



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

2022 – 2027

Drakenstein Spatial Development Framework (SDF)

Amended SDF for 2025/26

Drakenstein Municipality
Civic Centre
Berg River Boulevard
Paarl, 7622

Website: www.drakenstein.gov.za

Telephone: 021 807 4500

Email: customercare@drakenstein.gov.za

Toll free: 080 131 3553

A city of excellence

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Serial No.	ACRONYMS	
1	BNG	Breaking New Ground
2	BSP	Biodiversity Spatial Plan
3	CAPEX	Capital Expenditure/Capital Cost
4	CBA	Critical Biodiversity Area
5	CBD	Central Business District
6	CCTV	Closed-Circuit Television
7	CEF	Capital Expenditure Framework
8	CIF	Capital Investment Framework
9	COVID-19	Coronavirus Disease 2019
10	CPUT	Cape Peninsula University of Technology
11	CS	Community Survey
12	CSIR	Council for Scientific and Industrial Research
13	CWD	Cape Winelands District
14	DALRRD	Department of Agriculture, Land Reform and Rural Development
15	DEA&DP	Department of Environmental Affairs and Development Planning
16	DLTA	Drakenstein Local Tourism Association
17	DM	Drakenstein Municipality
18	DoHS	Department of Human Settlements
19	DSSN	Drakenstein Smart and Safety

20	DI	Department of Infrastructure
21	ECD	Early Childhood Development
22	EIA	Environmental Impact Assessment
23	EMF	Environmental Management Framework
24	ESA	Ecological Support Area
25	FLISP	Finance-Linked Individual Subsidy Programme
26	FPSU	Farmer Production Support Unit
27	GDP	Gross Domestic Product
28	GDPR	Gross Domestic Product per Region
29	HWC	Heritage Western Cape
30	HSP	Human Settlements Plan
31	ICT	Information and Communications Technology
32	IDP	Integrated Development Plan
33	IEGS	Integrated Economic Growth Strategy
34	IRDP	Integrated Residential Development Programme
35	ITP	Integrated Transport Plan
36	IUDG	Integrated Urban Development Grant
37	KPA	Key Performance Areas
38	LED	Local Economic Development
39	LUPA	Western Cape Land Use Planning Act (Act 3 of 2014)
40	LSDF	Local Spatial Development Framework
41	MERO	Municipal Economic Review and Outlook
42	MSA	Municipal Systems Act (Act 32 of 2000)
43	MTREF	Medium-Term Revenue and Expenditure Framework
44	NEMA	National Environmental Management Act (Act 7 of 1998)
45	NHRA	National Heritage Resources Act (Act 25 of 2000)
46	NMT	Non-Motorised Transport
47	OPEX	Operational Expenditure/Operational Cost
48	PDO	Pre-Determined Objectives
49	PHSHDA	Priority Human Settlements and Housing Development Areas
50	PPP	Public Private Partnership
51	PSDF	Provincial Spatial Development Framework
52	SAHRA	South African Heritage Resource Agency
53	SALA	Subdivision of Agricultural Land Act (Act 70 of 1970)
54	SDF	Spatial Development Framework
55	SEP	Socio-Economic Profile
56	SFA	Spatial Focus Area
57	SPLUMA	Spatial Planning and Land Use Management Act (Act 16 of 2013)
58	SMME	Small Medium and Micro Enterprises
59	TOD	Transit Orientated Development
60	TRANCAA	Transformation of Certain Rural Areas Act (Act 94 of 1998)
61	UDF	Urban Development Framework
62	UISP	Upgrading of Informal Settlements Programme
63	WWTP	Waste Water Treatment Plant

EXECUTIVE SUMMARY

1 Introduction

Drakenstein Municipality's Spatial Development Framework (SDF) is intended to provide planning systems and approaches, through which the Municipality can achieve its spatial development vision. It is prepared in line with the Municipal Systems Act (Act 32 of 2000) (MSA), the Municipal Planning and Performance Management Regulations (promulgated in terms of the MSA in 2001), the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA), as well as the Drakenstein Bylaw on Municipal Land Use Planning (2018). It is also prepared in accordance with the Guidelines for the Formulation of SDFs (2017), developed by the Department of Rural Development and Land Reform.

2 Purpose of the Municipal Spatial Development Framework

SDFs are frameworks that seek to influence the overall spatial distribution of current and future land use within a municipality, in order to give effect to the vision, goals and objectives of a municipal Integrated Development Plan (IDP). In terms of the Municipal Systems Act (MSA) of 2000 (Act 32 of 2000), an SDF *"must include the provision of basic guidelines for a land use management system for the Municipality."* The Drakenstein Municipal SDF reflects a 5-year (2022-2027), 10-year (2022-2032) and 20-year (2022-2042) planning horizon.

It is important to note that an SDF is a high level spatial core component of the IDP, and it does not confer/give rights or take away land use rights but guides and informs decisions to be made by the municipality relating to land development.

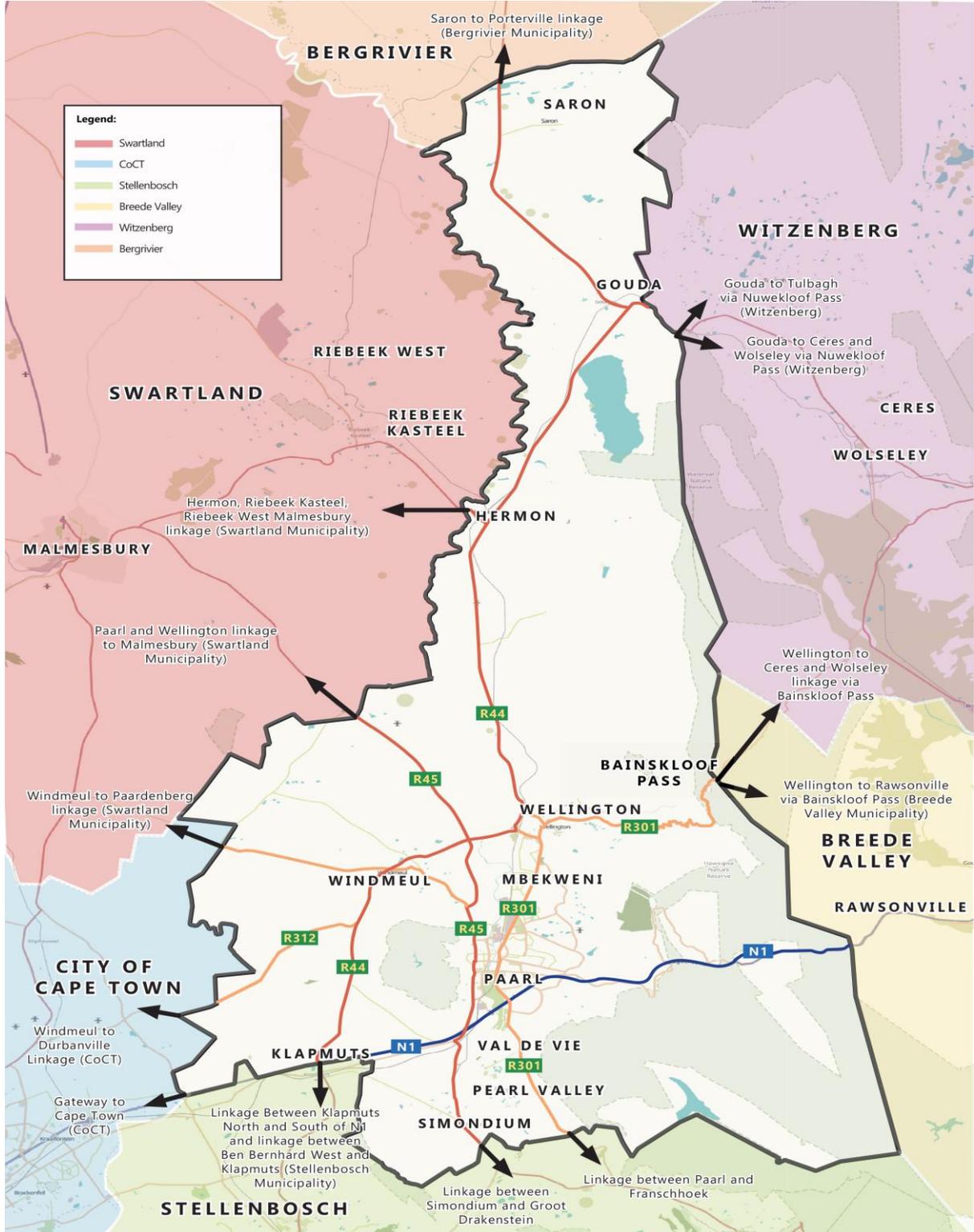
3 Drakenstein Municipality's Regional Context

Drakenstein Municipality is located within the Cape Winelands District Municipality (CWDM) in the Western Cape Province. The Drakenstein Municipality is bordered by the Swartland Local Municipality to the north-west (West Coast District Municipality), and by the Witzenberg Municipality to the north-east. The Bergrivier Municipality (West Coast District Municipality) forms its northern neighbour. Towards the east, the Drakenstein Municipality is bordered by the Breede Valley Municipality, to the south by Stellenbosch Municipality and to the south-west by the City of Cape Town. Major transport routes such as the N1, R44 and R45 connects these neighbouring municipalities whilst the Cape Town/Paarl/Wellington/Gouda/Worcester is the main railway network.

4 Local Context

The Municipality covers an area of 1 538km² and the main urban settlements are Paarl, Mbekweni and Wellington. The other settlements include Saron, Gouda, Hermon, Simondium, Windmeul and Klapmuts North. The Municipality stretches from Simondium, in the south, and Saron in the north.

The Klein Drakenstein, Limiet and Saron Mountain ranges form its eastern municipal boundary. The agricultural area to the west and northwest of the R44 and R45 (Simondium up to Wellington) forms its western border along with Berg River (north of Wellington up to the northern municipal boundary). Map I indicates the Drakenstein Municipality's location relative to its neighbouring local municipalities.



Map I: Drakenstein Municipality's location relative to its neighbouring local municipalities.

5 Spatial Vision

The SDF shares the vision of the IDP and supports the principles outlined in the Spatial Planning and Land Use Management Act (2013) (SPLUMA). The SPLUMA principles are as follows:

- a) Spatial Justice: Past spatial and other development imbalances must be redressed through improved access to, and use of, land by disadvantaged communities and persons;
- b) Spatial Sustainability: Spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability by encouraging the protection of prime and unique agricultural land; promoting land development in locations that are sustainable and limit urban sprawl; consider all current and future costs to all parties involved in the provision of infrastructure and social services to ensure the creation of viable communities;
- c) Efficiency: Land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined in order to promote growth and employment;
- d) Spatial Resilience: Ensure sustainable livelihoods in communities that are likely to suffer the impacts of economic and environmental shocks; and
- e) Good Administration: All spheres of government must ensure an integrated approach to land development and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendment of SDFs.

The IDP vision for the Drakenstein Municipality is “*A City of Excellence*”. The long-term Strategic Plan (Vision 2032) is the strategy for the Drakenstein Municipality to realise the IDP vision of being “*A City of Excellence*”. The key facets of this vision are: economic dynamism, quality of life for all, a strong well-governed brand and financial sustainability.

6 Spatial Themes

Based on the key issues and spatial implications analysed, the following seven spatial themes have been defined to give effect to the vision:

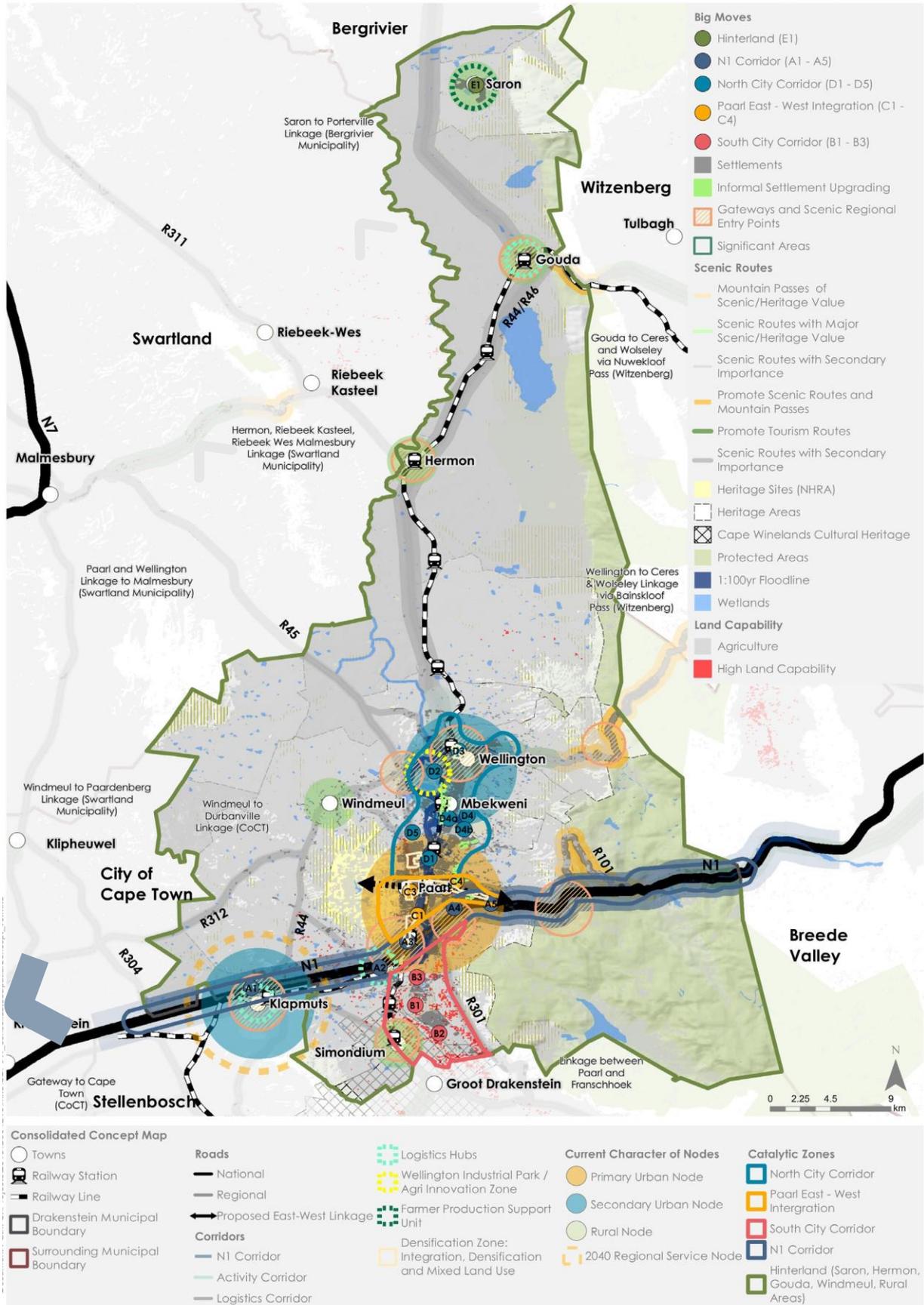
- 1) Implementing Catalytic Zones and Big Moves;
- 2) Promoting Integrated Environmental Management;
- 3) Promoting Agriculture and Rural Development;
- 4) Promoting Heritage Resources;
- 5) Reinforcing Major Urban and Rural Centres;
- 6) Promoting Transport and Logistics; and
- 7) Promoting Spatial Transformation.

7 Municipal Spatial Development Framework

The development of more detailed proposals for the settlements and spatial focus areas within the municipal jurisdiction, is set out in a series of 9 Spatial Focus Area (SFAs) maps, that should be read in conjunction with the spatial interventions and capital projects allocated for each SFA. For each of the SFAs, the spatial interventions are summarised in a table and capital projects in a separate table for the short and medium-term, as well as the potential funders are indicated.

8 Implementation Plan

The Implementation Plan sets out the policies and guidelines for development, as well as the capital investment plan and the capital expenditure framework. The Monitoring and Review section of the report then details how the SDF proposals must inform priorities, performance indicators and targets of the IDP, and of other relevant sector plans.



Map II: Consolidated Spatial Development Framework Concept.

1 INTRODUCTION AND CONTEXT

1.1 Purpose of the SDF

On 30 May 2024, Drakenstein Municipality approved its latest iteration of its Spatial Development Framework (SDF). The SDF seeks to guide the overall spatial distribution of current and future land use within a municipality, in order to give effect to the vision, goals and objectives of a municipal Integrated Development Plan (IDP).

The Drakenstein SDF provides planning systems and approaches through which the Municipality can achieve its spatial development vision. It is prepared in line with the Municipal Systems Act (Act 32 of 2000) (MSA), the Municipal Planning and Performance Management Regulations (promulgated in terms of the MSA in 2001), the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the Western Cape Land Use Planning Act (Act 3 of 2014) (LUPA), as well as the Drakenstein Bylaw on Municipal Land Use Planning, 2018. It is also prepared in accordance with the Guidelines for the Formulation of SDFs, developed by the Department of Rural Development and Land Reform (2014).

It is important to note that the SDF is the high-level spatial core component of the IDP (including high order maps) and does not confer/give or take away land use rights but guides and informs decisions to be made by the municipality relating to land development.

This SDF will reflect 5-year (2022-2027), 10-year (2022-2032) and 20-year (2022-2042) planning horizons.

1.2 Regulatory Purpose of the SDF

Section 22 of SPLUMA stipulates the following:

- a) Section 22(1): A Municipal Planning Tribunal or any other authority recognised or mandated to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework; and
- b) Section 22(2): Subject to Section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework.

Taking the aforementioned into consideration, it is concluded that all land development within the Municipality must be in line with the SDF, which obtains its basis from the IDP.

1.3 Content of the SDF

According to Section 21 of the Spatial Planning and Land Management Act, 2013 (Act 16 of 2013), a municipal SDF must include the following:

- a) Give effect to the development principles and applicable norms and standards as set out in Chapter 2 of the Act;
- b) Include a written and spatial representation of a five-year spatial development plan for the spatial form of the municipality;
- c) Include a longer-term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern for the next 10 – 20 years;
- d) Identify current and future significant structuring and restructuring elements of the spatial form of the municipality, including development corridors, activity spine and economic nodes where public and private investment will be prioritised and facilitated;
- e) Include population growth estimates for the next five years;
- f) Include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;
- g) Include estimates of economic activity and employment trends and location in the municipal area for the next five years;
- h) Identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years;
- i) Identify the designated areas where national and provincial inclusionary housing policy may be applicable;
- j) Include a strategic assessment of the environmental pressures and opportunities with the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips, where applicable;
- k) Identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be applicable;
- l) Identify the designation of areas in which:
 - (i) More detailed local plans must be developed; and
 - (ii) Shortened land use development procedures may be applicable and land use scheme may be so amended;
- m) Provide the spatial expression of the coordination, alignment and integration of sectoral policies of all municipal departments;
- n) Determine a capital expenditure framework for the municipality's development programmes and depict them spatially;
- o) Determine the purpose, desired impact and structure of the land use management scheme to apply in that municipal area; and

- p) Include an implementation plan comprising of:
- (i) Sectoral requirements, including budgets and resources for implementation;
 - (ii) Necessary amendments to the land use scheme;
 - (iii) Specification of institutional arrangements necessary for implementation;
 - (iv) Specifications of implementation targets, including dates and monitoring indicators; and
 - (v) Specifications, where necessary, of any arrangements for partnerships in the implementation process.

This SDF is fully compliant with the aforementioned requirements.

1.4 Structure of the SDF

Table 1.1 below provides a breakdown of the structure and chapters of the SDF.

Table 1.1: Structure of the SDF.

No	Chapters
1	<p>Chapter 1: Introduction and Content</p> <p>Chapter 1 outlines the background and requirements for the preparation of a municipal spatial development framework. It further provides an overview of the Drakenstein Municipality.</p>
2	<p>Chapter 2: Situational Analysis</p> <p>Chapter 2 provides an overview of the key spatial challenges and opportunities that Drakenstein Municipality is currently facing. Furthermore, this chapter provides future population and household growth estimates for the Municipality, and a land use budget for the short, medium and long-term (i.e. 5-, 10- and 20-year growth).</p>
3	<p>Chapter 3: Development Plan</p> <p>Chapter 3 provides the long-term spatial development vision statement, as well as the conceptualisation of the vision into spatial themes, spatial priority areas and spatial focus areas (including maps with defined elements). In addition, this Chapter outlines spatial interventions and capital projects for each spatial focus area.</p>
4	<p>Chapter 4: Implementation Plan</p> <p>Chapter 4 seeks to align much of the previous sections into a targeted set of implementation recommendations. The chapter includes a capital expenditure framework for the municipality’s development and infrastructure programmes. Furthermore, a description of the institutional arrangements and partnerships to implement the spatial priorities is given. Finally, a Monitoring and Review section details how the SDF proposals must inform priorities, performance indicators and targets of the IDP, and of other relevant sector plans.</p>

1.5 Overview of the Drakenstein Municipality

The Drakenstein Municipality is centrally located within the Cape Winelands District (CWD), within the Western Cape. The Municipality is bisected by major transport routes, such as the N1 National Road, the R44, the R45, the R101 (MR202) and the Wellington – Cape Town Railway Line, which connects the Greater Cape Metro Regional Area with the rest of South Africa. Drakenstein Municipality is one of the 22 intermediate cities in South Africa. During 2024, the Municipality was rated as the number one intermediate city for good governance in South Africa by Good Governance Africa in the Governance Performance Index Report of 2024.

Drakenstein Municipality at a glance

Area: 1 538 km ² (i.e. 153 800 hectares or 1 538 000 000m ² [1.538 billion square metres])	Population: 311 600 people
Main Towns: Paarl, Wellington and Mbekweni	Rural Settlements: Saron, Gouda, Hermon, Windmeul, Bain's Kloof Village and Simondium
Number of Households: 77 900	Number of Informal Settlements: 43
Households without Income: 11 755	Economic Profile: <ul style="list-style-type: none"> • Unemployment Rate: 8.7% (SA: 32.1%) • Rate of Inequality: Gini Coefficient: 0.59 (SA: 0.67)
Agriculture: Farms: 2 346	Building Plans Approved (May 23 – April 24): 1 740
Number of Education Facilities: <ul style="list-style-type: none"> • Primary: 54 • Secondary: 25 • Special Schools: 3 • FETs: 3 • University: 1 	Registered Businesses: 3 316
Libraries: <ul style="list-style-type: none"> • Municipal Libraries: 9 • School Libraries: 10 	Number of Police Stations: 6
Health Care Facilities: <ul style="list-style-type: none"> • PHC (fixed): 14 • PHC (mobile): 6 • ART: 20 • TB: 21 • Regional Hospital: 1 	Household access to Basic Services: <ul style="list-style-type: none"> • Water: 100% • Sanitation: 100% • Refuse Removal: 100% • Electricity: 94.9%
16 282 Registered Indigent Households: <ul style="list-style-type: none"> • Free Basic Water: 16 282 • Free Property Rates: 8 891 • Free Basic Electricity: 18 333 	Services Losses: <ul style="list-style-type: none"> • Electricity: 3.95% (SA: 7 to 10%) • Water 17% (SA: 15 to 30%)

(Source: Drakenstein Municipality, Integrated Development Plan 2024/25).

1.6 Adjoining Municipalities

Drakenstein Municipality is bordered by the Swartland Municipality towards the north-west. Witzenberg Municipality borders Drakenstein Municipality towards the north-east, and the Bergriver Municipality abuts the northern border of Drakenstein Municipality. Towards the east, Drakenstein is bordered by the Breede Valley Municipality, to the south by the Stellenbosch Municipality, and towards the south-west by City of Cape Town. The spatial interventions contained in neighbouring municipal SDFs will impact and inform the Drakenstein SDF's spatial interventions.

In addition, these municipalities are dependent on one another and should ensure that a consistent approach to key elements are shared to ensure that the system's functionality is maintained and managed sustainably and is also resilient. The following key aspects are important to consider in this regard:

- a) Maintaining and managing the integrity to linear green/open spaces;
- b) Understanding the regional settlement hierarchy and positioning of the major nodes and their sustainable growth related to one another;
- c) Management of alien invasive species to reduce the risk and spreading of fires, and to enhance the water supply as shared water resources;
- d) Disaster risk management;
- e) Land use management;
- f) Protection of cultural and scenic landscapes, routes and mountain passes; and
- g) Shared mobility corridors and transport infrastructure.

Map 1.1 below illustrates the relative location of the various municipalities in relation to Drakenstein Municipality.

1.7 Regional Context

According to the 2014 Western Cape Provincial Spatial Development Framework (PSDF), Drakenstein Municipality forms part of the Cape Metro Functional Region, in which leading towns such as Paarl are targeted for strategic infrastructure interventions such as public transport and upgrading, due to their strategic locality. The 2014 PSDF identified Paarl as a regional centre, and Wellington as a service centre.

1.8 District Context

From a district perspective, Drakenstein Municipality, together with Witzenberg Municipality, Stellenbosch Municipality, Breede Valley Municipality and Langeberg Municipality forms the Cape Winelands District Municipality. According to the Western Cape Government's 2023 Socio-Economic Profile for the Cape Winelands District Municipality, Drakenstein is the most populated and urbanised municipal area within the District, with an estimated 91% of its population residing in urban classified areas, followed by Stellenbosch (76%), Langeberg (74%), Breede Valley (70%) and Witzenberg (65%).

According to the 2024/2025 Cape Winelands District Municipal Economic Review and Outlook (MERO), Drakenstein's economy is the leading economy in the District and supports a wide range of jobs, particularly in the tertiary sector, which is the dominant contributor to economic output. It is also noted that noticeable growth has been seen in the service-orientated jobs due to urbanisation and the expansion of industries such as finance, trade, and personal services.

1.9 Spatial Development Framework User Guide

The SDF intends to guide where investment will be prioritised and involving the private sector in such decisions is considered to be important for establishing partnerships in development.

Therefore, the focus of the SDF is on providing important development principles rather than detailed development parameters, which fall within the scope of the Drakenstein Zoning Scheme Bylaw, 2018. It should be noted, even if an area is included within the urban edge, it must not be construed as if certain development rights have already been granted. All formal legislatively required application processes, in terms of the applicable legislation, must still be followed in order to obtain developmental rights.

1.9.1 Step-by-step guideline to determine alignment in terms of the SDF

The following practical steps can be followed to determine alignment of a development proposal with this SDF:

1. Identify the specific SDF Focus Area within which the subject property or area is located;
2. Locate the property/site on one of the respective Spatial Focus Area Maps, Environmental and Heritage consideration Maps and Human Settlements Projects Maps;
3. Peruse through the SDF Focus Area Spatial Interventions and Capital Projects;
4. Evaluate the development proposal against the SDF Focus Area Spatial Interventions and Capital Projects. The definition of the SDF Elements, as defined in Chapter 3, Table 3.3, must be used in order to evaluate the alignment of a proposed development with the SDF;
5. In order to be aligned with the SDF, the proposed use must be "*reasonably*" aligned with the general scope and definition of the applicable SDF Designation and Elements, and Spatial Focus Area Spatial Interventions and Capital Projects; and
6. Should the development proposal be impacted or reliant on the implementation of an SDF Spatial Intervention and Capital Projects, the Implementation Matrix, as contained in Chapter 3, Tables 3.4 - 3.24 below, must be used to determine the implementation readiness and programme of the Spatial Interventions and Capital Projects.



Map 1.1: Regional Context of Drakenstein Municipality.

1.9.2 Implementation of the SDF

Implementation of the SDF includes the monitoring of goals or key performance indicators, as well as the implementation of capital investment and policies. This process should start as soon as the SDF has been approved and endorsed. There will be three main aspects to implementation:

- a) Using the SDF to guide municipal decision-making in directing the location and nature of capital projects and operational activities in the various sector plans. This will occur via the IDP and the budget - Medium-term Revenue and Expenditure Framework (MTREF);
- b) Drawing up strategies or policies, incentives, and Bylaws to facilitate implementation of the SDF by various stakeholders; including sector departments who have submitted their finalised sector plans; and
- c) Development control (land use management) procedures for the processing of building plans and change of land use applications. Such revisions should be guided by the vision, goals, principles and spatial development proposals put forward by the SDF.

2 SITUATIONAL ANALYSIS

2.1 Summary of key challenges

The main objective of this chapter is to provide an overview of the key spatial challenges that the Drakenstein Municipality is currently facing and that must be addressed to ensure sustainable management and growth of the Municipality.

The spatial challenges are discussed, in detail, in the SDF: Status Quo Report, which was prepared before the compilation of this SDF. The SDF: Status Quo Report, although being a separate document, should be regarded as part of this SDF document. The key challenges, as defined in the SDF: Status Quo Report, are discussed according to the following categories that impact on the future growth patterns of Drakenstein Municipality:

- a) Urban Form and Land Use Patterns;
- b) Settlements;
- c) Social and Community Facilities;
- d) Infrastructure;
- e) Economic Activity;
- f) Movement and Linkages; and
- g) Natural Environment.

Table 2.1: Key spatial challenges.

Key Spatial Challenges
Category 1: Urban Form and Land Use Patterns
<ul style="list-style-type: none"> a) The legacy of spatial-racial segregation still characterise the pattern of land uses within the municipality; b) Scarce suitable land for decanting and/or relocation of informal settlements exist; c) Land invasion of prime land parcels by informal dwellers occurs; d) Competing land use is prevalent (i.e. housing vs. recreational spaces and housing vs. agricultural use); e) Urban decay/degeneration of the old CBD's is occurring at a steady pace; and f) Pressure for developments that constitute urban sprawl and leap frog development persists.
Category 2: Settlements
<ul style="list-style-type: none"> a) The creation of sustainable settlements; b) The increasing trend in people living in backyard structures and informal settlements; c) The current method of housing delivery is monotonous and ineffective; d) The rate at which housing is delivered is too slow compared to the ever increasing housing backlog; e) Farm evictions in rural towns/areas are persisting; f) The new subsidised housing schemes are located on the edge of townships in Mbekweni and Paarl East, away from economic and social opportunities; and g) The upgrading of municipal rental housing is an ongoing concern for the municipality.
Category 3: Social and Community Facilities
<ul style="list-style-type: none"> a) Access to social facilities in lower to middle income residential areas are limited; b) The Paarl and Wellington Cemeteries will soon reach full capacity; c) The maintenance and upgrade of existing sport and recreational facilities are costly; and d) There is a lack of socio-economic data per ward.

<p>Category 4: Infrastructure</p> <p>a) Water: Paarl and Wellington both require upgrading of their feeder mains to cater for anticipated future growth;</p> <p>b) Wastewater: The current backlog must be addressed to provide at least a minimum level of wastewater service, High Groundwater Infiltration and Waste Water Treatment Plant (WWTP) overflow during high rainfall days;</p> <p>c) Wastewater: Numerous pump stations require upgrading;</p> <p>d) Electricity: The reticulation network needs strengthening to facilitate planned growth in existing areas and new developments on the urban edge, namely Vlakkeland and developments south of the N1, which will require the construction of new 132/66/11 KV substations;</p> <p>e) Informal and illegal electricity connections are challenges;</p> <p>f) Stormwater: New detention dams for stormwater management for housing projects are required;</p> <p>g) Solid Waste Removal: The Wellington Waste Disposal Facility is close to reaching its capacity;</p> <p>h) Transport: Safety, long waiting times, poor integration between modes, illegal operations and lack of law enforcement are concerns; and</p> <p>i) Aging bulk infrastructure. The cost of service delivery increases due to unplanned maintenance on bulk infrastructure that has passed its operation life.</p>
<p>Category 5: Economic Activity</p> <p>a) The economy is not sufficiently diversified, both in terms of sub-sectors and the export basket;</p> <p>b) Capital Investment is declining, and the pace of job creation is too slow to absorb labour with high levels of youth unemployment; and</p> <p>c) Assistance to local business enterprises to recover from shocks and implementing and giving access to better and faster internet/Wi-Fi services.</p>
<p>Category 6: Movement and Linkages</p> <p>a) Poor integration between modes of transport in Drakenstein, namely rail, road-based taxi and private vehicles;</p> <p>b) Lack of infrastructure provision for public transport and non-motorised transport (NMT);</p> <p>c) The R44 through Wellington experiences heavy daily traffic volumes of traffic, with people journeying from north to south; and</p> <p>d) Heavy freight has increased as a result of industrial growth in and around Paarl, leading to excess heavy loading of the existing road network.</p>
<p>Category 7: Natural Environment</p> <p>a) Ad hoc transformation of the natural landscape, without giving consideration to scenic landscape quality, cultural heritage significance, and loss of biodiversity;</p> <p>b) Improve the management and monitoring of air quality in the entire municipal area;</p> <p>c) Urban encroachment into agricultural areas that offer good soil potential;</p> <p>d) Land degradation and increased water and soil contamination as a result of urban sprawl;</p> <p>e) The persistence of alien vegetation, which allows for veld fires to occur more frequently and intensely, destroying soil structure and seed banks;</p> <p>f) Climate change; and</p> <p>g) Over-abstraction and modification of natural watercourses is altering flow regimes, which impacts on species migration and breeding, aquatic habitats, food resources, and wetland ecosystems.</p>

2.2 Population and Household Growth

According to the StatsSA Mid-year Population Estimate MYPEPPU2024.2 (September 2024), the population of Drakenstein is estimated to be 311 600 persons. The number of households is estimated, by Drakenstein, to be 77 900. Furthermore, the Provincial Population Unit estimates that the population of Drakenstein is growing at 1.64% per annum.

The Drakenstein SEP (2023) states that in 2022, the Drakenstein municipal area emerged as the most densely populated region within the District, accommodating 31% of the district’s total population. According to the Drakenstein SEP (2023), the estimated average annual population growth rate between 2023 and 2027, is 1.6%.

However, DEADP and CAHF (2022) states that having increased relatively faster at 2.6% per annum between 2001 and 2011, Drakenstein Municipality’s population growth is estimated to slow to 2.2% per annum up to 2023, at which point the population growth rate is expected to further increase slightly to 2.3% per annum up to 2028.

As of 2022, there are more females than males in the Drakenstein municipal area, with a ratio of 50.6% (females) to 49.4% (males). The projected ratio remains relatively constant towards 2023 and remains largely unchanged from 2023 to 2026. The average size of households is expected to remain at 4 people per household from 2022 to 2026. DEADP and CAHF (2022) notes that the household size has been declining slightly from 4.2 in 2001 to 3.9 in 2016. Contributing factors to this trend of a constant average household size include, but are not limited to, lower fertility rates, ageing population, divorce, cultural patterns surrounding intergenerational co-residence, as well as socio-economic factors that shape trends in employment, education, and housing markets (Drakenstein SEP, 2022).

Taking the above-mentioned information into consideration, the population projections for the Municipality were calculated based on the two following scenarios (refer to Table 2.2 and 2.3 below):

- a) An average annual growth rate of 2.2% (maximum) and 1.5% (minimum) will be applied for Drakenstein Municipality; and
- b) The number of households was calculated by dividing the total population by the average household size for period which was calculated at 4.2 (maximum) and 4 (minimum) persons per household.

Table 2.2: Population and Household Projection, Short, Medium and Long-term (growth rate at 2.2% and 4.2 persons per household).

Population/ Households		Year						Total Growth		
		2025	2030	2035	2040	2045	2050	Short term: 2025- 2030	Medium- term: 2025- 2035	Long- term: 2025- 2050
1	Population Total	311 600	347 417	387 352	431 877	481 521	536 870	35 817	75 752	225 270
2	Households	74 190	82 718	92 226	102 827	114 647	127 826	8 528	18 036	53 636

Table 2.3: Population and Household Projection, Short, Medium and Long-term (growth rate at 1.5% and 4 persons per household).

Population/ Households		Year						Total Growth		
		2025	2030	2035	2040	2045	2050	Short term: 2025- 2030	Medium- term: 2025- 2035	Long- term: 2025- 2050
1	Population Total	311 600	335 681	361 624	389 572	419 680	452 114	24 081	50 024	140 514
2	Households	77 900	83 920	90 406	97 393	104 920	113 028	6 020	12 506	35 128

2.3 Housing Demand

According to the Western Cape Department of Infrastructure (December 2024), the Drakenstein Housing Demand Database is in excess of 43 000 applicants. However, the active demand is determined to be 21 817 applicants. For the purposes of this SDF the active demand will be utilised. Should the number of applicants be regarded as households, it can be concluded that 29% of Drakenstein’s total households represent the Housing Demand Database. Table 2.4 below indicates the profile of applicants on the housing demand database in Drakenstein Municipality, as recorded in the Western Cape Department of Human Settlements database (December 2024). The overwhelming majority of applicants (17868 applicants or ±81% of the total number of applicants on the demand database) qualify for fully subsidised housing assistance. These are households earning between R0-R3,501 per month.

It is critical to note that the National Department of Human Settlement acknowledged that the approach of delivering top structures is unsustainable due to budget cuts. Provincial and local government were therefore instructed to review its current housing business plan and carefully consider its future housing business plans with the emphasis on downscaling on the delivery of top structures. Furthermore, the National Department of Human Settlement indicated that only projects that comply with the following criteria will be supported by the department:

- a) Housing for the elderly, military veterans, people living with disabilities, evicted farm workers and child-headed households;
- b) Medium to high density development that promote integrated development; and
- c) Housing projects that are currently subject to contractual commitments for the MTREF period, as part of a contractor’s current work package which has been awarded.

Table 2.4: Housing Demand in Drakenstein Municipality.

Active Demand Across Income Group			
(Source: WC Cape Housing Demand Database [WCHDDDB, December 2024])			
Serial No	Income Range (Monthly Household Income)	Active Demand	
1	R0 - R3 500	17 868	
2	R3 501 – R7 000	2 633	
3	R7 001 – R15 000	942	
4	R15 001 – R22 000	122	
5	R22 001 and Above	135	
TOTAL		21 817	
Demand per specific geographical area			
(Drakenstein Integrated Human Settlements Plan, 2020)			
6	Paarl and Dal Josaphat	10 219	51%
7	Wellington and Van Wyksvlei	4 461	23%
8	Mbekweni	3 037	15%
9	Saron	893	5%
10	Simondium	685	3%
11	Gouda	461	2%
12	Hermon	23	0.1%
13	Klapmuts North	11	0.1%

The Western Cape Department of Environmental Affairs and Development Planning, during 2022, undertook the compilation of a housing market study for the Paarl/Wellington/Mbekweni Area. The study entailed an analysis of the residential markets; housing supply and demand assessments; and analysis of the affordability gap in each area and intended to provide the intelligence needed to ensure evidence-led understanding of the housing markets in the area.

The study organised the housing market of the Paarl/Wellington/Mbekweni Area into the following five market segments:

- a) Entry Level Market: Properties valued under R300,000.00;
- b) Affordable Market: Properties valued between R300,000.00 and R600,000.00;
- c) Conventional Market: Properties valued between R600,000.00 and R900,000.00;
- d) High End Market: Properties valued between R900,000.00 and R1,2 million; and
- e) Luxury Market: Properties valued at over R1,2 million.

From a housing demand perspective, the study found that there are 72 207 households residing in Drakenstein Municipality in 2021. However, data on only 63 826 of the total households could be obtained via GEOTERRAIMAGE – Neighbourhood Lifestyle Index Release 2021. According to the aforementioned data only 47.1% of the total households can afford to purchase a property that is valued at more than R300,000. The aforementioned is based on the assumption that the interest rate is 7.75%, the home loan tenure is 20 years, the required deposit is 10%, the housing premium to income ratio is 30%, and no FLISP. The Table 2.5 below presents a breakdown of the number of households in terms of their affordability per market segments:

Table 2.5: Number of households in terms of affordability per market segments.

Serial No.	Monthly Household Income Bracket	Number of households	Percentage of households	Minimum monthly household income required	Maximum monthly household income required
1	Entry Level Market (≤R300,000)	33 762	52.9%	-	R7,300
2	Affordable Market (Between R300,001 and R600,000)	10 469	16.4%	R7,300	R14,750
3	Conventional Market (Between R600,001 and R900,000)	5 532	8.7%	R14,750	R22,200
4	High End Market (Between R900,000 and R1,2 million)	2 680	4.2%	R22,200	R29,600
5	Luxury Market (Valued at over R1,2 million)	11 383	17.8%	R29,600	-
6	TOTAL	63 826	100%		

From a housing supply perspective, data regarding the number of residential properties located within the Paarl/Wellington/Mbekweni Area was sourced from the Deeds Office. According to the Deeds Office, in 2021, there were 34 060 residential properties in the Paarl/Wellington/Mbekweni Area. The properties are organised per market segment in Table 2.6 below.

Table 2.6. Number of residential properties per market segment.

Serial No.	Market Segment	Number of residential properties
1	Below R300,000	7330
2	Between R300,001 and R600,000	3625
3	Between R600,001 and R900,000	6626
4	Between R900,001 and R1,2 million	4347
5	Over R1,2 million	12 132

Taking the above table into consideration, it is clear that the overwhelming majority of the properties within the Paarl/Wellington/Mbekweni Area is valued at over R1,2 million and caters for the luxury market.

The study concluded that there is an under-supply in the Entry-Level Market Segment as there are only 7 330 properties valued at below R300,000, whilst there are 33 762 households who can participate in this market segment. It can only be assumed that approximately 26 432 households stay in backyard dwellings or informal settlements. It is also important to note that the total of 26 432 households exceed the total of households that are registered on the Western Cape Housing Demand Database.

In the Affordable Market an under-supply is also noticed as there are 3 625 properties valued between R300,001 and R600,000, whilst there are 10 469 households who can participate in this market segment. With regard to the Conventional and High-End Market Segments, the opposite from the Entry-Level and Affordable Market is noticed. During 2021, there were 10 973 properties in the Conventional and High-End Market Segments combined. During the same time there were 8 212 households that can participate in these market segments. The aforementioned indicates to a slight over-supply.

The Luxury Market Segment appeared to be functioning well as there were 12 132 properties, and 11 383 households who can participate in this market segment. The study concluded that there is an under-supply of Entry-Level and Affordable Housing, in relation to the number of households in the lower income brackets. It is identified that the gap between properties and households can potentially be addressed by leveraging private developer investment towards the construction of additional affordable housing for both ownership and rental.

Taking the aforementioned into consideration, this Municipality must investigate ways of leveraging private developer investment to address the under-supply of properties in the Entry-Level and Affordable Housing Market Segments.

2.4 Priority Human Settlements and Housing Development Areas

During May 2020, the Minister for Human Settlements, Water and Sanitation declared 136 Priority Human Settlements and Housing Development Areas (PHSHDAs).

The objective of the PSHDA's is to synchronise the following housing programmes:

- a) Integrated Residential Development Programme;
- b) Social Housing Programme in Restructuring Zones;
- c) Informal Settlement Upgrading Programme;
- d) Finance Linked Individual Subsidy Programme;
- e) Special Presidential Package Programme on Revitalisation of Distressed Mining Communities;
and
- f) Enhanced People's Housing Process.

One PSHDA was declared within Drakenstein. The National Department of Human Settlements recognised that the towns of Paarl, Mbekweni and Wellington are evolving into one urban conglomeration. The Drakenstein PSHDA was therefore declared over the areas of Paarl East, Paarl CBD, Mbekweni and Wellington (excluding the established Wellington Industrial Park), where housing infrastructure investment is most required.

However, it must be noted that the PSHDA does not include all the areas within Drakenstein where housing projects are planned in terms of the housing project pipeline. The planned housing projects within Simondium, Gouda and Saron are not included within the PSHDA. Furthermore, the declared Paarl South Restructuring Zone was also not included in the Drakenstein PSHDA.

The PSHDAs are indicated in Maps 2.1 - 2.2 below.

Drakenstein Municipal records indicate that, on average, 574 housing units have been delivered per year between 1998 and 2014. At the current rate of delivery, it would take the municipality approximately 47 years to deliver the number of additional subsidised units required by 2035, notwithstanding the limited government subsidy for housing projects.

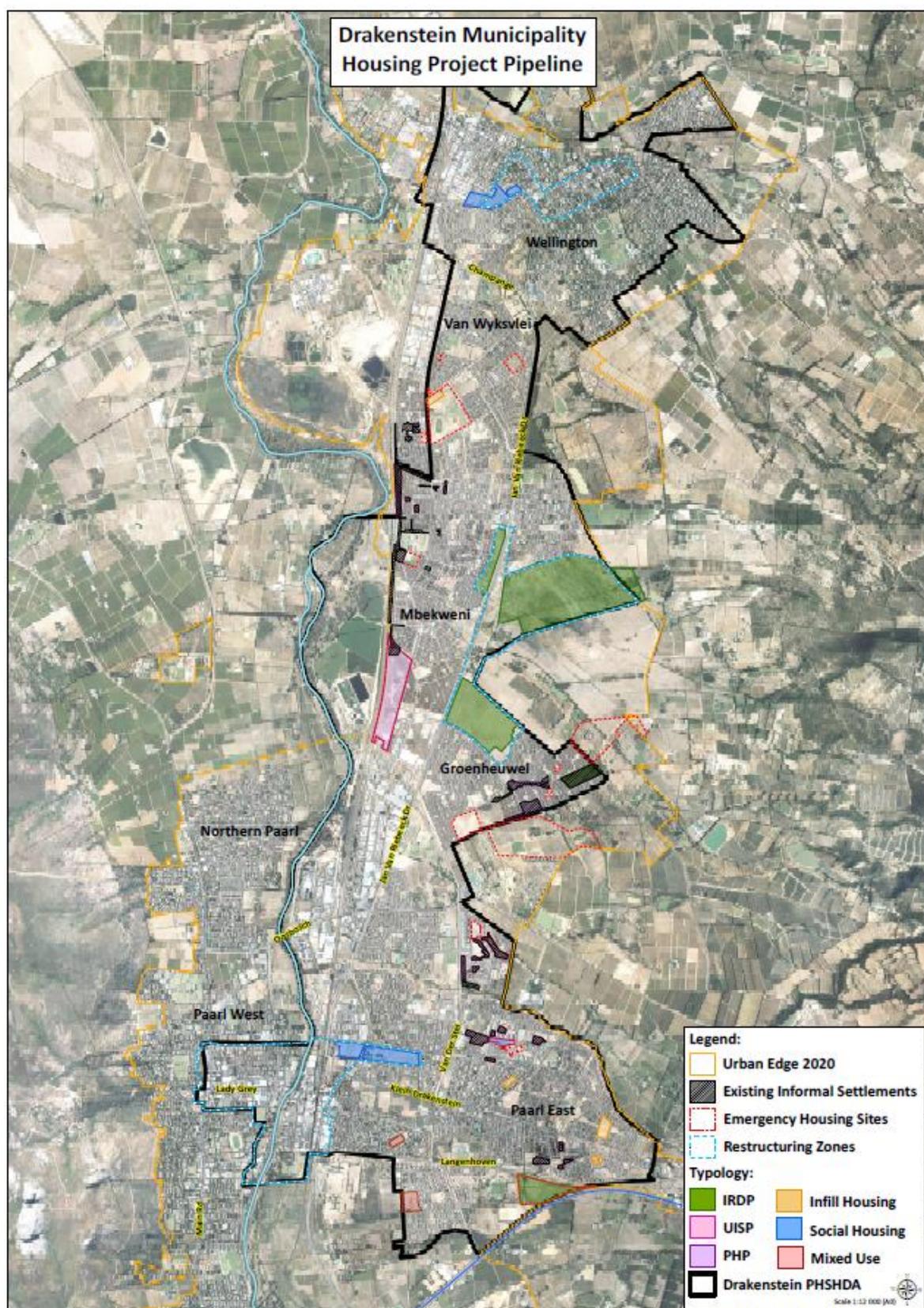
For a detailed breakdown of the Human Settlements Project Pipeline, please refer to Annexure A. The information provided includes the Project/Informal Settlement Name, the associated property descriptions, subsidy type, number of potential opportunities, current status of project, whether it has been approved by Council or not and the timeframe for implementation to begin.

