%) of children enrolled in 2023 out of a likely 11 116 children betwee							ided an 6 child y projec	ren and lo cting the	onal in ess reg same	stitution gister as number
	(20%) Of Child		hton Bonnieva			Montagu	0 – 4 ye	di 5. Iteon	Rural	Total	1
	No. of children 2010		13 350	78	egui	510	905	113011	Turai	Total	
	FCD services	2023 8	6	2		8	27		1	52	
		, 2020 0	Ū	2		U	21		•	02	]
	Ninety percer cohort does n children betwe	nt (90%) of ch not attend sch een ages 15 a	hildren between 5- lool which is higher and 17 are in the la	-17 years er than the abour force	of age a province.	attended so cial rate (93	chool in 3%). Tr	2016. welve p	10% of o percent (1	childrer 12% or	n in this 637) of
	The matric pass rate was 73,8 percent in 2020. The percentage of the population aged 20 years and older (as per StatsSA 2016), and their educational status is										
	as follows:	<b>5</b> 1 1	<b>0</b> ,		、 ·		,				
			No or incomplete primary school (& not applicable)	e Comple & second semi-sł	eted prim ary sch killed	ary or incor looling and	mplete d are	Comple schooli qualific	ete secc ng or a t ation	ondary ertiary	
	Percentage, 2	2016	20% (& 6%)	44%				30.3%			
	Number, 2023	3	18 460	31 483				21 680			
	Skills level		Unskilled	Semi-s	killed			Skilled			
	Jobs/ Employ	ment 2020	14 241	11 692				5 256			
Economy	Langeberg Mu in 2019 are:	unicipality's e	conomy was value	d at R7.2 b	oillion (cu	urrent price	s). Con	tributor	s to the e	conom	y (GDP)
	Sector				Broad	Sector	Contrib	ution	Perce	entage	
	Wholesale an	d retail trade, o	atering, accommod	ation	Tertiar	у	R1.4 bil	lion	19.9%	/ 0	
	Manufacturing	]			Second	dary	R1.3 bil	lion	18.2%	/ 0	
	Finance, insu	rance, real esta	ate & business		Tertiary R1.2 r		R1.2 m	llion	17.3%	0	
	Agriculture, F	ishing & Forest	ry		Primary R0.8 bi		lion	10.9%	, 0		
	Transport, sto	orage & commu	Tertiary R0.8 billic		lion	on 10.8%					
	The Langeberg economy is diversified as evidenced by a Tress index of 47,7. For the period 2015 – 2019, the economy of Langeberg Municipality realized an average annual growth rate of 1.2% and can be attributed to the 3.1% annual growth rate in the tertiary sector. Growth in the tertiary sector was driven by the following contributions: finance sector 4.9%, transport 3.2% and trade 2.5%. A decline in economic growth was anticipated due to Covid 19 and currently because of worldwide volatility.										
	Agri-Industrial and industrial development (manufacturing) is no longer only driven by local export agriculture but by insecurity within the sector and inaccessibility of infrastructure in South Africa. Access to infrastructure (Port and Airport) and compliance-with-ease spaces and facilities within Langeberg Municipality resulted in intensification of agriculture and agri-industry. Though manufacturing has high economic value, it is energy and water dependent. Langeberg Municipality has access to reliable water sources but need to fast track reliable alternative energy generation.										
	Sectors that are high contributors and highly competitive are Manufacturing, Wholesale and Retail and Finance, Insurance and Real Estate, whilst sectors that are high contributors but less competitive are Agriculture, Fishing and Forestry and Transport, Storage and Communication.										
	Sectors in the Langeberg Municipality that are both highest contributors to the economy and to employment are: Wholesale, retail, catering and accommodation, Manufacturing, Finance, insurance, real estate and business services and Agriculture. The high contributing sectors to both the economy and employment in Western Cape which are similar to Langeberg Municipality is Finance, insurance, real estate and business services, Wholesale, retail, catering and accommodation and Manufacturing										ent are: ousiness rn Cape olesale,
	Economic vs	Employment	Sector Contributor	s Lanneh	era Mun	nicinality 20	19				
	Rank	1	2000 00111100101 2	o, canyou	3 3		4		5		
	Employment	Agriculture	Wholesale &	Finance	Real F	state Co	- mmunity	Manur	facturing		
	Linployment	Agriculture	Retail Accom	i mance (	x ivedi E		Social	wallu	acturing		
	Economy	Wholesale & Retail, Accor	Manufacturing	Finance	& Real E	state Ag	riculture	Trans	port & Sto	orage	

	Economic vs l	Employment Sector Co	ontributors, Western	n Caj	pe 2019:			
	Rank	1	2	3		4	5	
	Employment	Finance, Real Estate	<u>Community &amp;</u> Social/ Gen Gov	Wholesale & Retail		Manufacturing	Agriculture	
	Economy	Finance, Real Estate	Manufacturing	Wh	olesale & Retail	General Gov	Transport	
Economic Sector Employment contributors in 2019, and in order of highest job contributors respectively, were								, were:
	Sector				Broad Sector	Jobs	Percentage	
	Agriculture, fo	restry and fishing			Primary	13 856	25.9%	
	Wholesale and	d retail trade, catering a	nd accommodation		Tertiary	13 057	24.4%	
	Finance, insur	ance, real estate and bu	Tertiary	7 056	13.2%			
	Community, s	ocial & personal service	Tertiary	6 908	12.9%			
	Manufacturing	]			Secondary	4 557	8.5%	

Eighty five percent (85%) of employment opportunities are generated by five sectors out of ten (10) sectors. Two out of the five sectors, Wholesale and retail, catering and accommodation and Finance insurance, real estate and business services, add high value to products and services. Manufacturing also adds value but is a smaller contributor to employment.

A total of 53 489 workers of which 32 739 (63.8%) are in the formal sector and 20 750 (38.8%) are in the informal sector is estimated to be employed in 2019. In 2020, 31 189 formal and 19 379 informal jobs made up the total of 50 568 jobs reflecting the retraction in employment in both the formal and informal sector during the Covid pandemic. Three quarters (74%) of the workforce (20 - 64) were employed in 2020. The top complaints reported to Law Enforcement Officers is about informal traders selling goods on the street without a permit, which is against the law.

In 2020 most of the formally employed were low-skilled (44.7%) and semi-skilled (37.4%) whilst the demand for semi-skilled has increased slightly.

Unemployment rates in 2020 were 7.3% (incl. people looking for work and not finding employment, excluding people that want to work but do not actively seek employment) in the Langeberg Municipality; 10.8% in the Cape Winelands and 18.9% in the Western Cape. (SEP, 2021).

		Full Time	Employee	Trends 2018-2	022	Firm Trends 2018-2022				
Cape Winelands District	Jobs 2022	% FTE in Munici- pality	% FTE in District	Absolute FTE 2018-2022	Relative % Net WC 2018-2022	Firms 2022	% Firms in Munici- pality	% Firms in District	Absolute 2018- 2022	Relative % Net WC 2018- 2022
Langeberg Municipality	22665	100%	9.0	3962	4.8	1036	100	9.3	133	2.2
Robertson	11255	49.7	4.5	2622	3.2	520	50.2	4.7	44	0.7
Montagu	4524	20.0	1.8	588	0.7	240	23.2	2.2	38	0.6
Ashton	3652	16.1	1.4	131	0.2	90	8.7	0.8	20	0.3
Bonnievale	2848	12.6	1.1	511	0.6	151	14.6	1.4	27	0.5
McGregor	386	1.7	0.2	110	0.1	35	3.4	0.3	4	0.1

Robertson having 11.3 thousand FTE and 520 firms in 2022, added 2.6 thousand net FTE and 44 firms between 2018 and 2022. The agriculture, forestry and fishing sector made up 57% of the town's formal workforce in 2022. This sector had the largest job growth, specifically amongst a range of crop and animal production sub sectors like growing of grapes, post-harvest crop and mixed farming activities which grew by just over 2 thousand jobs (in Robertson) between 2018 and 2022.

(SEP, 2021)

#### Figure 3: Living standard Measures vs Skills level, Income and Internet Access



Map 17: Langeberg Socio-Economic Profile



Langeberg Municipality Economic Overview.

Western Cape (2022) and Langeberg Municipality's (2019) economic (GDP) contributors: Competitiveness vs Production				Western Cape (2022) and Langeberg Municipality's economic sector performance profile: Value Added relative to Employment:			
	Weste	rn Cape		Western Cape			
High	High competitiveness, low output. Competitors.	High competitiveness, high output. Performers.	High	High value Low employment.	High value, high employment.		
	Construction, 3.5%.	Finance, insurance, real estate & business, 32%		Construction (6%).	Manufacturing (12%). Finance Instrance real estate &		
s	Agnountare, Fioning & Forestry, 4.270.	Wholesale, Retail, 14% incl. Catering & accommodation.	Added	Low value, low employment	business (22%).		
titivenes	Low competitiveness, low output. Weak sectors.	Low competitiveness, high output. Internal focus.	Value /	Mining &Quarrying (0.2%)	General Government (22%).		
Compe	Electricity & Water, 1.8%. Community, social, personal services,	General Government 10%. Transport, Communication & Storage: 9%.		Agriculture, Fishing & Forestry (8%)	Services.		
	Nining & Quarrying, <0.1%,		Low				
Low	Low Output (WC GDP contrib	utions 2022) High		Low Empl	oyment High		
	Langeberg	Municipality		Langeberg Munic	ipality		
High	Langeberg High competitiveness, low output	Municipality High competitiveness, high output	High	Langeberg Munic	<i>ipality</i> High value, high employment.		
High	Langeberg High competitiveness, low output Competitors	Municipality           High competitiveness, high output           Performers.	High	Langeberg Munic High value Low employment. Manufacturing (9%).	<i>ipality</i> High value, high employment. Wholesale & Retail (24%).		
High	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or D1.2 billion accorder (costor)	High	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%)	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & husiness (12%)		
High ខ្ល	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion.	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.	High	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%) Construction (4%). Mining &Quarrying (0%). General government (6%).	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%)		
High	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion.	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.2% or R1.2 million	High gapped anile	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%) Construction (4%). Mining &Quarrying (0%). General government (6%). Low value, low employment.	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment.		
Competitiveness	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion.	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.3% or R1.2 million.         Low competitiveness, high output.         Internal focus.	High Value Added	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%) Construction (4%). Mining &Quarrying (0%). General government (6%). Low value, low employment. Electricity & Water (0.2%).	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment. Agriculture, Fishing & Forestry (26%).		
High Competitiveness	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion. Low competitiveness, low output. Weak sectors. General Government, 8.4% or R0.6 billion,	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.3% or R1.2 million.         Low competitiveness, high output.         Internal focus.         Agriculture, Fishing & Forestry, 10.9% or R0.8	High Value Added Tow	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%) Construction (4%). Mining &Quarrying (0%). General government (6%). Low value, low employment. Electricity & Water (0.2%).	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment. Agriculture, Fishing & Forestry (26%). Community, social & Personal service (13%).		
High Competitiveness	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion. Low competitiveness, low output. Weak sectors. General Government, 8.4% or R0.6 billion, tertiary sector.	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.3% or R1.2 million.         Low competitiveness, high output.         Internal focus.         Agriculture, Fishing & Forestry, 10.9% or R0.8         billion, primary sector.	High Value Added Tow	Langeberg Munic High value Low employment. Manufacturing (9%). Transport & Communication (4%) Construction (4%). Mining &Quarrying (0%). General government (6%). Low value, low employment. Electricity & Water (0.2%). Low Employ	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment. Agriculture, Fishing & Forestry (26%). Community, social & Personal service (13%). ment High		
High Competitiveness	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion. Low competitiveness, low output. Weak sectors. General Government, 8.4% or R0.6 billion, tertiary sector. Community, social, personal services, 6.8% or R0.5 billion	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.3% or R1.2 million.         Low competitiveness, high output.         Internal focus.         Agriculture, Fishing & Forestry, 10.9% or R0.8         billion, primary sector.         Transport, Storage and communication 10.8% or         R0.8 billion tertiary sector.	High Value Added	Langeberg MunicHigh value Low employment.Manufacturing (9%).Transport & Communication (4%)Construction (4%).Mining &Quarrying (0%).General government (6%).Low value, low employment.Electricity & Water (0.2%).LowLowEmploy	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment. Agriculture, Fishing & Forestry (26%). Community, social & Personal service (13%). ment High		
High Competitiveness	Langeberg High competitiveness, low output Competitors Construction, 5.3% or R0.4 billion Mining & Quarrying, 0.2% or R0.01 billion. Low competitiveness, low output. Weak sectors. General Government, 8.4% or R0.6 billion, tertiary sector. Community, social, personal services, 6.8% or R0.5 billion. Electricity & Water 2.2% or R0.2 billion.	Municipality         High competitiveness, high output         Performers.         Manufacturing (including agri-processing),         18.2% or R1.3 billion, secondary sector         Wholesale, Retail, 19.9% or R1.4 billion, tertiary         sector.         Finance, insurance, real estate & business,         17.3% or R1.2 million.         Low competitiveness, high output.         Internal focus.         Agriculture, Fishing & Forestry, 10.9% or R0.8         billion, primary sector.         Transport, Storage and communication 10.8% or         R0.8 billion, tertiary sector.	High Value Added Tow	Langeberg MunicHigh value Low employment.Manufacturing (9%).Transport & Communication (4%)Construction (4%).Mining &Quarrying (0%).General government (6%).Low value, low employment.Electricity & Water (0.2%).LowLow	<i>ipality</i> High value, high employment. Wholesale & Retail (24%). Finance, Insurance, real estate & business (13%) Low value, high employment. Agriculture, Fishing & Forestry (26%). Community, social & Personal service (13%). ment High		

Property Market patterns,	The demand for urban properties increased due to the popularity of the unique and tranquil lifestyle in combination with the relative affordable prices. The property market trends for the period 2014 to 2023 for each settlement follow:									
growth pressures &		Ave Sales Price (R'000 000)	Trend since 2020 to 2023	Reasons						
Land Reform	Robertson	R1.25	Increasing sales (nearly doubled).	Factors such as a growing workforce, town's reputation, and economic pressures like inflation, resulting in a shift from sellers to buyers in the market.						
	Ashton	R0.5	Steady Sales (Prices rising by 6-10%/a with a 34.1% increase from 2022 to 2023.	Higher demand for affordable housing.						
	Montagu	R1.1	Demand is rising at a faster rate in Montagu, similarly to Ashton.	An alternative for homes in Langeberg Municipality.						
	McGregor	R2.0	No average sale prices increase. Demand is lower than in remaining settlements.							
	Bonnievale	R1.4	7.69% increase in average sale price. An increase in demand for property in Bonnievale, like Ashton and Montagu.	An alternative to Robertson for homes in the Langeberg municipal region.						

# Annual Sale and Listing Trends (Property24, 2023)

### Robertson



## Ashton

This graph shows the annual number of Sales registered in the deeds office, as well as the average selling price and asking price of all Property24 listings for the same time period.



## Montagu



This graph shows the annual number of Sales registered in the deeds office, as well as the average selling price and asking price of all Property24 listings for the same time period.

# McGregor



### Bonnievale



## 2.1.4 Socio-Economic Directives

	Directives indicated with an arrow are from the 2015 MSDF From 2015 MSDF
Demography	The Langeberg Municipality's population increased by $\pm 42000$ people and 11 208 households during the 20-year cycle to 164 028 people and 43 438 households of 4 (3,8) persons per household.
	The child population decrease marginally (<1%) and Youth decreased substantially by 2.5%. Working age people and the aged increased by 2.1% as does the aged with 0.9%. The decreasing youth growth rate result in an aging working population.
	In 2023, the majority (65.2%) of the Langeberg Municipality's population was between 15 and 64 years of age, a cohort that represents the labour force. At the same time a third are children aged 0–14 years (28.4%) with a small (6.4%) elderly population.
	<ul> <li>Provide for social amenities and economic spaces required by growth trends in child, working and elderly populations (for example more schools, skills centres and amenities): <ul> <li>Nearly a third, 28%, of the Langeberg Municipality's population is younger than 15 years, representing pre-school and school-going age whilst there is an undersupply of Grade R classes in all settlements: Though 52 crèches against the norm is an oversupply, the low skills levels of a fifth (20%) of the population being unskilled and 44% being semi-skilled escalate the need for Grade R classes.</li> <li>Robertson and Montagu require a secondary school.</li> </ul> </li> </ul>
	Plan and design living spaces (settlement and rural) driven by proximity and demanded (required) by family trends (such as child headed households (younger than 18 years)), children 14 years and younger that lost both biological parents and female heads of households) and provide for such living space at earmarked (e.g. social housing) sites. Provision of amenities at settlement and regional level should be driven by proximity. Accommodate family trends in social housing precincts in Robertson.
Urban Rural Population & Settlement	All settlements in the Langeberg municipal area, despite the population growth, will keep the same settlement classification in the 20-year framework: Robertson as small town (25 000 – 60 000), McGregor as remote village ( $\leq$ 5 000) and all remaining villages as villages (5 000 – 25 000).
Classification	Capitalize on settlement classification according to population ('000) and future population resulting not directly in hierarchy changes, but aspiring thereto e.g. Robertson.
	Promote infrastructure development in settlements particularly to invite public and private investment and to strengthen value chains.
Health	Provide Health and Emergency services i.e. clinics and satellite in settlements and remote villages to comply with the <u>CSIR norms for mobile clinics: 1 multifunctional mobile per 5 000 persons of 1 250 dwellings</u> .
	Lobby provision for different health trends such as HIV/ AIDs, Female health, child health and mental health, driven by proximity of existing facilities and agglomeration of future facilities.
	Demand for health care as a result of climate change likely to increase due to water quality, stress because of changes in domestic patterns and heat exhaustion. Use existing facilities but extend operational time and add daily shifts.
	Spatially provide for amenities or programmes to assist with maternal mortality, women under 20 years of age delivering and child health (though improving).
	Provide structured neighbourhood spaces (per 0.5 ha persons 1 000 people/ 250 households) to promote youth development and family programmes.
	<ul> <li>Encourage and provide spatially for food gardens and small scale farming and related programmes.</li> <li>Place new health facilities where economic growth potential is highest and most people (aligned with</li> </ul>
Safaty	NSDP principles).
Salety	to fire and police station norms and any other emergency and safety services and identified gaps.
	Provide community safety programmes at hotspots and within their spheres of influence.
	Promote urban upgrade programmes.

	Address crime levels in Robertson given its economic role: create public open spaces with good surveillance.
Education	Langeberg Municipality had nearly a third of children aged 0–14 years (28%) in 2023, representing pre- school and school-going age.
	Provide educational and social learning spaces indoors and outdoors to address learning and learner trends: enrolment, retention, matric pass rate.
	Spatially provide for all educational facilities in settlements and remote villages according to CSIR norms and in particular: 1 primary school or grade R per 1 000 learners (1.9 ha/ 1 000 or less; 0.9 ha sports field included), 1 secondary school per 2 500 learners and crèches are variable (0.02 ha / 100 children).
	Provide for after school education and training and further education and training facilities. Drive for increases in:
	<ul> <li>ECD enrollment by 10% (from 20%);</li> <li>Learner enrolment by 2%;</li> </ul>
	<ul> <li>Average learner retention increases by 10% in the municipal area and in the long-term a drop-out rate of less than 2%;</li> </ul>
	<ul> <li>Matric pass rate by at least 7%;</li> <li>Matching the skills of the population aged 20 years and older with workplace demands:         <ul> <li>No or incomplete primary school education vs low skilled jobs (77% employment in 2020);</li> <li>Primary or incomplete secondary schooling and semi-skilled vs semi-skilled jobs (37% employment in 2020);</li> <li>Complete secondary schooling or a tertiary qualification vs skilled jobs (24% employment in</li> </ul> </li> </ul>
	2020). Specifically, skills development for matriculants.
	Provide spatially for outdoor training and education.
	Provide spatially for access to google scholar.
	Provide spatially for tertiary education facilities.
	<ul> <li>Address no schooling;</li> </ul>
	Provide for a new high school and primary school in both Bonnievale and Ashton and a high school in Robertson.
Economy	<ul> <li>Enhance Economic Sector Employment Contributors:         <ul> <li>Spatially provide for formal and informal industry and business particularly in Robertson, Ashton and Bonnievale;</li> <li>Promoting business agglomeration and establish catalytic environments where road infrastructure allows, either at settlement level or at intersections;</li> <li>Prepare focus area plans to facilitate and mitigate contrasting uses and in particular Conservation and Sattlement Making (Reported). Mining (Overall) and Agriculture (Overall)</li> </ul> </li> </ul>
	and Settlement Making (Robertson, Asriton, Montagu), withing (Overail) and Agriculture (Overail),
	transport and freight needs.
	<ul> <li>Within the biophysical environment as well as Agricultural Uses and value chain activities and transport and freight needs.</li> <li>Promote the agricultural and conservation sector defining the character of Langeberg Municipality, as wine, fruit and nature reserve destination of the Western Cape.</li> </ul>
	<ul> <li>Within the biophysical environment as well as Agricultural Uses and value chain activities and transport and freight needs.</li> <li>Promote the agricultural and conservation sector defining the character of Langeberg Municipality, as wine, fruit and nature reserve destination of the Western Cape.</li> <li>Economic Sectors that are high contributors in the Western Cape but could intensify or lack in Langeberg Municipality area should be spatially encouraged to establish in Langeberg Municipality: <ul> <li>Specific economic sectors, Transport Storage and Communication and particularly communication and transport), Energy (renewable), to be specifically promoted within settlement and rural spaces to absorb social and employment trends;</li> <li>On-site Training and skills centres promoting specific economic sectors.</li> </ul> </li> </ul>
	<ul> <li>Within the biophysical environment as well as Agricultural Uses and value chain activities and transport and freight needs.</li> <li>Promote the agricultural and conservation sector defining the character of Langeberg Municipality, as wine, fruit and nature reserve destination of the Western Cape.</li> <li>Economic Sectors that are high contributors in the Western Cape but could intensify or lack in Langeberg Municipality area should be spatially encouraged to establish in Langeberg Municipality: <ul> <li>Specific economic sectors, Transport Storage and Communication and particularly communication and transport), Energy (renewable), to be specifically promoted within settlement and rural spaces to absorb social and employment trends;</li> <li>On-site Training and skills centres promoting specific economic sectors.</li> </ul> </li> <li>Provide for agglomeration of existing well performing sectors to strengthen these sectors e.g. Agricultural value chain.</li> </ul>

	Provide for social support where required by the economically active population with no income but in employment at home (caring).					
	Provide overall for income generation spaces to decrease the unemployment rate in the Langeberg Municipality.					
	Lower the entry barriers to legal informal trading.					
	Enhance access to compliance-with-ease spaces and facilities within Langeberg Municipality and fast track land use applications.					
	Support and grow Manufacturing, Agriculture and Wholesale and retail trade incl. tourism contributing the most to GVA and add high value (excl agriculture) and employment opportunities;					
	<ul> <li>Harness construction;</li> </ul>					
	> Electricity and water and community services would offer little in terms of output and competitiveness;					
	Increase labour force participation rate (LFPR), prioritised in Robertson north, Nkqubela, Zolani, Ashbury (Montagu) and Happy Valley (Bonnievale);					
	<ul> <li>Skills training provided to the lower income communities;</li> </ul>					
	<ul> <li>Support LED identified projects;</li> </ul>					
	Promote tourism attractions along the R62 and R60 routes and get passing through tourist to spend time;					
	Promote tourism activities along the Breede River.					
Property	Promote the supply of GAP and affordable housing.					
Market	Promote the supply of high-income housing in Robertson, Montagu and Bonnievale					
growth pressures &	Ensure transfer of ownership of subsidized housing and serviced sites.					
Land Reform	Prohibit land reform projects which do not result in inappropriate settlements.					

Note: The ( $\geq$ ) bullets refer to the directives of the Langeberg MSDF, 2015.

# 2.1.5 Built Environment Spatial Analysis

	Built
Hierarchy and Role of Settlements	Robertson is the main urban and agricultural service centre being located within one of the largest wine producing regions in SA. Montagu is situated north of the Cogmanskloof Pass and has dried fruit, muskadel and hot springs as signature. Ashton is located between Montagu and Robertson and home to the canning-factories of which only Ashton Canning (Tiger Brands) is in operation but scheduled to remodel its operation. Bonnievale is known for its wines, manufacturing of peach and apricot products and for processing milk and making cheese.
	The GPS (2018) confirmed the growth potential of the Langeberg municipal area as Medium in relation to the WC. Composite Growth potential of Ashton, Bonnievale, McGregor, Montagu and Robertson is Medium.
Roads & Transportation	Mini-bus taxi (MBT) is the dominant public transport mode providing both commuter and long-distance services with limited supportive infrastructure.
modes	Bus services do exist for transporting learners (a contract service provided by Western Cape Department of Education) and for long distance travellers (TransLux and City to City providing a commercial service daily) with no public bus stop facility.
	Rail infrastructure exists for freight and restricted passenger movement only. There are three train stations at Robertson, Ashton and Bonnievale and three sidings: Vink, Merwespont and Drew.
	Robertson has a regional light aircraft airport located on the eastern outskirts of settlement.
	National Household Travel Survey (NHTS) highlighted that over 58.9% of all work trips are made on foot in the Langeberg municipal area.

Map 18: Langeberg Settlement Hierarchy and Service Centres



Stormwater	No Storm	No Stormwater Management Plan is available for Ashton and McGregor.									
	<u>Bonnievale</u> : The stormwater system consists of various surface channels (some lined and others as earth drains) and is in some cases combined with the minor irrigation channel network. The majo irrigation channel is a prominent structure that can divert/cut-off stormwater from the natural drainage route. The minor irrigation channel is used by the local authority as a stormwater system where no minor stormwater system exists.										and others as c. The major cural drainage em where no
	The CBD stormwater system was not designed as a gravity system. And the largest part of the drainage system is linked to the very shallow minor irrigation channels. There is a dedicated stormwater system in some parts of Happy Valley consisting of underground pipes and catch pits in Milners Street. The remainder of Happy Valley is not serviced by a stormwater system and stormwater is drained in the roads and through erven.									f the drainage	
										rground pipes water system	
	There are	e side drai	ns next to mo	st of the roa	ads in N	lountain Vi	ew.				
	Both stor stormwat stormwat	mwater a er drainag er system	nd irrigation s je are due to	systems are inadequate	e not m e road a	aintained a Ilignment c	adequa lesign	ately. P and a la	roblem ack of	is exp mainte	erienced with enance of the
	<u>Montagu</u> : Keisie an	Runoff fr d Remain	om a small pa der of Montag	rt of Badsh u drains int	oogte (N o Kingn	Montagu N la River.	orth) a	nd Mont	agu W	est de	posits into the
	Montagu areas cor flow throu roadways	(incorpora nprises lin ugh develo 3.	nting Ashbury) nited undergro oped areas c	is served b ound storm omplimente	y 20 dra water pi d by "le	ainage sys pes and ch eiwater slo	tems. nannel: nte" an	Drainag s and is d surfac	e syste predor ed or	em with ninate gravel	nin developed d by overland (unsurfaced)
	<u>Robertso</u> paths. Th	<u>n</u> : All stori iere are nu	mwater runoff umerous lined	is routed ab and unline	ovegro d chanr	und via the iels as wel	intern I as cu	al street: lverts be	s and p neath	orefere existin	ntial drainage
	cross the	channels.									•
Waste	cross the According generated tons of C	channels. g to the dr d in 2020	aft Integrated made up of 24	Waste Mai 4 059 tons d	nageme of muni	ent Plan (IV cipal waste	VMP, 2 e, 1 87	2021), ± 1 tons o	27 000 f orgar	) tons nic was	of waste was ste and 1 136
Waste	cross the According generated tons of C	channels. g to the dr d in 2020 onstruction	aft Integrated made up of 24 n. The settlem	Waste Mar 4 059 tons o nents gener ale McGr	nageme of muni ated the	ent Plan (IV cipal waste e following Montagu	VMP, 2 e, 1 87 tonnag	2021), ± 1 tons o ge: ertson	27 000 f orgar Total	) tons nic was	of waste was ste and 1 136
Waste	cross the According generated tons of Co Town Tonnage	channels. g to the dr d in 2020 onstruction Ashto e 4 518	aft Integrated made up of 24 n. The settlem on Bonniev 3 053	Waste Mar 4 059 tons hents gener ale McGr 1 012	nageme of muni ated the egor	ent Plan (IV cipal waste following <mark>Montagu</mark> 4 721	VMP, 2 e, 1 87 tonnag <b>Robe</b> 9 778	2021), ± 1 tons o ge: e <mark>rtson</mark>	27 000 f orgar <b>Total</b> 23 08	) tons nic was 2	of waste was ste and 1 136
Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027	channels. g to the dr d in 2020 onstruction Ashto e 4 518 e generate anic waste	aft Integrated made up of 24 n. The settlem 01 Bonniev 3 053 ed included 61 e (WCS, 2016	Waste Mar 4 059 tons o hents gener ale McGr 1 012 % recyclab ). Future w	nageme of muni ated the egor les, 24%	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration r	VMP, 2 e, 1 87 tonnag <b>Robe</b> 9 778 non-ree ates w	2021), ± 1 tons o ge: ertson cyclables ere appl	27 000 f orgar <b>Total</b> 23 08 s and c ied & t	) tons nic was 2 on aver he vol	of waste was ste and 1 136 rage 15% and ume of waste
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Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027 Year	channels. g to the dr d in 2020 onstruction <b>Ashto</b> e generate anic waste 7 is: Populatio n	aft Integrated made up of 24 n. The settlem 0 Bonniev 3 053 ed included 61 e (WCS, 2016 Futur 7 Total Gene	Waste Mar 4 059 tons ents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration	nageme of muni ated the egor les, 24% vaste ge Low	ent Plan (IV cipal waste e following Montagu 4 721 % or more n eneration ra generation Income: 57%	VMP, 2 e, 1 87 tonnag <b>Robe</b> 9 778 non-rec ates w <b>rates (</b>	2021), ± 1 tons o ge: ertson cyclables ere appl tons) ddle Inco 38%	27 000 f orgar 23 08 s and c ied & t me:	) tons hic was 2 on aver he vol	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5%
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Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027 Year 2025 2027	channels. g to the dr d in 2020 onstruction <b>Ashto</b> e generate anic waste 7 is: Populatio n 132 268 137 611	aft Integrated made up of 24 n. The settlem a 053 ed included 61 e (WCS, 2016 Futur Gene 32 34	Waste Mar 4 059 tons of ents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193	nageme of muni ated the egor les, 249 /aste ge /aste ge Low	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- generation Income: 57% 8 733 9 490	VMP, 2 e, 1 87 tonnag <b>Robe</b> 9 778 non-ree ates w <b>rates (</b>	2021), ± 1 tons o ge: ertson cyclables ere appl tons) ddle Inco 38% 12 489 12 993	27 000 f orgar 23 08 s and c ied & t	) tons nic was 2 on aver he vol	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710
Waste	cross the According generated tons of C Town Tonnage The wast more org until 2027 Year 2025 2027 Waste sit	channels. g to the dr d in 2020 onstruction Ashto e 4 518 e generate anic waste 7 is: Populatio n 132 268 137 611 es and wa	aft Integrated made up of 24 n. The settlem a Bonniev 3 053 ed included 61 e (WCS, 2016 Futur Gene 32 34 aste transfer s	Waste Mar 4 059 tons of hents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193 ites:	hageme of muni ated the egor les, 24% vaste ge Low	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- generation Income: 57% 8 733 9 490	VMP, 2 e, 1 87 tonnag 9 778 non-reg ates w rates ( Mig	2021), ± 1 tons o ge: ertson cyclables ere appl tons) ddle Inco 38% 12 489 12 993	27 000 f orgar 23 08 s and c ied & t me:	) tons nic was 2 on aver he vol Hig	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710
Waste	cross the According generated tons of Co Town Tonnage The waste more org until 2027 Year 2025 2027 Waste site Town	channels. g to the dr d in 2020 onstruction Ashto e generate anic waste 7 is: Populatio n 132 268 137 611 es and wa	aft Integrated made up of 24 n. The settlem a 80nniev 3 053 ed included 61 e (WCS, 2016 Futur Gene 32 34 aste transfer s	Waste Man 4 059 tons of hents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193 ites: Bonnievale	hageme of muni ated the egor les, 24% vaste ge Low	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- generation Income: 57% 8 733 9 490	VMP, 2 e, 1 87 tonnag 9 778 non-rec ates w rates ( Mic	2021), ± 1 tons o ge: ertson cyclables ere appl tons) ddle Inco 38% 12 489 12 993	27 000 f orgar 23 08 s and c ied & t me:	) tons hic was 2 on aver he vol Hig	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710
Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027 Year 2025 2027 Waste sit Town Site Type Environm	channels. g to the dr d in 2020 onstruction Ashto e d 518 e generate anic waste 7 is: Populatio n 132 268 137 611 es and wa es and wa Ash e Lan	aft Integrated made up of 24 n. The settlem on Bonniev 3 053 ed included 61 e (WCS, 2016 Futur Gene 32 1 34 aste transfer s	Waste Man 4 059 tons of ents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193 ites: Bonnievale Landfill	nageme of muni ated the egor les, 249 /aste ge low 1 Low	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- necemeration Income: 57% 8 733 9 490 McGrego Landfill	VMP, 2 e, 1 87 tonnag <b>Robe</b> 9 778 non-ree ates w <b>rates (</b>	2021), ± 1 tons o ge: ertson cyclables ere appl tons) ddle Inco 38% 12 489 12 993 Montag Landfill	27 000 f orgar 23 08 s and c ied & t me:	) tons nic was 2 on aver he vol Hig Rober Landfil	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710 tson
Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027 Year 2025 2027 Waste sit Town Site Type Environm ally Author	channels. g to the dr d in 2020 onstruction Ashto e 4 518 e generate anic waste 7 is: Populatio n 132 268 137 611 res and wa ent Yes prized 16/2 ed Z1// 19/2 015	aft Integrated made up of 24 n. The settlem a 053 ed included 61 e (WCS, 2016 Futur Gene 322 34 ste transfer s nton 2/7/H300/D41/ P332/A1 ** 2/5/2/B1/2/WL 5/2/8 #	Waste Man 4 059 tons of hents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193 ites: Bonnievale Landfill Yes 16/7/H500.E P304 ** 19/2/5/4/B1/ 28/18 #	hageme of muni ated the egor les, 24% vaste ge Low 1 1 1 079.Z1. 4WL01	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- generation Income: 57% 8 733 9 490 McGrego Landfill Yes 9/2/5/1/B2 L0082/13	VMP, 2 e, 1 87 tonnag 9 778 non-rec ates w rates ( Mic	2021), ± 1 tons o ge: ertson cyclables ere appl ddle Inco 38% 12 489 12 993 Montag Landfill Yes B33/2/80 /2/P169	27 000 f orgar 23 08 s and c ied & t me:	) tons hic was 2 on aver he vol Hig Rober Landfil No	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710 tson
Waste	cross the According generated tons of Co Town Tonnage The wast more org until 2027 Year 2025 2027 Waste sit Town Site Type Environm ally Author & License	channels. g to the dr d in 2020 onstruction Ashto e 4 518 e generate anic waste 7 is: Populatio n 132 268 137 611 res and wa ent Yes prized 16/2 015 I Is a land ope	aft Integrated made up of 24 n. The settlem on Bonniev. 3 053 ed included 61 e (WCS, 2016 Futur Gene 322 34 ste transfer s 100 2/7/H300/D41/ P332/A1 ** 2/5/2/B1/2/WL 52/18 # licensed dfill site with an eration permit.	Waste Man 4 059 tons of hents gener ale McGr 1 012 % recyclab ). Future w re estimated Waste ration 865 193 ites: Bonnievale Landfill Yes 16/7/H500.C P304 ** 19/2/5/4/B1/ 28/18 # Is a licensec site with an operation pe	nageme of muni ated the egor les, 249 vaste ge Low 1 1 079.Z1. 4WL01 l landfill ermit.	ent Plan (IV cipal waste e following Montagu 4 721 % or more r eneration ra- generation Income: 57% 8 733 9 490 McGrego Landfill Yes 9/2/5/1/B2 L0082/13 Closed bu rehabilitat required.	VMP, 2 e, 1 87 tonnag 9 778 non-rec ates w rates ( Mic r	2021), ± 1 tons o ge: ertson cyclables ere appl ddle Inco 38% 12 489 12 993 Montag Landfill Yes B33/2/80 /2/P169 Operatic but closu and rehabilita required	27 000 f orgar Total 23 08 s and c ied & t me: u 00/45 **	) tons nic was 2 on aver he vol Hig Landfil No Closed rehabil recycla waste Ashtor	of waste was ste and 1 136 rage 15% and ume of waste h Income: 5% 1 643 1 710 tson I tand litated. Non- able general transported to b Landfill site.

Sewerage	The sewerage volumes in 2012 are tabulated b Sewerage: (Present Water Demand, 2012)	elow: Water use	NRW est. (k୧/d)	AADD (kℓ/d)
	Potential, assuming all stands occupied	(k <b>୧</b> /d)	. ,	
	Ashton	5 534	1 062	6 596
	Bonnievale	3 848	962	4 810
	McGregor	891	157	1 048
	Montagu	5 171	575	5 746
	Robertson	7 015	1 238	8 252

Master plan implementation costs are estimated at R54.1 million (2012) or unit cost of R4 606 R/kl/d. The implementation will increase the total sewer system capacity of the towns within Langeberg Municipality from its present Peak Daily Dry Weather Flow (PDDWF) of  $\pm$  10 664 kl/d to the future PDDWF of  $\pm$  21 766 kl/d (SWP, 2012). Existing WWTWs should be progressively improved to comply with the effluent quality requirements set out in their licenses and achieve the minimum potable (drinking) water, contact, phosphate, nitrate and e-coli standards.

The Langeberg Municipality WWTWs capacities and distribution infrastructure is tabulated below.

Sewer	WWTWs	Capacity	Sewer E Netv	)rainage work	Number of Sewer PS
Drainage Systems	Hydraulic Capacity	Organic Capacity	Rising	Gravity	
,	M€/d	kg COD/d	Km	km	
Robertson	4.300	5 148	3.300	80.400	3
McGregor	0.300	187	0.00	18.900	0
Bonnievale	1.800	1 566	6.100	37.600	9
Ashton	2.450	2 720	3.200	41.300	4
Montagu	3.500	2 695	4.500	69.400	4
To	tal Langeberg	g	17.100	247.600	20

A summary of current hydraulic design capacities and current flows at each of the WWTWs, as well as the final effluent quality compliance percentages for the 2020/2021 financial year.

wwtw	Existing Hydraulic Capacity	Peak Month Average Daily Flow	Ave. Daily Flow (2020/2021)	Ave. Wet Weather Flow (May'21, Aug '21, Jul'20, Aug'20)	Ave. Daily Flow as a % of Design Capacity	Final Effluent Compliance for 2020/2021 against <i>Authorisation</i>
Robertson	4.300	6.293 (May 21)	5.152	5.461	119.8%	Microbiological: 10.0% Chemical: 65.6% Physical: 72.7% <i>General Limits</i>
McGregor	0.300	0.287 (Sep 20)	0.230 *	0.250	76.7%	Microbiological: 100.0% Chemical: 100.0% Physical: 100.0% <i>Irrigation Limits</i>
Bonnie vale	1.800	1.036 (Jan 21)	0.887	0.826	49.3%	Microbiological: 45.5% Chemical: 88.6% Physical: 91.7% <i>General Limits</i>
Ashton	2.450	1.423 (Nov 20)	1.226	1.221	50.0%	Microbiological: 81.8% Chemical: 77.1% Physical: 91.7% <i>General Limits</i>
Montagu	3.500	2.474 (May 21)	2.275	2.295	65.0%	Microbiological: 90.9% Chemical: 77.1% Physical: 94.4% <i>General Limits</i>
Ashton's WW	/TWs overf	flow needs a	ttention WW	VTW in all settle	ments need i	Ingrading

Electricity According to the Langeberg Master Planning Investigation in 2017 Ashton, Bonnievale, Goudmyn, Le Chasseur, McGregor, Montagu & Noree medium voltage networks are all lightly loaded with the 5-, 10and 15-year growth forecasts easily absorbed by the existing network. The Robertson network requires immediate upgrade to continue to function as a reliable and stable medium voltage network given the volt-drop of 5%, which is higher than the recommended guidelines of 3%. Bonnievale, McGregor and Ashton and Zolani need an upgraded distribution system. Roberts Nkgub **Bonnievale** McGregor Ashto Zolani Monta Ashbur on ela n gu у 26.0 MVA 33.256 MVA E-Capacity 42.2 MVA 21.2 MVA 7.4 MVA E-Demand 2.5 MVA 10.7 MVA 8.265 MVA 32.1 MVA 8.9 MVA 2012 E-Demand 43.625 MVA & 11.546 MVA 3.454 11.275 MVA 11.042 MVA Estimated 28.839 MVA MVA 2023 (Excl.) 47.281 MVA (Incl.) E-Demand 13.385 MVA 4.133 11.882 MVA Of 12.764 MVA Estimated 31.052 MVA MVA 2028 (Excl.) 3x 15 MVA E-Distribution 1x 20 MVA 1x 2 x 20 MVA 66/11 kV 66/11 kV 10 MVA 66/11 kV & 5 MVA Conductors have transformer. transformer. 66/11 kV 66/11 kVA additional Conductors Conductor transformers. capacity. Conductors within s have Distributors to be to be capacity. additional upgraded. upgraded. capacity. Water Water Sources are listed below (Water Services Development Plan 2014/2015). Ashton: Breede River irrigation canal, the Cogmanskloof Irrigation Board (CBR), two small streams in the Langeberg Mountain Catchment Area (Robertson Canal). Bonnievale: Breede River and Zanddrift Irrigation Canal. McGregor: Houtsbaais River which is treated at McGregor's water treatment plant. Montagu: Kruiskloof, Keurkloof, Rietvlei and the CBR pipeline scheme and supplemented from aguifers in Badskloof (Montagu West). Robertson: Langeberg Mountain Catchment Area north of Robertson and Breede River irrigation canal. (Brandvlei Irrigation Scheme (Breede River) Dassieshoek and KoosKok Dams Hoops River Irrigation Scheme). Bulk water supply: Settlement Sources & Facilities Volume Robertson (Brandvlei) Irrigation Canal 1.279 million m<sup>3</sup>/a Scheduled Abstraction Robertson Hoops River 0.662 million m<sup>3</sup>/a, 211/s. diversion capacity Dassieshoek & Koos Kok Dams 1.324 million m<sup>3</sup>/a. Total 3.264750 million m3/a Leiwater Yes 1.31 million m<sup>3</sup>/a, 52% share of 2.52 million m<sup>3</sup>/a McGregor Houtbaais River Scheme McGregor Water User Association (WUA) two municipal boreholes Poor water quality Total 1.31 million m<sup>3</sup>/a. Leiwater Yes Bonnievale Zanddrift Water User Association (WUA) 1.245 million m<sup>3</sup>/a, salinity levels, High irrigation canal abstracted from Breede River (Brandvlei Dam) Total 1.245 million m<sup>3</sup>/a Leiwater No

Settlement	Sources & Facilities	Volume
Ashton	Greater Brandvlei Dam & Robertson irrigation canal	1.193 million m³/a.
	Cogmanskloof Irrigation Board	0.270 million m <sup>3</sup>
	Municipality pumping scheme from Breede River.	1.5 million m <sup>3</sup> per year
	Total	2.962528 million m <sup>3</sup> /a
	Leiwater	None
Montagu	Kruis River	124.000 Mℓ/a
	Rietvlei River	369.000 Mł/a
	Keurkloof	74.000 Mł/a
	Breede River	1.500 million m³/a
	Cogmanskloof Irrigation Scheme	525.000 Mℓ/a (75 Ha water at 7 000 m³ per Ha) 140.000 Mℓ/a (20 Ha winter water at 7 000 m³ per Ha)
	Total	1 232.000 M <b>ł/a</b>
	Leiwater	Yes
Total	All settlements and irrigation	10 015 Mł/a

Each settlement has an operational Water Treatment works and the operational process outlined is followed: Flow measurement, Coagulant dosing, Flocculation, Sedimentation, Filtration, Stabilisation, Disinfection and Sludge handling. At the McGregor WTW flocculation is not required whilst at the Montagu WTW aeration is required. The current capacities, current flows and required treatment capacities at each of the WTWs and the water quality failures for the distribution systems are summarised in the table below. All WTWs with the exception of Ashton are utilized over capacity.

WTW	Existing Hydraulic Capacity	Peak Month Average Daily Flow	Ave. Daily Flow (Jul 2020 – Jun 2021)	Ave.e Daily Flow as a percentage of Capacity	Required Treatment Capacity (1.5 x AADD10yr)	2020/2021 Water Quality Failures
	Mℓ/d	Mℓ/d	M <b>ℓ</b> /d	%	M <b>ℓ</b> /d	SANS0241:2015
Robertson	10.140	10.489 (Feb 21)	7.955	78.4%	14.545	Turbidity (Operational)
McGregor	0.600	1.117 (Feb 21)	0.738	123.0%	1.350	Turbidity (Operational & Aesthetic)
Bonnievale	5.000	5.620 (Jan 21) *	4.836 *	96.7%	9.211	Turbidity (Operational)
Ashton	11.910	9.299 (Feb 21)	5.662	47.5%	10.352	Turbidity (Operational), Combined Trihalomethane
Montagu	5.180	4.882 (Jan 21)	3.553	68.6%	6.497	Turbidity (Operational)
Total	32 630				41 9 55	

Bonnievale WTW Outflow needs attention.

The master plan implementation at a cost of R120.5 million will increase the Municipal system capacity from its present Annual Average Daily Demand (AADD) of 18 542 k $\ell$ /d to the future AADD of 33 374 k $\ell$ /d. This amounts to an implementation unit cost of R8 124 R/k $\ell$ /d (WMP, 2012).

The water reticulation networks, pump stations and reservoirs are summarised in the table below for each of the water distribution systems.

