

ANNEXURE 3: COMMENTS AND RESPONSES

1. COMMENTS RECEIVED AND PROJECT TEAM'S RESPONSE

The Draft TWKM SDF (July 2019) was advertised for public comment from 10 September 2019 to 8 November 2019. Comments received during the notification process are summarised in **Table A3.1**. A number of comments were received from the public, as well as government and parastatal entities, including the Department of Rural Development and Land Reform, Western Cape Department of Agriculture, Department of Transport and Public Works and ESKOM.

Each comment received is included verbatim where applicable, the broad theme of the comment is listed and a response by the Project Team is included in the final column. It has been indicated where additional studies are required.

Table A3.1: Comments and Responses

No.	Submission	Key Comments / Issues Raised	Theme	Response
A	GENERAL COMMENTS			
1	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	The SDF is one of the most strategic documents that will shape the future of the region. We are concerned about the quality of the document presented to us.	Quality of document	This is an unsubstantiated statement.
2	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	There are various acts that provide guidance to the process of an SDF to ensure a credible SDF. The proposals contained in the SDF are important when it comes to funding these proposals and requirements for projects listed. Three legislative documents guide this process, namely: <ol style="list-style-type: none"> 1. The Constitution of South Africa 2. Spatial Planning and Land Use Management Act, Act 16 of 2013 3. Municipal Systems Act, Act 32 of 2000 <p>There are few linkages that are visible through the SDF with the TWK IDP, and if so claimed, which year's IDP was used to spatially plan the next 20 years of development opportunities within the area of</p>	Planning policy	The three legislative documents were considered during the review of this SDF. Refer to subsection 2.2. Disagree with this statement. The draft July 2019 SDF is aligned with the latest IDP (2017/2018 – 2021/2022, 2 nd Review). The adoption of the next review of the IDP is planned for May 2020.

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		<p>jurisdiction?</p> <p>The draft SDF does not comply with the principles of what we as residents believe are the important issues and policies that it needs to ensure it is a credible framework.</p> <p>In short, it is summarised as sustainable, environmentally sound, with a vision for the future and a place for all residents, those living and for the generations to come. It means that the planning and forecast cannot be alone for what the current needs are but take measures now to ensure that the future development will take place within a space and framework that will benefit all, including the environment.</p> <p>The above portions provided not only as per the “building blocks” and the principles for the forward planning in the area, but also the ensure that we, when we comment look at the same principles and components that the TWK Municipality should have taken into account before this very draft document was submitted for comment. As already stated, this document is far from right and lacks many ways to make this a credible document to provide comments on.</p>	<p>.....</p> <p>.....</p> <p>.....</p>	<p>Both documents would then be aligned.</p> <p>This is an unsubstantiated statement. Refer to subsection 2.2.1 of the SDF document (Draft July 2019), which deals with the alignment with SPLUMA principles.</p> <p>Agree</p> <p>This is an unsubstantiated statement and the substance of the comment is unclear.</p>
3	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	<p>There is a sense that in the past little or no planning was done for the towns other than the upgrade of services or when a crisis arose to address an issue. When the need for development is assessed, it is again assessed in the sense that what numbers the history of development has “proofed” to be the percentage of growth. For example, the growth rate in an area is 2% and therefore we will provide space for housing opportunities to allow 2% in the growth. It is not understood if that 2% is used as accumulative or just added to the 5-10-year vision for which this SDF is formulated.</p> <p>There were no additional opportunities set out in the past, and therefore the towns did show little or no growth, plus mostly</p>	<p>Growth rate and investment</p> <p>.....</p>	<p>Please refer to subsection 4.4.1 of the document which describes how the growth rate was determined.</p> <p>The current SDF includes development opportunities on both public and private owned land. Opportunity for economic</p>

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		<p>government/municipal land was made available for development. The same development opportunities are still up for discussions of properties belonging to TWK as was the case 10 years ago. No decisions and or actions are taken to address this, therefore one of the contributors to the slow development we experienced in the area.</p> <p>Development will take place not because of only the need, but because it makes financial sense, and what is proposed in most of the document are the same as in the past. Past proposals did not attract any additional investment, because of the slow return on investment. Policies to address this should have been formulated and should have been sent for comments and input at the same time as the SDF. These policies are inter alia:</p> <ul style="list-style-type: none"> a) Rates and Tax Policy; b) Bulk Services Contribution Policy; and c) Investment Policy. <p>These should be aligned with each other and must comply with the Vision of the TWK. The vision as contained in the IDP is a watered-down version and does not reflect the real vision of the area, and after so many years are not aligned to be used as the vision for forward-planning in the region.</p>	<p>.....</p> <p>.....</p>	<p>development within all settlements has been provided.</p> <p>This proposal is applicable to the IDP and should also be referred to the Financial Services Department.</p> <p>Disagreement with the vision of the Municipality will be referred to the Corporate Services Department.</p>
4	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	<p>It should be sustainable to undertake a certain action (i.e. a housing development) and it should be sustainable in terms of service provisions by the local authority when the development is under construction and then afterward to maintain the infrastructure as part of service delivery.</p> <p>Statements are made that the infrastructure of the Municipality is sound, i.e. the sewerage works or purification plants. Yet, we as residents know that the capacity, placement, and operations of some</p>	<p>Sustainability and Engineering Services</p> <p>.....</p>	<p>Agree.</p> <p>Information on the current state of engineering infrastructure was obtained from the TWKM engineering departments. Additional information on engineering infrastructure has been</p>

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		<p>of these facilities are not up to standard and do not comply with the national standards. The placement or location of future infrastructure and the replacement of infrastructure are not addressed at all.</p> <p>Questions we raise are:</p> <p>How can you undertake any development if you do not know what is the current capacity and where should the extension / future location be for such a service?</p> <p>How many households can the current infrastructure service? How many people can the current water resources still provide water for? What new investigations were done and where will these either upgrading or new developments take place and at what cost?</p> <p>It is also true that duplications of services (sports fields, or municipal infrastructure) should not take place and that the current infrastructure should be used as much as possible, but not to the detriment of the environment. A bad example in this case the purification/sewerage works in Greyton.</p>	<p>.....</p> <p>.....</p>	<p>included in the next draft of the SDF: Capital Expenditure Framework, which will be included in the Final Draft SDF. GLS Engineers compiled the services Master Plans for the proposed greenfield development areas. Statements regarding services were based on the GLS reports.</p> <p>See response above. Gaps and shortcoming have been identified and included in the next draft of the SDF: Capital Expenditure Framework of the November 2019 SDF. Note that during the planning of any new development, services investigations are undertaken. Development proposals may only be approved if sufficient services capacity exists or if additional capacity can be created.</p> <p>Noted</p>
5	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	SANRAL and Transnet, two state or semi-state, enterprises have a huge impact on the future of the region. We do not believe that proposals should be made development opportunities, such as the extension of the steam train and passenger rail to Bot River and beyond if the clarity is not obtained from the principle partner in that regard. It creates unrealistic expectations Pedestrian movement within the towns is not adequately addressed and the same statement applies to pedestrian movement on major routes and roads. The provision of cycling routes and pedestrian safety is not mentioned or addressed. Overall the Draft SDF illustrates a lack of transport planning.	Transport	<p>TWKM did circulate the draft July 2019 SDF to the relevant state and parastatal departments for comments. Discussions will be held with these entities once the planning of these proposals have commenced.</p> <p>Proposed NMT routes are included on the SDF proposal plans per settlement, where appropriate.</p>
6	J.A. Visagie, Future Plan Town and Regional Planners,	We as residents listed many issues during the IDP Consultation periods of the past years. Many of these issues and opportunities are not listed as they do not fit into the mandate of the municipality or	IDP	Noted. These issues should be raised in 2020 when the Final SDF and IDP are jointly advertised for comment.

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	email submission 8/11/2019	<p>they deemed unimportant. These issues should be included as they do have spatial implications.</p> <p>One example is the secondary school placement/location in Bot River. If a town is expanding, growing and built-up, where would that social infrastructure be located in the future if no provision is for it?</p>	<p>The SDF does propose a secondary school for Botrivier. The Department of Education will have to be consulted and support the proposal for a secondary school in Botrivier.</p>
7	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	<p>We as the residents challenge the densification statements made in the document. Only in a few scenarios will the proposed densification numbers for areas lead to densification. To allow a second dwelling on a property only adds to the social problems within our area and does not alleviate the financial constraints of any property owner. The income generated from a second dwelling will only cover the rates and taxes of the additional building and no real money/income is generated. It does not provide real-term financial gain for the town, nor does it benefit the Council. Only the tax on the property increase and not any collection of additional revenue through the bulk infrastructure payments compare to when subdivisions are approved.</p> <p>As an example, the situation in Greyton should be relooked at. Yes, some property owners would like to keep the status quo in terms of that, but those properties are mostly their secondary houses and do not add to the economy of the town other than during weekends and over vacation periods.</p> <p>The so-called greenbelt of 35-38 m in Greyton and the area indicated as the historical core for Greyton are all miss perceptions. The greenbelt was brought into the Structure Plan of the 1990s but never functioned in that regard, as residents fenced off their properties. The idea was to let the animals in the wild roam free on these properties. Yes, Greyton has an aesthetic appeal, but then only the streetscape should be addressed, and not the properties in total. Please look at the photographic evidence of how the town developed. All towns have the same old infrastructure. Most need upgrade or replacement</p>	<p>Densification</p> <p>.....</p> <p>.....</p>	<p>The SDF includes proposals to encourage densification through a number of means, only one of which is second dwellings.</p> <p>The purpose of densification is to avoid urban expansion; the aim is not to increase the municipality's rates base.</p> <p>The houses within Greyton contribute to the municipal rates bases if they are primary homes or weekend homes.</p> <p>Providing smaller erven within certain settlements is a good way to densify. However, to protect the local character of the town, it may not be appropriate to provide such small erven within Greyton. Densification in Greyton will lead to a material change in the character of the town. Such an important principle can best be dealt with through local area planning, and not necessarily as part of a municipal wide SDF document.</p>

