

## EXECUTIVE SUMMARY

The Theewaterskloof Municipality (TWKM) Spatial Development Framework (SDF, November 2019) supersedes and replaces the previous TWKM SDF (2012). The SDF has been reviewed and updated as part of the 5-year review cycle to be compliant with the Spatial Planning and Land Use Management Act (SPLUMA, 2013) and the Land Use Planning Act (LUPA, 2014), as well as be aligned with the TWKM Integrated Development Plan (IDP) and current applicable planning legislation and policies.

This structure of the SDF document is based on the Department of Rural Development and Land Reform's SDF Guidelines (2017) and is as follows:

### ■ Part 1: Municipal Wide Analysis

**Chapter 1** outlines the purpose and scope of the current SDF and describes the approach and process followed during the SDF review.

**Chapter 2** presents the national, provincial, regional and local scale spatial planning policies applicable to the drafting of a SDF. The chapter highlights the key informants from each piece of legislation or policy to provide a clear direction for the SDF proposals.

**Chapter 3** sets out the spatial vision, overarching goals and objectives for TWKM. The SDF is based on the following spatial planning principles:

1. an overarching Spatial Development Strategy based on a clear hierarchy of main nodes and smaller settlements;
2. containment and directed growth;
3. compaction and densification;
4. ecological integrity;
5. agricultural enhancement; and

6. strategic locational advantage.

These principles culminate in the Municipal Spatial Development Concept.

**Chapter 4** provides the analysis of the TWKM municipal area, which is presented in terms of the biophysical environment, socio-economic environment and the built environment. This section also includes detailed population statistics and estimated growth projections. TWKM's population is estimated to be 122 317 in 2018 (MYPE 2018), making it the most populous municipality in the Overberg District Municipality. It must be noted that these official population statistics are considered to be probably less than the actual population. The population is forecast to grow in the future, but at a slower rate at 1.7% per annum. It is estimated that by 2028 the TWKM's population will be 144 016. Households are also growing at a significantly higher rate than the population. Trends show that households are increasingly single-headed or are seasonal migrants in search of employment opportunity. Of the estimated 2028 population, 57.6% will fall within subsidised income levels, of which 11.8% will have no income. This is an important factor for future subsidised housing and budget planning, as more than half of the municipal population will make limited or no contribution to the rates base and represents a potential financial burden for TWKM.

**Chapter 5** seeks a balance between the protection of agricultural and natural resources and appropriate development opportunities. Rural development is important for TWKM, as the municipal area contains significant cultivated agricultural land and environmental sensitive areas. Four Rural Development Areas have been demarcated, for which a Rural Framework Plan should be compiled wherein non-residential land uses should be considered for development, subject to compliance with the rural management guidelines contained in this chapter.

## ▪ **Part 2: Settlements**

**Chapters 6 to 13** highlight each settlement's identified spatial challenges, development informants and constraints. Each chapter describes the unique spatial proposals formulated for each settlement in terms of the biophysical, socio-economic and built environments. Each chapter ends with identified Priority Development Areas, Special Strategic Interventions and Spatial Projects, which need to be investigated further in more detailed studies.

## ▪ **Part 3: Implementation and Capital Expenditure Framework**

**Chapter 14** presents the Capital Expenditure Framework (CEF), which includes the estimated revenue sources of the TWKM for a 10-year period, as well as the costs of providing the required engineering and social infrastructure needed for the expected future population and the development proposals over this time period. An affordability envelope is determined and the estimated funding surplus/gap is identified per year over the 10-year period. It has been identified that TWKM will have a 34% shortfall for the 10-year period. The chapter lists the current CEF's gaps and shortcoming and proposes future work, which must be undertaken with the next revision of the SDF.

**Chapter 15** lists the recommended performance indicators by which the success of the SDF can be monitored and evaluated. The SDF needs to be reviewed every 5 years, but improvements, amendments, and refinements can occur annually. Five-year and annual reviews are to be aligned with the IDP and budget planning and approval process.

## ▪ **Annexure 1: Settlement Baseline Analyses**

The sections contained in this annexure provide the status quo and main spatial concerns of each settlement, in terms of the biophysical environment, socio-economic environment and built environment.

The TWKM economy has become increasingly diversified, but agriculture is still the economic base. However, agricultural land and biodiversity are being

eroded in certain areas by urban development and pollution. Furthermore, climate change could present a potential risk to this sector. Therefore, it is important that the natural systems and the agricultural resource base are managed to ensure the resilience of the local economy.