	Water	Water Dis Netw	stribution orks	Number o St	f Water Pump ations	R	eservoirs				
	Distributi	Bulk	Internal	Raw Water	Potable Water	Number of	Total	Required			
	System	km	Km	Number of PS	Number of PS	Reservoirs	Storage in M€	Storage			
	Robertson	1.766	90.632	2	4	5	14.700				
	McGregor	0.596	12.561	3	1	2	2.450				
	Bonnievale	1.921	48.839	1	4	3	6.750				
	Ashton	13.937	47.208	3	4	4	8.900				
	Montagu	24.068	67.184	-	8	11	10.220				
	Total Langeberg	42.288	266.424	9	21	25	43.020				
Municipal Expenditure and Investment	All settlements require additional (new) reservoirs and upgraded WTW. Of the total capital budget of R325.335 million, R208.7 million was received from Western Cape Government Infrastructure Budget (WCG) and R116.635 million from Langeberg Municipality's own funds										
	Spending on 3 In 2021/22 La budget toward and Health R( R20.8 million	Social Infra ngeberg M ds social in 0.771 millio (18.2 per c	astructure a lunicipality frastructur on. Langeb cent) alloca	and Developm received R6.7 e: Education r erg Municipalit tion from their	ent: 71 million (3.2 per eceived R4.0 milli y complemented s capital budget.	r cent) from the ion, Human Se social infrastru	e (WCG) in ttlements F cture expe	frastructure R2.0 million nditure with			
	In addition to million toward safety.	the Munic Is housing	ipality's R , R5.5 mill	2.1 million spe ion towards s <sub>l</sub>	ending on social coorts and recreati	levelopment, if on, and R5.6	t also alloc million tow	ated R 7.7 ards public			
	Spending on l	Economic	Infrastructu	Ire.	Municipal Infrastructure Spend (R'000) Other R5 785						
	Economic	infrastruct	ure pror	notes Wast	e Management	R10	292				
	economic	activity.	Spending	on	Waste Water.	R2 500					
	economic en	abling info	astructure	aids	Water		R2	24 701			
	Economic gro	wiin and d her Per (	evelopmer Sanita inco		Electricity		R15 683				
	The WCG 20	20/21 allo	cation inc	luded	Housing	R7 71	0				
	an allocation	for road inf	rastructure	from	Sports and.	<b>R5 461</b>					
	Transport and	d Public W	orks (Prov	vincial Socia	al Development	R2 125					
	Road transp	ort infrasi	tructure):	R202	Health	R 0					
	111111011 (90.0 k	er cent).			Public Safety	R5 571					
	The Municip million (30.4	per cent	tributed I ) towards	R34.8 road	Evironmental	R 0 R3 700					
	transport.				Road Transport			<b>B</b> 1 134			
	Spending on	Trading Se	ervices:				-				
	Spending on Trading Services: The Municipality's infrastructure budget of R53.2 million (46.4 per cent) is allocated towards provision of basic services (access to water, electricity, sanitation and refuse removal). The bulk of spending on trading services have been allocated towards water (R24.7 million (46.4 per cent) and waste management (R10.2 million or 9 per cent) and waste management (R10.2 million or										

waste water management (R2.5 million or 4.7 per cent). (GLS Consulting (Pty) Ltd, 2012) (WorleyParsons RSA (Pty) Ltd, 2017)

### Map 19: Langeberg Bulk Infrastructure



Human Settlement and Tenure	<ul> <li>According to WCHS database, April 2023, the estimated housing backlog waiting list total is 9 493. The numbers per settlement, though more than the waiting list total, follows: <ul> <li>Robertson – 3 717 individuals and Nkqubela – 1 078 individuals;</li> <li>Ashton – 2 599 individuals and Zolani – 1 302 individuals;</li> <li>Bonnievale – 2 432 individuals;</li> <li>Montagu – 1 168 individuals;</li> <li>McGregor - 582 individuals.</li> </ul> </li> </ul>									
	<ul> <li>Informal areas in the Langeberg municipal area have almost doubled and was recently estimated 2 396:</li> <li>Ashton: Cogmanskloof - 135 and Zolani – 377;</li> <li>McGregor – 280;</li> <li>Montagu: Mandela Square – 248;</li> <li>Robertson: Nkanini &amp; Kenana – 766 and Robertson North – 142;</li> <li>Bonnievale: Boekenhoutskloof – 448 (Express, March 2023).</li> </ul>									
	According t 16 to 20)	o the HSP, 225	ha of land is	required to p	provide for tenu	ure opportunitie	es: (See map	S		
	Settlemen	Robertson	Montagu	Ashton	Bonnievale	McGregor	Total			
	Land (ha)	86,33	17,8	48	53,8	19,2	225,13			
	In Robertsc erf 1466 (M McGregor c and 15 affo 435 a portic	In Robertson on Erf 7973 (Muiskraalkop), 129 houses were completed and deeds transferred and on erf 1466 (Kenana), 505 serviced sites were prepared and the deeds transfers are in process. In McGregor on Erf 360, 486 houses were completed and deeds transferred with 10 houses outstanding and 15 affordable (FLISP) sites available. In Nkqubela 172 top structures are under construction on Erf 435 a portion of Erf 136.								
	Projects to	pe implemented	are:							
	<ul> <li>Montagu, Mandela Square 173 ISSP &amp; 148 serviced sites (UISP), RE/Ptn Erf 1 &amp; 937;</li> <li>Montagu Kingna River (adjoining Mandela Square) – ±500 IRDP, Rem/Erf 937;</li> <li>Bonnievale, Boekenhoutskloof 224 UISP, Erf 907 &amp; RE/Farm 174 Swellendam RD;</li> <li>Robertson Heights 189 services - 188 IRDP/UISP, Erven 2981 &amp; 2445.</li> </ul>									
	<ul> <li>Projects to be implemented in the long-term are:</li> <li>Robertson, Heyl's land 1 000 UISP &amp; serviced sites, Portion of Erf 1206 (private acquisition);</li> <li>Ashton, Zolani, 1 000 UISP, for Nkandla, Riemvasmaak and back yarders, Portion Farm Goree, 197, Montagu Registration Division (private acquisition);</li> <li>Montagu Krieketveld, 65 serviced sites and top structures (IRDP), Rem/Erf 728, Montagu Registration Division;</li> <li>Bonnievale, Uitsig 58 IRDP, Portions 1, 2, 4 and of 695 Swellendam Registration Division;</li> <li>McGregor, 30 UISP, Erf 397, Robertson Division; (Environmental Restriction).</li> </ul>									
	Other projects: Montagu, 14 IRDP houses, reconstruction of degraded historic houses and some relocations: Strydom Street Erven 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2394 & 2395									



Map 21: Bonnievale Residential Sites and Schools, MSDF 2015 and Informal Sites, 2023











Map 24: Robertson Residential Sites and Schools, MSDF 2015 and Informal Sites, 2023



## Amenities Amenities: See matrix to follow for a comprehensive overview.

In general amenities comply to the norms. Robertson and Montagu both require secondary schools. Urban (outside) Gyms are required in Robertson, Montagu and Ashton as well as sports fields in Ashton. Educare facilities, after school care or learning laboratories and libraries should be provided for. Cemetery capacity is required in most settlements. Ashton cemetery was enlarged. Ongoing maintenance is required and a fencing programme should be implemented.

#### Table 2: Langeberg Amenities Matrix

	Langeberg Municipality	Small Towns	Population 2023		Village	Population 2023			
	Amenity Type	25 000 - 60 000	35 081	37 077	5 000 -25 000	19 209	16 867	11 508	3 956
Life Balance	Nk = not known, Req = require, Not Required = NR	Norm	Robertson	Farms	Norm	Montagu	Ashton	Bonnievale	McGregor
Health & Emergency Services	District Hospital (L1) (DH), Specialized (S)	1	1DH	Rob	NA	1DH	Rob	Rob, Mon	Rob, Mon
	Primary Health Clinic or Satellite (S) or Mobile (M)	1/24 000 - 70 000	1 of 1	Rob	1/5 000 - 7 000	1	1	10	1
	Fire Station, Municipal (M) or District (DM), Fire Bakkie (B)	1/60 000 - 100 000	1M	Rob	Firebakkie (B)	1B	1B	1B	1B
	Police Station	1/60 000 - 100 000	1	Rob	Variable	1	1	1	1
Education	Further Education and Training	NR	0	Rob	NR	0	0	0	0
	Secondary School	1/12 500	2 of 3	Rob	1/12 500	1 of 2	2 of 2	1 of 1	0 of 0
	Primary School	1/12 500	4 of 3	Rob	1/7 000	3 of 2	2 of 2	2 of 1	2 of 1
	ABET (A) /Skills Training (S)	Variable	1	Rob	Variable	0	1	0	0
	Special Education	nC	0	Bon	nC	0	0	1	0
	Grade R Class at Primary School	1/1 000	1 or 35	Rob	1/1 000	2 of 19	2 of 17	2 of 12	1 of 4
	Crèche / Early Childhood Development	1/2 400 - 3000: Req 5 - 6	27 or 14	Rob	1/2 400 - 3 000	8 of 8	8 of 7	6 of 5	2 of 2
	ECD Resource Hub & Care Centre	1/20 000: Req	0	0	Not Required	0	0	0	0
Recreation Facilities	Local/Neighbourhood Park (includes play equipment for children)	1/3 000 - 15 000	5	Rob	1/1 000	1	3	1	1
	Urban Gym (outside gym)	nC	0	Rob	Not Required	1	0	0	0
	Grassed Surface (2 football fields equivalent) with or without sets	1/15 000	3	Rob	1/15 000	2	1	1	0
	Athletics/Cricket Stadium (grassed field/ athletics track, stand 3000+ seats)	Cricket field	1	Rob	Cricket field	0	1	0	0
	Combi-court surface (x2; x4) / Level surface playing field	1/x2/15 000; 1/x4/60 000	1	Rob	1/x2: 15 000; 1/x1: 3000	0	0	0	0
	Multi-purpose Sport hall	1/ 100 000	0	0	Not Required	0	0	0	0
	Community Pool (25m to 33m)	1/80 000	1	Rob	1/10 000	0	0	0	0
Cultural	Library, Local (L), Mobile (M), Special categories i.e. disabled (MS)	1/20 000 - 70 000	2L	Rob	1/5 000 - 20 000	1L	1L	0	0
	Museum - medium/small	Variable	1	Rob	Variable	3S	0	1	0
	Performing Arts Centre	1/50 000	0	0	Not Required	0	0	0	0
	Langeberg Municipality Small Towns Population 2 <sup>rd</sup>		Vopulation 2023 Village		Population 2023				
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	Amenity Type	25 000 - 60 000	35 081	37 077	5 000 -25 000	19 209	16 867	11 508	3 956
Government & Municipal Services	nC = No Criteria; 1 = present, 0 = Absent, Settlement Abbreviations: Rob, Mon, Ash, Bon, McG relate to the settlement where the service is delivered	Norm	Robertson	Farms	Norm	Montagu	Ashton	Bonnievale	McGregor
	Home Affairs (Medium or Small Office)	1/40 000	Rob	Rob	Variable	Rob	Rob	Rob	Rob
	Thusong Centre	1/ Mun	Rob	Rob	1/ Mun	Rob	Rob	Rob	Rob
	Labour Office	Variable	0	0	Variable	0	0	1	0
Civic	Magistrate's Court	Variable	1	0	Variable	1	1	1	0
	Municipal Offices	1/ Mun	1	Rob	1/ Mun	1	1	1	1
	Prison & Place of Safety	nC	1	Rob	nC	0	0	0	0
	Solid Waste Disposal site (LF), Transfer site (WT), Recycling depot (RD), recycling igloos (RI)	nC	LF, RI	Rob	nC	LF	LF	LF, RI	LF, RI
	Community Hall - Large (L), Medium/small fringe (M or S)	1/10 000 - 15 000	2	Rob	1/10 000 - 15 000				
	Children's Home (CH) / Child Protection (CP)	Variable	1	Rob	Variable	Rob	Rob	Rob	Rob
	Home for Aged (HA), Retirement Village (RV)	Variable	1HA, 1RV	Rob	Variable	1	Rob	2HA	Rob
Social Services	ICT Access Point	10 000+	0	0	10 000+	0	0	0	0
Social Services	Post-boxes and drop off, Post office agency (A)	1/10 000 - 20 000	1	Rob	1/10 000 - 20 000	1	0	1	1
	SASSA Office	1/ 40 000	0	Rog	1/ 40 000	Rob	Rob	Rob	Rob
	Social Grant Pay Point	Variable	1	Rob	Variable	Rob	Rob	Rob	Rob
	Cemetery - (Medium = M)	8,8ha/ 50 000	М	Rob	0,88ha/ 5 000; 4,4ha/ 25 000	S	S	S	S

Heritage The settlements in the Langeberg municipal area were founded between 1853 and 1861, and a

summary of the built heritage resources, mainly in McGregor, Montagu and Robertson, is tabulated below:

Founded	Declared	Settlement	Grade 2	Grade 3A	Grade 3B	Grade 3C	Total
1853	1857	Robertson	6	5	36	156	203
1853	1857	Ashton					
1853	1857	Bonnievale					
1856	1895	Montagu	22		22	30	74
1861	1892	McGregor	13	2	10	12	37
		Rural	4	5	24		33

Three Provincial Heritage Site (PHS) in rural areas and 31 built heritage sites were confirmed for Langeberg.

Robertson and McGregor have grid layouts whilst Montagu has a Voortrekker Rydorp layout with water erven.

There are two scenic routes:

<u>Cogmanskloof Pass</u> which as historic mountain pass extends across a river valley and runs through a poort in the Langeberg Mountain range that links Ashton and Montagu. The pass follows the path of the Kingna River and is therefore susceptible to flooding. It was constructed in 1877. Its heritage significance include: rock art and palaeontological resources, the English Fort (PHS) and high scenic values of the narrow river valley.

<u>R317, road between Robertson to Bonnievale</u> hugs the Breede River, and takes in some of the most fertile wine and fruit farms in the region. The road itself is famously lined with red Canna Lillies and trees, and in certain seasons provides a bouquet of colour.

More potential scenic routes based on their outstanding landscapes are identified:

- R46, R43 & R60 Traverses areas with a concentration of historic farmsteads and R60 is a historic route;
- R62 Some scenic qualities; has developed as a major tourism route;
- **R303** Unique mountainous experience of the Skurweberg as ascending the Gydo Pass;
- R355 Traverses areas with a concentration of historic farmsteads. It passes through the Karoopoort and at this point is considered to have unique scenic qualities relating to its role as threshold into the Karoo.

The following landscapes are of high heritage value

	McGregor valley	Montagu and surrounds	Bonnievale	
Scenic Landscape	Spectacular: setting against mountain backdrop	Spectacular: the setting against mountain backdrop	Vineyards and agricultural cultivation	
Historical buildings and provincial heritage site	Very high consentration	Very high consentration		
Civilization	Evidence of long human occupation, well preserved, since 1.8 million years ago	Concentration of conservation worthy farms	Early 20th century speculative small holding enterprise	
Agriculture and Nature	SAHRA WC consideration for application as Grade 1 cultural landscape	Gateway conditions at the base of the Cogmanskloof Pass	Early irrigation scheme contemporary to the Clanwilliam Bullshoek irrigation scheme Continuity of characteristic small holdings along irrigation canals	

Map 25: Langeberg Heritage and Scenic Routes



# 2.1.6 Built Environment Directives

	Directives indicated with an arrow are from the 2015 MSDF				
Hierarchy and	Focus areas emerge from the hierarchy and role and connectivity of settlements				
Role of	Proode Diver Diain: Deborteon Ashten and Benniovale Cluster (Agri Industry):				
Settlements	R60 and R317 (and road over Drew) connect Robertson, Ashton and Bonnievale. Enhance Residential, rural and Agri-processing roles across this area on the Breede River Plain.				
	Robertson, McGregor and Montagu Cluster (Tourism): Drive role as tourism destinations whilst operational Agri-service is protected. Introduce land uses and multi- purpose facilities.				
	Ashton has a locational advantage as it connects to all directions and all settlements within the Langeberg municipal area and the Transport, storage and communication sector should be enhanced and related hubs should be promoted.				
	Hubs that enhance Agri services and processing should be enhanced in Ashton, Bonnievale, Robertson and Montagu and capitalize on the locational advantage of Robertson and Ashton.				
Deada	From a Growth Potential perspective, all settlements have a medium growth potential. Hence spatially provide for economic development and related residential. McGregor and Montagu have high innovation potential and spatial provision should be made for training, skills development and innovation.				
Transportation	links inland to high-speed roads (N1 and N2).				
modes	Public Transport modes, service frequency and routes limit mobility as most people travel on foot. Provide for non-motorized transport: well-maintained routes, shelter and transport of purchased goods. Enhance transport facilities used by private providers such as taxi ranks and bus stops.				
	Link distant settlement precincts with NMT routes.				
	Lobby to extend operating rail for passengers between settlements, between municipal area and Worcester and keep intact and enhance tourism rail.				
	Airfields: Enhance regional light aircraft airfield adjacent to Robertson.				
	Public Transport infrastructure: Ensure dedicated parking for taxis in central business area on Saturday mornings and end of the month when there is the highest demand for these services: Upgrade or build taxi ranks in Robertson, Ashton, Montagu and Bonnievale.				
	Upgrade <u>commercial bus service stops in the Langeberg municipal area to make routes more</u> accessible to commuters within the municipal area.				
	Routes and more frequent trips outside municipal area are required. Ashton should serve as the transport hub for the region. Establish regional and district transport nodes at Ashton.				
	The current capacity of the road transport network and the proposed networks as per the Master Plan accommodates the current population and capacities should be assessed to accommodate growth and densification.				
Stormwater	Road and Stormwater Infrastructure upgrades are required in all settlements but gravel road surfaces should be maintained as to not change the rural character of McGregor.				
	Reuse of stormwater for irrigation of parks.				

Waste	For Households and businesses: Provide recycling igloo spaces/ waste separation and collection spaces in settlements
	Bulk: Provide for recycle space at the landfill sites and at the transfer stations.
	Encourage providing garden waste to private composting plants and building rubble to infill projects.
	Provide spatially for Agri-processing and Industrial waste on site, close to site and establish waste re-use plants.
	Promote organic waste facilities near all settlements.
	Promote recycling igloos in all settlements and waste separation at sources of origin.
	<ul> <li>Implementation of the IWMP with detailed action plans and key performance indicators:</li> <li>preparing an Integrated Waste Management by-law;</li> <li>Audit all waste management facilities as required per respective waste permit;</li> <li>A minimum of a 500 m buffer around solid waste sites where no residential development should be located.</li> </ul>
Sewerage	Provide for oxidation dam upgrades and upgrading of reticulation capacity with Robertson and Ashton (overflow) being priority.
	Re-use waste water at municipal level.
	enviro-loos/biolytics filters/ventilated improved pit latrines (VIPL) (also suitable for periodic occupation);
	Implement master plan, increase total sewer system capacity across municipality from its present Peak Daily Dry Weather Flow (PDDWF) of ± 10 664 kl/d to the future PDDWF of ± 21 766 kl/d (SWP, 2012);
	(WWTWs) should be progressively improved and maintained so that the water quality of the rivers and water-bodies with which they are associated achieve minimum potable (drinking), contact, phosphate, nitrate and e-coli standards. Compliance with effluent quality requirements set out in licenses demanded;
	Alternative forms of sewage disposal and treatment for new developments should be promoted: waste water to minimising pollution of surface and groundwater;
	All wetland ecosystems should be protected maintaining their ecological and stormwater purification function. Water abstraction from and effluent discharge into wetlands should be prohibited;
	Where urban development proposals will exceed infrastructure capacity, applications should be refused until the provision is made to deal with the additional loads.
Electricity	Households and businesses: Encourage green building technology and power generation.
	Bulk: Establish Municipal and Private Renewable energy plants.
	Establishing additional capacity in Robertson is essential as is upgrading of distribution system in Ashton and Bonnievale to make settlement expansion possible.
	Require use of renewable energy sources, i.e. solar hot water cylinders and photo-voltaic systems in all new developments.
Water	<u>Households</u> : Formalize informal areas to have access to piped water within their dwellings or obtain water from communal points according to norms for the provision of water: 25 liters of water per person per day, with water not to be carried for distances longer than 200 m from the source to the home. <u>Bulk</u> : Upgrade WTWs in all settlements required. Maintain reservoir sites in all settlements.
	The master plan implementation at a cost of R 120.5 million will increase the Municipal system capacity from its present Annual Average Daily Demand (AADD) of 18 542 kl/d to the future AADD of 33 374 kl/d;
	<ul> <li>A range of water demand management strategies needs to be developed for all sectors:</li> <li>Rainwater harvesting, grey water recycling and similar technical enhancements encouraged for new developments;</li> <li>Retrofitting water demand management technologies into existing buildings;</li> </ul>
	<ul> <li>Educating consumers.</li> </ul>
	Implementation water demand management techniques, minimising leaks by reducing water pressure and a stepped tariff system.

Human Settlement and Tenure	Calculated land requirements (need), demand (waiting list) and provision (pipeline) are mapped as part of settlement proposals. Pipeline provision should indicate proximity to amenities, business and work. Enhance settlement spatially to implement pipeline. Promote different housing typologies in all settlements and create new sense of place for precincts with
	appropriate transition into historic precincts. Reconstruct degraded historic houses.
	<ul> <li>Develop most suitable sites for housing;</li> </ul>
	<ul> <li>Provides subsidized housing according to the following settlement planning principles:         <ul> <li>Locate activities (residential, transport, work, recreation, etc.) that at least 50% of it in walking distance;</li> <li>Locate most frequented activities in the most central / accessible localities, e.g. industrial and commercial;</li> <li>Use all well-located vacant land i.e. within 1 to 2 km of urban centres:</li> </ul> </li> </ul>
	<ul> <li>Locate all future residential areas within walking distance of urban centres where space permits.</li> </ul>
Amenities	Ensure provision of amenities in the Langeberg municipal area complies with the CSIR compulsory and discretionary norms.
	Extend cemeteries in all settlements with the exception of Ashton.
Heritage	Ensure that additional space requirements are timeously addressed keep 500 m buffer in mind. Promote the preservation of worthy buildings and trees and concentration of buildings in settlements such as
Tientage	Robertson, Montagu and McGregor.
	Promote Heritage Zones to protect buildings and to relax parking requirements and to promote pedestrian traffic. Heritage zones can develop as destinations.
	Preserve the following Cape Winelands Heritage Themes:
	<ol> <li>Pre-colonial archaeology and early inhabitants of the area.</li> <li>Early colonial history and settlements; agriculture in well-watered fertile valleys and foothills late C17th early C18th</li> </ol>
	<ol> <li>Cultivation and agricultural production; historic land claiming, history of farming and associated secondary industries.</li> </ol>
	<ol> <li>Slavery and labour; Farm yard and agricultural production to mid C19th; sites of slavery including 1808 Slave Revolt.</li> <li>Religion: C19th Church towns</li> </ol>
	<ol> <li>Routes and Transport; mountain passes- Cogmanskloof; early cattle and wagon routes, outspans; railway development in C19th, associated stations and development.</li> <li>Military History: SA Anglo-Boer War action, WW2 installations</li> </ol>
	<ol> <li>Regional Architecture; Cape Dutch, Georgian, Victorian, Cape Revival, Art Deco on farms and in settlements: architecture, barns and veranda houses of the early C19th.</li> <li>Outstanding Scenic Beauty and landscapes.</li> </ol>
	Promote heritage through recreation and tourism: destination places, themes and routes; wild flowers, olives, wine and places of cultural and/ or scientific interest.
	Montagu, McGregor and Robertson are considered worthy of urban conservation area/ heritage area overlays. (see Todeschini and Japha, 1990 and 1993, as well as Robinson, 1997). Robertson includes some of the oldest fabric in the region, has a high density of modest Cape Georgian and Victorian domestic buildings, and much of its civic and religious architecture is of high architectural and historic significance.
Municipal Expenditure	Secure sufficient funds on maintenance of basic tradable services, economic infrastructure and social infrastructure.
and	Enable economic activity based on access to water, electricity, sanitation and refuse removal.
Investment	Secure funds for social infrastructure and amenities and particular sports facilities and neighbourhood open spaces.
	Secure funds for economic infrastructure and services.
	Pursue alternative revenue sources from resources such as renewable energy.
	Provision of mental health services to be included as a budget item.
	Recommended future spending should focus on early childhood development and youth hubs.
	Note: The ( $\succ$ ) bullets refer to the directives of the Langeberg MSDF, 2015.

## 2.2 Municipal, Provincial & Regional MSDF and Sector Plan Analysis and Directives

## 2.2.1 2015 MSDF Review

The review of the MSDF 2015 establishes to what extent the MSDF achieved its goals as a framework to guide development and land use within Langeberg Municipality.

### Spatial vision and concept:

The MSDF's 2015 Spatial vision and concept has materialised as:

- Development Buffers to keep water quality intact;
- No urban development of existing or potential arable land, with the exception of Erf 360 in McGregor;
- Visual impact of large-scale buildings and infrastructure was controlled;
- Maintaining natural resources of the rural system is the highest priority.

Concepts, requiring technical evaluation, that should still stay on the agenda until evaluated accordingly are:

- Use of rail system for freight traffic;
- Improved water quality and quantity in the Breede, Touw, Keisie, Poesjenels, Houtbaais and Riviersonderend Rivers;
- Well located (Highly accessible and visually exposed) sites to be accessible to SMME businesses;
- Extending conservation areas and biodiversity conservation, promoting economic growth and employment;
- Land reform not limited to agriculture; include Biodiversity conservation and eco and agri-tourism operations and on contextually well-located land.

### **Bioregional Planning:**

The SPC Planning based on bioregional planning has proved to be a sound basis for the MSDF. The crossreference to the WC Rural Development Guidelines, 2019 has also worked well and ensures a level of consistency across municipal boundaries for adjoining local authorities.

### Urban Edges:

The urban edges have proved to be reliable and well-informed by levels of development, and have ensured that development remains compact, and sustainable in terms of the Municipality's primary mandate of efficient service delivery.

### NDAs:

The 2015 MSDF identified a number of "New Development Areas" to accommodate urban growth, with the focus on the provision of land for subsidized residential development. The following NDAs have been fully developed since the NDAs were proposed in the MSDF 2015:

- McGregor Erf 360: 486 residential RDP erven and top structure;
- Robertson: Muiskraalkop 129 RDP houses;
- Robertson: Kenana 505 residential RDP erven;

• Robertson: Nkqulbela (adjoining sportsfield): 172 RDP houses.

Currently in progress with development of the following areas identified as NDAs in the MSDF 2015: upgrading of Mandela Square in Montagu (173 erven); Boekenhoutskloof (Bonnievale) 224 erven; Robertson Heights (188 erven).

The result of the above continuous development is that there is now limited vacant land for further residential development, and the MSDF 2023-2028 needs to make provision for future development of new residential areas. Two priority NDAs which still have potential for development: Heyl's land in Robertson between Droëheuwel and Moreson; and Bruwer's land adjoining Zolani. These must be carried over into the new MSDF, and prioritised.

The rapid growth of informal settlements, some beyond the urban edge, has been fuelled by displacement of people outside South Africa's borders as well as migration within RSA from different provinces. Although displaced people without required documentation is a national responsibility, it is municipalities that must deal with the practical consequences of land, shelter and services. The trend over the MSDF 2015 cycle substantially undermines Municipalities' ability to deliver on their mandate of basic service delivery, and threatens the future orderly development of identified NDAs. Currently the Informal Settlement Support Programme focuses on upgrading informal settlements as opposed to controlling growth. There is a need for a parallel provincial programme to address the control of growth of informal settlements.

This rapid increase in migration is a factor which the 2014 HSP and 2015 MSDF identified as illustrated clearly in the following graphic from the 2014 HSP (p14).



Uncontrolled informal settlement growth since the MSDF 2015 is definitely one of the biggest threats to:

- Overall safety of all residents, including those living in these informal settlements;
- The sustainability of our towns and region in terms of service delivery;
- Vacant land earmarked to address the municipal backlog e.g. Heyl's land as such land may get illegally occupied.

The informal settlements as at 2014 were as follows (HSP, 2014, p17):

Town	Settlement	Shack Count	Comments
Robertson	Enkanini/Lawaaikamp	455	In-situ Upgrade
Bonnievale	Plakkerskamp	221	In-situ Upgrade
McGregor	McGregor	115	In-situ Upgrade
Montagu	Mandela Square	90	In-situ Upgrade
Ashton	Cogmanskloof	43	In-situ Upgrade
Total Shacks		924	

Table 2.8 Latest 2014 Shack Count – Informal Areas in Langeberg Municipality

Informal areas in the Langeberg municipal area have almost doubled and were recently estimated at 2 396 at:

- Ashton: Cogmanskloof 135 and Zolani 377;
- McGregor 280;
- Montagu: Mandela Square 248;
- Robertson: Nkanini & Kenana 766 and Robertson North 142;
- Bonnievale: Boekenhoutskloof 448 (Express, March 2023).

This is a trajectory which is likely to continue and appropriate responses are urgently required to ensure ongoing safety and security within the municipal area. Without an appropriate response, all proposals within the MSDF and IDP will be undermined and there will be ongoing crisis management and economic stagnation, rather than the progressive implementation of IDP projects and MSDF plans and economic growth.

There is therefore an urgent need to update the LHSP to provide a more detailed assessment of all informal settlements, an identification of the responsibility for monitoring and effective Standard Operating Practice and related legal support and law enforcement staff / agents to effectively protect resources and develop a longer-term plan for dealing with the uncontrolled growth of informal settlements. The Human Settlement Plan (HSP) must provide further detail on specific projects which have been identified – for upgrade / removal/ containment.

#### Education:

The 2015 MSDF also identified suitable sites for the provision of additional school sites which were urgently required in 2015. The MSDF was very focused on the need for new educational facilities. However, implementation has not followed planning. Since the MSDF 2015, with an identification of the need for four (4) Secondary, and five (5) Primary schools and one (1) FET college, no public-school sites have been developed. The only school built within the LMA in the last MSDF cycle is the Jakes Gerwel school in Bonnievale, built in 2018 as a private -public partnership. Existing schools are beyond over-crowded and this needs urgent priority intervention from the Municipality to continuously lobby with the Western Cape Department of Education, and particularly their planning division.

School Sites	Ashton	Bonnievale	Montagu	Robertson
Primary School	X1	X1	X1	X2 (1x Nkqubela)
Secondary School	X1 (Zolani)	X1	X1	X1
Combine				
Technical	X1 FET college			

#### Precinct Plan & Nodes:

The 2015 MSDF identified the development of the Robertson-Nkqubela precinct. The Robertson/ Nkqubela Investment Plan was developed and adopted by Council in April 2020. This approved precinct plan must be incorporated into the 2023 MSDF and the support of National Treasury for the precinct plan must be used to leverage funds for the development of this key precinct within Robertson.

### Economic development:

As industrial zoned land in Robertson is fully developed, Bullida Gronde was subjected to a feasibility study to confirm its use as industrial land. Subsequently the report was adopted by Council in September 2022 and must be incorporated into the 2023 MSDF.

Obtaining air space at the Ashton landfill has to be provided for in the next MSDF cycle.

Given the freight routes (R60 and R62) there is a need for a truck stop around Ashton, serving both roads.

There is also a need for farm worker pick-up points.

#### Achievement of project goals set out in Table 6 of the MSDF 2015:

Of the 51 identified projects, only some have been achieved in the last 8 years, as per the list of projects included as Annexure 1.

The evaluation of 2015 MSDF highlights Major Priorities for the next MSDF cycle: land for housing, economic development, industry and schools.

The following sector plans or strategies, Local Economic Development Plan, Tourism Strategy, Risk Management Plan and Human Settlement Plan, provide spatial and development directives inclusive of:

- Enabling policy;
- Accelerating the economy;
- Growing tourism (longer stays, average spend increase, number of visitors);
- Focusing on capital investment supportive of the tourism industry;
- Creating job and business opportunities as tourism sector strengthens and grows;
- Rural communities to socially benefit from tourism sector economy;
- Enhancing conservation;
- Integrate Disaster Risk Management into the strategic, operational planning and project implementation of all line functions and role players within Langeberg municipality.

### 2.2.2 Sector Plan, CWSDF and WCSDF Spatial Analysis and Directives

The Cape Winelands district includes Breede Valley, Drakenstein, Stellenbosch, Witzenberg and Langeberg Municipalities. The CWDSDF sets objectives to achieve: a) institutional preparedness, b) human well-being, c) economic imperative and d) environmental integrity.

Vertical alignment proposals of the Western Cape PSDF, Western Cape Growth and Development Strategy and the Cape Winelands District SDF include (Cape Winelands Municipality, 2021):

Four sector plans or strategies, Local Economic Development Plan, Tourism Strategy and Risk Management Plan, and Human Settlement Plan, 2014, provide spatial and development directives inclusive of:

	Local Economic Development Plan	Tourism Strategy	CWSDF	WC SDF, 2014
Policy Enabling Environme	<ul> <li>&amp; Create a nurturing economic environment:</li> <li>- Emerging tourism businesses,</li> <li>- Local economic development,</li> <li>- Job creation,</li> <li>- Tax base enhancement.</li> </ul>	Create an enabling environment (institutional framework in municipality) to grow tourism and equitable business development (previously disadvantaged). <u>Objective 3</u> : Coordinate marketing.	Robertson as a First Order town and Montagu as a Second Order town. McGregor, Ashton and Bonnievale are identified as third order towns.	
Economy	Accelerate economic growth through: - Business Retention, Expansion, fostering new businesses, job creation.	A sector-based strategy growing tourism: <u>Objective 1</u> : Route and destination development (foster current attractions). (introduce new and unique tourism product offerings catering for market preferences).	Urban densities are to be increased to 25 du/ha before allowing expansion to urban edges. Land development incentives are given as a possible means of encouraging densification in desired locations.	Promote R60 and R62 as a continuous combined road/rail transport corridor and the R62 as a continuous tourism corridor.
Tourism	<ul> <li>Grow the tourism sector and agriprocessing as investment attractions.</li> <li>Grow and capacitate existing businesses and new ventures, different sectors.</li> <li>Enhance tourism's electronic footprint.</li> <li>Going green and staying green.</li> <li>Ease travelling access to and within the region.</li> </ul>	Proposed Vision: after, all year round, unified tourism destination with an increasing contribution to the local economy: Broad Objective: To grow the number of visitors to the LLM, particularly from identified target markets.Provide coordinated approach to tourism development: and facilitate cooperation: Objective 14: To regularly monitor tourism sector performance and trends.	Coordinate the effective use of resources (financial, human & natural). Urban densification should take cognisance of ecological and heritage concerns.	<ul> <li>Promote tourism development along the R62.</li> <li>Promote the extension of the conservation status of existing reserves into a series of continuous biodiversity corridors: Waboom; Langeberg, Breede River and Riviersonderend Mountains.</li> <li>Protect intensive agriculture areas to ensure food security.</li> </ul>
Investmer Capital Expenditu	nt, Cape Winelands to coordinate investment: Develop LLM as an investment and tourism destination and provide services and innovative travel infrastructure.	Ensure tourism infrastructure & human resources are in place to grow tourism. <u>Objective 8</u> : Spatially spread tourism in Langeberg Municipality through infrastructure provision. <u>Objective 9</u> : Facilitate more transport options.	Disadvantaged communities are to be accommodated (strategically located) through infill development. Well located land along corridors and close to employment opportunities are considered ideal locations.	

	Local Economic Development Plan	Tourism Strategy	CW	SDF	WC SDF, 2014		
Rural	- Protect natural resources.	Focus on unique selling points of all are	eas.				
Development	- Implement Water-efficient farming	Objective 6: Collaborate with areas out	side				
	practices.	ctices. Langeberg Municipality and include rural					
	<ul> <li>Provide for new technology and</li> </ul>	areas.	1.1.1				
	knowledge industry applications to	(enable the entry of new, previously exc	ciuded				
<u> </u>	enhance agriculture & tourism.	areas and enterprises into the market).					
Social	Establish a better life for all (Sector	Support tourism sector to contribu	ute to				
Development/	Plan):	employment and socio-ecor	nomic				
Duman	Improve levels of education, other skills	development:					
Resources	training to improve service delivery.	- I ransform the tourism industry.	4				
		- Enable Human Resource Developm	nent				
		anu piacement.					
	- Involving all stakenolders.						
Disaster Manag	Langeberg Disaster Management Plan (2022/23) – Climate Change						
due to an incide	perient Flan (DIVIF) is an iniornation guide	e to relevant role players and should advi		e case of a disaster, to prever	it of miligate any negative enects		
Submit DMP to	relevant Governmental structures, such a	s the Disaster Management Control Cen	tres of CWDM_WC and Natio	nal			
Increase munic	inal capacity to prevent and deal with disa	ster		Jilai.			
DMP							
Integrate Disas	ter Risk Management into the strategic. or	perational planning and project implemen	tation of all line functions and	d role plavers within Langeber	g Municipality:		
Prepare for inte	grated, fast and efficient response to eme	rgencies and disasters by all role-players	S.				
·		Langeberg Human Sett	lement Plan, 2014				
Based on the h	ierarchical role and function of the various	towns, Robertson and Ashton were iden	tified as settlements for furth	er growth in terms of housing,	social and economic investment.		
As for the rema	ining settlements, growth should be limited	d. The focus for housing development sh	ould be on Robertson and As	shton.			
Minimum plot s	izes of 120 m² (at 40 units per ha) for BNC	G units, 120 to 195 m <sup>2</sup> for GAP units and	500 m <sup>2</sup> for high income is pro	pposed.			
The table below	v provides a summative overview of the st	ate of housing provision within the Lange	berg Municipality:				
Town	Backlog	Available land B	NG/Mix-Used/GAP units	Shortfall or Surplus of units	Proposed Units in projects		
		p	ossible				
Robertson	3231	86.35 ha 3	448	217 units Surplus	409		
Ashton	2416	48 ha 1	925	491 units Shortfall	409		
Bonnievale	2053	53.8 ha 2	153	100 units Surplus	625		
Montagu	1076	17.5 ha 7	13	363 units Shortfall	565		
McGregor	564	19.2 ha 5	76	12 units Surplus	450		
Total	9340	224.85 ha 8	815	525 units Shortfall	2458		





Langeberg Municipal Spatial Development Framework 2023-2028

# 2.3 Spatial Analysis and Neighbouring Municipal Resources

Five local municipalities abut Langeberg Municipality, namely the Breede Valley, Theewaterskloof, Swellendam, Kannaland, and Laingsburg Local Municipality.

Municipality	Breede Valley	Theewaterskloof	Swellendam	Kannaland	Laingsburg
Shared boundary	Western boundary along Riviersonderend Mountains	Small section on southern boundary along Riviersonderend Mountains	Eastern boundary of Langeberg Municipality abuts Swellendam Municipality	Small section of north eastern boundary	Small section of north- eastern boundary
<ul> <li>Mountain Ranges: <ul> <li>a) Conservation corridors extends along the boundaries.</li> <li>b) protect lower slopes and minimise visual and ecological intrusion.</li> </ul> </li> <li>Key: <ul> <li>Mountains and Mountain Ranges</li> <li>named according to Trigonometric Beacons are indicated (in brackets)</li> <li>in brackets [] occur outside but close to Langeberg Municipal Boundary.</li> </ul> </li> </ul>	Langeberg Mountain including: North: Zoutkuil and Leeuwbosch. North west: Kanetvlei, Waterkloof, (Ben Heatly), Keeromsberg, Rabiesberg and Naudesberg. West: Langkloofsberg, Bosjesveld and Gannasberg.	South: Genadendal, [Galgeberg], Schilpadkop, Zondereinde, Dasberg	South: Wagenboom, [Stormsvlei], [Naauwkloof], Turks. South East: Bakoven, Beton Paal, Leeuwriviersberg, Goedgeloof. East: [Akkerboom], Vlakterand, [Windvogel], Kalkoenshoek, Ratelfontein, [Zoovoorby].	North East: Anysberg. Klein Karoo valley, formed by Swartberge and Langeberg Mountains, traversed by the Groot and Gamka Rivers.	North East: Anysberg West.
<b>Rivers</b> Enhance biodiversity conservation and wilderness tourism opportunities. Provide for local recreation need.	North: Kraggarivier (Tousrivier), Brakrivier, Lopenderivier. North West: Raaswatertivier, Nuyrivier. West: Breede River; Catchment Management areas: a) Skurweberg Mountains (Ceres) and b) Langeberg West and Riviersonderend	South: Poesjenels River, Gobos River and Slang River.	South: Riviersonderend, Kwassadierivier, Heskwasrivier, Freek Bothas River. East: Breede River, Grootrivier, Gatskraalserivier.	North East: Tousrivier.	

#### Map 27: Langeberg Cross-Border Catchment Areas and Rivers



#### Map 28: Langeberg Cross-Border Conservation



Cross Border Analysis Continued	Breede Valley	Theewaterskloof	Swellendam	Kannaland	Laingsburg
Conservation & Proclaimed conservation areas Maintain conservation status of mutual Nature Reserves. Promote extension of reserves into a continuous biodiversity corridor through stewardship conservancies on private farms. Protect indigenous and listed alien woodlots and mature trees.	North: Gouritz Cluster Biosphere Reserve, Gecko Rock Private Nature Reserve, Urban Retreat, Lettaskraal. North West: Matroosberg Mountain Catchment Area, Patrys Kloof Private Nature Reserve. West: Langeberg Wes Mountain Catchment Area, Zoetigheid, Riviersonderend Nature Reserve, Riviersonderend Mountain Catchment Area. Langeberg Conservation Breede River.	South: Riviersonderend Mountain Catchment Area, Riviersonderend Nature Reserve, Sangebethu Private Nature Reserve, Greyton Local Nature Reserve.	South: Riviersonderend Mountain Catchment Area, Hessakwaskloof South East: Gouritz Cluster Biosphere Reserve, Marloth Nature Reserve, Langeberg Wes Mountain Catchment Area. East: Gouritz Cluster Biosphere Reserve, Sanbona, MontEco Private Nature Reserve, Eyerpoort and Anysberg Nature Reserve is a mutual conservation area. Eyerpoort Nature Reserve.	North East: Gouritz Cluster Biosphere Reserve, Anysberg Nature Reserve.	Gouritz Cluster Biosphere Reserve including Anysberg Nature Reserves. Anysberg Nature Reserve, Lettaskraal.
Transport Network Direct development in rural areas to urban settlements with opportunity to grow economy e.g. tourism in Greyton, Genadedal and McGregor in Riviersonderend Mountain conservation area. (RSMCA). Promote tourism routes e.g. R62.	N1 (Cape Town to Gauteng) links to Breede Valley transport corridor (rail line & R62/N15), and Langeberg Municipality to Swellendam Municipality, R318, R60.		R317, R60, R62.	R62 as main Klein Karoo route and connects Montagu and Uniondale, 400 km apart.	
Agriculture Protect river systems and catchments. Protect conservation of natural vegetation.	Intensive agriculture around Worcester, Rawsonville & Doorns similar to around McGregor, Bonnievale & Robertson & between Robertson & Ashton. North: Small Stock Farming. West: Viticulture (Wine Grape) Farming.		South East: Viticulture Farming, Small Stock Farming, Small Grain Farming and Stone Fruit Farming. East: Small Stock Farming.	North East: Small Stock Farming.	North East: Small Stock Farming.
Settlement status	Worcester is a regional service centre (>100 000) with a population of $\pm$ 127 000.	Caledon is a village (between 5 000 and 25 000) with a population of 13 000+.	Swellendam is a village (between 5 000 and 25 000) with a population of $\pm 17$ 000.	Ladismith is a village (between $5000$ and $25000$ ) with a population of $\pm 9000$ .	Laingsburg is a village (between $5\ 000$ and $25\ 000$ ) of a population of $\pm 6\ 000$ .

#### Map 29: Langeberg Cross-Border Homogenous Agriculture



Map 30: Langberg Cross-Border Settlement Hierarchy and Service Centres



SPLUMA requires that the future demand/need for housing and related social and infrastructure services be considered and addressed as part of the MSDF to allow for effective and sustainable planning of areas.

## 3.1 Land Required

For each urban area the **need and demand for land** within the short-term (5 years) and long-term (15-20 year) timeframes has to be considered in the spatial proposals. The household growth was used to determine the need and the housing waiting list to determine the demand.

### 3.1.1 Household Growth Projections – Housing Need

The projected need was established using the Midyear Population Estimates, 2022 and projecting the household (hh) growth of Langeberg Municipality as per the table below.

Households Main Town	2022	2027	Addi- tional	2032	Addi- tional	2037	Addi- tional	2042	Addi- tional	20 Year Additional
Ashton	2 548	2 761	213	2 943	140	3 177	198	3 435	207	759
Zolani	1 846	2 001	154	2 132	102	2 302	144	2 488	150	550
Bonnievale	2 999	3 249	251	3 463	165	3 739	233	4 041	244	893
McGregor	1 031	1 117	86	1 190	57	1 285	80	1 389	84	307
Montagu	5 005	5 424	418	5 781	276	6 240	390	6 746	408	1 491
Robertson	7 232	7 837	605	8 353	398	9 017	563	9 747	589	2 155
Nkqubela	1 908	2 068	160	2 204	105	2 379	149	2 572	155	568
Total Urban	22 569	24 456	1887	26 066	1 242	28 139	1 757	30 418	1 838	6 724
Langeberg NU	9 661	10 468	808	11 157	532	12 044	752	13 020	787	2 878
Total	32 230	34 925	2 695	37 224	1 774	40 183	2 508	43 438	2 624	9 602

Table 3: Langeberg Household Growth per 5-year cycle (MYPE 2022)

The projections reveal that in the 20-year period, the households in the Langeberg municipal area, are going to increase by nearly half (9 097) of its population compared to the nearly 21 000 households in 2023.

The projected household growth and income, split into indigent and taxable, was used to calculate the additional land to be provided for in this MSDF cycle. Erven of 180 m<sup>2</sup> and 450 m<sup>2</sup> were used as the norm to calculate the net land requirements.