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		<p>and TWK overtime must run into millions each year just for the repairs of water pipe bursts. If there are smaller erven (erf sizes of between 200 m² to 650 m² as a general norm throughout TWK towns) and more erven within the current towns, the money for bulk infrastructure contributions will alleviate the future burden on taxpayers.</p> <p>We predict that towns will economically die if the urban edges of town do not include privately owned properties that link with the current town infrastructure.</p>	<p>.....</p>	<p>The current SDF includes development opportunities on both public and private owned land. For most of the towns, generous urban growth has been proposed on private land; i.e. Caledon, Grabouw and Villiersdorp.</p>
8	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	The answer to this question is again not known and therefore the planning again does not meet the criteria of as set out in the Constitution of South Africa and in terms of SPLUMA for development within Theewaterskloof as a region.	Genadendal	Noted
9	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	<p>This section includes the farms and added service trades on farms that would help create more job opportunities. Due to the unpredictability of the weather patterns in the future, the prospect looks bleak and alternative revenue income should be protected and not hindered/curbed. Just to state that additional housing opportunities must be encouraged, it does not provide assurances where farms are un-economical in terms of agriculture and the mere encouraged to add tourism opportunities are lost in terms of the Rate and Tax Policy of Council. The reverse situation will take place, where no tourist opportunities will be developed and where the current opportunities will be closed due to the increase of the tax on the property.</p> <p>The term urban sprawl is used in the document, to curb development where it is considered not desirable. In Villiersdorp high potential agricultural land is included in the urban edge. This portion is recently planted, at huge investment cost. What reason would that owner</p>	<p>Rural development</p> <p>.....</p>	<p>This statement is unclear.</p> <p>The SDF proposals were discussed and agreed with the Department of Agriculture. The statement regarding yield relative to investment is no clearly explained and therefore</p>

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		<p>have to develop the portion in the next 5 to 7 years if the yield of the crop has not repaid the investment? What planning was done to see how this portion of land will connect to the rest of the town?</p> <p>The same principle is used in Greyton not to develop Council owned land across the river, yet the town is dying a certain economic death.</p> <p>Just the opposite of Villiersdorp is proposed where Farm 1230 is not included within the urban edge of Bot River. This property is not a viable agricultural property, with very little chance of making it financially due to SANRAL restrictions in terms of access to the N2. Here the portion should be included within the urban edge, the placement of current municipal infrastructure should be reconsidered and should have included the spin-offs of new infrastructure development for Donderboskop. It would also benefit the industrial used property across from Farm 1230 in terms of future development opportunities.</p>	<p>.....</p> <p>.....</p>	<p>cannot be addressed.</p> <p>The municipal owned land is located within the floodplain and should therefore not be developed.</p> <p>Does this refer to Farm 1023 (located to the east of Botrivier)?</p>
10	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	We have seen many development proposals in the last few years. None of them implemented due to various reasons. One of the worrying factors is that where there was an agreement in terms of areas to be included between Municipal Officials, Provincial Departments of Environmental Affairs and Planning and Agriculture, that those areas are not fully included as per the agreement, i.e. Wildekrans property to the West of the R43.	Development Proposal	It should be noted that proposals were presented by the representative of Wildekrans with regard to the urban edges. During these discussions it was made clear that the proposals will be considered and where appropriate, development areas will be included in the urban edge.
11	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	Some mention is made of possible Eskom Infrastructure upgrade, yet it is not indicated on the maps, neither are the overhead lines of Eskom considered when portions of land are illustrated to be part of the urban edge of towns. That should be illustrated and considered as it will have a significant impact in terms of land that is available for development.	Eskom	Where future power lines run over a property located within an urban edge, their alignment must be considered in detailed layout planning of such property. The inclusion of future planned power lines will not materially affect the proposals contained in the SDF. No such information has been forthcoming from ESKOM.
12	J.A. Visagie, Future Plan Town and	The Draft SDF spells out often that further investigation should be done on a certain proposal or topic. It is the same statements made in	Unknown	It is unclear which statements are referred to.

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	Regional Planners, email submission 8/11/2019	the previous SDF for the same issue or proposal. It is not the outcome we as residents like to read and certainty of these proposals should have been concluded by now.		
13	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	We can all agree to live in an environment, where there are rules, regulations, taxes, and laws, but what we cannot agree to is where the residents are side-lined, where opportunities for progress within the sustainable principles are not considered and where there is NO future growth for cohesion, development and work opportunities.	Public participation	The statement is vague and seems to relate to a subjective opinion on governance matters and not related to spatial planning.
14	J.A. Visagie, Future Plan Town and Regional Planners, email submission 8/11/2019	<p>We provided some background and input into the Draft TWK SDF in terms of this document. We are very worried about the lack of interaction with residents, taxpayers, organized community stakeholders, professionals, and developers.</p> <p>Our proposal is that the Draft Document should be edited and that a one-day session with all stakeholders as per the previous paragraph be invited for working sessions to provide not only proposals and input but to provide information that may clear proposed development issues.</p>	Additional consultation required	Sufficient notification was given regarding the opportunity to comment on the SDF. Open days were also held within each town. An additional commenting opportunity will be provided in 2020 when the SDF will be re-advertised along with the IDP review.
15	Department of Agriculture, Forestry and Fisheries, email submission 11/10/2019	DAFF requested shapefiles of the SDF Proposal Maps.	GIS data	GIS data were sent to DAFF on 14/10/2019.
16	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Errors in text and on maps.	Spelling and grammar	The noted errors have been corrected.
17	Erna van Zyl on behalf of DRDLR, email submission	Use the latest MERO 2019 data.	Outdated data	The section has been updated with MERO 2019 data.

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	21/11/2019			
18	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Possibly refer to the Draft NSDF (2019)	Policy	Since the NSDF is still a draft, it was decided not to include the draft NSDF into this revision of the TWKM SDF.
19	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Address the IUDG under subsection 2.3.2	Policy	Information on the IUDG has been provided (refer to subsection 2.3.2).
20	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Hierarchy of settlements should be aligned with the Draft NSDF (2019).	Policy	Since the NSDF is still a draft, it was decided not to include the NSDF into this revision of the TWKM SDF.
21	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Explain PSG 4.	Policy	PSG 4 has been elaborated on (refer to subsection 2.4).
22	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Please indicate and discuss Forestry Villages in the Municipal area, namely Nuweberg and Lebanon.	Rural development	The two villages are discussed in Section 5 (Rural Development).
23	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Separate socio-economic of households/population from the macro economic sectors/factors of the Municipality.	Socio-economic	The 2017 SDF Guidelines were consulted where population statistics are included under 'socio-economic'. Chapter 4 of the document analyses the municipal area in terms of (i) biophysical, (ii) socio-economic and (iii) built environment. Since demographics are considered such an important aspect, it was decided to address it under a separate subsection.
24	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Include DRDLR Sector Plan Composite Map (at Section 5.8) to indicate the FPSU Catchment Areas in the Municipality.	Rural development	The map has been included as Figure 5.1 , page 5-14.


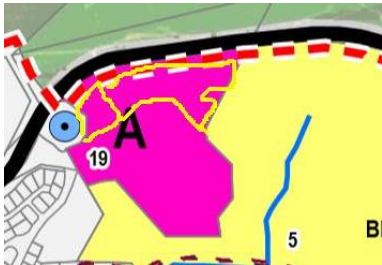
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25	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Use the correct version of the SDF Guidelines (2017)	Policy	The document has been updated to reference the 2017 SDF Guidelines.
26	Erna van Zyl on behalf of DRDLR, email submission 21/11/2019	Chapter 14: Implementation Framework and CEF was not provided/available at the time of preparing this comment.	Incomplete document	Noted. The CEF has been included in the Final Draft SDF, which will be circulated for comment with the TWKM IDP in 2020.
27	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	<p>There seems to be lack of integrated land transport planning and land development planning in the TWKM. TWKM municipality itself can be described as rural as most part of the municipality is characterized by marginalized low densities of households. The main mode of travel to work and schools seems to be walking and there are no evident propositions on NMT promotion to accommodate these large proportion of the population as transport cost are high due to long distances between residential areas and opportunity areas.</p> <p>It is therefore recommended that the SDF reflects the importance of integrated plans moreover the importance of prioritizing NMT and integrating it to the other land transport modes.</p> <p>“Land transport planning must be integrated with the land development and land use planning process, and the integrated transport plans required by the National Land Transport Act, Act 5 of 2009 are designed to give structure to the function of municipal planning”.</p>	<p>Transport planning</p> <p>.....</p> <p>.....</p>	<p>TWKM does not have an Integrated Transport Plan. It is recommended that such a plan be compiled for TWKM.</p> <p>The SDF does include information on existing public transport facilities and includes proposals for NMT routes. Refer to the proposal plans at the end of the section for each town.</p> <p>Agree</p> <p>Agree</p>
28	Mario Brown on behalf of Department of Transport and Public Works, email submission	<p>“Based on population projections and historic trends for Caledon, the population growth rate was 2.4% per annum between 2011 and 2018. Assuming an average population growth rate with a slight decrease of 2.2% per annum, it is estimated that ± 41.5 ha of land is required to accommodate the projected housing needs for the next 10 years”</p> <p>The National Land Transport Act strives to ensure that there is an</p>	Increasing demand due to increasing population	Noted and agreed. It is recommended that an Integrated Transport Plan be compiled for TWKM.