2.5. Drakenstein Municipality Cemeteries

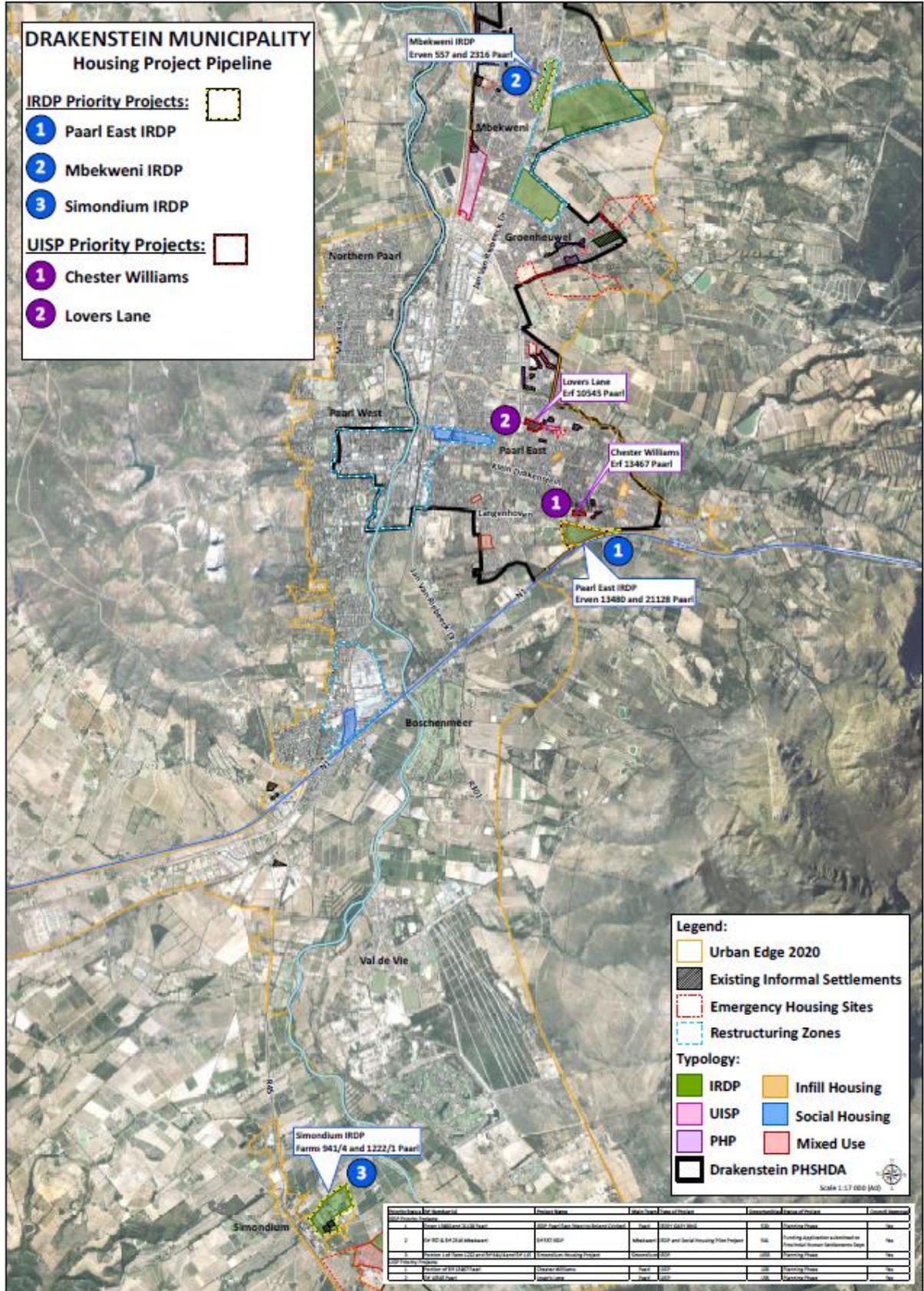
The Municipality is fast running out of cemetery space within Paarl and Wellington. In order to address the short term need for burial space, the expansion of the Parys Cemetery was facilitated.

In addition, in order to make provision for adequate space available for medium term burial purposes, Farm 486 Paarl Division, which is located within Nieuwedrift is being developed by the Municipality for cemetery purposes. The new cemetery will provide 13 653 burial spaces.

However, the need has also been identified to implement more efficient and sustainable ways of utilising cemetery space, i.e. interment practices, cremation, cribs, etc.



Map 2.1: Wellington, Paarl, Mbekweni and Paarl East.
(Source: Drakenstein Integrated Human Settlements Plan, 2019).



Map 2.2: IRDP and UISP Priority Projects.
(Source: Drakenstein Integrated Human Settlements Plan, 2019).

2.6 Land Use Budget

This section describes the Land Use Budget. Section 2.6.1 below determines land required to provide for residential demand compared to the available vacant land within the urban edge. This process determines whether there is a deficit or surplus of land to accommodate urban growth. In each case there is sufficient land within the urban edge to accommodate future growth. However, it must be kept in mind that the amount of land available can significantly decrease due to constraints as individual site analysis were not conducted.

Furthermore, Section 2.6.2 of the land use budget analysis consists of tables calculating the extent of land required for social and community facilities. This requirement must be part of the equation and included as a sub-component of the above-mentioned residential demand tables.

2.6.1 Land Use Budget Tables

The comprehensive Land Use Budget is attached as Annexure C. The budget outlines the land required for residential purposes over three timeframes of 5, 10 and 20 years with a nett density of 50, and 100 dwelling units per hectare (with the erf sizes measuring $\pm 100\text{m}^2$ and $\pm 200\text{m}^2$ in size, respectively).

The first analysis (refer to Table 2.7 below) proposes a 2.2% population and dwelling unit growth and 4.2 persons per household (refer to Table 2.2 above). The second analysis (refer to Table 2.8 below) proposes a 1.5% population and dwelling unit growth and 4 persons per household (refer to Table 2.3 above). The housing beneficiary list and the 5-, 10- and 20-year household growth¹ are added together. The land required for each density (50, and 100 units per hectare) is calculated. Thereafter, land for Roads and Social/Community Facilities² (refer to the separate tables included in Annexure C), Commercial and Industrial uses is added.

Table 2.7. Residential Land Use Budget: 2.2% population growth rate.

Serial No.	Timeframes	Density	Estimated Requirement
1	5-year Growth	Nett: 100 du/ha (100m ² erf size)	±305 ha
		Nett: 50 du/ha (200m ² erf size)	±609 ha
2	10-year Growth	Nett: 100 du/ha (100m ² erf size)	±410 ha
		Nett: 50 du/ha (200m ² erf size)	±820 ha
3	20-year Growth	Nett: 100 du/ha (100m ² erf size)	±658 ha
		Nett: 50 du/ha (200m ² erf size)	±1 315ha

¹ The household (including population) growth tables (i.e. Table 2.3 and 2.4) are included under section 2.2 (Population Growth) of this document.

² Decimel rounded to the nearest hectare.

Table 2.8. Residential Land Use Budget: 1.5% population growth rate.

Serial No.	Timeframes	Density	Estimated Requirement
1	5-year Growth	Nett: 100 du/ha (100m ² erf size)	±274 ha
		Nett: 50 du/ha (200m ² erf size)	±548 ha
2	10-year Growth	Nett: 100 du/ha (100m ² erf size)	±342 ha
		Nett: 50 du/ha (200m ² erf size)	±685 ha
3	20-year Growth	Nett: 100 du/ha (100m ² erf size)	±496 ha
		Nett: 50 du/ha (200m ² erf size)	±991 ha

2.6.2 Social/Community Facilities Tables

The number of estimated new residential units in terms of different development density/timeframe scenarios is used to determine the land required for social and community facilities for future growth. The total from the six tables are provided in two shortened tables below. The full tables are included in Annexure C. In addition, a summary is provided to the background information to the DEADP social and community facility development parameters document and an explanation of the six social/community facility requirement tables.

Table 2.9. Estimated Road and Social/Community Facilities requirements: 2.2% population growth rate.

Serial No.	Timeframes	Estimated Requirement
1	5-year Growth	±481 ha
2	10-year Growth	±642 ha
3	20-year Growth	±1 044 ha

Table 2.10. Estimated Road and Social/Community Facilities requirements: 1.5% population growth rate.

Serial No.	Timeframes	Estimated Requirement
1	5-year Growth	±436 ha
2	10-year Growth	±534 ha
3	20-year Growth	±791 ha

The parameters used to determine the required social and community facilities for each of the three development density/frameworks were referenced from the Department of Environmental Affairs and Development Planning's (DEADP)'s *'Development Parameters: A Quick Reference for the Provision of Facilities within Settlements of the Western Cape'* document (refer to the table included in Annexure C).

The following aspects must be noted about the social/community facilities tables as indicated in Annexure C):

- (i) The total extent of land required for social/community facilities is estimated to be large compared to the land needed for residential growth, but it must be borne in mind that it is conceivable that much less land can be utilised in terms of efficiency and a providing multi-purpose use of the land;
- (ii) The household size of 4.2 for 2.2% growth rate and 4 for 1.5% growth rate is used to determine the population for new developments and is included in the social/community facilities tables;
- (iii) The number of new dwelling units and not the population threshold parameter is used to determine the number of social/community facilities;
- (iv) The social/community facilities tables are compiled for each growth level (2.2% and 1.5%) per timeframe (5, 10 and 20 years) for each growth percentage. Therefore, six of these social/community facilities tables are compiled;
- (v) Some of the thresholds for social/community facilities are not reached in terms of new dwelling units and are therefore shown as not applicable with a strikethrough;
- (vi) Where a threshold range is recommended, this range is reflected in the number of social/community facilities required as well;
- (vii) A property size is indicated for each social/community facility except for three (Pre-Primary Schools & ECD Centres, Local Public Clinics [Community Health Centre] and Post Offices), which is indicated by the ^ symbol to indicate the recommended building size. These building sizes are doubled to make provision for parking, open areas, landscaping, building lines, etc.; and
- (viii) The social/community facilities' extents and totals are calculated to two decimal points and then rounded up or down when included in the two land use budget tables.

The Land Use Budget Analysis concluded the following:

- a) At a household size of 4.2 and 2.2% growth rate:
 - (i) ±800.5 ha of land is required for urban uses over 5 years at a nett density of 100 du/ha;
 - (ii) ±1 104.5 ha of land is required for urban uses over 5 years at a nett density of 50 du/ha;
 - (iii) ±1 077 ha of land is required for urban uses over 10 years at a nett density of 100 du/ha;
 - (iv) ±1 477 ha of land is required for urban uses over 10 years at a nett density of 50 du/ha;
 - (v) ±1 752 ha of land is required for urban uses over 20 years at a net density of 100 du/ha;
 - and
 - (vi) ±2 409 ha of land is required for urban uses over 20 years at a net density of 50 du/ha.
- b) At a household size of 4 and 1.5% growth rate:
 - (i) ±724.5 ha of land is required for urban uses over 5 years at a nett density of 100 du/ha;
 - (ii) ±998.5 ha of land is required for urban uses over 5 years at a nett density of 50 du/ha;
 - (iii) ±901 ha of land is required for urban uses over 10 years at a nett density of 100 du/ha;
 - (iv) ±1 244 ha of land is required for urban uses over 10 years at a nett density of 50 du/ha;
 - (v) ±1 740 ha of land is required for urban uses over 20 years at a nett density of 100 du/ha;
 - and
 - (vi) ±1 832 ha of land is required for urban uses over 20 years at a nett density of 50 du/ha.

3 DEVELOPMENT PLAN

The aim of this chapter is to outline the spatial vision and the associated development principles and spatial themes that inform and guide the spatial interventions at a municipal scale. The spatial vision draws on the principles outlined in SPLUMA, as well as on the vision set out in the IDP.

The IDP is considered to be the key strategic tool for facilitation and management within Drakenstein Municipality. In addition, the IDP is the overall strategic development plan for a municipality, prepared in terms of the Municipal Systems Act, 2000 (Act 32 of 2000).

An SDF presents the long-term vision of the spatial desired form of the Municipality. The SDF is the spatial core component of the IDP, as it directs municipal and private sector spending and investment by introducing spatial interventions that will assist in achieving the long-term developmental vision of Drakenstein Municipality.

3.1 Development Principles

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or bylaw regarding spatial planning, and the development or use of land. Table 3.1 below summarises the development principles.

Table 3.1: The five development principles as stipulated in SPLUMA.

Spatial Justice
Past spatial and other development imbalances must be redressed through improved access to, and use of, land by disadvantaged communities and persons.
Spatial Sustainability
Spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability by: encouraging the protection of prime and unique agricultural land; promoting land development in locations that are sustainable, and limit urban sprawl; consider all current and future costs to all parties involved in the provision of infrastructure and social services to ensure the creation of viable communities.
Efficiency
Land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined in order to promote growth and employment.
Spatial Resilience
Ensure sustainable livelihoods in communities that are likely to suffer the impacts of economic and environmental shocks.
Good Administration
All spheres of government must ensure an integrated approach to land development and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendments of SDFs.

3.2 Alignment of the strategic visions of the SDF and the IDP

The IDP vision for Drakenstein Municipality is formulated as “A City of Excellence”. To achieve this vision, the Municipality has identified the following six Key Performance Areas (KPA):

- a) Governance and Compliance – Strategic Outcome: A responsive Municipality based on sound principles which embodies and embraces the rule of law, public participation, accountability, and responsibility;
- b) Finance – Strategic Outcome: An affordable and sustained revenue base to finance capital and operating budget expenses. Sound financial management practices and clean audit reports to build the public’s confidence in management;
- c) Organisation and Human Capital – Strategic Outcome: A motivated and skilled workforce that supports the operational needs of the Municipality in the implementation of the IDP Objectives;
- d) Infrastructure and Services – Strategic Outcome: An adequate and well-maintained infrastructure network complementing the development goals of the Municipality;
- e) Planning and Development – Strategic Outcome: Well developed strategies implemented to promote economic growth and development in the municipal area; and
- f) Community Development – Strategic Outcome: To establish an environment where the poor and the most vulnerable are empowered through the building of social capital; the implementation of development programmes and support; and sustainable livelihood strategies.

The six KPAs are further broken down into thirty-nine Pre-Determined Objectives (PDOs) from which projects, programmes and key initiatives were formulated.

Through the combination of the identified projects, programmes and key initiatives with spatial attributes and features, the following seven interlinking SDF Themes were formulated to set the spatial development trajectory.

3.3 Seven SDF Themes

3.3.1 Implementing Catalytic Zones and Big Moves

The IDP identifies five Catalytic Zones that are intra-municipal zones of spatial and economic activity. Big Moves or game changers have been defined for each of the Catalytic Zones. Big Moves are proposals that will dramatically alter and improve the space, economy, and sustainability of Drakenstein. The below table presents the five Catalytic Zones and Big Moves.

Table 3.2: The five Catalytic Zones and Big Moves.

Serial No.	Catalytic Zones	Big Moves
1	Paarl East – West Integration Corridor	<ul style="list-style-type: none"> • Development of the Berg River Corridor / Paarl Waterfront and Arboretum Precinct. • Implementation of the Klein Drakenstein Road Central Improvement District (including Lady Grey Street). • The Paarl Central Business District Renewal and integration between Paarl East and West.
2	North City Integration	<ul style="list-style-type: none"> • Development of the Dal Josafat Industrial Area. • Expansion of the Wellington Industrial Park. • Implementation of the Wellington Urban Design Framework. • Development of Vlakkeland, Erf 16161 and Erf 557 Mixed Use Development. • Berg River Boulevard Extension to R45 and Nieuwedrift development.
3	N1 Corridor	<ul style="list-style-type: none"> • Implement an Integrated Commercial and Industrial Hub at Klapmuts. • Promotion of a light Industrial and Commercial Hub at Ben Bernhard (Old Paarl Road and R45 intersection). • Promotion of mixed use developments along the Ben Bernhard corridor (between the N1 and the railway line). • Development of De Poort and Paarl Hamlet node • Development of Carolina / Lustigan Intersection.
4	South City Region	<ul style="list-style-type: none"> • Bulk infrastructure upgrades. • Creation of the Schuurmansfontein Road (DR1095) and Watergat Road Integrated Road. • Facilitation of development between the R301 and R45.
5	Hinterland	<ul style="list-style-type: none"> • Farmer Production Support Unit (Saron). • Gouda Logistics (Freight and Transport) Hub (i.e. possible Regional/National Truck Stop development and related ancillary land uses). • Gouda Agri-Processing Hub.

The Integrated Economic Growth Strategy (IEGS), 2019 emphasises the importance of enhancing investment facilitation and facilitating the ease of doing business with Drakenstein to ensure that the Municipality becomes the investment destination of choice in the Cape Winelands. The IEGS outlines the establishment of strategic enablers to unlock Drakenstein’s economic potential, which includes tourism and investment promotion within Drakenstein Municipality.

Drakenstein Municipality, through the SDF, can increase the economic growth metrics through the following tools and strategies:

- a) Communicating a clear and transparent development trajectory;
- b) Reducing red tape and increasing efficiency in development applications;
- c) Ensuring that infrastructure planning and delivery is aligned with the spatial development framework (infrastructure being the enabler of urban development);
- d) Releasing well-located land for mixed use development which should include affordable high density residential development (access to economic opportunities and decreased transportation cost);
- e) Investing and developing areas with high potential;
- f) Implementing urban regeneration strategies;
- g) Leveraging from Public Private Partnerships (PPP’s) for beautification and development of public assets (i.e. Paarl Waterfront and Arboretum); and
- h) Protecting and enhancing natural and historical assets that produce employment opportunities (i.e. tourism industry) (IEGS, 2019).

These overarching tools and strategies are by no means an exhaustive list, however they will all contribute, if successfully implemented, in increasing the Drakenstein Municipality's attractiveness, competitiveness and GDP. These considerations are integrated into the concepts and interventions of the SDF. Tourism has been identified as one of the key priority sectors to create jobs and grow the economy in South Africa, the Western Cape and specifically, in Drakenstein Municipality. The direct and indirect impact of tourism on the local economy will continue to affect the overall economic growth of the area during the next two to three years. There will definitely be a much more co-ordinated and inclusive approach between the different spheres of government and industry to make the local tourism industry more resilient and sustainable.

The role that the tourism sector must play as a key growth sector for the local economy is an important factor to be considered in this SDF. According to the Draft Tourism Development Plan (2019), tourism should be one of the top three priority sectors of the Drakenstein economy. The Tourism Development Plan has been developed to ensure that Drakenstein as a destination is adequately prepared to become one of the global premier destinations in the tourism space through facilitating an enabling environment to develop key components in the overall tourism value chain.

3.3.2 Promoting Integrated Environmental Management

The natural environment is a fundamentally important informant to spatial planning, as it is the main form-giving element of the natural landscape. The objective of this theme is to manage and protect the natural assets of the Drakenstein Municipality as defined in the SDF Status Quo Report, including the Critical Biodiversity Areas, protected areas, vulnerable terrestrial and freshwater ecosystems. The concept also promotes the strengthening of the role and contribution of natural assets in ecosystem functioning.

The Drakenstein Environmental Management Framework (EMF), 2022 informs the SDF since environmental resources are fundamental to development planning or determining how land should be used. The EMF recognises that there are important natural resources that need to be retained in order to provide for the needs and ensure the health and well-being of people in the Municipality over long-term. In addition, the EMF recognises that citizens value an area based on its important cultural and social resources. These contribute to the 'sense of place' and 'sense of community'. They may also play an important role in the local economy (e.g., tourist attractions). It is deemed preferable that the EMF serves as the '*environmental layer*' in the SDF. The SDF is informed by the environmental factors and information of the EMF, and therefore the SDF strives that the SDF spatial elements are integrated and aligned with the Environmental Management Zones (EMZs) as indicated in the EMF.

There are six EMZs that cover the entire municipal area, which have been identified based on a combination of the biophysical and socio-economic attributes and the potential for significant impacts in relation to the activities listed in the EIA Regulations, 2014 as amended. The EMZs comprise of the following: Three conservation focused areas, and three development focused areas.

On page 90 of the EMF, it is essential that the SDF ensures the following from an environmental perspective:

- a) That the core areas of high biodiversity value are protected from all forms of modification and development, through the establishment of conservation policies and biodiversity management plans;
- b) That nature conservation and recreation opportunities are established in a complementary manner, allowing for the maximum access to conservation areas;
- c) That natural features and the attraction of the area, with special reference to the aesthetics thereof, be protected;
- d) That the heritage resources of Drakenstein Municipality are protected, and that the heritage resources also include the natural heritage, not only the built environment;
- e) That the soil and agricultural potential of the area is protected;
- f) That the water resources and wetlands of the Municipality are given maximum protection in order to preserve the system as a potable resource, for irrigation and for recreational purposes;
- g) Priority is given to the development of underutilised land and vacant land within the urban edge, rather than development beyond the urban edge;
- h) New high density and high intensity mixed use settlements are established in areas of low environmental significance rather than permitting expansion into areas of transition around the core areas of conservation, biodiversity corridors or in areas of high intensity agriculture and relatively high agricultural potential; and
- i) New servicing systems, e.g., water saving toilet, composting toilets and urine separating toilets, are used in all new settlements, and in redevelopment areas in existing nodes, in order to reduce the average water consumption of users and to limit wastewater flows.

The impact of climate change in Drakenstein Municipality is part of integrated environmental management. Mainstreaming of climate change responses implies that local government adopts, expands and enhances the climate risk measures as part of their normal planning processes, and into their existing everyday activities and functions. Mitigation and adaptation to climate change will require both stand-alone policies and integration into development planning tools, such as IDPs and SDFs. The SDF concepts are framed to support the implementation of the Drakenstein Climate Change Action Plan in facilitating low carbon development trajectory, climate resilience and sustainable growth and economic development.

The key natural environment factors such as, Critical Biodiversity Areas (CBAs) and Protected Areas (PAs), are shown on the theme maps. Based on the sensitivities of existing spatial patterns, an environmental corridor is evident. It should also be highlighted that remnants of natural habitat in the remainder of the Municipality are also of high conservation importance even if they are no longer physically connected. This corridor is reflected in Map 3.1 below.

3.3.3 Promoting Agriculture and Rural Development

As stated above, Drakenstein Municipality covers an area of approximately 1 538km². However, the overwhelming extent of the land is regarded as agricultural land. This rural component of the Municipality does not only provide for extensive and intensive agriculture activities but also a host of tourism related opportunities.

The Western Cape Government's 2024-25 Municipal Economic Review and Outlook for the Cape Winelands District indicates that although the Municipality's economy is diverse, it relies on agriculture for economic stability. Despite bad weather and logistical challenges in the recent past, the agricultural sector operated at elevated levels, making a valuable contribution to regional exports.

Furthermore, from a socio-economic perspective, the highest number of jobs, according to the Western Cape Government, was noticed within the agriculture sector, particularly viticulture. Taking the abovementioned into consideration, the protection and management of agricultural land is regarded as a priority for the Municipality and forms the basis of this theme.

Map 3.2 below indicates that land capability is medium to high in the northern and central portions of the Municipality as well as south of the N1, towards Simondium. It is evident from the map that the land capability becomes lower towards the eastern edge of the Municipality. This can be ascribed to the mountains and ecological corridor that is situated along its eastern border.

3.3.4 Promoting Heritage Resources

A cultural landscape is considered to be the routes, landscape management and economic technologies, ideological directives, barriers, boundaries, landmarks and built structures. The Municipality's distinctive cultural landscaper is the outcome of layers of uses and users over time.

Central to the shaping of the landscape is the fertile soil and availability of water. Good grazing attracted game, which was followed by the hunter gathers, and later the transhumant pastoralist who used the area on a seasonal basis. Thereafter, the landscape was used for agriculture which required permanent settlement. Farms were later established and the creation of urban settlements at a variety of scales, followed shortly.

Today, the Municipality's cultural landscape is characterised by combination of dramatic scenery cultivated slopes, historical uses and buildings, and historical associations and memories. This unique cultural landscape of the Drakenstein Municipality creates the following:

- a) Fosters identity within local communities, which will lead to a happier, more fulfilled and confident society;
- b) Promotes cultural empathy and bridge-building among our different communities;
- c) Enriches our experience of the townscape and contributes to an exciting environment to live and work in;

- d) Encourages heritage placemaking to instill a sense of place in locals and to promote heritage tourism among visitors;
- e) Encourages tourism and visitor spend. History, diversity and cultural heritage add to the unique qualities of the municipality. It serves as major economic generators within both tourism and business, as the heritage tourist spends more than double that of the general tourist;
- f) Encourages economic growth and job creation. The skills and costs of restoration and re-adaptation are largely localised. This ensures that skills are retained, jobs are created and finances remain in the local economy;
- g) Encourages urban regeneration through the conservation, restoration and adaptive re-use of historic buildings and precincts;
- h) Enhances the quality of the built environment, thereby improving and ensuring its sustainability;
- i) Conservation management is green, as the repurposing an existing building is more environmentally healthy than constructing a new building; and
- j) Conserving heritage and heritage resources for the future, prevents the loss of the cultural character of the Municipality and prevents the stagnation of the settlements.

3.3.5 Reinforcing Major Urban and Rural Centres

Drakenstein Municipality forms part of the Greater Cape Metro Functional Region, within which a hierarchy of settlements has been established. Map 3.4 shows the current Settlement Classification, indicating the following:

- a) Primary Regional Service Centre: Paarl, Mbekweni and Wellington (indicated as '1');
- b) Secondary Regional Service Centre: Klapmuts (indicated as '2');
- c) Rural Settlements with Threshold to Support Permanent Social Services: Gouda (indicated as '3') (if a major regional/national logistics (freight and transport) hub is established in Gouda, then it's Settlement Classification could possibly in future change to '2' depending on the scale of development). Saron is also indicated as a '3'; and
- d) Rural Settlements without Threshold to Support Permanent Social Services: Hermon; Simondium and Windmeul (indicated as '4').

Map 3.7 below also shows the nature of development in the current nodes, as well as the proposed development potential /growth implications for these nodes.

The towns of Paarl, Mbekweni, Wellington and Drakenstein South form an elongated shaped conurbation which is the urban core of the Municipality. This conurbation is the primary growth node in the Municipality, and it is proposed that this conurbation be developed as one integrated, primary urban node, reinforcing it as the urban core, and as the Primary Regional Service Centre.

Klapmuts is also viewed as key to the urban growth in both Drakenstein and Stellenbosch municipalities. Klapmuts North is proposed to be a mixed urban land use area, and is a gateway as it is located at the confluence of Drakenstein, Stellenbosch and City of Cape Town. All three municipalities view Klapmuts as a prospective regional node along the N1 National Road. This concept recognises the inter-relationship between the rural and urban nodes, and the securing and integrating of urban-rural connectivity.

3.3.6 Promoting Transport and Logistics

In support of, and as a catalyst for, the spatial transformation and development trajectory required, this theme aims to promote the necessary linkages, integration and densification within the Drakenstein Municipality. This theme further serves to promote the Drakenstein Municipality as a regional growth node through the strengthening of its position within the regional distribution network, unlocking key economic drivers and exploiting the favourable location, of Paarl and Klapmuts, abutting the N1 National Road.

As is evident in Map 3.5 below, one of the primary proposals, as further unpacked in the following chapter, is the development of Klapmuts as a logistics hub to leverage from its location as a gateway to the Cape Metro coupled with its ease of access from the N1 National Road. This must be further supported by the promotion of ribbon development along the N1 from Klapmuts to Paarl (Primary Growth Node and N1 Corridor on Map 3.5 below) for mixed use purposes.

Furthermore, this theme also seeks to reinforce the need to coordinate public transport and non-motorised transport connectivity within, and between, settlements in the Drakenstein Municipality, as well as between settlements and towns within the wider region.

Transport and mobility in the Drakenstein Municipality should be able to serve the regional mobility needs and improve accessibility on a local level. The local priority is to improve accessibility and mobility, and to reduce travel time (see proposed linkages in Map 3.5 below).

3.3.7 Promoting Spatial Transformation

The fundamental aim of this theme is to enable spatial restructuring to reverse Apartheid-led settlement patterns and to promote resilient and sustainable Settlements within the Drakenstein Municipality. To achieve this, the focus should be geared toward the urban cores such as Paarl, Wellington and Mbekweni, while the growth of rural settlements should be contained. Settlements and housing projects should be developed within the urban edge to reduce sprawl, and within growth nodes and centres to enable access to socio-economic opportunities (employment, leisure, housing, transport, etc.).

Decaying infrastructure in the CBD core areas can serve to exacerbate urban sprawl since this reinforces the perception that greenfield development is more cost effective than brownfield development mainly due to cost implications and low demand for residential and commercial space in dilapidated areas and CBDs.

The provision of reliable and quality infrastructure is a direct enabler of urban development. Given the historical mismatch between infrastructure planning/development and spatial forward planning, it is critical to emphasise the need to closely align these two municipal functions. In this sense, the themes and resultant strategies put forward within this SDF seeks to do this through multiple means. At a conceptual level, this must be achieved through the application of urban planning concepts/tools and strategies which include, but is not limited to:

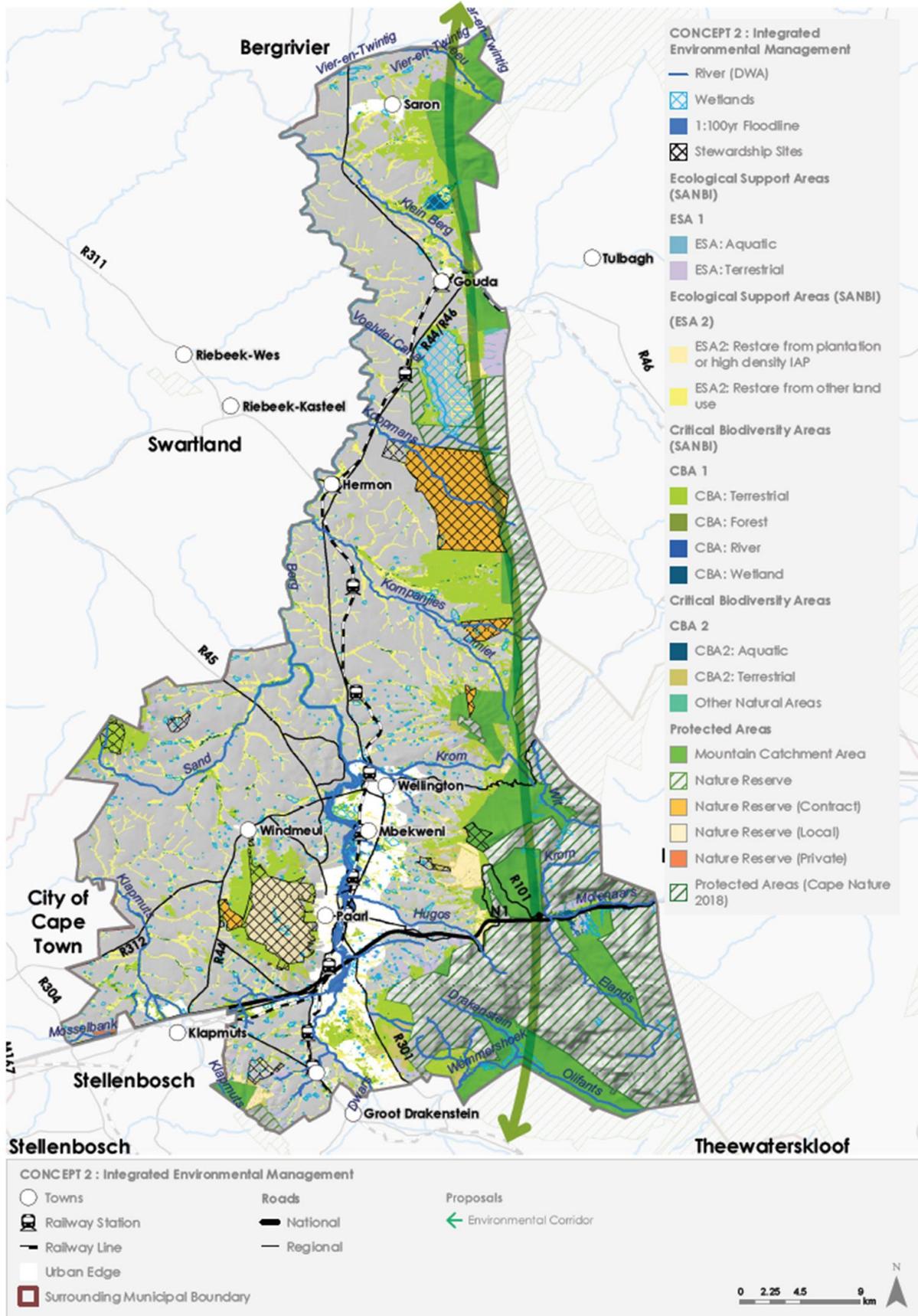
- a) Densification;
- b) Infill development;
- c) Strong adherence to the urban edge;
- d) Urban Regeneration;
- e) Transit Orientated Development; and
- f) The promotion of brown field developments.

These urban planning concepts/tools were conceptualised to make the best use of existing resources, or in other words existing infrastructure. The reason for this relates to the fact that the development of new infrastructure carries with it large capital cost (CAPEX) coupled with an even larger operational cost (OPEX) over the lifecycle of these infrastructural elements.

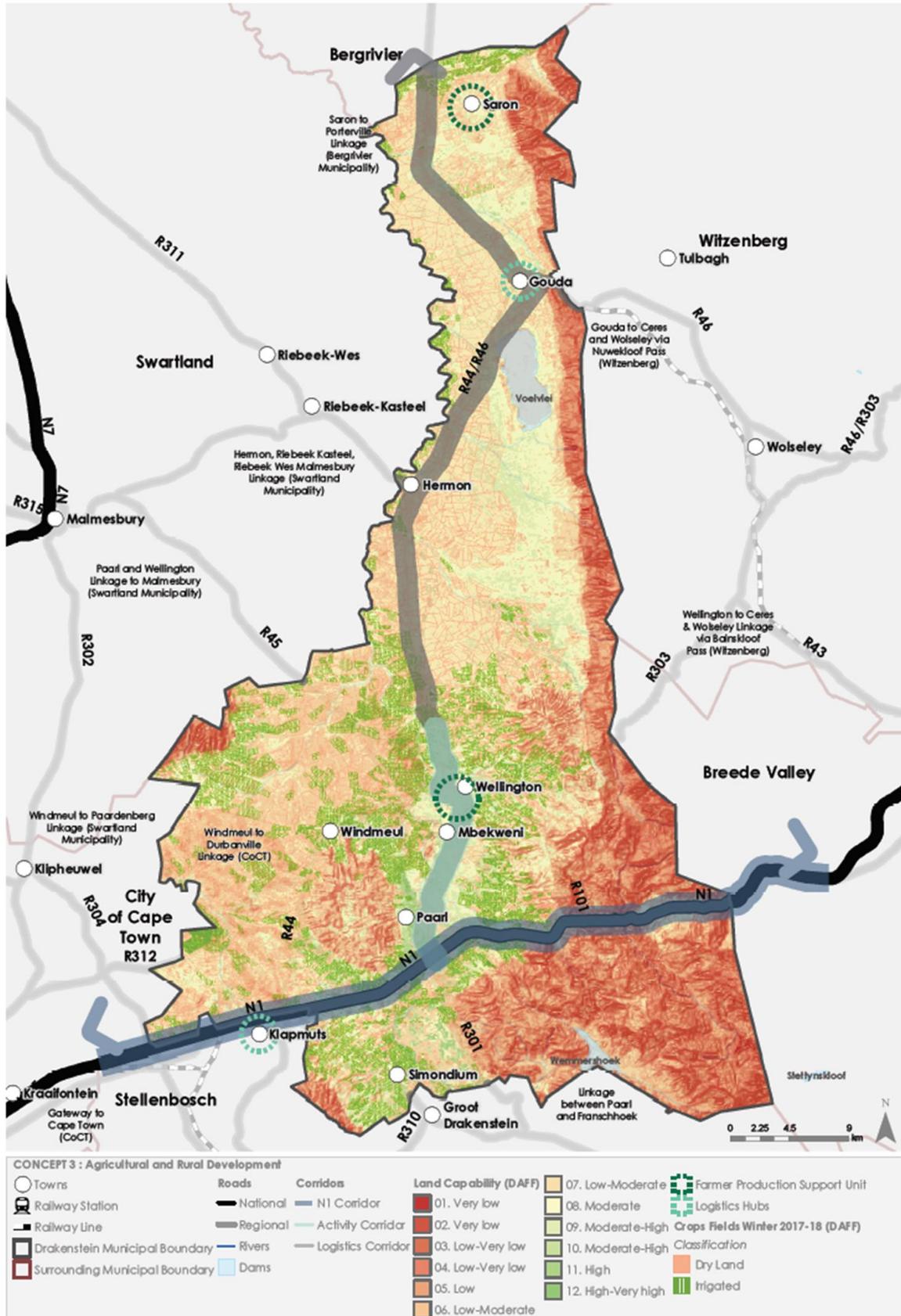
Despite the trend for new developments outside of the CBD/urban cores, new infrastructure developed outside of these areas incur a large capital cost and operational costs that often make these infrastructure developments and the related asset management requirements financially unsustainable (from a municipal finance perspective).

With the above in mind, it is critical to incorporate the above-mentioned concepts/tools within the SDF proposals in order to ensure directed, sustainable development decisions in line with the IDP Vision for the Drakenstein Municipality. The application of these considerations will be critical to give effect to the intended outcomes of spatial resilience and efficiency as per the principles set out in SPLUMA. This will require careful coordination between municipal departments and especially the SDF and the various infrastructure master plans, whereby the SDF should be used to give guidance to all sector departments.

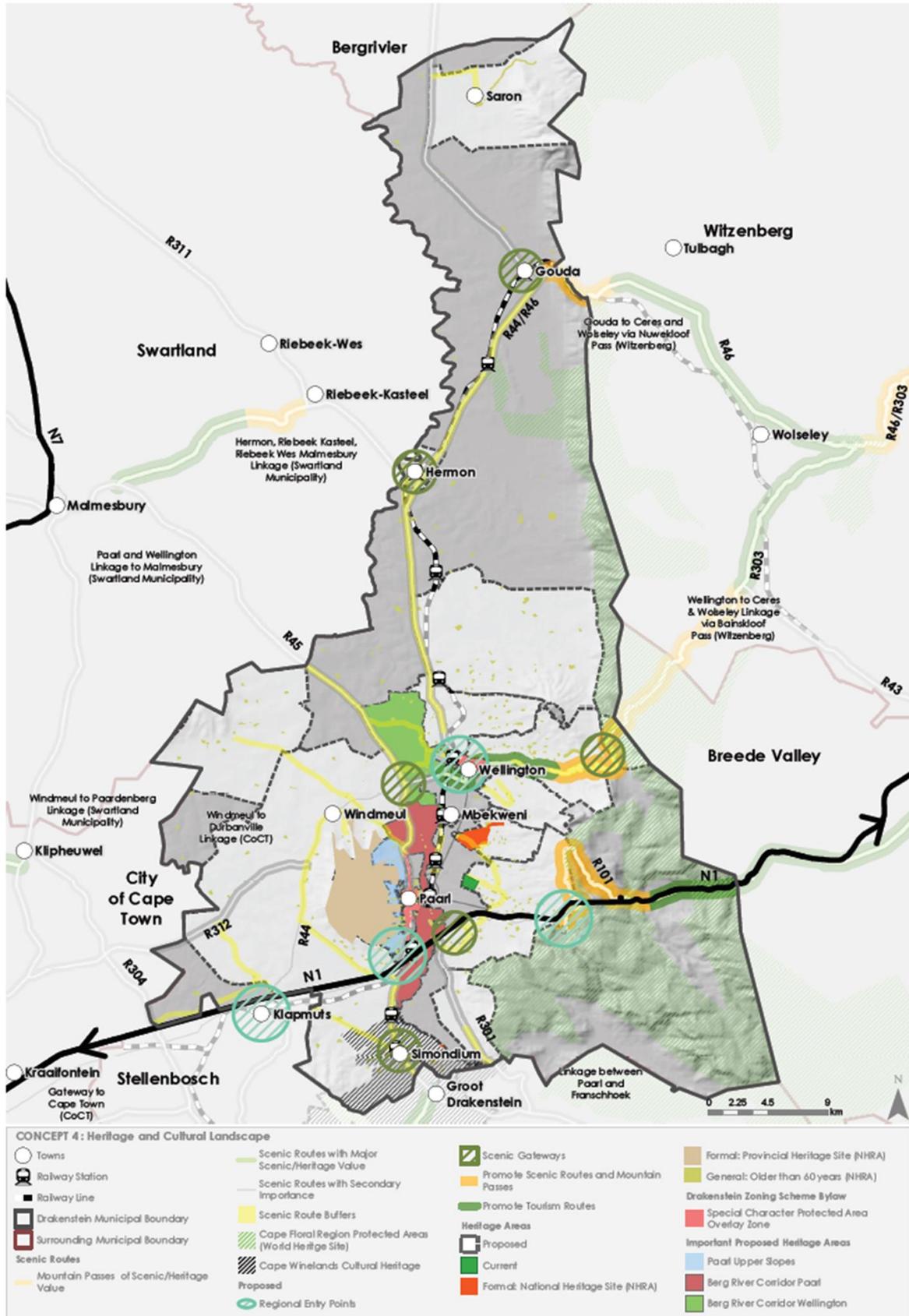
Map 3.6 below shows the main proposals for settlements and spatial restructuring. Given the scarcity of well-located and suitable land for settlements, spatial interventions should therefore focus on upgrading, infill development and densification opportunities. Densification/infill development in the urban cores should cater for a variety of housing needs and options. This entails, for example, catering for a mix of income groups, as well as various typologies (medium and high densities).



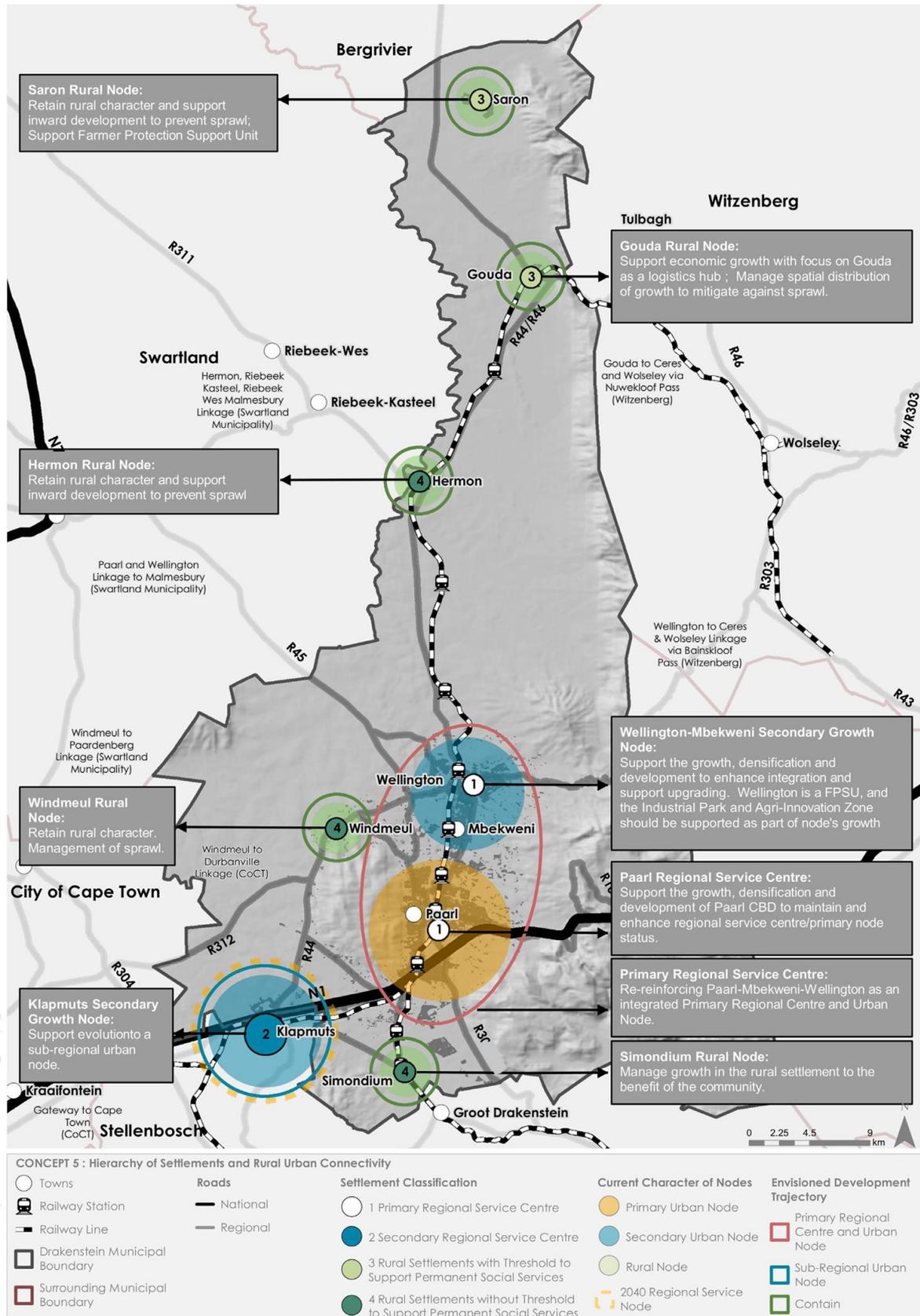
Map 3.1: Theme 2 - Promoting Integrated Environmental Management.



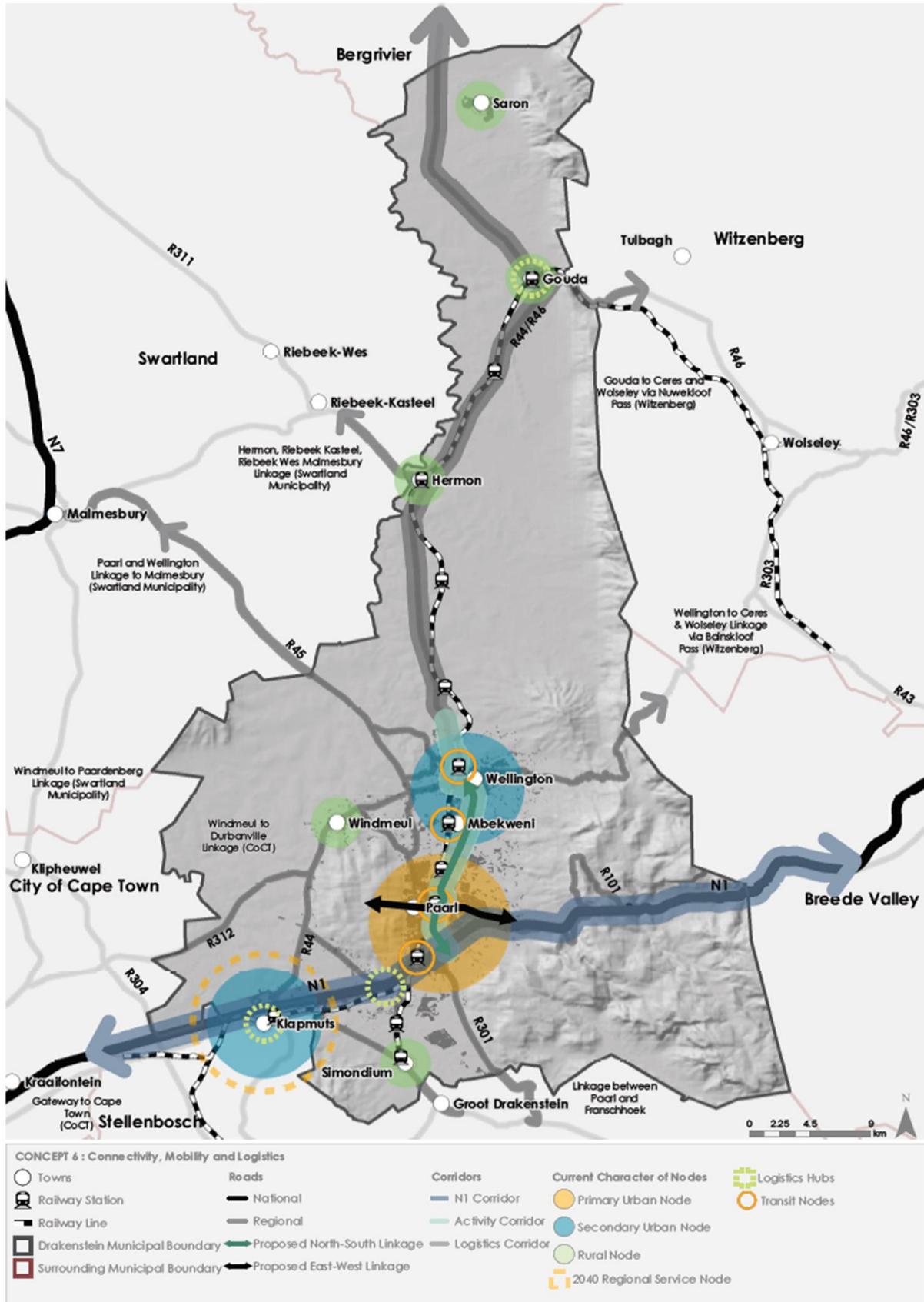
Map 3.2: Theme 3 - Promoting Agriculture and Rural Development.