Additional	Ha/ Wait	Ha/ 2027 Wait					2032				203	7			204	2		Additional 20-Year Total			al
Land (ha)	List	Househ	olds	Land	(ha)	Househol	ds	Land	(ha)	Househ	olds	Land	(ha)	Househ	olds	Land (h	ia)	Househ	olds	Land	(ha)
Main Town		Ind	Tax	Ind	Tax	Ind	Tax	Ind	Tax	Ind	Tax	Ind	Tax	Ind	Тах	Ind	Tax	Ind	Tax	Ind	Тах
Ashton	2599	112	101	2	5	95	87	1	4	122	111	2	5	134	122	3	2	463	420	7	19
Zolani	1302	123	32	2	1	105	27	2	1	134	35	2	2	147	38	2	2	508	132	8	6
Bonnievale	2432	139	111	2	5	119	95	2	4	152	121	2	5	167	134	3	6	577	461	9	21
McGregor	17	41	45	1	2	35	39	1	2	45	49	1	2	49	54	1	2	170	187	3	8
Montagu	1168	221	198	3	9	188	169	3	8	241	216	4	10	265	237	4	11	914	819	14	37
Robertson	3083	259	345	4	16	221	294	3	13	283	376	4	17	311	414	5	19	1075	1429	16	64
Nkqubela	915	133	27	2	1	113	23	2	1	145	30	2	1	159	33	2	1	550	113	8	5
Total Urban	11 516	1027	859	8	24	876	733	7	21	1121	938	9	27	1233	1031	11	26	4256	3562	33	101
Langeberg NU		489	317	7	14	418	271	6	12	534	346	8	16	588	381	9	17	2029	1316	30	59
Total	9 493*	1516	1177	15	39	1294	1004	13	33	1655	1284	17	42	1820	1412	20	43	6285	4877	64	160
Settlement Total			1886		32		1609		28		2058		35		2264		37		7818		132

Table 4: 5-year household projections per taxable category and net land requirements

\*As per Western Cape Human Settlement Database April 2023: 8 428 persons on the waiting list qualified as indigent and 1 065 as taxable.

Out of the total population, the urban rural split is 53:47, with slightly less than half of the population living in rural areas.

#### 3.1.2 Housing Demand

The projected demand was established using the municipal waiting lists. The biggest demand is for subsidized housing, expressed with an existing total backlog of 9 493 opportunities (WCHS database, 2023), with Robertson and Ashton representing most (3 998 and 3 901 respectively, 2014 HSP minus those assisted) of those opportunities. The demand originating from informal settlements (of whom some may be included on the waiting list) are estimated at 2 396 with Robertson and Ashton representing 908 and 512 respectively and McGregor, Montagu (Mandela Square) and Bonnievale (Boekenhoutskloof) representing 280; 248 and 448.

Settlement	Ashton	Bonnievale	McGregor	Montagu	Robertson	Total						
Land (gross ha) HSP, 2014	48	53.8	19.2	17.8	86.33	225.13						
2014 waiting list (minus assisted, 2023)	3 901 2 599 (Ashton) 1 302 (Zolani)	2 432	17	1 168	3 998 3 083 (Robertson) 915 (Nkqubela)	11 516						
Land Required (net ha) per 2014 waiting list – assisted by 2023	82.3	30.5	0.4	27.3	93.55	269						
Informal Settlement Households	512	448	280	248	908	2 396						
Informal Settlement area (2023)	9.2	8.1	5.0	4.5	16.3	43.1						
Total net hectare land required	91.5	38.6	5.4	31.8	109.85	312.1						

Table 5: Langeberg housing waiting list and land requirements

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

Social housing should be provided as the female headed households are gradually increasing with an average of 388 households per annum: 32% (8 705) in 2016 vs 35% (or 11 424) in 2023.

Less than half (49.4% or 16 547) of households in the Langberg municipal area <u>own their dwellings</u>, whilst a fifth (19% or 6 224) <u>rented from private owners</u> and 14% (or 4 586) <u>rented from other entities</u> including the municipality. In addition, the percentage (88%) of <u>formal dwellings</u> decreased as more serviced, <u>informal structures</u> are becoming the trend with 9.3% households living in informal dwellings. (StatsSA, 2016)

According to the HSP 2014, 225ha of <u>land was required</u> to provide for housing opportunities to deal with the <u>waiting list</u>. An additional 43ha is required to <u>formalise the recent informal areas</u>. In 2023 269ha of land is required according to the waiting list.

### 3.1.3 Bulk Infrastructure Capacity

The availability of bulk infrastructure and services contribute to the economy, investors' confidence and future development of settlements in the Langeberg municipal area.

There is a need to upgrade water distribution overall, treatment capacity in Bonnievale and McGregor and storage capacity in Robertson.

Improved sewerage capacity is required across the Municipality with Robertson and Ashton being the priority.

Increased electrical capacity is needed in Robertson and Nkqubela. Bonnievale needs increased transformer capacity and conductors to be upgraded, whilst in Asthon and Zolani distributors have to be upgraded.

Service Aspects	Robertson	Nkqubela	Bonnievale	McGregor	Ashton	Zolani	Montagu	Ashbury
E-Capacity EMP2017 (EMP/A 2022)	42.2 MVA (201 54.9 MVA (202	17) 22)	21.2 MVA (2017) 23.045 MVA (2022)	7.4 MVA (2017) 9.822 MVA (2022)	26.0 MVA 26.730 M\	(2017) /A (2022)	33.256 MVA 28.266 MVA	(2017) (2022)
E-Demand 2012	32.1 MVA		8.9 MVA	2.5 MVA	10.7 MVA		8.265 MVA	
E-Demand Estimated 2023 (WMP, 2012)	43.625 MVA & 28.839 MVA (E	Excl.)	11.546 MVA	3.454 MVA	11.275 M\	/A	11.042 MVA	۱.
E-Demand Estimated 2028 (WMP, 2012)	47.281 MVA (Incl.) 31.052 MVA (Excl.)		13.385 MVA	4.133 MVA	11.882 MVA		Of 12.764 MVA	
E-Distribution (EMP/A 2022)	3x 15 MVA 66, transformer. Conductors wi capacity.	/11 kV thin	1x 20 MVA 66/11 kV transformer. Conductors to be upgraded.	1x 10 MVA 66/ 11kV Conductors have additional capacity.	2 x 20 MV 66/11 kV 8 66/11 kVA transforme Distributor upgraded.	A § 5 MVA ers. rs to be	1x 20 MVA transformer. 66/11 kV Tra on standby. Conductors additional ca	66/11 kV 1x 5MVA ansformer have apacity.
W-storage			2 960 kł	10 700 kł	6 700 kł	3 475 k <b>ℓ</b>	11 700 k <b>ł</b>	
W-storage WMP,2012	14 700 Mℓ (5 reservoirs) 3,0 Mℓ (Res 3), 2,5 Mℓ (Res 4), 5,0 Mℓ (Res 5),		6.750 Mł (3 reservoirs) 5,5 Mł Old Res	2.450 Mℓ (2 reservoirs), 2,0 Mℓ (Res 1)	8.900 Mł (4 Reserve 10,5 Mł C kloof	oirs) Cogmans-	10.22 Mł (11 reservoi 2,0 Mł Bads 3,5 Mł Asht	rs) shoogte, oury Upper
W-volume required			4,0 Mł New Res					
W-purification Capacity WMP,2012	10.140 M <b>ℓ</b> /d		5.000 M <b>ℓ</b> /d	0.600 Mℓ/d	11.910 M&	?/d	5.180 M <b>ł</b> /d	
W-purification capacity required	14.545 M <b>ℓ</b> /d (78.4% AeDF/	Mℓ/d cap%)	9.211 Mt/d (123% AeDF/Mt/d cap%)	1.350 Mℓ/d (96.7% AeDF/Mℓ/d cap%)	.350 Ml/d 10.352 Ml/d 96.7% AeDF/Ml/d (47.5% AeDF/Ml/d cap%) cap%)		6.497 M <b>ℓ</b> /d (68.6% AeD cap%)	F/M <b>ℓ</b> /d
W-distribution WMP,2012	Insufficient cap future water de	pacity for emands.	Insufficient capacity for future demand.	Insufficient capacity for future demands.	Insufficien for future v demands.	t capacity water	Insufficient of for future de	capacity mands.
W-main feeder WMP,2012	Upgrade one o 250 mm Ø (Re Centre). Upgrade 75 m to Nkqubela bo	of two es 1 to Town m Ø (Res 1 ooster pump).	Utilize 200 mm Ø as additional supply New 315 mm Ø (Old Res to New Res).	No Upgrades required	Upgrade 2 to a 315 m main. (WT Langeberg	200 mm Ø nm Ø 'P to g factory)	Upgrade 20 (WTP – Ash Reservoir). 160 mm Ø ( Badshoogte	0 mm Ø New main to Res).
S-capacity Actual SMP,2012'	4.300 M <b>ℓ</b> /d		1.800 Mℓ/d	0.300 Mℓ/d	2.450 Mł/o	d	3.500 M <b>ł</b> /d	
S-capacity AADD potential SMP,2012	8 252 k <b>ℓ</b> /d		4 810 kℓ/d	1 048 k <b>ℓ</b> /d	6 596 k <b>l</b> /d		5 746 k <b>ℓ</b> /d	
S- distribution	Inadequate	( ) 00 ( 0) (	Adequate	Adequate	Inadequat	е	Adequate	

Table 6: Langeberg Infrastructure Status Quo

(GLS Consulting (Pty) Ltd, 2012) (WorleyParsons RSA (Pty) Ltd, 2017)

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

The provision of civil bulk services as per Master Plans is in the process of being updated and the above section will be revised. The following threats, strengths and weaknesses related to infrastructure were identified.

•	<b>Opportunities</b> Catalytic projects enabling the provision of infrastructure in Robertson	•	Threats Expensive potable water. Loadshedding.
-	<b>Strengths</b> Infrastructure/ Roads (R60, R62, R315).	•	Weaknesses Infrastructure upgrades delay future development. Housing backlog (12 879 in 2014). Low levels of education, income & dependency on Municipal support. Low levels of employment of semi and skilled persons

#### Directives for bulk services:

Effective management and use of scarce and natural resources requires an overarching approach to demand and the provision of bulk infrastructure in Langeberg Municipality to adequately plan for the impact of climate change conditions. The following directives apply:

- 1) Ensure that a base level of services is available for all residents in the municipality including those households qualifying for indigent grants.
- 2) Where possible implement GAP housing schemes as part of subsidy projects so as to help crosssubsidise the required infrastructure projects.
- 3) For low density settlements promote sustainable use of natural resources and reduce dependency on conventional grid services. The following solutions are proposed:
  - Promote the use of solar hot water projects;
  - Promote use of solar water heaters; PV panels; grey water recycling; waste separation at source; and passive building design to minimize energy, solid waste and water demand;
  - Encourage rainwater harvesting and grey water recycling.
- 4) Determine the bulk infrastructure required in the Langeberg municipal area over the next 20 years considering the growth rate, densification strategy and needs of the community.
- 5) Determine the most suitable locations for bulk infrastructure facilities to allow the delivery of services at an acceptable cost.
- 6) Use non-renewable resources in a responsible manner not exceeding predetermined limits.
- 7) Provide environmentally friendly infrastructure and services in rural areas (improved quality of life of people living in the rural areas and effective environmental sustainability).

# 3.2 Land Supply

Land supply is documented in the settlement proposals. Land-supply-per-settlement proposals are informed by settlement function, economic basis and form of intensification, densification, restructuring and integration.

### 3.2.1 Settlement Function

Settlement classification in the Langeberg municipal area according to their populations ('000) ranges from Robertson being a regional service centre, Montagu, Ashton and Bonnievale being villages and McGregor being a remote village.



The Western Cape Growth Potential Study (2018) determined the settlement and socio-economic status of settlements in the Western Cape outside of the Cape Town metropolitan area along with their growth potential and investment directives. The study identifies the growth potential of the Langeberg municipal area as Medium in relation to the Western Cape, as it is not located adjacent to the Cape metropole (There is a direct correlation between the growth potential of municipalities and their proximity to Cape Town). Composite growth potential of Ashton, Bonnievale, McGregor, Montagu and Robertson is Medium.

Index	Ashton	Bonnievale	McGregor	Montagu	Robertson	Langeberg
Human Capital	Low	High	Medium	High	Medium	Low
Economic	Medium	Medium	Medium	Medium	High	Medium
Physical	Medium	Medium	High	High	Medium	Low
Infrastructure	Medium	Medium	Medium	Medium	Medium	Low
Institutional	Medium	Medium	High	High	High	High
Composite Growth Potential	Medium	Medium	Medium	Medium	Medium	Medium

Though the composite growth potential is Medium, the socio-economic needs are high in Robertson, medium in Ashton Bonnievale, Montagu and low in McGregor.

Socio	-economic n	eeds include H	lousehold se	ervices, Education level, Housing r	eed & Economic	characteristics
ਯ		Very Low	Low	Medium	High	Very high
enti	Very low					
Pot	Low					
ţ,	Medium	McGregor		Ashton, Bonnievale, Montagu	Robertson	
õ	High					
G	Very High					

As the majority of the population in the Langeberg municipal area is between 15 and 64 years of age (labour force) and having the highest proportion of children aged 0 - 14 years (29.4%) in 2016 in the district, Smart City outcomes should be promoted in Robertson, Ashton, Bonnievale and Montagu.

The economic basis of settlements, and hence settlement status, was used to generate overall development proposals (opportunity generation). The requirements for Industrial and Business zoned land and for amenities are tabulated below:

	Land (ha) requirement according to household growth															
	Waiting list 23		2027			2032 2037				2042			20 Year Total			
Main Town	Res	Total	Bus	Ind	Tot	Bus	Ind	Tot	Bus	Ind	Tot	Bus	Ind	Total	Bus	Ind
Ashton	60,82	6,24	0,44	2,18	5,32	0,37	1,86	6,81	0,48	2,4	7,49	0,52	2,62	84,6	5,9	29,6
Zolani	30,47	3,28	0,23	1,15	2,80	0,20	0,98	3,58	0,25	1,3	3,93	0,28	1,38	44,0	3,1	15,4
Bonnievale	56,91	7,10	0,50	2,48	6,06	0,42	2,12	7,74	0,54	2,7	8,52	0,60	2,98	86,3	6.0	30,2
McGregor	0.4	2,65	0,19	0,93	2,26	0,16	0,79	2,89	0,20	1,0	3,18	0,22	1,11	11,4	0,8	4,0
Montagu	27,33	12,20	0,85	4,27	10,41	0,73	3,64	13,31	0,93	4,7	14,64	1,02	5,12	77,9	5,5	27,3
Robertson	72,14	19,40	1,36	6,79	16,55	1,16	5,79	27,17	1,48	7,4	23,29	1,63	8,15	152,6	10,7	53,4
Nkqubela	21,41	3,22	0,23	1,13	2,74	0,19	0,96	3,51	0,25	1,2	3,86	0,27	1,35	34,7	2,4	12,2
Total Urban	269,5	54,07	3,56	17,80	46,14	3,23	16,15	59,01	4,13	20,7	64,90	4,54	22,72	491,5	34,4	172,0
Langeberg NU		21,63	1,51	7,57	18,45	1,29	6,46	23,60	1,65	8,3	25,96	1,82	9,09	89,64	6,3	31,4
Total, whole mur	nicipal area	75,70	5,07	25,37	64,59	4,52	22,61	82,61	5,78	28,9	90,86	6,36	31,80	581,0	40,7	203,43

#### Table 7: Land requirement according to household growth

## 3.2.2 Settlement Form

Langeberg Municipality is one of the most populated areas in the Cape Winelands District.

Densification, intensification, restructuring and integration shape settlement form.

<u>Densification</u> ensures optimal use of land (smart growth) and efficient use of infrastructure and services and thus containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.

To protect the unique character of settlements, densification targets should be set for each settlement, mindful of transport infrastructure, biodiversity, heritage resources, open spaces, flood lines, services capacity and the existing densities: Densities in 2023 represent the number of dwellings per hectare within the built-up area (tight urban edge).

Settlement	CWSDF 2009	Built 2023 Footprint	Number of 2023 Dwelling Units		Densities 2023		Proposed du/ha 2027	Proposed du/ha 2032
Robertson	4.5	876	8426	1665	10	12	12	15
Ashton	4.7	449	2446	595	5	7	7	10
Montagu	6.5	416	2259	698	5	7	7	8
Bonnievale	3.7	273	1530	535	6	8	8	10
McGregor	3.9	119	433	0	4	4	4	4

Table 8: Proposed densification targets for Langeberg settlements

Densification is strongly promoted in new housing developments and identified precincts in settlements, whilst densification is cautiously promoted in historic precincts.

Restructuring of towns, achieved through *functional integration* should consider:

- Implement the "within walking distance" principle (walking distance norm: 20 minutes/ 1 kilometre) for at least 50% of all social amenities or facilities. In older, established areas, integration of infrastructure can be achieved through the rezoning of residential erven within these communities. The same applies for the provision of secondary business nodes in subsidized precincts.
- Where infrastructure and services are present, support densification and reinforcement (mixed-use).
- Economic assets can be used as leverage to regenerate, revitalise and restructure settlements.
- Promoting mixed-uses, a key component for achieving improved levels of settlement liveability, also counter the spatial patterns created by apartheid.

Restructuring of towns can be achieved through socio-economic integration:

- Position social services and infrastructure centrally for sharing by various communities, for example

   sports fields, market squares, open space networks, such as rivers and natural areas, including
   social spaces like picnic areas.
- Provide a variety of housing types, especially around the centre of town and, if required, upgrade or replace infrastructure. Encourage different income (social gradient) and property values between adjacent areas. Thus, provide residential opportunities that are market driven and affordable to a section of society whose income is below the neighbourhood's median or average household income. The typology is aimed at first time home owners, young professionals, couples and retirees.

 Identify Integration Zones and Social Housing Restructuring Zones in settlements, as these zones will support convenient and equal access as promoted by several WCPSDF policies.

The status of functional, social and spatial integration is tabulated below for all settlements and wards in the Langeberg municipal area:

	Integration Status													
Wards	Towns	Functional Integration	Social Integration	Spatial Integration										
Wards 9 & 10	Ashton	Limited pedestrian and cycling mobility from Cogmanskloof and Zolani along Main Street. Secondary business nodes limited to single stores. R60 separates residential uses from commercial and Industrial	No centrally located sports or business node. Limited housing topologies.	R60 and railway line separate Zolani from Ashton. Lack of mixed-use development.										
Ward 4 & 8	Bonnievale	Very limited pedestrian and cycling mobility from Happy Valley, Mountain View and Boekenhouts- kloof to CBD. Secondary business nodes limited to single stores in Mountain View.	No centrally located sports or business node. Limited housing topologies.	Topography and high potential agricultural soil drive separated precinct development. Lack of mixed-use development.										
Ward 5	McGregor	Some pedestrian and cycling mobility.	Upgrading of social facilities.	Limited infill development opportunities. Lack of mixed-use development.										
Ward 7, 11 & 12	Montagu	Limited pedestrian and cycling mobility from Ashbury to CBD. Secondary business nodes limited to single stores.	No centrally located sports or business node. Limited housing topologies.	Topography drives ribbon development. Lack of mixed-use development.										
Wards 1, 2 3, 6, 11 & 12	Robertson and Nkqubela	Limited pedestrian and cycling mobility from Droëheuwel and from Nkqubela to CBD. Secondary business nodes limited to single stores in Droëheuwel and Nkqubela.	Centrally located facilities require upgrading. Limited housing topologies.	R60 and railway line separate Nkqubela from Robertson. Lack of mixed-use development.										

### Urban Edges:

Acknowledging the spatial importance afforded to urban edges to guide and control orderly development of the built environment, the existing urban edges as approved in the Langeberg Municipal Spatial Development Framework 2015 were revised according to the growth potential and requirements of each town. These proposed urban edges for the 2023-2028 Langeberg Municipal Spatial Development Framework provide the demarcated urban areas for the next five (5) to twenty (20) years. Urban development for the next five (5) years should therefore be contained within these demarcated areas (as per the settlement proposal maps).

In order to support spatial sustainability in accordance with the planning principles as advocated in SPLUMA and LUPA, a compact urban form is supported. For the proposed urban edges of the towns in the Langeberg municipal area, consideration was given to the protection of high value agricultural land and compact urban form, as well as provision of opportunities for spatial integration (Ashton, Montagu and Robertson) and the upgrading of suitably located informal settlements while providing for additional land to address future urban growth simultaneously.

Where urban edges have to be revised, it should be conducted within the framework of national, provincial, and relevant Langeberg municipal guidelines. The revision should take into account the economic and social development as well as the environmental sustainability of the Langeberg municipal region (SPLUMA, 2013).

The directives below shall apply:

- Give sufficient protection to land requiring protection, inter alia, high value agricultural land currently under cultivation;
- Encourage contraction (a compact urban form) rather than expansion of urban settlements to promote non-motorised transport modes and spatial integration where appropriate;
- Provide sufficient land for development to satisfy the needs of the area for about the next 20 years, given the current growth rate and the availability of under- or unutilized vacant land;
- Include municipal vacant land as part of the Land Supply. Hence, a vacant land audit should inform the Human Settlement Plan.
- Commission a housing market study to establish the different typologies and need in different income groups is recommended.

This chapter provides an overview of Strengths, Weaknesses, Opportunities, and Threats from the Status Quo analysis. It also spells out the Spatial Vision for Langeberg Municipality and sets Goals to achieve its desirable spatial form.

# 4.1 Overall Priorities of Langeberg Municipality

The Langeberg IDP's priorities are listed below:

#### Table 9: Langeberg Needs, 2022

Priorities	No
ENSURE EFFICIENT ADMINISTRATION FOR GOOD GOVERNANCE	1
PROVIDE INFRASTRUCTURE FOR SUSTAINABLE AND AFFORDABLE BASIC SERVICES	2
PROMOTE A SAFE AND SECURE ENVIRONMENT	3
PROMOTE AND FACILITATE INVESTMENT AND LOCAL ECONOMIC DEVELOPMENT	4
PROVIDE SUSTAINABLE FINANCIAL MANAGEMENT	5

The priority issues for each ward are listed under *Development Proposals per Town* and *Development Proposals* for rural areas and the region (IDP, 2022).

## 4.2 Strengths, Weaknesses, Opportunities and Threats

The SWOT analysis outlines the biophysical, social and economic and built environments (as per the Status Quo report) and highlights the key strategic issues within the Langeberg municipal region.

Table 10: SWOT Analysis

<ul> <li>Diversity in agriculture:</li> <li>Fresh produce (grapes, pine and stone fruit, tomatoes and vegetables) and agri processing: fruit, dried fruit, wine, cheese.</li> <li>Infrastructure:</li> <li>Roads (R60, R62, R315) and high regional connectivity and movement systems.</li> <li>Economy:</li> <li>Agriculture (13 998 or 25.9%) is the highest contributor to employment, followed by Wholesale &amp; Retail, Catering &amp; Accommodation (12 981 or 24%) Finance, Insurance, Real Estate and Business Services (7 202 or 13.3%), General Government &amp; Community – Social Services (6 896 or 12.8%) and Manufacturing (4650 or 8.6%).</li> <li>1 2 3 4 5</li> <li>Empl Agri Ret Acc Fin Est Gov Manu Eco Ret Acc Manu Fin Est Agric Trans</li> <li>Wholesale &amp; Retail, Catering &amp; Accommodation (19.4%) followed by Finance, Insurance, Real Estate and Business Services (17%). The fourth and fifth biggest contributors to GDP followed by Finance, Insurance, Real Estate and Business Services (17%). The fourth and fifth biggest contributors are Agriculture (12.8%) and Transport (10.6%).</li> <li>Intensive Agriculture takes place on the Breede River plain around and between Robertson and Ashton, around Bonnievale and north of the Langeberg Mountains in the Keisie and Koo Valley.</li> </ul>	<ul> <li>Unemployment:</li> <li>Low levels of income/ Poverty</li> <li>67% or 16 784 households earned less than R38 200 per annum (Per capita of R39 000 in 2018, SEP 2020). At R58 431, Langeberg Municipality's per capita GDPR is below Cape Winelands District (R72 778) and Western Cape (R84 967) in 2020 (SEP, 2021).</li> <li>Gini Coefficient (income inequality) increased from 0.56 in 2014 to 0.61 in 2020.</li> <li>Dependency ratio: 54% or 2 (number of working age population (aged 15 to 64) to 1 dependent (aged 0 - 14 and over 65)).</li> <li>Medium Human Development Index (Langeberg Municipality): increased by 0.72 in 2020, lower than WC: 0.63 in 2018 (life expectancy at birth, adult literacy levels, gross educational enrolment and GDP). Dependency on subsidies.</li> <li>School drop-outs:</li> <li>2020 18 659 learners enrolled in school, whilst the retention rate was 58.3% (SEP 2021). Early childhood development for children becomes imperative.</li> <li>Literacy rate (successful completion of a minimum of seven years of formal education for those 14 years of age and older) in the Langeberg Municipality is <u>54.3%</u>. (Illiteracy rate is 45.7%, SEP 2021).</li> </ul>
Opportunities	Threats
<ul> <li>Access value chains: <ul> <li>Access to Cape Town: R60 provides easy access to N1 and in turn to ports (air and sea).</li> </ul> </li> <li>Access to information driving future economic development: <ul> <li>Access to information should be promoted.</li> </ul> </li> <li>Governance and regulation (SPLUMA): <ul> <li>SPLUMA provided Langeberg Municipality with delegated powers to govern and regulate development to enable economic growth and establish Langeberg Municipality as a place to invest. Caution against regulations that raise the entry level for SMMEs and informal trading.</li> </ul> </li> <li>Education: <ul> <li>Low skills levels and largely young population.</li> </ul> </li> <li>World economy: <ul> <li>Langeberg Municipality is home to export industries and businesses (to South Africa &amp; world). Hence provide for sufficient industrial and commercially zoned land in and agri-industrial land between Robertson and Ashton.</li> <li>Consider alternative to road transport (existing railways), to reduce carbon footprint.</li> <li>Integrate agri-industries and tourism.</li> </ul> </li> <li>World nature conservation initiatives: <ul> <li>Gouritz Cluster Biosphere, Riviersonderend Mountain Catchment Area (including Dassieshoek, Montagu Mountain and Twisniet Nature Reserve) and Anysberg Nature Reserve, Langeberg West Mountain Catchment area, Vrolijkheid, Goedemoed, Skuilkrans and Mont Eco Nature Reserve links to conservation areas outside the municipal area to promote greater environmental sustainability for the region</li> </ul></li></ul>	<ul> <li>Economic Globalization:</li> <li>Machination and technology require less but skilled labour.</li> <li>Cultivation requirements conflict with natural character of the region (netting).</li> <li>Climate change: <ul> <li>Causes changes to precipitation, seasons, micro- climates and habitat stability, can lead to direct agricultural and natural vulnerabilities and indirect economic consequences.</li> </ul> </li> <li>Urbanization: <ul> <li>Population increased to 123 698 people in 2023 of which ±70% is urbanized (30% or 37 077 people live in rural areas in 2014) (MYPE, 2022).</li> <li>A high percentage of these households are dependent on state subsidized housing.</li> <li>Illegal land occupation leads to settlement disfunction and a loss in market confidence. (Increased stress on civil, electrical and financial capacity).</li> <li>Pose a challenge to create compact liveable urban environments.</li> </ul> </li> <li>Insufficient electricity provision: <ul> <li>Robertson has insufficient electrical capacity; funding (own contribution) not forthcoming.</li> <li>Loadshedding hampers agri-industry in Ashton, Robertson, Bonnievale and Montagu</li> </ul> </li> <li>Poverty &amp; Unemployment: <ul> <li>Lack of public transport decreases economic mobility (to reach work and to conduct business).</li> </ul> </li> </ul>

## 4.3 Conceptual Proposal

From the SWOT analysis of the Langeberg Municipality, it can be concluded that the R60 & R62 is the main East-West connector and the R317 and R318 the North-South connector and all are vibrant and growing tourism corridors. Ashton has developed as a settlement node where all these connector roads link and present a variety of economic opportunities within the conservation worthy agricultural and natural landscape, whilst settlements along these connectors present similar opportunities. Ashton, Bonnievale and Robertson are the main Agri-industrial hubs whilst Montagu and McGregor are the tourism hubs.

The Langeberg municipal area has strong agricultural corridors running along the R60 East West bending South East and a long intensively cultivated corridor along the R318 (Koo and Keisie) and R62. In contrast with, but in support of the cultivation, are significant stretches of natural conservation worthy veld being home to threatened biomes.



Map 31: Conceptual Map

Within settlements, the following transitions are important:

From	То
Built Environment	
<ul> <li>Fragmented communities destroy the unique character and quality of life in settlements and rural settlements as it caused:</li> <li>Unsympathetic architecture and structure.</li> <li>Wide roads and excessive black tar surfaces.</li> <li>Conflict between pedestrians and motorcars.</li> <li>Commercial ribbon development and an overload of billboards.</li> <li>Security gates, telephone poles, masts and satellite dishes.</li> <li>Loss of continuous open spaces.</li> <li>Limited landscaping (could be intensified by solar installations when trees are removed).</li> <li>Absence of Non-Motorised Transport (NMT) and inadequate pavement provision.</li> </ul>	<ul> <li>Rejuvenated and growing settlements to be liveable and diverse and enable the population to be economically mobile.</li> <li>Promote complementing architecture and prohibit removal of trees of 20 years+.</li> <li>Soften main roads in settlements and calm traffic.</li> <li>Promote pedestrian and cycling pathways (NMT).</li> <li>Develop a code for where and how to display billboards.</li> <li>Reticulate services underground (communication) instead of above ground.</li> <li>Protect the agricultural landscape.</li> <li>Promote open spaces as part of OS networks.</li> <li>Encourage tree planting and require each land unit being created to plant two trees.</li> <li>Prepare for climate change and topography informs development.</li> </ul>
Settlement urban edges were delineated for 5-, 10- and 20-year horizons whilst low densities prevailed.	Intensify land uses within settlement edges in accordance with IZS.
Density norms were determined for each town. A densification rate was determined and infill development was encouraged in order for settlements to achieve their 50-year density parameters.	Promote rejuvenation of settlements establishing a new character in some precincts whilst keeping character of historic precincts intact, including infill development, increased floor factor, subdivisions or renewal development.
Langeberg Municipality owns commonage in all settlments. A vacant land audit identified developable land within the urban areas.	Enhance economic mobility and sustainable settlements. NMT and adequate and well-maintained pavement provision.
Socio-Economic	
Although there are good primary and secondary schools, only half of the population is semi-skilled or skilled.	Ensure there are accessible opportunities for educational progression for example FET college. Promote crèches and preschools and provide for safe multi-disciplinary schools. As only half of the population lives in urban areas, make education accessible to those living in rural areas.
Whilst Robertson Hospital is accessible, Montagu Hospital is isolated.	Ensure supportive community health care is delivered across the municipal area. Provide accessible transport to health care within both settlements.
Despite low skill levels, the workforce is stable.	Provide for skills training. Promote entrepreneurial spaces and skills. Lower the barrier to informal training and SMMEs.
Biophysical Environment	
Extensive and intensive agriculture removes most natural vegetation.	Protect agricultural land and include conservation
Landscapes determine the status of assets and include Agricultural landscape, Wilderness landscape, Waterways and connectors, Cultural-historical landscape, Connector routes and Corridors, social Foci and Community facilities and activities.	Enhance landscapes and utilise assets as tourist destinations.

## 4.4 Spatial Vision and Strategy

The spatial vision emerging from the above SWOT analysis, the biophysical, socio-economic and built environment status quo and the conceptual proposal (See *Langeberg Conceptual Proposal and Vision map*) is:

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

To attain this vision, the overall goal or mission is:

- To facilitate and promote economic growth through the provision of well-located industrial land and the development of new schools and training facilities focused on skills development and the strong promotion of early childhood development activities;
- To enhance and intensify agriculture and agricultural value chain activities specifically in the Breede, Keisie and Koo Valleys;
- To promote conservation of the Gouritz Cluster Biosphere, Riviersonderend Mountain Catchment Area, Langeberg West Mountain Catchment Area (including Dassieshoek, Montagu Mountain Reserve and Twistniet Nature Reserve), Matroosberg Mountain Catchment Area and Provincial Nature Reserves (Anysberg Nature Reserve and Vrolijkheid Nature Reserve) and Private Nature Reserves including Goedemoed, Skuilkrans and Mont Eco Nature Reserve;
- To promote tourism and the post-covid WC tourism recovery plan;
- To strengthen sense of place and role of settlements, rural areas and scenic routes in the Langeberg municipal area and promote orderly, compact and walkable settlements maximising its natural resources base.
Map 32: Langeberg Vision Map



The MSDF Vision is in support of Langeberg IDP vision:

"To create a safe and healthy environment for delivering sustainable quality services" (IDP, 2022).

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

# 4.5 Spatial Objectives

The spatial objectives of the MSDF will be informed by the IDP (2022) strategic objectives and the Langeberg

MSDF Vision.

SPATIAL OBJECTIVES & IDP OBJECTIVES		SPATIAL STRATEGIES
Objective 1: Grow (& unlock) economic prosperity [Economic Environment].	SS1	Grow economy & stimulate sector diversification
SO2: PROVIDE INFRASTRUCTURE FOR SUSTAINABLE AND AFFORDABLE BASIC SERVICES Review infrastructure master plans; Research alternative sources of electricity to supply municipal waste water treatment plants and water treatment plants; Upgrade Robertson waste water treatment works;	SS2 SS3	A product development. Strengthen mobility and economic links (investor confidence). Develop product and trade advantages (export value chain & agri-industry corridors) and competitive advantage
SO4: PROMOTE AND FACILITATE INVESTMENT AND LOCAL ECONOMIC DEVELOPMENT Review land policy and perform land audit; Provide support and Local Tourism Associations (LTA`s); Develop an investment area management plan and conduct annual business survey to monitor local economic growth.		competitive advantage.
SO 5: PROVIDE SUSTAINABLE FINANCIAL MANAGEMENT	004	Destast second vita site second
Objective 2: Proximate convenient and equal access [Economic Environment].	554	Protect economic vibrancy.
SO2: PROVIDE INFRASTRUCTURE FOR SUSTAINABLE AND AFFORDABLE BASIC SERVICES	SS5	Provide (change) sustainable infrastructure and services (smart growth).
Revise road asset maintenance plan.	SS6	Provide zoned land for residential and industrial development and education.
Objective 3: Sustain material, physical and social well-being.	SS7	Protect safety and security.
SO2: PROVIDE INFRASTRUCTURE FOR SUSTAINABLE AND AFFORDABLE BASIC SERVICES	SS8	Protect fundamental community resources (air, water & energy).
Implement title deeds restoration projects; Facilitate shelter options.	SS9	Provide (change) social infrastructure and services (as per norm) to facilitate smart growth.
SO4: PROMOTE AND FACILITATE INVESTMENT AND LOCAL ECONOMIC DEVELOPMENT Review land policy and perform land audit; Support the establishment of vegetable gardens; Review Langeberg Municipality cemetery policy.	SS10	Manage risk & disaster (man-made and natural).
SO3: PROMOTE A SAFE AND SECURE ENVIRONMENT	0011	
[Built Environment].	5511	place identity.
SO4: PROMOTE AND FACILITATE INVESTMENT AND LOCAL ECONOMIC	SS12	Grow cultural potential.
Review land policy and perform land audit.	SS1	Grow economy (landscape & conservation, tourism & new markets and economic sectors) & stimulate sector diversification.
Objective 5: Protect ecological and agricultural integrity [Biophysical or Natural Environment].	SS13	Protect food & water security & apply bioregional classification.
SO4: PROMOTE AND FACILITATE INVESTMENT AND LOCAL ECONOMIC DEVELOPMENT Review land policy and perform land audit.	SS14	Grow conservation potential and formalise conservation of CBAs and apply river management.
SO1: ENSURE EFFICIENT ADMINISTRATION FOR GOOD GOVERNANCE.	SS15	Protect and preserve sensitive habitats and enhance Ecosystem services.

To support spatial sustainability, in accordance with the planning principles as advocated in SPLUMA and LUPA, a compact urban form is supported. The following guidelines direct a compact urban form:

# 5.1 Guidelines for Achieving Compact Settlements

### Densification:

- Densification ensures optimal use of land and efficient use of infrastructure and services;
- Smart growth and containing urban sprawl within settlements can be achieved through infill, intensification and densification targets;
- Densification targets for Langeberg Municipality, mindful of transport infrastructure, biodiversity, heritage resources, open spaces, flood lines, services capacity and existing densities are in the table below:

Settlement	CWSDF 2009	Calculated 2023	Proposed du/ha 2027	Proposed du/ha 2032
Robertson	4.47	4.9	8	10
Ashton	4.7	4.6	8	10
Montagu	6.45	0.8	7	8
Bonnievale	3.7	1.1	5	8
McGregor	3.9	0.5	5	6

Table 11: Proposed densification targets for Langeberg settlements

#### Intensification:

- Sensitively fill in and redevelop major arterial axes in clearly defined precincts;
- Develop both sides of activity streets and corridors to concentrate activities;
- Sensitively development around and incorporate heritage buildings;
- Enhance street character through landscaping, street furniture and architectural guidelines for new developments;
- Encourage mixed use development to provide a range of businesses (start-up to mature) multi level market entries and to create jobs;
- Enhance links between nodes and corridors within and amongst settlements;
- Encourage densification and intensification as allowed by services capacity within corridors.
- Cluster together a hierarchy of three levels at urban nodes, containing business and community facilities, to ensure that larger investments, for higher order facilities, will be enjoyed by the greatest number of people:
  - Tertiary: Technikon's, hospitals, courts, multi-purpose centres, regional or metropolitan transport interchanges, museums and indoor sports complexes;
  - Secondary: high schools, day care centres, hospitals, libraries, sports and community halls and sports fields;
  - Primary: primary schools, crèches, clinics, bus and mini-bus taxi stops.

• Develop nodes to concentrate business therein and, where growth is required, nodes should be encouraged to grow, along corridors, towards each other. This is to control and prioritise the implementation of needed infrastructure, in a strategic and orderly manner, and to provide the best opportunity for success of these businesses.

### Restructuring and Integration:

- Provide for social amenities according to the land requirement standards:
  - o 1 crèche / 5 000 persons 0.08 ha;
  - 1 primary school/ 3 000 4 000 persons of 1 000 dwellings 2.8 ha;
  - 1 secondary school/ 6 000 10 000 persons of 2 500 dwellings 2.6 ha;
  - 1 library/ 10 000 persons of 2 500 dwellings 0.1 ha;
  - 1 church / 1 000 persons 0.015 0.3 ha;
  - o 1 mobile clinic / 5 000 persons of 1 250 dwellings;
  - 1 community hall/ 10 000 persons/ 2 500 dwellings 0.2 ha;
  - 1 police station/ 25 000 persons/ 6 250 dwellings 0.1 ha.
- Locate activities (residential, transport, work, recreation, etc.) within walking distance;
- Locate most frequented activities in the most central/accessible localities, e.g. industrial and commercial;
- Do not, as a general rule, target Human Settlement schemes exclusively at a single income group, usually Subsidy or Site and Service, and always include at least a GAP housing and top structure subsidy component;
- Arrange housing, for the various income groups, according to the socio-economic gradient principle, with the higher end of the market closest to the main thoroughfare;
- Use all well-located vacant land;
- Locate all future residential areas within walking distance of urban centres, where space permits;
- Give residents freehold tenure immediately, i.e. title deeds, so that shack upgrading will commence as soon as possible.

### Open Space Systems:

- Create open space systems that integrate significant elements of a settlement to contribute to a meaningful urban structure. This can be done by:
  - Create connectivity and establish linkages between open spaces;
  - Define open spaces with surrounding public buildings; and
  - Establishing a continuum of special activities along major routes and open space corridors.
- Link symbolic elements (heritage building) and public facilities (library, clinic, etc.) to open spaces in relation to their importance and character;
- Balance defined public open space (by surrounding buildings) with private spaces;
- Create visual recognition and surveillance along open spaces and public routes through:
  - o Locating buildings around open spaces and along streets so that sufficient enclosure is created;
  - Ensuring appropriate heights of buildings;
  - Locating the highest buildings along the southern side of the open space, with lower buildings or trees along the northern side.

- Permit occasional activities such as markets at highly accessible locations to ensure the greatest viability possible. These locations include modal interchanges and intersections of the movement network directing urban structure;
- Accommodate a variety of users in and uses along streets by the following:
  - $\circ~$  Concentrate intensive activities along major vehicular and public transport routes;
  - $\circ\;$  Locate the majority of public buildings and increase densities along these routes;
  - Locate buildings closer, rather than further, from the streets to increase pedestrian activity, a sense of enclosure and surveillance.
- Create appropriate road cross-section widths that can provide for vehicle traffic, parking, pedestrian movement, cycling and landscaping;
- Promote access (penetration) and encourage economic activity by orientating the short side of blocks to major streets, wherever possible;
- Plan for adequate solar exposure of buildings. Orientate roof pitches of buildings in such a way that roof solar panels maximise continuous direct access to the sun;
- Consider the heritage value, elements of vernacular architecture and, where possible, retain these important elements when entertaining proposals for the development of buildings. Similarly, the historical characteristics of existing buildings should be considered to be integrated, where practical, into the design and construction of close by new buildings;
- Encourage the use of local materials in the construction of new buildings;
- Encourage appropriate water-wise landscaping.

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

## 5.2 Guidelines for Liveable Settlement Directives:

To limit the extent of land required, the following guidelines for Connectors and Settlement Densities direct settlement Form and Function:

- Roads:
  - Robertson, Ashton, Montagu & Bonnievale: Introduce speed calming & greening of route. Introduce landscaping/ tree lanes, street furniture and sufficient lighting. Provide for multipurpose crossings;
  - Improve Mobility;
  - All settlements: Develop guidelines for commercial facades, advertising signs and information signs: Main Road to have a rural character.
- Gateways:
  - All settlements: Enhance and announce town entrances and gateways: plant trees and landscape entrances.
- Activity Streets & Corridors:
  - Concentrate higher order social amenities and mixed-use development along activity streets;
  - Provide for public transport, Non-Motorised Transport and pedestrian mobility;
  - Provide for a taxi rank/bus stop next to CBD.

- Rail:
  - Alternative for freight & passengers;
  - Robertson: Prolong Blue Train stop over.
- Pedestrian & Cycling:
  - Develop trails and routes in settlements linked to natural conservation areas or farmland;
  - Robertson, Ashton, Montagu & Bonnievale: Provide for safe pedestrian walkways between residential areas.

### 5.3 Management priorities: Built Environment and Service Areas

General management priorities include:

Management Priority	Priority Focus Area					
Improvement and rehabilitation.	Improve and rehabilitate all town and service areas, especially after construction, and afterwards during operational run time.					
Conservation and preservation.	Keep and save town and service zones.					
Environmental Impact Assessment Requirements.	All urban uses and service zones that may have an impact on the environment and as identified by legislation must be subject to environmental impact assessment.					
Monitoring and management aspects.	All assembly and management actions are determined and must be implemented according to the standards, permit requirements, environmental management plans as applicable.					

A General Environmental Impact Management Framework is outlined below:

Types of development												
Development Types	That should not occur	That may have significant impact	That have no significant impact	Related environmental management policies and guidelines								
Energy Zones	Any development except energy generating infrastructure.	Any development except energy generating infrastructure.	Energy generating infrastructure.	Environmental Impact Assessment and Guidelines. Provincial Spatial Development Framework for								
Sewage Works	Any development except sewage infrastructure.	Any development except sewerage infrastructure.	Sewerage infrastructure.	the Western Cape Province. All legislation with an environmental aspect and								
Wastewater sites and Buffer areas	Any development except waste landfill infrastructure.	Any development except waste landfill infrastructure.	Wastewater infrastructure. Wastewater recycling and reclamation facilities.	corresponding regulations, policies and guidelines.								
Industrial Areas	Any non-industrial developments.	Any non-industrial developments.	All industrial related infrastructure.	Environmental Impact Assessment and Guidelines.								
Commercial Areas	Any non- commercial developments.	Any non-commercial developments.	All commercially related infrastructure.	Provincial Spatial Development Framework for the Western Cape Province. All legislation with an environmental aspect and corresponding regulations, policies and guidelines.								
Infrastructure servitudes	Any development that conflicts with the inherent right as contained in servitude.	Any development that conflicts with the inherent right as contained in servitude.	Any development that does not conflict with the inherent right as contained in servitude.	Environmental Impact Assessment and Guidelines. Provincial Spatial Development Framework for the Western Cape Province. All legislation with an environmental aspect and corresponding regulations, policies and guidelines.								

# 5.4 Ashton

Ashton is located at the heart of the Langeberg municipal area between Montagu and Robertson and Bonnievale. Ashton is known for its canning-factories of which only Ashton Canning (Tiger Brands) is in operation but scheduled to relocate out of the Langeberg municipal area in the near future.