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	22/11/2019	<p>alignment in the relationship of transportation (rail and road), spatial planning, land use management, environmental issues, population growth, economic development, investment in infrastructure, and human settlements in order to facilitate integration and efficient transport in the province.</p> <p>It is imperative that more emphasis is made to integrate the economic, social and engineering plans in order to ensure a comprehensive and complementary planning system which will sustain the livelihood of the residents and promote economic growth.</p>		
29	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	<p>“Currently in the TWKM, 39 learner transport routes serve 23 schools, transporting a total of 3 042 learners. Initial plans to curtail learner transport by the introduction of hostel accommodation at identified schools were met with opposition due to the associated challenges.”</p> <p>There is a need to not only identify the learner transport routes but also describe the status and nature of these routes, as most routes are not safe. Hostel accommodation should be reconsidered as most learners living with disabilities are often excluded.</p> <p>Plans to prioritise learner transport networks needs to be integrated with the overall rural infrastructure plans to ensure the safety of learners. Identification of these routes will assist planning authorities to determine risky and long routes to schools and fix the critical routes that may be hazardous for kids. This needs to be done in consultation with schools.</p>	Learner transport	<p>It is recommended that an Integrated Transport Plan be compiled for TWKM, which will include the status and nature of learner transport routes.</p> <p>Annexure 1 contains plans for each town illustrating the proximity of schools relative to the catchment areas and walking distance.</p>
30	Mario Brown on behalf of Department of Transport and Public Works, email submission	Public transport accounts for approximately 18% of total trips in TWKM, while 46% walk and 36% use private vehicles to reach their destinations. This can be as a result of the extreme difference in income levels within the Municipality. However, the residents walk long distances to access opportunities. Therefore, there is a need to plan for direct, short, save and convenient NMT routes.	Public Transport and general Engineering Infrastructure needs	It is recommended that an Integrated Transport Plan be compiled for TWKM, which will a detailed study on suitable NMT routes.

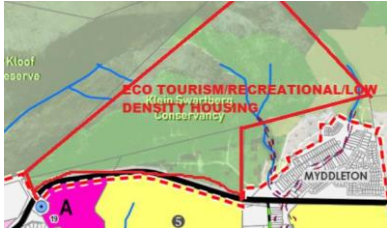
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	22/11/2019	Include Prioritisation of NMT infrastructure in the TWKM and unsure that the underpass and overpass on the N2 are reflecting the desired demand reflected by desire lines. This will assist with regards to reduction of pedestrian fatalities on the N2 due to jay walking.		
31	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	<p>Outputs of the Provincial DTPW that should be aligned to the TWK SDF are listed, including the 2016 TWK ITP update.</p> <p>The ITP of Theewaterskloof and Overberg is currently being reviewed. The SDF should take cognizance of this and the relevant land-use planning officials are encouraged to continue to engage with transport officials as this document is being prepared.</p>	General	Noted
32	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	The Provincial Land Transport Framework (PLTF) should be consulted as an important strategic information because of the positive feedback loops associated with land-use and transport planning.	Policy context	Noted. The PLTF should be consulted during the compilation of the recommended Integrated Transport Plan for TWKM.
33	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	Up to date route and rank information has just been captured for the TWK region in October 2019. This may benefit the SDF.	Public transport	Noted. The publishing of this data is too late to be included in this revision of the SDF.
34	Mario Brown on behalf of Department of Transport and Public Works, email submission 22/11/2019	The TWKM transport needs assessment was clearly indicated, however it is also advisable to table the current transport plans and their intended impact reflected in both the 2015 ITP and the currently reviewed ITP which is yet to be released in 2020. There is an example of the summary of housing pipelines on page 32 and 33 which clearly indicates the planned projects, the governments readiness, the current project status and the duration of the projects.	General	Noted. This should form part of the recommended Integrated Transport Plan for TWKM.

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		<p>Incorporate all transport plans from the Overberg ITP's to ensure monitoring and evaluation of the intended projects/programmes which are aimed at addressing transport problems in the TWKM and municipality to make provisions to implement them.</p>		
35	<p>Robin Buske on behalf of ESKOM, email submission 20/11/2019</p>	<p>There is limited capacity at Riviersonderend Substation, depending on any anticipated additional load, some work could be required, however, the existing foot print of the substation at this stage, would possibly be able to accommodate that e.g. a transformer upgrade or an additional transformer on the 66/11kV HV/MV supply.</p>	Electricity services	Noted
36	<p>Vatiswa Swaartbooi on behalf of ESKOM, email submission 21/11/2019</p>	<p>Currently the contractor is busy electrifying the following projects: Kgotsong (1400 ervens) Iraq (342 ervens) Side View – (80 ervens) Eskom had plans to also construct Darkside (70 ervens), Hillside (50 ervens) but due to increase of shacks in Siyanyanzela (plan – 1406 vs actual 1800 ervens) most of the budgeted monies were used in Siyanyanzela. Eskom has raised this issue with community leaders that community must have proper control as it affects other projects. These projects can only be done during the 2020/2021 financial year and Eskom can only confirm construction once contract with budget allocated is received from Department of Energy. Our financial year starts in April but there is no definite date into when budget will be received.</p>	Electricity services	Noted
37	<p>Karen Vosloo on behalf of ESKOM, email submission 29/11/2019</p>	<p>How do you plan to keep corridor space open for future development of roads (e.g. in future need to widen the roads) and electricity lines and substations etc. With the time limitations on EIA and AE meant for projects planned in the close future - how can the Town Planners try to keep corridors open for future longer term expansion of infrastructure, like new or wider roads and new electricity lines?</p>	Electricity services	<p>Where future power lines run over a property located within an urban edge, it will have to be considered in the future detailed layout planning of such property. The inclusion of future planned power lines will not materially affect the proposals contained in the SDF. It is recommended that ESKOM provides TWKM with their long term planning proposals. These routes can be shown on the relevant plans as either possible routes or planned routes.</p>

No.	Submission	Key Comments / Issues Raised	Theme	Response
		<p>Please advise which Wind Turbines does this refer to - Dassiesklip wind facility generates much more than that?</p> <p>P 6-13: " Green energy includes the wind turbines, located to the south of Caledon, which generate approximately 1MW per month and sell directly to Eskom."</p> <p>Under the Electricity sections, like in Botrivier section: Please beware of promising such dates - rather replace "will be online" with something like "current plans indicate it might be online by" - we don't want to create expectations which we might not be able to honour due to financial constraints!!</p> <p>P 9-9: " Eskom has raised concerns about the condition of the MV line from Worcester to the Houwhoek substation, located outside of the town and reported that the Asteria substation, to be located to the west of the N2, will be online by 2025."</p>	<p>.....</p> <p>.....</p>	<p>The information on the Dassiesklip wind farm has been corrected.</p> <p>This has been corrected.</p>
38	Western Cape Department of Agriculture, written submission 22/11/2019	<p>The effective use thereof agricultural land and water has always been and will always be one of the most important drivers of the rural economy. In the recent past four years the decrease and infrequent rainfall patters shows that resilience needed to be built in, more than in the past, in agricultural development to maintain sustainability. With that, water quality also became more important and needed to be managed as it has a direct impact on soil health and production.</p> <p>Spatial planning is a crucial part of preserving and ensuring sustainable agriculture as non-agriculture developments is in direct competition with arable agricultural land and natural areas of critical biodiversity areas which act as ecological support to agriculture. Most often new non-agricultural developments are planned directly abutting agricultural land and eventually are lost due to competing rights. Thus, spatial planning through the SDF should really strengthen the right to farm and that should feed in the by-laws. Spatial planning and the SDF therefore can plan an important role in regulating land prices to make agriculture viable for new entrants or expanding commercial farmers by taking "land banking" and "land</p>	Agricultural resources	Noted and agreed.

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		speculators" out of the equation by introducing a reasonable urban edge.		
B	CALEDON			
1	Caledon Open Day 16/09/2019	<p>Correction: The northeastern portion indicated as part of the Blue Crane Estate does not form part of the estate. It also contains a cemetery.</p> 	Map correction	This has been corrected.
2	Caledon Open Day 16/09/2019 (R. Coetzee)	<p>Correction: The northern portion of Area A along the N2 should be indicated for business and residential development (indicated in yellow outline below): Erf 4759 in the AFGRI (John Deere) building and Remainder Erf 4755 is the approved Lifestyle Living residential development (approximately 180 units).</p> 	Map correction	The proposals have been included.
3	Caledon Open Day 16/09/2019 (H. Marthinus)	Correction: The Caledon landfill site has reached capacity, but has not been closed. It will only be closed once the transfer station has been constructed, which will be done in the 2020/2021 financial year.	Text correction	The text has been corrected.
4	Caledon Open Day 16/09/2019 (J.J. Keegan)	The effluent runoff into the dam from the informal settlement is a serious issue and hazard (Reference R104, Plan 5.4, Table 5.6).	Environmental threat	Noted. This environmental risk has been raised in the SDF.