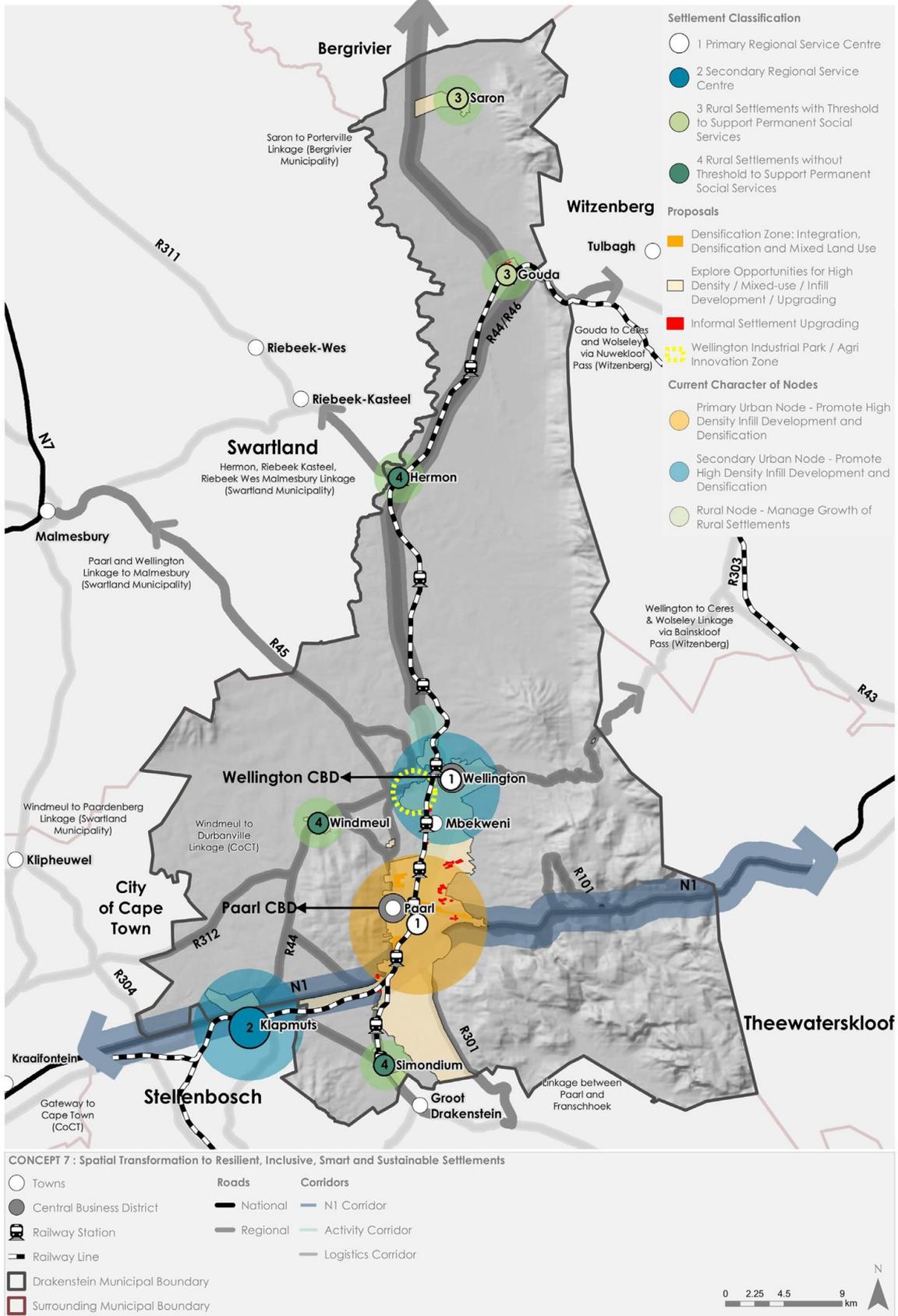
Map 3.3: Theme 4 - Promoting Heritage Resources.



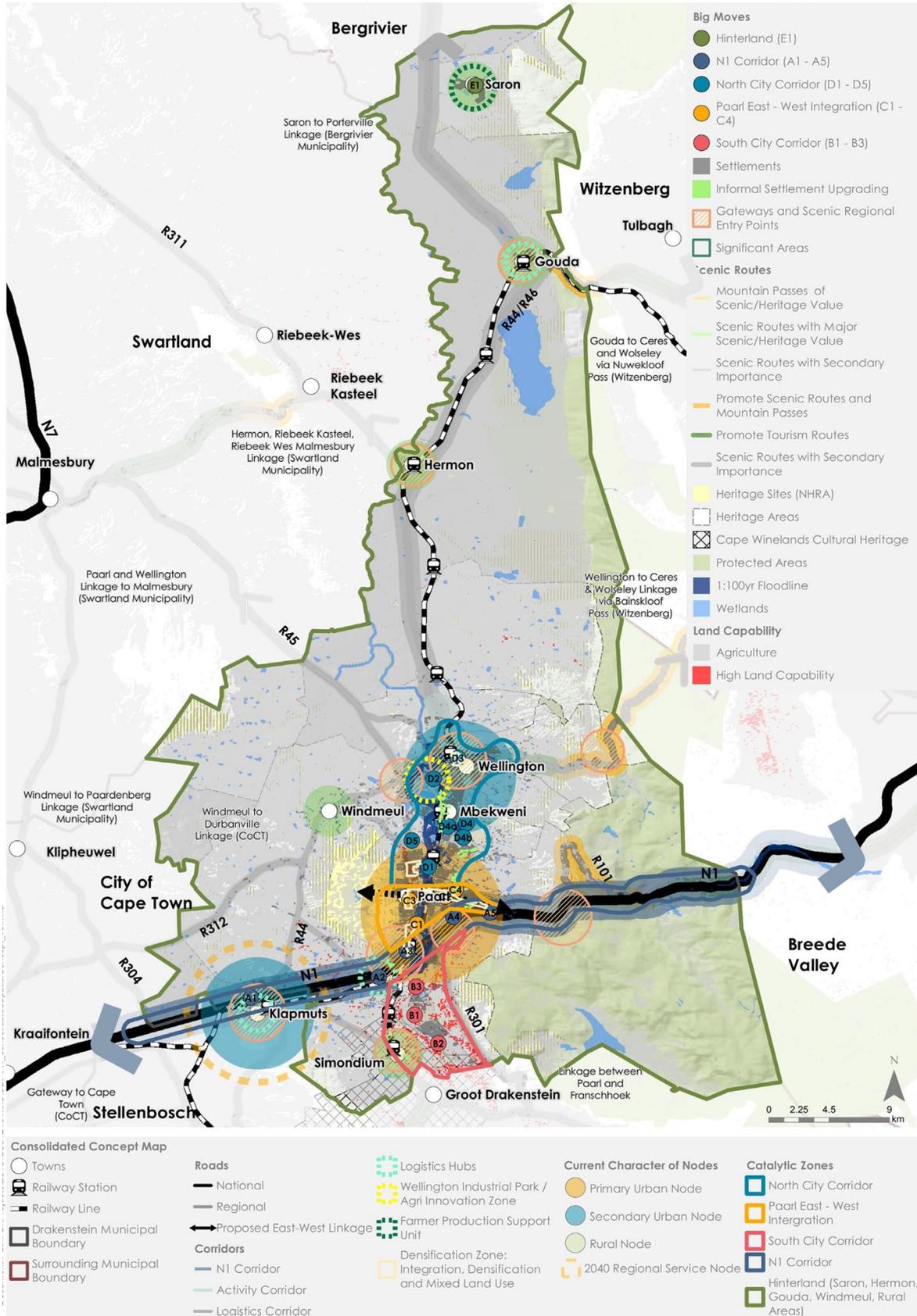
Map 3.4: Theme 5 - Reinforcing Major Urban and Rural Centres.



Map 3.5: Theme 6 - Promoting Transport and Logistics.



Map 3.6: Theme 7 - Promoting Spatial Transformation.



Map 3.7: Consolidated Spatial Development Framework Themes.

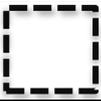
3.4 SDF Interventions

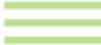
The seven spatial themes as discussed above are to be facilitated through various spatial interventions. The spatial interventions are spatially illustrated on a series of maps (i.e. Spatial Focus Area Maps) through the use of spatial elements. These spatial interventions will directly guide municipal decision-making on development applications.

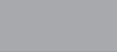
3.5 Spatial Elements

The spatial elements reflect on the overarching themes and spatial interventions. The spatial elements are illustrated on all Spatial Focus Area maps to indicate the specific location of the intervention required. Table 3.3 below explains each spatial element as well as provides the graphic representation (i.e. icon) of the spatial element.

Table 3.3: Spatial Development Framework Elements.

Spatial Elements depicted on the Spatial Focus Area Maps		
Serial No.	Spatial Element Icon	Name
1		General Node
<p>General Nodes indicate areas and/or intersections of a general higher urban focus, which are not overrepresented or dominated by Commercial land uses (refer to the 'Commercial Node' spatial element below). The more dominant land uses associated with a 'General Node' could be Community/Social (refer to 'Community/Social' spatial element below) and Logistical Hub land uses. These nodes are strategically located in areas along high-uses routes where a concentration of activities and a mix of land uses should be encouraged, appropriate to the character of the area.</p> <p>In addition, several 'specific' nodes (these nodes do not necessarily fit the 'General Node' explanation but have one very dominant land use/activity associated with them) are located across the municipal area which <i>inter alia</i> include the following: Dal Josafat Station Precinct (Paarl), Wellington Station Precinct, CPUT Education Precinct (Wellington), Mbekweni Station Precinct, Gouda Freight Logistical Hub, etc.</p>		
2		Commercial Node
<p>A Commercial Node indicates existing and proposed nodes where the dominant land use is 'Commercial' land uses, but also allows for other urban land uses, excluding industrial land uses. 'Commercial' refers to land uses such as, but not limited to shops, offices, financial institution, big box retail, postal agencies, gambling venues, wellness centres, restaurants, supermarkets, shopping centres, medical consulting rooms (which are not in a clinic or hospital), conference facilities, commercial gymnasiums, veterinary services, plant nursery, tavern, liquor outlet, funeral parlours, adult services, etc.</p>		
3		Gateway
<p>Gateways indicate entrance points to urban settlements which require urban design interventions (signage, street furniture, and hard and soft landscaping) to enhance the sense of place. Interventions for these public land parcels are largely focused on physical upgrades, as opposed to land use management interventions.</p>		
4		Renewable Energy Facility
<p>A Renewable Energy Facility indicates existing and proposed renewable energy infrastructure/projects that harness the power of the wind, the sun (solar), water (hydroelectric), biological material (biomass), the earth's crust (geothermal), etc. to generate electricity.</p>		

5		Activity Street
Activity Streets indicates roads (i.e. Class 4) that form community spines between neighbourhoods along which a mix of high-density urban uses should be encouraged and allowed, and public transport be promoted.		
6		Mobility Route
Mobility routes indicates roads that function as primary mobility routes (i.e. Class 1, 2, and 3) into, through and between settlements.		
7		Scenic Route
Scenic routes indicate roads that provide vistas over scenic landscapes and the experience of a sense of place. Scenic Routes indicates roads designated as 'Scenic Route Overlay Zones' in the Drakenstein Municipality Zoning Scheme Bylaw, 2018 with specific land use management requirements, principles and parameters (i.e. land use, buildings, site development plans, visuals, considerations of an application, signage, exemptions, etc.).		
8		Urban Edge
The Urban Edge is defined as a delineated line that serves to manage, direct and control the outer limits of urban development. This urban edge should be implemented as a planning tool in order to promote the principles of densification, infill development, compact city, and to establish limits beyond which urban development should not be permitted.		
9		Agriculture
9A	Outside the Urban Edge	
<p><u>Guidelines for agricultural areas "outside" of the urban edge:</u> Agricultural areas include rural and agricultural areas that must be retained, protected and/or improved (e.g. alien clearing). The protection of these rural and agricultural areas is critical to ensure that the ecosystems which support life in the Drakenstein valleys function optimally and that agriculture as the basis of the local economy retains its viability. The Agriculture spatial element does not support urban land uses. Although, agro-processing initiatives and developments can be allowed.</p> <p>Community, social and educational facilities (e.g. clinics, schools, ECDs) can also be provided for residents in the rural and agricultural areas (for example farm workers and their children), where the need and desirability justify a site-specific deviation from the SDF, subject to the necessary approvals from the national and provincial departments of Agriculture as well as other relevant government departments.</p>		
9B	Inside the Urban Edge	
<p><u>Guidelines for agricultural areas "inside" the urban edge:</u> Agricultural areas are, in some cases, identified within the urban edge. In this case, development pressures can be expected, and development can be allowed. However, development guidelines should be agreed upon upfront for these areas of significant rural character and landscape value, particularly where these fall within areas of high botanical, heritage, cultural and scenic value within the urban edge. General development guidelines include:</p> <ol style="list-style-type: none"> a) Appropriate treatment of interfaces, heights, form of development and intensity - reinforce rural landscape and activity character and reflect compact unobtrusive nodes, conforming to local vernacular in terms of scale, form and design; b) Development to comprise of natural/scenic/cultural compatible land uses informed by transformation thresholds, including: <ol style="list-style-type: none"> i. Low density housing development; ii. Resorts and holiday accommodation; iii. Recreation facilities (refer to the description under the Community/Social spatial element below for more details on recreational facilities); and iv. Social, Community and Educational Facilities (e.g. ECDs). c) Limit development footprints of low-density housing and facilities; d) Maintaining the dominance of the natural and agricultural landscapes; e) Create a dominant ecological conservation and preservation area as a major component of undisturbed landscape to form part of the Critical Biodiversity Areas (CBAs); f) Create strategic ecological corridors (e.g. Ecological Support Areas [ESAs]) through the site to strengthen the linkages between CBAs; g) Introduce a gradient of landscape uses that filters from conservation areas (biodiversity and/or heritage) through to the community gardens and open spaces that act as a functional buffer between the conservation area and development, protecting conservation worthy places and heritage areas (e.g. farmsteads and other farming related buildings); h) The settings of special cultural features are to be protected by providing them with '<i>breathing space</i>' and leaving public views uncluttered; i) Traditional patterns of plantings are to be protected by ensuring that existing tree alignments and copses are not destroyed but are reinforced or replaced by enhancing traditional patterns with suitable species; j) Avoid infrastructure projects which create visual and physical barrier, and ensure sensitive siting of infrastructure, especially renewable energy installations (e.g. solar); 		

		<p>k) Maintaining dominant landscape features and their continuity (e.g. ridges, valleys);</p> <p>l) Avoid wall and land-locked effect by maintaining visual permeability to surrounding rural landscapes;</p> <p>m) Provide view corridors and pedestrian/open space linkages;</p> <p>n) Implementation of self-generation solutions wherever possible;</p> <p>o) Low impact/green technologies implemented wherever possible; and</p> <p>p) Integrate settlement patterns with the existing water system through the use of green infrastructure and sustainable urban drainage systems.</p> <p>q) Urban development in the 'Agriculture' spatial element inside the urban edge may require Environmental Impact Assessments, Visual Impact Assessments and/or Heritage Impact Assessments.</p> <p>The SDF is a guiding document and does not confer or take away land use rights. The SDF designation and proposals must not be construed with development rights. The necessary applications for the development of agricultural land must be submitted to the National Department of Agriculture and the Western Cape Department of Agriculture for consideration.</p>
10		Community/Social
<p>This spatial element includes the following land uses:</p> <p>a) Community and social facilities (libraries, community halls, municipal offices, clinics, Thusong centres, charitable organisations, CBOs, NPOs, etc.), including recreational facilities (i.e. fields, courts, stadiums, club house, gym, ablutions, medical, etc.); and</p> <p>b) Educational facilities such as crèches (e.g., ECDs), primary and secondary schools and tertiary institutions, which includes ancillary uses such as sports fields, boarding facilities and student accommodation.</p> <p>Note: 'Outside' the urban edge Community, social and educational facilities (e.g. clinics, schools, ECDs) can also be provided for residents in the rural and agricultural areas (for example farm workers and their children), where the need and desirability justify a site-specific deviation from the SDF, subject to the necessary approvals from the national and provincial departments of Agriculture as well as other relevant government departments.</p>		
11		Urban Infill
<p>Urban Infill includes all urban land uses, excluding 'Industrial' but including and not limited to the following land uses: Residential, 'Commercial*', Public and 'Community/Social'*.</p> <p>*Note: 'Commercial' and 'Community/Social' land uses: Refer to the land uses as indicated under the 'Business/Commercial/Retail Node' spatial element (number 2 above) and the 'Community/Social spatial element descriptions.</p>		
12		Industrial
<p>Industrial refers to existing and proposed industrial areas which includes the following land uses:</p> <p>a) Large-scale, general, micro and niche manufacturing (i.e. factories);</p> <p>b) Warehousing;</p> <p>c) Large-scale retail activities, which are not appropriate in the historic centre of towns;</p> <p>d) Large-scale agri-processing facilities;</p> <p>e) Employee housing;</p> <p>f) Noxious industries; and</p> <p>g) Certain non-industrial uses which are compatible with the primary land use of the spatial element.</p>		
13		Mixed Use
<p>Mixed use designation combines the land uses of the following spatial elements: 'Urban Infill' (residential, business, commercial, retail, public, community, social, school, and education) and 'Industrial'.</p>		
14		Urban Footprint
<p>The 'Urban Footprint' spatial element include the following: Built-up area, land that has already been urbanised where an urban development approval has been issued, and other land uses that make up existing urban land uses.</p> <p>Note: 'Urban Areas' in terms of EIA Regulations The EIA Regulations define 'Urban Areas' as: 'areas situated within the urban edge (as defined or adopted by the competent authority).' and refers to areas situated within the edge of built-up areas'. The SDF however uses 'Urban Footprint' to indicate existing urban built-up areas.</p>		

15		Paarl Farms
The Paarl Farms spatial element refers to farms that were identified within the Paarl Farms Land Use Management Policy that was adopted by Council in 2006.		
16		Critical Biodiversity Areas (CBAs) (On the various SDF maps the 'Protected Areas', 'Stewardship Sites' and 'Nature Reserves' designations form part of the Critical Biodiversity Area [CBA] element)
Critical Biodiversity Areas (CBAs) are terrestrial and/or aquatic features whose safeguarding is critically required to meet biodiversity targets and includes stewardship sites, protected areas and nature reserves.		
<p>Note 1: Critical Biodiversity Areas (CBAs): An area being designated as a CBA is a scientific determination and not a zoning. Areas indicated as CBAs indicates sensitivity and not development rights. Sensitivity is determined by many factors in addition to the vegetation type and condition. Any dispute over whether a site qualifies as a CBA needs to be undertaken through a verification protocol. It is not up to the EAP/specialist/applicant to decide whether a site qualifies as a CBA or not.</p> <p>Note 2: Stewardship sites: Biodiversity stewardship sites are also included under the Critical Biodiversity Area designation. Stewardship sites is an approach to entering into agreements with private and communal landowners to protect and manage land in biodiversity priority areas, led by conservation authorities in South Africa. It recognises landowners as the custodians of biodiversity on their land. Biodiversity stewardship is based on voluntary commitments from landowners, with a range of different types of Biodiversity Stewardship Agreements available to support conservation and sustainable resource use. Some types of Biodiversity Stewardship Agreements are formally declared as Protected Areas in terms of the Protected Areas Act, providing long-term security for the sites involved. Stewardship agreements are entered into with and via approval by CapeNature.</p>		
17		Ecological Support Areas (ESAs)
Ecological Support Areas (ESAs) are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of Critical Biodiversity Areas (CBAs). CBAs and ESAs may be terrestrial or aquatic.		
18		Green Space (including Recreational Facilities)
Green Space comprises of the following: Vacant plots, public and private open space and green corridors located in urbanised areas that connect with rural areas. Green Space areas could form supporting ecological corridors (to CBAs and ESAs), if determined to be on such sites and potential opportunities for urban agriculture.		
<p>Note 1: Recreational Facilities, Resorts and Holiday Accommodation: The Green Space spatial element also includes formal recreational facilities, resorts and holiday accommodation. Refer to the description under the 'Community/Social' spatial element above for more details on recreational facilities.</p> <p>Note 2: Cemeteries: The Green Space spatial element also includes existing cemeteries and could in some cases include a proposed cemetery (i.e. Nieuwedrift cemetery) which has the relevant approvals for such a land use.</p>		
19		Heritage Resources
Heritage Resources are sites that have special national or provincial significance in terms of the heritage assessment criteria as identified by the South African Heritage Resources Agency (SAHRA) as Grade 1 resources and by Heritage Western Cape as Grade 2 resources. This spatial element also indicates Grade 3 resources (heritage resources that have municipal significance) which includes buildings older than 60 years.		
20		Special Character Protected Area Overlay Zone
<p>The Drakenstein Zoning Scheme Bylaw (2018) earmarked Special Character Protected Overlay Zones for Paarl (mostly along Main Road and Market Street) and Wellington (mostly along Main Road and Church Street). The purpose of these zones is to:</p> <ol style="list-style-type: none"> Guide development to protect and enhance the character of the demarcated area, which has special historical, social, cultural and/or architectural value; Mitigate possible adverse impacts which a development or alteration may have on the significance of such an area; Not reduce existing development rights or hinder development, but rather mitigate impacts of possible developments as well as re-arrange existing development rights to take cognisance of the significance of the area; and Consider comments from the Drakenstein Municipality Heritage Committee, if applicable. 		

21	DISCLAIMERS: ELEMENTS AND URBAN EDGE
	<p align="center"><u>Disclaimer 1: Administrative Discrepancies and Oversight:</u></p> <p>The SDF is deemed to be a living document, which is under constant scrutiny, especially the Spatial Focus Area maps. Every effort has been made by the Municipality to align the information with various approvals, as well as what is occurring on the ground.</p> <p>Therefore, please take note that due to constant changes in real time these administrative discrepancies, including oversights or errors, might be picked up after the publication of the SDF. If deemed necessary, the Municipality will rectify these errors in subsequent SDF iterations.</p>
	<p align="center"><u>Disclaimer 2: Higher Level Determination of the Position of the Urban Edge and Delineation of Spatial Elements:</u></p> <p>The urban edge and designations of spatial elements on the maps do not strictly follow cadastral boundary lines. In the event of uncertainty, the Municipality is the authority, to confirm or make the determination whether land is inside or outside the urban edge and whether or not land is covered by which spatial element or designation.</p>

3.6 Spatial Priority Areas

As stated above, the long-term vision for the Drakenstein Municipality is “A City of Excellence”. The IDP divides the Municipality into five Catalytic Zones being:

- a) Paarl East – West Integration Corridor;
- b) North City Corridor;
- c) N1 Corridor;
- d) South City Region; and
- e) Hinterland.

The Spatial Priority Areas (SPAs) directly correspond/correlate to the aforementioned Catalytic Zones. However, the SPAs are focused on the areas within the urban edge. The Spatial Priority Areas (SPAs) are as follows:

- i. Paarl East-West Integration Corridor SPA (Paarl and Mbekweni);
- ii. North City Integration Corridor SPA (Wellington, Mbekweni and Paarl);
- iii. N1 Corridor SPA;
- iv. South City Region SPA (Boschenmeer, Val De Vie, Pearl Valley and Simondium); and
- v. Hinterland SPA (All rural hamlets and towns, which includes Saron, Gouda, Hermon and Windmeul).

The SPAs must be regarded as intra-municipal areas of spatial and economic activity. Each area contains various spatial interventions that will dramatically alter and improve the space, economy and sustainability of Drakenstein Municipality.

3.7 Spatial Focus Areas

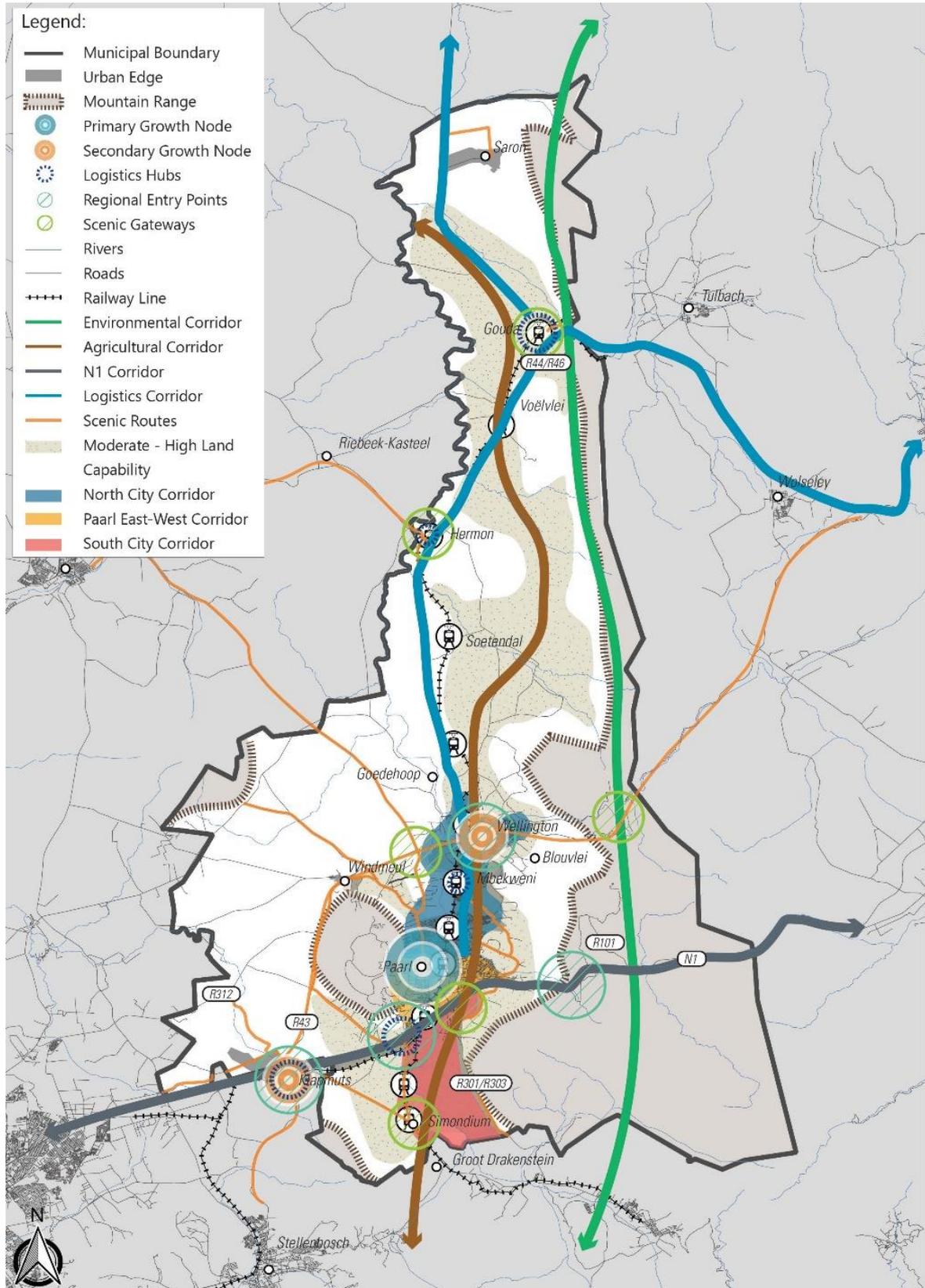
In order to effectively illustrate the spatial interventions at a finer scale, Spatial Focus Areas were identified. The nine identified Spatial Focus Areas (SFAs) are listed below (Map 3.9 below indicate the locations of the 9 SFAs across Drakenstein Municipality):

- a) SFA1: Paarl;
- b) SFA2: Mbekweni;
- c) SFA3: Wellington;
- d) SFA4: Drakenstein South and Simondium;
- e) SFA5: Ben Bernhard, Drakenstein West and Klapmuts North;
- f) SFA6: Windmeul;
- g) SFA7: Hermon;
- h) SFA8: Gouda;
- i) SFA9: Saron.

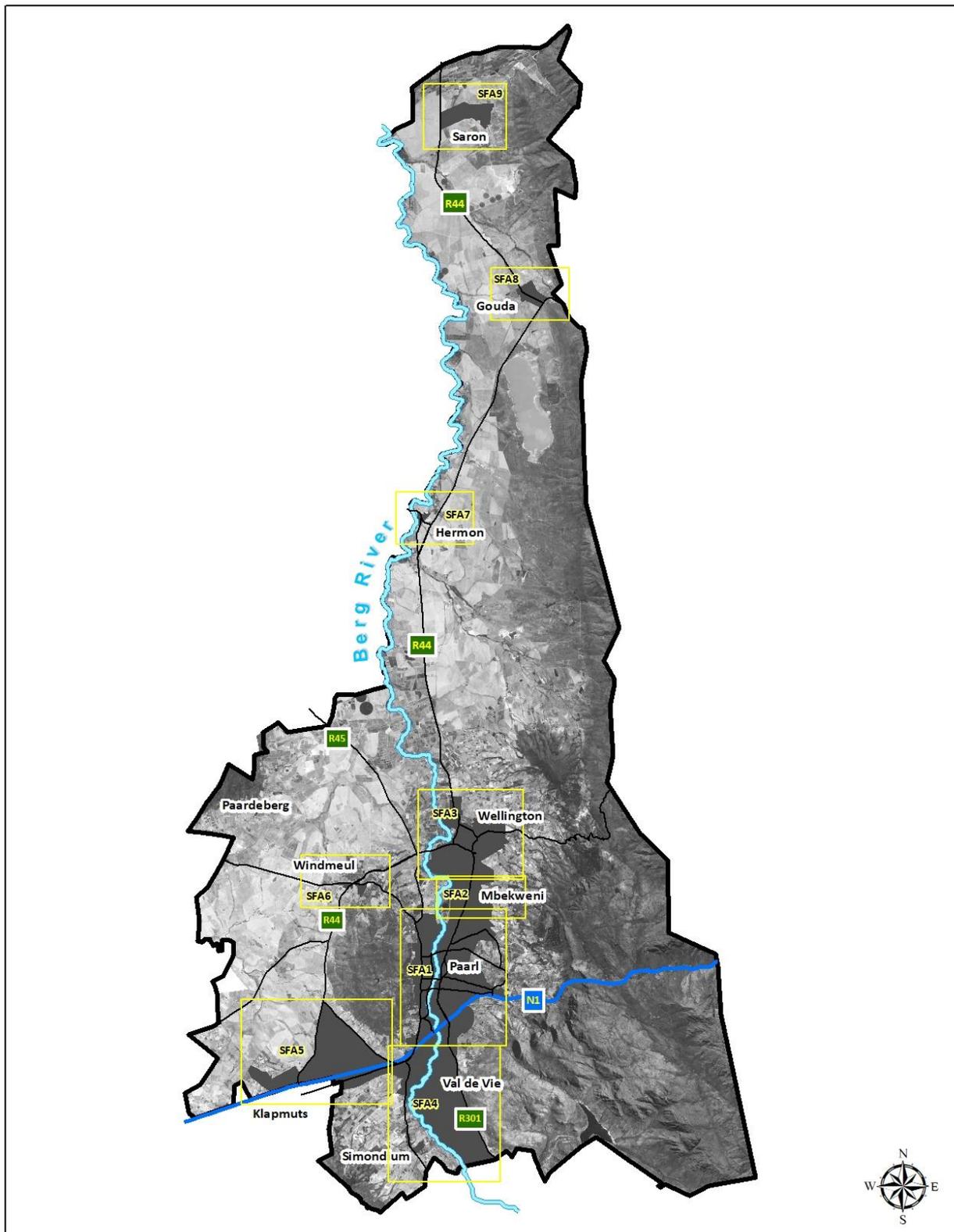
Each of the 9 SFA consist of the following Maps:

- a) Spatial Focus Area Map;
- b) Environmental and Heritage Implications Map;
- c) Human Settlements Projects Map (only applicable for Paarl, Wellington, Mbekweni, Simondium, Gouda and Saron); and
- d) In addition to the aforementioned maps, table of spatial interventions and a table of capital projects are allocated for each SFA.

The 9 SFAs must not be seen in isolation. The implementation of the spatial interventions and capital projects for each SFA must be considered in conjunction with one another in order to ensure that the broader spatial themes (refer to Chapter 3.3 above) are achieved in a holistic and cohesive manner.



Map 3.8: Spatial Vision for Drakenstein Municipality.



Map 3.9: Location of the 9 Spatial Focus Areas.

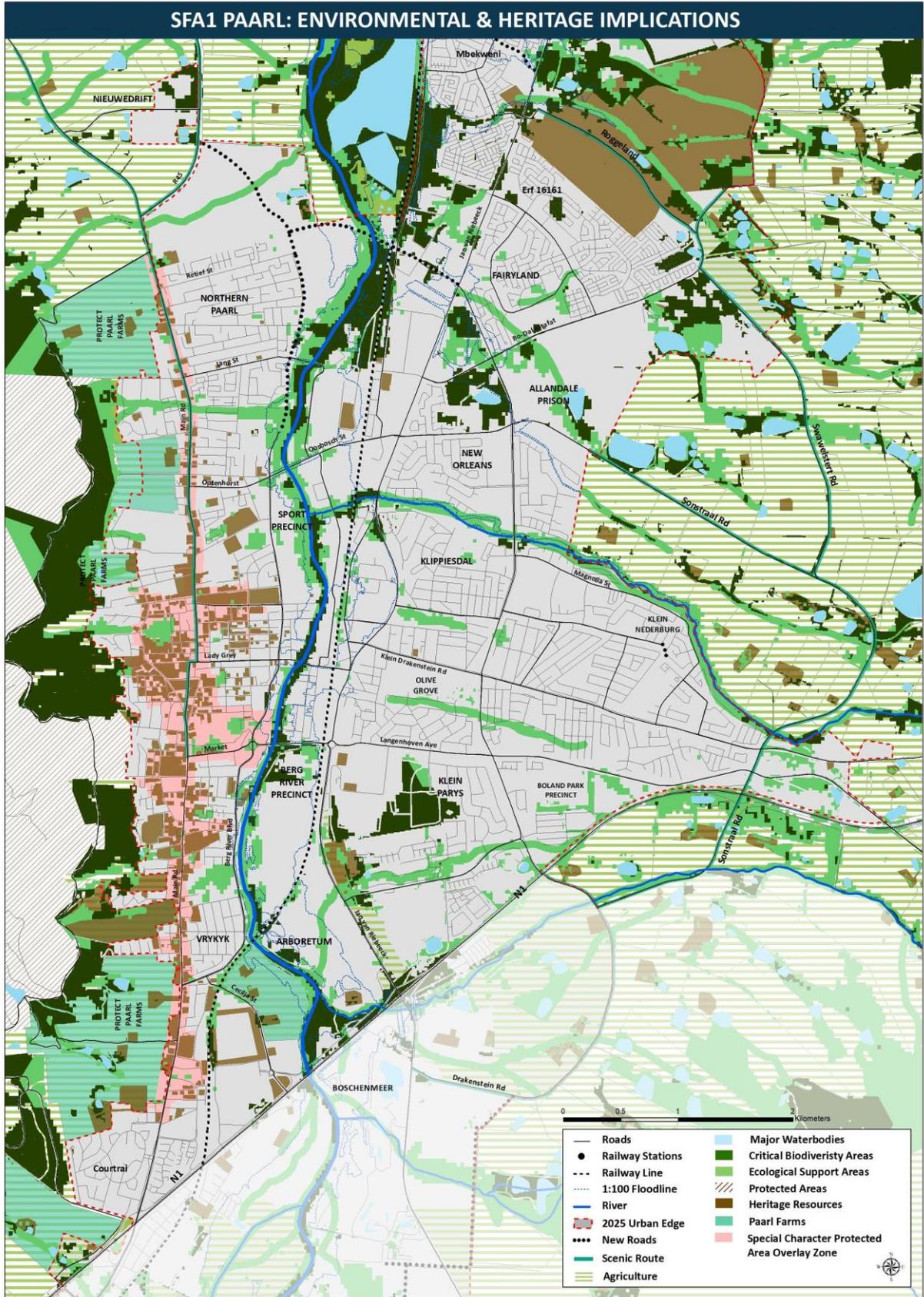
3.8 Nine Spatial Focus Areas

3.8.1 Spatial Focus Area 1: Paarl

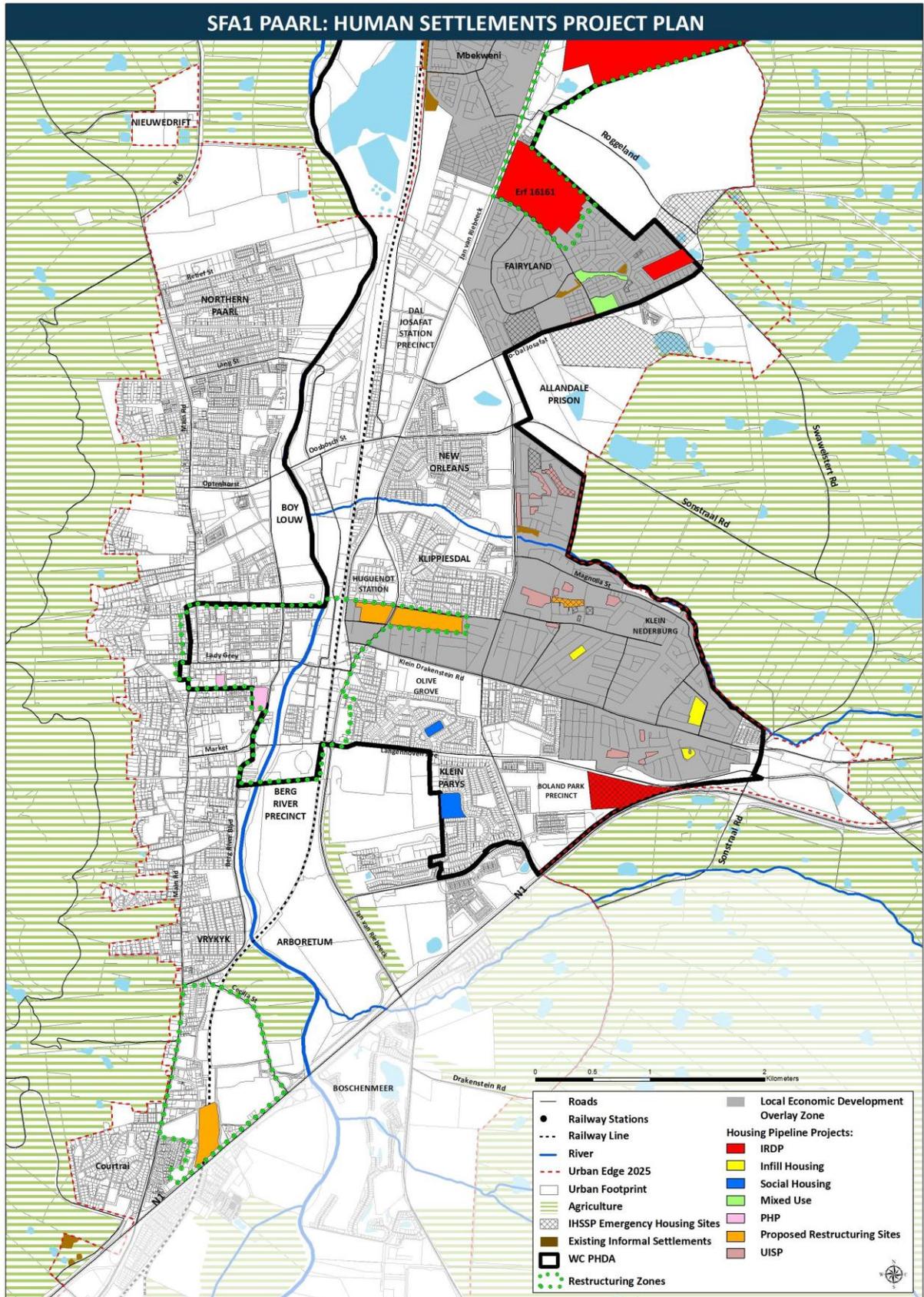
Paarl is the main urban area and economic hub of the Municipal area, and is the centre where the main health, education, cultural facilities and government services are located. It contains a variety of commercial/business services, as well as a strong education, health, industrial services and agricultural sectors.

Paarl is the main regional centre, and the most significant urban settlement, within the Drakenstein Municipality. According to the Provincial SDF (2014), Paarl is classified as a high growth potential area.

The main focus for this area is to integrate Paarl West and Paarl East through non-motorised transport (NMT) and Transit Orientated Development (TOD). Furthermore, focus is placed on the regeneration, renewal and densification within the Paarl CBD (i.e. Lady Grey Street and Main Street) and strategic precincts (i.e. Huguenot Station, Klein Drakenstein Road and De Poort/Paarl Hamlet). The protection of heritage resources, valuable agricultural land, CBAs, the Berg River and scenic landscapes, is important to ensure protection of the natural and built environments.



Map 3.10(a): Environmental and Heritage Implications – SFA1 Paarl.



Map 3.10(b): Humans Settlements Projects Map – SFA1 Paarl.

Table 3.4: Spatial Interventions - SFA1 Paarl.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: Paarl East/West Corridor <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Development of De Poort and Paarl Hamlet node. • Implementation of the Klein Drakenstein Road Central Improvement District (including Lady Grey Street). • The Paarl Central Business District Renewal and integration between Paarl East and West. • Development of the Dal Josaphat Industrial Area.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 25: Solid Waste. • PDO 30: Environment and Natural Resources. • PDO 34: Parks and Open Spaces. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Implement the Berg River Improvement Project. • Protect CBAs, ESAs threatened and scarce natural resources. • Rehabilitate and protect riverine corridors (Berg River and tributaries). • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Preserve, where applicable the character of the Paarl Farms. • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain high capability land (high potential and valuable agricultural land). • Protect agricultural land from ad hoc transformation and subdivision into non-agricultural land uses and or small-holding areas. • Implement appropriate urban-rural interfaces. • Promote urban agriculture and small - scale farming.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Protect and enhance cultural assets of the community, as identified in the Heritage Surveys. • Undertake the Paarl East Heritage Survey. • Undertake heritage awareness campaigns. • Review the Drakenstein Heritage Survey pertaining to Paarl. • Compile a heritage register. • Preserve the character of the Paarl Farms and their contribution to the character of the town. • Preserve and celebrate natural features as collective spaces and places (i.e. Paarl Mountain, Berg River, Arboretum, etc.). • Integrate cultural heritage resources into tourism initiatives.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Contain the urban development within the urban edge. • Promote green infrastructure initiatives in industrial areas that are currently underutilized. • Implement the Investment Plan recommendations for the Paarl CBD, Mbekweni and Paarl East area. • Implement other urban renewal initiatives. • Promote urban densification at appropriate locations. • Curb flooding during rainy season. • Promote public spaces and social/community facilities. • Encourage industrial investment.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Enable more efficient integration and mobility between Paarl

			<ul style="list-style-type: none"> East and Paarl West through development of NMT and TOD Establish pedestrian environments within the Paarl CBD, and along Activity Streets. Facilitate integration between Paarl East and Paarl West through transport infrastructure. Establish pedestrian friendly environments.
7	Promoting Spatial Transformation	<ul style="list-style-type: none"> PDO 27: Economic Development and Tourism. PDO 28: Land Use and Properties. PDO 29: Spatial Planning. PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> Human settlements development should promote social integration and spatial transformation to address issues of segregation in the SFA. Developments should promote social integration and spatial transformation between Paarl East and West. Develop an investment plan for the Paarl CBD. Promote appropriate densification methods at suitable nodes and along Activity Streets. Facilitate the release of well-located vacant land (municipal or private owned) for infill development and business opportunities. Identify land for emergency housing. Identify function specific nodes and corridors within Paarl. Support the redevelopment of Boland Park Sport Precinct. Support the De Poort Gateway development. Upgrade informal settlements. Promote the implementation of affordable housing projects. Encourage the provision of a mixture of housing typologies and tenure options. Promote good urban design practices for new developments. Promote urban renewal. Promote the clustering of urban functions. Promote mixed use development and densification along Activity Streets and significant nodes. Improve the public realm. Promote green infrastructure. Encourage sustainable and appropriate urban growth. Enhance opportunities for informal traders.

Table 3.5: Capital Projects- SFA1 Paarl.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1–5	Year 5-10
SDF Theme: Implementing Catalytic Zones and Big Moves					
1	Berg River Boulevard Extension to R45 and Nieuwedrift.	PDO 23: Transport, Roads and Stormwater.	DM and DPWT	X	X
SDF Theme: Promoting Integrated Environmental Management					
2	Acquisition of Air Quality Monitoring Equipment.	PDO 30: Environment and Natural Resources	DM	X	
3	Upgrading of Paarl Mountain Nature Reserve.	PDO 30: Environmental and Natural Resources	DM	X	X
SDF Theme: Promoting Transport and Logistics					
4	Upgrade existing sidewalks.	PDO 23: Transport, Roads and Stormwater.	DM	X	X
5	Reseal of streets.	PDO 23: Transport, Roads and Stormwater.	DM	X	X
6	Upgrade Drommedaris Street.	PDO 23: Transport, Roads and Stormwater.	DM	X	
7	Lang Street connection with Borsenberg Street.	PDO 23: Transport, Roads and Stormwater.	DM		X

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8	Relief Street connection with Van der Stel Street.	PDO 23: Transport, Roads and Stormwater.	DM		X
9	Upgrade signalised intersections.	PDO 23: Transport, Roads and Stormwater.	DM	X	
10	Upgrade or redevelop public transport interchange areas and pick up/drop off points.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
11	Implementation of the Lantana Sub-surface drainage.	PDO 23: Transport, Roads and Stormwater.	DM	X	
SDF Theme: Promoting Spatial Transformation					
12	Extension of basic services to informal settlements.	PDO 22-25.	DM	X	X
13	Upgrade Fairyland and Siyashlala Informal Settlement.	PDO 31: Urbanisation and Human Settlements.	DM	X	
14	Provision of basic services to the Paarl East IRDP Site.	PDO 22-25.	DM and WCDHS	X	X
15	Implementation of municipal housing projects.	PDO 31: Urbanisation and Human Settlements.	DM and WCDHS	X	X
16	Electrification of municipal housing projects.	PDO 22: Electricity and Energy.	DM	X	X
17	Electrification of the Schoongezicht Emergency Housing Development.	PDO 22: Electricity and Energy.	DM	X	
18	Maintenance and upgrading of housing rental stock.	PDO 31: Urbanisation and Human Settlements.	DM	X	X
19	Installation of water meter and connections in Amstelhof.	PDO 24: Water and Wastewater.	DM	X	
20	Upgrade Strawberry King Bulk Water Pipeline.	PDO 24: Water and Wastewater.	DM		X
21	Installation of CCTV cameras.	PDO 37: Law Enforcement and Security Services	DM	X	X
22	Development of De Kraal Sport Complex.	PDO 33: Sport and Recreation.	DM	X	X
23	Establish the Boy Louw Multi-Purpose Sport Centre.	PDO 33: Sport and Recreation.	DM	X	X
24	Resurface and upgrade the Huguenot Tennis Courts.	PDO 33: Sport and Recreation.	DM	X	
25	Upgrade of Dal Josphat Sports Stadium, including adequate floodlight and ancillary floodlight facilities.	PDO 33: Sport and Recreation.			
26	Upgrading and maintenance of local amenities and public places.	PDO 34: Parks and Open Spaces.	DM	X	X
27	Implement the "Cleaner and Greener" tree planting programme.	PDO 34: Parks and Open Spaces.	DM	X	X
28	Implementation of the Paint-my-Story Project.	PDO 26: Municipal and Public Facilities.	DM	X	X
29	Install fencing and security lights at cemeteries.	PDO 26: Municipal and Public Facilities.	DM	X	
30	Development of the Nieuwedrift Municipal Cemetery.	PDO 26: Municipal and Public Facilities.	DM	X	
31	Upgrade soup kitchens and containerised night shelter.	PDO 26: Municipal and Public Facilities.	DM	X	X
32	Set up containerised library at Nieuwedrift.	PDO 26: Municipal and Public Facilities.	DM	X	
33	Upgrade the Paarl Town Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
34	Upgrade Faure Street Sport Stadium and Faure Street Bowling Facility.	PDO 26: Municipal and Public Facilities.	DM	X	

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35	Upgrade fire services buildings.	PDO 26: Municipal and Public Facilities.	DM	X	
36	Upgrade and renovate the Dal Josaphat Traffic Centre.	PDO 26: Municipal and Public Facilities.			
37	Upgrade the Disaster Management Control Centre.	PDO 26: Municipal and Public Facilities.	DM	X	X
38	Painting of 365 murals at municipal community facilities.	PDO 26: Municipal and Public Facilities.	DM	X	
39	Upgrade the Huguenot Community Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
40	Arboretum Climate Park.	PDO 30: Environment and Natural Resources	DM		X
41	Replacement of aged water and wastewater reticulation.	PDO 24: Water and Wastewater.	DM	X	
42	Replacement of water and wastewater infrastructure with vandalism curbing innovative materials.	PDO 24: Water and Wastewater.	DM	X	
43	Upgrade the WWTW to increase capacity for future developments.	PDO 24: Water and Wastewater.	DM	X	
44	Procure and install 1 000 kVA generator at Paarl WWTW.	PDO 24: Water and Wastewater.	DM	X	
45	Construction of Drommedaris and Vlakkeland detention dams and canal.	PDO 24: Water and Wastewater.	DM		X
46	Construct solid waste mini drop-offs at hotspots.	PDO 25: Solid Waste	DM	X	
47	Implement the skip project in high density and informal areas.	PDO 25: Solid Waste	DM	X	
48	Implement the area cleaning block system in registered informal settlements.	PDO 25: Solid Waste	DM	X	
49	Implement street refuse bins.	PDO 25: Solid Waste	DM	X	
50	Implement the Organic Waste Division Infrastructure at Paarl RTS.	PDO 25: Solid Waste	DM	X	
51	Replacement and upgrade of aged electrical reticulation.	PDO 22: Electricity and Energy.	DM	X	
52	Installation of electrical infrastructure to provide spare capacity for future development.	PDO 22: Electricity and Energy.	DM	X	
53	Upgrade SCADA System.	PDO 22: Electricity and Energy.	DM	X	
54	Drakenstein Energy Efficient Street Light Project.	PDO 22: Electricity and Energy.	DM	X	
55	Provision of energy self-generating solutions.	PDO 22: Electricity and Energy.	DM	X	
56	Purchasing and installation of uninterrupted power supplies and generators at critical sites.	PDO 22: Electricity and Energy.	DM	X	
57	Increasing the existing HV network capacity to facilitate future development, electrification and load growth. This entails the implementation of the transformers at the Parys 66/11KV substation.	PDO 22: Electricity and Energy.	DM and Eskom		X
58	Commissioning of two new substations (N1 Substation, 132/6611KV 80MVA, and Mall Substation, 66/11/KV 20MVA).	PDO 22: Electricity and Energy.	DM and Eskom		X

3.8.2 Spatial Focus Area 2: Mbekweni

Mbekweni is a high-density town, which contains a mix of residential, commercial and public facilities.