# Objective 2: Proximate, convenient and equal access

Connectore

Connoctor	Elemente	No	Dranagala
	Elements	INO.	
Protect	Roads	1	R60: connector to Robertson, Montagu (R62) and Swellendam: a mobility junction
	Activity Streets & Corridors	2	Building Avenue, Kalase Avenue, Bogard Avenue, Khosi Avenue, Spofana Street and Mantlana Street on R60 at different points.
	<u>Rail</u>	3	The rail infrastructure exists for freight movement and there is no passenger rail or tourist rail service provided.
	Roads	4	Capitalise on R60 through Ashton and celebrate Arch bridge: Promote commercial and
			mixed uses.
		5	Enhance and announce town entrances and gateways.
Change	Activity Streets & Corridors	6	Develop guidelines for commercial facades, advertising signs and information signs: Main Road to keep a rural character.
		7	Develop a Master Plan for surrounding road networks.
		8	Landscape and beautify activity streets and main streets (R60). Maintain tree lanes.
		9	Promote intensification and densification along activity streets.
		10	Develop guidelines for activity street interface (See guidelines for Main Road/ R60).
		11	Complete and extend a high guality landscaped and treed boulevard along the frontages
			of the CBD and Zolani along the R60 taking into account the need for signage advertising businesses to be visible (SDF 2015).
	<u>Rail</u>	12	Liaise with Transnet for an integrated rail network of freight and passenger rail services as well as tourist rail services.
	Pedestrian and cycle routes	13	Support safe pedestrian & cycle routes along main and identified connector roads between Ashton and Zolani. Maintain existing sidewalks. Promote & build new sidewalks.
		14	Enhance movement of people overall. Commission an NMT plan for all and between settlements.
		15	Provide for non-motorized transport.
		16	Implement a non-motorized transport system focused on integrating the main settlements.
		17	Support hiking trails.
		18	Provide an environment that supports recreational/sport events to enhance tourism
		10	(marathon, bicycle race).
		19	carrying vehicle traffic (SDF 2015).
		20	Celebrate the intersection with this upgraded street and Building Ave in Zolani across the R60 with tree planting, brick paving, pedestrian crossings and, if necessary, traffic signals
During	D I.	04	(SDF 2015).
Develop	Roads:	21	Liaise with DOT the extent of industrial Road to connect with R60 at Zolani.
		22	findings).
	Activity Streets & Corridors:	23	Introduce speed calming & greening of route: Reduced road-width and related parking. Introduce landscaping/ tree lanes, street furniture and sufficient lighting.
		24	Provide for pedestrian crossings (consider raising at Zolani area).
	<u>Rail</u>	25	Industrial precinct along railway line and lobby use of railway services.
	Pedestrian and	26	Develop surfaced and shaded pedestrian walkway along Main and activity streets to
	cycle routes	07	Integrate Zolani and central Ashton.
		2/	Develop recreational hiking trails.
		28	Zolani.
		29	Develop a service road between the Mantlana and Building Ave intersections east of the R60. This will provide direct access so that local SMMEs are visually exposed to passing traffic on the R60 which can access their businesses via the two intersections and service road. (SDF 2015)

Objective	2.	Proximate	convenient	and	equal	access
Objective	۷.	i ioximate,	convenient	anu	eyuai	000000

Public Ut	ilities & Service		,,,						
	Elements	No.	Proposals						
Protect	<u>Water</u>	30	Ashton receives its water from four sources, i.e. the Breede River irrigation canal, the Cogmanskloof Irrigation Board, two small streams in the Langeberg Mountain Catchment Area and water abstracted from the Breede River. The water is purified at the Ashton Water Treatment Plant (WTP). (Breede River (Montagu Included) Cogmanskloof Irrigation Scheme (CBR) Robertson Canal (Breede River).						
	Maste Mater	31	Reservoir capacity is 6 700 kt and 3 475 kt for Ashton and Zolani respectively.						
	vvaste vvater	32	Waterborne sewerage system.						
		33 34	Maintained WWTW so that the water quality of the rivers and water-bodies with which they are associated achieve minimum potable (drinking), contact, phosphate, nitrate and e-coli standards. This requires that they comply with the effluent quality requirements set out in their licenses.						
	Electricity	35	A 26.0 MVA substation with 11.882 MVA is required in 2028.						
		36	2x 20 MVA 66/11 kV Transformers & 5 MVA 66/11 kV transformer.						
	Storm Water 37 Street storm water system exists.								
	<u>Waste</u>	38	A licensed domestic waste landfill in Ashton, permitted in 1999, operates. (Draft IWMP, 2021) The landfill site allows for a further 3.5 times airspace.						
		39	Ashton and Robertson had the highest percentage of recyclables (64%) in the LLM.						
		40	Ashton has an operational transfer station.						
		41	Weekly waste is collected from door to door and delivered at drop-off facility. A separation at source service (2-bag system) waste collection is provided. A (building) material recovery facility and licensed garden waste to save landfill space (IWMP, 2012) operates.						
		42	The 2012 IWMP has to be rewritten whilst a designated waste management officer was appointed in February 2023. The Municipal Refuse Facility burnt down in 2020 and shall be operational after February 2023.						
		43	Integrate existing waste entrepreneurs into the municipal waste diversion system to avoid potential conflicts and acts of vandalism.						
	<u>Safety</u>	44	Enhance Police and Fire Station site and services rendered.						
Change	Future Demand	45	Identify areas with high absorption capacity to limit impact on landscape for expansion of bulk infrastructure.						
	<u>Water</u>	46	Upgrade Water Treatment Plant.						
		47	<ul> <li>Upgrade distribution network:</li> <li>Supply pipelines between Ashton WTP pumpstation &amp; Cogmanskloof reservoir pump station (Langeberg &amp; Ashton Foods). Upgrade one 200 mm Ø feeding mains from WTP to Langeberg factory to a 315 mm Ø main.</li> </ul>						
			- Between Conradiedorp reservoir & tuture development Zone D.						
		40	- Between Zolani reservoir & tuture development Zone F.						
		48	Downsize Cogmanskioot to Conradiedorp pump station.						
		49	Add a 3rd pump set for standby at Ashton WTP to Langeberg factory pump station.						
	Waste Water	50 51	Existing WWTWs should be progressively improved to accommodate 6 506 kV/d AADD required for all						
	Waste Water	52	erven occupied.						
		52	until the provision is made to deal with the additional loads.						
		53	Reuse grey water and provide for greywater recycling.						
	Electricity	54	Provide adequate street lighting.						
		55	Upgrade obsolete electrical infrastructure.						
	Storm Water	56	Improved storm water system especially in areas where flooding might occur.						
	<u>Waste</u>	57	Provide for waste facilities in rural areas.						
		58	Expand landfill site as there is space to do so and the Department (DEADP waste Management) will support the expansion, if the existing portion of the landfill can be capped during the same construction process for a piggy-back liner.						
	<u>Safety</u>	59	Consider (small scale/satellite) Fire Station for the Langeberg municipal area in future.						
Develop	Future Demand	60	Ensure SDF growth proposals are aligned with bulk infrastructure master planning.						
		61	Support sustainable & effective use of natural resources i.e. alternative energy, water reuse and recycling.						
	<u>Water</u>	62	Provide for 10.5 Mt reservoir at Cogmaskloof residential precinct.						
		63	Provide for harvesting of rainwater.						
	<u>Electricity</u>	64	Encourage installation of green building technology such as solar geysers and PV roof panels.						

# Objective 1: Grow economic prosperity and facilitate economic sector growth and Objective 4: Protect and grow place identity and cultural integrity

Elements         No.         Proposals           Proted         Heritage         65.         Although Aston is not considered to have the same quality of heritage resources as Robertson, McGregor and Montagu it has some remaints of an ArD bace character along the main street. This could be built upon and Montagu it has some remaints of an ArD bace character along the main street. This could be built upon through the use of urban design and architectural guidelines as a theme to promote an improvement in the trums appearance and presentation to traveletines, visitors and residential divelopment west of Bruwer Street;           Residential         66.         Aston-West has high density residential development west of Bruwer Street;           B. Town centre, a combination of residential and commercial uses characterised by low density residential area;         C. Industrial area;           C. Industrial area;         67.         The vineyards limit by the land between 2olani and the CBD occupy such a key strategic location.           Similary lass with the land between the rail line and Rol (SQE) 2015.         Can ale expression and agrif-tourism strates for Asthon as connector node (R60, R62, N1 and N2). Support Agritudriam based development and celebrate Arch bridge.           Charge         68.         Previde skild development and celebrate Arch bridge.           71.         Develop a tourism strates for Asthon as connector node (R60, R62, N1 and N2). Support Agritudriam based development and residential Arch bridge.           72.         Provide skild development and celebrate Arch bridge.         71.           72.	Duiit Spa	ue		
Protect and Tourism         65 escape and Montage it has some remains of an ATD beco thrancet anoty the minis street. This could be built youn through the use of urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to travellers, witchs and resolutions and residents. A Ashon-Verst has high density residential devolument west break: Besidential           Residential         66 Ashon follows a curvimens street pattern & grid layout and can be divided into 4 main urban areas: A Ashon-Verst has high density residential devolument west of Bawwer Street; B. Town centre, a combination of residential and commercial uses characterised by low density residential area; C. Industrial centre between the town centre and Zohani. Pockets of high-density residential devolument west of bawyer street the vinysor area proposed north of Abattoin/Industria Road. D. Zolani, a medium high density stand-done township, east of the urban centre. For the vinysortic ining the pedistriant inic between 2004 REG intersection) particular on all sides. The vinysortic ining the pedistriant inic between 2004 REG intersection) particular on all sides. The vinysortic initian darg l-loutism in the town 2004 REG intersection) particular on all sides. The vinysortic initian and agi-loutism is strategy for Ashton as connector node (R60, R62, M1 and N2). Support Agri-tovins based devolument in agi-tovinsit areas of the streng (SDF 2015). The provide shills devolument in agi-tovinsit and residential (SDF 2015). The period shills devolument in agi-tovinsit and residential (SDF 2015). The period for farmworker housing and ionit vectures with farming enterprises. To below provide withing and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visions and residential (SDF 2015). The rowide for farmworker housing and ionit vectures with farming enterpris		Elements	No.	Proposals
Residential         66         Asthon follows a curvilinear street pattern & grid layout and can be divided into 4 minu ruban areas: A. Asthon-Wesh tas high development was to the Drawer Street; B. Town centre, a combination of residential and commercial uses characterised by low density residential area; C. Industrial centre between the town centre and Zolani. Pockets of high-density residential areas: C. Industrial centre between the town centre. The vinspatids fining the pedestrain link between Zolani and the CDB occupy such a key strategic location. Similarly also with the land between the rail line and R60 (SDF 2015). Industrial Residential Action in the CDB occupy such a key strategic location. Similarly also with the land between the rail line and R60 (SDF 2015). Industrial Residential Action and spin-tourism strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism based development and celebrate Arch bridge. 72 Privide skills development and celebrate Arch bridge. 72 Privide skills development and celebrate Arch bridge. 74 Determine urban design and architectural guidelines as theme to promote an improvement in the town's appearance and presentation to traveliers, visitors and residents (SDF 2015). Residential 76 Increase density from the current 58 units per hectare to 60 units per hectare in inthe town. 77 Privide skills development and mixed uses should be encouraged along actival streets in the town. 77 Privide skills and secondary nordes and residential (SDF 2015). Residential 78 Identify unand for GAP housing, including farm owners that would like to create. 78 Identify unont G GAP housing, anincludus	Protect	<u>Heritage</u> and Tourism	65	Although Ashton is not considered to have the same quality of heritage resources as Robertson, McGregor and Montagu it has some remnants of an Art Deco character along the main street. This could be built upon through the use of urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to travellers, visitors and residents (previous SDF).
Industrial         Similarly also with the land between the rail line and R60 (SDF 2015).           Industrial         68         Preserve agricultural charter of eastern gateway (R60 & R62 Intersection) particular on all sides.           Industrial         69         Compile guidelines for future development to be sympathetic to rural and local character.           70         Compile guidelines for future development to rural and celebrate Arch bridge.           71         Develop a tourism and agrip-tourism strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism to arguidelines as a theme to promote an improvement in the town's appearance and presentation to travelers, visitors and residents.           73         Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (DSP 2015).           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (DSP 2015).           75         Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.           76         Provide for farmworker housing and joint ventures with farming enterprises.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting ist up to date.           70         Support development 1.6 Dand secondray nodes and neighbourhood commercial facilities. <td></td> <td><u>Residential</u></td> <td>66</td> <td><ul> <li>Ashton follows a curvilinear street pattern &amp; grid layout and can be divided into 4 main urban areas:</li> <li>A. Ashton-West has high density residential development west of Bruwer Street;</li> <li>B. Town centre, a combination of residential and commercial uses characterised by low density residential area;</li> <li>C. Industrial centre between the town centre and Zolani. Pockets of high-density residential areas and mixed-use area proposed north of Abattoir/Industria Road.</li> <li>D. Zolani, a medium high density stand-alone township, east of the urban centre.</li> </ul></td>		<u>Residential</u>	66	<ul> <li>Ashton follows a curvilinear street pattern &amp; grid layout and can be divided into 4 main urban areas:</li> <li>A. Ashton-West has high density residential development west of Bruwer Street;</li> <li>B. Town centre, a combination of residential and commercial uses characterised by low density residential area;</li> <li>C. Industrial centre between the town centre and Zolani. Pockets of high-density residential areas and mixed-use area proposed north of Abattoir/Industria Road.</li> <li>D. Zolani, a medium high density stand-alone township, east of the urban centre.</li> </ul>
Industrial         66         Preserve agnoutural charter of eastem gateway (KR0 & Kb2 intersection) particular on all sides.           Change         Guide new developments to be sympathetic to rural and local character.         70         Compile guidelines for future development.           71         Develop a tourism and agnitic/hoursim strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism based development in agri- tourism.         73           72         Provide skills development in agri- tourism.         73           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to trough travelers, visions and residents.           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visions and residents (SDF 2015).           Residential         75         Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.           77         Provide for farmworker housing and joint ventures with farming enterprises.         78           78         Identify Iand for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.         80           80         Single residential, Ashton (CBD) with Zolani.         81           81         Below Density form through Suddivision, Infill development and maxes and acinty stra			0.	Similarly also with the land between the rail line and R60 (SDF 2015).
Change         Heritage and Tourism         Guide new development to be sympathetic to rural and local character.           71         Develop a tourism and agri-tourism strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism based development in agri-tourism.           72         Provide skills development in agri-tourism.           73         Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to traveliers, visitors and residents.           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           Residential         75         Increase density from the current 5.0 units per hectare to 6.5 units per hectare in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity streets in the town.           77         Provide for farmoverker housing and joint ventures with farming enterprises.           78         Identify land for CAP housing, including farm owners that would like to create.           79         Keep housing maintig is up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Support development of CBD and secondary nodes and activity streets.           83         Enhance integration of central Ashton (CBD) with Zolani.		Industrial	68	Preserve agricultural charter of eastern gateway (R60 & R62 intersection) particular on all sides.
and Tourism         70         Compile guidelines for future development.           1         Develop a tourism and acyi-tourism strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism based development in agri-tourism.           73         Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to traveliers, visitors and residents.           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           Residential         76         Higher residential guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           Residential         76         Higher residential guidelines are used uses should be encouraged along activity streets in the town.           77         Provide for farmworker housing and joint ventures with farming enterprises.         78           1         Identify land for GAP housing, including farm owners that would like to create.         79           78         Identify land for GAP housing. Including farm owners that would like to create.         79           81         Below Density norm: 15 Duha.         81           82         Develop areas in accordance with availability and capacity of infrastructure and services.         83           84         Enhance integrated development and mixed	Change	<u>Heritage</u>	69	Guide new developments to be sympathetic to rural and local character.
Previde a burism and agri-burism strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-burism based development and celebrate Arch bridge.           72         Provide skills development in agri- burism.           73         Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to travellers, visitors and residents.           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           75         Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity streets in the town.           76         Higher residential developments and mixed uses should be encouraged along activity streets.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential. Subbiolized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance delegration of Coepment and mixed uses in neighbourhood.           84         Support densification through Subdivision, Infill development and Renewal and restructuring.      <		and Lourism	70	Compile guidelines for future development.
Provide skills development in agri- fourism.           73         Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to travellers, visitors and residents.           74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           Residential         75         Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity streets in the town.           77         Provide for farmworker housing and joint ventures with farming enterprises.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of CBD and secondary nodes and neighbourhoods.           84         Support densification through Subdivision, Infill development and Renewal and restructuring.           85         Support development of CBD and secondary nodes and neighbourhoods.           86         Suport agricultural service industry rela			71	Develop a tourism and agri-toursim strategy for Ashton as connector node (R60, R62, N1 and N2). Support Agri-tourism based development and celebrate Arch bridge.
Image: Provide the set of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through residents.         74         Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents.           Residential         75         Increase density from the current 55 units per hectarce in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity strets in the town.           77         Provide for farmworker housing and joint ventures with farming enterprises.         78           78         Identify land for GAP housing, including farm owners that would like to create.         79           79         Reep housing waiting list up to date.         80           81         Below Density norm: 15 Duha.         82           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development and mixed uses in neighbourhood.           85         Support integrated development and mixed uses in neighbourhoods.           86         Encouraged the principle of living and working on one eff In Ashton. Promote split zoning of every corner property (half business rights related development.           80         Supoport Industrial growth and renewal. Commission an econo			72	Provide skills development in agri- tourism.
Provide from the urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).           Residential         75         Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity streets in the town.           77         Provide for farmworker housing and joint ventures with farming enterprises.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support densification through Subdivision, Infill development and Renewal and restructuring.           85         Support development of CBD and secondary nodes and neighbourhoods.           86         Intensify commercial development and mixed uses in neighbourhoods.           87         Intensify commercial development and mixed uses in accordance with assessment and directives for Ashton and all Langeberg Settlements.           88         Encouraged the principle of living and wor			73	Make use of architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to travellers, visitors and residents.
Residential         1ncrease density from the current 5.8 units per hectare to 5.5 units per hectare in Ashton.           76         Higher residential developments and mixed uses should be encouraged along activity streets in the town.           77         Provide for farmworker housing, including farm owners that would like to create.           78         Identify land for GAP housing, including farm owners that would like to create.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development of CBD and secondary nodes and neighbourhoods.           87         Intensify commercial development and mixed uses in neighbourhoods.           88         Encouraged the principie of living and working on one ef In Ashton. Promote split zoning of every corner property (half business rights and half residential) In Ashton.           1ndustrial         89         Support and adjustry related development.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Builida Grounds and Long Street, Robertson as an example for such integration of fland use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           92         Preserve the following he			74	Determine urban design and architectural guidelines as a theme to promote an improvement in the town's appearance and presentation to through travelers, visitors and residents (SDF 2015).
Provide for farmworker housing and joint ventures with farming enterprises.           77         Provide for farmworker housing and joint ventures with farming enterprises.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development of CBD and secondary nodes and neighbourhoods.           86         Support development of CBD and secondary nodes and neighbourhoods.           87         Intensify commercial development and mixed uses in neighbourhoods.           88         Encouraged the principle of living and working on one eft in Ashton. Promote split zoning of every corner property (half business rights and half residential) in Ashton.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of find. usurism facilities.           92         Preserve the following heritage		Residential	75	Increase density from the current 5.8 units per hectare to 6.5 units per hectare in Ashton.
Provide for farmworker housing and joint ventures with farming enterprises.           78         Identify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           85         Support development and mixed uses in neighbourhoods.           87         Intensify commercial development and mixed uses in neighbourhoods.           88         Encouraged the principle of living and working on one erf In Ashton. Promote split zoning of every correr property (half business rights and half residential) In Ashton.           90         Support agricultural service industry related development.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           92         Preserve the following heritage features that are still left, i.e.:           93         Support and improve tourism i			76	Higher residential developments and mixed uses should be encouraged along activity streets in the town.
Prescription         1dentify land for GAP housing, including farm owners that would like to create.           79         Keep housing waiting list up to date.           80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           86         Support development and mixed uses in neighbourhoods.           87         Intensify commercial development and mixed uses in neighbourhoods.           88         Encouraged the principle of living and working on one erf In Ashton. Promote split zoning of every corner property (Indif business rights and haf residential) in Ashton.           89         Support Industrial growth and renewal.           90         Support Industrial growth and renewal.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Builida Grounds and Long Street, Robertson as an example for such integration of fland use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           91         Supp			77	Provide for farmworker housing and joint ventures with farming enterprises.
Provide the set of th			78	Identify land for GAP housing, including farm owners that would like to create.
80         Single residential, Subsidized and Rental.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support densification through Subdivision, Infill development and Renewal and restructuring.           Commercial         85         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           86         Support integrated development and mixed uses in neighbourhoods.         87           87         Intensify commercial development along main roads and activity streets.           88         Encouraged the principle of living and working on one erf In Ashton. Promote split zoning of every corner property (half business rights and half residential) In Ashton.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of fland use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         92         Preserve the following heritage features that are still left, i.e.:           93         Support accommodation facilities for tourists in rural			79	Keep housing waiting list up to date.
Below Density norm: 15 Du/ha.           81         Below Density norm: 15 Du/ha.           82         Develop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support densification through Subdivision. Infill development and Renewal and restructuring.           200         85         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           86         Support integrated development and mixed uses in neighbourhoods.         87           87         Intensify commercial development along main roads and activity streets.           88         Encouraged the principle of living and working on one ef In Ashton. Promote split zoning of every correr property (half business rights and half residential) In Ashton.           90         Support agricultural service industry related development.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Pevelop         Preserve the following heritage features that are still left, i.e.:           and Tourism			80	Single residential. Subsidized and Rental.
Bevelop areas in accordance with availability and capacity of infrastructure and services.           83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support densification through Subdivision, Infil development and Renewal and restructuring.           Commercial         85         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           86         Support integrated development and mixed uses in neighbourhoods.         87           87         Intensify commercial development and more of a secondary nodes and activity streets.           88         Encouraged the principle of living and working on one erf In Ashton.         Promote split zoning of every corner property (half business rights and half residential) In Ashton.           1         89         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           93         Support and improve tourism infrastructure e.g. local tourism information office, signage and standard of tourism facilitites.           94         Sup			81	Below Density norm: 15 Du/ha.
Bit Provides and Control of Central Ashton (CBD) with Zolani.         83         Enhance integration of central Ashton (CBD) with Zolani.           84         Support development of CBD and secondary nodes and neighbourhood commercial facilities.         86           85         Support integrated development and mixed uses in neighbourhoods.         87           87         Intensify commercial development and mixed uses in neighbourhoods.         87           88         Encouraged the principle of living and working on one erf In Ashton. Promote split zoning of every corner property (half business rights and half residential) In Ashton.         Promote split zoning of every corner property (half business rights and half residential) In Ashton.           Industrial         89         Support agricultural service industry related development.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           93         Support accommodation facilities for tourists in rural and urban areas.         95           94         Support accommo			82	Develop areas in accordance with availability and capacity of infrastructure and services.
Best of the intervent of control control control of control of control of control of control of co			83	Enhance integration of central Ashton (CBD) with Zolani
Commercial         61         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           86         Support development of CBD and secondary nodes and neighbourhood commercial facilities.           87         Intensify commercial development along main roads and activity streets.           88         Encouraged the principle of living and working on one erf in Ashton. Promote split zoning of every corner property (half business rights and half residential) in Ashton.           90         Support diructural service industry related development.           90         Support industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           and Tourism         93         Support and improve tourism infrastructure e.g. local tourism information office, signage and standard of tourism facilities.           94         Support alconmodation facilities for tourists in rural and urban areas.           95         Develop educational hiking trails in natural surroundings. Market these features.           98         Support the development of a c			84	Support densification through Subdivision. Infill development and Renewal and restructuring
Develop         Heritage and Tourism         92         Preserve the following heritage features that are still left, i.e.:           9         Heritage and Tourism         92         Preserve the following traiting traiting traiting traiting traiting traiting traiting.           9         Heritage and Tourism         92         Preserve the following traiting traiting traiting traiting.           9         Support and integrated development and mixed uses in neighbourhoods.         Use the interface of property (half business rights and half residential) in Ashton.           1         Residential         89         Support industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage and Tourism         92         Preserve the following heritage features that are still left, i.e.:           93         Support and improve tourism infrastructure e.g. local tourism information office, signage and standard of tourism facilities.           94         Support all andscape town at the entry points to support tourism industry.           97         Support the development of a cycle route along the R60 between the towns.           98         S		Commercial	85	Support development of CBD and secondary nodes and neighbourhood commercial facilities
Bit Market Mar			86	Support development of ODD and development and mixed uses in neighbourhoods
Interfail continue for a microar development development in an investing structure.           88         Encouraged the principle of living and working on one erf. In Ashton. Promote split zoning of every corner property (half business rights and half residential) In Ashton.           Industrial         89         Support agricultural service industry related development.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.           91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           and Tourism         93         Support accommodation facilities.         Inclusion office, signage and standard of tourism facilities.           94         Support accommodation facilities for tourists in rural and urban areas.         95           96         Beautify and landscape town at the entry points to support tourism industry.         97           97         Support tourism development that will increase visitor numbers, increase average spend per visitor, extend visitor stays and expand product offering.           98         Support tourism option.           99         Explore green t			87	Intensify commercial development along main roads and activity streets
Industrial         90         Support agricultural service industry related development.           90         Support Industrial growth and renewal. Commission an economic growth assessment and directives for Ashton and all Langeberg Settlements.         91         Soften the interface of the industrial area in Zone E and along the main street. Use the interface of Bullida Grounds and Long Street, Robertson as an example for such integration of land use activities and settlement and tourism gateways. Keep the vineyards as key of gateway to Montagu.           Develop         Heritage         92         Preserve the following heritage features that are still left, i.e.:           93         Support accommodation facilities for tourism information office, signage and standard of tourism facilities.           94         Support accommodation facilities for tourists in rural and urban areas.           95         Develop educational hiking trails in natural surroundings. Market these features.           96         Beautify and landscape town at the entry points to support tourism industry.           97         Support tourism development that will increase visitor numbers, increase average spend per visitor, extend visitor stays and expand product offering.           98         Support green tourism option.           99         Explore green tourism option.           91         Support dorism development that will increase visitor numbers, increase average spend per visitor, extend visitor stays and expand product offering.			88	Encouraged the principle of living and working on one off in Ashton. Dromate split zoning of every corport
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Residential         100         Provide for future subsidized housing demand in Ashton.           101         Process vacant land north and west of Zolani.			99	Explore green tourism option.
101 Process vacant land north and west of Zolani.		Residential	100	Provide for future subsidized housing demand in Ashton.
			101	Process vacant land north and west of Zolani.
102 Provide adequate land for different housing topologies (residential types).			102	Provide adequate land for different housing topologies (residential types).

	103	Provide for and support development of housing for retirees.
	104	Encourage urban expansion for GAP housing on eastern periphery of Zolani.
	105	Plan for expansion of bulk infrastructure to support future residential growth.
	106	Allow for minimum subdivision size of single residential erven of 500 m <sup>2</sup> and rural living erven in identified
		zones of 1 000 m <sup>2</sup> and 2 000 m <sup>2</sup> respectively.
Commercial	107	Support development of CBD especially south of Main Road with appropriate scale businesses.
	108	Support secondary node in central Ashton at intersection between Main and Station Road.
	109	Support variety of commercial land uses to alternate provision of jobs from predominantly in industrial sector.
	110	Support commercial services which alleviate the pressure on Agri-services as the economic base of Ashton.
	111	Establish small business and informal trading areas at the taxi rank and on the corner of Dudumashe and
		Tshoto street (close to school) in Zolani.
Industrial	112	Promote expansion of industrial area along Industria/Abattoir Road and Trunk Road 3201 (eastern Ashton).
	113	Encourage development of smaller scale agri -processing/packaging industries (allow value adding of
		products close to the source).
	114	Strengthen Abattoir Road (Industria Street) as the access road to the industrial area.
	115	Support cemetery expansion: Develop underutilized areas around Ashton WTP.

### As per Proposal Map:

Name	Proposed Use	Gross Area	Net Extent	Precinct	SDF Timeframe
A01	Residential	14,948	10,464	А	5 - 10
A02	Infill Development	0,889	0,622	Α	< 5
A03	Agri-Industry	5,735	4,014	Α	5 - 10
A04	Business Node	4,528	3,17	А	0 - 10
A05	Residential	6,207	4,345	Е	5 - 10
A06	Industrial	53,419	37,393	D	0 - 10
A07	Residential	22,505	15,753	F	5 - 10
A08	Industrial	4,896	3,427	D	< 5
A09	Residential	1,249	0,874	В	< 5
A10	Mixed-Use Development, Agri-Industry	4,278	2,995	А	5 - 10
A11	Residential	1,052	0,736	В	< 5
A12	Residential	0,874	0,612	В	< 5
A13	Residential	1,054	0,738	В	< 5
A14	Residential	10,41	7,287	В	>10
A15	Central Business District	10,445	7,311	С	< 5
A16	Cemetery	9,842	6,889	D	< 5
A17	Business Node	8,117	5,682	Е	< 5
A18	Business Node	2,354	1,648	Е	< 5
A19	Informal Residential	28,84	20,188	F	5 - 10
A20	Residential	20,822	14,575	F	10 >
A21	Institutional Facility	1,42	0,994	F	< 5
A22	Business Node	1,265	0,886	F	< 5
A23	Mixed-Use Development	12,263	8,584	G	5 - 10
A24	Institutional Facility	1,121	0,785	F	5 - 10
A25	Informal Residential	5,934	4,154	А	< 5
A26	Business Node	1,156	0,809	F	0
A27	Informal Residential	2,245	1,571	F	5 - 10
A28	Informal Residential	3,171	2,22	F	5 - 10
A29	Agri-Industry	4.079	2.855	E	< 5









Open Spa	ce						
	Elements	No.	Proposals				
Protect	Nature and Conservation	116	Ashton is surrounded by high potential agricultural land which is focused mainly on fruit enterprises that produces grapes, deciduous fruit and citrus fruit.				
		117	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.				
Change	Nature and Conservation	118	Agricultural areas to be preserved.				
		119	Limited and appropriate uses along critical biodiversity features/areas.				
		120	Support effective use of natural/open space areas by communities.				
		121	Design interactive development interfaces along open space network (developments face open space networks).				
	Public and Private Open Spaces	122	Create an Open Space network in central Ashton.				
		123	Develop guidelines regarding applicable architectural style, scale, height of built structures.				
		124	Create an open space network through town.				
Develop	Public and Private Open Spaces	125	Determine development (including agriculture) line along Kogmanskloofrivier.				
		126	Identify conservation areas within urban areas				
		127	Identify a heritage route.				
		128	Enter into a stewardship programme with Cape Nature to manage conservation areas.				
		129	Develop hiking trails, mountain bike trails, events facilities and venues.				
		130	Plant trees to link to open spaces and to provide shade.				
		131	Plant trees to improve visual attractiveness of Zolani (higher density neighbourhood) and the western precinct of Ashton.				
		132	Develop a play park at "karpart" (local name) for kids (eastern Zolani).				

# Objective 5: Protect ecological and agricultural integrity

### LAND USE PRECINCT PROPOSALS FOR ASHTON

Ashton has been divided into seven (7) precincts (areas with common characteristics) and the table below outlines allowable land uses (and descriptions of these use at the end of this chapter) for every precinct.

	ASHTON LAND USE PRECINCTS	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Precinct A has a high-density residential character which includes housing development and a secondary business node. Allow for opportunities for infill residential development and agricultural industries.		x	X	x	x	x		x	x		x	x	x	
В	Precinct B has a low-density residential character with opportunities for infill development.	x	x		x	x	x		x	х	x	x	х	x	
С	Precinct C is the town's central business district where mostly commercial and other compatible functions are supported to enhance the node. Mixed use development is promoted.		x	x	x	x	x	x	x	x	x	x	x	x	
D	Precinct D consist of the Ashton industrial area with industrial expansion proposed. This zone also includes the proposed cemetery expansion.					x	x	x			x		x		x
E	Precinct E is a secondary business node which supports commercial uses as well as high density residential uses.		X	х	x	x	х	x	x		X	x	х		χ²
F	Precinct F has a high-density residential character. Allow supporting social and neighbourhood orientated commercial services.		x	x	x	x	x	X1	x	x	x	x	x	x	
G	Precinct G is the proposed mixed-use precinct. Interface entrance to Cogmanskloof to be acknowledged.	x	X	X	x	x	X	x	x	X	X	x	X	x	χ²
	<ul> <li>(1) At identified nodes</li> <li>(2) Only Service trades</li> <li>Business Uses e.g. Shop, supermarket and service station.</li> <li>Place of instruction e.g. Schools, Universities, Colleges.</li> <li>Professional Use e.g. Doctors, dentists, architects.</li> <li>Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop &amp; offices and home occupation. House taverns only to be allowed along activity streets in residential areas.</li> <li>Secondary Educational Uses e.g. Crèches/dav care.</li> </ul>							ouse o be							

# **ASHTON**







#### Ashton:

No residential development would be able to happen within the flood line (refer to report on water done by Louis Bruwer) (In Ashton).

More than 1 town should be focussing on industrial services and not just Ashton. (Both Bonnievale and Ashton to be considered) (In Robertson).

#### Zolani:

Use building on corner of Maqolo Avenue and Khosi Avenue (far south of the taxi rank) as community centre i.e. skills and youth development.

Establish a park area at the bend of Building Avenue (east of community hall) including a swimming pool and business area.

Establish and formalize a small business and market at the taxi rank.

Business node required on Spofana Street and Khosi Avenue.

Establish a market place on corner of Dudumashe Avenue and Tshoto Street.

Primary school needed as separation of current combined school should be fast tracked.

Establish a park for kids at "karpart" area (RDP housing project at second entrance to Zolani (Swellendam side).

## 5.5 Bonnievale

Bonnievale is located along the Breede River approximately 30 km south-east of Robertson. It is an agri tourism destination as making wine, making cheese and cultivating peaches and apricots provide for a beautiful landscape with great food.



# Objective 2: Proximate, convenient and equal access

Connecto	rs		
	Elements	No.	Proposals
Protect	<u>Roads</u>	1	R317 connects with N2 (Riviersonderend to south and Robertson to west).
		2	Bonnievale connects to Ashton via Skilpadhoogte Kloof.
	Activity streets	3	R317 as Main Road within Bonnievale.
	& Corridors	4	Activity Streets:
			- Main Road connecting to Leubekkie which connects with Landbou.
			- Keurboom connecting with Madeliefie.
			- Barlinka Street connecting with New Cross.
			- New Cross connecting with Salatana.
			- Saltana connecting with Milner.
			- Milner connecting with Angora.
			- Angora connects to main road (R317).
		5	Main road corridor along the R317 should be declared an Urban Design Guideline Area with
			street frontage urban design control areas in which buildings are encouraged to positively
			contribute to the street scape through stoeps, colonnades, street furniture, landscaping, tree
		planting and appropriate signage (SDF 2015).	
Change	<u>Roads</u>	6	Enhance and announce town entrances and gateways: plant trees and landscape entrances:
		_	Skilpadhoogte pass specifically.
		1	Introduce speed calming & greening of route. Introduce landscaping/ tree lanes, street furniture
		Q	and sufficient lighting. Flowler for peuestinan clossings.
		0	to have a rural character.
	Activity streets	9	Concentrate higher order social amenities and mixed-use development along activity streets.
	& Corridors	10	Provide for public transport and pedestrian mobility.
		11	Landscape and beautify activity streets and main street (R317). Plant tree lanes, provide street
			furniture and develop pedestrian walkways.
		12	Encourage railway transport as alternative public transport system.
	Pedestrian and	13	Develop multi- use, safe and disabled pedestrian walk & cycling ways and crossings, in
	cycle routes		settlement and between southern and eastern precincts.
		14	Develop trails and routes in settlements linked to natural conservation areas or farmland.
		15	Robertson, Ashton, Montagu & Bonnievale: Provide for safe pedestrian walkways between
			residential areas. Commission an NMT plan for all and between settlements.
Develop	Activity streets	16	Develop commercial activities along roads parallel to and along Main and Voortrekker Streets.
	& Corridors	17	Strengthen Main & Voortrekker Streets' intersection as a development node.
		18	Provide for a taxi rank/bus stop next to CBD.

Public Uti	lities & Service		
	Elements	No.	Proposals
Protect	<u>Water</u>	19	Bonnievale receives its water from the Breede River. Water is extracted from the river at two points, i.e. a pumping station directly from the river and via an irrigation canal which runs through the town. The main extraction point to the WTP is the canal. Extraction directly from the river is only done as a supplementary source and in emergency conditions. (Breede River and Zanddrift Irrigation Canal).
	Waste Water	20	2 775 kt/day actual capacity.
	Electricity	21	A 21.2 MVA substation with sufficient capacity as it is estimated that 13.385 MVA is required in 2028 (Medium voltage networks is lightly loaded with growth forecasts easily absorbed).
		22	1x 20 MVA 66/11 kV transformer.
	Storm water	23	Internal roads and the storm water system are considered inadequate.
	<u>Waste</u>	24	Maintain licensed domestic waste landfill site with estimated capacity until 2065 and drop-off facility.
		25	Weekly waste is collected from door to door and delivered at land fill. A separation at source service (2-bag system) waste collection is provided. A (building) material recovery facility and garden waste and composting plant to save landfill space (IWMP, 2012).
Change	<u>Water</u>	26	There is 2 960 kl water storage capacity. An additional 5.5 Ml at the Old Reservoir and 4 Ml a new reservoir site is required.
		27	The water distribution network is insufficient for estimated future water demand.
Waste Water			4 801 kl/d AADD, all erven occupied.
		29	Keeping 500 m buffer around sewerage works.
	Electricity	30	Upgrade obsolete electrical infrastructure.
		31	Provide for a second transformer.
		32	Provide for adequate street lighting.
	Storm water	33	Improve storm water system.
	<u>Waste</u>	34	Maintain licensed garden waste and builder's rubble site as capacity is insufficient.
	0.6.1	35	Provide for recycling facilities of recyclable material and organic waste.
	Safety	36	Implement river maintenance and upgrade programme.
Develop	Future Demand	37	Ensure SDF growth proposals are aligned with bulk infrastructure master planning.
		38	and recycling.
	<u>Water</u>	39	Provide for water harvesting.
	Electricity:	40	Encourage installation of green building technology such as solar geysers and PV roof panels.
	Waste	41	Establish a composting plant. Such a composting facility must be registered with the Department, in terms of the National Norms and Standards for Composting of Organic Waste, prior to commencement

# Objective 2: Proximate convenient and equal access

# Objective 1: Grow economic prosperity and facilitate economic sector growth and Objective 4: Protect and grow place identity and cultural integrity

Dunt Opa	UC		
	Elements	No.	Proposals
Protect	<u>Heritage and</u> <u>Tourism</u>	42	Bonnievale was founded in 1922, and was named after the railway siding called Vale at its opening in 1902 and Bonnie Vale in 1917. Municipal status was gained in April 1953.
		43	Traditional grid pattern (urban structure) along two main access streets (Long & Main) Has a unique agricultural character.
		44	Bonnievale is surrounded by the Langeberg and Riviersonderend Mountains. Situated on the Cape Wine Route, the area caters to tourists with locally made cheese and wine, along with private game reserves and extensive hiking trails.
	Residential	45	Bonnievale has a relatively sparse and fragmented Urban Structure mainly due to its topography consisting of:
			<ul> <li>A medium to low density on the inner western portion of the town which also includes a business node and a compton.</li> </ul>
			<ul> <li>The eastern portion of the town consists of an industrial node with cemeteries located in close proximity</li> </ul>
			<ul> <li>The eastern periphery of the town includes the CBD with a low to medium density residential development.</li> </ul>
			- And a medium to low density residential development located north east of the town.
	Commercial	46	CBD at intersection of Main and Voortrekker roads & along several secondary roads leading off main roads.
		47	Small secondary business node, in south western part of Bonnievale as well as on the southern periphery.
		48	The town centre contains a unique and significant agricultural service centre supporting agricultural services and other unrelated light industries.
Change	Heritage and	49	Support tourism related uses in the town to diversify the economy and create opportunities.
	<u>Tourism</u>	50	Improve information about and linkages between heritage assets.
		51	Align and blend roadside signage relative to historic buildings and in sensitive landscapes.
		52	Address loss of, and impact of development on cultural & heritage resources.
		53	Control alterations and demolitions of buildings older than 60 years.
		54	Conserve graded buildings, areas and features.
	Desidential	55	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.
	<u>Residential</u>	56	Expand residential use toward the southern periphery to integrate the western and eastern portions.
		5/	Provide for different residential types/ housing topologies and effective utilisation of services.
		58	Expand small residential area in northern eastern precinct.
		59	Align development with bulk intrastructure capacity and services.
		60	Support densitication in Bonnievale through: Subdivision; infili development; and Renewal and restructuring.
		62	Density in accordance with zone proposals. Explore medium density residential development potential.
	Commercial	63	Frovide GAF housing in bonnievale.
	Commercial	03	opportunities for housing and service industries around this node.
		64	Support integrated development and mixed uses in neighbourhoods.
		65	Diversity agricultural related businesses.
		66	Establish affordable & integrated commercial properties. (Secondary CBD).
		67	Support establishment of house shops along activity streets and home occupation in residential areas Support mixed uses in CBD including residential opportunities.
	<u>Industrial</u>	68	Provide the opportunities for limited-service related industries.
Develop	<u>Heritage and</u>	69	Support the utilization of heritage assets as tourism attractions.
	<u>lourism</u>	70	Acknowledge heritage resources' significance and need for protection.
	Residential	/1 72	Develop higher density residential uses in and around the CBD and along activity streets.
		72	Provide for farm workers on bousing & anordable land.
		7/	Support establishment of house shops along activity streets and home occupation in residential areas
		75	Support mixed uses in CRD including residential opportunities
		76	Explore medium development potential "Growth Potential Study (2007)" attributes it to: Connectivity (N7 and railway)
		10	Accessibility & proximity to Cape Town & West Coast Infrastructure (primary education)
	<u>Commercial</u>	77	Create more affordable commercial properties and more integrated commercial areas in previously disadvantaged
		78	Support CBD along Main and Voortrekker Road
		79	Support CDD along main and voorticities road.
		80	Allow anricultural related industries
	Industrial	81	Ensure adequate bulk infrastructure capacity to support industrial expansion
		82	Identify areas for future industrial expansion (Zone E & J).

As per F	As per Proposal Map									
Name	Proposed Use	Gross Area	Net Extent	Precinct	SDF Timeframe					
B01	Residential	0,068	0,048	А	< 5					
B02	Residential	0,443	0,31	А	< 5					
B03	Cemetery	2,857	2	B03 * Outside Urban Edge	< 5					
B04	Residential	0,459	0,321	А	< 5					
B05	Residential	0,448	0,314	А	< 5					
B06	Informal Residential	21,773	15,241	D	< 5					
B07	Informal Residential	20,502	14,351	D	< 5					
B08	Institutional facility	0,77	0,539	D	< 5					
B09	Rural Residential	18,178	12,725	l	< 5					
B10	Residential	2,1	1,47	А	< 5					
B11	Business Node	4,484	3,139	В	0 - 10					
B12	Residential	0,896	0,627	С	< 5					
B13	Residential	0,606	0,424	С	< 5					
B14	Business Node	0,991	0,694	С	< 5					
B15	Informal Residential	5,232	3,662	D						
B16	Industrial	15,386	10,77	Е	< 5					
B17	Mixed-Use Development	7,977	5,584	Е	< 5					
B18	Central Business District	10,268	7,188	Н	< 5					
B19	Agri-Industry	10,85	7,595	J	0 - 10					
B20	Agri-Industry	34,213	23,949	J	0 - 10					
B22	Mixed-Use Development	9,311	6,518	L	< 5					
B23	Agri-Industry	7,216	5,051		< 5					
B24	Residential	1,007	0,705	А	< 5					
B25	Rural Residential	9,785	6,849		5 - 10					
B26	Rural Residential	4,057	2,84	Out	10					
B27	Agri-Industry	3,617	2,532	Out						





# Objective 3: Sustain material, physical and social well-being

Social Amonities

Social Alle	Social Amenities						
	Elements	No.	Proposals				
Protect	Community Facilities	83	Adequate social services and infrastructure to create safe living environments.				
		84	Protect good infrastructure: sport facilities & school.				
		85	Enhance Police Station site and services rendered.				
Change	Community Facilities	86	Locate community facilities in a central area.				
		87	Align provision of social infrastructure to norms.				
		88	Promote multi-functional recreational areas (e.g. children's play parks, day camping and picnic facilities) close to and along river.				
		89	Allow for adequate expansion of cemeteries.				
Develop	Community Facilities	90	Provide adequate:				
			<ul> <li>Primary health facilities;</li> </ul>				
			- Education facilities specifically crèches and secondary facilities.				
		91	Allow community orientated uses (crèches) in residential areas.				
		92	Erven 701, 702, part of Erf 754, 751, 759 and 863 to be investigated as alternative locations for the primary school. (2015 SDF)				





# Objective 5: Protect ecological and agricultural integrity

Open Space

Obell obe			
	Elements	No.	Proposals
Protect	Natural and Conservation Landscape	93	Bonnievale contains various Critical Biodiversity areas mostly located in and around the settlement as identified by the Western Cape Biodiversity Spatial Plan 2017.
	<u></u>	94	Protect the natural areas surrounding the settlement as incentivized private nature
			reserves such as promoted by Cape Nature' stewardship program. (SDF 2015).
		95	Designate and protect river corridors, including the Breede River aquatic CBA, by excluding urban development and ploughing for 32m from river and wetland banks (SDF 2015).
		96	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.
	<u>Waterways</u>	97	The Breede River is the southern boundary of Bonnievale and runs in a north to east direction.
Change	Natural and Conservation	98	Improve visual character of higher density residential, and in particular subsidized
	Landscape		functional open space areas.
		99	Support interactive development along open spaces where developments face the open space networks.
		100	Develop conservation management plans.
	Public and Private Open	101	Provide street furniture & landscape central settlement node.
	<u>Space</u>	102	Beautify and Landscape main town access points.
		103	Upgrade existing POS and sports fields. (SDF 2015)
		104	Create an interlinking and continuous treed and landscaped main street network (SDF 2015).
Develop	Natural and Conservation Landscape	105	Enter into a stewardship programme with Cape Nature to ensure effective management of conservation areas.
		106	Create and protect open space areas (landscaped recreational facilities play parks, picnic and outdoor gym equipment) inside and adjacent to Bonnievale.
		107	Develop hiking trails, mountain bike trails and alternative uses for events facilities and venues along main activity routes.
		108	Encourage developments next to open spaces where appropriate to interact with such spaces.
	Public and Private Open Space	109	Develop a market area along activity corridors such as on the corner of Madeliefie and Barlinka Street.
		110	Link open spaces.

### LAND USE PRECINCT PROPOSALS FOR BONNIEVALE

Bonnievale has been divided into twelve (12) precincts (areas with common characteristics) and the table below outlines allowable land uses (and descriptions of these uses at the end of this chapter) per precinct.

	BONNIEVALE LAND USE PRECINCT	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Precinct A is home to a high-density housing development with the same character includes. This zone allows for opportunities for infill residential development and intensification of use along the south eastern boundary of the precinct.		x	X	x	x	x		X 1	x	x	x	x	X	
В	Precinct B has a low-density residential character and include a neighbourhood business node. There are opportunities for infill development to achieve a medium density character Development on the southern boundary should be sensitive to the agricultural interface including boundary treatment.	x	x		x	x	x	X 3	X 1	x	x	x	x	x	
С	Precinct C is a residential precinct with mixed densities and include a neighbourhood business node and cemetery. Opportunities include intensification of use and expansion of cemetery space.	x	x	x	x	x	x	X 3	X 1	x	x	x	x	x	
D	Precinct D is an informal precinct and require formalization as a high to medium density development and limited intensification.	x	x	х	x	x	x		x	x	x	x	x	x	
E	Precinct E is home to industrial uses and a cemetery. There are opportunities for industrial and cemetery expansion.									x			x	х	x
F	Precinct F has a low-density residential character with opportunities for infill development.	X			Х		X					Х	Х	X	
G	Precinct G has a mixed density residential character and there is opportunity for intensification.	X	X	Х	X	X	X		Х 1	X	X	X	X	X	
Н	Precinct H is home to the central business district where mostly commercial and compatible uses are supported. Intensification is encouraged.	x	х	X	x	x	x	x	X	x	x	x	x	X	
I	Precinct I consists of residential and industrial (Parmalat factory) uses with proposed infill development opportunities. Intensification is encouraged.		x		x										x
J	Precinct J is an Agri Industry node.														X 4
K	Precinct K has a medium residential character and expansion should be prohibited.		X		X				X 1			X	X		X 5
L	Precinct L is a mixed-use business development node and expansion should be prohibited.	X	Х	X	Х	Х	X	Х	Х	Х	Х	Х	Х	Х	Х
	<ol> <li>Along activity streets</li> <li>Only Service trades</li> <li>At identified nodes</li> <li>Only Agri-industries</li> <li>Only service industry</li> </ol>	Business Uses e.g. Shop, supermarket and service station. Place of instruction e.g. Schools, Universities, Colleges. Professional Use e.g. Doctors, dentists, architects. Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be allowed along activity streets in residential areas. Secondary Educational Uses e.g. Credered day care													

# BONNIEVALE







#### Bonnievale:

Housing opportunities in Mooivallei area (Zone G).