No.	Submission	Key Comments / Issues Raised	Theme	Response
5	R. Coetzee	Blue Crane Golf Estate consists of 340 single residential erven and 190 lodges.	Additional information	Noted
6	R. Coetzee	<p>The SDF references connectivity of communities, job creation, new business, tourism etc, but the biggest issue in Caledon is that there is not sufficient paying residents or new businesses that are attracted to the town. There are thousands of additional housing opportunities identified for mostly the unemployed/non-paying residents, whom require social grants and assistance from the municipality. Without sufficient medium to high income residents coming to Caledon, new businesses establishing or existing businesses expanding and paying more rates and creating more jobs, this model is not sustainable in the long term. New developments are crucial to the long term sustainability of the town and area.</p> <p>It has also been noticed during dealings with TWKM that there is a major disconnect in what these types of policies (SDF/IDP) / the overall objectives of the Municipality / what the senior management and Politicians preach and want to achieve are versus what developers experience when starting to deal with the lower level employees of the municipality (including various HOD's). It seems that at every step that a developer takes, there are unnecessary 'red tape', hurdles and impractical requirements placed on them before a development can proceed (for new jobs and tax revenue to be generated). It seems that short term gains outweigh the long term gains and the bigger picture. This is extremely frustrating and has led to various developers deciding to take their business elsewhere, where the municipalities are more receptive to new developments and expansion of new businesses. These situations cause a lot of harm and do in fact prevent progress and development. TWKM (top/middle/lower levels) need to look after and encourage and make it easy for developers to come do business in our area, not the opposite.</p>	Development and economic growth is required	<p>Medium and low density residential areas are proposed, which will increase the rates base of TWKM, if the market responds appropriately.</p> <p>This issue is not related to the SDF, but will be submitted to senior management.</p>
7	R. Coetzee	The following suggestion is made (tourism/job creation/rates	Development	The principle of conservation based tourism and recreational

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		<p>income/conservation):</p> <p>In order to conserve an area, revenue/income is required. It needs to make financial and economic sense to i.e. do alien clearing and rehabilitate areas. This is a long and costly exercise. Erf 4032 (casino property), as well as the Municipality erf adjacent to it to the north, are situated within the Swartberg Nature Conservancy. These areas are heavily invaded by alien plant species. In order to conserve this area, it could be earmarked for a low density Eco/Recreational area. This will allow for the construction of i.e. self-catering lodges/conference venue/recreational activities such as hiking/mountain biking, etc. The net gain of conserved areas will far outweigh the footprint required for such a development. It will also bring much needed exposure for Caledon (tourism), create jobs (especially in close proximity of the Myddleton community) and connect the Myddleton suburb better with the town. The SDF needs to include it and the Municipality needs to support it.</p> 	proposal	activities are supported. The SDF document and plans has been amended to include the proposal.
8	Western Cape Department of Agriculture, written submission 22/11/2019	Has no objection to the relative tight edge and clustering of development areas to maximize the use of land, especially the area around the golf course and by introducing densification where possible.	Agricultural resources	Noted and agreed.
C	GRABOUW			
1	Grabouw Open Day 18/09/2019	The population statistics are inaccurate. The population was 75 000 in 2015. The 2018 population is more than 125 000 (according to survey done by the Department of Health). This is important for future	Demography	The StatsSA is a credible source and the Municipality is obliged to use these data in the SDF. It is acknowledged that the population statistics are lower than the actual population figures. The

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		planning. TWKM should initiate a local census (done by ward councillors).		StatsSA data will be updated in the next census in two years' time.
2	Grabouw Open Day 18/09/2019	The CBD needs more businesses.	Economic activities	Noted. A Local Area Plan is proposed for this area which will consider this issue.
3	Grabouw Open Day 18/09/2019	The WWTW is operating beyond its capacity.	Engineering services	Noted
4	Grabouw Open Day 18/09/2019	There is a need for GAP housing. There are local initiatives, but has had no success in getting serviced land from TWKM.	Housing	Opportunities for GAP housing have been provided in the SDF, e.g. Portions 8 (2-a-day), 9, 10 and 11 (Gypsy Queen).
5	Grabouw Open Day 18/09/2019	There is a lack of a vision for Grabouw.	Economic development	Grabouw is seen as a light industrial town. Opportunities for industrial development have therefore been included in the SDF.
6	Grabouw Open Day 18/09/2019	More events are needed, which could have business opportunity spin-offs.	Economic development	Noted. The implementation of these initiatives are better suited to be undertaken by the private sector.
7	Grabouw Open Day 18/09/2019	Correction needed: Remove 'cemetery expansion' from legend.	Map correction	Noted. Will be corrected.
8	Grabouw Open Day 18/09/2019	Correction needed: Add Elgin Market as Tourism Precinct.	Map correction	Noted. Will be corrected.
9	Grabouw Open Day 18/09/2019	Correction needed: The area north of Elgin Station is pack stores. It must be indicated for agri-industry.	Map correction	Noted. Will be corrected.
10	Grabouw Open Day 18/09/2019	Worcester Road should be indicated as a tourism route where tourism-related development will be supported.	Tourism	This proposal would need to be supported and implemented by the Grabouw Tourism Office.
11	Grabouw Open Day 18/09/2019	The open days and SDF public participation process is not advertised sufficiently.	Public participation process	The notification was done in terms of the relevant regulations.
12	Western Cape Department of Agriculture, written submission 22/11/2019	Has no comment, except Area 30 on Plan no 7.1, November 2019. (Portions 2 and 5 of Farm no 313). The logic to earmark the area "industry" makes sense to be in close proximity to a residential area. The main concerns are: a) the area is on the other side of the N2 which opens the opportunity for sprawl onto forestry/agricultural land and b) is relative unsafe from a pedestrian and traffic perspective. If possible, the inclusion of area 30 and desirability from	Agricultural resources	SANRAL has planned an intersection upgrade at this location, including an overpass. Once implemented, this will greatly improve pedestrian safety to and from the proposed industrial area. The proposed area is quite extensive and will take multiple years to be fully developed. TWKM may not approve any development applications beyond the demarcated edge. Should additional land be required after the 10 year period, the

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		that perspective should be revisited.		agricultural potential of the additional land will need to be determined before inclusion in the SDF revision.
D	VILLIERSDORP			
1	Caledon Open Day 16/09/2019 (J.J. Keegan)	<p>Portion 108 of Farm Waterval No. 72 belongs to Waterval Farm Pty Ltd. The owners want to have the property zoned as residential and included in a rural node. An application is currently in process with TWKM. Portion 109 is vacant (belongs to Government) and is a serious fire hazard since the growth is out of control.</p> <p>Along with a further proposal to develop a portion of the dam in front of Portion 108 into a secondary sports environment for waterskiing and international competitions, the owners want to put forward another proposal to include a Sports Club on Portions 109 & 108.</p>	Development proposal	The proposal has been included in the November 2019 SDF.
2	PJ. Le Roux	<p>It is motivated that the uncultivated portion of Portion 108 of the Farm Waterval No. 72 Caledon (located along the old R43 route towards Theewaters Sports Club) be included in the urban edge of Villiersdorp and designating the subject portion for "Urban Infill" purposes. Urban-infill in this instance will link with the existing remote node at the Theewaters Sports Club to create a more sustainable and functional urban node. Motivation for the inclusion as urban development are as follow:</p> <ol style="list-style-type: none"> 1) In close proximity to the existing Theewaters Sports Club. 2) Will, together with the Sports Club, create new opportunities for both tourism and residential as recommended in the Spatial Planning Documents. 3) Easily accessible. 4) Since a large portion of the area between R45 and the Old R43 Route has been included into the SDF and urban edge, and this area has been identified as future expansion for Villiersdorp, the inclusion of The Site will be directly in line with the future spatial growth of Villiersdorp. 5) Although there are still cultivated agricultural land units between 	Development proposal	The proposal has been included in the November 2019 SDF.