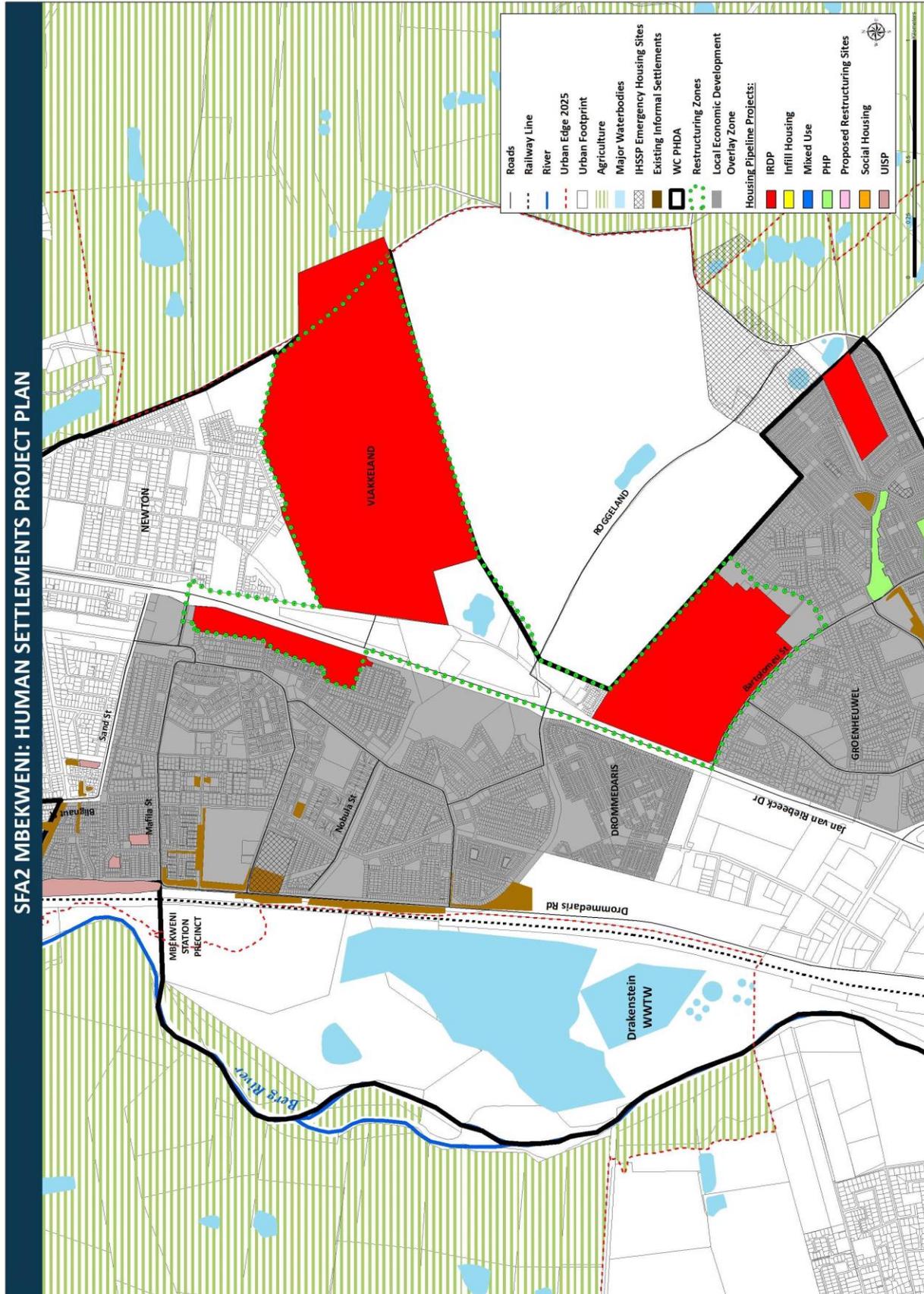
Along with Wellington, Mbekweni is regarded as a secondary growth node, with development focused on creating an efficient and legible urban structure and improved linkages through NMT and TOD at strategic nodes (especially over Jan van Riebeeck Drive with Vlakkeland, Newton and the northern part of Groenheuwel). Furthermore, importance is placed on investing in the public realm of the area and providing better access to socio-economic services and housing opportunities, through the provision of a range of socio-economic services at the strategic nodes.



Map 3.11: Spatial Focus Area Map - SFA2 Mbekweni.



Map 3.11(a): Environmental and Heritage Implications – SFA2 Mbekweni.



Map 3.11(b): Humans Settlements Projects Map – SFA2 Mbekweni.

Table 3.6: Spatial Interventions - SFA2 Mbekweni.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: North City Integration Corridor <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Development of the Dal Josaphat Industrial Area.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Rehabilitate and protect riverine corridors (Berg River and tributaries). • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain high capability land (high potential and valuable agricultural land). • Promoting urban agriculture and small scale farming.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Mbekweni. • Undertake heritage awareness campaigns. • Compile a heritage register. • Designate cultural heritage precinct/heritage areas. • Provide infrastructure for cultural and religious practices and identify a site for initiation ceremonies. • Integrate cultural heritage resources into tourism initiatives.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Contain the urban development within the urban edge. • Implement the Investment Plan recommendations for the Paarl CBD, Mbekweni and Paarl East area. • Implement other urban renewal initiatives. • Promote urban densification at appropriate locations. • Curb flooding during rainy season. • Promote urban regeneration of the CBD area. • Promote a pedestrian-friendly CBD area. • Promote public spaces and social/community facilities.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments.

7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Upgrade informal settlements. • Promote the implementation of affordable housing projects. • Encourage the provision of a mixture of housing typologies and tenure options. • Promote good urban design practices for new developments. • Promote urban renewal. • Promote the clustering of urban functions. • Promote mixed use development and densification along Activity Streets and significant nodes. • Improve the public realm. • Promote green infrastructure. • Encourage sustainable and appropriate urban growth. • Enhance opportunities for informal traders.
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Table 3.7: Capital Projects- SFA2 Mbekweni.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Implementing Catalytic Zones and Big Moves					
1	Development of Erf 557 municipal housing project.	PDO 31: Urbanisation and Human Settlements	DM	X	
SDF Theme: Promoting Heritage Resources					
2	Development of Mbekweni Cultural Precinct with Arts and Crafts Tourism Market.	PDO 27: Economic Development and Tourism. PDO 28: Land Use and Properties.	DM	X	
SDF Theme: Reinforcing Major Urban and Rural Centres					
3	Maintenance and Upgrade housing rental stock.	PDO 31: Urbanisation and Human Settlements.	DM	X	X
SDF Theme: Promoting Transport and Logistics					
4	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
5	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
6	Ongoing upgrade of Drommedaris Street.	PDO 23: Transport, Roads and Stormwater.	DM	X	
7	Build a road and NMT connection across the railway line to Wellington Industrial park.	PDO 23: Transport, Roads and Stormwater.	DM	X	X
8	Connect main Vlakkeland access street to Bo-Dal Road.	PDO 23: Transport, Roads and Stormwater.	DM	X	
9	Extension of Mafila Street to Wamkelekile Street, and Nobula Street to Jan van Riebeeck Street.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
10	Upgrade signalised intersections.	PDO 23: Transport, Roads and Stormwater.	DM	X	
11	Upgrade or redevelop public transport interchange areas and pick up/drop off points.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
12	Construction of Drommedaris and Vlakkeland detention dams and canal.	PDO 23: Transport, Roads and Stormwater.	DM		X

13	Implement flood alleviation measures.	PDO 23: Transport, Roads and Stormwater.	DM	X	X
SDF Theme: Promoting Spatial Transformation					
14	Extension of basic services to informal settlements.	PDO 22-25.	DM	X	X
15	Upgrade Fairyland and Siyashlala Informal Settlement.	PDO 31: Urbanisation and Human Settlements.	DM	X	
16	Upgrade Mbekweni Community Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
17	Painting of 365 murals at municipal social/community facilities.	PDO 26: Municipal and Public Facilities.	DM	X	
18	Returf of sport field for soccer and cricket practice.	PDO 33: Sport and Recreation.	DM	X	
19	Upgrade the Mbekweni Sports Stadium.	PDO 33: Sport and Recreation.	DM	X	
20	Upgrade soup kitchen.	PDO 32: Social Development.	DM	X	X
21	Upgrade White City water and sewerage.	PDO 24: Water and Wastewater.	DM	X	
22	Vlakkeland bulk water upgrade.	PDO 24: Water and Wastewater.	DM	X	
23	Upgrade the Dalweiding Substation and switchgear.	PDO 22: Electricity and Energy.	DM	X	
24	Construction of new 11KV substations to accommodate new proposed developments, infill and densification.	PDO 22: Electricity and Energy.	DM and Eskom	X	
25	Install fibre infrastructure.	PDO 19: Systems and Technology.	DM		X
26	Community-based business park to promote the informal economy.	PDO 27: Economic Development and Tourism.	DM		X

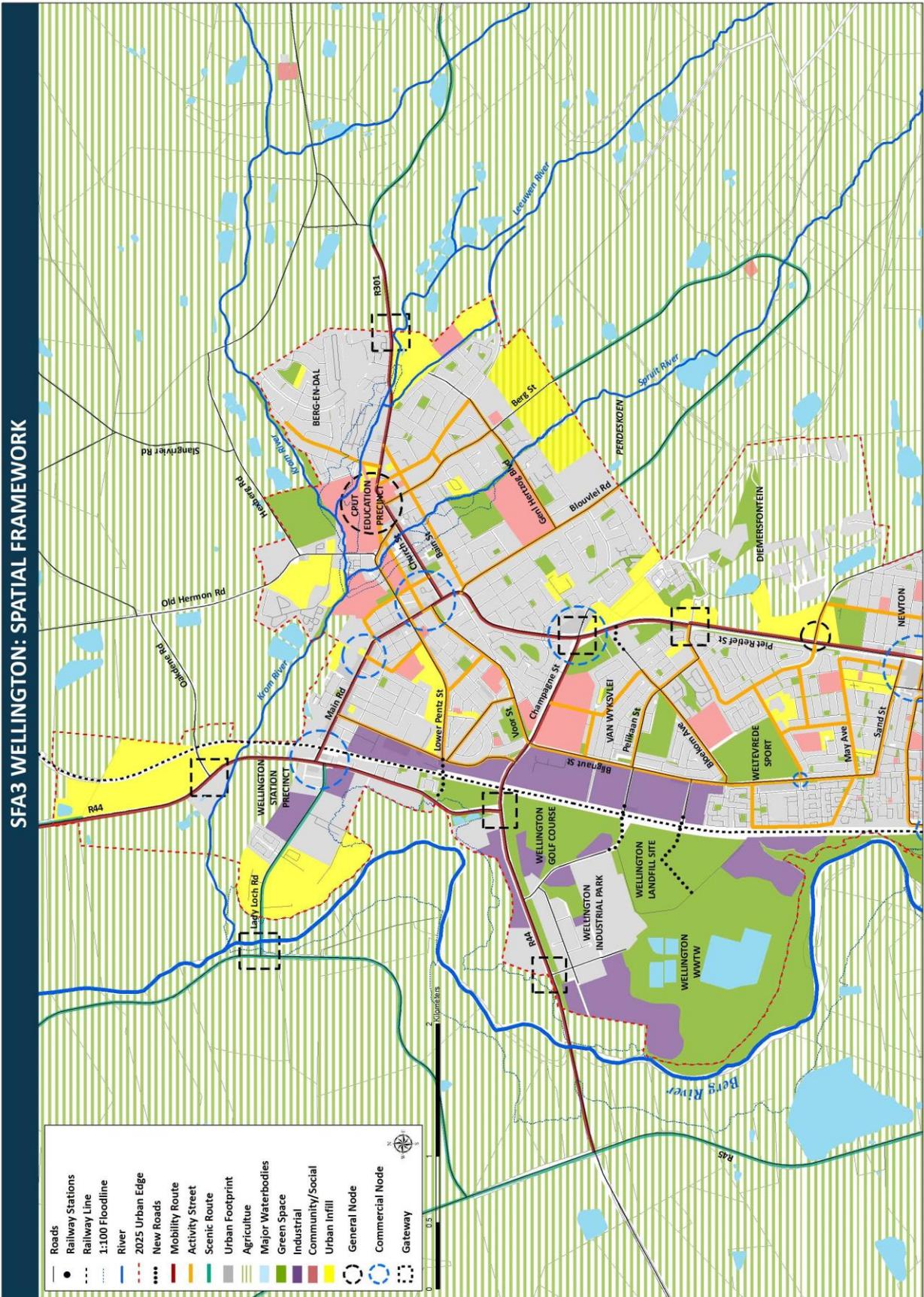
3.8.3 Spatial Focus Area 3: Wellington

Wellington is classified as a secondary growth node/service centre. It acts as a service centre to the smaller rural settlements located within the rural hinterland. It is regarded as an important node, with a focus on development densification, agri-processing and education. It is the second most significant settlement within the Drakenstein Municipality, after Paarl. According to the Growth Potential Study of Towns in the Western Cape (WCG, 2013), Wellington has a very high socio-economic need and, in tandem with Paarl, is classified as a regional node that fulfils services such as: tertiary education, agri-processing (and related manufacturing), distribution, logistics, tourism, and retirement destination.

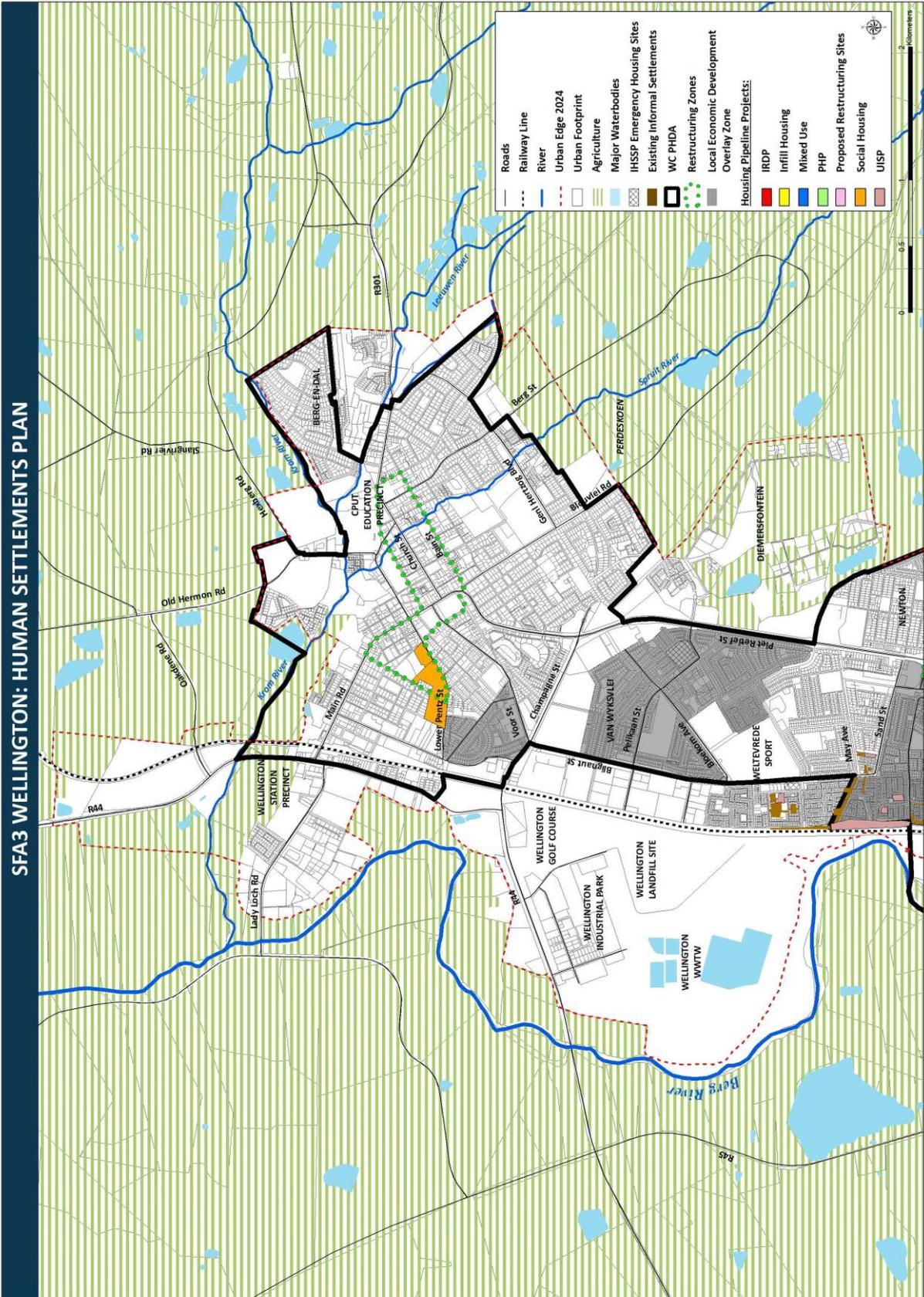
This Wellington SFA provides important health, education, cultural/heritage facilities, as well as government services. The upgrade of the Wellington CBD, expansion of Wellington Industrial Park, enhancement of the town as an education precinct, and the protection of scenic landscapes and heritage resources, are all considered important in the development focus for this SFA.

The development focus of this SFA, for major development, is centred around areas that do not infringe on natural and cultural assets, where infrastructure is available and where movement networks can support future growth. This entails focusing on connecting with Mbekweni and Paarl.

Wellington is considered to have medium to high growth potential, according to the Provincial Spatial Development Framework (PSDF) (2014). The focus is towards infill development, densification and the containment of the urban footprint.



Map 3.12: Spatial Focus Area Map - SFA3 Wellington.



Map 3.12(b): Humans Settlements Projects Map – SFA3 Wellington.

Table 3.8: Spatial Interventions - SFA3 Wellington.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: North City Integration Corridor <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Expansion of Wellington Industrial Park. • Implementation of the Wellington Urban Design Framework.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Rehabilitate and protect riverine corridors (Berg, Krom, Spruit and Leeuwen Rivers and tributaries). • Implement and manage proposed Stewardship Sites: Wellington Industrial Area, Eerste Tol (Bainskloof) and Happy Valley (Farm 229/0, Wellington). • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain high capability land (high potential and valuable agricultural land). • Promoting urban agriculture and small scale farming.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Preserve, when appropriate, the character of Wellington and surrounds. • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Wellington. • Integrate cultural heritage resources into tourism initiatives. • Compile a heritage register.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Contain the urban development within the urban edge. • Implement the Wellington Urban Design Framework recommendations for the Wellington CBD. • Promote Wellington as a destination for retirement developments. • Implement urban renewal initiatives. • Proposed mix of land uses at strategic nodes should be located within an acceptable walking distance. • Promote urban densification at appropriate locations. • Promote public spaces and social/community facilities.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments.

7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Promote Wellington as a logistics/agri-hub for the wider region. • Promote good urban design practices for new developments. • Promote the clustering of urban functions. • Promote mixed use development and densification along Activity Streets and significant nodes. • Improve the public realm. • Promote green infrastructure. • Encourage sustainable and appropriate urban growth. • Promote Wellington as a higher education hub – CPUT/Huguenot College. • Enhance opportunities for informal traders.
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Table 3.9: Capital Projects- SFA3 Wellington.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
2	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
3	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
4	Upgrade Champagne Street.	PDO 23: Transport, Roads and Stormwater.	DM		X
5	Upgrade or redevelop public transport interchange areas and pick up/drop off points.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
SDF Theme: Promoting Spatial Transformation					
6	Extension of basic services to informal settlements.	PDO 22-25.	DM	X	X
7	Implement municipal housing projects.	PDO 31: Urbanisation and Human Settlements.	DM	X	X
8	Upgrade swimming pool at Antoniesvlei Resort.	PDO 26: Municipal and Public Facilities.	DM	X	
9	Upgrade Weltevrede Sport fields.	PDO 26: Municipal and Public Facilities.	DM	X	
10	Upgrade Pelican Park Sport grounds in Wellington.	PDO 26: Municipal and Public Facilities.	DM		X
11	Upgrade Wellington Licensing Centre.	PDO 26: Municipal and Public Facilities.	DM		X
12	Install fencing and security lights at cemeteries.	PDO 26: Municipal and Public Facilities.	DM	X	
13	Upgrade soup kitchens and containerised night shelter.	PDO 26: Municipal and Public Facilities.	DM	X	
14	Upgrade Wellington Town Hall, Colibri Community Hall and Safmarine Community Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
15	Upgrade fire services buildings.	PDO 26: Municipal and Public Facilities.	DM	X	
16	Set up containerised library in Wagenmakers Valley.	PDO 26: Municipal and Public Facilities.	DM	X	
17	Upgrade the Park Street Tennis Courts.	PDO 26: Municipal and Public Facilities.	DM	X	

18	Industrial water connections for large water users within the Wellington Industrial Area.	PDO 24: Water and Wastewater.	DM		X
19	Extension of the existing landfill site.	PDO 25: Solid Waste.	DM		X
20	Upgrade the WWTW to increase capacity for future developments.	PDO 24: Water and Wastewater.	DM		X
21	Upgrade and rehabilitation of sewerage pump stations (Wellington Industrial).	PDO 24: Water and Wastewater.	DM		X
22	Community-based business park in order to promote the informal economy.	PDO 27: Economic Development and Tourism.	DM		X

3.8.4 Spatial Focus Area 4: Drakenstein South and Simondium

This Spatial Focus Area (SFA) refers to the area south of the N1, between the Berg River and R301 (Wemmershoek Road) and Simondium. The SFA also includes areas, within the urban edge, east of the R301 and west of the R45. These two latter areas are located at the northern part of the SFA, abutting and south of the N1. This area is mostly being developed for high-income, low-density, gated community residential developments.

Currently, the role that this Spatial Focus Area fulfils is centred around low-density residential development. Future development focus should, however, be focused on an efficient and integrated urban structure, inclusive of a variety of housing typologies, commercial opportunities, and social and community facilities with well-connected open spaces that caters for different income groups.

Land along the northern portion of the R45 is becoming an important corridor for development. This includes, the R45 intersection with the R101 (Old Paarl Road).

Extensive bulk infrastructure investment (i.e. water, electricity, waste water and waste disposal) is required, in order for an appropriate return on investment for the Municipality. Focus should also be placed on creating an efficient urban structure through the incorporation of a mix of different housing typologies and community/social facilities, which must be well connected through appropriate smaller general commercial nodes on the R45 and R301.

A significant portion of the developable area within the urban edge of this SFA forms part of the Levendal Development Precinct Concept, located between the R45 and Berg River. Development of the proposed Levendal Development Precinct is subject to the conditions as stipulated in the Levendal Environmental Authorisation (EA). Discussions are currently underway between the Western Cape Department of Agriculture: Land Use Management and DEADP: Development Management (Region 1) to 'unbundle'/amend the Levendal EA in order to among others protect the agricultural land. However, until the EA amendment has not been resolved, the original conditions of the Levendal EA are still in place.

Simondium is historically a Coloured rural and farm area and has a semi-rural character which can be described as a rural precinct and node, located towards the southern edge of the Drakenstein Municipality.

The area experiences pressure for non-agricultural use on agricultural land and there is a demand for farmworker and informal housing. This SFA has tourism potential and can potentially become a social node and tourism gateway to the rest of the area, as indicated on Map 3.16 below.

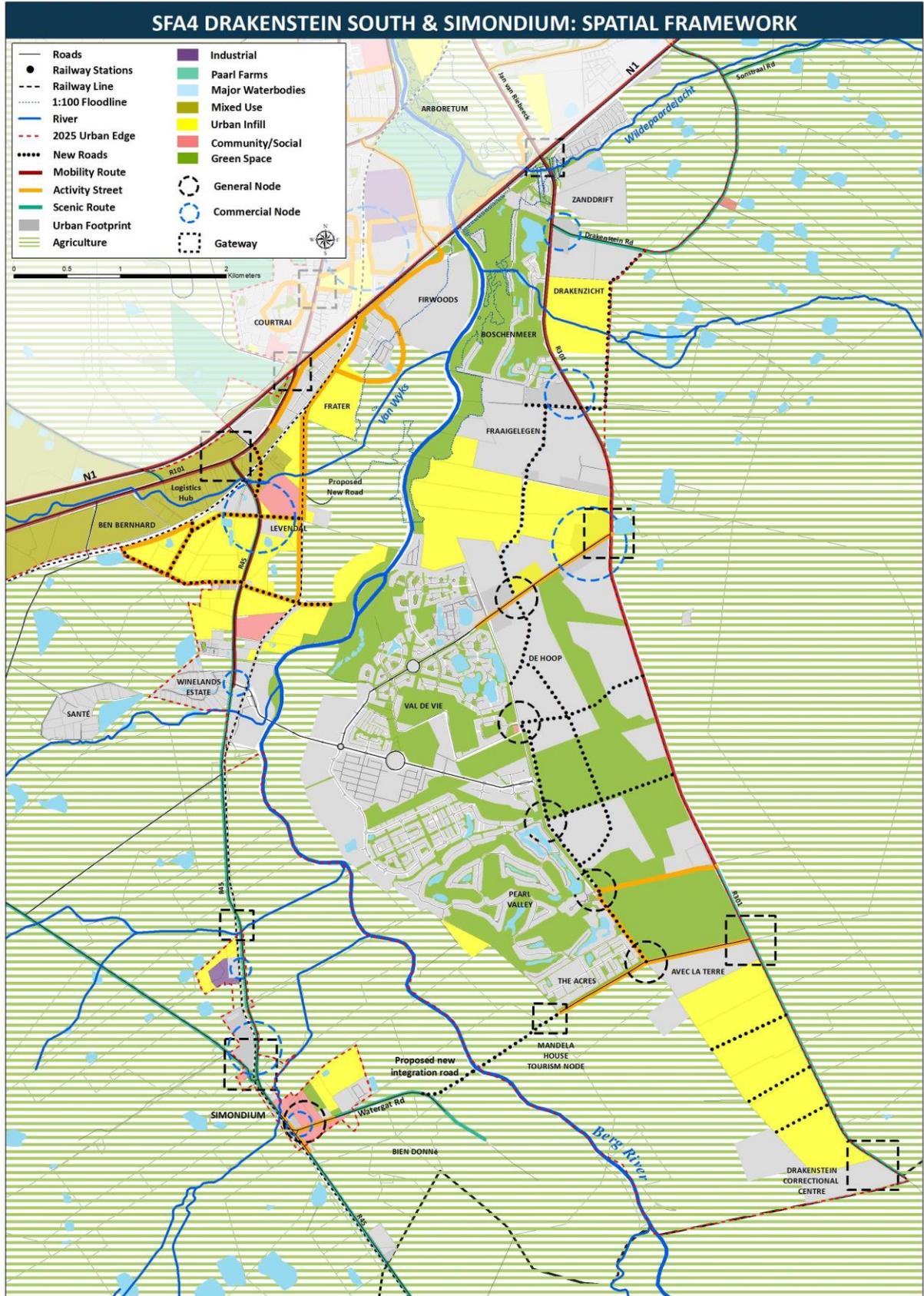
The development focus for the SFA should, however, be on maintaining its natural, scenic and agricultural assets by setting back urban development from scenic routes and implementing a wide buffer of cultivated land between the road and the development.

The settlements of Simondium and Groot Drakenstein have been identified as one of the “*hot spot*” urban growth management areas in the Greater Cape Metro Regional Spatial Implementation Framework (GCM RSIF), which requires an integrated response from various role-players. In terms of the implementation of the GCM RSIF, this “*integrated response*” should culminate in the development of an urban growth management strategy for this identified “*hot spot*” area.

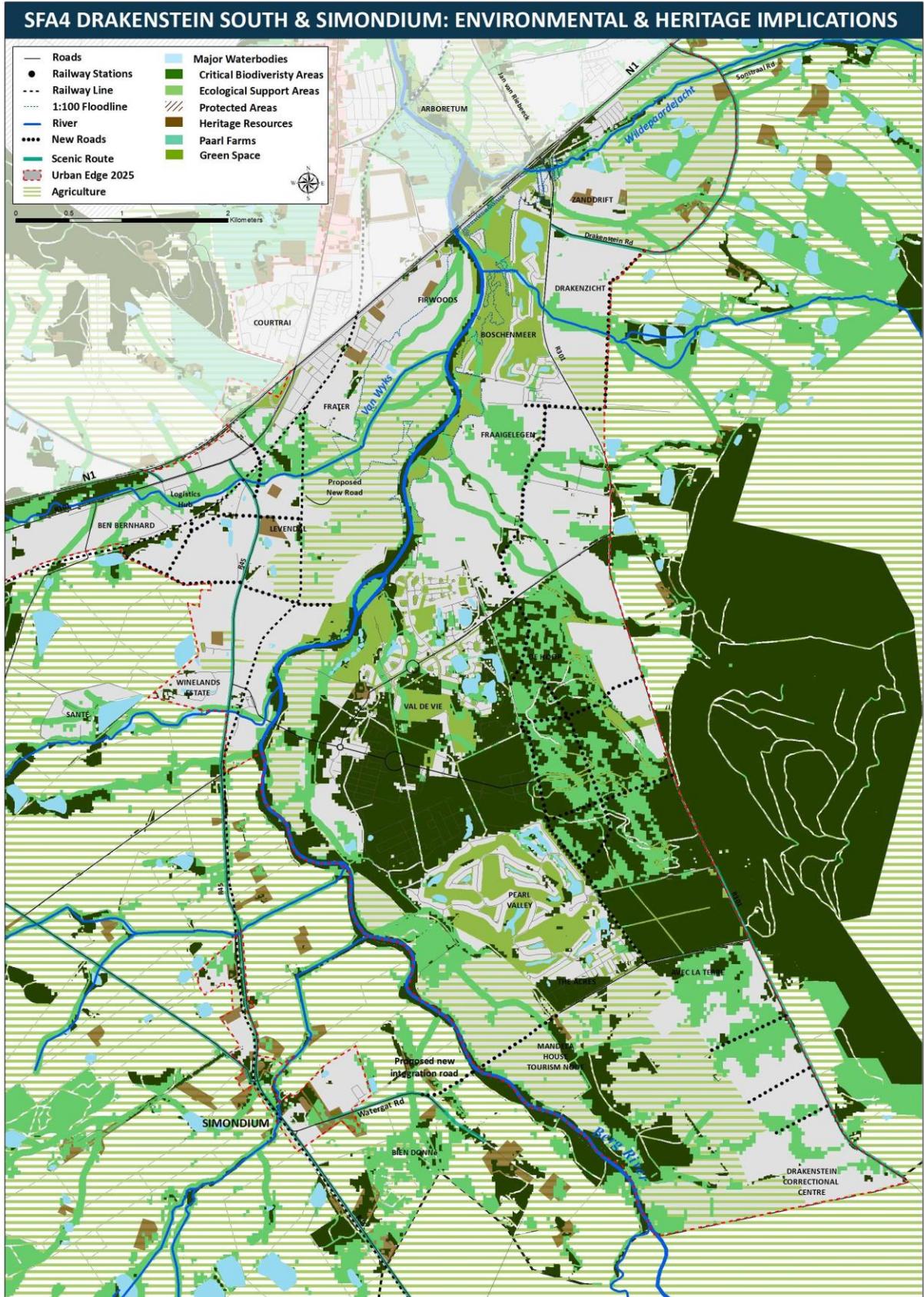
The close proximity of Simondium and Groot Drakenstein either side of the Drakenstein and Stellenbosch municipal boundary requires co-ordination of their respective municipal urban upgrading programmes in order to ensure the following:

- a) Limiting ribbon development along the R45 and restricting settlement footprint along such route.
- b) Containing growth of the settlements through infill, densification and strict management of urban edges.
- c) Appropriate development abutting the R45.
- d) Appropriate usage of underdeveloped tracts of land between the two settlements (e.g. Bien Donne Provincial land) in order to retain/reinforce the natural, heritage and agricultural working landscapes.

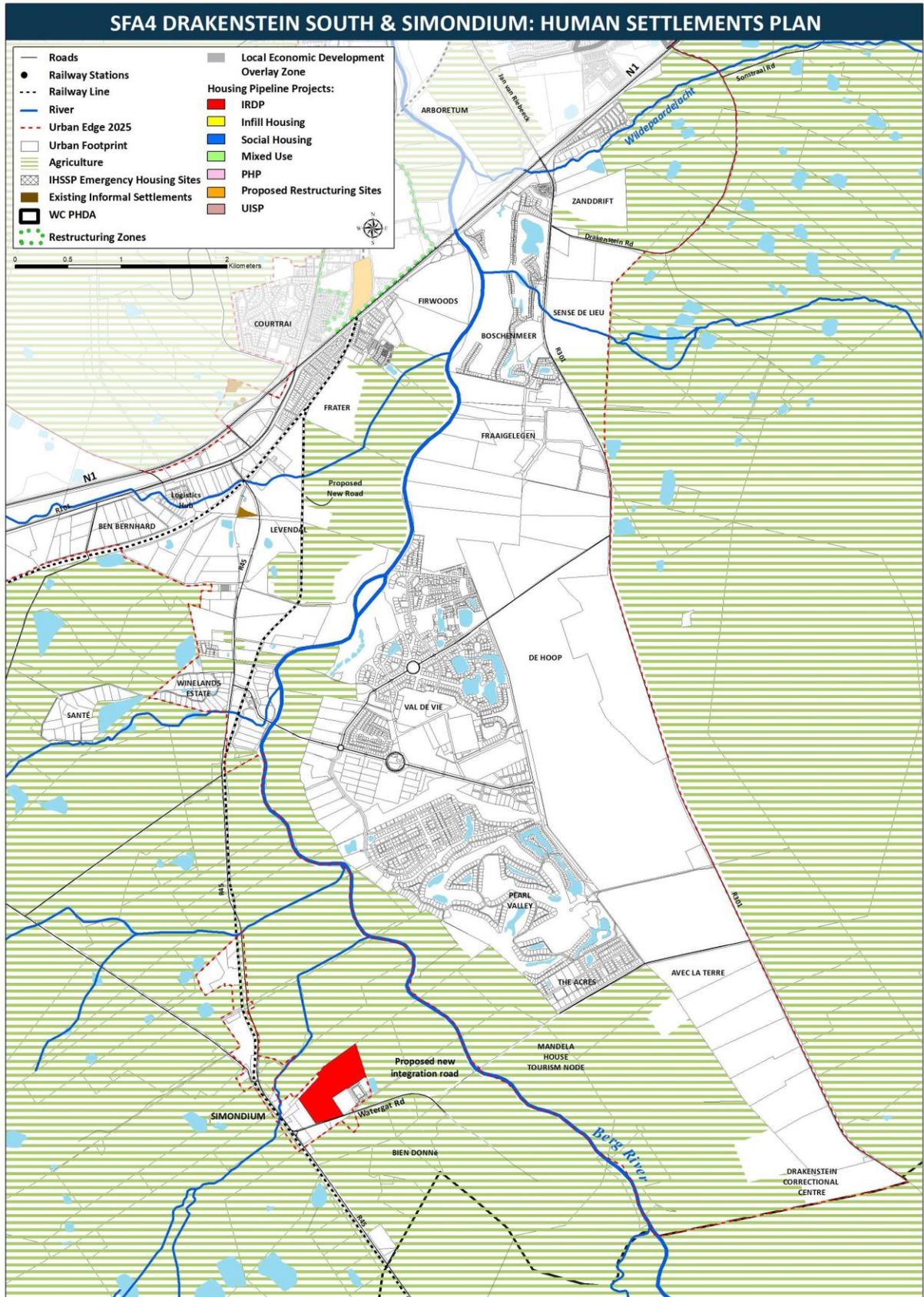
In lieu of the above, achieving co-ordination between the two urban upgrade programmes and management of non-urban land between the two settlements requires inter-municipal planning engagements.



Map 3.13: Spatial Focus Area Map - SFA4 Drakenstein South and Simondium.



Map 3.13(a): Environmental and Heritage Implications – SFA4 Drakenstein South and Simondium.



Map 3.13(b): Humans Settlements Projects Map – SFA4 Drakenstein South and Simondium.

Table 3.10: Spatial Interventions - SFA4 Drakenstein South.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: South City Region <ul style="list-style-type: none"> • PDO 29: Spatial Planning. • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Restrict up-slope development on Wemmershoek and Simonsberg Mountains. • Facilitation of development between the R301 and R45.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Extend the river setback in order to retain an agricultural buffer along the Berg River and its tributaries. • Rehabilitate and protect riverine corridors (Berg River and tributaries). • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding. • Retain the rural and natural character of the area by prohibiting development on the eastern side of the R301 road.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain high capability land (high potential and valuable agricultural land). • Promote urban agriculture and small scale farming.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Drakenstein South. • Compile a heritage register. • Promote Mandela House as a tourist hub and tourism gateway.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain the urban development within the urban edge. • Promote urban densification at appropriate locations. • Promote small commercial nodes and community/social facilities along the R45 and R301 Roads.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments.

7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Promote mixed use development and densification along Activity Streets and significant nodes. • Cluster community/social facilities together with commercial, transport, informal sector and other activities, at key strategic nodes. • Support good urban design practices for new developments. • Improve the public realm. • Promote green infrastructure. • Encourage sustainable and appropriate urban growth.
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Table 3.11: Capital Projects- SFA4 Drakenstein South.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Link the Watergat and Schuurmansfontein Roads.	PDO 29: Spatial Planning.	DM and DI		X
2	Floodline study to determine floodlines along the Berg River Corridor.	PDO 23: Transport, Roads and Storm Water.	DM		X
3	Develop a Road Access Management Plan for the R45.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	
4	Upgrade the R301 (Wemmershoek Road) and R45 roads.	PDO 23: Transport, Roads and Storm Water.	DM, DI and PPP	X	X
5	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
SDF Theme: Promoting Spatial Transformation					
6	Relocation or in-situ formalisation of the Brickfields and PA Kamp informal settlements.	PDO 31: Urbanisation and Human Settlements.	DM		X
7	Significant upgrades and install new bulk water and wastewater infrastructure.	PDO 24: Water and Wastewater.	DM		X

Table 3.12: Spatial Interventions – SFA4 Simondium.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: South City Region <ul style="list-style-type: none"> • PDO 29: Spatial Planning. • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Bulk infrastructure upgrades. • Creation of the Schuurmansfontein Road (DR1095) and Watergat Road Integrated Road. • Facilitation of development between the R301 and R45.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Restrict up-slope development on Simonsberg Mountain. • Extend river setback to retain an agricultural buffer along tributaries. • Securing connectivity between natural habitats within and between threatened ecosystems.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Contain urban development to within the urban edge where protection of agricultural land is justified. • Accommodate farmworkers in housing projects.

4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Retain the hamlet character of the area. • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Simondium. • Compile a heritage register.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Develop a Local SDF for Simondium. • Promote urban densification at appropriate locations along the R45.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environment.
7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Encourage sustainable and appropriate urban growth. • Provide appropriate and sensitive convenience nodes at strategic locations along the R45. • Formalise an informal trading space along the R45, at a strategic location. • Encourage multiple use of the existing community facility. • Ensure that community sports facilities are included in new human settlement projects. • Promote Simondium’s tourism resources. • Support as a southern gateway into Drakenstein.

Table 3.13: Capital Projects– SFA4 Simondium.

Serial No.	Capital Projects		Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Creation of the Watergat/Schuurmansfontein Integration Road, including NMT infrastructure.	PDO 23: Transport, Roads and Stormwater.	DM and DI	X	X
2	Develop a Road Access Management Plan for the R45.	PDO 23: Transport, Roads and Stormwater.	DM	X	
3	Upgrade the R45.	PDO 23: Transport, Roads and Stormwater.	DM, DI and PPP	X	X
4	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
5	Floodline study to determine floodlines along the Berg River Corridor.	PDO 23: Transport, Roads and Stormwater.	DM	X	
SDF Theme: Promoting Spatial Transformation					
6	Development of the Simondium IRDP housing project on Farm 1222/1, Erf 941/4 and Erf 115 project.	PDO 31: Urbanisation and Human Settlements.	DM	X	
7	Relocation or in-situ formalisation of the Simondium informal settlement.	PDO 31: Urbanisation and Human Settlements.	DM and DoHS	X	X
8	Maintain and upgrade all community/social and public facilities.	PDO 26: Municipal and Public Facilities.	DM	X	
9	Install new bulk infrastructure services as required for the entire area.	PDO 24: Water and Wastewater.	DM		X

3.8.5 Spatial Focus Area 5: Ben Bernhard, Drakenstein West and Klappmuts North

This SFA includes Ben Bernhard, Drakenstein West and Klappmuts North.

Ben Bernhard area is developing into a mixed-use corridor along the Old Paarl Road (R101) and N1. From a regional transport and logistics perspective, the corridor is ideally located to accommodate industrial associated uses. The development of this corridor for labour intensive industrial and commercial development is envisioned for the short-and-medium term. The aforementioned goal is already coming to fruition through the submission and approval of several land development applications. It is important to note that pressure for residential development within this corridor is not experienced.

The Klappmuts North Node is located on the north-eastern quadrant of the N1/R44 Interchange. Although being separated from the Klappmuts urban footprint by the N1, the current rural area is regarded as part of the greater Klappmuts area that is identified as a future regional service centre in the Greater Cape Metro Regional Spatial Implementation Framework. A Local SDF was approved for this area in 2019. However, the Local SDF was never fully implemented due to changes in the prevailing economic and development conditions. The Local SDF is now outdated and does not portray the Municipality's developmental vision and objectives for this area. The Drakenstein SDF takes precedent over the outdated local SDF for Klappmuts North, which will be revised in due course.

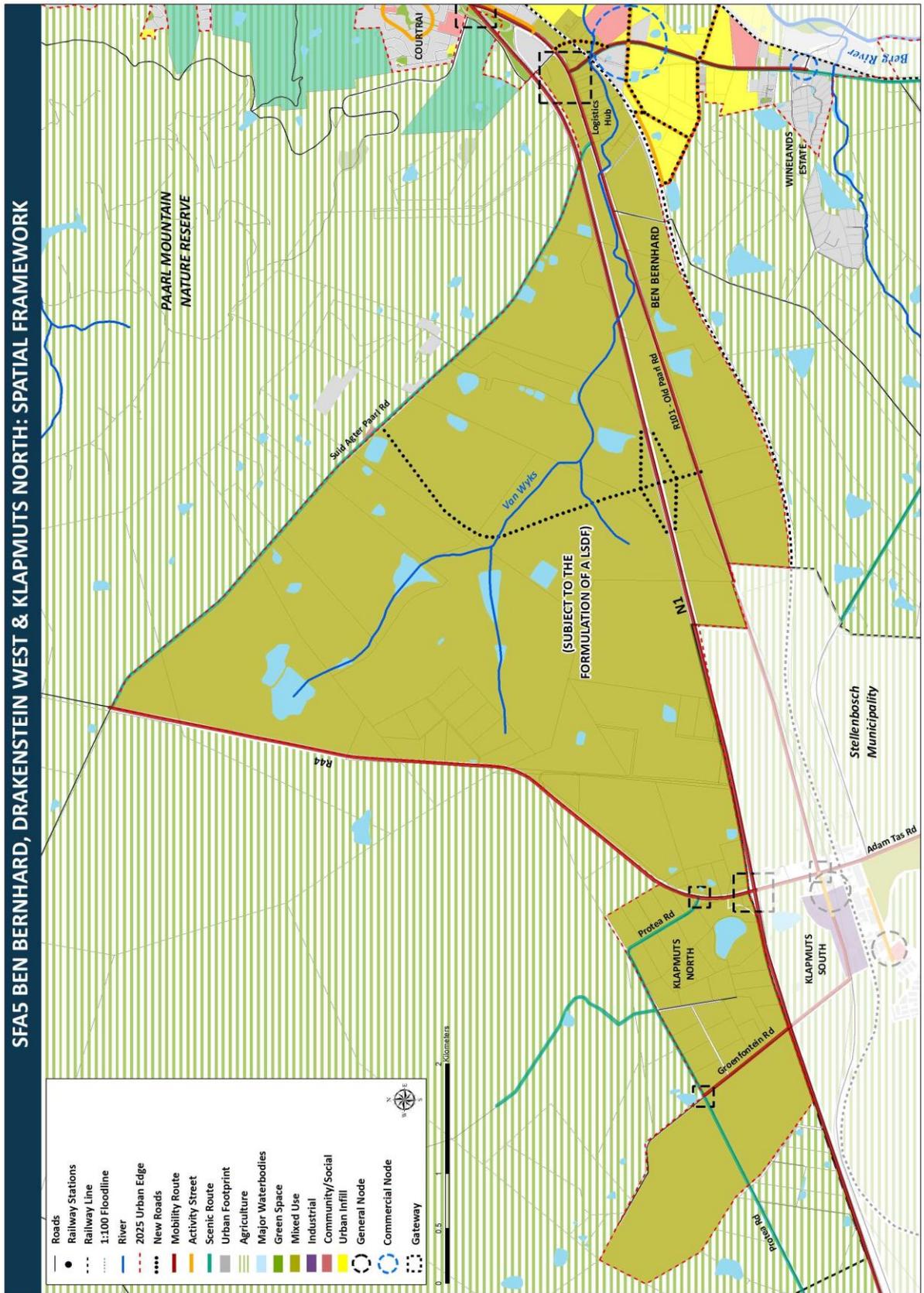
Within the Klappmuts North area, Drakenstein Municipality facilitated the alienation of approximately 190ha of vacant land to Heineken Breweries in order to consolidate their brewery, storage and distribution facilities. The land transaction was made subject to the implementation of certain bulk infrastructure by Heineken Breweries. Subsequent to the aforementioned land transaction, the Municipality has been inundated with requests and enquiries from numerous prominent businesses who intend to relocate to the Klappmuts North area. The aforementioned phenomenon has resulted in a situation where Heineken Breweries can partner with various developers and businesses to implement the required bulk infrastructure.

Drakenstein West is situated between the N1 Road, the Agter-Paarl Road and the R44. The node is proposed to accommodate the future spatial growth demands of Drakenstein Municipality, as well as the wider Cape Winelands District and abutting City of Cape Town over the next 20 years. This medium to long-term spatial intervention will serve to, amongst others, address a projected long-term Drakenstein municipal growth of approximately 52 000 households over the next 20 to 25 years. This should be seen in context of the future proposed Klappmuts Industrial Node and the Ben Bernhard Corridor, which will provide a considerable amount of employment opportunities. However, it is critically important that this area is carefully managed over the short to medium-term, especially with regards to land use applications. This entails the proper management of speculative higher-income, residential development land use applications, in the form of low-density residential developments, due to the area's regional vehicular accessibility.