Balance subsidized and inform residential with GAP and first-time home owners.

Land along Voortrekker Street, before bowling club to be developed for first time home owners (middle income).

Some backyard dwellers in Laptelles qualify for GAP housing but there is no land to develop GAP housing.

In Uitsig there are a few erven that can be developed as residential properties.

Limited commercial services and spatial provision (land) should made for business. A local mall in be beneficial in Zone A: corner of Almeria Avenue and Milners Streets or Besembos Avenue or Roos Street.

Zone D is best for informal residential as it is most central.

# 5.6 McGregor

McGregor, located on the Riviersonderend Mountain plain, is a well-known tourist attraction as a result of its unique rural sense of place and over 60 well-preserved heritage homesteads, some of which have been declared national monuments / provincial heritage resources.



# Objective 2: Proximate, convenient and equal access

Connectore

Connecto	015		
	Elements	No.	Proposals
Protect	Roads	1	Langverwagten Road, off Reitz, connects Robertson to McGregor and is the main activity route serving surrounding farms.
	Activity Streets & Corridors	2	Commercial uses located along main road, Voortrekker, Church and Office Street as part of activity corridor.
Change	Roads	3	Divisional Road to Bonnievale and others: Maintain gravel roads to keep rural character whilst improving mobility of locals and tourists.
	Activity Streets & Corridors	4	Support mixed uses along main road in CBD precinct (social & economic integration).
		5	Improve Main Road within the character of the historic settlement.
	Pedestrian / cycle routes	6	Develop trails and routes in settlements linked to natural conservation areas or farmland.
		7	Robertson, Ashton, Montagu & Bonnievale: Provide for safe pedestrian walkways between residential areas. Commission an NMT plan for all and between settlements.
		8	Develop hiking trails and mountain bike routes in the surrounding natural areas and along activity corridors such as Voortrekker Street, Bree Street and Church Street.
Develop	Roads	9	Provide for supporting infrastructure.
		10	Provide for public transport connecting McGregor and Robertson.
	Pedestrian / cycle routes	11	Provide for safe pedestrian walkways and cycling routes between residential areas.

Objective 2: Proximate, col	nvenient and equal	access
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Public Ut	ilities & Service		
	Elements	No.	Proposals
Protect	<u>Water</u>	12	Water supplied from the Houtbaais River.
		13	Reservoir has a capacity of 10 700 kl.
	Sewerage and Sanitation	14	Water borne sewerage system. Actual capacity is 483 kt/d.
	<u>Electricity</u>	15	McGregor has a 7.4 MVA Municipal Substation and it is estimated that 4.133 MWA will be required in 2028.
		16	1x 10 MVA 66/11 kV transformer.
		17	Conductors have additional capacity.
	<u>Waste</u>	18	Weekly waste is collected from door to door and delivered at drop-off facility. A separation at source service (2-bag system) waste collection is provided. A (building) material recovery facility and licensed garden waste to save landfill space (IWMP, 2012). McGregor had the lowest percentage of recyclables (54%) and the highest percentage for organic waste (21%).
Change	<u>Future</u> Demand	19	Identify areas with high absorption capacity to limit impact on landscape for expansion of bulk infrastructure.
	Water	20	Harvest rainwater in tanks on residential erven.
		21	Minimizing leaks by reducing water pressure and a stepped tariff system.
		22	Develop a range of water demand management strategies for all sectors.
	Sewerage and	23	Provide for AADD capacity required of 1048 kt/d should all erven occupied.
	Sanitation	24	Effluent discharge into wetlands should be prohibited.
	Electricity	25	Increase inadequate street lighting.
	<u>Waste</u>	26	The garden waste and builder's rubble site in McGregor is unlicensed and was closed, but no rehabilitation has been done.
Develop	<u>Future</u>	27	Ensure SDF growth proposals are aligned with bulk infrastructure master planning.
	<u>Demand</u>	28	Support sustainable & effective use of natural resources i.e. alternative energy, water reuse and recycling.
	Water	29	Develop future extension of 2 Ml next to the existing reservoirs.
	Sewerage and Sanitation	30	Provide for additional sewerage infrastructure expanding or improving, -*keeping 500 m buffer in mind.
	<u>Electricity</u>	31	Encourage installation of green building technology such as solar geysers and PV roof panels.

# Objective 1: Grow economic prosperity and facilitate economic sector growth and Objective 4: Protect and grow place identity and cultural integrity

Built Spa	се							
	Elements	No.	Proposals					
Protect	Heritage &	32	Church town character. Town established by Dutch Reform church.					
	Tourism	33	Residential centre within an extensive agricultural area, home to farm workers, artists and artisans.					
		34	Jrban structure is a traditional grid pattern.					
		35	Large plots shaped by extensive agricultural landscape. Protect Large erf block grid.					
		36	All new buildings and renovations within this area must be guided by the heritage guidelines. These					
			should also inform new GAP (FLISP) and IRDP housing designs and layouts (MSDF, 2015).					
	Residential	37	Urban structure of residential areas, with lower density residential areas in southern part adjoining CBD,					
			with strong rural character.					
		38	Compact town with a small CBD along Main Road and a primary school located in higher density					
			residential area of McGregor.					
		39	Rural residential, agri & ecotourism, natural conservation.					
		40	The agricultural plots in the centre of the blocks are a key component of the character of the village as					
			well as a significant productive landscape being used for food gardening in many instances (MSDF 2015).					
	Industrial/	41	CBD along Main Road.					
	Commercial	42	Small scale informal farming north of Langverwagten Road.					
Change	<u>Heritage &amp;</u>	43	Develop architectural guidelines to maintain and enhance town character.					
	Tourism	44	Identify and preserve streets & buildings with unique historical character.					
		45	mprove visual quality of the town and beautify and develop open space network.					
		40	Control alterations and demolition of heritage buildings.					
	Conserve graded buildings, areas, streets and reatures.							
	Desidential	40	Recognise development potential is very low.					
	Residential	49	dwellings) creating impression of large manor houses					
		50	Support compact form of McGregor with medium and higher density development along higher order					
		00	roads with main road as activity corridor.					
		51	Integrate new residential developments and locate in close proximity to job opportunities and social					
			infrastructure.					
		52	Support different types of housing subject to directives of immediate surrounding area.					
		53	Plant cypress trees in new subsidized extension- some in front and some along the side of the double					
		<b>F</b> 4	story dwellings.					
	Industrial/	54	Expand commercial areas and develop along voortrekker Street access route.					
	Commercial	55	Allow commercial and mixed use in CBD, along Main Road and other activity routes.					
		50	Support house shops/nome occupation in residential areas along activity streets.					
		5/	Support integrated development and mixed-use activities in heighbourhoods.					
Dovelop	Haritaga 8	50	Linit industrial uses to light industrial uses.					
Develop	Tourism	60	Establish high quality tourist accommodation by allowing holiday accommodation and housing					
	Tourisin	61	Establish high quality tourist accommodation by allowing holiday accommodation and housing.					
		62	Frotect mentage streets by promulgating an overlay zone and compile guidelines for future development.					
		63	Accommodate growth by internal subdivision of larger erven guided by the character of town					
	Residential	64	Develop in accordance with available infrastructure and services					
		65	Encol farm workers on waiting lists					
		66	Allow farm owners opportunities in town to provide farm worker housing					
		67	Accommodate future need for subsidized housing in Robertson					
		01						

### As per Proposal Map

Name	Proposed Use	Gross Area	Net Extent	Precinct	SDF Timeframe
Mc01	Central Business District	6,97	4,879	А	< 5
Mc02	Business Node	0,212	0,148	В	< 5
Mc03	Informal Residential	2,583	1,808	С	< 5
Mc05	Residential	0,479	0,335	В	< 5
Mc06	Business Node	0,375	0,263	В	< 5
McCemetery	Cemetery	2,207	1,545	Outside Urban Edge	
McCemetery	Cemetery	0,356	0,249	Outside Urban Edge	
Mc07	Residential	2,344	1,641	С	


### Map 33: McGregor Heritage Overlay Zone



Social Amenit	Social Amenities									
	Elements	No.	Proposals							
Protect		68	And enhance Police Station site and services rendered.							
Change		69	Provide for early childhood development and education.							
		70	Allow expanded use of school sport grounds by community.							
		71	Facilitate expansion of the cemetery.							
		72	Provide for skills development in agri-tourism industry to enhance economic opportunities.							
Develop		73	Secure a satellite library and early childhood development facility.							
		74	Support crèches within residential areas.							
		75	Develop community gardens in using purified water from Waste Water Treatment Works.							

## Objective 3: Sustain material, physical and social wellbeing





Open Spa	ace		
	Elements	No.	Proposals
Protect	Natural conservation	76	McGregor is located on Riviersonderend Mountains plain. The town is known for its unique rural character and heritage and aesthetic value.
		77	The aquatic CBAs along the Houtbaais and Hoek Rivers should be protected. The extent of the Houtbaais River CBA should be amended if other investigations indicate that settlement on the field between the cemeteries is viable (MSDF, 2015).
		78	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.
	<u>Waterways</u>	79	The Houtbaais and Hoeks Rivers.
		80	All wetland ecosystems should be protected such that their ecological and storm water purification function is maintained.
	<u>Vegetation</u>	81	Some intact natural vegetation surrounds the town.
Change	Natural conservation	82	Create and develop conservation corridors and open space networks linking natural and urban areas.
		83	Integrate open space network and pedestrian walkways along main activity routes between CBD.
		84	Obtain stewardship agreements with Cape Nature for conservation worthy areas of open space system.
	Public & Private Open	85	Landscape northern gate way of settlement.
	<u>Spaces</u>	86	Keep southern gateway unannounced.
		87	Map streets with tree lanes to be protected and "leiwater" canals and develop a tree management (removing, replacement and planting) schedule.
Develop	Natural conservation	88	Develop and market hiking and mountain bike trails in natural areas in and around urban areas.
		89	Plant trees along routes to create between open spaces.
		90	Develop open space areas in McGregor and plant trees and provide street furniture.
		91	Maintain the relevant setback lines along the rivers to limit potential impact on environment and safety of areas.
	Public & Private Open	92	Upgrade public areas.
	Spaces	93	Formalise small farmers at settlement entrance.
		94	Public open space in the form of recreational kick-abouts should be incorporated into the new layouts as there is very little public open space other than the sportsfields in the north east corner (MSDF 2015).

# Objective 5: Protect ecological and agricultural integrity

### LAND USE PRECINCT PROPOSALS FOR MCGREGOR

McGregor has been divided into three (3) precincts (areas with common characteristics) and the table below outlines allowable land uses (and descriptions of these use at the end of this chapter) for every precinct.

	MCGREGOR LAND USE PRECINCT	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Precinct A is the town's central business district where mostly commercial and other compatible uses are supported to enhance the node. Mixed use development is promoted. Keep to grid layout.		x	X 1	x	x	x	x	x	x	x	x	x	x	
В	Precinct B has a low to medium density residential character with opportunities for infill development. This node also includes a secondary business node. Keep to grid layout.	x	x		x	X	x	X 2	X 2	x	x	x	x	x	
С	Precinct C has a high-density residential character. Allow supporting social and neighbourhood orientated commercial services. Keep to grid layout.			x	x	x	x		x	x		x	x	x	
<ul><li>(1) At identified nodes</li><li>(2) Only at identified nodes</li></ul>			Business Uses e.g. Shop, supermarket and service station. Place of instruction e.g. Schools, Universities, Colleges. Professional Use e.g. Doctors, dentists, architects. Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be considered along activity streets in residential areas. Secondary Educational Uses e.g. of Croches/dov.care												



# 5.7 Montagu

Montagu is situated at the north of the Langeberg municipal area, at the entrance to the Cogmankloof Pass. It serves as the main centre for wine, fruit, dried fruit production and tourism. It is well known for its muskadel and hot springs.



# Objective 2: Proximate, convenient and equal access

Connector	rs		
	Elements	No	Proposals
Protect	Roads	1	R62 through Montagu, connecting Ashton and Barrydale.
		2	Eastern gateway, where R62 connects to R318. R318 connects to N1.
		3	Western gateway: Cogmanskloof tunnel as national monument.
	Activity Streets	4	R62 also known as Long Street.
	and corridors	5	R318 becoming Main Street accessing Montagu's CBD and industrial precincts, being
			a main activity axis.
		6	Activity streets being part of CBD: Direction East west: R62, Bath, Buitekant and
			Wilhelm Thys Streets. Direction North South: Barry, Ismael, Kohler, Church and Du
			Toit Streets.
	<u>Pedestrian and</u>	7	Long Street (R62), R318 and along Muskadel Street.
	cycle routes	8	Out of town cycling routes, such as:
			<ul> <li>Ashbury Koop Route 14 km</li> </ul>
			<ul> <li>Jeep Track via Joubert's Pass – 37 km</li> </ul>
			<ul> <li>Ouberg Route – 52 km</li> </ul>
			<ul> <li>Bobejaans Bult Route – 38 km</li> </ul>
			<ul> <li>Baden Route &amp; Pietersfontein Dam Loop – 43 km</li> </ul>
			- Talana Route – 41 km
Change	<u>Roads</u>	9	Continual maintenance and upgrading of local movement network.
		10	Road interface along R318 has to be sensitively treated and soften by tree lanes.
		11	Enhance and announce town entrances and gateways (Cogsmankloof R62 west and east, R318 and Muskadel Street).
		12	The primary restructuring element is to upgrade the main street network including Church, Du Toit, Lang, Bath, Mark, Buitenkant and Muskadel streets from south of the Kingna river to Ashbury as an interlinked system of high-quality boulevards with a similar paving and tree planting theme (MSDF, 2015).
	Activity Streets	13	Promote intensification and mixed use along activity corridors and streets.
	and corridors	14	Provide for parking and pedestrian infrastructure, all disabled friendly, but keep heritage character intact.
		15	Road interface along R318 to be sensitively treated and soften by tree lanes, provide for street furniture and pedestrian walkways and crossings (MSDF, 2015).
		16	1st: upgrading key intersections on Lang street and their linking routes to Bath street, e.g. with brick paving, landscaping these links and providing appropriate signage so that visitors along Lang street are attracted to Bath street (MSDF, 2015).
		17	2nd: upgrading the urban quality of buildings, sidewalks and parking in Bath street using the heritage guidelines as a start.
	Pedestrian and cycle routes	18	Cycling and walking tracks on settlement outskirts to be multi-purpose to improve pedestrian mobility.
		19	Develop trails and routes in settlements linked to natural conservation areas or farmland.
		20	Robertson, Ashton, Montagu & Bonnievale: Provide for safe pedestrian walkways between residential areas. Commission an NMT plan for all and between settlements.
Develop	Activity Streets and corridors	21	Provide for a centralised taxi/bus stop with an all-weather shelter and related infrastructure in CBD.
	Pedestrian and cycle routes	22	Provide for a safe and adequately lit multi-use pedestrian/ cycle route between CBD and Ashbury (along Bath Street and Muskadel Street).

Public Ut	ilities & Service	,	
	Elements	No.	Proposals
Protect	<u>Water</u>	23	Montagu's water resources from: Kruiskloof, Keurkloof, Rietvlei and the CBR pipeline scheme.
		24	Aquifers in Badskloof, Montagu West, serving as water source supplement.
		25	Water treatment plant where water is purified.
	Waste Water	26	Water borne sewerage system.
	Electricity	27	33.256 MVA Substation, sufficient capacity.
	Waste	28	Weekly waste is collected from door to door and delivered at drop-off facility. A separation at source service (2-bag system) waste collection is provided. A (building) material recovery facility and licensed garden waste to save landfill space (IWMP, 2012) is licenced and operational.
	<u>Safety</u>	29	Montagu has a police station which also serves the surrounding rural areas.
		30	Enhance Police Station site and services rendered.
Change	Future Demand	31	Identify areas with high absorption capacity to limit impact on landscape for expansion of bulk infrastructure.
	<u>Water</u>	32	Manage adequate capacity for future demand (Ml/annum) as per "Water Services Development Plan": Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water wise gardens should be encouraged for new residential, commercial and community projects.
	Electricity	33	Maintain adequate bulk capacity: Require 12.764 MVA in 2028.
		34	Upgrade obsolete electrical infrastructure.
		35	Maintain adequate street lighting.
	Storm water	36	Improve the status of the rivers.
		37	Improve and maintain storm water system.
	<u>Waste</u>	38	Create a greater awareness of waste minimisation.
		39	Provide for recycling facilities.
Develop	Future Demand	40	Ensure SDF growth proposals are aligned with bulk infrastructure master planning.
		41	Support sustainable & effective use of natural resources i.e. alternative energy, water reuse and recycling.
	<u>Water</u>	42	Align bulk infrastructure planning with SDF growth proposals.
		43	Earmark land for new and expansion of bulk infrastructure and align with SDF proposals minimizing impact on landscape.
	Waste Water	44	Alternative forms of sewage disposal and treatment for new developments should be investigated with a view to minimizing the source of waste water and minimizing the pollution of surface and ground water. Refer to the Department of Water and Sanitation (DWS) guideline for this, called the Guidelines for the Utilization and Disposal of Wastewater Sludge.
	Electricity	45	Encourage installation of green building technology such as solar geysers and PV roof panels.

# Objective 2: Proximate, convenient and equal access

# Objective 1: Grow economic prosperity and facilitate economic sector growth and Objective 4: Protect and grow place identity and cultural integrity

Built Spa	ce								
	Elements	No.	Proposals						
Protect	<u>Heritage &amp;</u> <u>Tourism</u>	46	Montagu was founded on the farm "Uitvlugt" in 1851, and is known for its hot mineral springs and scenic mountains. It is also an agricultural centre, where orchards and vineyards are in production and local						
		47	The Town began as a Voortrekker Rydorp with long streets aligned perpendicular to the contours in the						
		48	upper town. There is a strip of water erven through the centre of the town along which the river passes. Both the Kingna and Keisie rivers runs perpendicular with the R62 and combine in the west as the Kogmanskioofrivier. These rivers and their floodnlains are part of the identity of Montagu						
		49	Protect and consolidate urban agricultural areas as important ecological and heritage resource including						
	-		incentives to property owners – e.g. agricultural and not urban rates for those portions of properties under this use (MSDF, 2015).						
	<u>Residential</u>	50	Montagu follows a traditional grid pattern with long streets aligned perpendicular to the contours in the upper town.						
		51	<ul> <li>The town is characterised by historic buildings. The CBD area is located around and between Main Street (R62), with the industrial node east of the CBD. There are several precincts in Montagu: <ol> <li>Historical commercial core with low to medium residential uses.</li> <li>A high-density precinct north of the CBD.</li> </ol> </li> </ul>						
			<ol> <li>Low and medium density residential precincts south and west or the CBD.</li> <li>Medium to bigh density and subsidized residential areas north and east around the colf course.</li> </ol>						
	Industrial:	52	Various industrial uses and agricultural industries provide local community iob opportunities						
Change	Heritage &	53	Ensure new developments are sympathetic to beritage buildings and the local character is protected						
Unange	Tourism	54	Develop a tourism strategy for Montagu to identify focus areas. Support Agri-tourism based development Provide skills development in agri- tourism.						
		55	Support and provide for tourism infrastructure e.g. information and tourism signs and improve tourism facilities.						
		56	Support accommodation facilities for tourists in rural and urban areas.						
		57	e existing Urban Conservation Area (Montagu Zoning Scheme) should be extended to include an area rth of Mount street, including the Graaf street extension, linking to Buitenkant street, to the Kingna river, d van Riebeeck street in which the design and renovation of all buildings, not only those older than 60 are conform to the guidelines (MSDE 2015).						
	Posidontial	58	Provide for bousing for farm workers						
	Residential	50	Density using willingness of owners to subdivide, existing zonings, consider the character of surrounding						
		00	environment, the unique sense of place and historical context.						
		60	Zone C's allowable development to be: Infill, river edge and activity street interface residential development. The most southern precinct of Zone C is the gate way to the Klein Karoo and sensitively						
			clustered low residential development can be allowed: Where possible change layout of north east precinct at R318 and R62 T Junction to be long thin erven with river frontage and building footprints along						
			R318 and towards development footprints in the north of the precinct. Keep orchards and vineyards even across long thin erven.						
		61	Increase density for next 20 years (ending 2028).						
		62	Identify land for GAP housing, including farm owners that would like to create agri villages.						
		63	Keep housing waiting list up to date.						
		64	Develop areas in accordance with availability and capacity of infrastructure and services.						
		65	Support densification through Subdivision, Infill development and Renewal and restructuring.						
	Commercial	66	Support development of CBD and secondary nodes and neighbourhood commercial facilities.						
		67	Support integrated development and mixed uses in neighbourhoods.						
		68	Support development of house shops/home occupation/professional services in residential areas.						
		69	Support business uses along activity streets.						
	Industrial	/0	Support agricultural service industry related development.						
		/1	Upgrade services.						
Develor	lla dita na 🛛 0	72	Support development of agri-industries.						
Develop	Touriom	13	Develop and market educational niking trails in natural surroundings.						
	Tourism	75	Frovide for effective control of the extensions to or demolition of neritage buildings.						
		70	development.						
	<u>Residential</u>	76	Provide adequate land for different housing topologies.						
		11	Provide and support development of housing for retirees.						
		78	Support the development of residential opportunities (FLISP) for farm worker.						

	79	Provide residential opportunities that can be upgraded with top structures.
	80	Support integrated housing opportunities.
	81	30 ha of land are required for the current waiting list comprising IRDP and FLISP (GAP) housing (MSDF 2015).
	82	$\pm$ 12 ha along the banks of the Kingna river in Ashbury. This land should be developed as mixed income, mixed use project with a significant GAP component. It abuts Ashbury main road making it a good location for small business and enjoys good views over the farmlands to the south. The flood line should be determined and there should be a single sided road abutting the river corridor which should be upgraded as a positive recreational open space. (MSDF, 2015)
	83	The historic grid layout should also inform the design of the layout of all the other potential New Development Areas in this area. (MSDF, 2015)
Commercial	84	Develop integrated and smaller secondary commercial nodes in higher density neighbourhoods. Commercial uses in these secondary nodes can include residential elements.
	85	Develop mixed-use (commercial and dual residential and single residential) in existing industrial area in Zone C.
Industrial	86	Provide opportunities for additional industrial development towards the north east, along Muskadel street below the golf course.
	87	Encourage development of smaller scale agri - processing/packaging industries (allow value adding of products close to the source).

### As per Proposal Maps

Name	Proposed Use	Gross Area	Net Extent	Precinct	SDF Timeframe
M01	Cemetery	0,642	0,449	А	< 5
M02	Informal Residential	2,973	2,081	Α	5 - 10
M03	Informal Residential	2,827	1,979	Α	5 - 10
M04	Informal Residential	2,187	1,531	Α	5 - 10
M05	Informal Residential	1,228	0,86	Α	5 - 10
M06	Residential	2,503	1,752	A	5 - 10
M07	Business Node	0,334	0,234	A	< 5
M08	Institutional Facility	1,718	1,203	В	5 - 10
M09	Residential	3,12	2,184	В	5 - 10
M10	Institutional Facility	1,98	1,386	С	< 5
M11	Informal Residential	4,633	3,243	Α	< 5
M12	Residential	1,115	0,781	Α	5 - 10
M13	Residential	2,369	1,658	В	> 10
M14	Approved Development, but vacant	13,84	9,688	С	< 5
M15	Business Node	1,221	0,855	D	< 5
M16	Residential, Relocation (strydom street)	1,455	1,018	D	< 5
M17	Central Business District	19,511	13,658	F	< 5
M18	Industrial	11,667	8,167	С	< 5
M19	Mixed-Use Development	12,573	8,801	С	0
	Nature Reserve, to expand				
	Heritage Area			С	



### Map 34: Montagu Heritage Overlay Zones



Social Am	enities		
	Elements	No.	Proposals
Protect	Community Facilities	88	Continue maintenance of the sport grounds to serve the community of Montagu.
		89	Support the local community initiatives for provision of social services in neighbourhoods to better serve communities.
	Existing cemetery	90	Facilitate the ongoing maintenance of cemeteries throughout the municipality especially relating to security and fencing.
Change	Community Facilities	91	Provide for and support community orientated services (for example crèches, soup kitchens) in the residential areas.
		92	<ul> <li>Provide for adequate:</li> <li>Primary health facilities.</li> <li>Educational facilities - with need for crèches and day care facilities in neighbourhoods.</li> </ul>
		93	Expand the existing sport facilities on the northern periphery.
	Existing cemetery	94	Ensure that capacities of cemeteries are monitored on an on-going basis to ensure additional space requirements are timeously addressed.
Develop	Community Facilities	95	Support the continued development and maintenance of community facilities in close proximity to the communities.
	Existing cemetery	96	Provide for cemetery expansion at the north east cemetery.

# Objective 3: Sustain material, physical and social well-being





Open Spa	ce		5 5 5 <u>5</u>
	Elements	No.	Proposals
Protect	Nature and Conservation	97	Montagu nature reserve to be maintained and enhanced for recreational use.
		98	Any orchards and lucern fields should be kept intact in association with farming in the Koo and Keisie valleys.
		99	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.
		100	Urban development and intensive agriculture should be more than 32m from the riverbanks.
Change	Nature and Conservation	101	Link open space areas and mobility routes by planting tree lanes.
		102	Develop shared use trails as open space corridors, natural habitat links and recreational facilities (hiking & mountain bike trails).
		103	Protect natural areas lawfully and determine allowable uses.
		104	Improve appearance of higher density residential developments (subsidized housing) by planting tree lanes.
		105	Design interactive development interfaces along open space network and along main routes.
		106	Map streets with tree lanes to be protected and "leiwater" canals and develop a tree management (removing, replacement and planting) schedule.
	Public and Private Open	107	Enhance recreational public nodes.
	<u>Space</u>	108	Link sport grounds and golf course.
		109	Support the multi-use of public open spaces.
		110	Formalise and maintain multi-use routes and tracks in conservation areas and public open spaces (including reserves around town).
		111	Landscape Kogmanskloof, Kingna and Keisie river banks as ecological river corridors as positive public open spaces with walking and cycling trails where possible (MSDF, 2015).
Develop	Nature and Conservation	112	Formalise conservation of conservation worthy natural areas by entering into stewardship programme with Cape Nature.
		113	Develop management plans and determine allowable uses of conservation areas.
		114	Remove alien vegetation from open space areas.
		115	Require subsidized housing projects to provide functional open spaces.

# Objective 5: Protect ecological and agricultural integrity

### LAND USE PRECINCT PROPOSALS FOR MONTAGU

Montagu has been divided into nine (9) precincts (areas with common characteristics) and the table below outlines allowable land uses (and descriptions of these use at the end of this chapter) for every precinct.

	MONTAGU LAND USE PRECINCT	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Precinct A (Ashbury) has a high-density residential character including a neighbourhood business area and a place of instruction. Informal housing within precinct A requires formalization and creates opportunity for infill residential development. Both cemeteries can expand.			x	x	x	x	X 3	X 1	x		x	x	x	
В	Precinct B had a medium density residential character with opportunities for infill development and a place of instruction. The Golf Course adds to precinct B as gate way to the rural areas north of Montagu. Thus, the interface along the access road has to be sensitively treated and soften by tree lanes.	x	x		x	x	x			x	x	x	x	x	
C	Precinct C has a mixed-use character with opportunities for industrial, destination (tourism) and business development including dual residential opportunities. Infill, river edge and activity street interface residential development should contribute to precinct C's character. The most southern precinct of precinct C is the gate way to the Klein Karoo and sensitive clustered low residential development can be allowed. A character of openness and cultivation should be kept intact.	x	x	x	x	x	x	x	x	x	x	x	x	x	x
D	Precinct D has a high-density residential character and include a place of instruction, open spaces, neighbourhood business node and public spaces.		X	X	X	x	x	X 3	X 1	x	x	X	x	x	
E	Precinct E has a medium residential characteristic as its open spaces including historic and operational cemeteries and a sports field.	x	x		x	x	x		X 1	x	x	x	x	x	
F	Precinct F is the central business district where mostly commercial and other compatible uses are supported to enhance the node. Mixed uses are supported but should be sensitive to the character of Montagu.	X	x	x	x	x	x	X	х	X	x	x	x	x	
G	Precinct G is a medium to low residential area with opportunities for infill development.	Х	Х		Х	X	X			X	X	X	X	X	
Η	Precinct H can be identified as a low-density residential area which includes a hospital, place of instruction and an approved proposed housing development.	X	X 4		x	x	x		Х 1		x	x	x	x	

MONTAGU LAND USE ZONES (continued)	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
I Precinct I can be identified as a low-density residential area consisting of "water erven" and development should be harmonising with the rural character around Montagu and be limited. The Agricultural character should be preserved.	x	x		x	x	x			x	x	x	x	x	
<ul> <li>(1) Along activity street</li> <li>(2) Only Service trades</li> <li>(3) At identified Nodes</li> <li>(4) Existing uses</li> </ul>		Business Uses e.g. Shop, supermarket and service station. Place of instruction e.g. Schools, Universities, Colleges. Professional Use e.g. Doctors, dentists, architects. Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be allowed along activity streets in residential areas. Secondary Educational Uses e.g. Crèches/day care												ouse o be

# MONTAGU



# 5.8 Robertson

As the main urban centre, Robertson has the largest population in Langeberg Municipality. It serves as an agricultural service centre being located within one of the largest wine producing regions in South Africa.



# Objective 2: Proximate convenient and equal access

Connecto	rs											
	Elements	No	Proposals									
Protect	Roads	1	R60 (east-west direction), linking to N1 via Worcester and N2 via Swellendam.									
		2	R317 to Bonnievale.									
		3	Langverwagten Road to McGregor.									
	Activity Streets &	4	North-West to South East (backward slanted): Voortrekker, Church, Albert, Van Zvl.									
	Corridors		Paddy, Mary, Burwana and August, Johan De Jongry, Keerom.									
		5	North- East to South West (Forward slanted): Paul Kruger, Reitz, Pieter.									
Change	Roads	6	Introduce speed calming & greening of route. Introduce landscaping/ tree lanes, street									
Ŭ			furniture and sufficient lighting. Provide for pedestrian crossings.									
		7	Develop guidelines for commercial facades, advertising signs and information signs:									
			Main Road to have a rural character.									
		8	Enhance and announce town entrances and gateways: (R60 east & west, R317 and									
			Langverwagten Road).									
		9	Upgrade Church Street as a direct link from Cactus Garden to the historic retail core,									
			MSDF, 2015).									
	Activity Streets &	10	Concentrate higher order social amenities and mixed-use development along activity									
	Corridors		streets.									
		11	Provide for public transport and pedestrian mobility.									
		12	Landscape and beautify activity streets and main street (R60). Plant tree lanes,									
			provide street furniture and develop pedestrian walkways.									
		13	Upgrade Johan de Jong Avenue as one of the major boulevarded mixed use activity									
			routes of the town.									
	<u>Rail</u>	14	Investigate private rail services on public line.									
		15	Lobby for prolonged Blue Train stop.									
	Pedestrian and	16	Develop trails and routes in settlements linked to natural conservation areas or									
	Cycle Routes		farmland.									
		17	Robertson, Ashton, Montagu & Bonnievale: Provide for safe pedestrian walkways									
			between residential areas. Commission an NMT plan for all and between settlements.									
	<u>Air</u>	18	Prepare a feasibility study of the airport and its surroundings (1,5km to support tourism									
			and recreation.									
Develop	<u>Roads</u>	19	Upgrade intersection of R317 and railway line.									
		20	Upgrade section of R317 from roundabout to Constitution Road, along Nkqubela.									
		21	Provide for pedestrian crossing over R317.									
		22	Upgrade of R60 from roundabout eastwards to the end of runway.									
	Activity Streets &	23	Develop a taxi rank/bus stop next to CBD.									
	Corridors	24	Introduce speed calming in Johan De Jong Avenue.									
	Pedestrian and	25	Develop accessible, safe and adequately lit, surfaced and shaded pedestrian									
	Cycle Routes		walkways and cycle paths along Johan de Jong Avenue, R60 (main street) and R317									
			(along Nkqubela).									

Public Utili	ties & Service					
	Elements	No.	Proposals			
Protect	<u>Water</u>	26	Robertson receives its water from two sources: Langeberg Mountain Catchment Area north of Robertson.			
		27	Breede river irrigation canal. The water is purified at the Robertson TP. (Brandvlei Irrigation Scheme (Breede River) Dassieshoek and Koos Kok Dams Hoops River Irrigation Scheme) (From Water Services Development Plan 2014/2015).			
	Waste Water	28	4 709 kℓ/d actual capacity.			
	Electricity	29	A 42.2 MVA substation lacks electrical capacity.			
		30	3x 15 MVA 66/11 kV transformers and conductors within capacity.			
	<u>Waste</u>	31	Weekly waste is collected from door to door and delivered at drop off facility. A separation at source service (2-bag system) waste collection is provided. A (building) material recovery facility and composting plant to save landfill space (IWMP, 2012).			
		32	The Robertson waste disposal facility is closed and rehabilitated, accompanied by a closure license.			
	<u>Safety</u>	33	Enhance Police Station site and services rendered.			
Change	<u>Future</u> Demand	<u>-uture</u> 34         Identify areas with high absorption capacity to limit impact on landscape for exponent infrastructure.				
	<u>Water</u>	35	Upgrade existing reservoir capacity to accommodate growth and demand.			
		36	Encourage retrofitting of water demand management technologies into existing buildings and offer an incentives program.			
	Waste Water	37	Provide for 8 252 kl/d AADD capacity required, all erven occupied.			
	Electricity	38	Upgrade obsolete electrical infrastructure, especially conductors.			
		39	Maintain adequate street lighting.			
	<u>Waste</u>	40	Maintain transfer station site.			
	Storm Water	41	Improve and upgrade formal storm water system.			
Develop	<u>Future</u>	42	Ensure SDF growth proposals are aligned with bulk infrastructure master planning.			
	<u>Demand</u>	43	Support sustainable & effective use of natural resources i.e. alternative energy, water reuse and recycling.			
	<u>Water</u>	44	Manage adequate land for future expansion of storage capacity. Support use of natural sources.			
	Electricity	45	Prioritise the provision of bulk electricity: Estimated, a 47.281 MVA and 31.052 MVA substations			
			are required.			
		46	Encourage installation of green building technology such as solar geysers and PV roof panels.			
	Storm Water	47	Upgrade internal roads and storm water systems.			

## Objective 2: Proximate convenient and equal access

## Objective 1: Grow economic prosperity and facilitate economic sector growth and Objective 4: Protect and grow place identity and cultural integrity

Built Space	e								
	Elements	No.	Proposals						
Protect	<u>Heritage and</u> <u>Tourism</u>	48	Robertson's follows a grid and is located between two rivers, the Willem Nels River and Hoops River. First erven were established with access to water (water erven) as an irrigation system with furrows and sluices that were strictly rationed, were devised (Fransen, 2008, 195). The grid consists of town blocks defined by north south streets (between the two rivers) a 100 m apart. "The church block is located in the centre town, and the adjoining blocks are halved so that the church block "intercepts" Church Street and affords axial views along this street".						
		49	Retain Urban Culture (Urban Vineyards) as important heritage and sense of place elements in Robertson North. (MSDF, 2020)						
		50	Protect vineyards on erven 1073, 1190, 2070 as part of the settlement character.						
	Residential	51	Robertson originated around the historic church grid block in the CBD. The Willem Nels and Hoops Rivers guides development.						
	Business 52		Old town CBD is established along Main Road and within proposed heritage overlay zone.						
Change	<u>Heritage and</u> Tourism	53	Improve tourism infrastructure including recreational facilities accommodation and information points and signage.						
		54	Control extension or demolition of heritage buildings.						
		55	Proclaim heritage overlay zones.						
		56	Develop guidelines including architectural style, scale, height and mass of built structures for development within heritage overlay zone.						

		57	Develop a heritage precinct in Robertson as the settlement has a large and intact resource of historic buildings sufficient to create a heritage precinct of provincial or even national significance on a scale of towns like Stellenbosch and Graaff Reinet. (MSDF, 2015)
		58	The centre of the town should be proclaimed a heritage precinct and a major campaign launched to encourage building owners and tenants to improve their buildings. This should be supported by the municipality upgrading the public realm; trees, sidewalks, street furniture, paving of
	Desidential	50	intersections and facilities for NMT traffic. (MSDF, 2015)
	Residential	59	hectare in Robertson.
		60	Enrol farm workers on housing waiting list.
		61	Provide for future subsidized housing demands in Robertson.
		62	Require different housing options/ topologies to proposed developments are sustainable, integrated and utilise services effectively.
		63	Support densification through subdivision, infill development, renewal and restructuring in accordance with zone proposals.
		64	Align subdivisions and CBD renewals with surrounding densities and character of the built environment.
		65	Infill opportunities exist in Zone A and B on residential properties.
		66	Investigate the agricultural potential of New Development Area 21 with respect to how much of this site can be used for urban development. (MSDF, 2015)
	<u>Business</u>	67	Develop the CBD as public node and central meeting and market place.
		68	Continue the upgrading and encourage buildings to have a contemporary high quality appearance (MSDF, 2015).
		69	Encourage the principle of living and working on one erf In Robertson. Promote split zoning of every corner property (half business rights and half residential) In Robertson.
		70	Commission a precinct plan to address the interface, mixed uses (and contrasting uses) and future allowable uses in Church Street.
		71	Commission an informal trading optimal location study. Upgrade informal trading area and provide canopies and informal trading kiosks for informal traders on Erf 873 Robertson, next to PnP parking area. Ecrematice vacant erf 308 on corner of Buowana Street and Hani Street for informal trading
	Industrial	72	Provide adequate bulk infrastructure canacity to support industrial expansion
Develop	Heritage and	73	Focus tourism development on the natural environment with development of hiking routes along
	Tourism		the Willem Nels and Hoops Rivers and development of recreational node for motorbikes and mountain bikes within Zone B, close to main road/ gateway.
		74	Develop Station building as possible tourism hub.
		75	Improve aesthetical quality of the town with the street lighting, street furniture and tree planting.
	Residential	76	Keep waiting list up to date.
		77	Provide GAP housing.
		78	Utilise developable vacant land for development and infill development.
		79	Encourage expansion of residential market, especially subdivision or second dwelling on larger properties.
		80	Expand urban edge south east wards on Erf 2 and Rem 22/112 for mainly industrial and related business uses and limited residential development.
		81	Develop areas in accordance with availability of service resources and infrastructure capacity.
		82	Provide for expansion of bulk infrastructure.
		83	Eighty hectares (80 ha) of land required for waiting list to be accommodated as a series of integrated components in a number of smaller mixed use, mixed income projects including GAP (Flisp) housing and open market housing where appropriate (MSDF, 2015).
	<u>Business</u>	84	Develop and expand several business nodes as per Land Use Schedule.
		85	Develop node around roundabout (business precinct, airstrip precinct, industrial precinct and
			residential & industrial precinct) to utilise vacant land optimally and to integrate.
	Industrial	86	Provide for expansion on Bullida Grounds and around train station keeping in mind future bulk
			intrastructure requirements: Expand urban edge south east wards on Ert 2 and Rem 22/112 for
			Interface Bullide Grounds and industrial use, using Long Street, Debotteon as an example for
			such integration of land use activities and settlement and tourism dateways. See also interface
			directives in Feasibility Study conducted (2018).

As per Proposal Map									
Name	Proposed Use	Gross Area	Net Extent	Precinct	SDF Timeframe				
Heritage Area	Heritage Area	136,649	95,654						
R01	Informal Residential	4,578	3,205	А	< 5				
R02	Approved Development, but vacant	1,411	0,988	А	< 5				
R03	Residential	0,227	0,159	А	< 5				
R04	Business Node	2,041	1,429	Α	< 5				
R05	Mixed-Use Development	43,774	30,642	Α	5 – 10				
R06	Institutional Facility	1,807	1,265	Α	5 – 10				
R07	Residential	11,774	8,242	В	5 – 10				
R08	Residential	3,844	2,691	Α	> 10				
R09	Residential	10,589	7,412	Α	5 – 10				
R10	Cemetery	1,389	0,972	В	< 5				
R11	Business Node	3,837	2,686	В	< 5				
R12	Industrial	9,265	6,485	E	< 5				
R13	Small Business	2,301	1,611	В	< 5				
R14	Residential	7,549	5,284	В	5 – 10				
R15	Industrial	25,658	17,961	E	< 5				
R16	Institutional Facility	1,582	1,107	Е	< 5				
R17	Institutional Facility	3,39	2,373	Е	< 5				
R18	Central Business District	41,714	29,2	D	< 5				
R19	Mixed-Use Development	5,254	3,678	С	5 – 10				
R20	Residential	1,056	0,739	В	< 5				
R21	Institutional Facility	2,322	1,625	Α	< 5				
R22	Approved Development, but vacant	7,261	5,083	Α	< 5				
R23	Fire Station Satellite Station	0,497	0,348	С	< 5				
R24	Residential	5,179	3,625	С	< 5				
R25	Industrial	19,918	13,943	Е	5 – 10				
R26	Industrial	2,437	1,706	Е	< 5				
R27	Business	14,817	10,377	Е	5 – 10				
R28	Business Node	0,305	0,213	Α	< 5				
R29	Business Node	0,937	0,656	Α	< 5				
R30	Residential	4,28	2,996	Е	5 – 10				
R31	Industrial	16,924	11,847	Е	5 – 10				
R32	Industrial	4,604	3,223	Out	5 – 10				
R33	Public Open Space	0,366	0.256	А	< 5				
R34	Institutional Facility	0,615	0,43	E	< 5				
R35	Informal Residential	8,165	5,716	F	< 5				
R36	Institutional Facility, Robertson Heights HS	2.657	1.86	А	< 5				
R37	Approved Development, but vacant	0,436	0,305	Α	< 5				
R38	Business Node	0,636	0,445	C	< 5				
R39	Municipal Office	1.234	0.864	Ċ	0				
R40	Approved Development, but vacant	2.989	2.092	H	<4				
R41	Approved Development, but vacant	4.341	3.039	С	<5				
R42	Redevelopment	4,2635	.,	Ē	10-Mav				



### Map 35: Robertson Heritage Overlay Zones



Social Ame	Social Amenities								
	Elements	No.	Proposals						
Change	Community Facilities	87	Provide community facilities in neighbourhoods to improve accessibility.						
		88	Support the expansion and upgrade of the sports grounds in Zone A and E.						
		89	Provide adequate primary health facilities.						
		90	Provide for and expand education facilities and particularly crèches and adult education/skills development.						
		91	Expand White Street cemetery and infill Droëheuwel cemetery.						
		92	Investigate further urban agriculture opportunities, especially for community gardeners (MSDF, 2015).						
Develop	Community Facilities	93	Formalise public area in CBD as local market square, formal trading space and a bus and taxi stop.						
		94	Formalise the open space system.						
		95	Provide for a school at Nkqubela.						

# Objective 3: Sustain material, physical and social wellbeing





Open Spa	ace		
	Elements	No.	Proposals
Protect	Nature & Conservation	96	The Willem Nels and Hoops Rivers forms the framework across which Robertson was established lying in the rain shadow of the South Western Mountains.
		97	North East of Nkqubela lies a large protected area which has been identified as a critical biodiversity area by The Western Cape Biodiversity Spatial Plan (WCBSP).
		98	Firm up delineation of urban edge along slopes of 1:20 and along water courses concurrently with land use application.
Change	Nature & Conservation	99	Establish a heritage route as Robertson has the most heritage buildings in the Langeberg municipal area.
		100	Formalise use of natural/open space areas for recreation: Provide for hiking trails, mountain bike trails and alternative uses and facilities.
		101	Design interactive development interfaces along open space network.
		102	Develop a conservation management plan to preserve the critical biodiversity areas.
		103	Investigate necessary steps including offsets to realign CBAs impacting on proposed New Development Area 20 (MSDF, 2015).
		104	Map streets with tree lanes to be protected and "leiwater" canals and develop a
	Dublic and Drivate Onen	105	The management (removing, replacement and planting) schedule.
	Public and Private Open Space	105	Enhance recreational public houes. Link sport, show grounds and open spaces.
	Space	100	Upgrade river corriders through the town as positive open spaces lined with
		107	pedestrian/cycle ways and street lights including two NDP Focus Areas along the upper reaches of the Droë River in Robertson North (MSDF, 2015).
Develop	Nature & Conservation	108	Formalise identified conservation areas within and adjacent to settlement.
		109	Plant trees along main activity routes.
	Public and Private Open	110	Develop multi-use public open spaces along activity nodes.
	Space	111	Create a recreational route for mountain and motorbikes.
		112	Provide for parks and playfield in Nkqubela
		113	Establish Rem 22/112 as a nature conservation park/ reserve (offset of industrial
			precinct on Bullida Grounds)
		114	Establish an open-air place of worship on Rem 22/112, as part of nature reserve.
		115	Formalize natural landscape along Willem Nels, Droë and other rivers on the western edge of Robertson and establish as an open space corridor.

# Objective 5: Protect ecological and agricultural integrity

## LAND USE PRECINCT PROPOSALS FOR ROBERTSON

Robertson has been divided into eight (8) precincts (areas with common characteristics) and the table below outlines allowable land uses (and descriptions of these use at the end of this chapter) for every precinct.