Of concern to TWKM is the rapid expansion of informal settlements recorded in Grabouw. This led to the loss of environmentally sensitive areas and pollution of nearby water courses. The added pressure on housing and service delivery also places a financial burden on TWKM. Economic development and employment generation should be actively encouraged and supported to address this need.

## ▪ **Annexure 2: Capital Expenditure Framework Data**

This annexure presents the revenue and expenditure data tables that were used to compile the Capital Expenditure Framework. The summarised results of these data tables are presented in **Chapter 14**.

## ▪ **Annexure 3: Comments and Responses**

The annexure lists the comments that were received from the public, government departments and parastatal entities during the official notification process, as well as the responses thereto by the Project Committee.

## UITVOERENDE OPSOMMING

Die Theewaterskloof Munisipaliteit (TWKM) se Ruimtelike Ontwikkelingsraamwerk (ROR, November 2019) vervang die vorige ROR (2012). Die ROR was hersien en opgedateer as deel van die 5-jaar hersiening siklus om bestaanbaar te wees met die Wet op Ruimtelike Grondgebruikbestuur (SPLUMA, 2013), Wes-Kaapse Wet op Grondgebruikbeplanning (LUPA, 2016), die TWKM Geïntegreerde Ontwikkelingsplan (GOP) en ander relevante beplanningswetgewing en -beleid.

Die struktuur van die ROR dokument is opgestel volgens die Departement van Landelike Ontwikkeling en Grondhervorming se Ruimtelike Ontwikkelingsraamwerk riglyne (2017) en is as volg:

### ▪ Gedeelte 1: Munisipale Analise

**Hoofstuk 1** beskryf die doel en omvang van die huidige ROR en bespreek die benadering en proses wat gevolg is gedurende die hersiening van die ROR.

**Hoofstuk 2** lê die nasionale, provinsiale, streeks en plaaslike beleid voor wat relevant is tot ruimtelike beplanning en waarvolgens 'n ROR opgestel moet word. Die hoofstuk lig die hoof elemente uit ingevolge relevante wetgewing en beleidsdokumente om duidelike riglyne vir die ROR daar te stel.

**Hoofstuk 3** beskryf die TWKM se ruimtelike visie en oorhoofse doelwitte. Die ROR is gebaseer op die volgende beplanningsbeginsels:

1. 'n oorkoepelende ruimtelike ontwikkelingstrategie wat gebaseer is op 'n duidelike hiërargie van hoof nodusse en kleiner nedersettings;
2. ingeperkte en gerigte groei;
3. kompakte groei en verdigting;
4. ekologiese integriteit;

5. ondersteuning van die landbou sektor; en

6. strategiese plek-spesifieke voordele.

Hierdie beginsels word saamgevat in die Munisipale Ruimtelike Ontwikkelingskonsep.

**Hoofstuk 4** verskaf 'n analise van die TWKM munisipale area wat analiseer word in terme van die biofisiese omgewing, sosio-ekonomiese omgewing en beboude omgewing. Die gedeelte bevat ook gedetailleerde inligting oor bevolking statistieke en die beraamde groei projeksies. Die TWKM bevolking is beraam op 122 317 in 2018 (MYPE 2018). TWKM het die grootste bevolking van al die munisipaliteite binne die Overberg Streeksmunisipaliteit. Daar moet op gelet word dat hierdie bevolkingsyfers waarskynlik minder is as die werklike bevolkingsyfers. Dit word voorspel dat die bevolking sal groei teen 'n laer groeikoers van 1.7% per jaar. Dit word beraam dat die TWKM se bevolking sal groei tot 144 016 teen 2028. Tendense toon dat huishoudings aansienlik meer enkel-lopemde lede bevat, asook seisoenale migrante op soek na werkseleenthede. Dit word beraam dat 57.6% van die totale 2028 bevolking sal val binne gesubsidieërde inkomste vlakke, waarvan 11.8% geen inkomste sal verdien nie. Hierdie is 'n belangrik faktor vir die beplanning van gesubsidieërde behuising en die munisipale begroting, aangesien meer as die helfte van die bevolking 'n beperkte of geen bydrae sal kan lewer tot die belasting basis van TWKM nie.