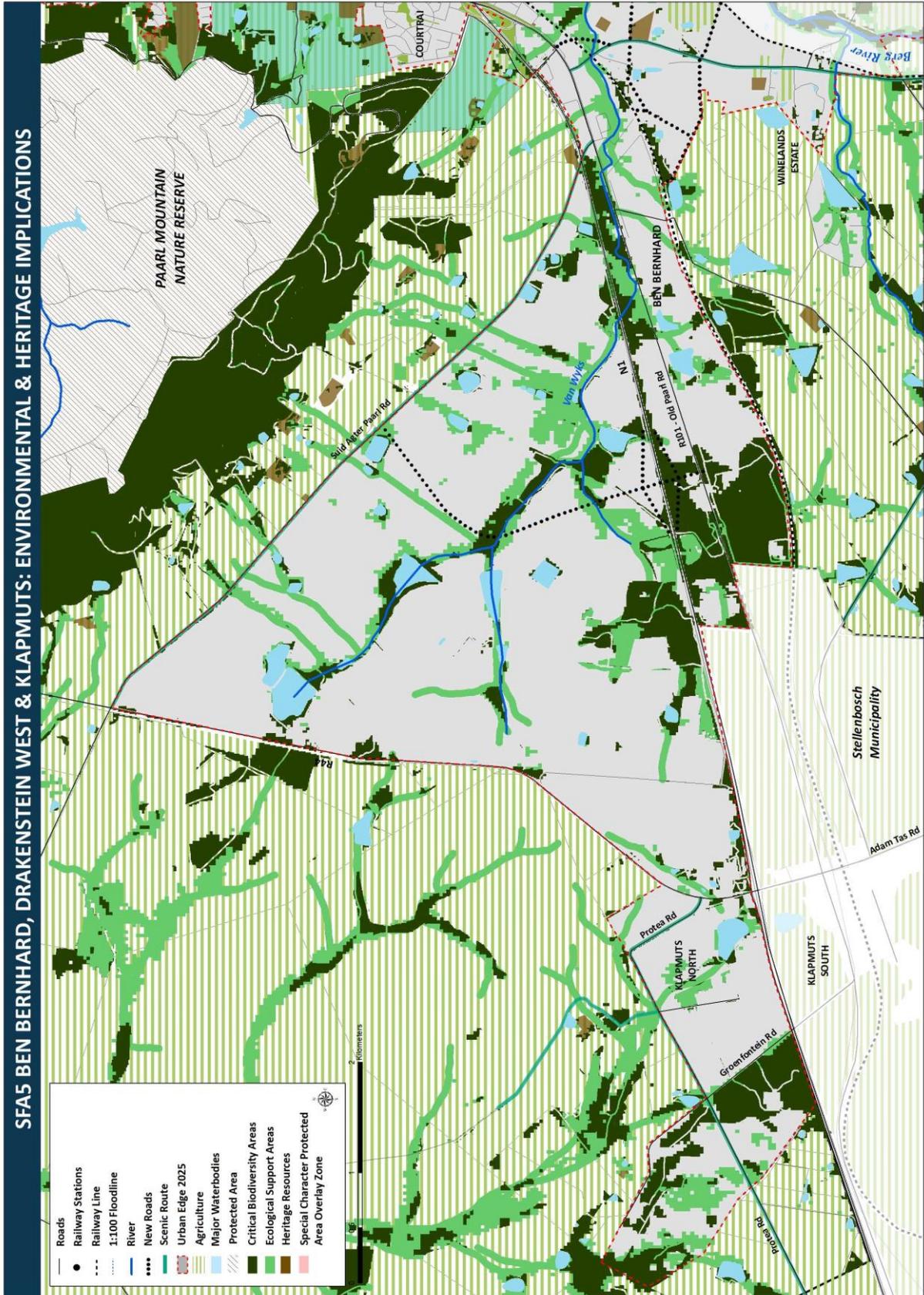
It is important to note that this SFA is an important area from a regional and provincial development perspective. The SFA represents the area where the municipal boundaries of the City of Cape Town and Stellenbosch Municipality converge on the municipal boundaries of Drakenstein Municipality. Joint planning between the two local government institutions and metropolitan municipality is critical in order to ensure that this SFA develops into a well-planned and functioning area that benefits the entire region, province and country.

The proposed Cape Wineland International Airport will have a considerable impact on this SFA. It is important that Drakenstein Municipality, City of Cape Town, as well as Stellenbosch Municipality, plan in a holistic manner to maximise the positive spin-offs and mitigate the negative spin-offs of the airport. This SFA from part of the area for which the Western Cape Department of Environmental Affairs and Development Planning has started a scenario planning initiative. Drakenstein Municipality forms part of the steering committee for this project.

The Municipality has commenced with the compilation of a Local SDF for the Drakenstein West area. During the formulation of the Local SDF, City of Cape Town and Stellenbosch Municipality will be approached to assist and advise on the content of the local SDF.



Map 3.14: Spatial Focus Area Map – SFA5 Ben Bernhard, Drakenstein West and Klappmuts North.



Map 3.14(a): Environmental and Heritage Implications – SFA5 Ben Bernhard, Drakenstein West and Klapmuts North.

Table 3.14: Spatial Interventions – SFA5 Ben Bernhard and Drakenstein West.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: N1 Corridor <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Promote a light Industrial and Commercial Hub at Ben Bernhard (Old Paarl Road and R45 intersection). • Promote mixed use developments along the Ben Bernhard corridor (between the N1 and the railway line).
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 24: Water and Wastewater. • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Protect freshwater ecosystems and prevent the further loss of wetlands. • Extend Van Wyks River setback to retain a buffer along the river. • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain and improve the relationship between proposed mixed use developments and the surrounding agricultural land.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect and enhance cultural heritage resources. • Review the Drakenstein Heritage Survey pertaining to Ben Bernhard and Drakenstein West. • Compile a heritage register.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain the urban development within the urban edge. • Promote Ben Bernhard as a light industrial and commercial hub. • Develop a Local SDF for Drakenstein West. • Develop Urban Design Guidelines for the N1. • A high mix of land uses is required to ensure the optimal use of existing bulk infrastructure. • Major new bulk infrastructure services (water and sewerage reticulation and bulk services, including pump stations and reservoir capacity) are required for the entire area. • Promote and support development of Ben Bernhard and Drakenstein West with mixed land uses.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Develop road network. • Improve NMT linkages. • Establish pedestrian friendly environments.

7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Cluster community/social facilities together with commercial, transport, informal sector and other activities, at key strategic nodes. • Ensure that future residential developments facilitate a range of housing typologies. • Promote high-density residential developments. • Encourage sustainable and appropriate urban growth.
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Table 3.15: Capital Projects – SFA5 Ben Bernhard and Drakenstein West.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Upgrade the R45, R101 (Old Paarl Road) and Suid-Agter Paarl Road.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
2	Develop a Road Access Management Plan for the R45, R101 (Old Paarl Road) and Suid-Agter Paarl Road.	PDO 23: Transport, Roads and Storm Water.	DM and DI		X
3	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
4	Floodline study to determine floodlines along the Van Wyks River.	PDO 23: Transport, Roads and Storm Water.	DM		X
SDF Theme: Promoting Spatial Transformation					
5	Relocation or in-situ formalisation of the Brickfields and PA Kamp informal settlements.	PDO 31: Urbanisation and Human Settlements.	DM		X
6	Commission new substations for new developments.	PDO 22: Electricity and Energy.	DM and WCG		X
7	Establish a WWTW with capacity for new developments.	PDO 24: Water and Wastewater.	DM and WCG		X
8	Install new bulk infrastructure services as required for the entire area.	PDO 24: Water and Wastewater.	DM		X

Table 3.16: Spatial Interventions – SFA5 Klapmuts North.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: N1 Corridor <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Implement an Integrated Commercial and Industrial Hub at Klapmuts North.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Rehabilitate and protect riverine corridors (Klapmuts River and tributaries). • Securing connectivity between natural habitats within and between threatened ecosystems. • Support man-made and natural measures to mitigate flooding.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Implement appropriate urban-rural interfaces.

4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect the visual/scenic experience from the N1. • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Klapmuts North. • Obtain delegated decision-making authority from Heritage Western Cape. • Compile a heritage register.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Review the Local SDF for Klapmuts North. • Develop Urban Design Guidelines for the N1. • Contain the urban development within the urban edge.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Develop road network. • Promote NMT between Klapmuts North and Klapmuts South. • Promote a public transport interchange.
7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Support the potential to grow into a sub-regional growth node. • Promote densification along Activity Streets and significant nodes. • Cluster community/social facilities together with commercial, transport, informal sector and other activities, at key strategic nodes. • Support good urban design practices for new developments. • Encourage sustainable and appropriate urban growth. • Support as a western gateway into Drakenstein.

Table 3.17: Capital Projects– SFA5 Klapmuts North.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Implementing the Catalytic Zones and Big Moves					
1	Implement industrial hub at Klapmuts North.	PDO 29: Spatial Planning.	DM and CWD		X
SDF Theme: Promoting Connectivity, Mobility and Logistics Corridors					
2	Formalise Protea and Groenfontein Roads, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM, SM and DI		X
3	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
SDF Theme: Promoting Spatial Transformation					
4	Establish bulk sewer infrastructure (new WWTW and pump station).	PDO 24: Water and Wastewater.	DM, SM. and DI		X
5	Establish Klapmuts North bulk water infrastructure.	PDO 24: Water and Wastewater.	DM		X
6	Eskom upgrade the substation in Klapmuts South to 40MVA, including a 132/11KV stepping down station.	PDO 22: Electricity and Energy.	DM and Eskom		X

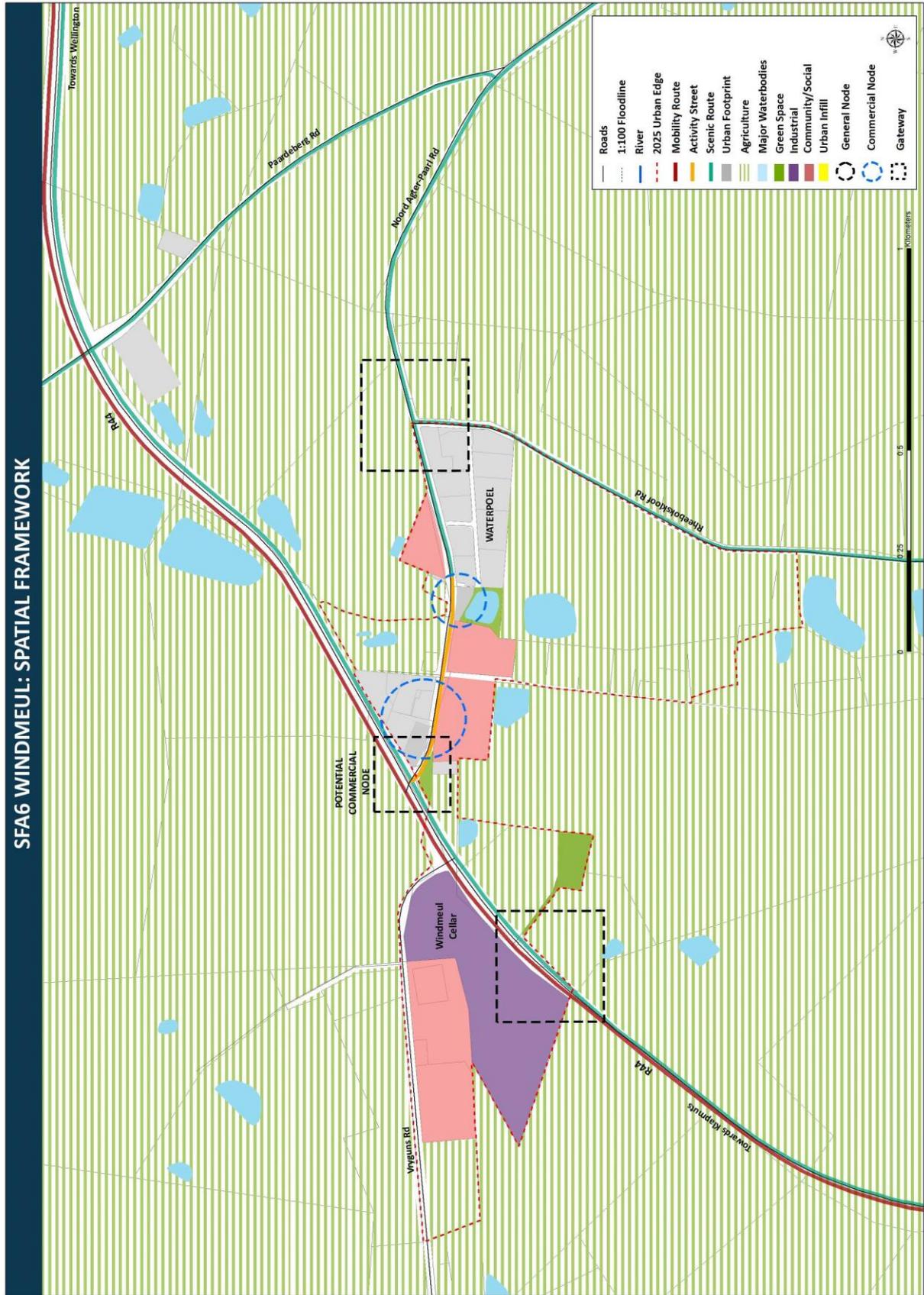
3.8.6 Spatial Focus Area 6: Windmeul

Windmeul is a small hamlet, strategically-located at the intersection of the R44 and MR281 (Noord Agter-Paarl Road), close to the northwest corner of the Paarl Mountain.

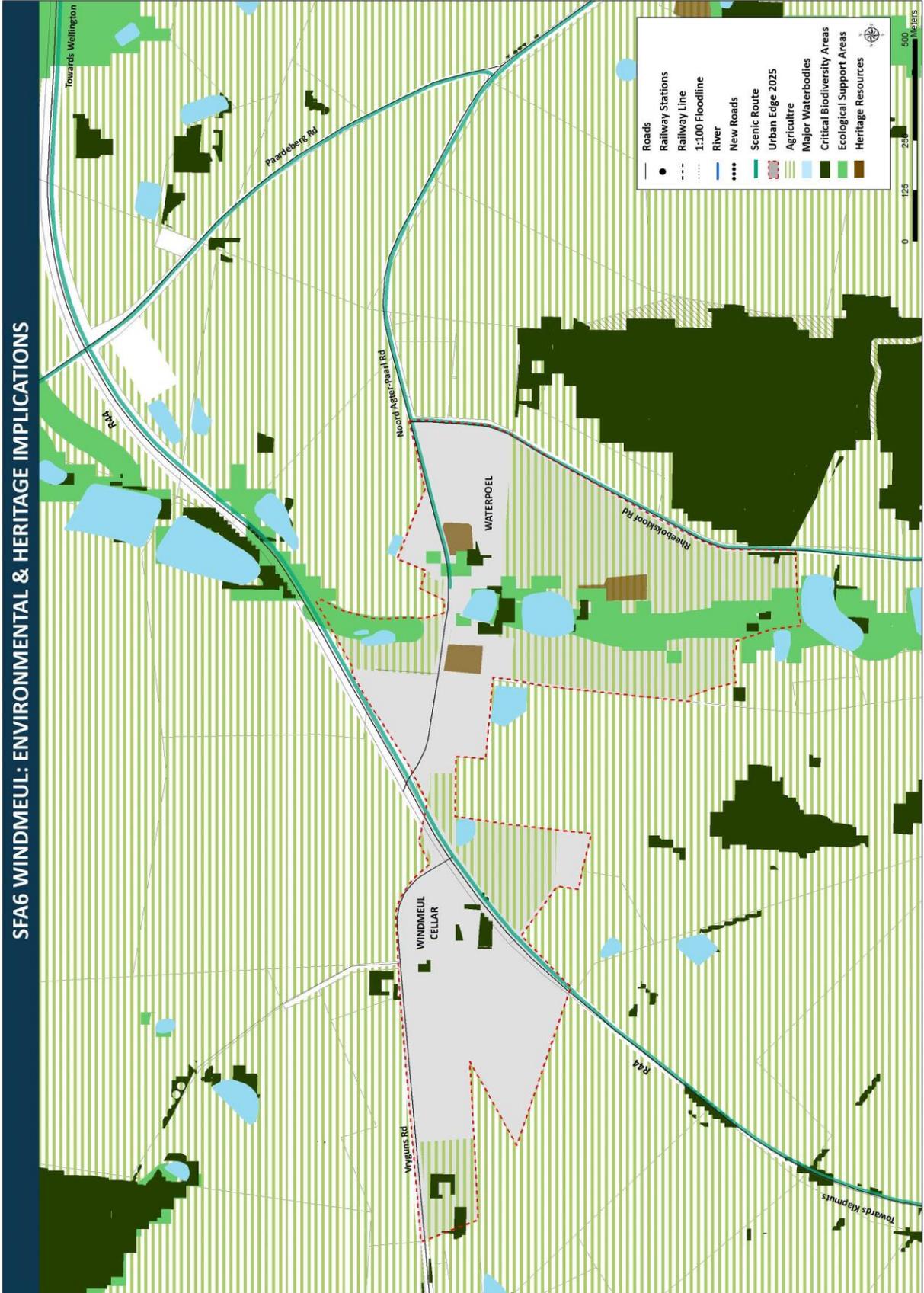
The hamlet has a limited economic base and serves the surrounding intensive farming areas, where the produce is mainly wine (at the Windmeul Cooperative Centre) and table grapes.

There have been some development pressures for high-income residential development in the past, due to its strategic location on the R44 and its scenic landscapes. However, the lack of existing bulk water and sewerage infrastructure has prohibited future development. The expansion of the hamlet with off-grid residential development can be allowed, subject to design being sensitive to the context of the current urban environment, rural and agricultural landscapes, and enhances the local sense of place.

The development focus for the SFA should be to contain and enhance the rural and agricultural character, maintain the distinct and unique sense of place of the namely, and protect its heritage and environmental resources. In order to preserve the agricultural-rural character of Windmeul, the urban edge is tight to contain urban sprawl and conserve the heritage, rural and agricultural land and character in the area.



Map 3.15: Spatial Focus Area Map – SFA6 Windmeul.



Map 3.15(a): Environmental and Heritage Implications – SFA6 Windmeul.

Table 3.18: Spatial Interventions – SFA6 Windmeul.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Promoting Integrated Environmental Management	Catalytic Zone: Hinterland <ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Protect freshwater ecosystems and prevent the further loss of wetlands. • Extend riverine setback to retain a buffer along tributaries. • Securing connectivity between natural habitats within and between threatened ecosystems.
2	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 24: Water and Wastewater. • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Contain urban development and future development within the urban edge where protection of agricultural land is justified. • Promote and allow appropriate agro-processing at Windmeul and on the surrounding farms.
3	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect and enhance heritage resources. • Retain the hamlet, rural and natural character of the area. • Protect the scenic/visual experience from the R44 and Noord-Agter Paarl Road. • Review the Drakenstein Heritage Survey pertaining to Windmeul.
4	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Promote public spaces and social/community facilities. • Support a small commercial node at the R44/Noord-Agter Paarl Road.
5	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments.
6	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. 	<ul style="list-style-type: none"> • Promote Windmeul as an outdoor tourism destination and support eco-tourism initiatives. • Ensure that residents/learners have adequate access to sports facilities and maintain and upgrade existing community/social facilities. • Support small-scale and appropriate businesses/shops at commercial nodes are proposed to support the local community's needs.

Table 3.19: Capital Projects– SFA6 Windmeul.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
2	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
3	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
4	Implement traffic calming measures on the MR281 (Noord Agter-Paarl Road).	PDO 23: Transport, Roads and Storm Water PDO 24: Water and Wastewater.	DM	X	X
SDF Theme: Promoting Spatial Transformation					
5	Install Windmeul bulk water pipeline, booster pump station and 2MI reservoir.	PDO 24: Water and Wastewater.	DM		X
6	Upgrade and install new bulk sewer infrastructure.	PDO 24: Water and Wastewater.	DM		X

3.8.7 Spatial Focus Area 7: Hermon

Hermon is situated on the western side of the R44/R46 intersection towards Riebeeck Kasteel.

This SFA is a rural node, with a limited economic base. In addition, this SFA offers limited local/basic services to surrounding areas and to the surrounding farming community.

The development focus for the SFA should be to contain and enhance its rural character, to maintain its distinct sense of place of the town and to protect its heritage resources (the town used to be a mission station named Rondeheuvel).



Map 3.16: Spatial Focus Area Map – SFA7 Hermon.



Map 3.16(a): Environmental and Heritage Implications – SFA7 Hermon.

Table 3.20: Spatial Interventions – SFA7 Hermon.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Promoting Integrated Environmental Management	Catalytic Zone: Hinterland <ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Rehabilitate and protect riverine corridors (Berg River and tributaries). • Extend river setback to retain an agricultural buffer along the Berg River. • Connectivity between natural habitats within and between threatened ecosystems.
2	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Retain high capability land (high potential and valuable agricultural land). • Explore agri-processing orientated opportunities and programmes.
3	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect and enhance heritage resources. • Allow for appropriate reuse and upgrade historic buildings/sites and the regeneration of the historic core. • Retain the hamlet, rural and natural character of the area. • Review the Drakenstein Heritage Survey pertaining to Hermon.
4	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Promote the integration between Hermon east and west. • Support mixed land use development. • Promote public spaces and social/community facilities.
5	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. • PDO 27: Economic Development and Tourism. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments. • Capitalise on the linkage (R46 and railway line) with Riebeeck Kasteel and Riebeeck West to create tourism opportunities.
6	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 33: Sport and Recreation. 	<ul style="list-style-type: none"> • Connect and promote safe open spaces. • New planned developments should integrate social facilities and public transport services. • Encourage sustainable and appropriate urban growth. • Currently, a divide exists between the northern and southern parts of the town due to the R46 that splits the area into two portions. Promote integration between the two areas by the upgrading the R46. • Support as a western gateway into Drakenstein.

Table 3.21: Capital Projects– SFA7 Hermon.

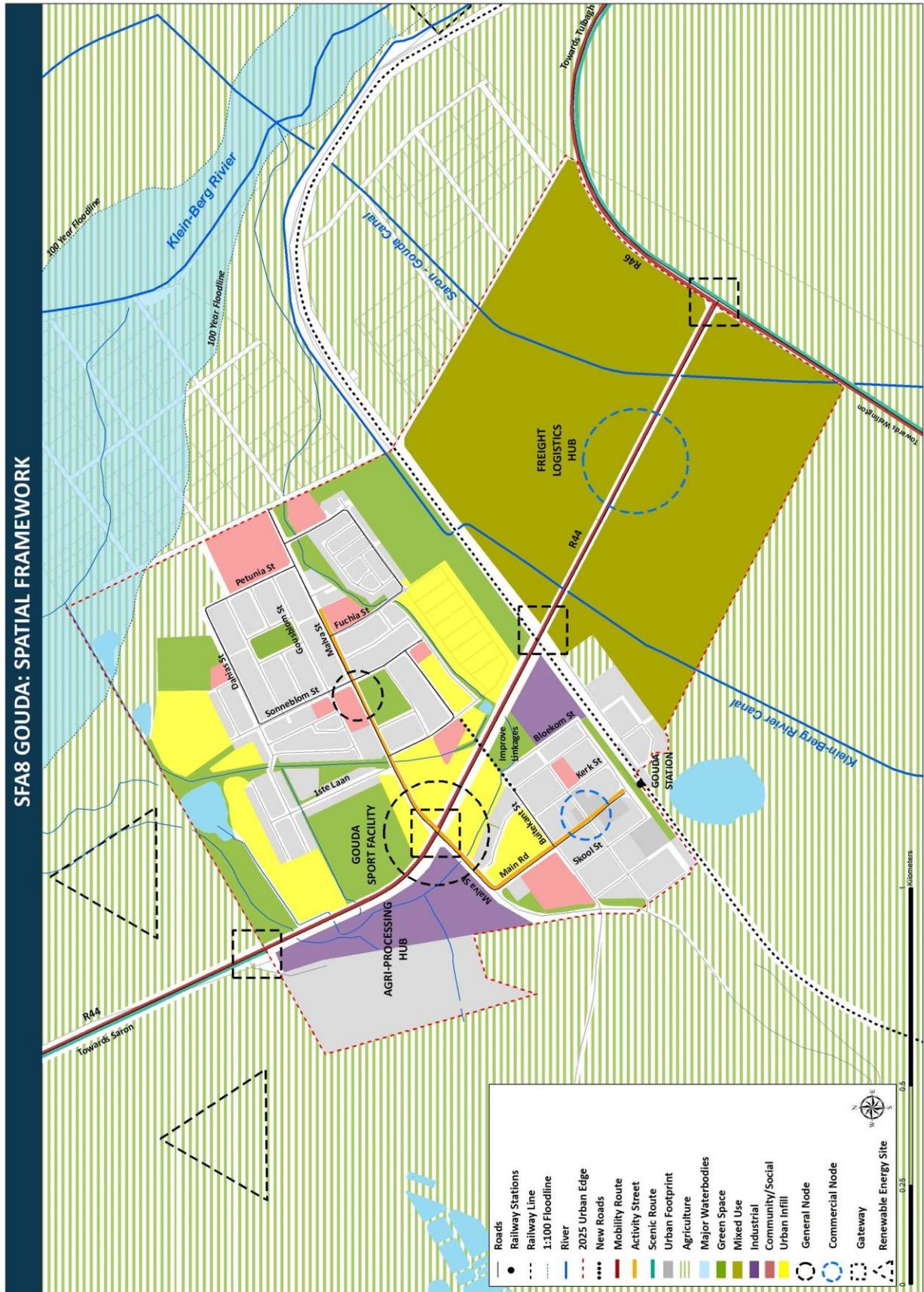
Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Improve public transport linkages for commuting to main urban centres.	PDO 23: Transport, Roads and Stormwater	DM and DI		X
2	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
3	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
4	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
SDF Theme: Promoting Spatial Transformation					
5	Provide a mobile library and mobile clinic.	PDO 26: Municipal and Public Facilities.	DM		X
6	Upgrade sports facilities.	PDO 26: Municipal and Public Facilities.	DM		X

3.8.8 Spatial Focus Area 8: Gouda

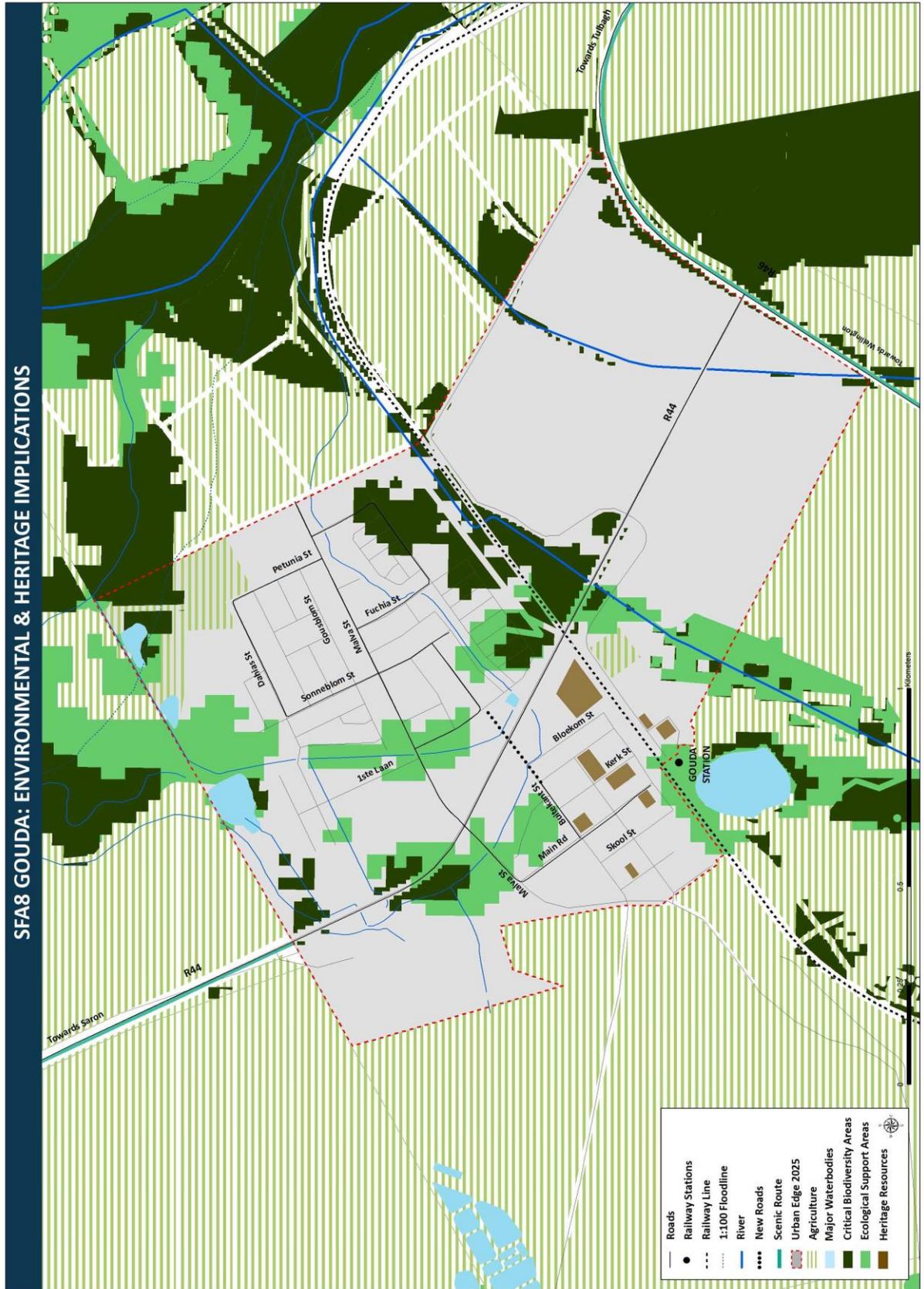
Gouda is predominantly a residential rural town, established in support of the agricultural activities in the surrounding area. The town is strategically located at the intersection of the R46 to Tulbagh and the R44 to Saron and Porterville. The town is split by the R44 road. Due to its strategic location, the town has, in the past, attracted some economic activity through agri-processing activities.

The development focus of the SFA should be to capitalise on its location on the R46/R44, and to focus investment on the town to become an important logistical (freight and transport) and agri-processing hub, as proposed in the Cape Winelands Rural Development Plan (Draft 2018/2019).

The urban edge therefore includes the areas along the R44, east and west of, and up to the intersection with the R46. The area within the urban edge, between the R45 and the railway line, is designated for 'Mixed Use' purposes. This is to possibly accommodate a regional/national sized truck stop hub with related ancillary land uses.

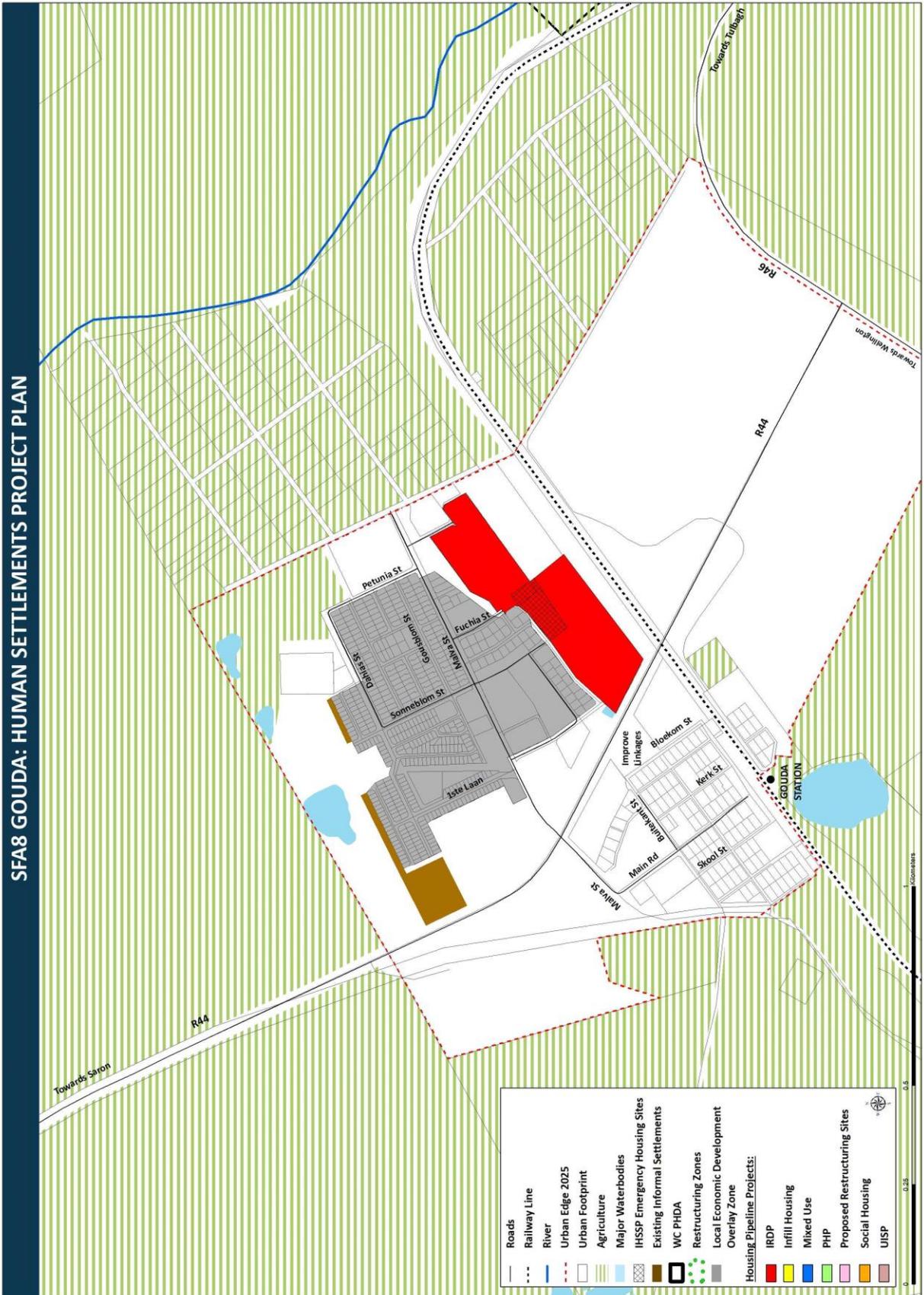


Map 3.17: Spatial Focus Area Map – SFA8 Gouda.



Map 3.17(a): Environmental and Heritage Implications – SFA8 Gouda.

SFA8 GOUDA: HUMAN SETTLEMENTS PROJECT PLAN



Map 3.17(b): Humans Settlements Projects Map – SFA8 Gouda.

Table 3.22: Spatial Interventions – SFA8 Gouda.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: Hinterland <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Promote logistical (Freight and Transport) Hub as well as agri-processing, given the locational advantages (close to Tulbagh, Porterville, and Piketberg agri-production areas). • Gouda Agri-Processing Hub.
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Incorporate CBAs into Protected Areas network. • Securing connectivity between natural habitats within and between threatened ecosystems.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Explore agri-processing orientated opportunities and programmes in the irrigation footprint along the Klein Berg River.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. 	<ul style="list-style-type: none"> • Ensure that new developments are of an appropriate scale and design to complement the rural character of the town and its setting. • Carefully consider the interface between the urban and agricultural/rural/natural landscapes. • Protect the visual/scenic experience from the R44 and R46. • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Gouda. • Compile a heritage register. • Designate cultural heritage precinct/heritage area.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 27: Economic Development and Tourism. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Promote the integration between Gouda east and west. • Support mixed land use development. • Promote urban densification at appropriate locations. • Implement urban renewal initiatives. • Promote urban regeneration of the CBD area. • Promote public spaces and social/community facilities. • Encourage sustainable and appropriate urban growth.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments. • Capitalise on the linkage (R46/44 and railway line) with Tulbagh and Ceres.
7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Connect and promote safe open spaces. • New planned developments should integrate social facilities and public transport services. • Enhance opportunities for informal traders. • Support as an eastern gateway into Drakenstein.

Table 3.23: Capital Projects– SFA8 Gouda

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Upgrade gravel to paved roads with sidewalks.	PDO 23: Transport, Roads and Storm Water.	DM and DI		X
2	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
3	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
4	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
SDF Theme: Promoting Spatial Transformation					
5	Relocation or in-situ formalisation of the Gouda informal settlement.	PDO 31: Urbanisation and Human Settlements.	DM	X	
6	Upgrade of Gouda Community Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
7	Upgrade Gouda Sport Field.	PDO 26: Municipal and Public Facilities.	DM	X	
8	Upgrade existing water and sewer networks.	PDO 24: Water and Wastewater.	DM		X
9	Manage run-off from wastewater treatment works (WWTW) and urban stormwater into the Klein Berg River.	PDO 24: Water and Wastewater. PDO 23: Transport, Roads and Storm Water.	DM		X
10	Installation of pre-paid water metres.	PDO 24: Water and Wastewater.	DM		X

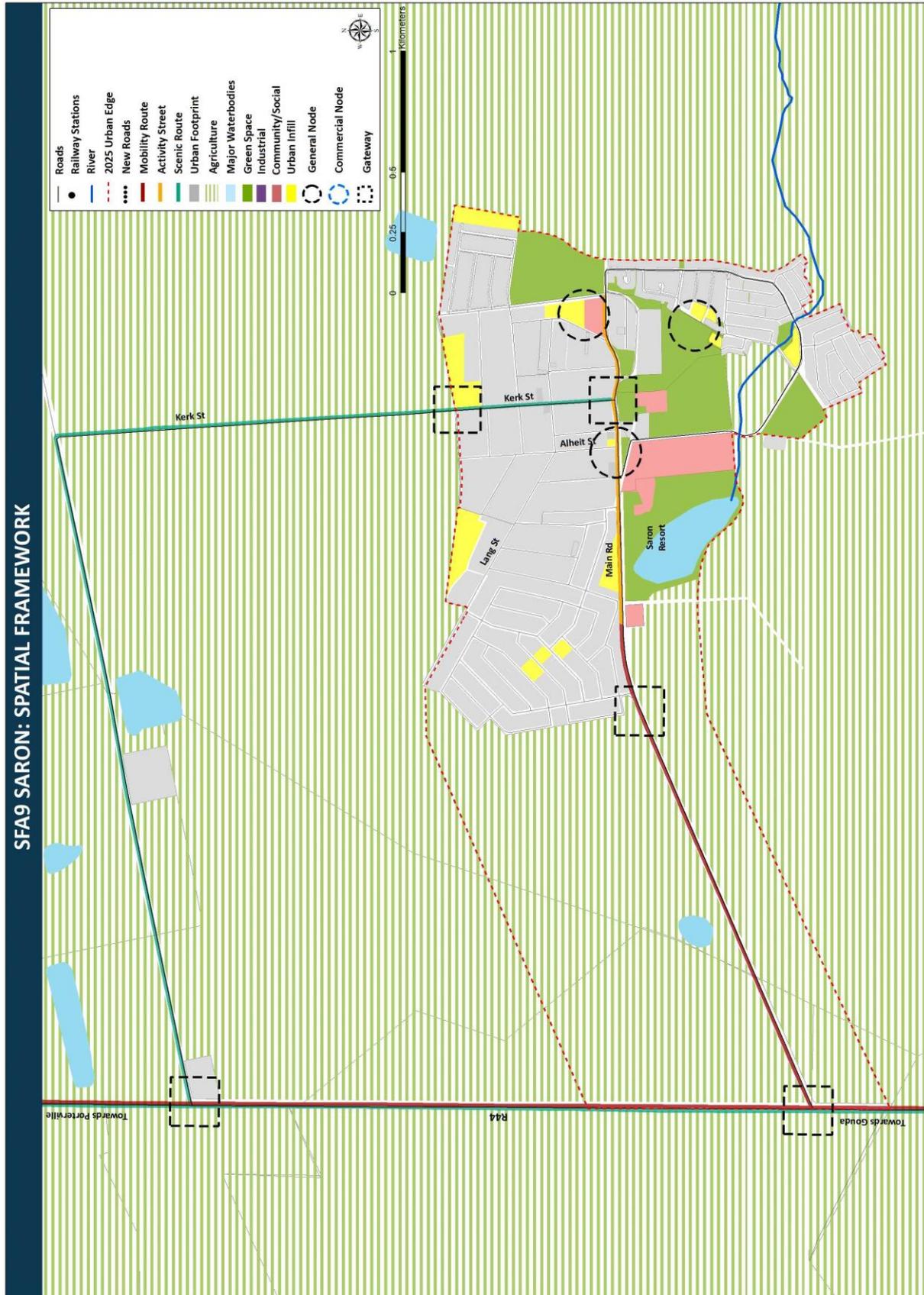
3.8.9 Spatial Focus Area 9: Saron

Saron is historically a Coloured settlement area, situated at the foot of the Saron Mountains. The town has several key historic buildings and a unique scenic rural landscape. The physical centre of the town is the historic core of the town, where several historically significant buildings and sites are located. A holiday resort with accommodation facilities, is located south of the main entrance road.

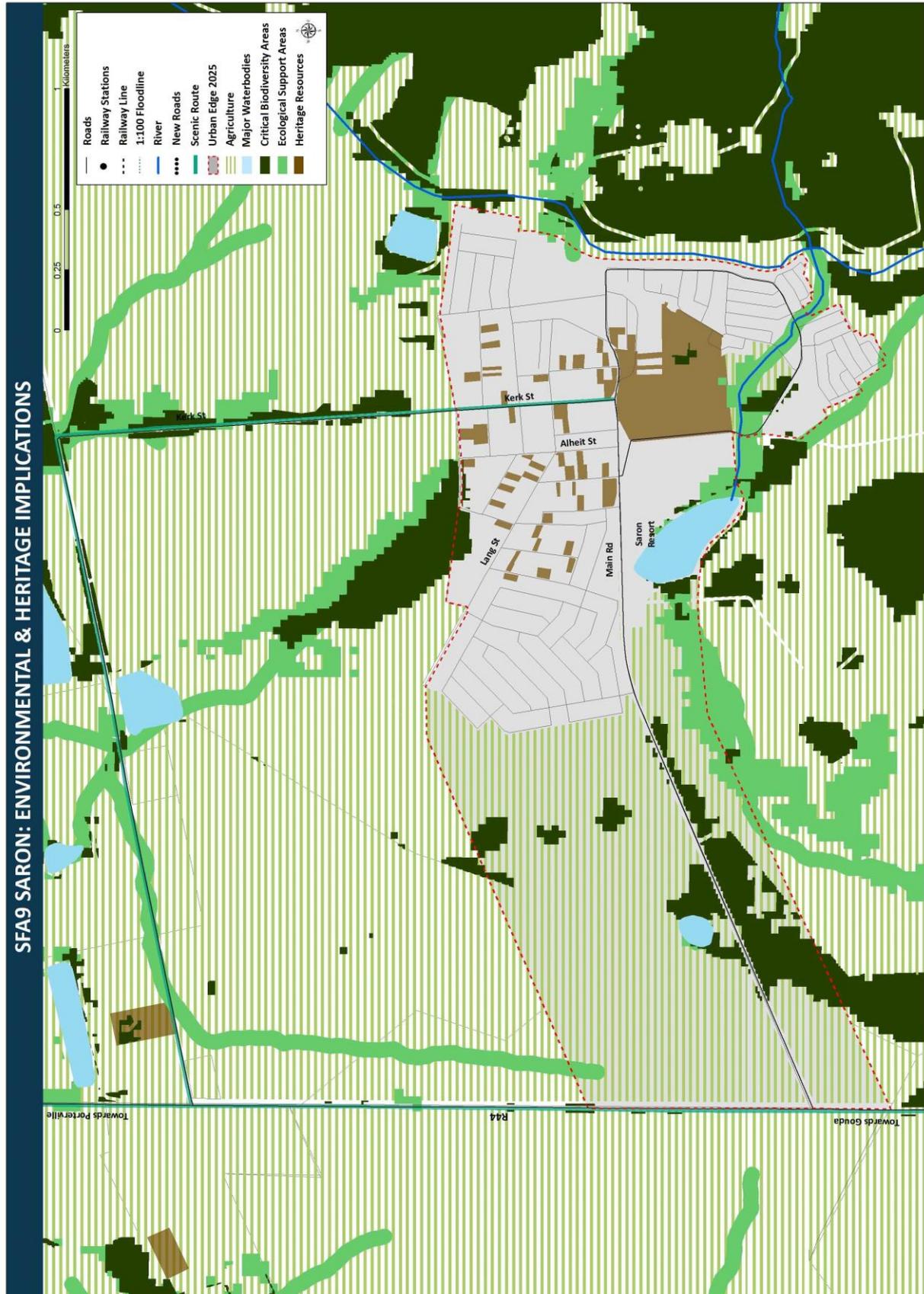
DISCLAIMER: Saron has been identified as a rural area that falls under the protection of the Transformation of Certain Rural Areas Act, 1998 (Act 94 of 1998) (TRANCRAA) because the land is held on a communal basis by the residents. Therefore, any development proposed in Saron is subject to the conditions of TRANCRAA.

The key development focus of the town should be on the preservation of its heritage and cultural resources, its pattern of development and preservation of its scenic rural landscape. Further development focus should be on skills development for residents, while future urban growth of the SFA should be contained within the current urban footprint through infill and densification.

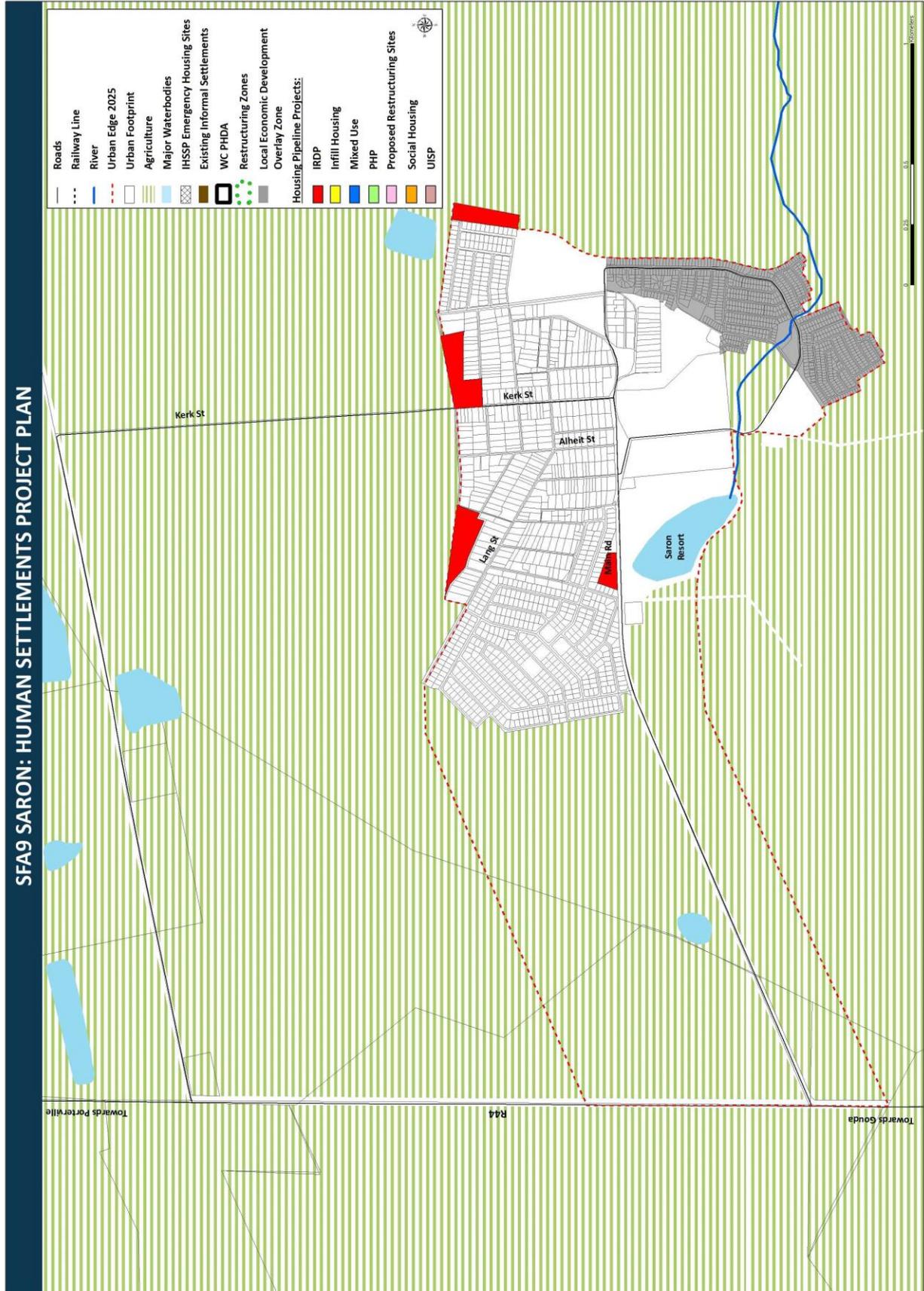
According to the Cape Winelands District Rural Development Plan (2017), Saron has been identified for the proposed implementation of a local-scale Farmer Production Support Unit (FPSU). Where relevant, investment planning to support the establishment of a FPSU should be aligned.



Map 3.18: Spatial Focus Area Map – SFA9 Saron.



Map 3.18(a): Environmental and Heritage Implications – SFA9 Saron.



Map 3.18(b): Humans Settlements Projects Map – SFA9 Saron.

Table 3.24: Spatial Interventions – SFA9 Saron.