	ROBERTSON LAND USE PRECINCT	Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self -catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A Precinct A has a high-density residential character which includes housing development, a secondary business node and several places of instruction. Allow for infill residential development opportunities				x	x	x	x	X 3	X 1	x	x	x	x	x	
В	Precinct B has a medium to high density residential character with opportunities for infill development and intensification. This node also includes a cemetery with expansion potential, a neighbourhood commercial node as well as a secondary business node.		x	x	x	x	x	X 3	X 1	x	x	x	x	x	
С	Precinct C has a low to medium density residential character with opportunities for infill development and intensification. A mixed-use development and a fire station satellite office support residential uses.	x	x	x	x	x	x		Х 1	x	x	x	x	x	
D	D Precinct D is the central business district where mostly commercial and compatible uses are encouraged to enhance the node		x	x	x	x	x	x	x	x	x	x	x	x	
E	Precinct E represents the Robertson's industrial area with industrial expansion proposed. Agri industry and residential uses are encouraged.			x	x	x	x	X 4	x		x		x	x	x
F	Precinct F consists of a high-density residential character including a cemetery.			x	x	x	x	X 3	X 1	x	x	x	x	x	
G	Precinct G consists of the Robertson's Golf Course development. The zone further has a medium to high density characteristic.	x	x	x	x		x					x	x	x	
H Precinct H includes a medium density development that forms part of Precinct G.			X	X	X		X					X	X	X	
	<ol> <li>Along activity nodes</li> <li>Only Service trades</li> <li>At identified nodes</li> <li>At identified main nodes</li> </ol>	Bus Plac Prof Sec hous be a Sec	iness ce of i fessio ondar se sho illowed ondar	Uses nstrue nal U y Bu ops, sr d alone y Edu	e.g. S ction se e.g sines nall sh g activ ucatio	Shop, e.g. S J. Doct s Use nop & d vity str nal Us	super chools tors, d es allo offices eets ir ses e.	marke s, Univ entists ows fo and h resic g. Crè	t and versitie s, arch or nei nome lential eches/	servic es, Co nitects ghbou occup areas day ca	e stati lleges irhood ation. s. are.	ion. I busi House	ness e tave	e.g. C rns on	café, Ily to



### Comments from the public, May 2023



### Nkqubela:

Rooiheuwel, Moreson area at Shoprite: demarcate node as business node (and arrange for economic empowerment).

Formalise informal markets square next to Pick n Pay in Hoop Street (Protection, build a canopy for traders on site).

Storm water is a problem and roads over-flood especially in Moreson.

Sidewalks need to be paved/tarred.

New access road needed for Moreson, one entry point (Van Zyl/Alberta Avenue) which congests during events or sports games.

Widen entrance to Moreson at Alberta Avenue and prevent accidents.

Establish a creche on the Corner of Sweetpea Avenue and Leeubekkie Street.

Area in Moreson earmarked for clinic in Sweetpea Avenue to be multi purposed and used for police and police vehicles.

Provide fire hydrant on the corner of Sweetpea and Leeubekkie Street.

Multi-purpose Centrum needed.

Located those in lower income category closer to CBD or bring development to areas of such people.

Establish locations for renewable energy facilities for the municipality.

Promote recycling opportunity on the Bullida grounds.

Make land, which has water, available for small scale farmers for example Dassieshoek.

Address storm water problem at Burwana and August Streets.

Parks are in need.

Require a larger clinic facility.

Public swimming pool needed as existing swimming pool is also used by most neighbouring towns.

Clean open ditch (sloot) through Nkqubela (ward 2) and remove garbage.

Establish an informal market place on the corner of Burwana Street and Hani Street for traders to use and on the open space across the bus stop, corner of Burwana Street and Voortrekker Street.





### Robertson:

Consider Gouestroom and surroundings for urban edge expansion as well as the area above cemetery, next to river, and establish recreational area.

More schools are needed.

Expansion and repurposing of the Callie De Wet facility.

Develop parks.

Proposal of multipurpose hall to be used for church services and large gathering.

Risk of open-air churches located in close proximity to the existing roundabout.

Vineyard located close to orphanage produces wine and funds are used in aid of the orphanage.

Removal of leiwater: Groen Owers, Kokos Plamoso, Rode Villas, Mountain View.

Too much infill development with no upgrading of existing infrastructure.

Development of new and maintenance of existing sidewalks (infrastructure).

Softening of the industrial area located in Zone E along the road.

Kerk Street contains light industrial uses that is a nuisance to guest houses in close proximity.

Residential area proposed below Bullida grounds to be relooked.

Expansion of Business Node in lower income residential areas.
# CHAPTER 6: Development Proposals: Rural & Regional – Cross Border & Climate Change

Being part of the Cape Winelands region, Langeberg Municipality is home to five bio-regions that can be distinguished according to the natural environment and economy or value (as per the matrix below): The bio-regions are:



Anysberg – the northern Karoo plains much of it within the Anysberg Nature Reserve (CapeNature).

The Koo – high lying valley well known for fruit, fruit processing and tourism.

Keisies valley – high lying scenic valley with intensive agriculture and start of the R62 tourism route beginning in Montagu.

Breede River Valley – intensely farmed, mainly vineyards and tomatoes. Wine farms offer tourism attractions such as festivals, accommodation, restaurants, wine tasting. One of the most popular wine routes. Contains main settlements, Robertson, Ashton, Bonnievale.

Riviersonderend Mountain Valleys – high lying series of three valleys – also intensive agriculture, mainly vineyards and tourism, but at a reduced level compared to the activities in the Breede River Valley. McGregor is the main settlement, albeit the smallest in the municipality (CNdV Africa, 2013).

The identities of these bio-regions are defined by its landscape, natural environment and agricultural crops offering a variety of values to its inhabitants as per the matrix below. A table with bio-regional characteristics follow thereafter.

Value	/ilderness: Biomes, ioregions & cosystems	Vilderness: Mountains	Vaterways and onnections	connection Routes and corridors	gricultural Landscape	ocial Focus and ommunity	ultural and historical, & outes
Expresses Sense of Place/ Place Making	<u>smш</u> Х	X	X X	00	◄	X	X
Conserve natural vegetation and habitat and provide ecosystem services	Х	Х	Х				
Counter Climate Change	Х	Х					
Attract Tourism	Х	Х	Х		Х		Х
Represents an Economic resource & presents opportunities				Х			Х
Enable Access and Mobility				Х			
Secure Food					Х		
Generate Employment					Х		Х
Offer safety and security						Х	

Map 36: Langeberg Bio-Regions



Table 12: Characteristics of Langeberg's five bio-regions

	ANYSBERG	THE KOO	KEISIE	BREEDE VALLEY	RIVIERSONDEREND MOUNTAIN VALLEYS
Altitude (m)	500 – 1000	750 – 1250	250 – 1000	100 – 500	250 – 1250
Population distribution	Very sparse		<u>+</u> 15 000 urban	<u>+</u> 45 000 urban	<u>+</u> 3 000 urban
Agriculture (Primary Economy)	Stock and game farming with some dry land cultivation in river valleys.	Mainly stone fruit orchards.	Some wine, table grapes and fruit orchards.	Rich mixed farming area including wine, table grapes, dairy and fruit.	Minimal mixed farming, mainly wine, table grapes, stock.
Mining (Primary Economy)	n/a	n/a	n/a	Agricultural lime and gypsum mine in the west.	n/a
Bio-diversity	Succulent Karoo.	Succulent karoo in the deeper river valleys to the east. Shale renosterveld shale and granite fynbos on mountain slopes.	Succulent karoo in the deeper river valleys – shale fynbos and granite fynbos on mountain slopes, shale renosterveld.	Complex mosaic of alluvial vegetation, succulent karoo to the west and shale renosterveld to east.	Granite fynbos on high mountain slopes with succulent karoo to the west and shale renosterveld to the east.
Secondary Economy			Agri-Processing.	Agri-Processing in Ashton & Bonnievale.	Wineries.
Tertiary Economy	Few holiday farms.	Few holiday farms and well-developed tourist attractions.	Montagu historic tourist and desirable residential town, well developed network of holiday farms and farmstalls along R62 tourism route. Montagu is often considered as the western starting point of this route.	Well-developed mix of agricultural and wilderness tourism, Robertson financial, retail and agricultural service centre with historic heritage potential.	Well-developed holiday farms and tourist attractions focused around McGregor.
Renewable energy potential	Relatively low wind speeds. Medium to high levels of solar radiation.	Relatively low wind speeds. Medium to high levels of solar radiation.	Relatively low wind speeds. Medium to low levels of solar radiation.	Relatively low wind speeds. Medium to low levels of solar radiation – small solar plant proposed near Bonnievale.	High wind speeds along Riviersonderend mountains. Medium to low levels of solar radiation– small solar plant proposed near McGregor.
Hydrology	Touws River – seriously modified.	The Koo – moderately modified.	Keisie – seriously modified.	Breede – moderately modified, Vink, Riviersonderend seriously modified.	Poesjenels, Houtbaais Rivers in poor state.
Landscape character	Cosmic.	Classical.	Classical.	Romantic.	Classical.

The following rural and regional proposals were concluded for all the natural assets of the Langeberg municipal area. All proposals should be read and implemented according to the directives as per the Western Cape Land Use Planning: Rural Guidelines, 2019.

## 6.1 Regional and Rural, Environmental Management and Climate Change Proposals

Proposals for the rural areas of Langeberg focus on its natural resources: Water, Soil (Land), Minerals, Vegetation – Fauna - Ecosystems, Air - Wind, Sun and one man-made resource, Connectors. Proposals and Directives for each single resource are made according to three categories: *Opportunities (to develop), Disasters (to protect) (to adapt) and Risks (to change) (to mitigate)*. A matrix was used as proposals and directives address three frameworks: land use (LU), environmental management (EM) and or climate change (CC).

### 6.1.1 Water/ Hydrology

Opportunities			
Water catchment areas, water courses, highly and average productive underground water sources	LU	EM	CC
<ul> <li>Preserve aquatic and associated ecosystems and their biological diversity:         <ul> <li>Promote river corridors and ecological buffers (as part of the open space network), in particular the Kingna and Keisies Rivers (Montagu);</li> <li>Establish an Agri- ecotourism and conservation corridor at along Kingna River (Montagu), at Keisie and Koo Rivers (Keisie and Koo valleys) and along Breede River (Bonnievale) and Klaas Voogds River (Klaas Voogds).</li> </ul> </li> </ul>		X	X
Tourism, sport and recreation	LU	EM	CC
<ul> <li>Develop a water resources zone (WRZ) plan to promote and manage land use in and around dams and other water features to:         <ul> <li>Promote and strengthen natural and cultural environments around dams and water resources whilst promoting tourism, sport and recreation facilities and activities;</li> <li>Compile and provide <u>guidelines for resort developments along Breede River and other rivers</u> in Langeberg Municipality;</li> <li>Maintain infrastructure in and around water resources.</li> </ul> </li> </ul>	x	x	x
<ul> <li>Support the development of water resources for sport and recreation:         <ul> <li>Provide specifically for local tourism and demarcate picnic areas at watersources;</li> <li>Promote river boat trips and rafting including picnics along the Breede and other Rivers.</li> </ul> </li> <li>Promote recreation including fishing, resorts: camping, caravan parks including the hot springs.</li> </ul>	X	Х	Х
Waste Management	LU	EM	CC
• Promote findings of a study identifying solid waste sites and include the cost of establishing a site in CEF (Severely limited available landfill airspace: Ashton landfill permitted for closure and rehabilitation in 1998, yet still in operation)			
Investigate recycling of domestic and garden waste.	Х	Х	Х
• Investigate transfer station locations along major routes and at large farming operations.	Х	Х	Х
<ul> <li>Support and empower small waste related businesses and consider integration of waste pickers in waste management system (particularly reclamation of recyclable material).</li> <li>Enable access to waste, including by-law regulations, once the municipal MRF is implemented;</li> <li>Compile and provide guidelines for waste site locations.</li> </ul>	X	x	х
Promote active waste education and awareness strategies.		Х	Х

Res	earch and	Education:			LU	EM	CC
	• Prom	ote river health projects, as	managed by the Department	of Water Affairs;		Х	Х
	• Introd	uce programmes in school	s and in the Langeberg comm	unity that confirm the			
	value	of water resources due to	climate change and scarcity of	f water resources.			
			<u>Disasters</u>				
Wat	er catchme	ent areas, water courses, hi	ghly and average productive u	nderground water sources	LU	EM	CC
•	Reduce a	and prevent pollution and	d degradation of water reso	ources and prohibit any	Х	Х	Х
	infrastruct	ure development except w	here development was author	ised by an environmental			
	impact as	sessment:					
	o Withi	n river, flood plain and wetl	and buffer areas and where no	o such buffers exist, to be			
	estab	lished (River buffers 10 –	40m from riverbank or 32m no	orm, Vleiland buffer up to			
	75m,	from wetland outer edge) (	refer to Floodplains and Rivers	s Management Policy).			
	• Deve	opment that may have s	significant impact on water s	ources include Intensive			
	agrici	iltural activities, waste m	anagement (transfer & recy	rcle) sites. Fuel storage			
	facilit	es. Industrial areas. Deve	elopments that may have little	e or no significant impact			
	Incluc	le Residential development	t. Standard agricultural activitie	es.			V
•	Investigat	e alternative water resource	es (all boreholes and ground w	vater, water harvesting) to			X
Floo	dievidie v	aler shurayes that may ar	ise during droughts.		111	EM	CC
Deli	neate floo	d lines particularly in Mor	ntagu Ashton McGregor and	l all other settlements to	X	X	X
prev	/ent disast	ers	laga, Aonton, Moorogor and				~
Sup	port effecti	ve and fair management of	State dam basins, water resou	rces and catchment areas	X	Х	Х
bas	ed on socia	al. economic and environm	ental impact consideration.				
In F	lood Risk	Area 1 within the 1:50 floo	d line, where floods are equal	to or greater than the	Х	Х	Х
eve	ry 50-year	average, prohibit any infras	structure development (e.g. wa	aste water treatment			
wor	ks) and ca	ution development that wou	uld have a significant impact su	uch as Residential,			
Con	nmercial a	nd Industrial Developments	, intensive agricultural practice	es, Waste Management			
Area	as and Sto	rage and handling of harm	ful substances areas.				
In F	lood Risk	Area 2 within the 1: 100 flo	ood line, where floods are equa	al to or greater than the		Х	Х
eve	ry 100-yea	r average, prohibit develop	ment such as Cemeteries, was	ste water treatment			
wor	ks, Industri	al Areas, Fuel Storage Fac	cilities and Intensive Agricultura	al Uses.			
In F	lood Risk	Area 3 and being low-lying	areas where the area is expo	sed to floods not only		X	Х
cau	sed by rive	rs, but by groundwater or s	storm water collection, prohibit	development including			
Cen	irenmentel	Innest Assessment Degui	le Facilities and intensive Agni			V	V
			renems.	thin 32 m from the banks		^	^
All h	water sou	rce must have completed :	a Basic Environmental Impact				
Env	ironmental	Approval before developm	ent may take place	Assessment and have			
Sup	port monit	pring and management as	pects to guarantee water gualit	V'		Х	Х
Cup	River	monitoring must take place	e within the guidelines of the D	epartment of Water			~
Affairs River Health Programme for all developments e.g. agri-industry.							
	River	largely natural few	Moderately Modified	Critically/ Extremely			
	Status	modifications	moderatery modified	modified			
	North	Raaswater, Brak, Doring,	Dwariega, Kingna, Koo, Die	Keisie, Touws.			
		Kruis, Stinktontein Se	Brak, Lopende, Gatskraalse, Pietersfontein				
	South	Konings, Hoek, Bosmans.	Kogmanskloof, Breede,	Vink, Poesjenels,			
		- ·	Groot, Houtbaais, Willem	Keisers.			

	<ul> <li>Borehole monitoring must take place in all developments that could lead to possible groundwater pollution, e.g. waste landfills, intensive farming practices.</li> <li>Stormwater management must prevent pollution:         <ul> <li>In rural areas of all intensive farming practices, such as intensive feed farming i.e. cattle housing, located on top of underground water resources;</li> <li>In urban and rural areas of industrial areas, service stations and fuel distribution. Storm water treatment areas need to be improved and rehabilitated</li> </ul> </li> <li>Water quality monitoring is required for all water treatment systems.</li> </ul>			
	<ul> <li>All management and monitoring aspects must be regulated by an Environmental</li> </ul>			
	Management Plan.			
	Risks			
Wa	ter catchment areas, water courses, highly and average productive underground water sources	LU	EM	CC
Sup	pport water management strategies in order to secure water volumes and quality including	-	-	-
gua	arding against erosion and mitigating drought and flooding impacts			
•	Promote maintenance of water catchment areas inclusive of highly and average productive		Х	Х
	underground water sources:			
	<ul> <li>Mountain catchment areas: Matroosberg; Langeberg-West; Riviersonderend;</li> </ul>			
	• And especially remove alien vegetation with the exception of heritage trees (trees older			
	than 20 years).			

Map 37: Proposal: Maintain Langeberg Water Catchment Management Areas



Cemeteries, sanitation, waste and water storage	LU	EM	CC
Promote findings of cemetery study. Prioritize the expansion of settlement cemeteries as per	Х	Х	Х
Cemetery Identification Report (2019) instead of promoting a regional cemetery.			
Maintain sanitation in settlements and in rural areas according to prescribed standards:	Х	Х	Х
<ul> <li>Monitoring water quality of all water treatment systems;</li> </ul>			
Expand bulk infrastructure where required.			
Plan for, provide and maintain adequate water resources, water storage capacity and networks	Х	Х	Х
for settlements and rural areas and expand bulk infrastructure where required.			
Promote a municipal waste facility as priority, despite establishment of a regional land fill facility	Х	Х	Х
at Worcester:			
• Use suitable locations for landfill sites as per landfill site location study (see map).			

Map 38: Proposal: Plan for and Maintain Langeberg Water and Waste Infrastructure



Prohibit location of waste disposal sites on Highly Productive Underground Water Sources. HPUWS include highly productive interrelated, broken down, and a combination of both, underground water sources and average productive underground water source: The zones include average productive interrelated, broken and inter granular and broken ground underground water resources.	X	X	X
Ensure compliance with environmental authorizations issued to operate Langeberg Municipal waste management facilities is a high priority. (Map status)		Х	Х

## 6.2.2 Land/ Soil

Opportunities			
Soil Suitability and Agriculture (Food Security)	LU	EM	CC
<ul> <li>Conserve and preserve high potential agricultural land:</li> <li>Protect and preserve agricultural resources (productive land and landscapes): High potential unique agricultural land, Agricultural land of significant (medium) value, Other Agricultural Areas, Smallholdings and agricultural uses.</li> </ul>	X	X	Х
<ul> <li>Prohibit any development that will contradict or may have a significant impact on the cultivation of land with high and significant (medium) agricultural potential (e.g. settlement development and mining).</li> </ul>	X	X	X
<ul> <li>Allow for development that will have no significant impact as per Rural Guidelines and LUMs on other agricultural areas (excluding high and medium) potential agricultural land.</li> </ul>	X	X	Х
Improve and rehabilitate high potential agricultural land	Х	Х	Х
<ul> <li>Strengthen agricultural value chain and support the preparation of agricultural produce for distribution (e.g pack sheds and cool storage) and - tourism development on farms.</li> </ul>	X	X	
<ul> <li>Support Langeberg cultivation routes (wine, stone fruit and grain/ Lucerne and pastures) and the development of related infrastructure, facilities and accommodation.</li> </ul>	X	Х	
<ul> <li>Promote and protect agricultural units of different sizes where appropriate (smaller units: Klaas Voogds – tourism, along water sources, larger units: Langeberg north).</li> </ul>	Х	Х	
Land Reform and food security	LU	EM	CC
<ul> <li>Provide for settlement of new and upcoming farmers (small and commercial) on municipal and state land (Land Reform Implementation).</li> </ul>	Х		
• Prepare Robertson and surrounding area as a potential future Agricultural Farmer Production Support Unit (FPSU) for the proposed Worcester/Swellendam Agri Hub (as part of the Langeberg District Rural Development Plan).	X		Х
<ul> <li>Identify potential urban and non-urban areas including municipal land to be utilised for community gardens and small-scale agriculture in Bonnievale, Montagu, Ashton, Robertson and McGregor.</li> </ul>	Х	Х	Х
<ul> <li>Provide for commercial activities conducted by agricultural workers fully or partially (e.g. farm stalls and local markets) within settlements and rural area.</li> </ul>	Х	Х	Х
<ul> <li>Provide for skills development facilities for agricultural workers to gain training in agriculture, tourism, making niche products and business operations and management.</li> </ul>	X	Х	Х

Map 39:Proposal: Provide for Land Reform



Agri-industry and food security	LU	EM	CC
<ul> <li>Promote Robertson (wards 8, 9, 10, 11), Ashton (wards 1, 2, 3), Montagu (wards 5, 6) and Bonnievale (ward 3) as regional and local agricultural service centres.</li> </ul>	Х		
<ul> <li>Support development of an Intensive Rural Development Corridors/ nodal development along prominent transport links and at intersections:         <ul> <li>Along the R60 from Rooiberg west of Robertson to Ashton;</li> <li>Along the R317 from the R60 circle to Bonnievale;</li> <li>Along connection between R60 and R317 (Bonnievale direction);</li> <li>Along main road Bonnievale and road connecting main road and R317 (pass lactalis);</li> <li>Main road changing into road parallel to railway line direction Merwespont and Drew;</li> <li>Including agricultural industries and big box agricultural buildings (to scale within agricultural context);</li> <li>Including tourist facilities and farm stalls;</li> <li>Including the heritage areas in the rural areas.</li> </ul> </li> </ul>	X	X	X

Map 40: Proposal: Promote Langeberg Intensive Rural Development Corridors



Risks			
Soil Suitability and Agriculture	LU	EM	CC
<ul> <li>Promote effective protection of cultivated land against water and wind erosion and apply protective preparation methods and plant perennial crops.</li> </ul>		Х	Х
<ul> <li>Protect sensitive natural and agricultural environments from inappropriate and opportunistic development to enhance food security.</li> </ul>	Х	Х	Х
Landscapes, Historical areas, Scenic routes, Public Structured open spaces, & networks	LU	EM	CC
<ul> <li>Netting, tunnels and agricultural industry and public utilities:</li> <li>The location of poly tunnels and agricultural shade netting or/ and the establishment of an agricultural industry of 2000 m<sup>2</sup> and more in extent on a farm, that could generate adverse impacts on visual, cultural and heritage amenities, may require repositioning, screening and any other measures to be requested by the municipality;</li> <li>The decommissioning of poly tunnels and agricultural shade netting is a requirement;</li> <li>The conversion of agri-industrial buildings for a different purpose instead of demolishing of such infrastructure should address concerns of activity intensity (traffic, movement, noise) on surrounding uses and adverse impacts on character (sense of place) and cultural and heritage amenities.</li> </ul>	Х	X	X
<ul> <li>Proposed large scale facilities (tourism and big-box) should be subjected to an environmental assessment and environmental approval must be obtained before the development may take place.</li> </ul>		Х	Х
<ul> <li>Fences comprising of only wire or steel palisade (painted charcoal, black or dark green), not exceeding 2,1m are allowed. No masonry wall exceeding 1meter and no brick piers shall be permitted in wire or steel palisade fences and only the entrance gate structure maybe of solid brick structures in moderation.</li> </ul>	Х		

Public Utilities:	Х	Х	
<ul> <li>Promote communication corridors and zones, improved communication networks and promote access to information &amp; technology including access to internet prioritizing rural areas;</li> <li>Support the establishment and sensitive location of communication network facilities/ data centres/ telecommunication towers in rural area and on farms;</li> <li>Provide for adequate bulk infrastructure and the location thereof.</li> </ul>			
Scenic Routes:			
<ul> <li>Protect Cogman's Kloof Pass along the Kingna River and poort linking Ashton (pass ugraded in last 5 years).</li> </ul>			
Land Reform	LU	EM	CC
<ul> <li>Potect and promote food security cross-spectrum (households to global).</li> </ul>		Х	Х
Agri-industry and food security	LU	EM	CC
<ul> <li>Support Environmental Impact Assessments as per Regulations for infrastructure requiring environmental approval.</li> </ul>	Х	Х	Х
<ul> <li>Provide for management and monitoring of implementation of Environmental Approvals regulated by an approved Environmental Management Plan.</li> </ul>		Х	Х
<u>Disaster</u>			
Soil Suitability and Agriculture	LU	EM	CC
<ul> <li>Promote long term sustainability of agriculture and agricultural development and support compliance with environmental and water legislation and standard environmental management principles.</li> </ul>	Х	Х	Х

# 6.2.3 Mineral Resources

<u>Opportunities</u>			
Minerals	LU	EM	CC
In the absences of Priority mineral Resource Areas, development (that should not occur) excluding long-	Х		
life mines (example: lime mine close to Langvlei), should be prohibited with the exception of workers			
housing (significant impact) and mine infrastructure (no impact) (EMF) in Bioregion IV, Breede River Valley.			
Promote resource beneficiation such as processing lime at Langvlei.	Х		
<u>Risks</u>			
Dust, Colouration, Visual Impact and Water Quality	LU	EM	CC
Align mining activities with spatial planning, land use and environmental norms and parameters:	Х	Х	Х
• Ensure the protection of landscape features and natural and agricultural environment during			
exploration and rehabilitation.			
<ul> <li>Mitigate impact of mine dumps (heaps) on rural landscape features</li> </ul>			
<ul> <li>Provide for overburden to get stored on land around mine.</li> </ul>			
Ensure EMPrs limit ecological (dust, water quality), and aesthetic damage (visual intrusion and coloration)	Х	Х	
including:			
Application of dust (and coloration) control measures.			
<ul> <li>Monitor adherence to EMPr and application of mitigation measures.</li> </ul>	Х	Х	Х
Non-compliant rehabilitation gets addressed as unrehabilitated ceased mines are rehabilitated.	Х	Х	
<u>Disaster</u>			
Dust, Colouration, Visual Impact and Water Quality	LU	EM	CC
Limit mining to proven viable operations in Bioregion IV, Breed River Valley (Identify all mineral and	Х	Х	Х
geological sources suitable for mining and determine its financial viability [i.e. quality and quantity of			
resources] versus environmental degrading [impact on aesthetic value, tourism, boutique wine industry and			
intensive agricultural land uses] and ability to mitigate during operations and to rehabilitate).			

Map 41: Proposal: Limit mining to Breede River Valley Bioregion (IV)



## 6.2.4 Vegetation, Fauna, Ecosystems

	<u>Opportunities</u>			
Na	tural environment and Eco Systems	LU	EM	CC
•	Expand Gouritz Cluster Biosphere Reserve (GBR) over entire northern area of Langeberg area.	Х	Х	Х
•	Promote the Langeberge and the Riversonderend Mountains and Gouritz Cluster Biosphere as important conservation corridors across municipal boundaries (including linking the natural environment to the larger network of reserves and conservation areas in Langeberg Municipal area).	Х	Х	Х
•	Promote the establishment of wild flower reserves and nature reserves.	Х	Х	Х
•	Support Langeberg Municipality's tourism strategy.			
•	Promote socio-economic resources such as the biomes, wildflowers, unique natural vegetation, existing parks, conservation areas, historical and cultural heritage and landscapes as tourism resources. Conservation Route (R62); Montagu to Robertson, Conservation & Heritage areas: Langeberg and Riviersonderend Mountains and Hex River Mountains.			

Map 42: Proposal: Gouritz Cluster Biosphere Reserve Expansion



Со	nservation Agriculture	LU	EM	CC
•	Promote and protect cross-border activities including conservation agriculture towards the north and north east, viticulture to the west (Breede Valley municipality) and stone fruit to the west and collaborate with neighbouring municipalities.	Х	Х	
•	Conserve important corridors and remnants of lowland habitat to enhance agricultural production and promote CapeNature Stewardship Programmes and collaboration with partners.	Х	Х	Х
•	Establish buffer areas, in urban, rural and agricultural areas as part of Open Space and Conservation Networks to support climate change corridors: e.g. the Gouritz Cluster Biosphere Reserve including the Anysberg Reserve bordering Kannaland municipality is an example of a climate change corridor.			
•	Establish conservation buffers along mountains to ensure effective conservation and management of natural vegetation remnants.	Х	Х	Х
•	Support evolving heritage as tourism destinations e.g. cultural and landscape routes.	Х		

Agr	i-Tourism:	LU	EM	CC
•	Strengthen agriculture value chain and support tourism development on farms.	Х	Х	
•	Provide for and capitalise on recreation and sports events as commercial opportunities on land, water and air e.g. Langeberg Meander Trail Run and Breede River river rafting.	Х	Х	
•	<ul> <li>Support proposed and current and cross border tourism routes and destinations:</li> <li><u>Tourism routes:</u></li> <li>Wine route: Robertson to Bonnievale (R317); Robertson to McGregor (Langverwagten Road), R60, R60 to Riverside and Goree, Robertson to Middelbosjesveld, Robertson to Montagu [R62]).</li> <li><u>Proposed tourism route:</u></li> <li>Stone fruit route: Keisie Valley along R318;</li> <li>Klein Karoo/ agricultural landscape: (1) Montagu along R62 toward Ladismith; (2) From Brakkefontein Game farm along Ouberg nature reserve, Tibani Nature reserve and Montevue Nature Farm to Wardia VGK primary School;</li> <li>Klein Karoo: across Drie Kuilen &amp; Rooikrans private nature reserves;</li> <li>Promote Blue train rail route, establish a local route.</li> <li><u>Proposed tourism regions:</u></li> <li>Horses: Around Ashton and Bonnievale, Wine, Dried fruit.</li> <li><u>Cross border tourism routes:</u></li> <li>Winelands Wine Route including Robertson, Ashton, Montagu, Bonnievale &amp; McGregor;</li> <li>The Winelands scenic routes: R60, P317 from Bonnievale and Pohertson</li> </ul>	X		

Map 43: Proposal: Promote Langeberg Agri-Tourism Corridors



•	<ul> <li>Grow Langeberg Municipal area as part of the bigger Winelands and Conservation (ecotourism) drive: Birdlife, biomes, lush agricultural landscape, horses, wine production, cooking and cultivation.</li> <li>Promote tourism and recreation activities and destinations.</li> <li>Promote recreation such as Hiking, mountain biking, fishing, bird watching, horse riding, 4 x 4 trails, clay pigeon shooting and whale watching.</li> </ul>	Х	X	X
•	Promote events/ festivals and support Robertson Wine Valley's Hands-on Harvest, kykNET and Robertson Wine Valley's Wacky Wine Weekend;Robertson Slow Lifestyle Festival; and Robertson Wine on the River to build awareness of conservation and cultivation.	Х		X
•	Promote resorts (camping, caravan parks, hot springs and game reserves) and support infrastructure development and spaces for festivals, events and celebrations. Provide for tourism infrastructure (roads and existing services), whilst complying with environmental impact assessment considerations.	Х	Х	
•	Promote and support agri-tourism opportunities on farms and the link between rural, urban and agri-tourism opportunities including accommodation facilities on farms, niche products development and production, hiking and mountain bike trails, agricultural festivals and farm stalls. (Link Langeberg farms tourism opportunities to regional tourism opportunities).	Х	X	
•	Promote ecovillages in rural areas according to development guidelines. Commission the development of guidelines for ecovillages including location and interface guidelines.			
•	Encourage film industry uses (business tourism).	Х		

Map 44: Proposal: Promote Regional and Langeberg Agri-Tourism and Conservation infrastructure



Na	tural environment landscapes	LU	EM	CC
•	Develop interface guidelines (use of colours, landscaping, lighting, massing and form) to manage	Х	Х	
	open space networks & river frontages and routes.			
•	Promote scenic and heritage (landscape heritage) route management guidelines.			
•	Protect and conserve the agricultural landscape through development guidelines.	Х	Х	
•	Support the integration of heritage management and planning functions as per National Heritage Resources Act. Act 25 of 1999 (NHRA):			
	<ul> <li>Compile a heritage inventory inclusive of heritage resources, landscapes and prominent natural features, in its areas of jurisdiction (Sections 30 (5) and 31).</li> </ul>			
	• Protect the cultural resources creating Langeberg's <b>sense of place of the Langeberg</b> and forms the basis of tourism.			
	<ul> <li>Grading heritage resources to ensure the effective management and preservation thereof. (Grading has to be overseen by the Provincial Heritage Authority).</li> </ul>			
	• Become a heritage authority in the local areas for some of the approved graded resources.			
Se	ttlements and Sense of Place/ Landscapes	LU	EM	CC
•	Promote the protection of heritage resources and creation of areas with a fresh or new sense of			
	place through urban design and rejuvenation. Support the restoration of historic spatial patterns			
	and the effective and efficient use of existing infrastructure.			
•	Declaration of special heritage planning areas.	Х		
•	Issue of development and no-development instruction.	Х		
•	Compile and submit an inventory of heritage resources and heritage overlay zones (special heritage areas) to the relevant provincial heritage authority for formalization. The inventory should include historic buildings and structures, archaeological resources and heritage landscapes.	Х	Х	

•	Develop understated, unique gateways to settlements.				
•	<ul> <li>Map heritage areas on farms and in settlements to guide appropriate development.</li> </ul>				
•	Support the development of integrated settlements and establish precincts with a fresh or new	Х			
	sense of place.				
•	<ul> <li>Limit the impact of development and urban growth on significant landscape features.</li> </ul>				
•	Manage, rehabilitate or restore and preserve culturally historical landscapes, buildings, graves, monuments, etc. as described by the National Heritage Resources Act.	Х			
•	Promote guidelines for rural areas:	Х	Х		
	<ul> <li>To maintain existing nodes and a meaningful settlement hierarchy in the Western Cape;</li> <li>To prevent urban development encroachment into agricultural areas, scenic landscapes and biodiversity priority areas;</li> </ul>				
	<ul> <li>To promote smart growth by containing urban spraw and promising initia and densitication of existing urban areas;</li> <li>To provide housing opportunities for rural dwellers in existing settlements(in partnership with agri workers and farmers) or to ensure farmworkers are enrolled on the waiting list.</li> </ul>				
•	<ul> <li>Develop design and development parameters to protect settlement patterns and visual landscape:</li> <li>Conserve historical town centres often determined by the location of drinking water or a church and grid layout pattern;</li> <li>Conservation areas designated as biodiversity priority areas as indicated in the Spatial</li> </ul>	Х	X		
	<ul> <li>Development Framework, must be retained and preserved;</li> <li>All monitoring and management aspects must be set out by a biodiversity environmental management plan, to be drawn up for priority areas.</li> </ul>				
Development in:			X	Х	
	<u>Conservation areas, Critical Biodiversity</u> areas that should not occur include developments that are not focused on ecotourism;     Critical Biodiversity Areas 2 (Bababitable & irreplaceable areas) and Critical Ecological				
	<ul> <li><u>Critical Biodiversity Areas 2 (Rehabitable &amp; Ineplaceable areas) and Critical Ecological</u> <u>Support Areas and Other Ecological Support Areas</u> that are not closely focused on ecotourism should not occur. Limited development after Environmental Impact Assessment has determined the guidelines could be considered;</li> <li><u>Other natural vegetation areas</u> that should not occur include uncontrolled and non-compliant and development. Development that has no significant impact is residential, commercial and industrial developments could be considered.</li> </ul>				
De	evelopment that should no occur:	Х	Х	Х	
	<ul> <li>In <u>settlements</u>: Demolition of historical buildings. Any negative impacts on buildings or sites that have cultural or historical values. No significant impact: Restoration of buildings for offices, guest houses, etc;</li> <li><u>Landscapes</u>: Uncontrolled, unsightly development: Not significant impact: Limited, low-density development that is not visually apparent and adds value to the environment;</li> <li><u>Historical areas</u>: Uncontrolled, unsightly development; No significant impact: Limited, light density development that is not visually apparent and adds value to the environment;</li> </ul>				
	<ul> <li><u>Scenic routes</u>: Uncontrolled, unsightly development e.g. wind farms; No significant impact Limited, light density development that is not visually;</li> <li><u>Structured open space</u> &amp; networks: Commercial, Industrial or residential developments. No significant impact: Limited development.</li> </ul>				

Risks			
Natural environment	LU	EM	CC
Establish wildland interfaces where settlements and agricultural production units meet and categorized as buffer areas (SPCs).	Х	Х	Х
Ensure that the amenity capacity of the biophysical environment is not exceeded.			Х
<u>Disasters</u>			
Natural environment			CC
Ensure no land with a slope of more than 20% will be cultivated without written consent of the Minister of Agriculture.			Х
Delineate a development line along the feet of mountains (conservation & landscape).			
<ul> <li>Retain and preserve conservation areas designated as biodiversity priority areas: All impacts on natural veld must be identified and where required, guided by an environmental impact study where applicable.</li> </ul>	Х	Х	Х

Map 45: Proposal Promote Langeberg Tourism Routes



## 6.2.5 Air, Wind and Sun



Map 46: Proposal: Promote Wind Generated Energy in optimal locations, Langeberg

Opportunities						
Air & wind and sun	LU	EM	CC			
Promote planting of trees and plants that keeps air clean as part of every development.						
Promote alternative energy generation facilities in viable zones only:						
<ul> <li>Promote Solar Energy overall of Langeberg;</li> </ul>						
<ul> <li>Provide for solar facilities to cater for future urban expansion. Generate alternative energy: Robertson, McGregor, Bonnievale, Ashton and Montagu;</li> </ul>						
Within close proximity to substations and other electrical infrastructure.						
Consider placement on Slopes given impact on:						
<ul> <li>Wind Potential –</li> <li>slopes, up to a certain gradient, orientated towards prevailing wind</li> </ul>						
directions, tend to augment average sculptural utilitarian wind speed;						
slopes influence simple contusing placement and various technologies require different placement direction;						
<ul> <li>Visibility – wind and solar farms on slopes have increased visibility;</li> </ul>	<ul> <li>Visibility – wind and solar farms on slopes have increased visibility;</li> </ul>					
<ul> <li>Road layout and design – slopes to be considered in road layout to reduce erosion potential, of road run-off, rock-fall and landslide potential.</li> </ul>						

Air Quality and Wind	LU	EM	CC	
Where information is available or where emission factors can be applied to quantify emissions, an emissions inventory for air pollution sources has been compiled for the CWDM. Potential air pollution sources in the Langeberg have been identified as:	Х	Х	Х	
<ul> <li>Industrial operations - mainly emissions from small boiler sources and larger industry such as canning factories and lime mining.</li> </ul>				
• Agricultural activities - although not quantified, agricultural activities are considered to be a contributor to ambient particulate concentrations. Agriculture is a dominant land-use within the Langeberg.	Х	Х	Х	
<ul> <li>Mining Activities – Mining activities, yet to a limited extent. Pollution sources are mainly surface activities like waste loading and unloading, resource loading and unloading, exposed screening plants, waste dumps, stock yards, exposed pit surfaces, transport roads and haul roads.</li> </ul>	X	X	Х	
<ul> <li>Biomass burning (veld fires) - also not quantified, owing to the irregular and seasonal nature of this source.</li> </ul>		Х	Х	
<ul> <li>Domestic fuel burning - mainly wood and paraffin burning in informal settlements: Robertson, Nkqubela and informal farmers at McGregor are the largest contributors to domestic fuel burning emissions, mainly due to the predominant use of wood.</li> </ul>		X	X	
<ul> <li>Vehicle tailpipe emissions - from petrol and diesel vehicles along major roads but this is not considered to be a significant air pollution source.</li> </ul>		Х	Х	
<ul> <li>Waste Treatment and Disposal – information regarding disposal facilities (landfills and incinerators) has been collected partially.</li> </ul>		Х	Х	
Dust from paved and unpaved roads.		Х	Х	
Other fugitive dust sources such as wind erosion of exposed areas.		Х	Х	
<ul> <li>Particulate and gaseous emissions from industrial operations, domestic fuel burning and vehicle tailpipe emissions have been quantified for this assessment (See SANS 1929: 2005 - Ambient Air Quality - Limits for common pollutants and National Environmental Management: Air Quality Act 39 of 2004).</li> </ul>		Х	Х	
Prevent decreasing air quality because of increased temperatures, greenhouse gas		Х	Х	
<ul> <li>emissions and demand for local fuels:</li> <li>Monitor implementation of mitigation measures to prevent increased air pollution episodes that contributes to climate change: Measures to address climate change include increasing the number of monitoring stations in the Western Cape, effective dissemination of air quality information and introducing cleaner fuel programmes for households and transport.</li> </ul>				
• Develop an Air Quality Management Plan (AQMP) as part of their IDPs.		Х	Х	
Risks				
Dust, Colouration, Visual Impact	LU	EM	CC	
Promote execution of mitigation measures addressing dust, colouration and visual X X X impact.				

Map 47: Proposals: Promote Solar generate energy generation in optimal locations, Langeberg



#### 6.2.6 Connectors

<u>Opportunities</u>			
Mobility, Transport Networks & Economic links:	LU	EM	CC
<ul> <li>Road:</li> <li>Functionally (easy access) integrate rural and urban areas using connector roads;</li> <li>Promote maintenance of road network to support economic activities (commercial, industrial and agricultural).</li> <li>Maintain existing and develop new transport infrastructure sensitively to the projectively and economic activities.</li> </ul>			
agricultural and conservation landscape conservation. R60 and R62: Support the enhancement of freight routes: • R60 as gateway to N1 and Cape Town in the south and provide for opportunities in Robertson and Ashton for freight and distribution related industries; • R62 as link between the Winelands and Klein Karoo (Oudtshoorn) and N12 and provide for tourism infrastructure and activities; • R317 as link between the Winelands and Struisbaai on the Coast and provide for tourism infrastructure and activities;			
R318: Strengthen link between R62 & R318 connecting Breede River and Groot Karoo.			
Public Transport: Support the determination of the viability of and promote a reliable public transport service along the R60 between Robertson and Ashton, Ashton and Montagu (R62) as well as between Robertson and Bonnievale (R317) to increase the mobility of the local community.			

Transport Nodes:			
Safeguard the formalization of the intersection of the R60 and the R317 in Robertson and			
the R60 and R62 in Ashton. Promote the development of the intersections as nodes aligned			
with the requirements of DOI Transport Infrastructure Branch.			
Rail:			
<ul> <li>Promote use of rail as alternative transport (freight – agriculture and mining) and introduce passenger rail (commuters &amp; tourists) through Winelands (Bellville to Oudtshoorn. (inter municipal route);</li> </ul>			
<ul> <li>Promote renewal/ upgrading existing station buildings as well as crop storage facilities along the line;</li> </ul>			
Promote private rail operators to provide alternative transport between Worcester, Robertson and Ashton to support increased economic links & mobility of people;			
<ul> <li>Support the implementation of special train trips:</li> <li>Between Robertson &amp; Ashton (tourism and employment elsewhere or access to education) (Beilway line to Caytong);</li> </ul>			
<ul> <li>From Cape Town to Robertson and Ashton and Bonnievale during winter season</li> </ul>			
Social amenities	LU	EM	CC
Promote mobile social services to be provided in rural areas, including mobile clinics.	Х		Х
early childhood education facilities, mobile libraries, firefighting, ambulance service, busses and taxis, law enforcement.			
• Promote improved mobility in rural areas: Provide for upgrading pedestrian routes and	Х		Х
adequate lighting.			
• Promote access for agri-workers and rural dwellers to education and development programmes.	Х	Х	Х
• Provide for and support development of early childhood education facilities on farms and rural areas.	Х		
• Enhance public areas or spaces through promoting urban design and landscaping.	Х	Х	Х
• Promote the identification and formalization of public open spaces along specific water courses in rural areas.	Х	Х	Х
Promote safe living environments and provision of supportive infrastructure.	Х		
<ul> <li>Identify and provide for safe/all-weather bus/taxi stops along main transport network to serve the rural community.</li> </ul>			
<ul> <li>Identify strategic sites to provide for consolidated, centralised social and sport infrastructure in highly accessible nodes i.e. sport complexes combined with community facilities.</li> </ul>	Х		
• Identify and provide for safe/all-weather bus/taxi stops along main transport network to serve the rural community.	Х		
• Develop a precinct plan for clustered agricultural development along scenic routes: R60 rural corridor around and between Robertson and Ashton including agricultural industries and big box agricultural buildings.	Х	Х	Х
Risks	LU	EM	CC
Amenities			
Provide for social service in rural areas and prevent deterioration Human Development	Х		Х
Index.			

# 6.3 Composite Proposals

The composite spatial plan<sup>4</sup> illustrates all the rural development proposals. The composite plan also illustrates the well-connected location of the Langeberg settlements and the opportunities for spatial integration of the rural development proposals provide.

<sup>&</sup>lt;sup>4</sup> Composite SDF: SPLUMA Section 12(g)(k)(l)(o), Section 21(b)(n)(o) and Sec21(p)(iii)

#### Map 48: Langeberg Composite Proposal



The Capital Expenditure Framework address the following questions:

- A. What proposals envisioned the MSDF?
- B. What infrastructure is required to service the envisioned proposals? Has this infrastructure been planned for? What is the cost of infrastructure to service the proposals?
- C. How does the capital expenditure budget in the long term financial plan and its approach align with the proposals to be implemented in the SDF cycle?

The result of the answers to these questions provides the basis to prioritise proposals.

Langeberg Capital Expenditure Framework includes different milestones and the status of these milestones as per this version of the Capital Expenditure Framework is stated accordingly:

Phase	Status and Proof
<ul> <li>Phase 1: Information Gathering:</li> <li>List of project sources;</li> <li>List of projects (Master plans, IDP+).</li> </ul>	Done, List of projects, index of spreadsheet. Done, List of projects, excel spreadsheets.
<ul> <li>Phase 2a: Profiling of Functional Areas &amp;:</li> <li>10-year population, housing and land demand forecasts;</li> <li>Functional Areas and Spatial Categories mapped and profiled.</li> </ul>	Done, Spreadsheet MYPPE Done, Table 14: 5-year household projections per taxable category and net land requirements (per settlement). Done, Table 15: Land requirement according to household growth (per settlement). Done, Section 7.1.1 (Functional Area Maps). Done, Functional Areas profiled.
<ul> <li>Phase 2b: Infrastructure planned vs demand:</li> <li>Functional Area Yields;</li> <li>Quantified Infrastructure investment requirements per FA;</li> <li>Reconcile with Master Plans;</li> <li>Quantify infrastructure investment requirements per SDF proposal;</li> </ul>	Done, Functional Areas yields elicited from profile. Partially Done. To do. Partially Done.
Reconsile with Master Plans/ Costing.	Partially Done.
<ul> <li>Phase 3: Define Affordable Funding Envelope:</li> <li>Municipal financial health (present and adjust);</li> </ul>	Established.
<ul> <li>Long term infancial plan assessment and affordability;</li> <li>Define affordable funding envelope for capital investment.</li> </ul>	Done.
<ul> <li>Phase 4: Spatial Prioritization:</li> <li>Map/ geolocate all projects;</li> <li>Determine spatial prioritization.</li> </ul>	Partially Done. Partially Done.
<ul> <li>Phase 5: Prioritized programme of projects:</li> <li>Scoring projects against engineering and financial criteria;</li> <li>Prioritized composite Scoring/List of projects with highest priority that fit into the envelope of the LTFP.</li> </ul>	To Do.