**Hoofstuk 5** poog om 'n balans te skep tussen die beskerming van landbou en natuurlike hulpbronne en gepaste ontwikkelingsgeleenthede. Landelike ontwikkeling is belangrik vir TWKM, aangesien die munisipale area noemenswaardige landbougrond en omgewing sensitiewe areas omsluit. Vier Landelike Ontwikkelingsareas is voorgestel, waarvoor elk 'n Landelike Raamwerk Plan opgestel behoort te word. Die Raamwerk Plan moet nie-residensiële grondgebruike oorweeg, onderhewig aan die nakoming van die landelike bestuursriglyne wat in hierdie hoofstuk ingesluit is.

## ▪ **Gedeelte 2: Nedersettings**

**Hoofstukke 6 tot 13** lê klem op die geïdentifiseerde ruimtelike uitdagings, ontwikkelingsindikasies en beperkinge van elke nedersetting. Elke hoofstuk beskryf die unieke ruimtelike ontwikkelingsvoorstelle wat vir elke nedersetting opgestel is in terme van die biofisiese, sosio-ekonomiese en beboude omgewings. Elke hoofstuk eindig met geïdentifiseerde Prioriteit Ontwikkeling Areas, projekte gemik op Spesiale Strategiese Ingryping, asook projekte wat verdere indiepte studies vereis.

## ▪ **Gedeelte 3: Implementerings- en Kapitale Uitgawe Raamwerk**

**Hoofstuk 14** voorsien die Kapitale Uitgawe Raamwerk (CEF) wat die beraamde inkomste bronne vir die TWKM vir die 10-jaar periode uiteensit, asook die koste vir die voorsiening van ingenieursdienste en sosiale fasiliteite wat benodig word vir die bevolking en die ontwikkelingsvoorstelle oor hierdie periode. Die bekostigbaarheidsperke is bepaal en die beraamde befonding surplus/tekortkoming is bepaal per jaar oor die 10-jaar periode. Dit is bepaal dat die TWKM 'n 34% tekortkoming sal hê vir die 10-jaar periode. Die hoofstuk bevat ook 'n beskrywing van die huidige CEF se tekortkominge en stel toekomstige ondersoeke voor wat uitgevoer moet word tydens die volgende hersiening van die ROR.

**Hoofstuk 15** omskryf die aanbevole prestasie-aanwysers waarvolgens die sukses van die ROR gemeet en ge-evalueer kan word. Die SDF moet elke 5 jaar hersien word, maar verbeteringe, wysigings en afrondings kan jaarliks plaasvind. Die 5-jaar en jaarlikse hersieninge moet belyn word met die GOP en begrotingsbeplanning en –goedkeuringsprosesse.

## ▪ **Bylaag 1: Nedersetting Basislyn Analises**

Hierdie bylaag bevat die status quo van elke nedersetting en lig die hoof ruimtelike kwessies uit in terme van die biofisiese, sosio-ekonomiese en beboude omgewings.

Die TWKM ekonomie toon kenmerke van groter diversiteit, maar landbou vorm steeds die ekonomiese basis. Landbougrond en biodiversiteitsareas word egter bedreig deur onvanpaste stedelike ontwikkeling en besoedeling. Klimaatsverandering kan ook 'n potensiële risiko vir hierdie sektor inhou. Dit is dus belangrik dat die natuurlike en landboukundige hulpbronne op so 'n wyse bestuur sal word dat die veerkragtigheid van die plaaslike ekonomie verseker sal word.

Die vinnige uitbreiding en besetting van informele nedersettings wat in Grabouw ondervind word is 'n ernstige tendens. Dit lei tot die verlies van omgewingsensitiewe areas en die besoedeling van naasliggende strome en riviere. Die addisionele druk op die voorsiening van gesubsidieerde behuising en ingenieursdienste plaas ook finansiële druk op die TWKM. Ekonomiese ontwikkeling en die skep van werksgeleenthede moet dus bevorder en ondersteun word om hierdie behoefte aan te spreek.

## ▪ **Bylaag 2: Kapitale Uitgawe Raamwerk Data**

Hierdie bylaag bevat die inkomste en uitgawe data tabelle wat gebruik is met die opstel van die CEF. Die tabelle word saamgevat en bespreek in **Hoofstuk 14**.

## ▪ **Bylaag 3: Kommentare Ontvang**

Die bylaag omskryf die kommentare wat ontvang is vanaf die publiek, staatsdepartemente en semi-staat instellings gedurende die kennisgewing proses, asook die Projek Komitee se beantwoording daarvan.