Serial No.	SDF Theme	IDP PDO	Spatial Interventions
1	Implementing Catalytic Zones and Big Moves	Catalytic Zone: Hinterland <ul style="list-style-type: none"> • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Farmer Production Support Unit (Saron).
2	Promoting Integrated Environmental Management	<ul style="list-style-type: none"> • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Continuous monitoring and management of air quality. • Protect CBAs, ESAs threatened and scarce natural resources. • Securing connectivity between natural habitats within and between threatened ecosystems.
3	Promoting Agriculture and Rural Development	<ul style="list-style-type: none"> • PDO 24: Water and Wastewater. • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 30: Environment and Natural Resources. 	<ul style="list-style-type: none"> • Contain urban development to within the urban edge where protection of agricultural land is justified. • Facilitate transformation in terms of TRANCAA and reserve commonage land for agricultural purposes. • Reserve commonage land for agricultural purposes, small-scale farmers and farmworkers. • Compile an integrated agricultural development plan to transform the commonage (i.e. irrigated land and grazing). • Community gardens, with a 'leivoor' network, are proposed.
4	Promoting Heritage Resources	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. 	<ul style="list-style-type: none"> • Protect and enhance heritage resources. • Review the Drakenstein Heritage Survey pertaining to Saron. • Compile a heritage register. • Designate cultural heritage precinct/heritage area. • Proposed Heritage Festival (Leiwater Festival). • Retain the town, rural and natural character of the area. • Protect the heritage core and the old commonage land from inappropriate development. • Upgrade the "leiwater" system.
5	Reinforcing Major Urban and Rural Centres	<ul style="list-style-type: none"> • PDO 28: Land Use and Properties. • PDO 29: Spatial Planning. • PDO 31: Urbanisation and Human Settlements. 	<ul style="list-style-type: none"> • Promote urban densification at appropriate locations. • Promote a clearly established and sustainable CBD node. • Promote public spaces and social/community facilities.
6	Promoting Transport and Logistics	<ul style="list-style-type: none"> • PDO 23: Transport, Roads and Storm Water. 	<ul style="list-style-type: none"> • Improve NMT linkages. • Establish pedestrian friendly environments.
7	Promoting Spatial Transformation	<ul style="list-style-type: none"> • PDO 26: Municipal and Public Facilities. • PDO 28: Land Use and Properties. 	<ul style="list-style-type: none"> • Support appropriate densification and infill that caters for a range of housing typologies. • Improve the public realm. • Promote green infrastructure. • Encourage sustainable and appropriate urban growth. • Develop Rural Tourism products for Saron. • Promote multiple use of constructed community centre. • Maintain/upgrade all community-public facilities. • Enhance opportunities for informal traders.

Table 3.25: Capital Projects– SFA9 Saron.

Serial No.	Capital Projects	IDP PDO	Funded	Year 1 – 5	Year 5 - 10
SDF Theme: Promoting Transport and Logistics					
1	Upgrade gravel to paved roads with sidewalks.	PDO 23: Transport, Roads and Storm Water.	DM and DI		X
2	Upgrade existing sidewalks, including NMT infrastructure.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
3	Reseal of streets.	PDO 23: Transport, Roads and Storm Water.	DM and DI	X	X
4	Develop a public transport interchange site.	PDO 23: Transport, Roads and Stormwater.	DM and DI		X
SDF Theme: Promoting Spatial Transformation					
5	Heritage Leiwater Festival.	PDO 27: Economic Development and Tourism.	DM and DLTA		X
6	Finalisation of Saron Transformation Process (TRANCRAA).	PDO 29: Spatial Planning.	DM and DARDLR	X	X
7	Upgrade Saron Community Hall.	PDO 26: Municipal and Public Facilities.	DM	X	
8	Upgrade Saron Holiday Resort.	PDO 33: Sport and Recreation.	DM	X	
9	Upgrade existing water and sewer networks.	PDO 24: Water and Wastewater.	DM		X
10	Install new bulk infrastructure services are required for the entire area.	PDO 24: Water and Wastewater.	DM		X

4 IMPLEMENTATION PLAN

This chapter of the SDF will seek to elaborate on how the SDF strategies, proposals, initiatives and interventions will be achieved.

4.1 Overview of the Implementation Plan

Over the last century, with the implementation of SPLUMA and IUDF, town planning has evolved from being principle and evidence based planning to objective and goal based planning. The implementation of objective and goal based planning is particularly important in the compilation of SDFs. The aforementioned will assist greatly in establishing clear goals and targets and enhance performance evaluation.

A considerable amount of emphasis must therefore be given to the “Implementation Framework” of the SDF. The implementation framework must contain specific, measurable, achievable, realistic and timely (SMART) goals. In order to formulate SMART goals, the following aspects must be taken into consideration:

- a) Municipal policies and guidelines;
- b) Detailed ward-based planning;
- c) Institutional arrangements; and
- d) Long term financial plan of the municipality.

The abovementioned is substantiated through the SDF Guidelines, September 2014, which states that *“the implementation framework must set out the required institutional arrangements, policies and guidelines that will support the adoption of the SDF proposals, while aligning the capital investment and budgeting process moving forward”*.

4.2 Municipal Policies and Guidelines

4.2.1 Policies and Bylaws

Over the recent year, Drakenstein Municipality has adopted a number of policies and bylaws, which assists with the implementation of this SDF. It is however important that the policies be reviewed on a regular basis. It is recommended that the policies and bylaws be reviewed at least once every 5 – 10 years. The most pertinent policies and bylaws are summarised in Table 4.1 below.

Table 4.1: Existing Policies and Bylaws for the Drakenstein Municipality.

Policies and Bylaws		Key Aspects
1	Drakenstein Bylaw on Municipal Land Use Planning, 2018	This Bylaw is outlining how the Municipality manages its functions, roles and responsibilities in respect of spatial planning and land use management. It deals with aspects related to spatial planning (the compilation of the Municipal and Local SDFs), development management (the processes and instruments relevant to the management of land use and the zoning of land parcels), the procedures required to make application for changes of zonings and/or land use rights and a number of related administrative matters related thereto, including the provision for the creation of Overlay Zones to permit additional land development parameters to be made applicable to specific land areas.

2	Drakenstein Zoning Scheme Bylaw, 2018	The Drakenstein Zoning Scheme Bylaw 2018 regulates and controls the scope of provisions related to the zoning and development of land. It provides for a range of land use zones (including Overlay Zones) and definitions for key terms used in the description of activities permitted in different land use zones.
3	Paarl Farms Land Use Management Policy, 2005	This policy is aimed at guiding the future use of the Paarl “town” farms. The policy adopted by the Drakenstein Council stipulates that all the identified farms which are situated in the historic Paarl town boundary are of significance to Paarl and contribute hugely to the unique character and sense of place of Paarl, and thus none of the farms may be developed outright. Limited residential development could be considered on land not actively farmed or suitable for farming contiguous to areas that are already urbanised, provided that such proposals are subject to detailed studies that will <i>inter alia</i> investigate the impact on heritage and visual resources.
4	Densification and Urbanisation Strategy and Open Space Utilisation Policy, 2006	<p>This policy presents a conceptual approach to densification and urbanisation as well as the future use of public open space and vacant land within the settlements of the Drakenstein Municipality. The policy mainly focuses on Paarl and Wellington although reference is made to Hermon, Gouda and Saron. The proposed strategy is underpinned by three principles:</p> <ol style="list-style-type: none"> a) About 50% of which activities should be within walking distance of where people live. The extent of mixed use development should therefore be expanded. b) A socio-economic gradient with appropriate interfaces between various community groups should be established to ensure that communities are not divided by large gaps in the living standards between those living near each other. c) A minimum gross average density of 25du/ha must be achieved so that urban settlements can become more efficient and convenient and to support the efficient implementation of public transport systems. <p>The strategy proposes the following mechanisms for achieving densification:</p> <ol style="list-style-type: none"> 1) Demolition and redevelopment; 2) Infill; 3) Subdivision, second dwellings and sectional title; 4) Greenfield development; and 5) Brownfield development.
5	Environmental Management Framework (EMF), 2022	<p>The EMF is aimed at providing information that can be used by the authorities to support decision-making that will take development in the ‘right direction’. Similarly, applicants can use the EMF to inform their development proposals. The EMF should be used to inform the SDF since environmental resources are fundamental to development planning or determining how land should be used. The EMF recognises:</p> <ol style="list-style-type: none"> a) That there are important natural resources that need to be retained in order to provide for the needs and ensure the health and well-being of citizens in the Municipality over the long-term. b) That citizens value an area based on its important cultural and social resources. These contribute to the ‘sense of place’ and ‘sense of community’. They may also play an important role in the local economy (e.g., tourism attractions).
6	Drakenstein Informal Trading Management Policy, 2018	The policy on informal trade in Drakenstein Municipality contains provisions that govern informal trade within designated trading areas. The main aim of the policy is to create a favourable economic environment that recognise informal trade as a legitimate expression of business and economic activity through effective management, control and law enforcement. A set of economic, social and spatial principles govern the Municipality’s approach to informal trading which emphasises economic growth, socio-economic development, the promotion of equity and the value of open spaces.
7	Drakenstein Investment Incentive Policy, 2019	The Investment Incentive Policy responds to the Municipality’s strategic objective of creating an enabling environment for economic growth, job creation and the alleviation of poverty. Taking cognisance of the most critical development and transformation needs for accelerated economic growth, the Municipality will use investment incentives as a tool to create a more conducive environment for private sector investment, to stimulate economic growth, and to assist with employment creation and development of the Catalytic Zones.

8	Development Charges Policy, 2019	The Development Charges Policy was adopted to clearly determine the direct impact of proposed land uses, as well as to calculate the development based on specific unit consumptions of various engineering services. The policy specifies the appropriate methodology to determine the contributions payable by developers toward the cost of bulk municipal engineering services, taking into account various development scenarios.
9	Special Rating Areas Policy, 2017	The Special Rating Areas Policy aims to set out Council's position on Special Rating Areas and indicate factors that could influence Council's decision on whether or not to determine a particular special rating area. The policy also provides guidance to members of the local community and decision-makers within the Municipality in relation to the establishment of Special Rating Areas and seeks to strike an appropriate balance between facilitating self-funded community initiatives and ensuring commitment to good, fair and transparent governance by implementing a transparent process when appointing service providers to improve and/or upgrade the special rating areas in public areas. Lastly, the policy aims to ensure that improved or upgraded services are not provided for private properties.
10	Rural Housing Policy, 2018	The primary aim of the Rural Housing Policy is to outline the Municipality's view on where and how rural dwellers (and in particular farmworkers) could be accommodated, and the means to include them in the overall municipal structure. In terms of the Rural Housing Policy, the focus of housing for rural people is on security of tenure (preferably individual ownership (existing towns or leasehold (in agri-villages or on farms)) and the provision of housing in close proximity – or with good access – to employment opportunities and social and community services and facilities.
11	Sport and Recreation Policy, 2010	The purpose of the policy is to provide an integrated sport and recreation policy that is equitable, affordable and sustainable. The policy further aims to provide clear guidelines for Drakenstein Municipality's sport and recreation role in accordance with the Integrated Development Plan (IDP) and seeks to provide clear guidelines for the Municipality's provision and management of facilities, allocation of resources, co-ordination of events and development of human and physical resources. The policy also provides guidelines for the Municipality's relationships with the professional sport and recreation fraternity.
12	Drakenstein Mountain Slope Sensitivity Analysis Policy, 2019	<p>This policy serves as an informant in the process of decision-making regarding development proposals on mountain slopes (in terms of visual, heritage and/or environmental considerations) and indicate the statutory requirements to be followed in the process of procurement of land use rights. In addition, this sensitivity analysis tool will serve to guide municipal and private sector land use planners, related disciplines and the general public to make informed decisions regarding development applications (MSSAT, 2019).</p> <p>The policy will serve as an informative tool to create awareness and take cognisance of visually sensitive areas, CBAs, protected areas, heritage sensitive areas, unique landscape character and sense of place qualities (MSSAT, 2019).</p>
13	Drakenstein Air Quality Management Bylaw, 2021	This Bylaw gives effect to the environmental right as contained in Section 24 of the Constitution and the local government mandate contained in Schedule 4B of the Constitution by regulating air pollution within the Municipality; to the requirements of the Drakenstein Environmental Policy and Air Quality Management Plan; to provide, in conjunction with any other applicable law, an effective legal and administrative framework, within which the municipality can manage and regulate activities that have the potential to adversely impact the environment, public health and well-being, and to ensure that air pollution is avoided, or where it cannot be altogether avoided, mitigated or minimised.

In addition to the abovementioned policies, it is recommended that the following additional policies be developed and implemented in order to further strengthen the practicality of this SDF.

4.2.2 Guidelines

Guidelines for specific land uses has been developed and should guide the implementation of the spatial interventions to ensure compliance to legislation and policies, and to ensure that the intended outcome is achieved. The following guidelines for land use and land development are defined for the implementation of the SDF.

Table 4.2: Guidelines for protection areas and critical biodiversity areas.

Category		Desired management objective	Guidelines	
1	Protected Areas	Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. A benchmark for biodiversity.	<p>(Note: CBA 1 does not necessarily equate to “irreplaceable” although it includes irreplaceable sites. CBA 1 represents CBAs in a natural condition and CBA 2 represents CBAs in a degraded condition. Irreplaceability for sites has been determined but is only one of many informants).</p> <p>All operational aspects of managing these areas must be subject to their main purpose, which is to protect and maintain biodiversity and ecological integrity, and should be governed by a formally approved management plan including land use activities that support the primary function of these areas as sites for biodiversity conservation.</p> <p>The management plan must identify allowable activities, which should be consistent at least with the CBA 1; the location of these allowable activities should be captured in a zonation plan in the management plan. Activities relating to the construction of roads, administrative or tourism infrastructure and services (such as water reticulation systems, power lines, etc.) that are required to support the primary function of the protected area and its allowable activities, are subject to NEMA authorisation and the protected area management plan.</p> <p>In the case of Protected Environments, a variety of agricultural land uses may be allowed, such as livestock grazing, plantation forestry and limited cultivation. The location of these land use activities must be informed by the Biodiversity Spatial Plan (BSP) Map and should be specified in the zonation plan in the management plan for the protected environment. All areas of natural habitat that are zoned for conservation use, should be subject to implementation of the land use guidelines for protected areas, CBAs, and ESAs.</p> <p>Mountain Catchment Areas are also included in this category, however unlike the other categories, there is no requirement for a management plan which would guide allowable land uses and activities. Therefore, the land use guideline should be aligned with that of Critical Biodiversity Area 1, with the primary intention to ensure the steady supply of good quality water to downstream areas.</p>	
2	Critical Biodiversity Area 1: Terrestrial and Forest	Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.	<p><u>General Guidelines:</u></p> <p>a) Biodiversity loss and land use change in CBAs should not be permitted. Unauthorised land use change or degradation by neglect or ignorance must be monitored as a matter of priority.</p> <p>b) Where appropriate and in accordance with the Protected Area Expansion Strategy (and where capacity exists), these areas should be incorporated into the formal Protected Area system through biodiversity stewardship agreements (contract Nature Reserves or Protected Environments).</p> <p>c) Ideally, conservation management activities should be the primary land use in all irreplaceable areas, OR they should at least be managed in ways that have no negative impact on species, ecosystems or ecosystem services.</p>	<p><u>Specific Guidelines:</u></p> <p>a) Ideally, development should be avoided in these areas. If they cannot be avoided it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA. If the impact cannot be avoided or reduced to a residual low significance, a biodiversity offset may be considered as a last resort. However, a biodiversity offset should not be offered upfront and will be considered on a case by case basis.</p> <p>b) A specialist study must form part of the Scoping and Environmental Impact Assessment process for all land use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert who is registered with South African Council for Natural Scientist Institute (SACNASP).</p>

3	Critical Biodiversity Area 1: Aquatic	<p>Maintain in a natural or near-natural state, with no further loss of natural habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.</p>	<p>d) Freshwater CBAs should be maintained in good ecological condition, and those that are degraded should ideally be rehabilitated to a good condition.</p> <p>e) Land use practices or activities that will lead to deterioration in the current condition of a freshwater CBA, or that will make rehabilitation difficult, are not acceptable.</p> <p>f) Any proposed land use change must be subject to an EIA as it is likely to impact on the ecological drivers of the river or wetland ecosystem and can, potentially, alter its functioning or lead to loss of species.</p> <p>g) Maintain the riparian vegetation and a buffer from other land uses along watercourses and implement rehabilitation measures where there is erosion or other degradation present.</p> <p>h) Ten specialist studies by a freshwater ecologist should be conducted if there is a watercourse that is likely to be affected.</p>	<p><u>CBA Rivers, Wetlands and Estuaries:</u></p> <p>a) There is no flexibility in land use options in this category.</p> <p>b) Any activities that may impact on CBA rivers, wetlands or estuaries, even upstream or in sub-catchments, need to be avoided, or impacts mitigated if they cannot be avoided.</p> <p>c) If the current ecological condition is good (either natural and unmodified, or largely natural with only small change in habitats and biota), then this condition needs to be maintained.</p> <p>d) If the current ecological condition is fair to poor (i.e. moderately to severely degraded with significant loss of natural habitat, biota and ecosystem functions), then this needs to be improved through rehabilitation measures. Any further loss of area or ecological condition must be avoided.</p> <p>e) The hydrological regime and water quality of a river, wetland or estuary must be adequate to maintain the ecosystem in a desired or attainable condition.</p> <p>f) All aquatic ecosystems must be appropriately buffered. Buffers must be provided for, such that they:</p> <ul style="list-style-type: none"> i. Are adequate for the protection of the ecosystem from the pressures identified above; ii. Maintain the ecosystem in a desired or attainable ecological condition; and iii. Allow for future rehabilitation or restoration. <p>g) Human activities that will impact directly (e.g. encroachment) or indirectly (e.g. diffuse pollution) on a river, wetland or open waterbody, and/ or its buffer, must be assessed by a suitably qualified and experienced specialist, and the ecosystems ground-truthed as part of any land use change application, environmental assessment or licensing process.</p>
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4	Critical Biodiversity Area 2: (Degraded)	Maintain in a functional, natural or near-natural state, with no further loss of natural habitat. These areas should be rehabilitated.	<ul style="list-style-type: none"> a) Acceptable land uses are those that are least harmful to biodiversity, such as conservation management, or extensive livestock or game farming. Large-scale cultivation, mining and urban or industrial development are not appropriate. b) Extensive (widespread, low-intensity) livestock and game ranching, if well-managed, is compatible with the desired management objectives for these areas. c) Implementation of habitat restoration measures to restore the habitat to a better condition. 	<ul style="list-style-type: none"> a) If small-scale land use change is unavoidable, it must be located and designed to be as biodiversity-sensitive as possible. b) A specialist study must be part of the scoping and EIA process for all land use applications in these areas, using the services of an experienced and locally knowledgeable biodiversity expert registered with SACNASP. c) Provision for biodiversity offsets in exchange for biodiversity loss should only be considered as a last resort and at a ratio consistent with national policy. d) Should be targeted as high priority areas for rehabilitation and restoration including Natural Resource Management (NRM) projects e.g. Working for Water as well as landowner driven initiatives.
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The guidelines for high value agricultural land include provisions for protection and development of high value agricultural land, or land classified as High Land Capability. Land capability is defined by the Department of Agriculture, Rural Development and Land Reform as the most intensive long-term use of land for purposes of rain-fed farming determined by the interaction of climate, soil and terrain.

Table 4.3: Guidelines for High Value Agricultural Land.

Category	Desired management objective	General Guidelines	Incompatible Land Uses
1	High Value Agricultural Land (High Land Capability)	<ul style="list-style-type: none"> a) Agricultural use. b) Secondary uses compatible with the primary agricultural use. c) The uses to make a positive contribution to the agricultural industry, either directly or indirectly. d) Farm settlement e) Farm: Productive and/or subsistence farm, crop growing, grazing, stock farm, game farm, fish breeding, equestrian centre and schools, vegetable gardens and forest plantations, etc., including necessary farm dwelling unit/s and outbuildings as well as farm stall for selling of goods produced on the farm. f) Agro-business: Butchery, nursery, fresh produce market, dairy, chicken hatchery and kennels. 	Non-agricultural land uses, not compatible with primary agricultural use.

(Source: Adapted from the Department of Agriculture, Forestry and Fisheries, 2017. National land capability evaluation raster data layer, 2017. Pretoria).

4.3 Detailed Ward-based Planning (Spatial Priority Development Areas and Local Spatial Development Frameworks)

All strategic outcomes for the Municipality have a spatial dimension. By articulating priorities within a geographical area, a municipality can then ensure that the necessary investment are directed and coordinated to achieve the desired economic and spatial transformation.

4.3.1 Spatial Priority Areas (SPAs)

Spatial Priority Areas are based and correspond to the five Catalytic Zones as identified in the Vision 2032 (refer to Chapter 3.2 above). However, Spatial Priority Areas are areas confined by the urban edge of Drakenstein Municipality. Projects and initiatives earmarked for a Catalytic Zone has reference to a Spatial Priority Area, especially when it is located within the urban edge.

The development of municipal sector budgets and the land use budget analysis has clustered specific areas of the Municipality to reflect broad groupings (to greater reflect catchment budget programmes).

It is envisioned that the identification of Spatial Priority Areas will bolster economic growth in Drakenstein Municipality. At a conceptual level, economic growth and its application through the SDF, relates to spatial interventions and tools to increase the attractiveness (commercial and residential development), competitiveness (favourable administrative environment for business establishment) and Gross Domestic Product (GDP) (output of goods and services) of the Drakenstein Municipality. (IEGS, 2019).

It must be noted that the abovementioned Spatial Priority Areas directly correlates to the Functional Areas, as identified in the Drakenstein Municipality: Integrated Urban Development Grant (IUDG): Business Plan Report.

4.3.2 Local Spatial Development Frameworks (Local SDFs)

Drakenstein Municipality is continuously supplementing the defined Spatial Priority Areas with additional Local Spatial Development Frameworks (local SDFs) and strategies. These Local SDFs are crucial for developing a more accurate picture of needed capital investment to promote quality of life and economic activity within key locations of Drakenstein.

An Urban Design Framework was developed for the Wellington CBD as this was a priority project identified in the previous iteration of the SDF. Similarly, Local SDFs for Paarl CBD and Surrounds, and an Urban Design Framework De Poort and Paarl Hamlet Node has been completed. The municipality also completed an investment plan for the Paarl CBD, Paarl East and Mbekweni area.

The following Local SDFs have been identified/recommended for development:

Table 4.4: Recommended Local SDFs.

Serial No.	Proposed LSDF	Short term (0-5 Years)	Medium term (5-10 Years)
1	Newton, Roggeland and Vlakkeland Local SDF	X	
2	Gouda Local SDF	X	
3	Northern Paarl Extension Local SDF	X	
3	Drakenstein West Local SDF	X	
4	Simondium Local SDF	X	
5	Windmeul Local SDF		X
6	Boland Park Local SDF		X
7	Saron Local SDF		X
8	Hermon Local SDF		X

4.4 Capital Investment and Expenditure Framework (Municipal Long Term Financial Plan)

Section 4 of the Local Government: Municipal Planning and Performance Management Regulations, 2001, requires that a spatial development framework, reflected in a municipality’s integrated development plan, must set out a capital investment framework for the municipality’s development programmes. Additionally, Section 21 of the Spatial Planning and Land Use Management Act, 2013, requires that a municipal spatial development framework must determine a capital expenditure framework for the municipality’s development programmes, depicted spatially.

According to the SDF Guidelines, 2014, a CIF must articulate how the spatial interventions are to be achieved sequentially, with attention to what key interventions need to take place, where they need to occur and by whom. The framework must spatially depict the development budgeting priorities and programmes for the municipality through containing the following elements:

- a) The identification of key spatial priorities that will assist in fast tracking and achieving the SDF proposals that are linked to areas where shortened land use development procedures may be applicable and endorsed by the municipal engineering department based on infrastructure capacity;
- b) The designation of areas where more detailed local plans must be developed through the identification of required precinct plans;
- c) Stipulation of implementation requirements with regard to roles, responsibilities and timeframes; and
- d) Stipulate the required institutional arrangements together with possible private, public and intergovernmental collaboration/partnerships.

4.4.1 Capital Investment Framework (CIF)

Beside its own capital expenditure, the Municipality has been informed that several provincial departments will also be investing in the Drakenstein municipal jurisdiction through the implementation of the following capital projects.

Table 4.5: National and Provincial Infrastructure Investment.

National and Provincial Infrastructure Investment Projects and Programmes							
No.	Sector	Project Name	Total Project Cost	Expenditure in previous years	2025/26	2026/27	2027/28
Col. Ref	A	B	C	D	E	F	G
1	Transport	C1297 Gouda - Porterville	20,000,000	0	15,000,000	0	0
2	Transport	C1297 Gouda - Porterville	20,000,000	0	5,000,000	1,000,000	0
3	Transport	C1142 Rehab Simondium Reseal	409,009,000	17,191,000	24,275,000	3,793,300	0
4	Transport	C1142 PRMG Rehab Simondium Reseal	249,009,000	68,031,000	60,000,000	0	0
5	Transport	C1156.1 Emergency replacement of culvert C12328 Paarl	9,900,000	10,448,000	220,000	0	0
6	Transport	C749.2 Paarl - Franschoek	803,432,750	0	175,246,250	100,403,000	1,002,250
7	Transport	C749.2 PRMG Paarl - Franschoek	803,432,750	0	205,639,000	56,097,000	381,000
8	Transport	C1105.1 Completion Reseal Du Toits Kloof	85,000,000	0	136,500,000	3,250,000	0
9	Transport	DR1385 Keerweder DM Drakenstein Surface	22,000,000	0	20,000,000	0	0
10	Transport	C1102.1 Dual MR201 N1	223,277,000	79,226,000	1,627,000	0	0
11	Transport	C1102.1 Dual MR201 N1 to Kliprug	270,000,000	86,470,000	1,373,000	0	0
12	Environmental Affairs	Limietberg NR	2,000,000	0	2,000,000	0	0
13	Education	Dal Josaphat PS	132,248,000	39,281,000	15,000,000	40,000,000	33,000,000
14	Health	Gouda – Gouda Clinic - Replacement	23,713,000	25,638,678	1,000	0	0
15	Health	Paarl – Paarl CDC – New	85,588,750	7,274,817	359,000	15,007,000	23,080,000
16	Health	Paarl – Paarl Hospital – Fire compliance (Alpha)	30,000,000	0	459,000	573,000	275,000
17	Health	Paarl – Paarl Ambulance Station – HT – Upgrade and additions incl. wash bay	9,000,000	0	167,000	154,000	151,000
18	Health	Paarl – Sonstraal Hospital – Upgrade and Additions (Alpha)	79,000,000	133,210	8,400,000	0	46,139,000
19	Health	Paarl – Paarl Hospital – New Obstetric Treater in Maternity Unit	10,429,000	4,232,459	1,000	0	0
20	Health	Paarl – Paarl CDC – Enabling work incl. fencing to secure new site	12,227,000	11,354,177	335,000	0	0

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21	Health	Paarl – Windmeul Clinic – Upgrade and Additions (Alpha)	7,940,000	708,687	336,000	3,057,000	510,000
22	Health	Paarl – Windmeul Clinic – HT - Upgrade and Additions (Alpha)	1,778,000	134,967	0	1,396,000	0
23	Health	Paarl – Dalvale Clinic – HT – General maintenance (Alpha)	2,326,000	1,416,821	796,000	0	0
24	Health	Paarl – Paarl CDC – OD QA – New	267,000	166,337	0	130,000	0
25	Health	Paarl – Paarl CDC – HT - New	16,162,000	1,298,936	0	0	5,082,000
26	Health	Paarl – Paarl Hospital – HT - New Obstetric Treater in Maternity Unit	3,316,000	4,984,443	14,000	0	0
27	Health	Paarl – Paarl Ambulance Station – HT – Upgrade and additions incl. wash bay	2,000,000	0	0	0	595,000
28	Health	Paarl – Sonstraal Hopsital – Upgrade and Additions (Alpha)	11,660,000	0	0	0	9,911,000
29	Health	Paarl – Sonstraal Hopsital – OD QA - Upgrade and Additions (Alpha)	70,000	0	0	70,000	0
30	Human Settlements	ISSP Chester Williams (139 sites) UISP	37,389,054	78,355	5,560,000	2,600,000	0
31	Human Settlements	ISSP Paarl Dignified Informal Settlements 9 x areas	12,000,000	184,000	1,000,000	4,000,000	1,000,000
32	Human Settlements	ISSP Lover’s Lane (168 sites) UISP	47,406,506	4,630,231	6,100,000	2,600,000	0
33	Human Settlements	Paarl East (565) HSDG	120,000,000	0	0	26,700,000	55,000,000
34	Human Settlements	Paarl – Vlakkeland (Ph1.4 188/187)MV	12,000,000	0	9,600,000	0	0
35	Human Settlements	Paarl Vlakkeland Professional Fees	6,000,000	5,733,000	2,800,000	0	0
36	Human Settlements	Fairylands (79) Transfer 67	4,465,000	0	6,820,000	0	0
37	Human Settlements	Siyahlala (20) Transfer	2,200,000	0	2,200,000	0	0
38	Human Settlements	Mbekweni Erf 557 (400) HSDG	10,000,000	0	1,700,000	16,000,000	16,000,000
39	Human Settlements	Simondium (1033) HSDG	100,000,000	0	20,000,000	13,000,000	0

From a environmental sector perspective, a total of R2,000,000 will be invested in the Municipality during the 2025/2026 financial year through the Limietberg NR Project, as identified in Table 4.5 above. From a transport sector perspective, a total of R644,880,250 will be invested in the Municipality during the 2025/2026 financial year through the implementation of 11 projects, as identified in Table 4.5 above. Over the 2025/2028 period, a total of R810,806,800 will be invested in the Municipality.

From an education sector perspective, a total of R15,000,000 will be invested in the Municipality during the 2025/2026 financial year through the implementation of the Dal Josaphat Primary School Project, as identified in Table 4.5 above. Furthermore, over the 2025/2028 period, a total of R88,000,000 will be invested in the Municipality.

From a health sector perspective, a total of R66,648,000 will be invested in the Municipality during the 2025/2026 financial year through the implementation of 16 projects, as identified in Table 4.5 above. Over the 2025/2028 period, a total of R116,998,000 will be invested in the Municipality.

From a human settlements sector perspective, a total of R55,780,000 will be invested in the Municipality during the 2025/2026 financial year through the implementation of 10 projects, as identified in Table 4.5 above. Over the 2025/2028 period, a total of R192,680,000 will be invested in the Municipality.

Taking the aforementioned into consideration, it can be concluded that the provincial government will be investing a total of R728,528,250 within the Municipality during the 2025/2026 financial year. Furthermore, R289,830,300 and R192,126,250 will be invested by the aforementioned provincial departments within the Municipality in the 2026/2027 and 2027/2028 financial years, respectively.

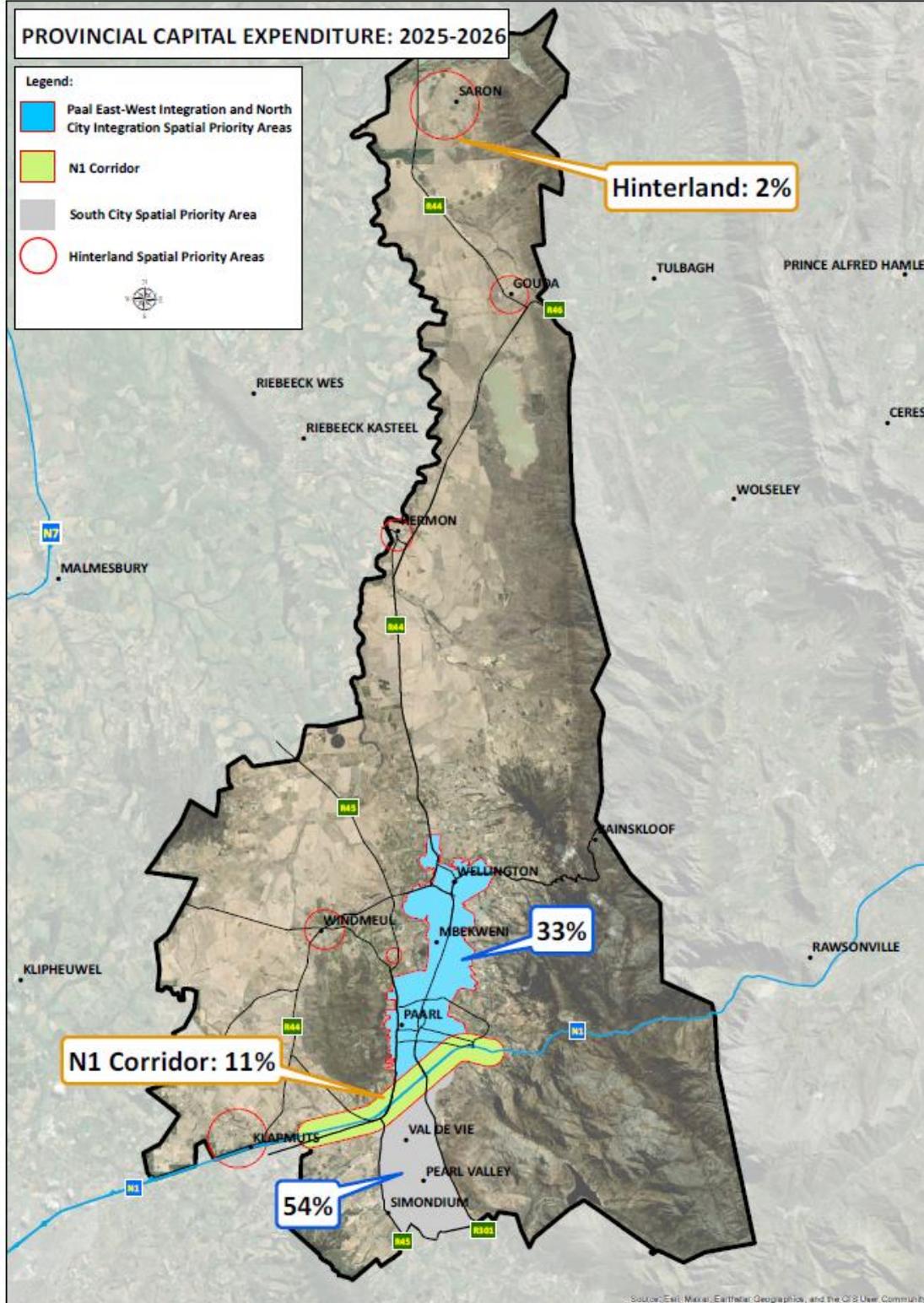
From a Drakenstein Municipality spatial perspective, within the South City Spatial Priority Area, a total of R488,380,250 will be invested over the 2025/2026 financial year. The aforementioned represents 67% of the total investment in the Municipality over the 2025/2026 financial year. Over the 2025/2028 period a total of R663,056,800 will be invested within this Spatial Priority Area. The aforementioned represents 54% of the total investment in the Municipality over the 2025/2028 period.

Within the Hinterland Spatial Priority Area a total of R22,337,000 will be invested over the 2025/2026 financial year. The aforementioned represents 3% of the total investment in the Municipality over the 2025/2026 financial year. Over the 2025/2028 period a total of R28,300,000 will be invested within this Spatial Priority Area. The aforementioned represents 2% of the total investment in the Municipality over the 2025/2028 period.

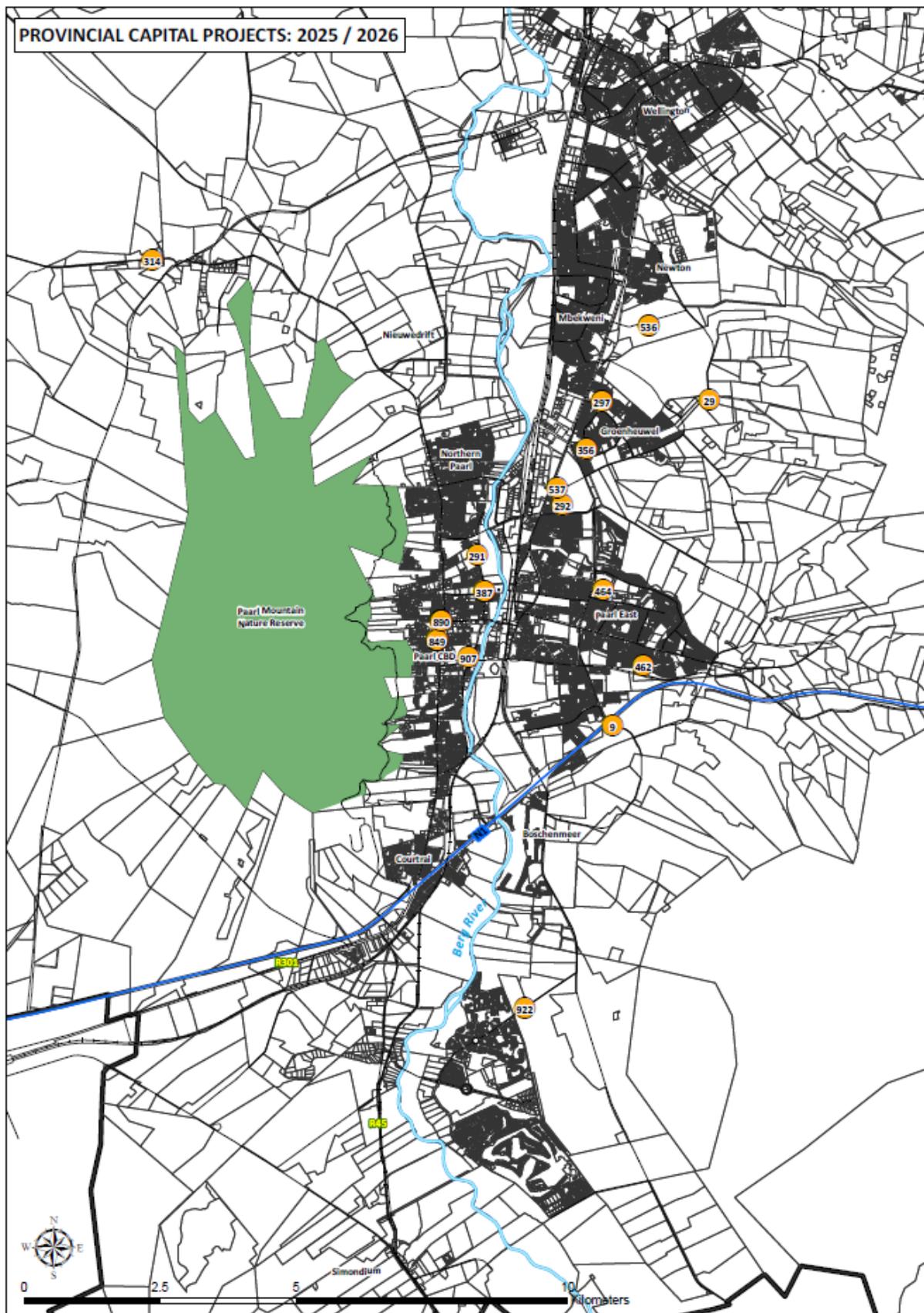
Within the East-West Integration and North City Integration Spatial Priority Areas a total of R81,311,000 will be invested in over the 2025/2026 financial year. The aforementioned represents 11% of the total investment in the Municipality over the 2025/2026 financial year. Over the 2025/2028 period a total of R379,378,000 will be invested within this Spatial Priority Areas. The aforementioned represents 33% of the total investment in the Municipality over the 2025/2028 period. It must also be noted that during the aforementioned period the investment from the Western Cape Health Department, as the Western Cape Education Department, will solely be focussed on new and upgraded infrastructure within this Spatial Priority Area.

Within the N1 Corridor Spatial Priority Area a total of R136,500,000 will be invested over the 2025/2026 financial year. The aforementioned represents 18% of the total investment in the Municipality over the 2025/2026 financial year. Over the 2025/2028 period a total of R139,750,000 will be invested within this Spatial Priority Area. The aforementioned represents 11% of the total investment in the Municipality over the 2025/2028 period. Taking the aforementioned into consideration, it can be concluded that the majority of the capital investment over the 2025/2028 financial period will occur in the South City Spatial Priority Area.

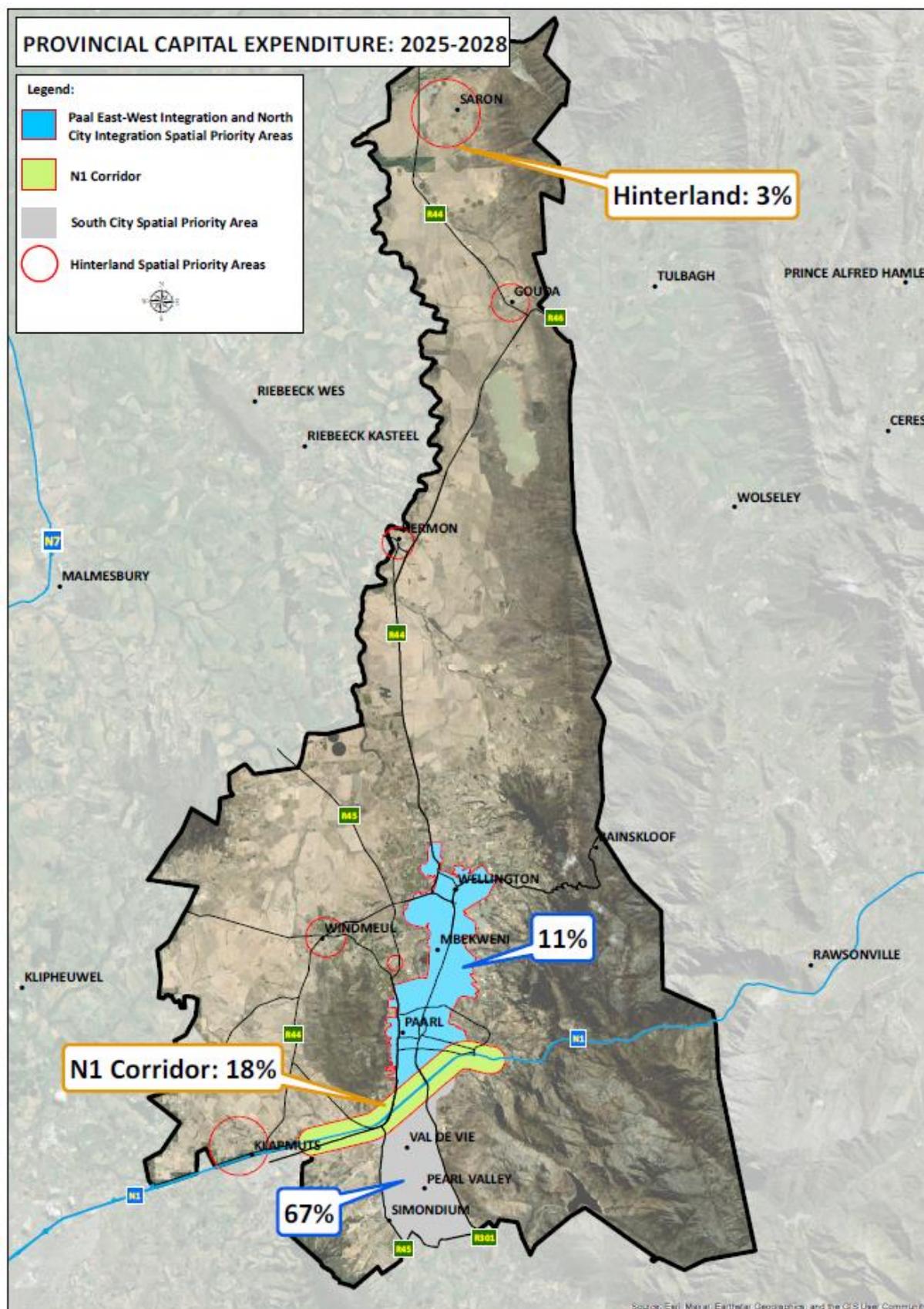
It can also be deduced that several transport projects, which are located within the South City Spatial Priority Area, will significantly contribute towards unlocking the development potential of the N1 Corridor Spatial Priority Area. Maps 4.1(a) and 4.2(a) below illustrates the distribution of the provincial capital budget between the different SPAs over the 2025/2026 financial year and the 2025/2028 financial period.



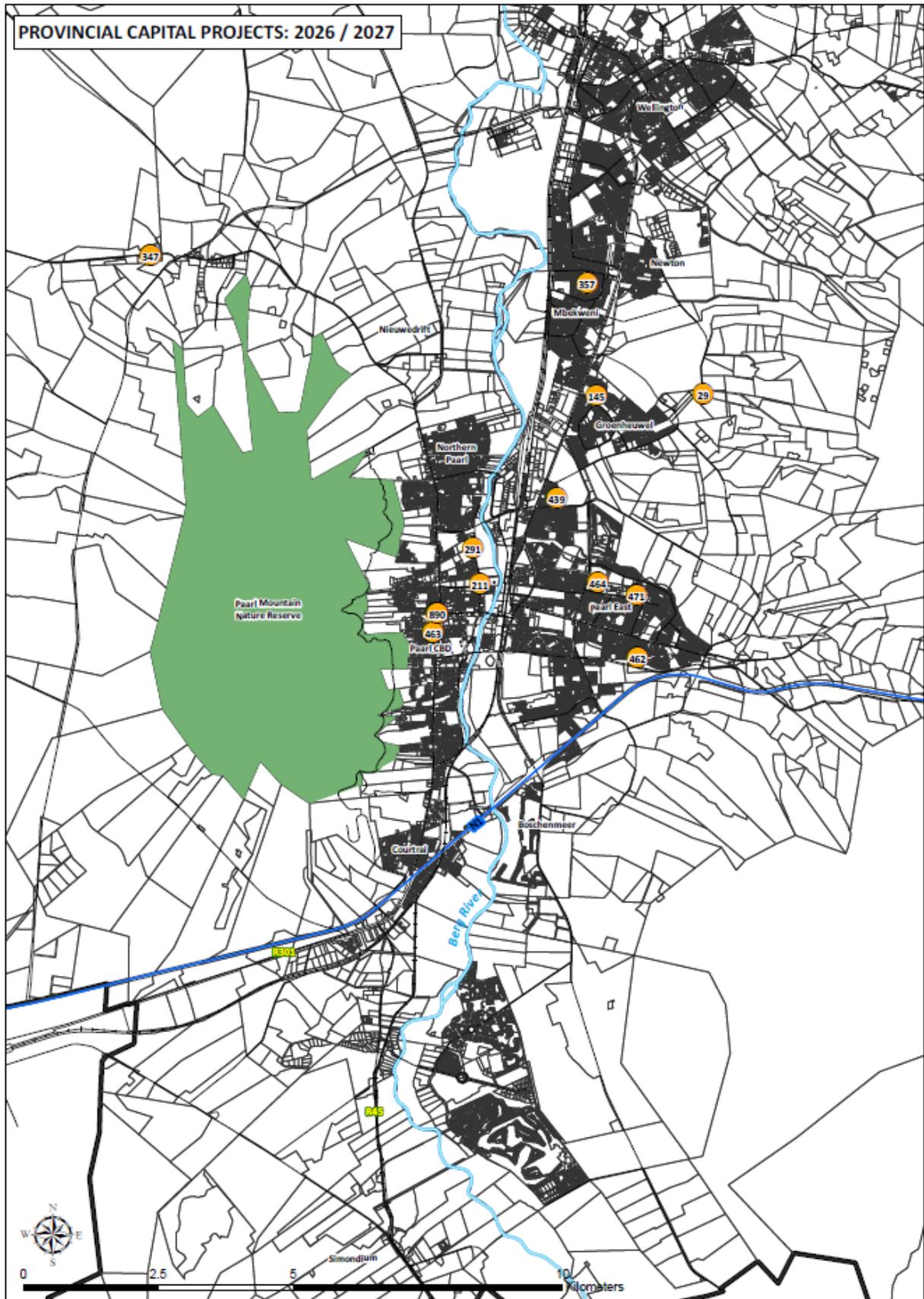
Map 4.1(a): Provincial Capital Expenditure: 2025/26.



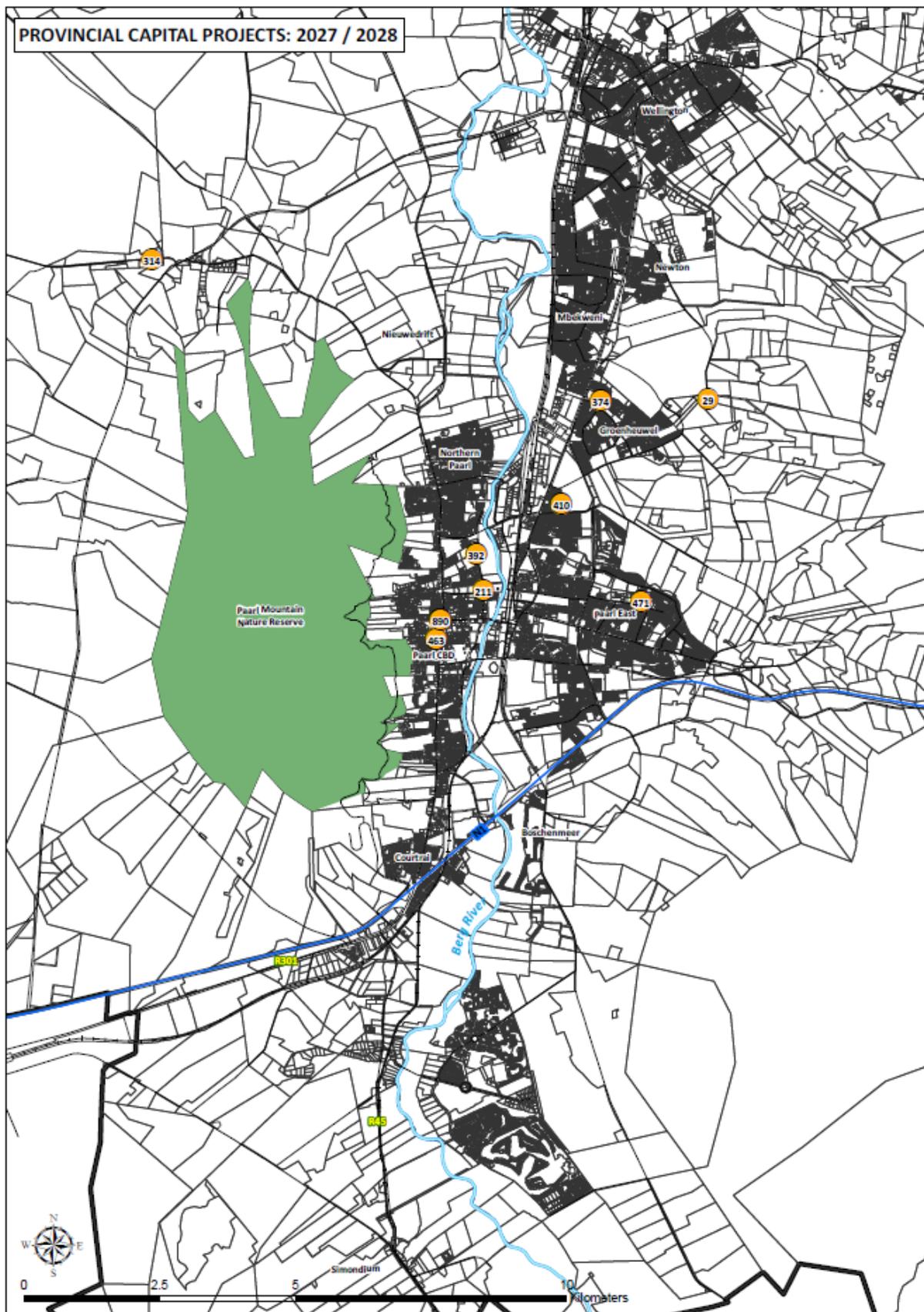
Map 4.1(b): Provincial Capital Projects: 2025/26.