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		<p>the existing urban edge and The Site, these land units can easily be excluded as depicted on the new Proposed SDF and Urban Edge Plan.</p> <p>6) Will create a larger node and optimize the existing infrastructure and services already at the Sports Club.</p> <p>7) Will provide unique opportunities for additional and upgraded infrastructure in the immediate area which will benefit the entire community.</p> <p>8) The Site lends itself to be used for future urban development comprising either residential or tourism or a combination thereof. This is identified as a need for the area in order to increase the economic base of Villiersdorp and at the same time optimizes the existing man made resource in the Theewaterskloof Dam.</p> <p>9) The utilization of the subject portion of The Site for urban purposes makes logical sense with the proximity to existing services and infrastructure.</p> <p>10) The Site lends itself to functioning as a transition area between the existing node and vacant unutilized land to the west and the agricultural land to the east.</p> <p>11) Soil investigations concluded that The Site has medium to low potential; hence no intensive cultivation is present on this portion of the property.</p> <p>12) The extent of the portion of The Site is not sufficiently significant to have any negative impact on the agricultural viability of the remaining farming unit which is intensively cultivated</p> <p>13) It is important to encourage new investment opportunities to this area. With a residential development located in this area, new development opportunities will be created which in turn will encourage urban integration.</p> <p>14) The possibility to provide 'urban-infill' opportunities at this location will contribute to an appropriate socio-economic gradient (integration).</p> <p>15) 'Urban-infill' will enhance integration with the existing sports club</p>		

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		<p>node in the immediate area to establish an integrated urban settlement.</p> <p>16) The provision of the opportunity for urban-infill' at this location will contribute to the protection from decentralization and urban sprawl.</p> <p>17) Low density "Urban-infill' will create a transition between the existing sports club node (tourism) to the west and the agricultural land to the east.</p> <p>18) Agricultural edges and additional visual impact mitigation measures should be incorporated into the design to soften the 'urban-infill'. This visual quality can be achieved through proper landscaping, street furniture and open places.</p>		
3	A. Jacquemin	<p>With reference 8.1.2 and 8.2.4.1 indicates that the interventions in Villiersdorp are primarily to protect and ensure an adequate and appropriate water supply for Cape Town. (Current pollution from the informal settlements - the canal is used as a water borne sewerage system into the dam) Proposal 8.2 is all concepts without any detail as to how or when the concepts will be achieved or who is responsible.</p>	Engineering services	<p>Detailed stormwater management measures are contained in the TWKM Engineering Master Plans.</p> <p>The TWK is aware of the importance to protect the water quality. The City of Cape Town, TWKM and the Department of Water Affairs will have a joint responsibility in this regard. The need for intervention by the responsible government departments have been inserted into the document (refer to Subsection 8.3).</p>
4	A. Jacquemin	<p>Population figures are questionable</p> <ul style="list-style-type: none"> • Census figures although official are not necessarily accurate as it is known these are not always completed correctly or at all. <p>A community survey (in 2016) is at best an educated guess. No illegal residents are accounted for.</p> <ul style="list-style-type: none"> • General consensus at the councillor's feedback meeting is that the current population is in the region of 18000 i.e. +/- 6000 more than allowed for in the SD Framework • The population growth rate using these two figures (lower than the actual) is 2.4% however it was assumed that this would reduce to 2.2% (8.2.2) – no reason for this adjustment. <p>It is anticipated that the population will continue to increase based on</p>	Demographics	<p>The StatsSA is a credible source and needs to be used in the SDF. It is acknowledged that the population statistics are lower than the actual population figures. The StatsSA data will be updated in the next census in two years' time.</p> <p>Refer to subsection 4.4.1 for the methodology used to determine the estimated population growth..</p>

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		the assumption that need for agriculture labour will increase however there is no finding in the document that this is correct and/or how it was arrived at.		
5	A. Jacquemin	The MIG was stated as R3million per annum – insufficient for any real development; however it was indicated that Villiersdorp would receive priority only because Cape Town’s water supply was endangered. Therefore the monies would be made available (City/Provincial or National) was not clear.	MIG Funding	MIG funding is not a component of a SDF and therefore has not been included.
6	A. Jacquemin	<p>The document concentrates on the housing requirements</p> <ul style="list-style-type: none"> • It is stated that the subsidised housing backlog is 3021 units (8.1.6) and Destiny will accommodate approximately 2000 units (8.1.5.7 (i)) with the remainder accommodated in other areas as per plan 8.1. This housing would provide accommodation for those currently living in the informal settlements and once relocated this would secure the quality of the Theewaterskloof dam water. • It was also stated that all these units would receive a free allocation of 6000 litres of water per month. The free allocation to Destiny would be greater than the paid for water usage in town. • Further densification is then promoted as per Table 8.4 with reference to Figure 8.19. <p>From the above the following concerns are raised as they are not addressed in the document</p> <ul style="list-style-type: none"> • From where will the additional water required be sourced? Will the tax paying residents be required to reduce their water consumption to supply the additional free water? This is not addressed in the document. • Once the current informal settlement residents have be relocated there is no plan to prevent new residents moving into vacated area. Law Enforcement will be unable and/or unwilling to address this problem as they allowed the informal settlements to be established on the nature reserves (8.1.3.1) and (8.1.5.7(v)). • It is recommended with reference to Table 8.4 and Figure 8.19 that 	Housing	<p>During the planning of each new development, a services investigation is required to determine the current services capacity. New developments may only be approved if services capacity is available or can be created.</p> <p>Law enforcement is not an SDF related matter and should be dealt with at senior management level.</p> <p>Noted. The uptake of higher income residential development is</p>

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		<p>the current low density residential areas (primary tax paying section) double or triple the units per hectare. Furthermore it is recommended that the vacant erven be used for high density redevelopment. The residents of these areas have not been consulted at all and this will also lead to a drastic devaluation of property.</p> <ul style="list-style-type: none"> • The current buffer between high and medium density housing and low density housing is the sport fields. The plan mentioned above will remove this buffer zone. • Plan 8.1 allows for low density housing (area 6). There are undeveloped erven in the current low density areas. Declaring and servicing this area for development could lead to an informal settlement developing there. This should not be considered or planned for at present. • The water and sewerage master plan Figure 8.16 details services planned west of Destiny. Figure 8.16 and Plan 8.1 are not aligned. • There is no time frame proposed for any of the developments. • Only real industrialisation mentioned was additional pack houses. <ul style="list-style-type: none"> – Are the current pack houses unable to cope – or are the farmers going to produce more – or are the current pack house going to process less to accommodate new pack houses. 	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>to a large extent related to market appetite.</p> <p>This proposal is aimed at spatial integration of the town.</p> <p>The allocation of land for future development does not imply that informal settlement will replace Council's objectives.</p> <p>Noted. This has been identified as a gap by the SDF.</p> <p>The town is located in a high intensity agricultural area. The existing industrial areas within the town is fully developed. The SDF therefore provides the opportunity for the future need.</p>
7	A. Jacquemin	It was certainly indicated at the meeting that ASLA would be undertaking the work. If correct this is certainly worrying that a contractor has already been appointed or at the very least regarded as the winning contractor when the project is yet to be approved, no monies made available and the development is only at the concept stage.	Procurement	This is not applicable to the SDF.
8	A. Jacquemin	Tourism has not been consulted regarding the moving of the tourism office. Tourism currently receives no financial support from municipality or province.	Tourism	This forms part of the IDP.

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		What will be done with the current tourism office that is a historic building?		
9	A. Jacquemin	There is no mention of any time frame. Will the project be completed in its entirety or stop once Cape Town's water supply is secure?	Timeframe	This statement if not relevant to the SDF.
10	G. Flack	I was not aware of the Open Day. I understand only six Villiersdorp residents were in attendance; so either the residents are not interested in these types of meetings or the meeting was not suitably advertised and residents were not aware of it. If the TWKM believe that there was sufficient notice given then I would suggest that the process of notifications is reviewed to determine if it is effective. I assume that TWKM followed all the required guidelines for notifying the community, but to only have six residents attend a discussion on such an important process that will affect all the residents in the future is in my opinion, very concerning.	Notification	The notification was done in terms of the relevant regulations.
11	G. Flack	There are numerous instances where the importance of tourism and the income and employment this can offer is mentioned in the SDF, but I understand that TWKM is currently not funding Villiersdorp tourism. How is the tourist market in Villiersdorp going to be grown if the TWKM does not actively support it?	Tourism	This matter is not related to the SDF, but should inform the IDP process.
12	G. Flack	There are various new residential areas discussed. Apart from the current developments on the Western side of Villiersdorp at Destiny, there is also mention of the old caravan park in the North as well as the area to the North East past the new cemetery. Not only do these new areas both lie adjacent to river courses, but they are also not ideally positioned in relation to the existing town infrastructure. These two items are mentioned because the SDF makes mention of the importance of protecting the environment and access to transport and commerce: Environment: Both these new areas will have runoff into their adjacent river systems. The SDF document states the effect the current developments adjacent to the river systems are having on the	Residential, environmental impact, new businesses	During the planning of each new development, a services investigation is required to determine the current services capacity. New developments may only be approved if services capacity is available or can be created. Where developments are proposed on greenfield sites or near watercourses, a Basic Assessment of Environmental Impact Assessment could be required. This will identify any potential negative impacts the proposed development may have on environmental features.

