

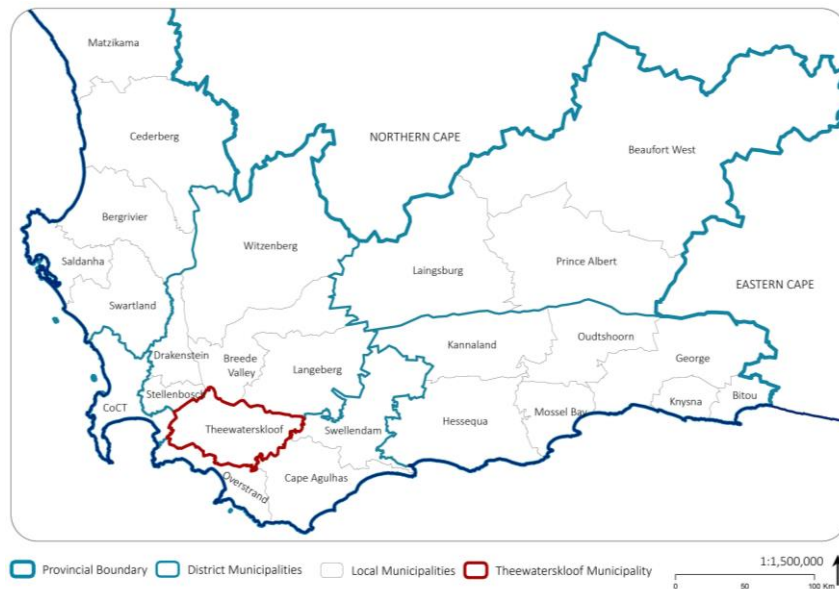
## **PART 1: MUNICIPAL ANALYSIS**

## 1. INTRODUCTION AND PURPOSE OF THE SDF

*The purpose of this Spatial Development Framework (SDF) document is to revise, update and replace the current SDF approved in 2012, in order to be compliant with the current planning legislation and policy and adapt the proposals and forward planning to current trends within the municipal area.*

### 1.1 INTRODUCTION

Theewaterskloof Municipality (TWKM) is a Category B municipality located in the Overberg District Municipality (ODM), with an area of approximately 324 599 km<sup>2</sup>. The Municipality is the gateway to the Overberg District (OBD) and is surrounded by unique natural assets such as the Theewaterskloof Dam, the Kogelberg Biosphere Reserve, several mountain ranges, vineyards and various crops and fruit plantations.



**Figure 1.1: Location of TWKM within the Provincial Context**

TWKM is nestled in between the City of Cape Town, Stellenbosch, Breede Valley, Langeberg, Swellendam, and Overstrand Municipalities (Refer to **Figure 1.1 and Plan 1.1**).

The municipal area stretches between the Riviersonderend Mountains to the north, the Kogelberg and Kleinrivier Mountains to the south and the Hottentots-Holland Mountains to the west.

### 1.2 PURPOSE OF A SDF

The SDF is a document that promotes a pragmatic approach to future developmental opportunities and challenges, by providing a vision for the Municipality (this study area) and the region (the Overberg District Municipality) and a conceptual development framework, as well as more detailed spatial proposals.

The primary objectives of this document are to:

- provide spatial goals and supporting policies to achieve positive changes in the spatial organisation of municipal areas to ensure sustainable development;
- promote sound planning principles according to the current and relevant legislation;
- promote the general well-being of its inhabitants, thereby ensuring that the most effective and orderly planning is achieved for an area whereby changes, needs and growth in the area can be managed to the benefit of its inhabitants.

The SDF provides guidelines for the future development and conservation within the study area. This SDF therefore:

- is a statutory policy document to guide decision-making;

- presents a management system for the management of conservation and development according to the set objectives and policies;
- does not grant land use rights, nor does it take land use rights away.