Map 4.2(a): Provincial Capital Expenditure: 2025/28.



Map 4.2(b): Provincial Capital Projects: 2026/27.



Map 4.2(c): Provincial Capital Projects: 2027/28.

4.4.2 Capital Expenditure Framework (CEF)

Drakenstein Municipality mostly relies on the following funding sources to generate enough funds in order to execute its operational duties, which includes the implementation of priority infrastructure projects (refer to Table 4.6 below).

Table 4.6: Sources of funding.

Available Capital per Funding Source		
No.	Funding Type	Description
Col. Ref	A	B
1	Municipal Own Revenue	Generated through operating budget surpluses.
2	External Loans	Loans from Commercial banks and the DBSA
3	Grants and Donations	Through government programs and private investors.

During the period 2016/17 until 2018/19 the main funding source for capital expenditure was external loans. Since 2018/2019, the Municipality focused on expediting the repaying its debt, optimally utilising grant funding, and enhancing its financial position. Therefore no new loans were taken up during the period between 2019/2020 and 2024/2025.

In terms of grant funding, Drakenstein Municipality’s capital grant allocation (IUDG, INEP, WC Transport and etc.), due to the formulae applied, are substantially lower when compared to other intermediate cities of the same extent. As this formula is not within the control of the Municipality, it was resolved to vigorously source for government grant funding through various government programmes. The Municipality has thus set up a Grant Task Team (GTT), a sub-committee of the Revenue Management, Expenditure Management and Cost Containment Committee that is under the leadership of the City Manager, to ensure that the sourcing of additional grant funding is dealt with in a much more focused and strategic manner.

According to the Drakenstein Municipality Long Term Financial Plan, the total capital budget over the 2025/2030 MTREF period equates to R1.987 billion. Grant funding will contribute R1.198 billion or 60.3% of the total capital budget. Capital replacement reserve to the amount of R575.6 million will contribute 29% and loans to the amount of R213 million will contribute 10.7% to the total capital budget.

Loans are planned to be taken up in 2026/2027 and 2027/2028 as co-funding to the Regional Bulk Infrastructure Grant Project. Thereafter, loans will be taken up more regularly from 2030/2031 to 2034/2035.

Over the 2024/2034 long term revenue and expenditure framework (LTREF) period, grants will contribute 35.6% of the total capital budget, capital replacement reserves 26.5% and external loans 37.9% of the capital budget (refer to Table 4.7 below).

Table 4.7: Available Capital per Funding Source (LTREF).

Available Capital per Funding Source											
Serial No.	Infrastructure Type	2025/26 R' 000	2026/27 R' 000	2027/28 R' 000	2028/29 R' 000	2029/30 R' 000	2030/31 R'000	2031/32 R'000	2032/33 R'000	2033/34 R'000	2034/35 R'000
Col. Ref	A	B	C	D	E	F	G	H	I	J	K
1	Capital Replacement Reserve	163,013	143,355	89,600	89,580	90,088	97,500	118,750	118,750	122,500	122,500
2	Exeternal Loans		100,000	113,000			285,000	285,000	285,000	294,000	294,000
3	Grants	551,153	310,080	153,877	91,896	91,896	67,500	71,250	71,250	73,500	73,500
4	TOTAL	714,166	553,435	356,477	181,476	181,984	450,000	475,000	475,000	490,000	490,000

4.4.2.1 Prioritisation of Capital Asset Investment

Drakenstein developed a Prioritisation Model for Capital Assets Investment that was implemented from the start of the 2013/14 financial year. The purpose of the policy is to allocate available revenue for capital investment through a points system based on thirteen principles.

These principles are statutory requirements; service delivery; essential service; economic stimulation; community benefit; permanent job creation; labour intensive construction; revenue generating; aesthetical improvement; social upliftment; spatial development framework compliance; risk factor and time factor.

Three main categories were defined: i.e. basic services infrastructure and roads, social and economic infrastructure and operational infrastructure. It needs to be noted that these categories do not concur with the GFS standard classifications. Each of these infrastructure categories will receive a percentage allocation of prioritised funds. Prioritised funds mean conditional grants, own revenue and external borrowings to be distributed amongst the prioritised capital projects on the capital programme.

Basic services and roads infrastructure comprising of electricity main supply and networks; water main supply and networks; sewer main supply and networks; solid waste infrastructure; and roads and storm water will receive approximately 70% of prioritised funds.

Social and economic infrastructure comprising of public safety; parks and recreation; environmental; libraries; sport and recreation facilities; arts and culture; new urban development; business development; industrial development; any development that will help grow the local economy and that will create jobs; labour intensive capital projects; and etcetera will receive approximately 20% of prioritised funds.

Operational infrastructure comprising of vehicles, plant and equipment; computer hardware and software; communication networks; office furniture and equipment; machinery, tools and equipment; municipal office buildings; and etcetera will receive approximately 10% of prioritised funds.

Albeit the constriction of the funding available for capital expenditure, the guidelines as indicated in the Policy cannot be achieved in the next three financial years, as most funding is from conditional grants.

Basic services infrastructure in 2025/26 will receive 87.8% of the total capital budget. Over the MTREF basic services infrastructure will receive 88.8% (2026/27), 81.3% (2027/28), 64.4% (2028/29) and 64.8% (2029/30) of the total capital budget. The allocation towards Basic service infrastructure is skewed, due to the special R1.4 billion allocated over the MTREF through the Budget Facility for Infrastructure

Operational infrastructure in 2025/26 will receive 8.6% of the total capital budget. Over the MTREF operational infrastructure will receive 8.8% (2026/27), 14.3% (2027/28), 28.4% (2028/29) and 29.5% (2029/30) of the total capital budget. Social and economic infrastructure will receive 3.6% of the total capital budget. Over the MTREF social and economic infrastructure will receive 2.4% (2026/27), 4.4% (2027/28), 7.2% (2028/29) and 5.7% (2029/30) of the total capital budget.

As such, the table below depicts the allocations per infrastructure type.

Table 4.8: 2024/2029 MTREF High Level Capital Budget Expenditure per Infrastructure Type.

2023/2027 MTREF High Level Capital Budget Expenditure Per Infrastructure Type And Funding											
Serial No.	Infrastructure Type / Funding Source	2025/26 R'000	Distribution %	2026/27 R'000	Distribution %	2027/28 R'000	Distribution %	2028/29 R'000	Distribution %	2029/30 R'000	Distribution %
Col. Ref.	A	B	C	D	E	F	G	H	I	J	K
1	Basic Services and Road Infrastructure	626,950,159	87.8%	491,485,002	88.8%	289,876,522	81.3%	116,895,652	64.4%	117,895,652	64.8%
2	Grants	536,503,044	75.1%	310,080,002	56%	153,876,552	43.2%	91,895,652	50.6%	91,895,652	50.5%
3	Prioritised Funds	90,447,115	12.7%	181,405,000	32.8%	136,000,000	38.2%	25,000,000	13.8%	26,000,000	14.3%
4	Operational Infrastructure	61,383,658	8.6%	48,583,349	8.8%	50,881,450	14.3%	51,562,895	28.4%	53,663,885	29.5%
5	Grants	14,650,000	2.1%	-	0	-	0	-	0	-	0
6	Prioritised Funds	46,733,658	6.5%	48,583,349	8.8%	50,881,450	14.3%	51,562,895	28.4%	53,663,885	29.5%
7	Social & Economical Infrastructure	25,832,131	3.6%	13,366,500	2.4%	15,718,550	4.4%	13,017,105	7.2%	10,424,000	5.7%
8	Grants	0	-	0	-	0	-	0	-	0	-
9	Prioritised Funds	25,832,131	3.6%	13,366,500	2.4%	15,718,550	4.4%	13,017,105	7.2%	10,424,000	5.7%
10	Grand Total	714,165,948	100%	553,434,851	100%	356,476,522	100%	181,475,652	100%	181,983,537	100%

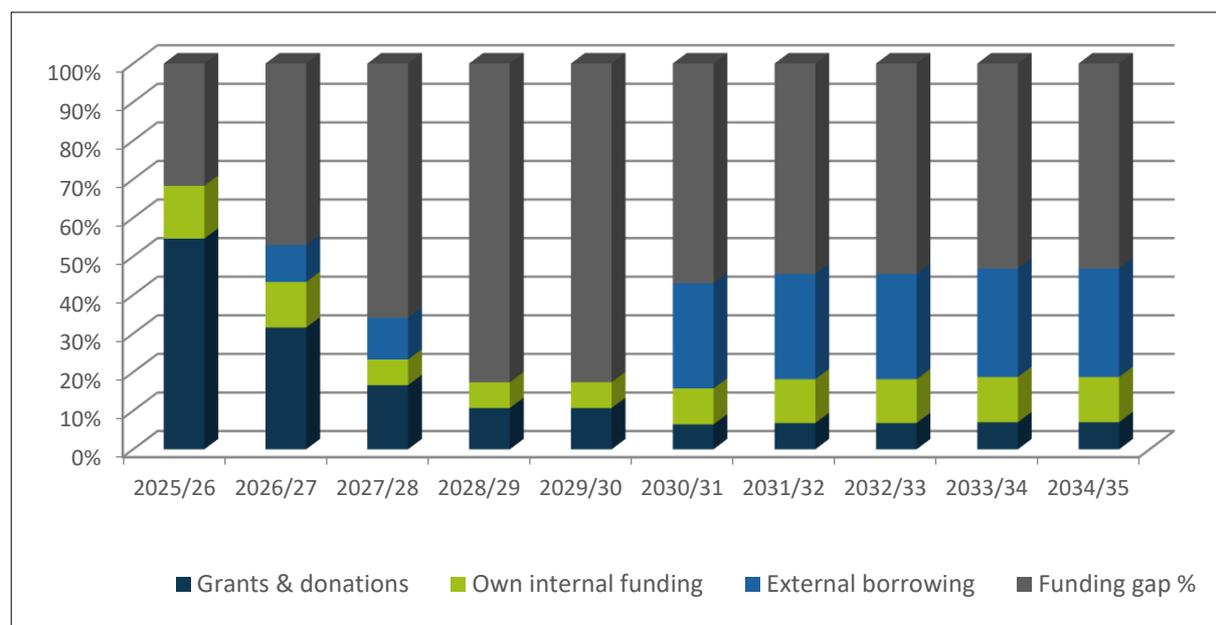
4.4.2.2 10 Year Capital Expenditure Framework (Affordability)

According to Drakenstein Municipality’s Capital Expenditure Framework and Long Term Financial Plan (2025/2035), Drakenstein Municipality’s total capital programme based on IDP needs is estimated to be R10,455 billion. As illustrated in Table 4.7, a total of R1,987 billion will be available over the five year MTREF period to address the total capital programme needs. The R1,987 billion represents only 19% of the total capital programme needs.

Over the ten year Long Term Financial Plan, a total of R4,367 billion will be available to address the total capital needs. The R4,367 billion represents 41.8% of the total capital needs. Taking the above into consideration, it is clear that a funding gap to the total of R6,088 billion exists. It is imperative to solve the unfunded and underfunded mandate issues to allow the operating budget to generate more operating surpluses to boost the funding of capital projects through own revenue. The funding gap will further accumulate over time, if it is not addressed, which could result in the collapse of municipality’s infrastructure in the long-term.

The constraints placed on the available funding available for capital project implementation, the moratorium on the taking up of external loans during the loan restructuring period as well as the limited grants received by the Municipality, has necessitated a significant decrease in the capital expenditure over the next 5 years, as can be seen in the next graph. Although recovering in 2029/30, it is barely over the minimum spend required to remain sustainable and has left a major funding gap. From year one (2025/26) to five (2029/23), between 17% to 68% of the required capital needs can be addressed, while from year six (2030/31) to ten (2034/35) between 43% to 47% of the average yearly capital needs can be addressed.

The average yearly capital needs being the total capital needs as per the CEF of R10,456 billion divided by 10 years, equalling an average of R1,046 billion per year.



4.4.2.3 5 Year Detailed Year Capital Expenditure Framework

As indicated in Table 4.8 above, Basic Services infrastructure and Social and Economical infrastructure, will receive 91.4% of the total available capital during the 2025/2026 period. Furthermore, the aforementioned infrastructure types will receive 91.2% (2026/2027), 85.7% (2027/2028), 71.6% (2028/2029) and 70.5% (2029/2030) allocations.

The aforementioned allocations will be divided into the various Spatial Priority Areas (SPA) in the following manner. It must be noted that due to the fact that the Paarl East-West Integration SPA and the North-City Integration SPA are transforming into one urban conurbation, the allocations for the SPAs will be combined.

Table 4.9: Paarl East-West Integration and North City Integration Spatial Priority Areas.

Paarl East-West Integration and North City Integration Spatial Priority Areas MTREF Capital Expenditure Framework						
Serial Number	Infrastructure Type	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Column Reference	A	B	C	D	E	F
1	Community and Social Services	4,200,000	2,016,000	4,200,000	4,400,000	6,800,000
2	Energy Sources	12,056,522	10,368,696	10,837,391	10,837,391	10,837,391
3	Finance and Administration	1,285,000	288,500	1,895,550	1,890,105	-
4	Housing	14,040,000	2,705,000	-	2,000,000	3,000,000
5	Public Safety	985,000	1,344,000	734,000	980,000	900,000
6	Road Transport	24,632,174	1,739,131	13,565,218	-	-
7	Sport and Recreation	7,202,131	4,610,000	3,112,500	2,632,500	2,000,000
8	Waste Management	2,380,000	5,000,000	3,000,000	3,000,000	3,000,000
9	Waste Water Management	433,986,957	349,652,174	113,000,000	-	-
10	TOTAL	500,767,784	377,723,501	150,344,659	25,739,996	26,537,391

Table 4.10: South City Region Spatial Priority Area (Simondium, Boschenmeer, Val De Vie and Pearl Valley).

South City Spatial Priority Areas MTREF Capital Expenditure Framework						
Serial Number	Infrastructure Type	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Column Reference	A	B	C	D	E	F
1	Housing	40,000,000	55,700,000	71,000,000	39,500,000	39,500,000
2	TOTAL	40,000,000	55,700,000	71,000,000	39,500,000	39,500,000

Table 4.11: Hinterland Spatial Priority Area (Windmeul, Hermon, Gouda and Saron)

Hinterland Spatial Priority Areas MTREF Capital Expenditure Framework						
Serial Number	Infrastructure Type	2025/2026	2026/2027	2027/2028	028/2029	2029/2030
Column Reference	A	B	C	D	E	F
1	Sport and Recreation	1,600,000	1,200,000	1,150,000	325,000	300,000
2	Waste Water	160,000	-	-	-	-
3	TOTAL	1,760,000	1,200,000	1,150,000	325,000	300,000

It is furthermore, important to note that capital programmes that will have an impact on the entire Municipality, as well as operational infrastructure capital investment, are also planned over the five year period. The spatial attributes aforementioned capital programmes are not available at this stage. These programmes are identified in Tables 4.12 and 4.13 below.

Table 4.12: Municipal wide projects.

Municipal Wide Projects MTREF Capital Expenditure Framework						
Serial Number	Infrastructure Type	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Column Reference	A	B	C	D	E	F
1	Sport and Recreation	1,900,000	952,000	2,025,000	1,600,000	-
2	Public Safety	-	200,000	200,000	190,000	190,000
3	Community and Social Services	-	-	-	-	-
4	Water Management	21,834,783	5,700,000	1,500,000	1,500,000	1,500,000
5	Energy Sources	45,560,238	33,258,841	51,833,333	51,833,333	51,833,333
6	Road Transport	26,192,608	20,102,319	16,915,652		
7	Waste Water Management	4,100,000	7,558,841	8,224,928	8,224,928	8,224,928
8	Waste Management	1,600,000	1,800,000	1,600,000	1,400,000	1,200,000
9	Other	1,100,000	1,630,000			
10	TOTAL	102,287,629	71,202,001	82,298,913	64,748,261	62,948,261

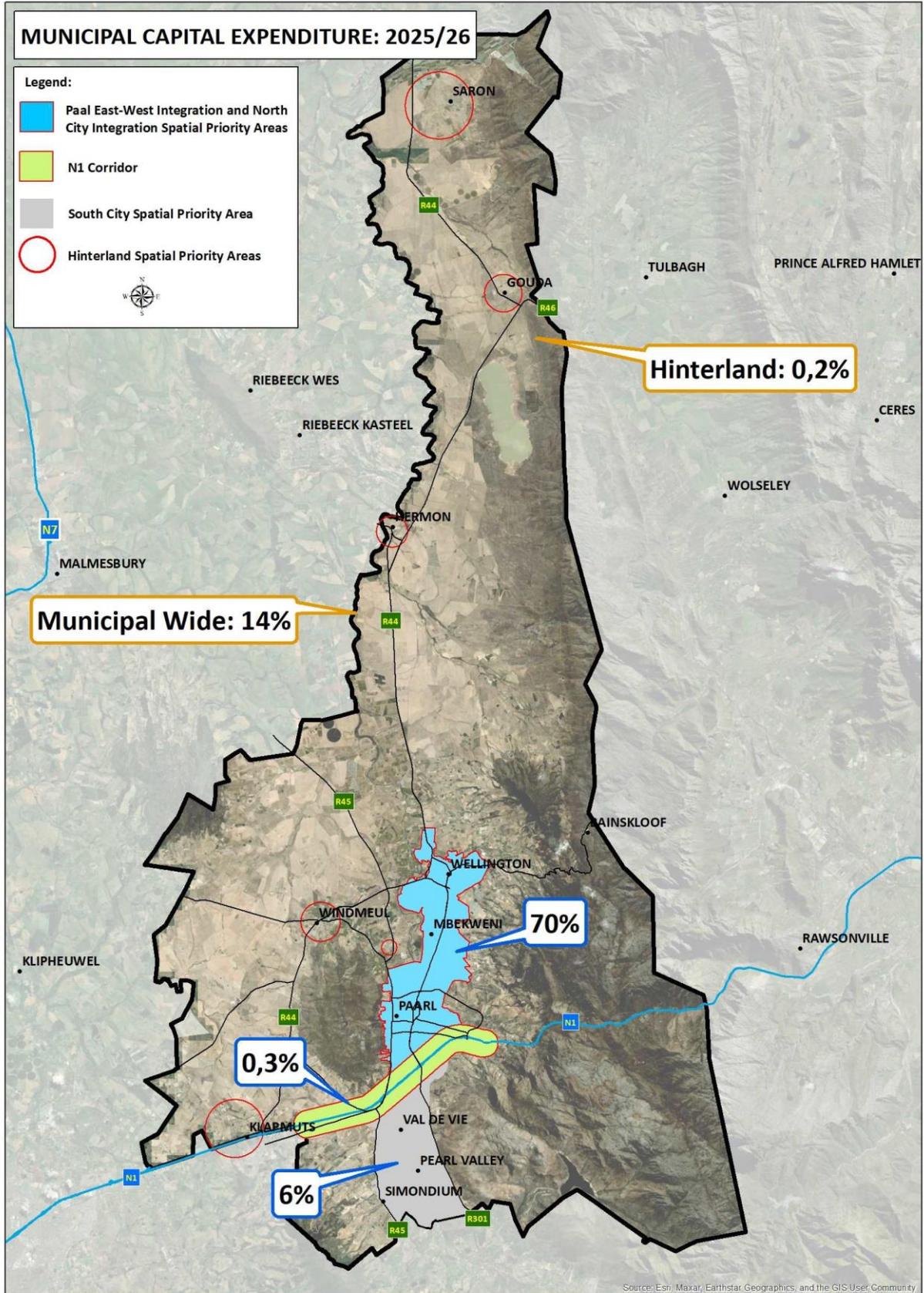
Table 4.13: Operational infrastructure.

Operational Infrastructure MTREF Capital Expenditure Framework						
Serial Number	Infrastructure Type	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Column Reference	A	B	C	D	E	F
1	Planning and Development	315,000	-	-	-	-
2	Community and Social	725,000	145,000	362,500	225,000	200,000
3	Housing	430,000	12,000	-	-	-
4	Energy Sources	8,165,000	-	-	-	-
5	Executive and Council	-	-	-	-	-
6	Finance and Administration	38,518,658	32,814,349	34,554,450	34,289,895	36,387,885
7	Public Safety	6,740,000	5,456,000	6,066,000	5,830,000	5,910,000
8	Road Transport	850,000	-	-	-	-
9	Sport and Recreation	2,145,000	682,000	1,750,000	1,417,500	300,000
10	Waste Management	8,400,000	8,500,000	8,950,000	9,400,000	9,900,000
11	Waste Water Management	95,000	-	-	-	-
12	Water Management	565,000	-	-	-	-
13	Other	125,000	-	-	-	-
14	TOTAL	67,073,658	47,609,349	51,682,950	51,162,395	52,697,885

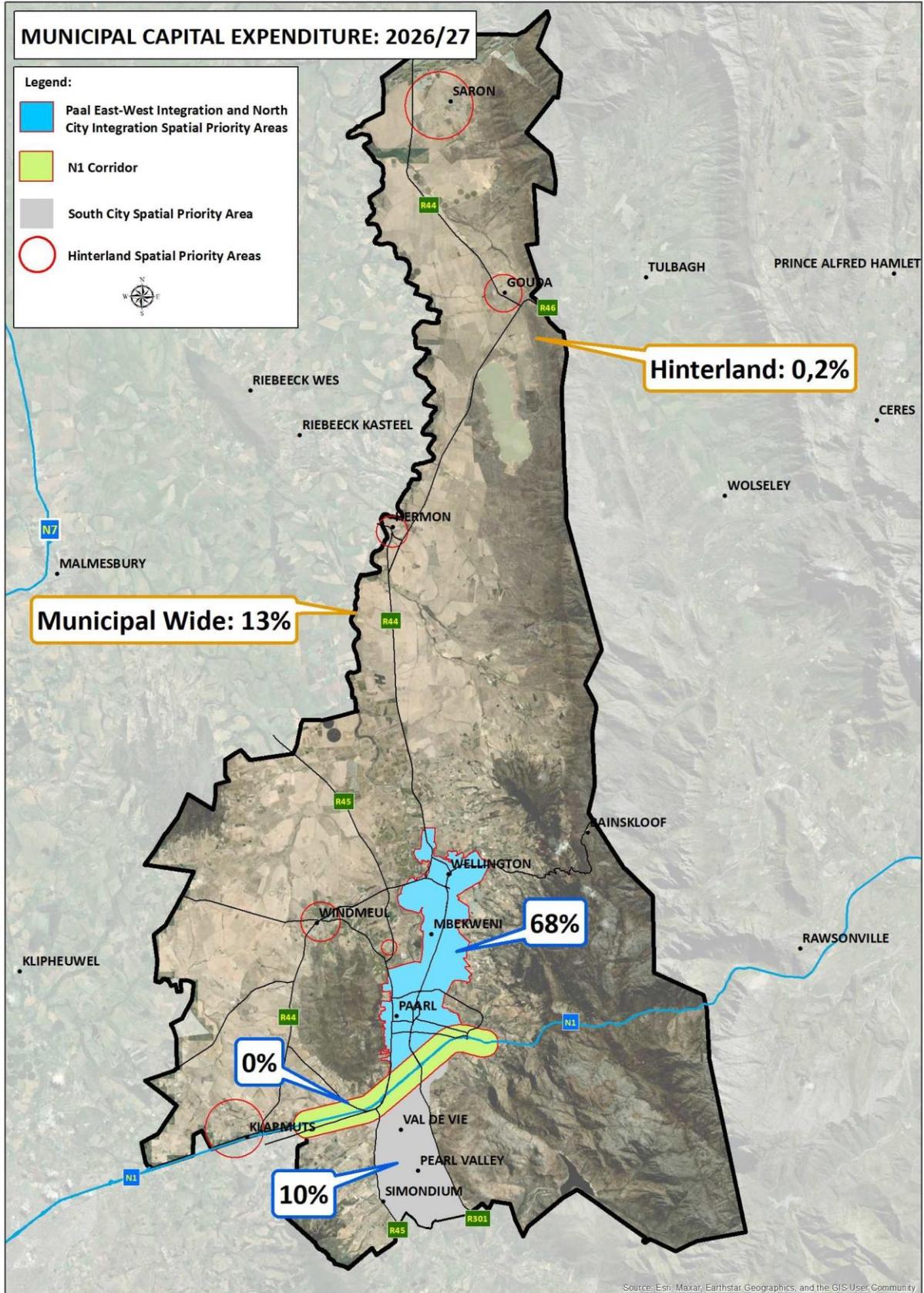
Taking the abovementioned expected expenditure into consideration, the following conclusions can be drawn:

- a) The conurbation of the Paarl East-West Integration Corridor and the North City Corridor will receive the overwhelming majority of the capital funding through the next five years;
- b) During the next two years the overwhelming majority of the capital funding will be dedicated to waste water management. This is due to the Regional Bulk Infrastructure Grant funding that was acquired;
- c) Capital projects that will impact on the entire municipal area will utilise 19% of the entire capital budget over the next five years;
- d) Although no capital funding is dedicated solely to the N1 Corridor, numerous waste water and water infrastructure investment will be undertaken in the Paarl East-West Integration and North City Integration SPAs which will assist in unlocking the N1 Corridor; and
- e) The capital funding allocated to the South City Region is required to enable the human settlements development project in Simondium.

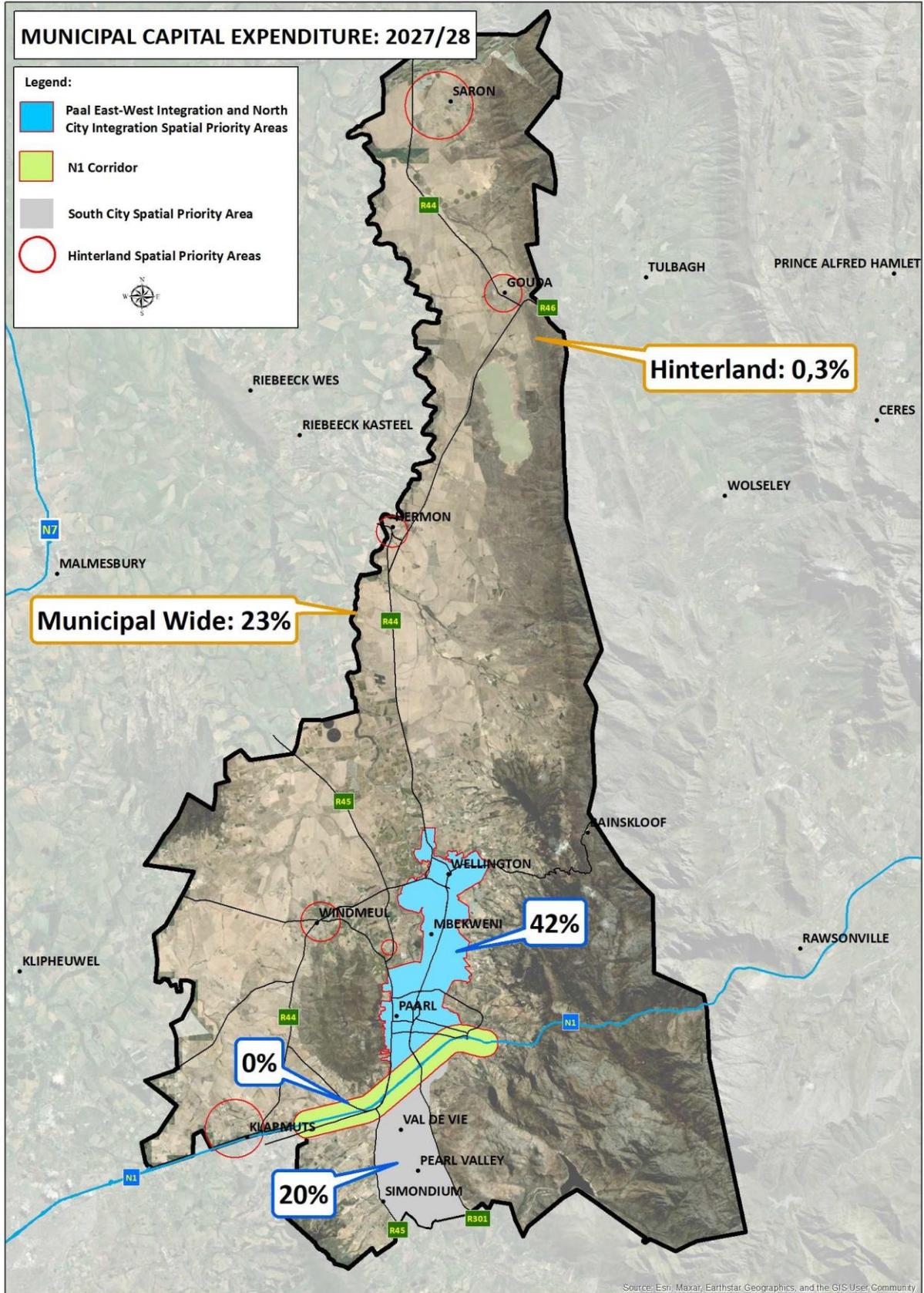
Maps 4.3 – 4.7 below illustrates the distribution of the capital budget between the different SPAs during the next five years.



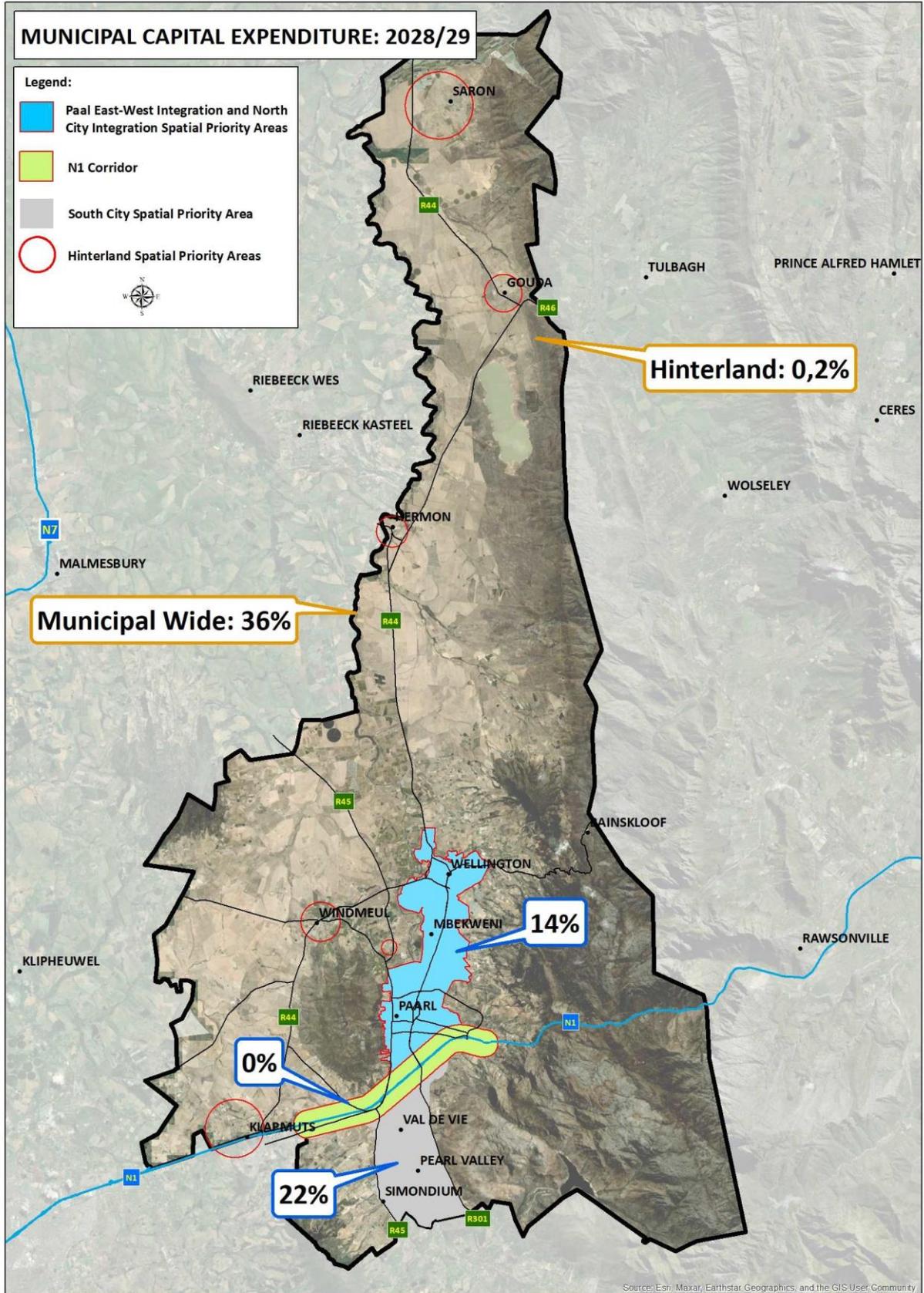
Map 4.3: Spatial Representation of Capital Expenditure: 2025/26.



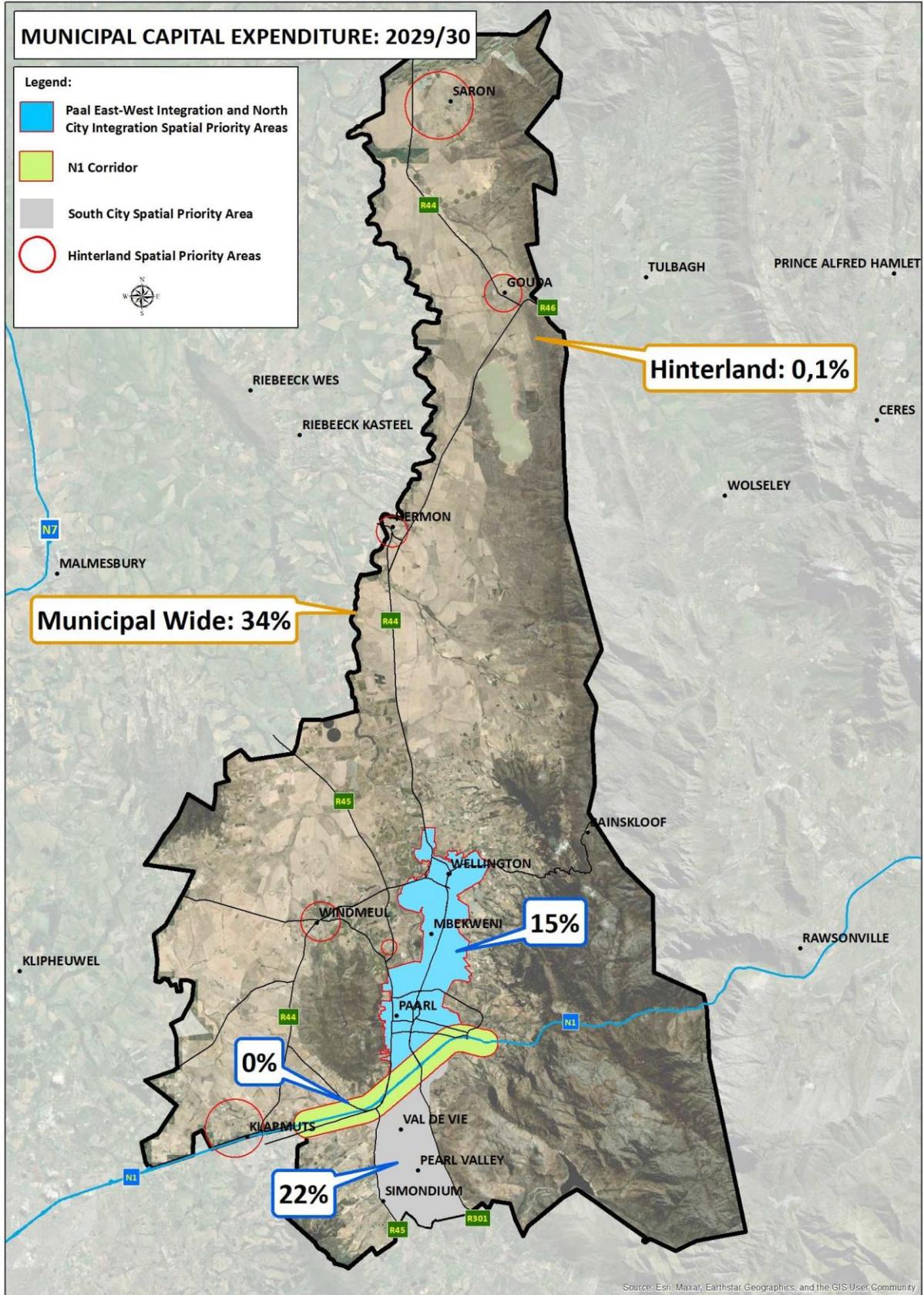
Map 4.4: Spatial Representation of Capital Expenditure: 2026/27.



Map 4.5: Spatial Representation of Capital Expenditure: 2027/28.



Map 4.6: Spatial Representation of Capital Expenditure: 2028/29.



Map 4.7: Spatial Representation of Capital Expenditure: 2029/30.

4.4.3 Comprehensive Project List

In order to compile a comprehensive 10 year capital expenditure framework, all capital projects and programmes for the municipality had to be identified. All aforementioned intended capital projects and programmes are imported into the Capital Project Prioritisation and Monitoring Software.

The comprehensive list of intended capital projects and programmes that are identified for Drakenstein Municipality is available on request.

4.5 Implementation Requirements

4.5.1 Institutional Structure

In order to address the specific need for dedicated capacity to deliver larger, long-term catalytic projects (especially where these involve multiple stakeholders), a set of institutional arrangements are proposed below.

These proposals draw on good practice with respect to area-based development programmes (for instance the Johannesburg Development Agency), focused delivery units (such as the Western Cape Government's Delivery Support Unit in the Premier's office) as well as development special purpose vehicles globally. While the permutations are wide, a number of common elements can be identified:

- a) Political leadership and support;
- b) Dedicated expert senior human resources focused on a small number of priority projects;
- c) Insulation from the ordinary business of government but sufficient convening power to secure coordination and prioritisation; and
- d) Positioning that ensures sufficient confidence and trust that enables private sector and non-governmental participation.

It should be noted that the Drakenstein IEGS (2019), also argues for a set of institutional arrangements focused on a "*cross-function teams*" structure organised according to the key economic priority areas, specifically: investment promotion and facilitation; small business linkages; skills; industrial parks, and infrastructure and water (IEGS, 2019: 53). The recommended action proposed in this SDF is to follow the suggestions of the IEGS (2019) with some modification to further emphasise dedicated project and programme management resources.

The motivation for focusing on these project/programme management resources is as follows:

- a) The establishment of a dedicated delivery-focused unit with dedicated skilled resources to manage and coordinate multi-stakeholder, medium-to-long-term development projects. By removing this function from the ordinary business of the Municipality the necessary focus can be ensured while the convening power conferred by the overall reporting structure (and mandate) enables the unit to coordinate and pressurise key delivery departments; and

- b) As noted above, the overall capital funding requirements significantly exceed the available funding. This will require an appropriate mechanism to allocated capital to catalytic projects and will include difficult decisions. It is likely that some of this funding will need to be managed in a more strategic manner (for instance to de-risk private investments) and will consequently need to be managed differently from ordinary municipal capital expenditure (but no less accountable). These investment decisions should be guided by appropriate business cases (including cost-benefit analysis) governed by a Project Investment Committee that should have the authority (as a Council sub-committee) to make any final decisions.

Given the a) different planning and budgeting cycles, and b) different investment objectives and criteria, the effective coordination of capital investment is complex. It cannot be achieved through one simple solution but instead requires effective structures to ensure effective oversight and delivery. It is recommended that the Municipality consider:

- a) Institutional options that ensure better coordination amongst key line departments and executive functions; and
- b) Institutional options that provide opportunities for the private sector (as well as other non-governmental organisations (NGOs) relevant to the specific initiative) to participate in the planning and coordination of projects.

4.6 Private Sector Participation

The Municipality has identified the need to seek alternatives to contribute towards infrastructure provision and economic growth. There is a potential for the private sector to become a strategic partner and drive catalytic investments. Yet, engaging with the private sector requires some key elements to be in place:

- a) An enabling regulatory framework/tax regime – While financial incentives and tax relief are both ways to encourage private sector participation, often a focus on regulatory frameworks and permitting processes can prove just as successful;
- b) Early identification of opportunity and careful market development – Engaging the private sector is not a once-off process, but one of exploring options and iteration of design; and
- c) Skilled and resourced dedicated teams – Engaging with project development is a challenging exercise even at the singular project level all the more challenging when involving multiple stakeholders and interests.

In combination, the above all works together to maximise value potential for land release activities and catalytic projects. Drakenstein Municipality has identified a number of catalytic projects where private sector participation is targeted. Successful involvement of the private sector is predicated on the fulfilment of a number of conditions.

4.7 Review and Monitoring of the SDF

The SDF must be reviewed annually in terms of its annual performance and changing circumstance. The annual SDF review process will be during the annual IDP review process. Monitoring of capital investment according to the spatial priorities, can be done through the implementation of a capital investment prioritisation software tool that yearly updates the progress of investment and informs the IDP and budgeting process for the MTREF.

Monitoring against the IUDG Outputs can be measured yearly as part of the CEF by application of the capital investment prioritisation software tool. It is further recommended that an integrated database should be established for monitoring and evaluation purposes, to ease reporting on performance and to inform them of the Municipality. The database should form part of the Municipal LUMS, and should integrate the following data:

- a) The land use zonings in the Zoning Scheme should form the basis of the system in order to ensure that information is spatially linked;
- b) Actual land use data;
- c) Approval of land use applications categorised according to spatial priority areas, and if the land use will result in urban renewal, new development or upgrading of informal settlements;
- d) Approval of building plans according to same categories;
- e) Valuation Roll and Supplementary Valuations; and
- f) Long-term Financial Plan forecasts of investment in land and improvements.

The integrated database should be linked to the Municipal GIS system, in order to reflect a spatial representation of land development.

4.8 Amendment of the SDF

Based on the findings of the annual performance review of the IDP, the Municipality may decide to amend its IDP. The following factors within the annual performance review may be evaluated when considering amending the IDP:

- a) Are the aims and objectives of the IDP being reached by the Municipality;
- b) Is the direction provided within the IDP being incorporated within the sectoral plans; and
- c) Is the Municipal budget being spent in line with the planned expenditure.

Changing circumstances can be regarded as general circumstances that are out of the control of the Municipality that have a substantive impact on the Municipality's policies and/or plans and could include:

- a) Changes in legislation, policy, norms or standards;
- b) Disaster (e.g. drought, pandemics, etc.);
- c) Thresholds being reached in terms of certain parameters (e.g. air quality standard, water quality standard, water supply level, etc.);
- d) Significant proposal for development in the municipal area that will result in significantly changed settlement needs, socio-economic needs or altered natural environments;
- e) Drastic change in population growth;
- f) Change in political leadership resulting in the change of priorities; and
- g) New information that gives rise to the need for new or additional or changed policies, programmes and projects or adapted proposals.

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ANNEXURE A: HOUSING PROJECT PIPELINE

Annexure A: Gouda Housing Project Pipeline

Name of project/settlement	Muthi town/area and location	Type of project/subsidy Mechanism	Opportunities	Verified List of Housing Projects in Drakenstein Municipality 2019				Council Approval	Updated Comment
				0-3 years	3-5 years	5 years +	Implementation time frames		
Gouda Emergency Housing	Erf 1245 (Gouda)	Emergency Housing	25	✓				Yes	Provision was to be made for this project on the Business Plan for the implementation in the 2018/2019 Financial Year.
Gouda	Erf 606 (Gouda)	No project planned	129 (dwellings), 312 (residents)				✓	N/A	Unregistered informal settlement. Discussions are happening if they need to be relocated or need to be upgraded. Will be moved to Gouda IRDP.
Gouda IRDP	Erf 1245 (Gouda)	Integrated Residential Development Project (IRDP)	270				✓	Yes	Phase 1 (150 units) Completed. Portion of next phase be used for emergency housing. Consideration to absorb informal settlement into Emergency Housing component

Key

	Proposal Call Projects
	General Projects
	Informal Settlements Projects

Annexure A: Mbekweni Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/subsidy Mechanism	Opportunities	Status of project	Verified List of Housing Projects in Drakenstein Municipality 2019			Updated Comment
					0-3 years	3-5 years	5 years +	
Drommedaris 1407	Erf 1325 & Erf 584 (Mbekweni)	People's Housing Project (PHP)	1588	On Hold	✓		Yes	Discussions in process to implement.
Paarl - New Syazama	Mbekweni	People's Housing Project (PHP)	6	Construction of 6 outstanding houses near completion	✓		No	Existing project.
Silvertown 1 (Lobola Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	93 (dwellings), 404 (residents)	Planning Phase	✓		Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study
Silvertown 2 (Diniso Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	36 (dwellings), 109 (residents)	Planning Phase	✓		Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study
Phokeng	Erf 557	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Drommedaris West	Erf 584 (Mbekweni)	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Langabuya (Floods)	Erf 657 (Future Ring Road) (Mbekweni)	No project planned	51 (dwellings), 140 (residents)	No planned project		✓	No	There is no strategy for this settlement. Settlement was not part of any enumeration study.
Next to Sportground	Erf 657 (Mbekweni)	No project planned	116 (dwellings), 172 (residents)	No planned project		✓	N/A	Relocation is needed based on NJSP Categorisation. Currently there is no strategy for this settlement. Informal settlement included in the Enumeration and GIS Mapping study.
Erf 557	Erf 557 & Erf 2316 (Mbekweni)	Integrated Residential Development Project (IRDP)/Social Housing Pilot Project	541	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.		✓	Yes	Project initiation document submitted to DHS during 2018. Awaiting approval.
Nishamba Street	Road reserve (Mbekweni) or Erf 11722 (Willington)	No project planned	115 (dwellings), 388 (residents)	No planned project		✓	No	Settlement was not part of any enumeration study. Decanting space required.
Unathi	Mbekweni	No project planned	N/A	No planned project		✓	No	Settlement has basic interim services (electricity). Implementation date to be decided. Informal settlement included in the Enumeration and GIS Mapping study.
Drommedaris Street	Erf 557 (Drommedaris St) & 591 (Mbekweni)	No project planned	333 (dwellings), 592 (residents)	No planned project		✓	N/A	Note that majority of residents which remain have been there since the area was decanted seven years ago as part of a housing project. Decanting space required. Settlement is located on Traset land (rail reserve). Erf 584 was identified as potential decanting site, however engineers deemed site inhabitable because floodline and stormwater pond are present. Informal settlement included in the Enumeration and GIS Mapping study.
Themban 2 (Phokeng Street)	Erf 657 (Mbekweni)	No project planned	197 (dwellings), 289 (residents)	No planned project		✓	N/A	Settlement has basic interim services (electricity). Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study
B & C Block (Hostels)(Backyards)	Erf 4593 & 4623 (Mbekweni)	Rectification	26 (dwellings), 78 (residents)	No planned project		✓	Yes	Done internally and keeping it on as a pipeline. Structural investigation with regards to structures. Survey to be conducted.