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		<p>rivers with high levels of E.coli and other diseases. These eventually end up in the TWK dam and endanger the quality of water for both Cape Town as well as the agricultural industry which makes use of this water source.</p> <p>Infrastructure: The SDF refers to the difficulty currently experienced by residents of the areas to the North West with relation to access to transport and commerce such as shops and services. Placing the new developments to the North and North East place the residents even further away from shops, clinics, work, etc. than before. As far as storm water, water and sewerage are concerned, new networks will need to be installed whereas those areas to the West can be more economically tied into existing systems.</p>		<p>The SDF encourages local business within subsidised residential areas.</p>
13	G. Flack	<p>With the expected increase in the population of TWKM and specifically Villiersdorp, there will be more development required to supply housing, work opportunities, services, etc. Over the last decade, the majority of the incoming residents have generally been low income earners and therefore not in a position to pay for all their services and housing provided. The burden of the payment for the services and infrastructure has fallen onto the existing homeowners and businesses in Villiersdorp.</p> <p>The SDF details more expansion in the high-density residential market which is generally low-income earners. It would therefore appear that the existing homeowners and businesses will need to pay even more to cover the shortfall created by the focus on high density developments.</p> <p>How is TWKM going to fund all these new developments and plans other than by increasing the burden on the existing homeowners and businesses? How is non-payment of municipal services going to be adequately addressed in the future? At some point, existing homeowners and businesses will review whether it is advantageous to remain in the TWKM area or to sell and relocate to other</p>	Costs and revenue	<p>Funding for subsidised housing is provided by subsidies and grants from national and provincial government.</p> <p>The concerns relating to the ability of residents to pay for services is not disputed. The income base and level of disposable income is a broader socio-economic concern that needs to be addressed at national, provincial and local government levels.</p>

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		municipalities where there is a fairer system of payment for municipal services.		
14	Western Cape Department of Agriculture, written submission 22/11/2019	<p>The development of Villiersdorp is a good example of competing rights. The following needed to be mentioned: a) Areas 7 and 8 on Plan no (no number), November 2019, (Farm no 968 (5 ha) is agricultural industrial), (Portions 62 (2.5 ha) and 64 (5 ha) of Farm no 72, a portion of Farm no 837 (44 ha), Farm no 71 (38 ha) and portion 1 of farm no 71 (14 ha) are high potential and irrigated agricultural land which will be lost, b) surface water flow accumulation lines on this properties/farms feed into the Elandsrivier that flows into the Theewaterskloof dam with high risk of pollution and impacts on the quality of the Theewaterskloof dam as is the case with the Destiny Farms development to the north, (portion 22 of Farm no 72).</p> <p>The transition between residential and agriculture is abrupt and a proper interface should be introduced as to protect the right to farm, prevent sprawl and safeguard water resources.</p>	Agricultural resources	Through the formalising of informal settlements, it is proposed to address the issue of pollution within watercourses that feed into the Theewaterskloof dam. It is recommended that the interface between the rural and urban area be addressed during the detailed land use planning processes.
E	BOTRIVIER			
1	Botrivier Open Day 16/09/2019	A Social and Commercial Study is required to determine if the SDF proposals are feasible and if sufficient economic growth and employment can be generated for the projected population growth.	Socio-economic	While agree, the project brief and budget do not allow for such a study to be undertaken at this stage. It is suggested that the study will be undertaken prior to the next SDF review.
2	Botrivier Open Day 16/09/2019	Velaapi should be used for emerging small scale farmers. If not Velaapi, then alternative areas should be identified. These areas should be better located, better economic cultivation options should be used and located where water is available. The existing small farmers have a need for land.	Small scale farmers	A detailed study would be required to determine the agricultural potential of either Velaapi or alternative locations.
3	Botrivier Open Day 16/09/2019	The proposed northern expansion area is very steep.	Terrain	Agreed. The steep portion of the proposed mixed use area has been removed in the November 2019 SDF.
4	Botrivier Open Day 16/09/2019	The area proposed for informality is important and supported.	Housing	Noted.

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5	Botrivier Open Day 16/09/2019	Rather enlarge the existing school than building a new one.	Education	This proposal would need to be discussed with the Department of Education, once the Department has investigated the capacity of Botrivier Primary. The school property is large enough to accommodate expansion of buildings and infrastructure. This proposal would need to be discussed with the Department of Education.
6	Botrivier Open Day 16/09/2019	There is a need for sports facilities.	Sport and recreation	Noted. The under-utilised sports fields along Olympic Drive could be redeveloped. There is also recreational areas proposed along Fontein Street which could be used as sports facilities.
7	Botrivier Open Day 16/09/2019	Indicating land for low income residential may create an expectation that houses will be built and that there are employment opportunities.	Economic development	Noted, but the proposed subsidised housing aims to eradicate the current housing backlog first.
8	Botrivier Open Day 16/09/2019	TWKM must make incentives for industrial development in Donderboskop.	Economic development	Noted and agreed.
9	Botrivier Open Day 16/09/2019	Training is required for the local community to be able to be employed in the industrial sector.	Employment	Noted. The SDF proposes a skills training facility for Botrivier.
10	Botrivier Open Day 16/09/2019	There is a need for a proper police station. Area 17 would be ideal. It must include a rape trauma room.	Social facilities	It is proposed to rather upgrade the existing police station at the railway station, should SAPS requires it.
11	Botrivier Open Day 16/09/2019	The primary school should be relocated due to site constraints.	Education	This proposal would need to be discussed with the Department of Education.
12	Botrivier Open Day 16/09/2019	A secondary school is required for every 5 000 people (CSIR guidelines). Botrivier has more than 5 000 residents, but no secondary school. A secondary school should be provided.	Education	This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the Department in this regard.
13	Botrivier Open Day 16/09/2019	Population statistics are inaccurate and too low.	Populations statistics	Noted. There are however no other scientific and reliable/refutable alternative available.
14	Botrivier Open Day 16/09/2019	High density residential areas should have small pocket parks as recreational areas for children. The "People for Change" is willing to facilitate this proposal.	Development proposal	Noted. This has been added to the November 2019 SDF.

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15	Botrivier Open Day 16/09/2019	The existing sportsfield next to library should be restored (16).	Sport and recreation	This forms part of the IDP.
16	Botrivier Open Day 16/09/2019	'Hoof Street' should be called 'Main Road'.	Text correction	Noted. The plan will be corrected.
17	Botrivier Open Day 16/09/2019	Is it possible to get a new off-ramp off N2 near Portion 13?	Transport	This would require a detailed study and agreement with SANRAL. Access spacing would need to be considered.
18	Botrivier Open Day 16/09/2019	The 'illegal' road off the N2 should be kept as an emergency escape route.	Transport	Noted. This should need to be discussed with SANRAL.
19	Botrivier Open Day 16/09/2019	The Transnet Dam should be used for sport or education.	Sport and recreation	Noted. This would need to be discussed with Transnet.
20	Botrivier Open Day 16/09/2019	Correction needed: location of transfer station is incorrect.	Map correction	Noted. This has been corrected.
21	Botrivier Open Day 16/09/2019	Define 'transitory housing'. It must have an occupation time limit.	Text inclusion	Noted. Definition has been included.
22	Mark Townsend on behalf of Concerned Residents of Botrivier	Requested a meeting with TWKM to discuss the following items: 1. Why no secondary school is proposed for Botrivier 2. Why no recreational areas are proposed for the town 3. Why no solution for small farmers and gardeners has been proposed 4. Clarification of the housing proposals - especially 'transitory residential' 5. Clarification of SANRAL roads & rail proposals for the town, and 6. Clarification of the town's plan for expanding across the N2.	Request for meeting with TWKM	The SDF does make reference to a secondary school for Botrivier. This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the Department in this regard. Recreational areas are proposed. A detailed study would be required to determine the agricultural potential of either Velaapi or alternative locations. Inclusionary housing has been defined in the November 2019 SDF (refer to Area 8 on Plan 9.1). The road proposals would need to be discussed with SANRAL.
23	Jayne Beaumont	With additional housing and the increase in population, now well over 6000, I propose that a secondary school should be built to accommodate learners who at present have to travel to neighbouring towns. A portion of the land earmarked for new high density housing	Education	The SDF proposes a secondary school for Botrivier. This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the

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		could be used as the location is close to the town and the ground is level.		Department in this regard.
24	Jayne Beaumont	A recreational area for children and youth should be a priority, e.g. a BMX track and skateboard centre, which are relatively inexpensive facilities.	Recreation	Noted. There is a recreational area proposed along Fontein Street which could be used for this purpose.
25	Mark Townsend	<p>Only two areas are identified ‘recreational space’. A more fine-grained approach is proposed that involves the creation of sports fields, recreational parks and garden allotments in the town. The main aim is to improve the quality of life of a relatively poor community by means of creating healthy outdoor active, recreational spaces and providing the opportunity to grow vegetables for family and community consumption.</p> <p>To reduce the financial burden on the TWKM, this proposal is dependent on a high level of public participation to create the buy-in required to protect and maintain the facilities provided.</p> <p>1. Sports fields: There is a great need for additional sports fields, to the extent that conflict periodically erupts between clubs with regards to the use of the fields. Three sites should be considered for additional sports fields:</p> <p>a) A soccer field on Erf 1694 (Olympic Drive) would solve the over-use problem at minimal cost with involvement of local soccer clubs and players.</p> <p>b) New France (Erf 2052) should be converted into a cricket field with support from the cricket club, players and local business.</p> <p>c) The north-western side of the ‘Railway dam’ (Erf 1675) could be used for additional fields or tennis courts.</p> <p>2. Recreational parks: Currently, the only park in the town is next to the library, but it is ineffectively protected and maintained, due to lack of local community buy-in & control. The critical component of this part of the proposal is to foster the support and buy-in of the families living next to each park, so that they are empowered to protect it. Furthermore, local businesses will be unwilling to invest in</p>	<p>Recreation, public open space and urban gardens</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>It must be noted that existing green areas are indicated as “existing urban development” (grey hatch).</p> <p>A fine grained approach is not disputed, but should be done as part of a more detailed local area SDF or development plan. Local area planning is not the brief for the municipal-wide SDF.</p> <p>This would need to be included as a comment into the IDP and local area planning.</p> <p>This would need to be included as a comment into the IDP and local area planning.</p> <p>The proposal would need to be discussed with Transnet.</p> <p>This would need to be included as a comment into the IDP and local area planning.</p>