### 1.3 STRUCTURE OF DOCUMENT

The structure of this document is as follows:

- **PART 1: MUNICIPAL ANALYSIS**
  - Chapter 1: Introduction and Purpose of a SDF
  - Chapter 2: Policy Context
  - Chapter 3: The Municipal Spatial Development Concept
  - Chapter 4: Municipal Analysis
  - Chapter 5: Rural Development and Land Use Management
- **PART 2: SETTLEMENT ANALYSIS**
  - Chapters 6 – 13: Individual Town Sections
- **PART 3: IMPLEMENTATION FRAMEWORK AND CAPITAL EXPENDITURE FRAMEWORK**
  - Chapter 14: Implementation Framework and Capital Expenditure Framework

### 1.4 THE STUDY AREA

Theewaterskloof Municipality (TWKM) consists of the following urban nodes and rural settlements:

- Caledon;
- Grabouw;

- Villiersdorp;
- Botrivier;
- Riviersonderend;
- Greyton;
- Farm 39: Genadendal, Bereaville and Voorstekraal; and
- Tesselaarsdal.

The Riviersonderend Mountains in the north and the Kleinrivier Mountains in the south forms the topographic boundaries of the study area. The N2 National Road is the main transportation route within the region, which links the eastern and western parts of the Municipality and further afield. The distance between Riviersonderend in the east to Grabouw in the west is approximately 150 km. The Theewaterskloof Dam is located in the northwest of the municipal area and a portion of the Kogelberg Biosphere Reserve is located in the southwest. Major rivers, namely Riviersonderend, Palmiet, Klein, Salt and the Botrivier flows through the jurisdiction area of the municipality.

### 1.5 THE APPROACH AND METHODOLOGY

In terms of the current planning legislation, a municipality's Spatial Development Framework needs to be reviewed every five years. Changes in planning legislation and recent developments within the municipal area have also necessitated the review of the previous Theewaterskloof Spatial Development Framework (2012). The Municipality and the Department of Environmental Affairs and Development Planning formed the core Project Management Team (PMT), as well as members of the Intergovernmental Steering Committee and the private sector. The review of the Theewaterskloof SDF was initially done 'in-house', where after the private sector provided input and finalised this report.

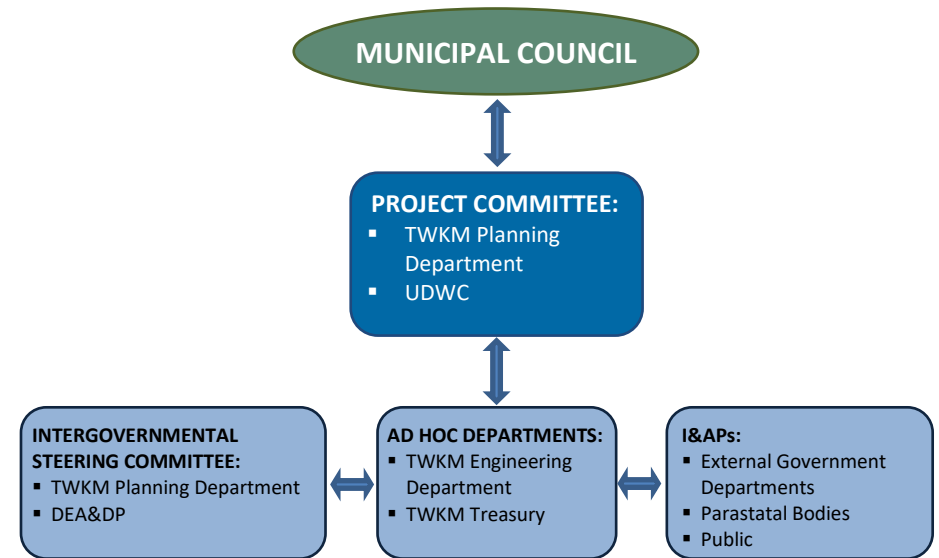
The PMT agreed that the following approach would be applied to prepare this

SDF and the SDF will:

- Present an understanding of the current status quo of biophysical, socio-economic and built systems within the municipal space by using the most relevant and recent information available;
- Build on the foundation of existing and available information resources, including the 2012 SDF;
- Ensure that the implications of the information contained is sufficiently conveyed in the SDF;
- Be as concise as possible and avoid duplication of information that could sufficiently be referenced or appended;
- Be accessible in terms of the written word to be understood by a wider audience;
- Be a collaborative effort and enjoys a high level of supported from all stakeholders;
- Acknowledge the constraints within which the Municipality functions and be realistic with respect to what can be achieved.