# 7.1 Information Gathering (Phase 1)

A list of projects was compiled from the Services Master Plans, the IDP and other related documents.

## 7.1.1 Profiling Functional Area (Phase 2a)

The functional Areas as per the maps below, is still subject to change. Alternatively, Settlements as a whole will be used as functional areas.





The number of opportunities per functional area is listed below:

Functional Area Profile

Functional Area	Res Opp	Informal Residential Opp	Industrial Opp	Business Opp	Total Opp	Add Res Opp	Add Informal Opp	Add Industrial Opp	Add Business Opp	Households 2023	Greenfield opportunities	Greenfield informal opportunities
А	1 047	123	2	12	1 172	52	123	0	0,60	1 285	115	123
В	1 432	0	0	22	1 432	72	0	0	1,10	1 757	325	0
С	9	0	6	0	15	0	0	0	0,00	11	2	0
D	328	472	0	2	800	16	472	0	0,10	982	182	472
Ashton	2 816	595	8	36	3 419	141	595	0	1,80	4 185	774	595
А	266	0	0	43	309	13	0	0	2,15	377	111	0
В	1 255	22	66	23	1366	63	22	3	1,15	1808	531	22
С	0	535	0	0	535	0	535	0	0,00	758	223	535
Industrial	0	0	8	0	8	0	0	0	0,00	0	0	0
Lactalis	61	0	3	0	64	3	0	0	0,00	86	25	0
Bonnievale	1582	557	77	66	2285	79	557	4	3,30	3029	890	557
А	228	29	0	23	280	11	29	0	1,15	357	100	29
В	433	0	0	1	434	22	0	0	0,05	678	245	0
McGregor	661	29	0	24	714	33	29	0	1,20	1034	344	29
А	1371	226	0	4	1601	69	226	0	0,20	2693	1 096	226
В	0	0	39	140	179	0	0	2	7,00	0	0	0
С	237	0	0	3	240	12	0	0	0,15	400	163	0
D	510	43	0	5	558	26	43	0	0,25	860	307	43
Е	695	0	0	138	833	35	0	0	6,90	1172	477	0
Montagu	2 813	269	39	290	3 411	141	269	2	14,50	5197	2 115	269
А	0	0	33	0	33	0	0	2	0,00	0	0	0
В	1 359	1 001	0	19	2 379	68	1001	0	0,95	2963	603	1001
С	1 718	0	54	194	1 966	86	0	3	9,70	2157	439	0
D	2 928	230	0	12	3170	146	230	0	0,60	3964	806	230
Silverstrand	399	0	0	1		20	0	0	0,05	501	102	0
Robertson	6005	1231	87	225	7548	300	1231	4	11,25	9083	1 847	1231
Total	13 877	2 681			17 377					22 529		2681

The above table demonstrates the densification and intensification opportunities of the settlement footprint. The table also reflects that the projections per settlement vs the number of opportunities (erf/ building count) differs. There are 23% more households in Asthon than opportunities, 42% in Bonnievale, 56% in McGregor, 69% in Montagu and % in Robertson.

The 10-year population estimates (and household projections) are tabled below. These estimated population growths translate into land and services requirements. This translation will be done according to population growth and according to the opportunity counts per settlement.

Matching the land requirements (based on projected households and counted opportunities) with the opportunities and SDF proposal is the first milestone of the CEF.

Land requirements according to the waiting list and land demand:

The <u>municipal waiting list</u> (of 9 493 opportunities (WCHS database, 2023)) was separated into indigent and taxable households. According to the HSP 2014, 225ha of <u>land was required</u> to provide for housing opportunities to deal with the <u>waiting list</u>. An additional 43ha is required to <u>formalise the recent informal</u> <u>areas</u>. In 2023 269ha of land is required according to the waiting list.

Table 13: Langeberg housing waiting list and land requirements

Settlement	Ashton	Bonnievale	McGregor	Montagu	Robertson	Total
Land (gross ha) HSP, 2014	48	53.8	19.2	17.8	86.33	225.13
2014 waiting list (minus assisted by 2023)	3 901	2 432	17	1 168	3 998	11 516
Land Required (net ha) per 2014 waiting list – assisted by 2023	82.3	30.5	0.4	27.3	93.55	269
Informal Settlement Households	512	448	280	248	908	2 396
Informal Settlement area (2023)	9.2	8.1	5.0	4.5	16.3	43.1
Total net hectare land required	91.5	38.6	5.4	31.8	109.85	312.1

The <u>10-year population forecast</u>, broken up into indigent and taxable households follows:

Additional	Wait		202	7			2032				2037	7			204	12		Add	litional 20-	Year Tot	tal
Land (ha)	List	Househ	olds	Land	(ha)	Househo	lds	Land	(ha)	Househ	olds	Land	(ha)	Househ	olds	Land (h	a)	Househ	olds	Land	(ha)
Main Town		Ind	Tax	Ind	Тах	Ind	Tax	Ind	Tax	Ind	Tax	Ind	Тах	Ind	Tax	Ind	Tax	Ind	Tax	Ind	Тах
Ashton	2 599	112	101	2	5	95	87	1	4	122	111	2	5	134	122	3	2	463	420	7	19
Zolani	1 302	123	32	2	1	105	27	2	1	134	35	2	2	147	38	2	2	508	132	8	6
Bonnievale	2 432	139	111	2	5	119	95	2	4	152	121	2	5	167	134	3	6	577	461	9	21
McGregor	17	41	45	1	2	35	39	1	2	45	49	1	2	49	54	1	2	170	187	3	8
Montagu	1 168	221	198	3	9	188	169	3	8	241	216	4	10	265	237	4	11	914	819	14	37
Robertson	3 083	259	345	4	16	221	294	3	13	283	376	4	17	311	414	5	19	1 075	1 429	16	64
Nkqubela	915	133	27	2	1	113	23	2	1	145	30	2	1	159	33	2	1	550	113	8	5
Total Urban	11 516	1 027	859	8	24	876	733	7	21	1 121	938	9	27	1 233	1 031	11	26	4 256	3 562	33	101
Langeberg NU		489	317	7	14	418	271	6	12	534	346	8	16	588	381	9	17	2 029	1 316	30	59
Total	9 493*	1 516	1 177	15	39	1 294	1 004	13	33	1 655	1 284	17	42	1 820	1 412	20	43	6 285	4 877	64	160
Settlement Total			1 886		32		1 609		28		2 058		35		2 264		37		7 818		132

#### Table 14: 5-year household projections per taxable category and net land requirements

\*As per Western Cape Human Settlement Database April 2023: 8 428 persons on the waiting list qualified as indigent and 1 065 as taxable.

#### Table 15: Land requirement according to household growth

				Lan	d (ha) rec	quireme	nt acco	rding to	househ	old grow	/th					
Waiting list	(April 23)		2027			2032			2037			2042		20	) Year To	tal
Main Town	W-list	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind
Ashton	60,82	6,24	0,44	2,18	5,32	0,37	1,86	6,81	0,48	2,4	7,49	0,52	2,62	84,6	5,9	29,6
Zolani	30,47	3,28	0,23	1,15	2,80	0,20	0,98	3,58	0,25	1,3	3,93	0,28	1,38	44,0	3,1	15,4
Bonnievale	56,91	7,10	0,50	2,48	6,06	0,42	2,12	7,74	0,54	2,7	8,52	0,60	2,98	86,3	6.0	30,2
McGregor	0.4	2,65	0,19	0,93	2,26	0,16	0,79	2,89	0,20	1,0	3,18	0,22	1,11	11,4	0,8	4,0
Montagu	27,33	12,20	0,85	4,27	10,41	0,73	3,64	13,31	0,93	4,7	14,64	1,02	5,12	77,9	5,5	27,3
Robertson	72,14	19,40	1,36	6,79	16,55	1,16	5,79	27,17	1,48	7,4	23,29	1,63	8,15	152,6	10,7	53,4
Nkqubela	21,41	3,22	0,23	1,13	2,74	0,19	0,96	3,51	0,25	1,2	3,86	0,27	1,35	34,7	2,4	12,2
Total Urban	269,5	54,07	3,56	17,80	46,14	3,23	16,15	59,01	4,13	20,7	64,90	4,54	22,72	491,5	34,4	172,0
Langeberg NU	(vs 312ha)	21,63	1,51	7,57	18,45	1,29	6,46	23,60	1,65	8,3	25,96	1,82	9,09	89,64	6,3	31,4
Total, whole mur	nicipal area	75,70	5,07	25,37	64,59	4,52	22,61	82,61	5,78	28,9	90,86	6,36	31,80	581,0	40,7	203,43

			Land	(ha) pro	posed in S	SDF				
	W-list HSP	2	023 -202	7	20	27 – 203	2		Total	
Main Town	Res	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind
Ashton		11,05	12,8	31,61	115,28	4,2	26,71	126,3	17	58,32
Bonnievale	Included in	75,12	7,3	15,39	13,84	1	0	89,0	8,3	15,39
McGregor	2023 – 2027 land	3,06	0,7	0	0	0	0	3,1	0,7	0
Montagu	proposed	12,37	3	11,67	18,32	0	0	30,7	3	11,67
Robertson		19,21	17,5	37,36	64,69	1	41,45	83,9	18,5	78,81
Total Urban		120,81	41,3	96,03	212,13	5,2	68,16	332,9	46,5	164,19
(Shortfall) / Oversupply		45,11	36,23	70,66	147,54	0,68	45,55	(248,1)	5,8	(39.24)
Whole munici per population	pal area (as projections)	75,70	5,07	25,37	64,59	4,52	22,61	581,0	40,7	203,43

SDF proposed extent of land for Business is a:

- a) Combination of new opportunities (Green fields) and a % of existing business (intensification);
- b) Combination of new opportunities (Green fields) and intensification and densification opportunities per functional areas.

The likely residential opportunities yielded from the proposals are as per the table to follow and is aligned with the projected household growth (as per table 14) excluding the backlog:

	Ashton	Bonnievale	McGregor	Montagu	Robertson	Total
Residential	2 158	234	91	221	898	3 603
Informal Residential	1 563	1 847	100	539	496	4 545

# 7.2 SDF Proposals

SDF proposals were derived from settlement and related sector plan proposals as the rural proposals are either guidelines or require relevant plans (area, detail, partnership) for implementation.

## 7.2.1 List of proposals for settlements and rural area

A list of SDF proposals and likely timeframes, per settlement are presented as graphs and tables. To support required calculations, the proposals per settlement are represented as broad land use type proposals. Open space proposals with the exception of sports fields and Small-Scale Agriculture were not included in the tables and graphs.

## Proposals immediately implementable:

The SDF proposals immediately implementable in the SDF cycle, are either approved developments (planned for in the previous SDF cycles and of which the land use rights were obtained) or intensification proposals (which require a change of use or intensification of use).



Approved developments include Mixed Use in Montagu and Business in Ashton and Zolani which include central business district densification opportunities.

2023, immediately Settlement	Residential, Single	Residential, Medium, High & GAP	Residential Subsidized	Mixed Use	Business	Industrial	Sport/ Church/ Amenities	Education/ Health	Cemetery	Approved Development	Agri-Industry
Ashton	0	0	0	0	1,16	0	0	0	0	0	0
Bonnievale	0	0	0	0	0	0	0	0	0	0	0
McGregor	0	0	0	0	0	0	0	0	0	0	0
Montagu	0	0	0	12,57	0	0	0	0	0	0	0
Robertson	0	0	0	0	1,23		0	0	0	0	0

Table 16: Extent of land use proposal per settlement, immediately implementable

A total of 14,96ha are developable immediately either being approved developments or intensifying primary and secondary rights consisting of 12,57ha mixed use and 2,39ha business.

Proposals implementable during SDF cycle: 2023 - 2027:

Proposals over the SDF cycle (until 2027) is illustrated in the figure below:



Implementable proposals over the next 5 years (until 2027) are a range of Residential proposals in all settlement. Mixed use representing some economic activity is proposed in Bonnievale. Industrial development is proposed in all settlement with the exception of McGregor. Agri-Industrial is proposed in Ashton and Bonnievale.

2023 – 2027 Settlement	Residential, Single	Residential, Medium, High & GAP	Residential Subsidized	Mixed Use	Business	Industrial	Sport/ Church/ Amenities	Education/ Health	Cemetery	Approved Development	Agri-Industry
Ashton	4,23	0,89	5,93	0	24,45	31,61	0	1,42	9,84	0	4,08
Bonnievale	24,21	0	42,28	17,29	13,50	15,39	0	0,77	2,86	0	29,75
McGregor	0,48	0	2,58	0	7,56	0	0	0	0	0	0
Montagu	1,46	0	4,63	0	21,07	11,67	0	1,98	0,64	13,84	0
Robertson	6,46	0	12,74	0	51,77	37,36	0	10,57	1,36	16,44	0

Table 17: Langeberg Land	Use Proposals: 2023 - 2027
--------------------------	----------------------------

A total of 447ha are developable over the SDF cycle consisting of 121ha residential development (inclusive of opportunities in mixed use area), 136ha business and 96ha industrial and 34ha agri-industrial.

Proposals over the long-term SDF cycle (until 2032) are illustrated in the figure below:

Figure 6: Langeberg Land Use Proposals: 2027 - 2032



Implementable proposals from 2027 to 2032 are including 212ha residential development in all settlements but McGregor. Mixed use that includes economic and residential development are proposed in Ashton and Robertson. Business development of 52ha is proposed in Ashton, Bonnievale and Robertson, Industrial development of 68ha is proposed in Ashton and Robertson and Agri-Industrial development of 28ha is proposed in Ashton and Bonnievale.

2027 – 2032 Settlement	Residential, Single	Residential, Medium, High & GAP	Residential Subsidized	Mixed Use	Business	Industrial	Sport/ Church/ Amenities	Education/ Health	Cemetery	Approved Development	Agri-Industry
Ashton	43,66	0	34,26	12,26	2,26	26,71	0	1,12	0	0	5,74
Bonnievale	9,79	0	0	0	2,24	0	0	0	0	0	22,53
McGregor	0	0	0	0	0	0	0	0	0	0	0
Montagu	6,74	0	9,22	0	0	0	0	1,72	0	0	0
Robertson	34,19	0	0	53,31	14,82	41,45	0	1,81	0	0	0

Table 18: Langeberg Land Use Proposals: 2027 - 2032

A total of 365ha are developable in the five years after the SDF cycle consisting of 212ha residential development, 52ha business and 68ha industrial, 28ha Agri-industrial.

Proposals implementable during SDF long term cycle: 2032+

Proposals over the long-term SDF cycle (until 2032) are illustrated in the figure below:

Figure 7: Langeberg Land Use Proposals: 2032+



The proposals implementable from 2032 onwards, include 42ha residential development in Ashton, Bonnievale, Montagu and Robertson.

Table	19.12	naehera	l and	Use	Pro	nosals.	2032+
Iavie	19. LC	ingeberg	Lanu	036	FIU	μυδαίδ.	20021

2032+ Settlement	Residential, Single	Residential, Medium, High & GAP	Residential Subsidized	Residential, Formalize	Mixed Use	Business	Industrial	Sport/ Church/ Amenities	Education/ Health	Cemetery	Approved Development	Agri-Industry
Ashton	31,23	0	0	0	0	0	0	0	0	0	0	0
Bonnievale	4,06	0	0	0	0	0	0	0	0	0	0	0
McGregor	0	0	0	0	0	0	0	0	0	0	0	0
Montagu	2,37	0	0	0	0	0	0	0	0	0	0	0
Robertson	3,84	0	0	0	0	0	0	0	0	0	0	0

A total of 41,5ha are developable over the SDF cycle consisting of 41,5ha residential development.

The total extent of developable land in this SDF is 868ha over 20 years.
--

	Residential	Business	Sport	Education	Industrial	Agri- Industry	Cemetery	Approved Development	Total Gross
Hectares	381	196	1	19	164	62	15	30	868
Percentage %	43	23	0	2	19	7	2	4	100
#### Settlement Priorities:

The preliminary settlement development priority proposals are located in:

First level priorities: Ashton, Montagu and Robertson.

Second level priorities: Bonnievale.

Third level priorities: McGregor.

#### Rural Priorities:

The rural proposal (for the next 5 years) and the implication for infrastructure is listed below:

No	Rural Proposals	Infrastructure Implications
1.	Promote the use of rivers for recreation aligned with the relevant Langeberg by-laws.	Develop site development plans for at least four sites (to establish infrastructure required)
	Promoted river corridors and ecological buffers and agri- eco-tourism along Kinga and Keisies, Breede river (at Bonnievale and Klaas Voogds River.	Provide for tourism infrastructure (informed by environmental impact assessment considerations).
	Develop water resources zone plan to promote and manage land use and infrastructure in and around dams and waterbodies.	
	Delineate Flood lines in Montagu and Ashton and all other settlements.	Earmark areas where infrastructure is at risk.
	Promote findings of cemetery study and provide for implementation in CEF.	Provide for basic cemetery infrastructure.
	Promote locations and findings of solid waste sites study and provide for implementation in the CEF.	Provide for basic solid waste site infrastructure.
2.	Provide for the establishment of an Intensive Rural Corridor along R60 & R317 (from R60 T-junction to Bonnievale).	Develop area plans for each of the two corridors to determine the required infrastructure.
	Identify urban areas to be utilised for community gardens in Bonnievale, Montagu, Ashton, Robertson and McGregor.	Establish jointly with each community the approach to community gardens.
3.	Limit mining in Breede Valley Bio-Region to viable operations.	Provide for mining infrastructure.
4.	Promote the development of Open Space Networks and Conservation Corridors.	See detailed proposal below:
	Promote Langeberg as part of the bigger Winelands and Conservation (ecotourism) drive: Birdlife, biomes, lush agricultural landscape, horses, wine production, cooking and cultivation.	Provide tourism infrastructure.
	Delineate additional tourism routes.	Provide tourism route infrastructure.
	Promote expansion of Gouritz Cluster Biosphere (Westwards) over entire area northern of Langeberg area linking to Anysberg Reserve (neighbouring municipality).	Jointly with Cape Nature develop a project plan to establish the need for infrastructure.
	Promote The Langeberge and the Riviersonderend Mountains and Gouritz Cluster Biosphere as important conservation corridors across municipal boundaries.	Provide for eco tourism infrastructure.
	Provide for the R60 rural corridor around and between Robertson and Ashton including agricultural industries and big box agricultural buildings.	See 2
	Delineate a development line along the feet of mountains (conservation & landscape and ensure no land with a slope of more than 20% will be cultivated or developed.	No development can take place above the location of water storage facilities.

5.	Promote generation and use of alternative energy.	Provide for alternative energy infrastructure need.
	Promote planting of trees as part of every development to contribute to clean air.	Provide for watering trees initially.
6.	Promote generation and use of alternative Energy.	Provide for alternative energy infrastructure need.
7.	Develop a precinct plan for clustered agricultural development along scenic routes (i.e., R60 corridor).	See 2.
8.	Refine guidelines for netting, tunnels and agri-sheds.	None.
	Promote preschools and particularly on farms.	Provide for and endorse use of infrastructure for preschool purposes.

Capital expenditure budget was not inclusive of public transport and NMT related projects.

#### 7.2.2 List of infrastructure requirements (Phase 2b)

The infrastructure required and cost thereof (in 2012 – civil and 2022 electrical) are listed per civil service:

#### Electricity:

Robertson, followed by Montagu, received that biggest allocation for electrical infrastructure as per the table below list the electricity infrastructure projects.

Area (Town or overall)	Amount	New	Upgrade	Non-Fixed Infrastructure	Time Frame (Budget periods)
Ashton	3 400 000		Upgrade	Upgrade and Extend 11kV network to North-West & Waterworks.	2023/24 - 2024/25
Montagu	15 366 170		Upgrade	Increase in Notified Maximum Demand (from 9 MVA to 10 MVA); Cable Upgrading, Relocate and replacing RMU, replace mini-substation and oil ring main units.	2022/23, 2024/27
Noree	7 500 000	New			2023/24 - 2024/25
Bonnievale	2 000 000	New	Upgrade	Replace existing street lights with LED street lights.	2023/24 - 2027/28
McGregor	9 650 000	New	Upgrade	Upgrade McGregor Boesmansrivier and to farm Uitvlugt McGregor 11 kV line.	2025/26 – 2026
Robertson	41 621 457 36 170 000		Upgrade	Increase in NMD (from 36 MVA to 38 MVA). Upgrade Ashton (Robertson), Mc Gregor, Koningsrivier 11 kV line, upgrade cable feeders and substations, switches, additional feeder panels, replace batteries, protection relays, mini substations & RMU, Workshop maintenance / repairs. Wakkerstroom West, Goedemoed, Agter-Vinkrivier, Noree, Keurkloof, Sunshine – UINood, Eilandia, Klaasvoogds, Retreat, Johannes van Zyl's in Uitnood, Wansbeck Agterklinhoogte 11 kV, De Hoop 3.3 kV	2022/23 - 2023/24 2027 - 2030

Table 20: Master Plan Electricity Infrastructure Projects

#### Sewerage:

Sewer upgrades were planned for Bonnievale and Robertson. New sewerage management projects were planned for all settlements except for Robertson. The table below list the sewer infrastructure projects.

Table 21: Master Plan Sewerage Infrastructure Projects 2012 dated

Area (Town or overall)	Amount (till 22)	Amount still to spend	New	Upgrade	Time Frame
Ashton	R8 794 300,00	R 627 400,00	New		2022, 2024, 2026
Bonnievale	R7 472 700,00	R10 930 100,00	New	Upgrade	2022, 2024
McGregor	R7 833 800,00	R415 800,00	New		2022, 2023
Montagu	R10 930 100,00	0	New		2029
Robertson	R4 616 100,00	0		Upgrade	2020-2021, 2026

#### Bulk Water:

No plans were confirmed for bulk water.

#### Water:

For all settlement water upgrade projects were proposed. The table below list the water infrastructure projects.

Table 22: Master Plan Water Infrastructure Projects

Area (Town or overall)		New	Upgrade	Non-Fixed Infrastructure	Time Frame
Robertson	R3 739 400		Upgrade	Improve supply to Reservoir 1	2012
McGregor	R1 023 400		Upgrade	Implement new booster pump zone	2012
Bonnievale	R19 153 400		Upgrade	Old Reservoirs storage & Bulk supply augmentation	2013
Ashton	R20 484 800		Upgrade	Improve supply to Langeberg & Ashton Foods (Pty) Ltd	2013-2014
Montagu	R2 210 600		Upgrade	Add stand-by pump sets for increased reliability	2012-2018

#### <u>Roads:</u>

Road upgrades are across the municipal area and not bound to a specific settlement. The table below list the roads infrastructure projects.

Table 23: Master Plan Roads Infrastructure Projects

Amount	Area (Town)	New/Upgrade	Project Description	Time Frame
R207 000 000,00	Langeberg	Upgrade	Ashton – Montagu, Reseal Montagu – Barrydale, Trunk 7, Bonnievale	2021/22, 2022/23, 2023/24

#### Stormwater:

No Stormwater Masterplan was available.

#### Waste:

Waste management project allocations were overall for the municipal region and not per settlement. The table below list the water infrastructure projects.

A budget of R60 323 500 was allocated to conduct a household survey re bins, develop and industry waste database, improve recyclables and organic waste diversion rates, provide household hazardous waste solutions and systems, implement rehabilitation and closure of landfill sites, Develop new Ashton MRF, Cost

regional waste transportation, Conduct audits as per landfill licence requirements & implement remedial actions, regular reporting and Comply with landfill containment barriers along R636.

For purposes of this report, the estimated capital cost of the Master Plans of R312,5 million has to be adjusted for inflation. The adjusted capital cost in 2023 is R302 million for civil and electrical services and R389 million for roads assuming none of the capital realized since the master plans were compiled.

The costs of the infrastructure required as per Master Plans represent the medium- and long- term budget. The master plan costs per service per settlement for the SDF cycle and beyond is tabulated below:

Master Plan	Ending 2022		2023 -2027			2028+			
Settlement	Water	Sewer	Electricity	Water	Sewer	Electricity	Water	Sewer	Electricity
Ashton	20 484 800	8 794 300			627 400	3 400 000			
Bonnievale	19 153 400	7 472 700			10 930 100	2 000 000			
McGregor	1 023 400	7 833 800			415 800	9 650 000			
Montagu	2 210 600	10 447 600				15 366 170			
Nkqubela									
Noree						7 500 000			
Robertson	3 739 400	4 616 100				41 621 457			36 170 000
Zolani									

Table 24: Master Plan Budget allocation per settlement per SDF cycle

## 7.3 Long- and medium-term Financial Plan (Phase 3)

## 7.3.1 Long-term Financial Plan

Langeberg's long-term financial plan, 2016 – 2025 was updated in 2021.

- Langeberg LM's economy reveals an average economic growth rate over the past 5 years of 0.04% p.a.;
- A GVA per capita of R 49 541;
- An economy that is fairly diversified as indicated by a Tress Index of 47.66 znc driven by five main economic sectors, comprising approximately 87.9% of economic output;
- A Total Gross Value Add (GVA) was R5.443 billion in 2020 (constant prices) and is on a declining trend resulting from COVID-19 and associated lockdowns.
- A shrinking economy along with a population growth of 1.28% resulted in a reduction of GVA per capita. The pressure on households to settle their municipal bill (household ability to pay risk) will increase;
- The GVA per capita is expected to improve steadily over the long-term planning period;
- Growth in GVA will result in an increase in the municipality's revenue base, which will improve profitability and ultimately accelerate investment in capital expenditure;

- Langeberg LM is forecast to generate cash from operations due to the high collection rate assumed over the planning period;
- The high percentage of indigent households reliant on support (16.6%); official unemployment rate of 6.8% and human development index of 0.73 resulted in a "Medium" household ability to pay risk component of MRRI;
- The regional economy and the household ability to pay for services delivered by the municipality, rates Langeberg LM as "Medium to High" risk on the MRRI indicator scale i.e., there is a medium to high risk that the municipality will not be able to generate the forecast cash revenue expected in future. (The Municipal Revenue Risk Indicator ("MRRI") measures the risk of a municipality to generate its own revenues).

#### Affordable Future Capital Investment:

The total capital expenditure demand was determined during the preparation of the LTFP in 2016 but it is however expected to have changed since then and is used for purposes of determining affordability, the focus of the Capital Expenditure Framework.

Table 25: Capital Expenditure: Demand vs Affordability

Total 10-year CAPEX Demand (Adjusted)	R 2 824 million
Total 10-year CAPEX Affordability:	R 1 198 million.

Langeberg LM's adopted MTREF Budget FY2022 to FY2024, expects a capital budget amounting to R296 million funded as follows:

Table 26: 3-Year MTREF Funding Mix R'm

R'000	Total	FY2022	FY2023	FY2024
Public & Developers Contributions	4	1	1	2
Capital Grants	145	49	71	25
Financing	47	18	29	0
Cash Reserves and Funds	100	34	40	26
Total	296	102	141	52

It was recommended that the MTREF capital budget funding mix be adjusted and the levels of borrowing increase whilst liquidity is being preserved:

Table 27: 3-Year MTREF Funding Mix R'm - Base Case

R'000	Total	FY2022	FY2023	FY2024
Public & Developers Contributions	4	1	1	1
Capital Grants	145	49	71	25
Financing	113	18	69	26
Cash Reserves and Funds	34	34	0	0
Total	296	102	141	52

At these levels of borrowing proposed, the municipality's debt profile remains affordable while liquidity is being preserved. The cash balance remains above the minimum liquidity requirements (1- month operating expenditure) for the entire planning period.

A collection rate of 96% for the planning period, equivalent to the rate assumed in the MTREF budget for FY2022 should be maintained to maintain a healthy liquidity position. Though Langeberg LM is forecast to generate accounting and operating deficits for most of the planning period, the municipality will generate cash from operations from FY2023 onwards.

### Year Capital Funding Mix:

The capital funding mix for the 10-year planning period are as follows:

Table 28: Capital Funding Mix				
Source	Rm	%		
Public & Developers' Contributions	10	0.8%		
Capital Grants	387	32.3%		
Financing	748	62.4%		
Cash Reserves and Funds	53	4.5%		
Cash Shortfall	-			
Capital Expenditure	1 198	100%		

The funding mix indicates an increase in borrowings as the main funding source (62.4%) compared to the historical funding mix (past 8 years) where cash reserves and capital grant funds where extensively utilised to fund capital expenditure. To take up borrowings to create an optimal funding mix keeping in mind that grant funding in future is expected to decline in real terms given excessive expenditure during Covid.

The gearing ratio remains below the maximum benchmark of 30%, however the debt service to total expense ratio will exceed the maximum benchmark of 7% for the planning period.

The repairs and maintenance as a percentage of property, plant and equipment and property plant and equipment was gradually increased from 2.9% (FY2021) to reach 8% by the end of the planning period.

Therefore, Langeberg LM has to improve its profitability by managing its expenditure (the optimal model assumed a R 20 million decrease) for each year of the MTREF period and consider tariff increases that result in higher surplus margins, whilst maintaining a collection rate above at or above 96%.

## 7.3.2. Medium term Capital Expenditure Budget

The 5-year Capital Expenditure Budget, approved by Council, per settlement is tabulated below:

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Table 29: Langeberg	2023/24 -	2025/26	Capital E	-xpenditure	Budaet

	Water	Sewerage	Roads & Storm Water	Electrical Engineering	Solid Waste	Civil Engineering Services	Social Development and Amenities	Community sports fields & swimming pool	Cemeteries	Other Services
Ashton	3 400 000			2 800 000					500 000	12 384 457
Bonnievale		11 000 000	25 769 983	217 391		500 000		1 600 000		
McGregor	16 080 080			6 700 000	1 300 000					
Montagu	150 000			1 950 000				120 000		
Nkqubela			37 864 348	6 956 522						
Robertson		43 880 545		23 079 109	4 000 000		17 608 912	2 750 000		
Zolani								1 500 000		
All Settlements	11 137 000	19 036 000	13 430 000	21 960 000	7 900 000	120 000	13 184 027	2 130 000	475 000	10 195 000

### 7.3.3 Overview and comparison of all budgets

A high-level comparison between the Master Plan budget, LMTREF and 5-year Capital Expenditure Budget concluded the following:

- The Master Plan budget provided for some replacement yet mainly additional infrastructure anticipated for future growth based on the extent of proposed development and totals R 213,5 million;
- The LMTREF provided for future growth by using a baseline budget (2019) and projected growth and it provided for maintenance and replacement. The LMTREF is a full-scale governance plan as required for local municipalities to perform their main purpose: provision of services and totals R 2,8 billion and R296 million per annum. (R2 824 000 000 demand vs R1 198 000 000 affordable);
- The 5-year Capital Expenditure Budget include both maintenance and replacement and infrastructure for growth and total R 312.7 million or R 63 million per annum. (The 5-year Capital Expenditure Budget concluded one financial year before (2025/27) the LMTREF (2027/28)).

#### Matching Capital Expenditure Budget (2023 - 2027) and Master Plan budget:

A comparison between the Master Plan budget and the 2023 – 2027 approved Capital Expenditure budget.

The conclusion is that for Water there is alignment and additional projects whilst for electricity and sewer there is alignment.

## 7.4 Affordability

Table 30: Capital Expenditure: Demand vs Affordability

Total 10-year CAPEX Demand (Adjusted)	R 2 824 million
Total 10-year CAPEX Affordability:	R 1 198 million.

#### Matching Master Plan budget and SDF proposals:

Priorities were determined by matching what infrastructure was planned for in the Master Plans vs what development proposal included in the SDF over 5-year intervals as per section 7.2.1. (See figures below). The proposals that were immediately implementable together with proposal for 2023 – 2027 were combined and proposal for after the 5-year cycle were also combined.



Figure 8: Langeberg Settlement Proposals, 2023 – 2027 and immediately implementable



The table below summarize the alignment of the Master Plans and the SDF proposals.

Table 31. Master Plan projects vs SDF proposal	Table 31: Maste	r Plan	projects	vs SDF	proposal
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Master Plans (Water & Sewer)	SDF 5-year cycle Al	SDF long term cycle		
Settlement	Alignment broadly	Near	Under	Alignment
Ashton			Х	NA
Bonnievale		Х		N/A
Montagu	Х			N/A
Robertson		Х		Under
McGregor	Х			Near











Master Plan budget allocation per infrastructure type:

The graphs to follow illustrate the master plan budget for the previous and current SDF cycles as well as beyond.













# <u>Approved Langeberg Medium Term Capital Expenditure Budget allocation per infrastructure type and</u> <u>settlement:</u>

The 5-year (2023 – 2027) Capital Expenditure Budget per settlement per infrastructure type is illustrated by the graph below. Form the figure roads, electricity and social amenities have the highest allocation.





#### Matching Capital Expenditure Budget (2023 - 2027) with SDF proposals:

In summary, the proposed SDF development is well aligned with the Master Plan budget and the 5-year Capital Expenditure budget.





A summary per settlement reflects the priority areas in the Langeberg as per figure below.



Figure 15: Langeberg Capital Budget: 2023 - 2027

For the five years ahead, Robertson benefits the most, followed by Bonnievale, McGregor, Ashton and Montagu over the SDF cycle.

#### Prioritisation of capital expenditure from MTREF:

Affordable Future Capital Investment:

The total capital expenditure demand was determined during the preparation of the LTFP in 2016 but it is however expected to have changed since then and is used for purposes of determining affordability, the focus of the Capital Expenditure Framework.

Table 32: Capital Expenditure: Demand vs Affordability

Total 10-year CAPEX Demand (Adjusted)	R 2 824 million
Total 10-year CAPEX Affordability:	R 1 198 million.
Total 3-year CAPEX Affordability	R 363 million

## 7.4.1 Funding

Langeberg LM's adopted MTREF Budget FY2022 to FY2024, expects a capital budget amounting to R296 million funded as follows:

Table 33: 3-Year MTREF Funding Mix R'm

R'000	Total	FY2022	FY2023	FY2024
Public & Developers Contributions	4	1	1	2
Capital Grants	145	49	71	25
Financing	47	18	29	0
Cash Reserves and Funds	100	34	40	26
Total	296	102	141	52

It was recommended that the MTREF capital budget funding mix be adjusted and the levels of borrowing increase whilst liquidity is being preserved:

Table 34: 3-Year MTREF Funding Mix R'm - Base Case

R'000	Total	FY2022	FY2023	FY2024
Public & Developers Contributions	4	1	1	1
Capital Grants	145	49	71	25
Financing	113	18	69	26
Cash Reserves and Funds	34	34	0	0
Total	296	102	141	52

At these levels of borrowing proposed, the municipality's debt profile remains affordable while liquidity is being preserved. The cash balance remains above the minimum liquidity requirements (1- month operating expenditure) for the entire planning period.

A collection rate of 96% for the planning period, equivalent to the rate assumed in the MTREF budget for FY2022 should be maintained to maintain a healthy liquidity position. Though Langeberg LM is forecast to generate accounting and operating deficits for most of the planning period, the municipality will generate cash from operations from FY2023 onwards.

#### Year Capital Funding Mix:

The capital funding mix for the 10-year planning period are as follows:

Table	35:	Capital	Fundina	Mix
1 0010	00.	Capital	i ananig	

Source	Rm	%
Public & Developers' Contributions	10	0.8%
Capital Grants	387	32.3%
Financing	748	62.4%
Cash Reserves and Funds	53	4.5%
Cash Shortfall	-	
Capital Expenditure	1 198	100%

The funding mix indicates an increase in borrowings as the main funding source (62.4%) compared to the historical funding mix (past 8 years) where cash reserves and capital grant funds where extensively utilised to fund capital expenditure. To take up borrowings to create an optimal funding mix keeping in mind that grant funding in future is expected to decline in real terms given excessive expenditure during Covid.

The gearing ratio remains below the maximum benchmark of 30%, however the debt service to total expense ratio will exceed the maximum benchmark of 7% for the planning period.

The repairs and maintenance as a percentage of property, plant and equipment and property plant and equipment was gradually increased from 2.9% (FY2021) to reach 8% by the end of the planning period.

Therefore, Langeberg LM has to improve its profitability by managing its expenditure (the optimal model assumed a R 20 million decrease) for each year of the MTREF period and consider tariff increases that result in higher surplus margins, whilst maintaining a collection rate above at or above 96%.

## 7.5 Proposed priorities/ Affordability

The alignment of the SDF priorities with the Capital Budget Allocations reflect what proposals can become implementable according to what the municipality can afford.

	SDF Proposals	Capital Budget Allocations
First level	Robertson, Ashton, Bonnievale	Robertson, Bonnievale
Second level	Bonnievale	Ashton, McGregor
Third level	McGregor	Montagu

LLM is not able to afford the full capital investment need. The affordable capital budget is R1.2 billion over 10 years, suggesting average affordable expenditure of R120 million per annum and R360 million over 3 years. The three year affordable expenditure of R360 million correlate with the adjusted Master Plan Budget of R302 million for civils excluding R389 million for roads

The maintenance and repair budget has to increase to 8%. This may delay the implementation of some renewal proposals. The budget allocation of maintenance and repairs may have to be adjusted. This will be confirmed as the Civil Service Master Plans are revised.

The capital expenditure shortfall as highlighted above, should be facilitated in the next long term financial plan of Langeberg Municipality.

## 7.5.1 Spatial Priority Areas

Spatial priority areas were determined by ranking settlement according to percentage budget allocation:

First Level:>10%	Robertson, Bonnievale
Second Level: 1% - 10%	Ashton, McGregor
Third Level: <1%	Montagu

#### 7.5.2 Precinct Plans

Greenfields urban settlement proposals usually go hand in hand with urban design frameworks and services plans. There is one precinct plan and one feasibility study to consider: The Nqkubela investment plan and the Bullida Gronde feasibility plan.

Precinct or development plans plan are required for the following rural proposals.

No	Rural Proposals	Infrastructure Implications
1.	Provide for the establishment of an Intensive Rural Corridor along R60 & R317 (from R60 T-junction to Bonnievale).	Develop a precinct plan for clustered agricultural development along scenic routes (i.e., R60 corridor) (Similar to Bullida Feasibility).
2.	Promote Langeberge and the Riviersonderend Mountains and Gouritz Cluster Biosphere as important conservation corridors across municipal boundaries.	Provide for eco-tourism infrastructure. Provide for maintaining ecological infrastructure.

## 7.5.3 Comprehensive List of projects

Capital projects for a 10-year period are listed in Annexure 5.

#### 7.6 Implementation Requirements

To implement the SDF proposals, Langeberg municipality required partnerships with the private and government sector. A municipal committee was established to monitor the alignment between budgets, proposal, priorities and expenditure.

a) Institutional Structure:

The municipal business continuity committee (BCC) will be the guardian of the LSDF and CEF. Representatives from Municipal Finance, Civil and Electrical Services and Community Development (Both Spatial and IDP) serve on the committee.

b) Private Sector Participation:

Investors prefer to develop across the municipal area. Such development will contribute capital resources that should secure the development of infrastructure in these settlements. Representatives from existing development (including industry) should be co-opted when necessary.

- c) Review and Monitoring of the SDF:
  The BCC should review and monitor the implementation of the SDF aligned with the IDP review (annually).
- d) Amendment of SDF:

SDF amendments within the 5-year cycle are unlikely. Exceptions are derived from the annual IDP review resulting in:

- Aims and objectives of the IDP are changed;
- IDP changes that require sector plan changes;
- Budget realignment requirements (as Expenditure is not aligned);
- Circumstances out of control of the Municipality.

If no such exceptions demand an amendment, the SDF will be rewritten at the end of the 5-year cycle.

# Annexures

# Annexure 1: MSDF List of Projects

	Proposal	Project / Policy Description	Approx. Budget	Implementation Agent	Status
SDF 1	Urban Design and Landscaping Frameworks	Prepare detailed urban design, landscaping frameworks and river maintenance plans (Droogeriver from Droeheuwel to Moreson – Robertson North) for settlements.	R 400 000	Langeberg Municipality	To do
SDF 2	Main Road Interface Guidelines Study	Prepare detailed Main Road Interface Guidelines Study for the Main Roads in the main settlements.	R 400 000	Langeberg Municipality	To do
SDF 3	Precinct Plans	Prepare precinct plans for all proposed Urban Nodes, New Development Areas larger than 5 ha and future rural nodes and Development Focus Areas.	R 500 000	Langeberg Municipality	Robertson/ Nkqubela Investment plan completed
SDF 4	Tourism Plan	Investigate adventure, eco- and agri- tourism opportunities and the development of existing tourism opportunities/facilities.	R 400 000	Langeberg Municipality and Department of Economic Development and Tourism	Completed
SDF 5	Land Reform: Development plans for commonages	Formulate commonage plans.	R 350 000	Langeberg Municipality and Department of Rural Development and Land Reform	To do
SDF 6	Renewable Technologies Strategy	Prepare a municipal renewable technology strategy focusing on implementation options for water management and energy generation in projects and developments.	R 450 000	Langeberg Municipality	To do
SDF 7	Scenic tourism routes policy	Study to be prepared for the management and promotion of Scenic Tourism Routes.	R 300 000	Langeberg Municipality	To do
SDF 8	Signage Policy	Preparation of a Signage Policy including addressing illegal signage policy along provincial and district roads.	R 500 000	Langeberg Municipality	To do
SDF 9	Floodlines	Determine floodlines throughout the municipality.	R 300 000	Langeberg Municipality	Partially
SDF 10	Detailed Public Open Space and Densification Policy	Prepare a policy for the management of public open spaces and densification in the municipality including between Pekeur and Buitekant streets, above Strydom street and northwest of Wilhelm Thys laan, Montagu.	R 350 000	Langeberg Municipality	To do
SDF 11	Street Trading Policy	Prepare a policy to address and manage street trading throughout the municipality.	R 300 000	Langeberg Municipality	To do
SDF 12	Rural Development Strategy	Prepare a municipal wide strategy to stimulate the growth of the rural economy.	R 500 000	Langeberg Municipality	To do
SDF 13	Precinct Plan: Robertson (North)	Prepare precinct plans for Robertson North.	R 400 000	Langeberg Municipality	To do
SDF 14	Precinct Plan: Nkqubela	Prepare a precinct plan for Nkqubela (Robertson).	R 400 000	Langeberg Municipality	Completed

	Proposal	Project / Policy Description	Approx. Budget	Implementation Agent	Status
SDF 15	Precinct Plan: Ashbury (Montagu)	Prepare a precinct plan for Ashbury (Montagu) including library, community hall, business complex and ECD.	R 400 000	Langeberg Municipality	To do
SDF 16	Precinct Plan: Happy Valley (Bonnievale)	Prepare a precinct plan for Happy Valley (Bonnievale).	R 400 000	Langeberg Municipality	To do
SDF 17	Ashbury (Montagu) sportsfield	Erf 937: Roads and stormwater upgrade.	To be determined	Langeberg Municipality	?
SDF 18	Ashbury (Montagu): Erven 1461 and 1462	Investigate the redevelopment of erven 1461 and 1462 for a community facility and business node.	R 500 000	Langeberg Municipality	?
SDF 19	Robertson: Erven 6864 and 6877	Investigate the redevelopment of erven 6864 and 6877 for a community facility and business node.	R 500 000	Langeberg Municipality	?
SDF 20	Robertson: Erf 1241	Investigate the redevelopment of a portion of Erf 1241 for a playing field.	R 250 000	Langeberg Municipality	?
SDF 21	Robertson: Erven 3230 and 3231	Upgrade the surrounding road network.	To be determined	Langeberg Municipality	?
SDF 22	Robertson: Erven 6113 and 6130	Preparation of a residential layout for Erven 6113 and 6130.	R 500 000	Langeberg Municipality	?
SDF 23	Ashbury (Montagu)	Upgrade all gravel roads in Ashbury and provide stormwater infrastructure.	To be determined	Langeberg Municipality	?
SDF 24	Bonnievale: Road upgrade	Upgrade the existing gravel road linking the west and the east of Bonnievale.	To be determined	Langeberg Municipality	?
SDF 25	Bonnievale: Road upgrade	Upgrade Forest Road.	To be determined	Langeberg Municipality	?
SDF 26	Regional cemetery	Investigate the need for a regional cemetery between Robertson and Montagu.	R 400 000	Langeberg Municipality and Consultants	Investigated, Not preferred, if promoted, buy private land.
SDF 27	Roadside farm stalls	Prepare policy including access based on Provincial Road Access Guidelines.	R 50 000	Langeberg Municipality and Consultants Provincial Department of Transport and Public Works	To do
SDF 28	Telecom facilities / antennae towers	Review of CoCT policy.	To be determined	Langeberg Municipality	To do
SDF 29	New Ashton Zolani High Street / Link Road	Feasibility study for new high street to connect Zolani directly to Ashton.	R 200 000	Langeberg Municipality	To do
SDF 30	Robertson: Erf 4024	Investigate the redevelopment of Erf 4024 as new high school.	To be determined	Department of Education	To do
SDF 31	Robertson: Klipdrif Electrical Sub-station	See symbol SS on Map 5.8.2.1.	To be determined	Langeberg Municipality	?
SDF 32	Robertson: Erven 1789, 1873, 1771, 1795, NDA 2, NDA 8	Investigate development of ECDC and Old Age Home on NDA 2 and NDA 8.	To be determined	Langeberg Municipality	To do
SDF 33	Identification of land for cemeteries in all towns	Appoint consultants to investigate suitable land in all towns.	To be determined	Langeberg Municipality	Investigated.