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		<p>a park if it is wide open to theft and vandalization. The areas identified for parks are:</p> <p>i) Erf 2808 strip between Phase 3 and 4, which should be grassed and treed for seated and active play areas;</p> <p>ii) The buffer strip between the stream and Smith Street and 6th Avenue should be grassed primarily for play areas and will hopefully encourage children to play there rather than in Fontein Street;</p> <p>iii) A tiny part of portion 5 of farm 436 where Main Road turns into Plantation Road (a small part of what the draft SDF calls Priority Development Area 1), which should be grassed for a gym area.</p> <p>3. Garden or farming allotments: While there are a few small-scale gardens that have been started by enterprising residents, there is also an expressed demand for such space from at least two groupings of small farmers and gardeners. Fortunately, the land along the side of the stream running down from the mushroom factory has not been developed. As this stream provides a constant supply of water, this land (erven 1974, 1701, 1812 & 1813) would be ideal to be allocated for garden allotments.</p> <p>Although these proposals are dependent on involving local resident groupings and cannot be imposed in a top-down manner, the benefits for the Botrivier community will be huge with minimal investment from the Municipality.</p>	<p>.....</p>	<p>This would need to be included as a comment into the IDP and local area planning.</p>
26	Mark Townsend, B. Wallis	<p>The Long Term Financial Plan's proposal of 'a focused strategy to attract higher income residents needs to receive priority' is supported. Since there is no high school within or nearby Botrivier, local families need to send their children to nearby towns. It is proposed that a secondary school should be built on the area identified as 'Priority Development Area 1' (currently proposed as High Density Residential). The reasons being:</p> <ol style="list-style-type: none"> 1. CSIR Guidelines require a secondary school for a population over 5 000 persons. 2. It is the only sufficiently large piece of land within the town. 	Education	<p>The SDF proposes a secondary school for Botrivier. This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the Department in this regard.</p>

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		<p>3. It is municipality owned.</p> <p>4. it is centrally located.</p> <p>5. The land is flat and level, which will make it possible to construct sports fields for the school.</p>		
27	TY Muller, Director Botrivier Tourism Association NPC	Many of the seasonal farm workers are from the Eastern Cape.	Employment	Noted.
28	TY Muller, Director Botrivier Tourism Association NPC	Does the proposed industrial development include the Salandra development?	Industry	No, Salandra is included within a proposed tourism precinct (Area 20 on Plan 9.1).
29	TY Muller, Director Botrivier Tourism Association NPC	Heritage: Buildings with Heritage value are sadly neglected. There is an urgent need for the renovation of the Station Buildings.	Heritage	Agreed. The station has been included as a heritage precinct in the SDF (Precinct A on Plan 9.1).
30	TY Muller, Director Botrivier Tourism Association NPC	No allocation is made for parks for recreation. Children have to play and people need areas to have a barbecue or get together. A central feature for the town is needed, e.g a central gathering point for a festival or sports. It must be within the central business area.	Recreation	Larger spaces for recreational/sport use are provided at New France and along Fontein Street and Rose Crescent. Smaller pocket parks could form part of new developments and should be included, as suggested.
31	TY Muller, Director Botrivier Tourism Association NPC	No space is provided for a secondary school with a school hall. People do not want to buy properties in Botrivier if their children have to be transported to neighbouring secondary schools. There must be provision at the school (apart from other activities) for school concerts, musical activities, etc., as music, dance and drama must be part of the development of a child.	Education	The SDF proposes a secondary school for Botrivier. This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the Department in this regard.
32	TY Muller, Director Botrivier Tourism Association NPC	I do not see any provision for the small scale farmers in our town. They play a significant role in providing jobs on a small scale and are not to be ignored.	Small scale farmers	A detailed study would be required to identify suitable locations.
33	B. Houghting	Has any consideration been given to the current state of what appears to be a largely un-employable group of the local population? This comment is made in the light of the plan to somehow encourage light industry to take up the option of setting themselves up in the	Social study	This matter falls outside the scope of this SDF. Skills training and level of education are critical matters, but forms part of a broader socio-economic strategy.

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		area to be set aside this purpose.		
34	B. Houghting	Has proper consideration been given to the provision of a facility for Technical Education of the local population? Would a technical education not better equip the youth for a future in light industry?	Education	The SDF includes a proposal for a Skills Training Facility (in the November 2019 SDF).
35	B. Houghting	The current capacity of utilities such as electricity, water supply and sewerage is already lacking – is there a plan for an increase in demand for these services?	Existing utilities	Services capacity and future planning are included in the TWKM engineering master plans.
36	B. Houghting	Has this been properly investigated? Who will fund this access? Who will construct this access?	Additional access off N2	This is a longterm proposal and would need to be discussed with SANRAL. The funding would be from SANRAL, TWKM and private developers.
37	B. Townsend	No area allocated for a high school. This means that parents will continue to have the additional expense of transport to high schools in Grabouw, Hermanus and Caledon.	Education	The SDF proposes a secondary school for Botrivier. This proposal would need to be discussed with the Department of Education. The Department would need to decide if there is a sufficient need and budget for a secondary school. TWKM to contact the Department in this regard.
38	B. Townsend	No areas allocated for recreational parks for small children in between dwellings in the current phases and in the proposed new housing areas. At least 3 such areas are required to create a safe, green space where small children can play close to their homes.	Green space	Larger spaces for recreational/sport use are provided at New France and along Fontein Street and Rose Crescent. Smaller pocket parks could form part of new developments and should be included, as suggested.
39	B. Townsend	No clear indication of what exactly the mixed use area adjacent to land currently owned by the Beaumonts, comprises. People will not be attracted to Botriver unless they know what is adjacent to their homes.	Mixed use	Mixed use has been better defined in the November 2019 SDF.
40	Western Cape Department of Agriculture, written submission 22/11/2019	No comment.	Agricultural resources	Noted
F	RIVIERSONDEREND			
1	Riviersonderend	There are no recreational spaces where children can play.	Green space	A local area planning study would need to be undertaken to

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	Open Day 17/09/2019			identify suitable play spaces.
2	Riviersonderend Open Day 17/09/2019	Employment opportunities are needed	Employment	Noted
3	Western Cape Department of Agriculture, written submission 22/11/2019	No comment.	Agricultural resources	Noted
G	GREYTON			
1	Greyton Open Day 18/09/2019	The 2004 Growth Potential Study indicated Greyton as having a low growth potential. The ward committee will receive a presentation regarding this.	Growth potential	Note that the 2014 Growth Potential Study indicates Greyton as having a medium growth potential and a very low socio-economic need.
2	Greyton Open Day 18/09/2019	A commercial think-tank was held, which was endorsed by EXCO. The following three initiatives were proposed: 1. Fiber to homes, as in Caledon. EVA, ITC statement copy from IDP. 2. LED-form project in Gobos, 2-a-day; provide 20-30 small holdings of 1 to 1.5 ha in extent for emerging farmers to cultivate e.g. proteas, figs, cut flowers, organic farming. A commercial partner is required. 3. Another retirement village with 60 units and a frail care.	Development proposal	This would be required a detailed study that is outside the scope of this SDF.
3	Greyton Open Day 18/09/2019	A bypass road is needed.	Transport	A bypass road is technically and financially not feasible, due to floodplains and water courses.
4	Greyton Open Day 18/09/2019	Security issues are strategic threats.	Security	Noted, but is not relevant for a SDF.
5	Greyton Open Day 18/09/2019	Education and health facilities are required.	Community facilities	The existing facilities in Greyton and Genadendal should rather be improved or shared.
6	D. Legg (with assistance by	1. Development Areas are insufficient and have little prospect of any meaningful additions to Greyton's economy and or municipal rates	Development potential	Due to physical and biophysical constraints, the urban expansion beyond the proposed urban edge is not feasible.

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	Future Plan)	<p>base.</p> <p>2. Would fail to inclusive promote economic growth, largely due to over regulation. Unclear and difficulty regulatory frame works which delay business activities.</p> <p>3. Would fail to address ageing or failing infrastructure. Where is chapter what will be replace and when.</p> <p>4. Would fail to address needs ageing population and an increasing population.</p> <p>5. Takes no steps to mitigate falling rainfall and climate change as identified previous planning documents.</p> <p>6. Promotes population profiles that are completely at odds to functioning town. Specifically, wealthy part time or holiday residents.</p> <p>7. Promotes and ill-conceived and misguided idea of Greyton Heritage which never existed.</p> <p>8. Promotes unsustainable rates valuations. Number of sellers reporting that their primary reason for selling is affordability is at its highest level since 1994.</p> <p>9. Fails to recognize imminent threats to current and future residents. Flood fire and other natural disasters.</p> <p>10. Will ensure the closure of small and medium size businesses in favor of national chains.</p> <p>11. Encourages a skills migration away for the areas of Greyton, Genadendal, Voorstekraal, Boschmanskloof and Bereaville.</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>Noted</p> <p>Services capacity and future planning are included in the TWKM engineering master plans.</p> <p>This is not applicable to a SDF.</p> <p>This is not applicable to a SDF.</p> <p>This statement is unclear.</p> <p>Disagree with this statement.</p> <p>This is not applicable to the SDF.</p> <p>Disagree with this statement. Flood prone and fire prone areas were identified. Refer to Annexure 1, subsection 6.1.</p> <p>This is not applicable to the SDF.</p> <p>This is not applicable to the SDF.</p>
7	Western Cape Department of Agriculture, written submission 22/11/2019	No comment.	Agricultural resources	Noted
H	GENADENDAL, BEREAVILLE AND VOORSTEKRAAL			
1	G. Juries	The SDF open day was on the same day of the ward committee	Public participation	Noted. Sufficient notification was done in terms of relevant