The Intergovernmental Steering Committee (ISC), established in terms of Section 11(a) of LUPA is an important body established as part of the SDF drafting process. The ISC serves as a platform for collaboration in which departmental representatives (nominated by respective Heads of Departments) and other stakeholders share information about their current operations/projects underway within the municipal space as well as future projects and initiatives within the immediate, medium and long term. ISC members render guidance and support to determine the most appropriate development path for the Municipality and are therefore considered co-drafters of the SDF.

**Figure 1.2** presents the organisational structure of this SDF.



**Figure 1.2: Organisational Structure**

One important nuance to this SDF to note is the Specialist Environmental Study commissioned by this Department as an input to the SDF. This study focused on a number of sites located in Botrivier, Villiersdorp, Grabouw and Caledon identified by the PMT as towns within the Municipality experiencing the most development pressures. The purpose of the study was to determine existing aquatic habitat and botanical environmental constraints in order to identify suitable sites for development and sites not suitable for development. The outcomes of these studies are contained as a layer of information in the town level analysis for these four towns.

**Figure 1.3** illustrates the approach and steps taken to compile the current SDF. As is illustrated, the process consisted of six phases, with consecutive individual tasks required and undertaken for each phase.

	Phase 1: Project Inception	Phase 2: Gap Analysis	Phase 3: Second Draft SDF	Phase 4: Public Consultation	Phase 5: Final Draft SDF	Phase 6: Finalization and Approval of SDF
Objectives	Structuring the Project	Review of First Draft SDF and Compilation of Gap Analysis Report	Compiling Second Draft SDF	Public Consultation	Compiling Final Draft SDF	Approval of Final SDF
Tasks and Sub-Tasks	<p>Task 1: Finalize appointment</p> <p>Task 2: Clarify level of detail of and completeness of First Draft SDF</p> <p>Task 3: Structure Project Committee (PC)</p> <p>Task 4: Determine meeting schedule</p> <p>Task 5: Compilation and Acceptance of Inception Report</p>	<p>Task 6: Obtain All Relevant Data, Documentation and Maps</p> <p>Task 7: Regional National Spatial Analysis/Guidelines</p> <p>Task 8: Review of Existing Information</p> <p>Task 9: Compilation and Submission of Gap Analysis Report:</p> <p>Task 10: PC to Review and Accept Gap Analysis Report</p>	<p>Task 11: Correcting and Formatting of First Draft SDF:</p> <p>Task 12: Compilation of Draft Implementation Framework / Capital Expenditure Framework</p> <p>Task 13: Finalisation of Second Draft SDF</p> <p>Task 14: Submit Second Draft to PC for Review and Comment.</p> <p>Task 15: PC and Council sign off on Second Draft SDF</p>	<p>Task 16: Municipality Advertises Second Draft SDF in media for 60 days and as part of IDP Process</p> <p>Task 17: Open Days for Public Information in the following Towns</p> <p>Task 18: Send Draft SDF for Comments</p> <p>Task 19: Receive Public Inputs and Comments</p> <p>Task 20: Analyse Public Comments</p> <p>Task 21: Compilation of Public Consultation Report</p>	<p>Task 22: Integrate Public, Governmental comments and inputs into Draft SDF</p> <p>Task 23: Finalize Final Draft SDF</p> <p>Task 24: Compilation of Final Implementation Framework / Capital Expenditure Framework</p> <p>Task 25: Finalisation of all SDF Maps</p> <p>Task 26: Coordination and Integration with IDP</p>	<p>Task 27: Submit Final SDF Document</p> <p>Task 28: Submit Final Plans and Deliverables</p> <p>Task 29: Council Approves Final SDF</p>

Figure 1.3: Approach to the Spatial Development Framework