	Proposal	Project / Policy Description	Approx. Budget	Implementation Agent	Status
SDF 34	Robertson: Shortage of Cemetery Space	Investigate options to allow for more efficient use of space, e.g. family graves where geo-technical conditions are suitable for deeper graves; and reuse of old cemeteries.	To be determined	Langeberg Municipality and Parks Department	Cemetery extensions identified.
SDF 35	Robertson: Industrial Land	There is insufficient land for industrial growth. Identify land and source funding to develop industrial park.	To be determined	Langeberg Municipality	Completed, feasibility
SDF 36	Bonnievale: Primary School	Investigate alternative sites for primary school, see section 5.11.2.	To be determined	Langeberg Municipality	To do
SDF 37	Bonnievale: Urban Design Guidelines	Investigate monitoring and enforcement procedures and staffing to enforce urban design guidelines along the R317 between the mountain view entrance and rail line, see section 5.11.2.	To be determined	Langeberg Municipality	To do
SDF 38	Bonnievale: Extend Industrial NDA 12	To include appointment of consultants to prepare detail planning of industrial area and assessment for needs beyond the industrial area near the abattoir, i.e. potential new area.	To be determined	Langeberg Municipality	To do
SDF 39	Bonnievale: Cemetery	Identify additional cemetery space in Bonnievale.	To be determined	Langeberg Municipality	Cemetery extensions identified.
SDF 40	Ashton: Vacant Industrial Land	Appoint consultants to plan industrial layout.	To be determined	Langeberg Municipality	To do
SDF 41	Ashton: Proposed FET College	Langeberg LM and DoE to liaise regarding development of FET college in Ashton-Zolani.	To be determined	Langeberg Municipality and Department of Education	To do
SDF 42	Montagu: Library	Investigate library in Ashbury – central node.	To be determined	Langeberg Municipality	To do
SDF 43	Montagu: Kingna Sportsfield	To be included as part of housing project in current DoHS projects area C1 and C2.	To be determined	Langeberg Municipality/DoHS	?
SDF 44	Montagu: Community hall / satellite offices / business complex / ECDC	Include in centre of Ashbury (adjoining proposed library site).	To be determined	Langeberg Municipality	?
SDF 45	Montagu: Infrastructure	Tarring of roads and provision of kerbs for stormwater control: Ficus, Doringboom and Sederlaan (in Ashbury) to be listed as priority.	±R 674 million [to be confirmed]	Langeberg Municipality	?
SDF 46	Robertson: Mobile service centre	Investigate proposed new mobile service centre at Le Chasseur.	To be determined	Langeberg Municipality	?
SDF 47	Landscaping and NMT facilities along main roads	Approach DTPW to prepare feasibility studies for NMT routes along main roads with Robertson and McGregor roads as a priority.	To be determined	Langeberg Municipality	?
SDF 48	Industrial township feasibility study – see NDA 3 Ashton	Appoint consultants to plan industrial layout and bulk services facilities.	R 100 000	Langeberg Municipality	To do
SDF 49	Bonnievale Main Road Policy Plan	Formulate land use and urban design guidelines to promote appropriate development in keeping with Bonnievale's rural village character.	R 100 000	Langeberg Municipality	To do
SDF 50	Planning Inspectorate	Prepare ToR for monitoring, enforcement procedures and staffing unit to ensure SDF compliance with regulations.	To be determined	Langeberg Municipality	Continuous
SDF 51	Bonnievale: Industrial Area Feasibility Study	Investigate flexible block layout and bulk services requirements to accommodate further industrial developments.	To be determined	Langeberg Municipality	To do

	OVERALL						
	Existing Use	$\bigcirc$	Proposed Use	Colour	Use Type		
<b>F</b> Facility	A single entity, comple single or several activiti	x or limited area accommodating a es.	<b>N</b> Node	Several entities accommodati	ng several activities, highly accessible.		
<b>S, P</b> Street / track /pathway	A continuous linear s described, e.g. Activit adjacent to the space is	pace enhancing mobility. When y Street, intensification of uses promoted.	<b>C</b> Corridor	An extended continuous linea	r space enhancing use intensification.		
$\bigcirc$	Exist	ing Infrastructure	$\langle \rangle$	Proposed Infrastructure.			
$\smile$	PARAMETERS						
Map icon	Element Description						
	Urban Edge	Means a line which may or may not which serves to determine, manage	t follow cadastral bound e, direct and control urb	laries, demarcating the outer lim an development.	it of urban development according to interrelated policies,		
AD	Approved Development	Means an area within the urban edg allocated. A colour notation refers t	ge where land use right to a specific use as per	s were granted in accordance w spatial proposals.	vith LUMS and civil and electrical services capacities were		
	Floodline (i.e rivers, dams)	Is representing the highest elevatio plans for the establishment of towns	n that would probably b ships in accordance wit	be reached during a storm with a storm with a heation 144 of the National W	a return interval of 100 years and must be indicated on all ater Act of 1998 (Act 36 of 1998).		
	River/ Drainage line	A river or water course, perennial or Rivers vary in width, depth and leng	r non-perennial, is a ribb gth.	oon-like body of water within a na	atural channel that flows to the sea, a lake or another river.		
		A drainage line means a channel down which surface water naturally concentrates and flows, conveying water only during, or immediately after periods of heavy rainfall. Drainage lines are limited in length.					
	Wetland	Indicates an area of land that is either covered or saturated with water for most of the year, such as a marsh or swamp. The water is often groundwate seeping up from an aquifer or spring or a nearby river or lake or the sea. These areas have unique ecological characteristics and are important habitats for many species of plants and animals.			uch as a marsh or swamp. The water is often groundwater, have unique ecological characteristics and are important		
$\rightarrow$	Expansion	Refers to a land use to be extended	buring land unit.				
	Sterilisation Radius	Refers to a 300m buffer around was of residential or other habitable stru	ste water treatment wor ctures within the buffer	rks and a 500m buffer zone arou zone. The buffer for cemeteries	und Landfills and cemeteries, prohibiting the development s is under reconsideration.		

	RESIDENTIAL				
Proposed	Element	Description			
R	Residential	Indicates an area earmarked for residential use, where permanent dwelling units form neighbourhoods with various densities. Residential use areas include amenities and secondary business nodes according to industry norms.			
MHD	Medium or High Density Residential	Indicates areas earmarked for residential densities of up to 20 or more units per hectare that can accommodate Residential 2 and 3 and General Residential 1 and 2 zonings			
RR Residential Estate	Residential Estate	Means an area where larger erven are located or can be created with some guidelines to establish a particular character and to direct residential development and related and supportive land uses.			
RR	Rural Residential	Means an area where larger erven are located or can be created for agricultural use with or without some guidelines to establish a particular character and to direct residential development and related and supportive land uses.			
RR	Restricted Residential	Refers to a designated area that has certain limitations or restrictions identified by special assessments on how a land unit can be used or developed. It refers to the constraints that exist on the ability of a particular area or land unit(s) to intensify its use or expand, whether due to physical or regulatory limitations. Limitation may include zoning regulations, environmental protections, or physical factors like topography or geology.			
RZ	Restructuring Zone	Is an area designated for targeted investment establishing social housing to achieve social, spatial and economic restructuring. Security of tenure should be within walking distance form social amenities, business and employment opportunities.			
RD	Residential Densification	Refers to the process of increasing the number of housing units in a built-up area, usually by subdivision and or rezoning, constructing multifamily buildings or adding additional floors to existing buildings.			
TZ	Transitional Zone	Means an area between extreme densities (very low and high), presenting a zone within the lower dense area to subdivide according to a minimum erf size.			
ID	Infill Development	Infill development means an existing layout is cancelled and replaced with a layout with higher densities or vacant or underutilized land within an urban area is developed.			
Grys honey comb	DoHS	A delineated area earmarked for subsidised housing that were included in the tenure (housing) pipeline, gazetted or not.			

	BUSINESS/COMMERCIAL				
Proposed	Element	Description			
CBD	Central Business District	Designated core area or primary business node of a settlement which concentrated commercial activity. Compatible non-business uses for example residential and services for example storage can be accommodated within the CBD.			
SBN	Secondary Business District/ Node	Designate a business area within a settlement where there is a CBD, that concentrate commercial activity and services with less intensity than the CBD or primary business node, and serves the immediate neighbourhood(s).			
BN	Business Node	Business Nodes indicates an area with a higher concentration of business AND commercial activities but is not necessarily primarily zoned as such.			
MA	Informal Market Area	A designated area where informal enterprises (not incorporated and not registered for taxation) trade goods and services in all economic sectors.			
MS	Market Square / Nod	e A central location within a settlement that serves as a market place for local merchants and vendors, where local produce and goods and services are sold to consumers. Both formal and informal enterprises are accommodated.			
		INDUSTRIAL			
Proposed	Element	Description			
LIN	Light Industrial	Represent industrial uses and service trades that are exercised without being a nuisance to other land use or the general public. Such uses may be adjacent to business and residential areas, and do not present a potentially negative impact on the character or amenity value of such areas.			
IND	Industrial	Represent factory uses where an article or part of such article is made, manufactured, produced, built, assembled, compiled, printed, ornamented, processed, treated, adapted, repaired, renovated, rebuilt, altered, painted (including spray painting), polished, finished, cleaned, dyed, washed, broken up, disassembled, sorted, packed, chilled, frozen or stored in cold storage or where a service or part of is rendered such as storage of perishables and non-perishables.			
SI	Service Industry	Represents primarily the rendering of services rather than producing goods to the local community and can be establish in an industrial or business area. Services rendered include but is not limited to the repair of household appliances or the supply of household services, a builder's yard and allied trades, a laundry, bakery, dairy depot, any other storage, and similar types of uses, but does not include an abattoir, a brick-making site, sewage works, a service station or a motor repair garage; is not likely to be a source of disturbance and not liable, in the event of fire, to cause excessive combustion, give rise to poisonous fumes or cause explosions.			

	COMBINED USE				
Proposed	Element	Description			
MU	Mixed Uses	Mixed use development incorporates two or more land uses which are compatible either in the same area or precinct or building such as commercial and residential.			
DN	Development Node	Means a specific location or area that is highly accessible and earmarked for development including collective and specialised economies, services, manufacturing, tourist attractions and social amenities. Such high-intensity land use activity is likely located along or at the start and end points of existing or emerging national or local corridors or zones and include areas of residence, industrial activity or trade that are either generators of transport and/or supporters of transport functions). (Along major national and major roads).			
	Activity Node	Indicates a neighbourhood node where high-intensity land use activity such as collective & specialised business, services, manufacturing, tourism activities are located at a street intersection that are highly accessible. It includes areas of residence, industrial activity or trade that are either trip generators and/or supporters of transport functions.			
		AGRICULTURE			
Proposed	Element	Description			
SSA	Small Scale Agriculture	Means agricultural activities that include intensive, extensive, alternative and lifestyle agriculture on a small scale. The land unit on which such activities take place can be demarcated by agreement, lease area or subdivision or any other means. Should such a land unit include critical biodiversity or threatened and endangered vegetation, agricultural activities will be limited to grazing and conservation. Agricultural activities that can be exercised without becoming a nuisance to other land use or the general public and do not present a potentially negative impact on the character or amenity value of an area, are encouraged.			

	AMENITIES/FACILITIES					
Proposed	Existing	Element	Description			
POS	+	Public Open Space	Means municipal land, with or without access control, landscaped or kept natural and used primarily as or a site for outdoor sports, play, rest or recreation and with or without access control, or as a park, garden, or conservation area with limited activities and likely access control or natural veld within a settlement being a conduit for services.			
SF	*	Sports Facility	An in- or outdoor facility designed for athletic activities and events, such as stadiums, arenas, fields, gymnasiums, or swimming pools.			
RN		Recreation Node/ Area/ Park	A designated area or park, public or private, within a neighbourhood that provides for recreational facilities such as outdoor sportsfields, playgrounds, outdoor gatherings and picnic areas.			
POS Private	⇔	Private Open Space	Means land under private ownership, with or without access control, used primarily as a site for outdoor sports, play, rest or recreation, or play area or park or garden or for nature conservation and with likely access control.			
GC	GC	Golf Course	A private open spaces used for golfing and supporting uses.			
SG	SG	Show grounds	A large field with surrounding infrastructure where local agriculture, business and industry exhibits and celebrate their industry.			
NR	Ø	Nature Reserve (*Local)	An area where the preservation of the fauna, flora, soil, water, mineral and fossil deposits and, in general, of the natural environment is of particular importance.*Local means Local Authority, instead of provincial or national.			
CA	Ø	Critical Biodiversity Area / Conservation area	Indicates terrestrial (land) and aquatic (water) areas which must be safeguarded in their natural or near-natural state because they are critical for conserving biodiversity and maintaining ecosystem functioning, but have not been officially declared as a reserve.			
C		Cemetery	Means a place where the dead are buried and may include buildings that are necessary for the religious, administrative and clerical uses associated therewith, but does not include a crematorium.			
0		Gateway	A settlement entrance that is formalised.			
$\bigcirc$		Resort node	Designated areas or points of interest to promote tourism and may include holiday facilities in areas with special environmental or recreational attributes, and to encourage access to these facilities by the general public.			

СР		Caravan Park	A holiday facility for caravans, motor homes or similar recreational vehicles to encourage access to these facilities by the general public, being established within an open space or a resort.
$\bigcirc$		Tourism node/ area	Designated areas or points of interest that attract tourists or visitors to a particular location, city, or region.
F		Institutional Facility	A social facility or amenity and may be public or private, operated for public purposes e.g. a court, school or church.
		Police Station	
	Δ	Elderly Centre	
		Place of Worship	
ISCF		Integrated Sport & community facility	A community facility, public or private, where sporting events and social amenities and services such as meeting places, fitness classes, and educational programs are combined for the benefit of the community.
SEN		Sports & Educational Node	A node of sports and educational facilities and amenities, public or private, where programs that promote both physical activity and learning are combined.
CC	$\otimes$	Community Centre	A community facility, public or private, that accommodates a range of services and activities for a local community, such as health, education and training, social services, domestic affairs, administration, sports, events and a gathering space.
0		Community Node	A central accessible location, where a range of public and private facilities and amenities is home to health, education and training, social services, domestic affairs, administration, sports, events and gatherings.
ED		Educational Node	An accessible location, where institutions and amenities that offer education are located and formal and or less formal educational activities are offered.
		Primary School – No Fee	
		Primary School - Fee	
	•	Secondary School – No Fee	

	0	Secondary School - Fee			
	•	Pre-Primary School / Crèche			
	L	Skill Centre / Academy / College	Refers to, but is not limited to, further education and training colleges, skills academies, skills centres, youth centres with a strong training focus.		
	X	Library Public library.			
	Î	Museum			
Medical Facility/ Clinic A facility practices		Medical Facility/ Clinic	A facility or clinic, where a range of medical and related services can be practiced or an accessible location, where a cluster of practices provides medical and related services and include a clinic, hospital, dentist and prosthetics.		
	•	Hospital			
			CORRIDORS AND BUFFERS		
Proposed	Element	Description			
RDC	Rural Development Corridor	Includes intensification of along a major road and er	Includes intensification of agriculture, tourism, freight, transport, agri-industrial development activities supportive of agriculture in a zone or linear space along a major road and enhanced by related and supportive services and infrastructure.		
*	Open Space / River Corridors	A dedicated track of land that is public or private within urban or rural areas that promotes conservation or recreational uses and connects destinations and or other natural areas. Rivers naturally have such tracks of land along their banks being labelled a river corridor.			
	Activity Corridors	Streets or roads that have generally a very high level of vehicular, non-motorised and pedestrian traffic due to intensification of land use parallel to and on both sides of the street or road, and includes any higher order transport routes such as railway lines and thoroughfares.			
	Activity Streets	Streets or roads that have a higher level of vehicular, non-motorised and pedestrian traffic due to adjacent land uses, such as residential, recreation, education or entertainment activities.			
****	Landscape Buffer Zone	A natural or man-made ar	rea that separates two different types of land uses for aesthetic or functional reasons.		

	ROADS/ROUTES				
Proposed	Existing	Element	Description		
		External Connector	A road connecting one location or destination to another or two or more major roads or highways, beyond the municipal boundary. It is usually a shorter route that helps to ease traffic congestion and facilitate easy movement of people and goods.		
		Internal Connector	A road connecting various locations or destinations to another or two or more major roads, within municipal boundary.		
		Proposed Connector	A proposed road to improve connectivity and access between different locations within a region or municipal area or settlement.		
		Alternative Road	Being an alternate path or road that can be taken in case the primary or regular road is not travelable due to natural or man-made events (traffic congestion, roadworks, accidents, or weather conditions).		
		Tourism Route	Refer to a road within a beautiful landscape and or cluster of attractions, designated for tourists to visit or explore the natural attractions, such as forests, rivers, lakes, and wildlife within the area.		
		NMT/ Pedestrian Route	Refers to a pathway, designed for pedestrians and or non-motorized modes of transport such as bicycles and skateboards, and related infrastructure such as sidewalks, pedestrian-only roads and bridges. NMT or pedestrian routes aim to create safe and convenient access for pedestrians, reduce reliance on cars, and create more walkable neighbourhoods.		
		Bus Route	A predetermined path with or without designated stops along the way where passengers can board and disembark the bus, that a bus follows to transport passengers from one location to another. Transportation authorities consider factors such as demand, population density, and traffic flow to inform the route.		
		Railway line	A physical link or line of movement that connects different railway stations or tracks with each other to facilitate the movement of trains.		
	1	One-way Traffic	A proposal to restrict the movement of vehicles in one direction only on a particular road, street, or intersection.		
		Traffic Circles	Proposed roundabouts or circular traffic intersections that are designed to improve traffic flow, reduce accidents, and improve safety.		
		Underpass	Proposed underpass along a provincial or national road also serving as a conduit for services.		
	$\mathbf{M}$	Bridge/ Bridge widening	Proposed expansion of a bridge to accommodate additional vehicles or traffic flow over a river or other body of water.		
TT	Circle tt	Taxi Terminal	An amenity where taxis or other ride-sharing services can pick up and drop off and park to wait for passengers.		

P	Circle p	Parking Area	A designated area designed for vehicles to park temporarily.			
	INFRASTRUCTURE					
Proposed	Existing	Element	Description			
		Renewable Energy	Means any wind, solar, water or organic matter facility or grouping of facilities that captures and converts wind, radiation of the sun, water or organic matter into energy for commercial gain irrespective of whether it feeds into an electricity grid or not, and includes any appurtenant structure or any test facility or related uses.			
		Supply Network Strengthening	The process of enhancing the reliability, and efficiency of a supply network of services, such as electricity and water.			
$\textcircled{\bullet}$	$\bigcirc$	Retention Facility	A structure designed to retain or temporarily store water/sewage or other materials for future use or distribution.			
		Reservoir	A large artificial or natural lake or structure created to store water that can be used for irrigation, drinking, or other purposes.			
₽	4	Existing Substation	An electrical facility that transforms and distributes electrical energy from the power grid to dwellings, businesses and plants.			
		Waste Management/ Landfill Site	A site designated for waste disposal with a 500m buffer zone, typically with regulations to prevent contamination and pollution of surrounding areas.			
		Waste Transfer Site	A location where waste is temporarily stored and sorted before being transported to a permanent landfill site (Proposed and Existing).			
۲		Waste Water Treatment facility	Indicates a facility for the treatment of sewerage.			

## Annexure 3: Description of proposed land uses for development zones

Description of proposed land uses in the identified Development Zones of the Langeberg towns	
Proposed land uses	Description
Low density Residential uses	Residential densities of up to 15 units per hectare within the Single Residential Zone I*
	zoning can be accommodated within these zones.
Medium density Residential	Residential densities of up to 20 to 50 units per hectare within the Single Residential Zone
uses	II, General Residential Zones I and II* can be accommodated within these zones.
High density Residential uses	Residential densities of above 50 units per hectare can be accommodated within these
	zones with proposed zoning General Residential Zone III* (along activity streets and within business nodes)
Secondary Educational uses	Willin business nodes).
Place of instruction	Allow for places of instruction (craches schools colleges universities research
	institutions, library, museums, art galleries, hostels etc.)
Professional Use	Means a kind of use which is normally and reasonably associated with professionals such
	as doctors, dentists, attorneys, architects, engineers and town planners, where services
	rendered, are separate from trading are one of the distinguishing factors.
Business Uses	Business uses that include business premises, restaurants, service trade as included
	under Business Zone I (at nodes), Business Zone II (along activity streets and at nodes)
	and Business Zone III* (along activity streets and at nodes) and Business Zone IV and V.
Secondary Business Uses	Allow for low intensity commercial and mixed uses to provide for the needs of the local
	heighbournood in terms of consumer goods and personal services (including house shop,
	House taverns only to be allowed along activity streets in residential areas. These types
	of uses should be limited and must be able to integrate with surrounding residential areas
	without negatively impacting these areas. As allowed for under Business Zones II and III.
Place of worship	Places of worship under Community Zone II and as consent uses under Business Zones
	I, II, V and Industrial Zone I *.
Institution	Allow for Institution uses (social, health and welfare facilities) with specific reference to
	hospital, clinic, home for the aged, indigent or handicapped that are allowed for under the
	Community Zone III* as well as consent under Business Zone IV and Community Zones
Cuent Houses	Tand II".
Guest nouses	Agricultural Zones I & II Single Residential Zone I and quest lodges under General
	Residential Zone IV*.
Authority	Uses that are related to national and provincial government departments and
-	municipalities. The locality and alignment of authority uses should consider existing and
	planned future uses in the surrounding area. Uses as allowed under Utility Zone.
Sport/Recreational Facilities	Allow for sport facilities and other related recreational and tourism facilities like show
	grounds, picnic and camping areas.
Industrial/Service Trade and	Allow for development of industries, service industries and service trade related uses, with
Industries	the different types of industries considering the context and locality in the urban areas.
	ortain commercial uses including shops, restaurants, places of assembly, adult
	these zones in accordance with the zoning scheme

\* The proposed zoning is according to the Langeberg Integrated Zoning Scheme Regulations of 2018, or as may be amended in future. The proposed zonings only provide an indication of the zonings that can be allowed within the zones. Any land use application within the development zones area however will still be subject to other regulations that are applicable to the specific areas and within the zoning scheme.

# Annexure 4: Comments from the Department of Infrastructure Transport Infrastructure Branch

DOI Transport Infrastructure Branch approval required for land use change and developments adjacent to the Proclaimed Provincial Road Network.

<u>Open Space Systems:</u> Proposals for occasional activities at modal interchanges and intersections, accommodating a variety of users in and uses along major vehicular and public transport routes, appropriate road cross-sections widths (provide for vehicle traffic, parking, pedestrain movement, cycling and landscaping) and open space systems.

Opportunities to promote Agri-industries and Processing, Land Reform and Agri-tourism including development of tourism and recreational routes and destinations, activities or establishment of farm stalls and accommodation facilities.

Development of Tourism routes and destinations to be undertaken in collaboration with and to the approval of the Regional Tourism Liaison Committee (RTLC) and DOI Transport Infrastructure Branch.

Tourism and Agri-tourism: Provision of farm stall accesses and tourism view or interest points to be provided subject to DOI Transport Infrastructure Branch approval where access is obtained from the Proclaimed Provincial Road network.

Tourism and Agri-tourism: Settlements and Rural Settlements and Sense of Place

Landscape/Develop:

- Promote improved roadside signage and buildings in sensitive landscapes;
- Develop understated, unique gateways/entry point features to settlements;
- Develop support infrastructure and spaces for festivals, events and celebrations;
- Promote scenic and heritage routes and the development of special management guidelines.

All proposals adjacent to or within the road reserve or the Proclaimed Provincial Road Network are subject to DOI Transport Infrastructure Branch approval.

All measures along the Proclaimed Provincial Road Network are subject to DOI Transport Infrastructure Branch approval.

The DOI Transport Infrastructure Branch, Subdirectorate Road Use Management decision (approval) is required and will need to be consulted about any impact (direct or indirect) on or adjacent of the Proclaimed Provincial Road Network assets including:

- a) Corridor development including but not limited to scenic, tourism, freight etc. Consider applicable Arterial Management Plans where these exist or where warrented, Arterial Management Plans are to be developed or approved by the DOI Transport Infrastructure Branch;
- b) Activity Streets;

- c) Node Development/ Access Provision;
- d) Identification of scenic routes and/or rural areas and\_any Scenic Drive (or similar) Policy to promote the Cultural Landscape and sense of place;
- e) Outdoor Advertising (adjacent to, and within the road reserve of the Proclaimed Provincial Road Network) <u>and development of related Policy are subject to DOI Transport Infrastructure Branch approval;</u>
- f) Traffic Calming, Proclaimed Provincial Road Network serves a vital mobility function, providing connections between provincial towns and settlements and for the movement of citizens and goods, and in so doing, supports economic activity in the Western Cape;
- g) Public Transport-proposed projects and new links;
- h) Renewal Energy Generation: Wind and Solar Farm Sites;
- i) Location of bulk utilities sites to provide key bulk infrastructure needs;
- j) Land use changes;
- k) Any intensification including sensitive infill or redevelop of major arterial axes (develop both sides of activity streets and corridors to concentrate activities);
- I) Expansion of biospheres and nature reserves where there are roads and infrastructure present;
- m) Project Implementation: implementation timing and funding of DOI-led projects is to be determined by DOI Transport Infrastructure Branch in accordance with the relevant Provincial Budget, commonly referred to as Vote 10. This includes maintenance, upgrade and new construction works as applicable;
- n) Road Authority Boundaries/Urban Edge: Amendment to the urban edge has an impact on road authority boundaries. Any amendments made to formal, agreed upon, urban edge boundaries need to be made in consultation with the relevant Road Authority/authorities;
- Proposals for occasional activities at modal interchanges and intersections, accommodating a variety of users in and uses along major vehicular and public transport routes, appropriate road crosssections widths (provide for vehicle traffic, parking, pedestrain movement, cycling and landscaping) and open space systems;
- p) Development of the intersections as nodes;
- q) Opportunities to promote Agri-industries and Processing, Land Reform and Agri-tourism including development of tourism and recreational routes and destinations, activitiies or establishment of farm stalls and accommodation facilities. Development of Tourism routes and destinations to be undertaken in collaboration with and to the approval of the Regional Tourism Liaison Committee (RTLC);
- r) Tourism and Agri-tourism: Provision of farm stall accesses and tourism view or interest points where access is obtained from the Proclaimed Provincial Road network;
- s) Tourism and Agri-tourism: Settlements and Rural Settlements and Sense of Place;
- t) Landscape: improved roadside signage and building placement in sensitive landscapes, understated, unique gateways/entry point features to settlements, support infrastructure and spaces
for festivals, events and celebrations and scenic and heritage routes and the development of special management guidelines.

Roads Master Plans: The Municipality is responsible for the development of a Municipal Roads Master Plan. The DOI Transport Infrastructure Branch is to be consulted where proposals impact(directly or indirectly) the Proclaimed Provincial Road Network.

Provision of access to and from the Proclaimed Provincial Road Network is to be assessed and provided in accordance with the WCG DTPW (now DOI) Access Management Guidelines (2020). Property Developments need to be undertaken with due consideration not only of the provision of direct access and egress, but also the impact on the surrounding road network.

Provision of farm stall accesses and tourism view or interest points where access is obtained from the Proclaimed Provincial Road network.

## Annexure 5: McGregor Leiwater

McGregor currently has sufficient water from existing sources, but preventing future shortages requires improved management of bulk water supply and reduced losses in the infrastructure. Projected water demand until 2030, including an emerging farmer project, can be met with existing sources.

Recommendations for long-term water supply security include:

- Priority maintenance of the Houtbaais canal (estimated cost: R800,000.00).
- Investigative drilling and potential upgrading of the Houtbaais diversion weir in collaboration with the McGregor Irrigation Board (drilling cost: R170,000.00).
- Scientific evaluation of existing boreholes by an accredited contractor.
- Installation of suitable pump equipment and replacement of the pipeline (estimated costs: R200,000.00 for pump equipment and R800,000.00 for pipeline replacement) if borehole tests are positive.
- Implementation of Water Conservation and Demand Management measures through appropriate by-laws.
- Appointment of a specialist dam design engineer to explore raising Vaaldam for additional storage capacity.
- Investigation of the unused borehole on the northern Klipberg commonage for an emerging farmer project, subject to proper evaluation.
- Decision-making on an emerging farmer project at Rooilande, exploring the possibility of a dam filled by gravity from the Houtbaais canal.
- Contracting a geo-hydrologist to identify promising borehole sites near the water treatment works, followed by exploratory drilling and testing.

(Medium and Long-Term Investigation of Bulk Water Supply to McGregor, December 2010, Louis Bruwer)

## Annexure 6: Implementation Plan

Neme	Dressed Lies	Gross	Net Estent	Dessizet	Oursembin	leaders at the Townsh	Destroyability legitivities of 9 Constants American and	SDF	Funding Courses	Cast	Number of
Name	Proposed Use	Area	Net Extent	Precinct	Ownership	Implementation Target	Partnersnips: Institutional & Sectoral Arrangements	Timetrame	Funding Sources	Cost	Opportunities
Ashton	<b>D</b> 11 // 1		40.404					- 10			
A01	Residential	14,948	10,464	A	Priv	New	Create ±581 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	581
A02	Infill Development	0,889	0,622	A	Mun	Intensification, residential	Create ±35 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	35
A03	Agri-Industry	5,735	4,014	Α	Priv	New	Create ±40 or more opportunities of 1000m <sup>2</sup>	5 - 10	Private	TBC	40
A04	Business Node	4,528	3,17	А	Mun	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	0 - 10	Private	TBC	7
A05	Residential	6,207	4,345	E	Priv	New	Create ±97 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	97
A06	Industrial	53,419	37,393	D	Mun	New	Create ±374 or more opportunities of 1000m <sup>2</sup>	0 - 10	Private	TBC	374
A07	Residential	22,505	15,753	F	Priv	New	Create ±875 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	875
A08	Industrial	4,896	3,427	D	Mun	New	Create ±34 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	34
A09	Residential	1,249	0,874	В	Mun	New	Create ±49 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	49
A10	Mixed-Use Development, Agri-Industry	4,278	2,995	A	Priv	New	Create $\pm 30$ or more opportunities (agri- & light industry- 1000m <sup>2</sup> )	5 - 10	Private	TBC	30
A11	Residential	1,052	0,736	В	Mun	New	Create ±41 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	41
A12	Residential	0,874	0,612	В	Mun	New	Create ±14 or more opportunities of 450m <sup>2</sup>	< 5	Private	TBC	14
A13	Residential	1,054	0,738	В	Mun	New	Create ±16 or more opportunities of 450m <sup>2</sup>	< 5	Private	TBC	16
A14	Residential	10,41	7,287	В	Mun	New	Create ±162 or more opportunities of 450m <sup>2</sup>	>10	Private	TBC	162
A15	Central Business District	10,445	7,311	С	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	16
A16	Cemetery	9,842	6,889	D	Mun	Open Space	Expansion of Cemetery	< 5	Municipal	TBC	0
A17	Business Node	8,117	5,682	Е	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	13
A18	Business Node	2,354	1,648	Е	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	4
A19	Informal Residential	28,84	20,188	F	Mun	New	Create ±1 122 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	1122
A20	Residential	20,822	14,575	F	Priv	New	Create ±324 or more opportunities of 450m <sup>2</sup>	10 >	Private	TBC	324
A21	Institutional Facility	1,42	0,994	F	Mun	New, school	Establish multi-purpose facility (place of Education & recreation)	< 5	Municipal & Provincial	TBC	1
A22	Business Node	1,265	0,886	F	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	20
A23	Mixed-Use Development	12,263	8,584	G	Priv	New, business & industrial	Create ±86 or more opportunities (1000m <sup>2</sup> )	5 - 10	Private	TBC	86
A24	Institutional Facility	1,121	0,785	F	Priv	New, school	Establish multi-purpose facility (place of Education & recreation)	5 - 10	Municipal & Provincial	TBC	1
A25	Informal Residential	5,934	4,154	А	Mun	New	Create ±231 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	231
A26	Business Node	1,156	0,809	F	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	0	Private	TBC	4
A27	Informal Residential	2,245	1,571	F	Mun	New	Create ±87 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	87
A28	Informal Residential	3,171	2,22	F	Mun	New	Create ±123 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	123
A29	Agri-Industry	4,079	2,855	Е	Mun	New	Create ±14 or more opportunities of 2000m <sup>2</sup>	< 5	Private	TBC	14

Namo	Proposed Lise	Gross	Not Extont	Procinct	Ownorship	Implementation Target	Partnershipe: Institutional & Sectoral Arrangements	SDF Timoframo	Funding Sources	Cost	Number of
Bennieure		Aled	Net Extern	Flecifict	Ownership	Implementation rarget	Partielships. Institutional & Sectoral Arrangements	Timename	Funding Sources	COSI	Opportunities
Donnieva	Desidential	0.000	0.040	•	Mure	Nau	Careta 12 an mana amort witten of 400m2		Driveta & Drevinsial	TDO	2
BUI	Residential	0,068	0,048	A	wun	New	Create ±3 or more opportunities of 180m <sup>4</sup>	< 5	Private & Provincial	TBC	3
B02	Residential	0,443	0,31	A B03 * Outside	Mun	New	Create ±17 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	IBC	1/
B03	Cemetery	2,857	2	Urban Edge	Mun	New	Cemetery expansion	< 5	Municipal	TBC	1
B04	Residential	0,459	0,321	А	Mun	New	Create ±18 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	18
B05	Residential	0,448	0,314	А	Mun	New	Create ±17 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	17
B06	Informal Residential	21,773	15,241	D	Mun	New	Create ±847 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	847
B07	Informal Residential	20,502	14,351	D	Mun	New	Create ±797 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	797
B08	Institutional facility	0,77	0,539	D	Mun	Intensification	Establish multi-purpose facility (place of Education & recreation)	< 5	Municipal & Provincial	TBC	1
B09	Rural Residential	18,178	12,725	1	Priv	Intensification, residential	Create ±127 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	127
B10	Residential	2,1	1,47	А	Mun	New	Create ±82 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	82
B11	Business Node	4,484	3,139	В	Mun	New	Create ±105 or more opportunities of 300m <sup>2</sup>	0 - 10	Private	TBC	105
B12	Residential	0,896	0,627	С	Mun	New	Create ±35 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	35
B13	Residential	0,606	0,424	С	Mun	New	Create ±24 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	24
B14	Business Node	0,991	0,694	С	Priv	New	Create ±23 or more opportunities of 300m <sup>2</sup>	< 5	Private	TBC	23
B15	Informal Residential	5,232	3,662	D	Mun	New	Create ±203 or more opportunities of 180m <sup>2</sup>		Private & Provincial	TBC	203
B16	Industrial	15,386	10,77	Е	Mun	New	Create ±108 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	108
B17	Mixed-Use Development	7,977	5,584	Е	Priv	Intensification	Create ±248 or more opportunities	< 5	Private	TBC	248
B18	Central Business District	10,268	7,188	Н	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	16
B19	Agri-Industry	10,85	7,595	J	Priv	New	Create ±38 or more opportunities of 2000m <sup>2</sup>	0 - 10	Private	TBC	38
B20	Agri-Industry	34,213	23,949	J	Priv	New	Create ±120 or more opportunities of 2000m <sup>2</sup>	0 - 10	Private	TBC	120
B22	Mixed-Use Development	9,311	6,518	L	Priv	Intensification	Create ±217 or more opportunities of 300m <sup>2</sup>	< 5	Private	TBC	217
B23	Agri-Industry	7,216	5,051	1	Priv	Intensification	Create ±25 or more opportunities of 2000m <sup>2</sup>	< 5	Private	TBC	25
B24	Residential	1,007	0,705	A	Mun	New	Create ±39 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	39
B25	Rural Residential	9,785	6,849		Priv	New	Create ±76 or more opportunities of 900m <sup>2</sup>	5 - 10	Private	TBC	76
B26	Rural Residential	4,057	2,84	Out	Priv	Intensification, residential	Create ±13 (dubble) opportunities (reduce to 450m <sup>2</sup> )	10	Private	TBC	13
B27	Agri-Industry	3,617	2,532	Out	Priv	Intensification, Agri- industrial	Create ±1 or more opportunities of 2000m <sup>2</sup>		Private	TBC	1

		Gross	Net					SDF			Number of		
Name	Proposed Use	Area	Extent	Precinct	Ownership	Implementation Target	Partnerships: Institutional & Sectoral Arrangements	Timeframe	Funding Sources	Cost	Opportunities		
McGregor													
Mc01	Central Business District	6,97	4,879	А	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	11		
Mc02	Business Node	0,212	0,148	В	Mun	Intensification	Intensification of use	< 5	Private	TBC	5		
Mc03	Informal Residential	2,583	1,808	С	Mun	New	Create ±100 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	100		
Mc05	Residential	0,479	0,335	В	Mun	Intensification	Create ±4 (dubble) opportunities (reduce to 450m <sup>2</sup> )	< 5	Private	TBC	4		
Mc06	Business Node	0,375	0,263	В	Mun	Intensification	Intensification of use	< 5	Private	TBC	4		
McCemetery	Cemetery	2,207	1,545	Outside Urban Edge	Mun	Open Space exp			Municipal	TBC	0		
McCemetery	Cemetery	0,356	0,249	Outside Urban Edge	Mun	Open Space exp			Municipal	TBC	0		
Mc07	Residential	2,344	1,641	С		New	Create ±91 or more opportunities of 180m <sup>2</sup>		Private & Provincial	TBC	91		

Nomo	Dranged Line	Gross	Net	Dragingt	Ownorphin	Implementation Target	Dorthorphine: Institutional & Contaral Arrangements	SDF Timofromo		Cost	Number of
Montagu	Floposed Ose	Alea	Extern	Flecifict	Ownership	Implementation rarget		Timename	Funding Sources	COSI	Opportunities
M01	Cemetery	0,642	0,449	А	Mun	Open space ext	Expansion of Cemetery	< 5	Municipal	TBC	1
M02	Informal Residential	2,973	2,081	A	Mun	Approved development	Implement (install services) granted rights for ± erven of 180m <sup>2</sup>	5 - 10	Private	TBC	116
M03	Informal Residential	2,827	1,979	А	Mun	New	Create ±116 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	110
M04	Informal Residential	2,187	1,531	А	Mun	New	Create ±110 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	85
M05	Informal Residential	1,228	0,86	А	Mun	New	Create ±85 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	48
M06	Residential	2,503	1,752	А	Mun	New	Create ±48 or more opportunities of 300m <sup>2</sup>	5 - 10	Private	TBC	58
M07	Business Node	0,334	0,234	А	Mun	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	1
M08	Institutional Facility	1,718	1,203	В	Mun	New	Establish multi-purpose facility (place of Education & recreation)	5 - 10	Municipal & Provincial	TBC	1
M09	Residential	3,12	2,184	В	Mun	New	Create ±49 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	49
M10	Institutional Facility	1,98	1,386	С	Mun	New	Establish multi-purpose facility (place of Education & recreation)	< 5	Municipal & Provincial	TBC	1
M11	Informal Residential	4,633	3,243	А	Mun	New	Create ±180 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	180
M12	Residential	1,115	0,781	А	Mun	New	Create ±43 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	43
M13	Residential	2,369	1,658	В	Mun	New	Create ±37 or more opportunities of 450m <sup>2</sup>	> 10	Private	TBC	37
M14	Approved Development, but vacant	13,84	9,688	С	Priv	Priv	Create ±97 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	97
M15	Business Node	1,221	0,855	D	Priv	Intensification	Intensification of use	< 5	Private	TBC	15
M16	Residential, Relocation (strydom street)	1,455	1,018	D	Mun	Approved development	Implement (install services) granted rights for $\pm$ erven of 300m <sup>2</sup>	< 5	Private	TBC	34
M17	Central Business District	19,511	13,658	F	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	30
M18	Industrial	11,667	8,167	С	Priv	New	Create ±82 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	82
M19	Mixed-Use Development	12,573	8,801	С	Priv	Intensification	Create ±362 or more opportunities (750m <sup>2</sup> )	0	Private	TBC	362
	Nature Reserve, to expand					Open space ext				TBC	0
	Heritage Area			С						TBC	0

		Gross	Net				Partnerships: Institutional & Sectoral	SDF			Number of		
Name	Proposed Use	Area	Extent	Precinct	Ownership	Implementation Target	Arrangements	Timeframe	Funding Sources	Cost	Opportunities		
Robertson													
Heritage Area	Heritage Area	136,649	95,654							TBC			
R01	Informal Residential	4,578	3,205	Α	Mun	New	Create ±178 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	178		
<b>D</b> 00	Approved Development,		0.000				Implement (install services) granted rights for	. 5	Dist	тро			
RUZ	but vacant	1,411	0,988	A	wun	С	±55 erven of 180m <sup>2</sup>	< 0	Private	IBC	55		
R03	Residential	0,227	0,159	A	Mun	Approved Development	±9 erven of 180m <sup>2</sup>	< 5	Private	TBC	9		
D04	Dusiasas Nada	0.044	1 400	٨	Maria	Internetification	Intensification of use on 10% of number of		Drivete	TDO	20		
K04	Business Node	2,041	1,429	A	Mun	New Residential Institution	erven (na/450m²)	< 5	Private	IBC	32		
R05	Mixed-Use Development	43,774	30,642	А	Priv	Business	Create ±1 362 or more opportunities	5 - 10	Private	TBC	1362		
							Establish multi-purpose facility (place of						
R06	Institutional Facility	1,807	1,265	A	Priv	New	Education & recreation)	5 - 10	Municipal & Provincial	TBC	1		
R07	Residential	11,774	8,242	В	Priv	New	Create ±183 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	183		
R08	Residential	3,844	2,691	А	Priv	New	Create ±60 or more opportunities of 450m <sup>2</sup>	> 10	Private	TBC	60		
R09	Residential	10,589	7,412	A	Priv	New	Create ±165 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	165		
R10	Cemetery	1,389	0,972	В	Mun	Open space exp	Expansion of Cemetery	< 5	Municipal	TBC	1		
R11	Business Node	3,837	2,686	В	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	60		
R12	Industrial	9.265	6.485	Е	Mun	New	Create ±65 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	65		
R13	Small Business	2,301	1,611	В	Priv	Intensification	Intensification of use on 10% of number of erven (ha/450m <sup>2</sup> )	< 5	Private	TBC	36		
R14	Residential	7,549	5,284	В	Mun	New	Create ±117 or more opportunities of 180m <sup>2</sup>	5 - 10	Private & Provincial	TBC	294		
R15	Industrial	25 658	17 961	F	Mun	New	Create +180 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	180		
		20,000	,	_			Establish multi-purpose facility (place of						
R16	Institutional Facility	1,582	1,107	E	Mun	New	Education & recreation)	< 5	Municipal & Provincial	TBC	1		
R17	Institutional Facility	3,39	2,373	E	Mun	New	Establish multi-purpose facility (place of Education & recreation)	< 5	Municipal & Provincial	TBC	1		
D10	Control Rusingso District	41 714	20.2	D	Driv	Interneification	Intensification of use on 10% of number of	< 5	Driveto	TRC	65		
K IO		41,714	29,2			New Institutional husiness		<ul> <li>1</li> </ul>	Flivale	TBC	00		
R19	Mixed-Use Development	5,254	3,678	С	Priv	recreation	Create ±82 or more opportunities (450m <sup>2</sup> )	5 - 10	Private	TBC	82		
<b>D</b> 20	Desidential	1.050	0 700	D	Duite	Annual Development	Implement (install services) granted rights for		Drivete	TDO	44		
R20	Residential	1,050	0,739	В	Priv	Approved Development	±41 erven of 180m <sup>2</sup> Establish multi-numose facility (place of	< 5	Private	IBC	41		
R21	Institutional Facility	2,322	1,625	А	Mun	New	Education & recreation)	< 5	Municipal & Provincial	TBC	1		
	Approved Development,						Implement (install services) granted rights for						
R22	but vacant	7,261	5,083	A	Priv	Approved Development	±282 erven of 180m <sup>2</sup>	< 5	Private	TBC	282		
R23	Institutional Facility (Fire Station)	0,497	0,348	С		Approved Development	An opportunity equal to a 1000m <sup>2</sup> site	< 5	Municipal	TBC	3		
R24	Residential	5,179	3,625	С	Mun	New	Create ±81 or more opportunities of 450m <sup>2</sup>	< 5	Private	TBC	81		
R25	Industrial	19,918	13,943	E	Mun	New	Create ±139 or more opportunities of 1000m <sup>2</sup>	5 - 10	Private	TBC	139		
R26	Industrial	2,437	1,706	E	Mun	New	Create ±17 or more opportunities of 1000m <sup>2</sup>	< 5	Private	TBC	17		
R27	Business	14,817	10,377	E	Mun	New	Create ±230 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	230		

Name	Proposed Lise	Gross	Net Extent	Precinct	Ownershin	Implementation Target	Partnerships: Institutional & Sectoral	SDF Timeframe	Funding Sources	Cost	Number of Opportunities
	Dusinese Nede	0.205	0.010		Mup	Now	Create : E er mare ennertunities of 450m <sup>2</sup>				E
R20	Business node	0,305	0,213	A	wun	INEW	Create ±5 or more opportunities of 450m <sup>2</sup>	< 0	Privale	IBC	5
R29	Business Node	0,937	0,656	A	Mun	Approved Development	Create ±15 or more opportunities of 450m <sup>2</sup>	< 5	Private	TBC	15
R30	Residential	4,28	2,996	E	Mun	New	Create ±166 or more opportunities of 450m <sup>2</sup>	5 - 10	Private	TBC	67
R31	Industrial	16,924	11,847	Е	Mun	New	Create ±118 or more opportunities of 1000m <sup>2</sup>	5 - 10	Private	TBC	118
R32	Industrial	4,604	3,223	Out	Mun	New	Create ±32 or more opportunities of 1000m <sup>2</sup>	5 - 10	Private	TBC	32
R33	Public Open Space	0,366	0,256	А	Mun	Open space	Open Space	< 5	Municipal	TBC	1
							Establish multi-purpose facility (place of				
R34	Institutional Facility	0,615	0,43	E	Mun	New	Education & recreation)	< 5	Provincial	TBC	1
R35	Informal Residential	8,165	5,716	F	Mun	New	Create ±318 or more opportunities of 180m <sup>2</sup>	< 5	Private & Provincial	TBC	318
	Institutional Facility,						Establish multi-purpose facility (place of				
R36	Robertson Heights HS	2,657	1,86	A	Priv	New	Education & recreation)	< 5	Municipal & Provincial	TBC	1
	Approved Development,						Implement (install services) granted rights for	_			
R37	but vacant	0,436	0,305	A	Mun	Approved Development	±17 erven of 180m <sup>2</sup>	< 5	Private	TBC	17
R38	Business Node	0,636	0,445	С	Mun	New	Create ±10 or more opportunities of 450m <sup>2</sup>	< 5	Private	TBC	10
	Institutional Facility:										
R39	Municipal Office	1,234	0,864	С	Mun	Approved Development	An opportunity equal to a 5000m <sup>2</sup> office site	0	Municipal	TBC	2
	Approved Development,						Implement (install services) granted rights for				
R40	but vacant	2,989	2,092	Н	Priv	Approved Development	±46 erven of 450m <sup>2</sup>	<4	Private	TBC	46
	Approved Development,						Implement (install services) granted rights for				
R41	but vacant	4,341	3,039	С	Priv	Approved Development	±68 erven of 450m <sup>2</sup>	<5	Private	TBC	68
						Approved Development	Establish multi-purpose facility (place of				
R42	Redevelopment	4,2635		E	P	Nestle	Education & recreation)	5 - 10	Municipal & Provincial	TBC	1

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