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		meeting.	process	regulatitons.
2	G. Juries	I object to the fact that Boschmanskloof were moved into the Greyton SDF without consultation with the people of Farm 39.	Integration	The SDF encourages integrated planning of services and facilities.
3	G. Juries	Where is there an informal settlement in Greyton?	Informal settlement	The informal structures at the end of Lyle Avenue, Boschmanskloof.
4	DRDLR	Genadendal: Status of TRANCRAA process to be provided by Mr. Tommie Bolton.	Land transformation	Noted. Await information.
5	Western Cape Department of Agriculture, written submission 22/11/2019	The provision to earmark the urban agriculture for these nodes are imperative as it contributes to food security via subsistence and intensive farming enterprises. With that access to water should be secured.	Agricultural resources	Noted and agreed.
I	TESSELAARSDAL			
1	Tesselaarsdal Open Day 18/09/2019 (N. Julies)	Tesselaarsdal has to remain rural and not be developed for urban uses. This will avoid increased rates and taxes and employment opportunities can be created, which are needed.	Rural character	Noted and agreed
2	Tesselaarsdal Open Day 18/09/2019 (G. Paulsen)	A notice board for residents is required.	Proposal	This forms part of the IDP.
3	Tesselaarsdal Open Day 18/09/2019 (G. Paulsen)	The commenting period is too short.	Public participation process	The notification was done in terms of the relevant regulations.
4	Tesselaarsdal Open Day 18/09/2019 (S. Young)	In conjunction with items carried in the TWK SDF plan, I would to propose the following to be considered: Housing: 1. Provision should be made for GAP / Flisp / Self-build / Rural subsidy housing for the younger generation. Their lives would be improved if their living conditions were improved. Parcels of land should be made available to them to build upscale housing (small but freestanding	Housing	Housing can only be provided if it is included in the Municipality's housing pipeline. The housing pipeline considers the town's current backlog and future need, as well as services capacity.

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		<p>cottage type housing). This would also encourage more youth to aim higher. TWKM has had amazing success over the years in helping influence many youngsters to achieve more in life i.e. Elvira Kenevy (TWKM Housing Dept), Marcel Arendse (Capitec), Ingemar Julies (TWKM Account Dept), Chey Anne Avontuur (Law Enforcement), Jonelda Williams (Library), Chandre Stewart (Library), Nadine Henn (Business), Monica Arendse (TWKM Accounts), Bernard Hoffman & Marcus September (TWKM Maintenance), Arthur Henn (Emergency Services), Charlize Haine (Home Care), JD Tobias (Whispernet WiFi) as well as people working at Prestige clothing and various other places in the formal sector. If we take all our achievers into account percentage wise, Tesselaarsdal must rank very high amongst the eight towns in producing achievers. We need to give them a chance to create the next step in sustainable proud living. Residents are very loyal to the town of birth. There is property available as options. Erf 283/811 which is 29126 sqm.</p> <p>2. The SDF must make provision within Tesselaarsdal for integrated living areas or special living areas for the burgeoning migrant population. Absolutely no provision has been made for housing / informal settlement / self-help plots.</p> <p>Wedding Venues / Entertainment areas / Party venues:</p> <p>1. An area must be designated away from residential areas to avoid noise pollution. Permissions must not be given for venues creating noise disturbance near residential areas.</p>		
5	Tesselaarsdal Open Day 18/09/2019 (S. Young)	<p>Tourism:</p> <p>1. Develop a tourist / business training center next to library. This can also have small startup business units. Tourism must be well monitored as the world is now finding out about the real destructive impact of tourism. Many cities, countries and areas are imposing high daily taxes to try and address the negative effect of tourism on the local population.</p> <p>2. Tourism is starting to sideline traditional residents as migrant</p>	Tourism	This is a LED initiative and should for part of TWKM's LED strategy.

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		<p>labour is being brought in as it a way of reducing costs.</p> <p>3. There are youngsters who have access to family property who should be trained up in tourism / business / guest houses etc. This will include our youth in our economy and not just keep them labourer's in our economy. Tourism is already selling the youth history with not real benefit to them.</p> <p>4. Some reading material to start with: https://www.businessdestinations.com/destinations/destinations-introduce-tourist-tax-in-attempt-to-control-swelling-visitor-numbers/</p>		
6	Tesselaarsdal Open Day 18/09/2019 (S. Young)	<p>Clinic:</p> <p>1. A small clinic facility / shelter / zone should be provided in Bethoeskloof. Old/all residents stand in the rain and sun on clinic day. Clinic Combi stands on private ground at the moment.</p>	Social facilities	Note that Tesselaarsdal was not included in the Social Infrastructure Accessibility Study for the Theewaterskloof Municipality. A study is required to determine the need for community facilities in Tesselaarsdal. If required, it should be located near the existing town hall and business activities.
7	Tesselaarsdal Open Day 18/09/2019 (S. Young)	<p>Park Area</p> <p>1. An area should be designated in Tesselaarsdal for a park where an outdoor gym can be erected with maybe a small skate ramp, basketball hoop etc. and where fun days can be held (possibly on TWKM ground next to library).</p> <p>2. A park area should be designated for Bethoeskloof children. They have netball post, tennis bats, soccer balls, rugby balls etc. but it is used on private land so cannot be mounted permanently. They are very responsible with the care of equipment.</p>	Sport and recreation	There are no municipal owned land in Tesselaarsdal. A study is required to determine the need for community facilities in Tesselaarsdal. Land would then need to be purchased from private land owners and should be included in the municipal budget.
8	Tesselaarsdal Open Day 18/09/2019 (S. Young)	<p>Policing satellite Station</p> <p>1. An area should be identified where a possible satellite police station could be situated.</p>	Social facilities	A study is required to determine the need for community facilities in Tesselaarsdal. If required, it should be located near the existing town hall and business activities.
9	M. Jacobsen	Application is made for the farm 'Wonderkloof', being portion 490 of farm 811 Tesselaarsdal to be included in the urban edge of Bethoeskloof as demarcated on the Settlement Location Plan of	Inclusion of Bethoeskloof in Urban Edge	Due to services provision and capacity in this area, another urban node is not supported. Urban uses should be concentrated within Tesselaarsdal.

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		<p>Feb.2012. Motivation provided is as follows:</p> <ol style="list-style-type: none"> 1) In the event of the inclusion being approved we will, in conjunction with the Town Planning dept., subdivide the farm into seven erven of approx 1.5ha on the Eastern road-side and 2 larger erven on the western road-side. We will actively promote the idea of building in the Cape vernacular style as per the historic architectural style in the area. 2) As seen on attachment 2 there is an access road on both sides. 3) There are existing houses close to our border on all sides with municipal water and Eskom power already in place...also on attachment *2. 4) We approached The Town Manager Mrs. Tania Rossouw in March2019 with the idea of making smaller erven and her reaction was positive (see handwritten note from her on attachment *3). We estimate that the building of 2-bedroomed homes on these erven will bring into the TWK Municipality rates amounting to something between R250,000 and R400,000 per annum. 5) There is a demand for properties in Tesselaarsdal from people looking for life-style changes. (This can be confirmed by contacting the following estate agents... Mrs. Marissa Bosman of Agrisell, tel. 082 440 2447, and Mr. Poenie de Kock of African Farm, tel.082 416 7947) 6) Work to local builders will be substantially boosted. 7) The land is not sustainable as a commercial farm as per the letter from Western Cape Govt. Ref 20/9/2/4/2/689 which states "the farm is already considered unsustainable". The land was last planted by the previous owner Mr. Lambert Badenhorst in 1985/6 and farming was then stopped because the cost of bringing in heavy duty machinery rendered it not viable. 8) As per diagram S.G No. 2879/2012 and L.G. nr. 4443/2009 the land is stamped "Vrygestel van die bepalings van wet 70 van 1970" & "Exempt from Provisions of Act 70 of 1970". *see attachment *4 which was when we subdivided portion 494 from 490. 		

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10	Western Cape Department of Agriculture, written submission 22/11/2019	Although exempted from the provisions of the Subdivision of Agricultural Land Act no 70 of 1970, the area has a rural feel with agricultural activities that is important financial contributor to household income. A concern is that a relative large area is earmarked for Residential Zone 1 with erf sizes of $\geq 2000\text{m}^2$. The entire area (in yellow) is approximately 85 ha. When minimum sizes of 2000m^2 were to be considered, it is possible that 425 residential zone 1 units could be developed. Depending on the development parameters, this might have an impact on the natural resources such as underground water if residents wish to drill for water. The WCDoA: LUM requests that deciding authority to consider alternative sizes or introduce development parameters restricting uncontrolled water abstraction/usage and building/infrastructure development affecting the rural character where possible. The area outside the area in yellow should be managed as agricultural zone 1 or conservation area according the normal application/consideration of the planning and zoning by-laws. It might be worthwhile considering a "local structure plan"/policy document to assist guiding developments.	Agricultural resources	A Local Area Plan for Tesselaarsdal could resolve these concerns.