Key

Proposal Call Projects
General Projects
Informal Settlements Projects

Annexure A: Paarl East Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Verified List of Housing Projects in Drakenstein Municipality 2019			Updated Comment
					0-3 years	3-5 years	5 years +	
Vlaekeland	Erf 83778 & Erf 83779 (Paarl)	Integrated Residential Development Project (BNIG/GAP/Social Housing)	2556	Construction in progress	✓		Yes	Construction of civil engineering services and top structures (Phase 1) in process.
Daljosaphat Erf 16161	Erf 16161 (Paarl)	Finance Linked Individual Subsidy Programme (FLISP)/Social Housing/GAP	2078	Construction in progress	✓		No	Purchasing of seven underwey, construction of services and top structures in process (Phase 1). Private Company/Local/Provincial Partnership
Schoongezicht (Daljosaphat)	Portion 19 of Farm 527 (Paarl)	Integrated Residential Development Project (BNIG/Emergency Housing)	347	Construction in progress	✓		Yes	Project is a combination of emergency housing and IRDP. 347 opportunities will be provided and 175 enhanced serviced sites. 56 structures have been completed. Sites serviced to date.
IRDP Paarl-East (above cricket ground)	Erf 13480 & Erf 21128 (Paarl)	Integrated Residential Development Project (BNIG/GAP)	530	Planning Phase for mix typology (BNIG/GAP) housing project	✓		Yes	Project feasibility report submitted to DHS on 31 March 2019.
Siyahlala Phase 1	Erf 28279 & Erf 28280 (Paarl)	People's Housing Project (PHP)	50	Planning phase (on hold)	✓		Yes	Formal township establishment in process. Project cannot continue until structures are removed or shifted. 44 units outstanding
Siyahlala Phase 2	Erf 28275 & Erf 28276 (Paarl)	People's Housing Project (PHP)	193	Planning phase (on hold)	✓		Yes	Of the 193 units created, only 3 houses still need to be built. Formal township establishment in process. Project cannot continue before structures are removed or shifted.
Fairyland (Bo-dal Road)	Erf 23707 (Paarl)	Upgrading of Informal Settlement Project (UISP)	255	Construction on hold subject to relocation of overflow shack in way of construction	✓		Yes	Of the 255 opportunities, 80 top structures must still be constructed. Overflow shacks to be relocated to Schoongezicht site, currently in process of being serviced.
Bonaque Square	Erf 10652 (Paarl)	Upgrading of Informal Settlement Project (UISP)	59	Planning Phase	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Bosbok Flats	Erf 10274 (Paarl)	Upgrading of Informal Settlement Project (UISP)	62	Planning Phase	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Jarifiksaal Street	Erf 13465 (Paarl)	Upgrading of Informal Settlement Project (UISP)	38	Planning Phase	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Kamp Fresh	Erf 13453 (Paarl)	Upgrading of Informal Settlement Project (UISP)	39	Planning Phase	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Kudu Street	Erf 10194 (Paarl)	Upgrading of Informal Settlement Project (UISP)	130	Planning Phase	✓		Yes	Layout plan complete. Development rights in process.
7 de Laan	Erf 10652 (Paarl)	Upgrading of Informal Settlement Project (UISP)	37	Planning Phase	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Chester Williams	Erf 13467 (Paarl)	Upgrading of Informal Settlement Project (UISP)	109	Planning Phase in process	✓		Yes	Draft layouts concluded. Development rights in process of obtainment.
Kingston Town	Erf 10568 & Erf 10571 (Paarl)	Upgrading of Informal Settlement Project (UISP)	122	Project implemented. 88 houses completed to date. Progress stalled due to shack in way of construction.	✓		Yes	Project to be capped at 88 opportunities if no space can be created to decant those in the way of construction.
Lantana & Kolbe Street	Erf 9599 & 10595 (Paarl)	Upgrading of Informal Settlement Project (UISP)	84	Project implemented. 61 houses completed to date. 25 outstanding.	✓		Yes	Servicing of last 25 units in process. Construction of top structures to commence towards Sep/Oct 2019.
Lover's Lane	Erf 10645 (Paarl)	Upgrading of Informal Settlement Project (UISP)	156	Planning Phase	✓		Yes	Layout plan complete. Development rights in process.
New Beginnings	Erf 10295 (Paarl)	Upgrading of Informal Settlement Project (UISP)	40	Planning Phase	✓		No	Consideration to incorporate as part of dignified sites.
Spooky Square	Erf 10197 & Erf 10198 (Paarl)	Upgrading of Informal Settlement Project (UISP)	33	Planning Phase	✓		Yes	Service provider to be appointed for preliminary feasibility. No temporary relocation site identified
Langenhoven	Erf 21128 & 13480	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Azella	Erf 19161	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bo Dal Josafat	Portion 35 of Farm 527 (Paarl East)	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Roggeland Rd	Farm 544, Farm 545, Farm 550, Farm 546 and Farm 1947 (Groenheuvel)	Emergency Housing	TBD	Under Consideration		✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing

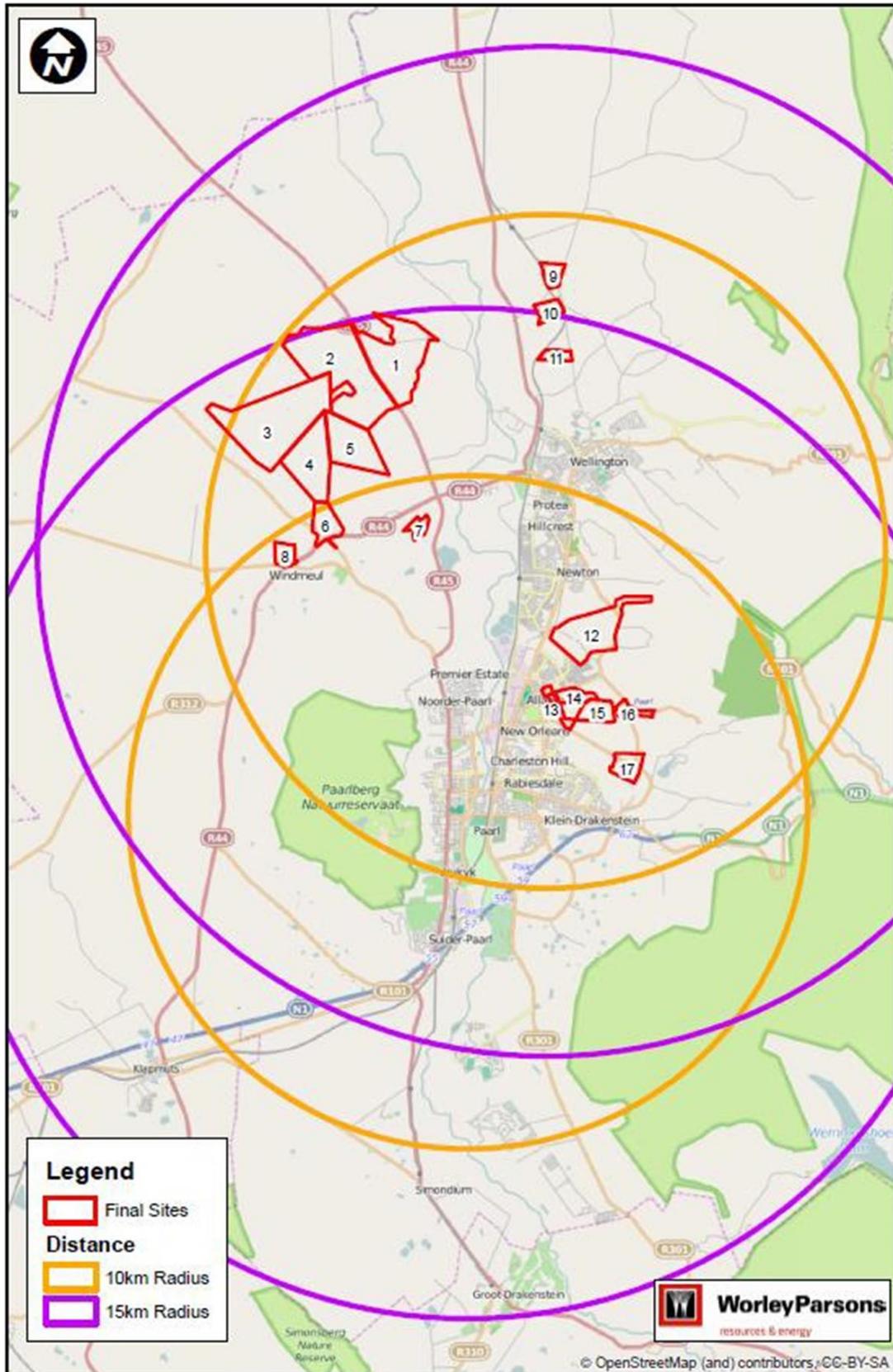
Annexure A: Wellington Housing Project Pipeline

Verified List of Housing Projects in Brakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/subsidy mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Carterville 106	Wellington	Integrated Residential Development Project (IRDP)	49	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Carterville 1	Wellington	Integrated Residential Development Project (IRDP)	200	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Pentz Street, Wellington	Wellington	Social Housing	187	Engagement with administrative and political structures	✓			No	Proposal call. Council still need to give consideration to approve site for social housing.
Dakay Store (Sand street)	Erf 6774 & 8930 (Wellington)	Upgrading of Informal Settlement Project (UISP)	46 (dwellings), 78 (residents)	Land Acquisition Required		✓		No	Decanting space required. In-situ upgrading project. Located on Privately owned land
Mfuleni Street (Transnet West)	Erf 1526, 34 & 6528 (Wellington)	No project planned	113 (dwellings), 399 (residents)	No planned project		✓		N/A	Land was given by Transnet, housing was built until a certain point and a new informal settlement has formed which has not been captured. Decanting space required. Note that only 113 structures are recognised within this settlement. The remaining 190 arose because of a land invasion.
Noodkamp and Maylaan	Erven 6776, 6769, 6768, 11504, 6767, 11295, 11292, 11291, 11290, 11294, 11293, 11304, & 11303 (Wellington)	No project planned	40 (dwellings), 120 (residents)	No planned project		✓		No	Decanting site required. Settlement was not part of any enumeration study.
Soetendal (Farm Residents Dietman St)	Erf 6559 & 6560 (Wellington)	No project planned	23 (dwellings), 72 (residents)	No planned project		✓		N/A	Decanting site required. Used as an emergency site but has been invaded. Settlement was not part of any enumeration study.
Swarberg Street (O.R)	Erven 1167, 11556 & 11644 (Wellington)	No project planned	127 (dwellings), 223 (residents)	Decanting site required		✓		N/A	Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study
Blyghaut	Erf 6573 & 9953 (Wellington)	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Malan Staale	Farm 1461	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
New Rest (Bhekele)	Erf 12543 (Wellington)	No project planned	119 (dwellings), 209 (residents)	No planned project		✓		No	Decanting site required. Settlement was not part of any enumeration study.
Mpumelo Street (O.R)	Erf 11569 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	650	On Hold		✓		No	Decanting site required. Growth on the settlement. Informal settlement included in the Enumeration and GIS Mapping study.
Ntambanani Street (OR Tambo)	Wellington	No project planned	60	No planned project				N/A	
Wetvrede Sports Node	Erf 7916 (Wellington)	Emergency Housing	110	Engagement with administrative and political structures		✓		No	Report submitted to MAYCO in September 2017. Initially considered to for Emergency Housing but following internal discussions, a portion to be investigated for infill housing. Given the scarcity of land in Wellington, it is suggested to subdivide the site, and develop the non-recreational land for housing.
Chameleon	Erf 12607 (Wellington)	No project planned	49 (dwellings), 111 (residents)	No planned project				N/A	Unregistered informal settlement.
Wellington Pt 1 & Rem Farm 144 Uitspan	Farm 144 (Wellington)	Integrated Residential Development Project (IRDP)	170	Engagement with administrative and political structures			✓	No	Still to be decided upon and kept as potential site.
Wellington Erf 553 & 1680 (Wellington)	Erf 553 & 1680 (Wellington)	Integrated Residential Development Project (BNG/AH)	151	Engagement with administrative and political structures			✓	No	Pipeline project - Implementation date to be decided. Planning should be linked to Pentz Street Social Housing Project.
Franciesdorp (Dietman Street)	Erf 6561 (Wellington)	Upgrading of Informal Settlement Project (UISP)	41 (dwellings), 99 (residents)	Land Acquisition Required			✓	No	Decanting space required. In-situ upgrading project. Site is privately owned.
Wellington Ou Ruijtervel	Farm 1461 (Wellington)	Indeterminate	62	Under Consideration			✓	No	The current owner is not in the country and a small community lives on the farm. Department does not support IRDP project for this site.

Key

Proposal Call Projects
General Projects
Informal Settlements
Projects

ANNEXURE B: PROPOSED CEMETERY SITES



ANNEXURE C: LAND USE BUDGET

LAND USE BUDGET: 5-, 10- AND 20-YEAR HOUSEHOLD GROWTH RATE SCENARIOS
 (Table 2.3 in the 2024 SDF: Population growth rate - 2.2% & 4.2 persons/household)

	5 YEAR GROWTH		10 YEAR GROWTH		20 YEAR GROWTH	
	Nett 100 du/ha (100m ² plots)	Nett 50 du/ha (200m ² plots)	Nett 100 du/ha (100m ² plots)	Nett 50 du/ha (200m ² plots)	Nett 100 du/ha (100m ² plots)	Nett 50 du/ha (200m ² plots)
Housing Beneficiary List	21 038	21 038	21 038	21 038	21 038	21 038
5-, 10-, & 20-year growth of households	+ 9 428*	+ 9 428*	+ 19 939 [^]	+ 19 939 [^]	+ 44 726 [#]	+ 44 726 [#]
Dwelling Units required for 5-, 10- & 20-Year Timeframes	= 30 466	= 30 466	= 40 977	= 40 977	= 65 764	= 65 764
Dwelling units per hectare (Nett)	÷ 100	÷ 50	÷ 100	÷ 50	÷ 100	÷ 50
Hectares required (Nett)	= 305	= 609	= 410	= 820	= 658	= 1 315
Roads & Social/Community Facilities - Hectares	+ 481	+ 481	+ 642	+ 642	+ 1 044	+ 1 044
Commercial (2 hectares per year)	+ 12	+ 12	+ 20	+ 20	+ 40	+ 40
Industrial (0.5 hectares per year)	+ 2.5	+ 2.5	+ 5	+ 5	+ 10	+ 10
Hectares required	= 800.5	= 1 104.5	= 1 077	= 1 477	= 1 752	= 2 409

* 91 445 (2035) – 82 017 (2030) = 9 428 (Table 2.3 on page 24 of the SDF)

[^] 101 956 (2040) – 82 017 (2030) = 19 939 (Table 2.3 on page 24 of the SDF)

[#] 126 743 (2050) – 82 017 (2030) = 44 726 (Table 2.3 on page 24 of the SDF)

5 YEAR GROWTH AT 2.2% & 4.2 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.3 of the 2024 SDF)

Social and Community Facility (ECD – Early Childhood Development)	Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 2.2% & population is 4.2 persons per household) Required: 5 year growth New: 30 466 units Population: 127 957 residents	Extent (ha) required for each site ([^] building size if applicable, duplicated for Erf size)	Total Hectares per Social/Community Facilities (higher size threshold used)	
				Number of Facilities	Community size threshold used
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	34	130m ² - 500m ² [^]	3.40	3.40
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	30	2.8 ha or 1.4 ha maximum 1 100 learners	84.00	84.00
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	12 – 20	2.6 ha (max. 1 200 learners)	52.00	52.00
Tertiary/Educational Facility: College/skills-centre,-etc. Traditional University	Skills-Centre,-etc.-: 37 500 units (150 000 residents) Traditional University: 250 000 units (1 000 000 residents)	Not required	Not applicable	Not applicable	Not applicable
Mobile Clinics	1-250 units (15 000 residents)	Provide as part of Local Public Clinics below	Not applicable	Not applicable	Not applicable
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	6	0.25 ha/10 000 residents [^] 0.5 ha/20 000 residents [^]	8.50	8.50
Public Hospitals (Secondary Facility): District Hospital Regional Hospital	General: 112 500 units (450 000 residents) District: 300 000-900 000 units (75 000-225 000 residents) Regional: 142 500 units (1 770 000 residents)	Not required	Not applicable	Not applicable	Not applicable
Tertiary Hospitals	600 000 units (2 400 000 residents)	Not required	Not applicable	Not applicable	Not applicable
Children's Homes	15 000 units (60 000 residents) to 10 500 units (42 000)	2-3	2 ha	6.00	6.00
Homes for the aged	16 250 units (65 000 residents)	2	0.5 ha – 2.2 ha	4.40	4.40
Community Halls/Centres (metro and non-metro)	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	5 - 12	2 000m ² -5 000m ²	6.00	6.00
Libraries (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	2 - 12	1 000m ² -2 000m ²	2.40	2.40
Places of Worship	500 units (2 000 residents)	61	150m ² -3000m ²	18.30	18.30
Municipal Offices	12 500 units (50 000 residents)	2	0.3 ha (minimum)	0.60	0.60
Post Offices	2 500 units (10 000 residents)	12	100m ² (minimum) [^]	0.24	0.24
Police Stations	15 000 units (60 000) to 6 250 units (25 000 residents)	2 - 4	0.1 ha – 1 ha	4.00	4.00
Fire Stations	15 000 units (60 000 residents)	2	1.2 ha (minimum)	2.40	2.40
Magistrates-Courts	Determined by the Department of Justice	Not required	Not applicable	Not applicable	Not applicable
High-Courts	50 000 units (200 000 residents)	Not required	Not applicable	Not applicable	Not applicable
Cemeteries	25 000 units (100 000 residents)	1	17 ha	17.00	17.00
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	0.9 ha per 250 units (1 000 residents)	123 (110.70 ha)	400m ² – 2 ha	Combinations of the park types to the left make up the 110.70	
Community/Functional Play Parks	1.8 ha per 500 units (2 000 residents) 9 ha per 2 500 units (10 000 residents) 18 ha per 5 000 units (20 000 residents)	61 (110.70 ha) 12 (110.70 ha) 6 (110.70 ha)	1.5 – 12 ha		
Regional Parks	5 000 units (20 000 residents)	6 (110.70 ha)	2 ha - 40 ha	110.70	110.70
Community Sport Fields (including smaller Stadia)	0.9 ha per 250 units (1 000 residents) 15 000 units (60 000 residents) to 1 250 units (5 000 residents)	2 - 24	2 000m ² – 2 ha	48.00	48.00
Stadiums	25 000 units (100 000 residents)	1	3 ha	3	3
				481.44	481.44

10 YEAR GROWTH AT 2.2% & 4.2 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.3 of the 2024 SDF)

Social and Community Facility (ECD – Early Childhood Development)	Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 2.2% & population is 4.2 persons per household)		Extent (ha) required for each site (^building size if applicable, duplicated for Erf size)	Total Hectares per Number of Social/Community Facilities (higher size threshold used)
		Required: 10 year growth New: 40 977 units Population: 172 103 residents	Population: 172 103 residents		
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	45	45	130m ² – 500m ² ^	4.50
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	41	41	2.8 ha or 1.4 ha maximum 1 100 learners	114.80
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	16 – 27	16 – 27	2.6 ha (max. 1 200 learners)	70.20
Tertiary Educational Facility: College, skills centre, etc.	Skills Centre, etc.: 37 500 units (150 000 residents)	1	1	Benchmark against similar existing facilities	6.90
Traditional University	Traditional University: 250 000 units (1 000 000 residents)			6.9 ha Boland College	
Mobile Clinics	1 250 units (5 000 residents)			Not applicable	Not applicable
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	8	8	0.25 ha/10 000 residents^A 0.5 ha/20 000 residents^A	8.50
Public Hospitals (Secondary Facility): District Hospital	General: 112 500 units (450 000 residents) District: 300 000-900 000 units (75 000-225 000 residents) Regional: 442 500 units (1 770 000 residents)	Not required	Not required	Not applicable	Not applicable
Regional Hospital	600 000 units (2 400 000 residents)				
Tertiary Hospitals	15 000 units (60 000 residents) to 10 500 units (42 000)	Not required	Not required	Not applicable	Not applicable
Children's Homes	16 250 units (65 000 residents)	3 - 4	2	2 ha	8.00
Homes for the aged	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	6 - 16	6 - 16	0.5 ha – 2.2 ha	4.40
Community Halls/Centres (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	2 - 16	2 - 16	2 000m ² -5 000m ² 1 000m ² -2 000m ²	8.00 3.20
Libraries (metro and non-metro)	500 units (2 000 residents)	81	81	150m ² -3000m ²	24.30
Places of Worship	12 500 units (50 000 residents)	3	3	0.3 ha (minimum)	0.90
Municipal Offices	2 500 units (10 000 residents)	16	16	100m ² (minimum) ^	0.32
Post Offices	15 000 units (60 000) to 6 250 units (25 000 residents)	2 - 6	2 - 6	0.1 ha – 1 ha	6.00
Police Stations	15 000 units (60 000 residents)	2	2	1.2 ha (minimum)	2.40
Fire Stations	Determined by the Department of Justice	Not required	Not required	Not applicable	Not applicable
Magistrates Courts	50 000 units (200 000 residents)	Not required	Not required	Not applicable	Not applicable
High Courts	25 000 units (100 000 residents)	1	1	17 ha	17.00
Cemeteries	0.9 ha per 250 units (1 000 residents)	163 (146.70 ha)	163 (146.70 ha)	400m ² – 2 ha	Combinations of the park types to the left make up the 146.70
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	1.8 ha per 500 units (2 000 residents)	82 (146.70 ha)	82 (146.70 ha)	1.5 – 12 ha	
Community/Functional Play Parks	9 ha per 2 500 units (10 000 residents)	16 (146.70 ha)	16 (146.70 ha)		
Regional Parks	18 ha per 5 000 units (20 000 residents)	8 (146.70 ha)	8 (146.70 ha)		
Community Sport Fields (including smaller Stadia)	5 000 units (20 000 residents) * 0.9 ha per 250 units (1 000 residents)	8 (146.70 ha)	8 (146.70 ha)	2 ha - 40 ha	146.70
Stadiums	15 000 units (60 000 residents) to 1 250 units (5 000 residents)	2 - 33	2 - 33	2 000m ² – 2 ha	66.00
	25 000 units (100 000 residents)	1	1	3 ha	3
					641.82

20 YEAR GROWTH AT 2.2% & 4.2 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.3 of the 2024 SDF)

REQUIRED SOCIAL & COMMUNITY FACILITIES FOR ADDITIONAL UNITS (i.e. 20 year growth) IN TERMS OF THE DEADP DEVELOPMENT PARAMETERS (Note: Those facilities with a strikethrough does not meet the threshold for a facility)	Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 2.2% & population is 4.2 persons per household)		Extent (ha) required for each site (*building size if applicable, duplicated for Erf size)	Total Hectares per Social/Community Facilities (higher size threshold used)
		(growth 2.2% & population is 4.2 persons per household)	(growth 4.2 persons per household)		
Social and Community Facility (ECD – Early Childhood Development)					
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	73	Population: 276 209 residents	130m ² - 500m ² ^	7.30
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	65		2.8 ha or 1.4 ha maximum 1 100 learners	182.00
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	26 – 43		2.6 ha (max. 1 200 learners)	111.80
Tertiary Educational Facility: College, skills centre, etc. Traditional University	Skills Centre, etc.: 37 500 units (150 000 residents) Traditional University: 250 000 units (1 000 000 residents)	2		Benchmark against similar existing facilities 6.9 ha Bolland College	13.80
Mobile Clinics	1-250 units (5 000 residents)		Provide as part of Local Public Clinics below	Not applicable	Not applicable
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	13		0.25 ha/10 000 residents^ 0.5 ha/20 000 residents^	13.50
Public Hospitals (Secondary Facility): District Hospital Regional Hospital	General: 142 500 units (450 000 residents) District: 300 000-900 000 units (75 000-225 000 residents) Regional: 442 500 units (1 770 000 residents)	Not required		Not applicable	Not applicable
Tertiary Hospitals	600 000 units (2 400 000 residents)	Not required		Not applicable	Not applicable
Children's Homes	15 000 units (60 000 residents) to 10 500 units (42 000)	4 - 6		2 ha	12.00
Homes for the aged	16 250 units (65 000 residents)	4		0.5 ha – 2.2 ha	8.80
Community Halls/Centres (metro and non-metro)	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	12 - 26		2 000m ² -5 000m ²	13.00
Libraries (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	3 - 26		1 000m ² -2 000m ²	5.20
Places of Worship	500 units (2 000 residents)	131		150m ² -3000m ²	39.30
Municipal Offices	12 500 units (50 000 residents)	5		0.3 ha (minimum)	1.50
Post Offices	2 500 units (10 000 residents)	26		100m ² (minimum) ^	0.52
Police Stations	15 000 units (60 000) to 6 250 units (25 000 residents)	4 - 10		0.1 ha – 1 ha	10.00
Fire Stations	15 000 units (60 000 residents)	4		1.2 ha (minimum)	4.80
Magistrates-Courts	Determined by the Department of Justice	Not required		Not applicable	Not applicable
High-Courts	50 000 units (200 000 residents)	Not required		Not applicable	Not applicable
Cemeteries	25 000 units (100 000 residents)	2		17 ha	34.00
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	0.9 ha per 250 units (1 000 residents)	263 (237 ha)		400m ² – 2 ha	Combinations of the park types to the left make up the 237.00
Community/Functional Play Parks	1.8 ha per 500 units (2 000 residents) 9 ha per 2 500 units (10 000 residents) 18 ha per 5 000 units (20 000 residents)	131 (237 ha) 26 (237 ha) 13 (237 ha)		1.5 – 12 ha	
Regional Parks	5 000 units (20 000 residents) * 0.9 ha per 250 units (1 000 residents)	13 (236 ha)		2 ha - 40 ha	237.00
Community Sport Fields (including smaller Stadia)	15 000 units (60 000 residents) to 1 250 units (5 000 residents)	4 - 53		2 000m ² – 2 ha	105.00
Stadiums	25 000 units (100 000 residents)	2		3 ha	6
					1 043.52

LAND USE BUDGET: 5-, 10- AND 20-YEAR HOUSEHOLD GROWTH RATE SCENARIOS
 (Table 2.4 in the 2024 SDF: Population growth rate – 1.5% & 4 persons/household)

	5 YEAR GROWTH		10 YEAR GROWTH		20 YEAR GROWTH	
	Nett Density 100 du/ha (100m ² plots)	Nett Density 50 du/ha (200m ² plots)	Nett Density 100 du/ha (100m ² plots)	Nett Density 50 du/ha (200m ² plots)	Nett Density 100 du/ha (100m ² plots)	Nett Density 50 du/ha (200m ² plots)
Housing Beneficiary List	21 038	21 038	21 038	21 038	21 038	21 038
5-, 10-, & 20-year growth of households	+ 6 354*	+ 6 354*	+ 13 200 [^]	+ 13 200 [^]	+ 28 518 [#]	+ 28 518 [#]
Dwelling Units required for 5-, 10- & 20-Year Timeframes	= 27 392	= 27 392	= 34 238	= 34 238	= 49 556	= 49 556
Dwelling units per hectare (Nett Density)	÷ 100	÷ 50	÷ 100	÷ 50	÷ 100	÷ 50
Hectares required (Nett Density)	= 274	= 548	= 342	= 685	= 496	= 991
Roads & Social/Community Facilities - Hectares	+ 436	+ 436	+ 534	+ 534	+ 791	+ 791
Commercial (2 hectares per year)	+ 12	+ 12	+ 20	+ 20	+ 40	+ 40
Industrial (0.5 hectares per year)	+ 2.5	+ 2.5	+ 5	+ 5	+ 10	+ 10
Hectares required	= 724.5	= 998.5	= 901	= 1 244	= 1 740	= 1 832

* 88 572 (2035) – 82 218 (2030) = 6 354 (Table 2.4 on page 24 of the SDF)

[^] 95 418 (2040) – 82 218 (2030) = 13 200 (Table 2.4 on page 24 of the SDF)

[#] 110 736 (2050) – 82 218 (2030) = 28 518 (Table 2.4 on page 24 of the SDF)

5 YEAR GROWTH AT 1.5% & 4 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.4 of the 2024 SDF)

Social and Community Facility (ECD – Early Childhood Development)	Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 1.5% & population is 4 persons per household)		Extent (ha) required for each site (^building size if applicable, duplicated for Erf size)	Total Hectares per Social/Community Facilities (higher size threshold used)
		Required: 5 year growth New: 27 392 units Population: 109 568 residents	30		
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	27	30	130m ² - 500m ² ^	3.00
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	11 – 18	27	2.8 ha or 1.4 ha maximum 1 100 learners	76.00
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	Not required	Not required	2.6 ha (max. 1 200 learners)	47.00
Tertiary/Educational Facility: College, skills centre, etc.	Skills Centre, etc.: 37 500 units (150 000 residents)			Not applicable	Not applicable
Traditional University	Traditional University: 250 000 units (1 000 000 residents)				
Mobile Clinics	1-250 units (5 000 residents)				
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	Provide as part of Local Public Clinics below	5	Not applicable	Not applicable
Public Hospitals (Secondary Facility): District Hospital	General: 112 500 units (450 000 residents) District: 300 000-600 000 units (75 000-225 000 residents)	Not required	Not required	0.25 ha/10 000 residents^ 0.5 ha/20 000 residents^	5.50
Regional Hospital	Regional: 442 500 units (1 770 000 residents)			Not applicable	Not applicable
Tertiary Hospitals	600 000 units (2 400 000 residents)	Not required	Not required	Not applicable	Not applicable
Children's Homes	15 000 units (60 000 residents) to 10 500 units (42 000)	2-3	2	2 ha	6.00
Homes for the aged	16 250 units (65 000 residents)	2	2	0.5 ha – 2.2 ha	4.40
Community Halls/Centres (metro and non-metro)	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	4 - 11	4 - 11	2 000m ² -5 000m ²	5.50
Libraries (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	2 - 11	2 - 11	1 000m ² -2 000m ²	2.20
Places of Worship	500 units (2 000 residents)	55	55	150m ² -3000m ²	16.50
Municipal Offices	12 500 units (50 000 residents)	2	2	0.3 ha (minimum)	0.60
Post Offices	2 500 units (10 000 residents)	12	12	100m ² (minimum) ^	0.24
Police Stations	15 000 units (60 000) to 6 250 units (25 000 residents)	2 - 4	2 - 4	0.1 ha – 1 ha	4.00
Fire Stations	15 000 units (60 000 residents)	2	2	1.2 ha (minimum)	4.80
Magistrates/Courts	Determined by the Department of Justice	Not required	Not required	Not applicable	Not applicable
High Courts	50 000 units (200 000 residents)	Not required	Not required	Not applicable	Not applicable
Cemeteries	25 000 units (100 000 residents)	1	1	17 ha	17.00
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	0.9 ha per 250 units (1 000 residents)	109 (98 ha)	109 (98 ha)	400m ² – 2 ha	Combinations of the park types to the left make up the 98.10
Community/Functional Play Parks	1.8 ha per 500 units (2 000 residents) 9 ha per 2 500 units (10 000 residents) 18 ha per 5 000 units (20 000 residents)	61 (98.1 ha) 12 (98.1 ha) 5 (98.1 ha)	61 (98.1 ha) 12 (98.1 ha) 5 (98.1 ha)	1.5 – 12 ha	
Regional Parks	5 000 units (20 000 residents) 0.9 ha per 250 units (1 000 residents)	5 (98.1 ha)	5 (98.1 ha)	2 ha - 40 ha	98.10
Community Sport Fields (including smaller Stadia)	15 000 units (60 000 residents) to 1 250 units (5 000 residents)	2 - 22	2 - 22	2 000m ² – 2 ha	44.00
Stadiums	25 000 units (100 000 residents)	1	1	3 ha	3
					435.94

10 YEAR GROWTH AT 1,5% & 4 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.4 of the 2024 SDF)

REQUIRED SOCIAL & COMMUNITY FACILITIES FOR ADDITIONAL UNITS (i.e., 10 year growth) IN TERMS OF THE DEADP DEVELOPMENT PARAMETERS (Note: Those facilities with a strikethrough does not meet the threshold for a facility)		Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 1.5% & population is 4 persons per household) Required: 10 year growth New: 34 238 units Population: 136 952 residents	Extent (ha) required for each site ([^] building size if applicable, duplicated for Erf size)	Total Hectares per Social/Community Facilities (higher size threshold used)
Social and Community Facility (ECD – Early Childhood Development)	(growth 1.5% & population is 4 persons per household)				
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	38	130m ² – 500m ² ^	2.80	
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	34	2.8 ha or 1.4 ha maximum 1 100 learners	95.20	
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	14 – 23	2.6 ha (max. 1 200 learners)	59.80	
Tertiary Educational Facility: College, skills centre, etc.	Skills Centre, etc.: 37 500 units (150 000 residents)	1	Benchmark against similar existing facilities	6.90	
Traditional University	Traditional University: 250 000 units (1 000 000 residents)		6.9 ha Boland College		
Mobile Clinics	1 250 units (5 000 residents)		Not applicable	Not applicable	
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	7	0.25 ha/10 000 residents [^] 0.5 ha/20 000 residents [^]	7.00	
Public Hospitals (Secondary Facility): District Hospital Regional Hospital	General: 112 500 units (450 000 residents) District: 300 000-900 000 units (75 000-225 000 residents) Regional: 442 500 units (1 770 000 residents)	Not required	Not applicable	Not applicable	
Tertiary Hospitals	600 000 units (2 400 000 residents)	Not required	Not applicable	Not applicable	
Children's Homes	15 000 units (60 000 residents) to 10 500 units (42 000)	2 - 3	2 ha	6.00	
Homes for the aged	16 250 units (65 000 residents)	2	0.5 ha – 2.2 ha	4.40	
Community Halls/Centres (metro and non-metro)	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	5 - 14	2 000m ² -5 000m ²	7.00	
Libraries (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	2 - 14	1 000m ² -2 000m ²	2.80	
Places of Worship	500 units (2 000 residents)	68	150m ² -3000m ²	20.40	
Municipal Offices	12 500 units (50 000 residents)	3	0.3 ha (minimum)	0.90	
Post Offices	2 500 units (10 000 residents)	14	100m ² (minimum) ^	0.28	
Police Stations	15 000 units (60 000) to 6 250 units (25 000 residents)	2 - 5	0.1 ha – 1 ha	5.00	
Fire Stations	15 000 units (60 000 residents)	2	1.2 ha (minimum)	2.40	
Magistrates-Courts	Determined by the Department of Justice	Not required	Not applicable	Not applicable	
High-Courts	50 000 units (200 000 residents)	Not required	Not applicable	Not applicable	
Cemeteries	25 000 units (100 000 residents)	1	17 ha	17.00	
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	0.9 ha per 250 units (1 000 residents)	136 (122.40 ha)	400m ² – 2 ha	Combinations of the park types to the left make up the 122.40	
Community/Functional Play Parks	1.8 ha per 500 units (2 000 residents)	61 (122.40 ha)			
	9 ha per 2 500 units (10 000 residents)	14 (122.40 ha)			
	18 ha per 5 000 units (20 000 residents)	7 (122.40 ha)			
Regional Parks	5 000 units (20 000 residents) *	7	2 ha - 40 ha	122.40	
Community Sport Fields (including smaller Stadium)	0.9 ha per 250 units (1 000 residents)	(122.70 ha)			
	15 000 units (60 000 residents) to 1 250 units (5 000 residents)	2 - 27	2 000m ² – 2 ha	48.00	
Stadiums	25 000 units (100 000 residents)	1	3 ha	3	
					533.68

20 YEAR GROWTH AT 1.5% & 4 PERSONS PER HOUSEHOLD: TOTAL HECTARES FOR THE REQUIRED SOCIAL AND COMMUNITY FACILITIES (See Table 2.4 of the 2024 SDF)

REQUIRED SOCIAL & COMMUNITY FACILITIES FOR ADDITIONAL UNITS (i.e. 20 year growth) IN TERMS OF THE DEADP DEVELOPMENT PARAMETERS (Note: Those facilities with a strikethrough does not meet the threshold for a facility)		Provision Threshold (per units, population included but not used as threshold)	Development Timeframe (growth 1.5% & population is 4 persons per household)	Extent (ha) required for each site (^building size if applicable, duplicated for Erf size)	Total Hectares per Number of Social/Community Facilities (higher size threshold used)
Social and Community Facility (ECD – Early Childhood Development)	(growth 1.5% & population is 4 persons per household) Required: 20 year growth New: 49 556 units Population: 198 224 residents				
Pre-Primary Schools & ECD Centres	900 units (3 600 residents: high income)	55	130m ² - 500m ² ^	5.50	
Primary Schools (Extent: 2.8 ha with sport fields & 1.4 ha without sport fields)	1 000 units (3 000-4 000 residents)	50	2.8 ha or 1.4 ha maximum 1 100 learners	140.00	
Secondary Schools	2 500 units (10 000 residents) to 1 500 units (6 000 residents)	20 – 33	2.6 ha (max. 1 200 learners)	85.80	
Tertiary Educational Facility: College, skills centre, etc. Traditional University	Skills Centre, etc.: 37 500 units (150 000 residents) Traditional University: 250 000 units (1 000 000 residents)	1	Benchmark against similar existing facilities 6.9 ha Boland College	6.90	
Mobile Clinics	1 250 units (5 000 residents)	Provide as part of Local Public Clinics below	Not applicable	Not applicable	
Local Public Clinics (Community Health Centre)	5 000 units (20 000 residents)-non metro	10	0.25 ha/10 000 residents^ 0.5 ha/20 000 residents^	2.50	
Public Hospitals (Secondary Facility): District Hospital	General: 112 500 units (450 000 residents) District: 300 000-900 000 units (75 000-225 000 residents)	Not required	Not applicable	Not applicable	
Regional Hospital	Regional: 442 500 units (1 770 000 residents)	Not required	Not applicable	Not applicable	
Tertiary Hospitals	600 000 units (2 400 000 residents)	Not required	Not applicable	Not applicable	
Children's Homes	15 000 units (60 000 residents) to 10 500 units (42 000)	3 - 5	2 ha	10.00	
Homes for the aged	16 250 units (65 000 residents)	3	0.5 ha – 2.2 ha	6.60	
Community Halls/Centres (metro and non-metro)	6 250 units (25 000 residents) to 2 500 units (10 000 residents)	8 - 20	2 000m ² -5 000m ²	10.00	
Libraries (metro and non-metro)	17 500 (70 000 residents) to 2 500 units (10 000 residents)	3 - 26	1 000m ² -2 000m ²	5.20	
Places of Worship	500 units (2 000 residents)	99	150m ² -3000m ²	29.70	
Municipal Offices	12 500 units (50 000 residents)	4	0.3 ha (minimum)	1.20	
Post Offices	2 500 units (10 000 residents)	20	100m ² (minimum) ^	0.40	
Police Stations	15 000 units (60 000) to 6 250 units (25 000 residents)	3 - 8	0.1 ha – 1 ha	8.00	
Fire Stations	15 000 units (60 000 residents)	3	1.2 ha (minimum)	3.60	
Magistrates/Courts	Determined by the Department of Justice	Not required	Not applicable	Not applicable	
High Courts	50 000 units (200 000 residents)	Not required	Not applicable	Not applicable	
Cemeteries	25 000 units (100 000 residents)	2	17 ha	34.00	
Small Neighbourhood Play Lots (or Community/Functional Play Parks)	0.9 ha per 250 units (1 000 residents)	198 (178 ha)	400m ² – 2 ha	Combinations of the park types to the left make up the 178.00	
Community/Functional Play Parks	1.8 ha per 500 units (2 000 residents) 9 ha per 2 500 units (10 000 residents) 18 ha per 5 000 units (20 000 residents)	99 (178 ha) 20 (178 ha) 10 (178 ha)	1.5 – 12 ha		
Regional Parks	5 000 units (20 000 residents) * 0.9 ha per 250 units (1 000 residents)	10 (178 ha)	2 ha - 40 ha	178.00	
Community Sport Fields (including smaller Stadia)	15 000 units (60 000 residents) to 1 250 units (5 000 residents)	3 - 40	2 000m ² – 2 ha	80.00	
Stadiums	25 000 units (100 000 residents)	2	3 ha	6	
791.10					

ANNEXURE D: TOURISM IMPLEMENTATION PLAN

Serial No	Project, Programme or Initiative	IDP Priorities	SDF Alignment/ Theme and Catalytic Zones	IEGS Alignment	DLTA Strategic Pillars	Responsibility	Actions	Methodology	Time Frame			Cost of Project Allocated Amount (In Rand)
									Short-term: 2018 - 2020 (1-3 Yrs)	Medium-term: 2021 - 2026 (4-9 Yrs)	Long-term: 2027 - 2032 (10-15 Yrs)	
9	Development of Paarl Arboretum as a "green" tourism destination Project: The aim is to implement the recommendations of the approved Urban Design Framework for the development of the Paarl Arboretum as an integrated space for recreational purpose but also as a tourist attraction in the region.	A; C and D	Paarl East/ West Integration Corridor	Skills Development, SMME Development, Tourism sector	Outdoor and adventure pillar; Eco and nature pillar	DLTA - Destination Marketing; DM - Development of tourism infrastructure	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM - to develop infrastructure and facilitate product development	DLTA - Digital media (Website updates; content mgmt; web hosting; social media; blogg, mobile app; e-newsletters); DLTA - Shows and Exhibitions; JHB Getaway show; Beeld holiday; Cycle challenge Exhibit; Cpt Getaway and Adventising; DLTA show, WTM Africa; Tourism (Brochures;Paarl/Wellington maps; Indaba) DLTA - Marketing collateral Wellington heritage trail map; Paarl heritage route map;pamphlets;flyers;merchandise) DLTA - PR and Advertising (PR, media and trade visits, advertising, photography, media tracking, press releases, media alerts, newspaper articles; networking events) DLTA - Seasonal Campaigns and events (Summer and Winter campaign; Member Mingles) DM - Develop infrastructure and facilitate product development.	√	√	To be determine	
10	Wesgro Partnership: Film, Media and Gaming Initiative: The initiative focuses on unblocking the growth potential of Film, Media and Gaming Sectors in Drakenstein to facilitate the growth of the Tourism sector and in so doing promote innovation as well.	A; B; C; D; and E	All Zones	Skills Development, SMME Development, Tourism sector	All	DLTA - Destination Marketing; DM - Development of tourism infrastructure	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events	See above	√		R350 000 Further funding to be allocated during 2019/2020 to ensure realisation of actual investime into the Gaming Sector.	
11	Tourism Infrastructure enhancements (Wine Route signage) Project: This project focuses on upgrading of existing tourism signage to enhance the quality of the visitor's experience.	D;	All Zones	Infrastructure, Tourism Sector	Food and wine pillar	DM - replacement of broken/ damaged signs	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM - to upgrade infrastructure	See above	√		DM- R500 000	

Serial No	Project, Programme or Initiative	IDP Priorities		SDF Alignment/ Theme and Catalytic Zones	IEGS Alignment	DLTA Strategic Pillars	Responsibility	Actions	Methodology	Time Frame			Cost of Project / Allocated Amount (In Rand)
		A) Tourism Product Development; B) Enhancement of Cultural and Heritage Tourism; C) Destination Marketing; D) Tourism Infrastructure Development; E) Tourism Skills Development	A, B, C, D, and E							Short-term: 2018 - 2020 (1-3 Yrs)	Medium-term: 2021 - 2026 (4-9 Yrs)	Long-term: 2027 - 2032 (10-15 Yrs)	
12	Tourism Infrastructure development (Wellington Information Office Tourism precinct) : This big move project focuses on the development of a tourism cultural precinct which will form part of the Wellington CBD Urban upgrading project.	A, B, C, D, and E	North City Corridor - Pearl East-West Corridor	Infrastructure, Tourism Sector	All pillars	DM to provide infrastructure upgrades	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events; DM to provide infrastructure	DM to market the facility. DM to establish partnerships with different spheres of Government and the Private Sector.	✓	✓		R 1,200 000.00 initial funding for design and a site development plan	
13	Tourism Skills Development Projects (Wine Service and Customer Care Training) : The Division will focus on targeted interventions to promote skills development in the tourism value chain through establishing partnerships with different spheres in Government. During the next five years we will focus on Wine Services and Customer Service training.	A, B, C, D, and E	All Zones	Skills Development, SMME Development, Tourism sector	All pillars	DM - Conduct training in Wine service, cellar assistant and SA Host customer training		DLTA - to request assistance from existing membership base. DM - to establish partnerships with different spheres of Government and the Private sector.	✓			Funding to be confirmed. This will form part of the overall Skills Development Initiative.	
14	Cycling Route Development project (will include the Rural Hinterland); This project focuses on linking Drakenstein with existing cycling routes in other regions and creating a network of routes that will ensure the geographical spread of tourism into the rural hinterland.	A, B, C, D, and E	Hinterland, North City Corridor	Skills Development, SMME Development, Tourism sector	Outdoor and adventure pillar; Eco and nature pillar	DLTA - Destination Marketing DM - Development of Infrastructure and sourcing strategic partners to implement the project.	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events	DLTA - Digital media (Website updates; content mngt.; web hosting; social media; blogg; mobile app; e-newsletters); DLTA - Shows and Exhibitions (JHB Getaway show, Beed holiday; Cycle challenge Exhibit; Opt Getaway show; WTM Africa; Tourism Incaba) DLTA - Marketing collateral (Brochures; PaarlandWellington maps; Wellington heritage trail map; Paarl heritage route map; pamphlets; flyers; merchandise) DLTA - PR and Advertising (PR, media and trade visits, advertising, photography, media tracking, press releases, media alerts, newspaper articles, networking events) DLTA - Seasonal Campaigns and events (Summer and Winter campaign; Member Mingles) DM - to establish partnerships with different spheres of Government and the Private sector.	✓	✓		Funding to be confirmed	

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									Short-term: 2018 -2020 (1-3 Yrs)	Medium-term: 2021 -2026 (4-9 Yrs)	Long-term: 2027 -2032 (10-15 Yrs)	
15	WineLands North Gateway Project: Develop the link between Agter Paarl and KWV/De Poort through route development.	A) Tourism Product Development; B) Enhancement of Cultural and Heritage Tourism; C) Destination Marketing; D) Tourism Infrastructure Development; E) Tourism Skills Development	South City Corridor	Skills Development, Tourism sector, Tourism Infrastructure	Culture and Heritage pillar	DLTA - Destination Marketing DM - Development of community tourism products	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM - Development of Mbekweni; Paarl East Heritage experience and Groot Drakenstein	DLTA - Digital media (Website updates; content mgmt, web hosting; social media; blogg, mobile app, e-newsletters); DLTA - Shows and Exhibitions (JHB Getaway show; Beeld holiday; Cycle challenge Exhibit; Cpt Getaway show; WTM Africa; Tourism Indaba) DLTA - Marketing collateral (Brochures;Paarl andWellington maps; Wellington heritage trail map; Paarl heritage route map;pamphlets/flyers;merchandise) DLTA - PR and Advertising (PR, media and trade visits, advertising, photography, media tracking, press releases, media alerts, newspaper articles, networking events) DLTA - Seasonal Campaigns and events (Summer and Winter campaign; Member Mingles) DM - to establish partnerships with different spheres of Government and the Private sector.	✓			Funding to be confirmed
16	Paarl Heritage Square Tram Link Project: This project focuses on extending a tram line from Paarl Station along the existing railway tracks to the railway bridge that crosses the Berg River. The aim is to develop a Paarl Heritage Square precinct in Central Paarl.	A;	Paarl East/ West Integrator Corridor		Culture and Heritage pillar	DLTA - Destination Marketing; DM - Development of infrastructure and sourcing partners to facilitate the implementation of the project.	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM - to develop infrastructure	DLTA - See above, DM- Collaborate with DEDAT	✓			
17	Development of Mbekweni Cultural precinct, Paarl East Heritage and Central Paarl (Ou Turn) Route : This project focuses route development to promote community tourism.	A;	North City Corridor , Paarl East-West Corridor	Skills Development, SMME Development, Tourism sector, Tourism Infrastructure	Culture and Heritage pillar	DLTA - Destination Marketing DM - Development of community tourism products	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM- To provide seed capital, infrastructure support and SMME support	DLTA - See above, DM- Collaborate with DEDAT and Wesgro	✓			Funding to be confirmed

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		A) Tourism Product Development;	B) Enhancement of Cultural and Heritage Tourism;							C) Destination Marketing;	D) Tourism Infrastructure Development;	E) Tourism Skills Development	
18	Development of Sense of Place making heritage projects: This project focuses on developing heritage route through the development of oral history projects in Wellington and Paarl East	A:		North City Corridor - Paarl East-West Corridor	Skills Development, Tourism sector, Tourism Infrastructure	Culture and Heritage pillar	DLTA - Destination Marketing DM - Development of community tourism products	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM- To provide seed capital, infrastructure and SMME support.	DLTA - See above, DM- Collaborate with DEDAT and Wesgro	✓			Funding to be confirmed
19	Development of an Events portal and Event and Film, online permit programme: DM was selected to serve as a pilot site for the DEDAT to develop an online Event and Film permit application to cut Red Tape in the Municipality.	All		All Zones	Skills Development, Tourism sector, Tourism Infrastructure	All	DLTA - Marketing the destination as a premier events destination ; DM - Facilitating the development of the portal in collaboration with DEDAT	DLTA - Digital Media; DLTA - Shows and exhibitions; DLTA - Marketing collateral; DLTA - PR and Advertising; DLTA - Seasonal Campaigns and events DM - to develop infrastructure	DLTA - See above, DM- Collaborate with DEDAT	✓			R300 000 -Provincial Government funding, DM funding to be confirmed
20	Development of a Tourism research model- Key Initiative: This initiative focuses on the development of a comprehensive research plan, to measure the growth of the Sector in Drakenstein.	All		All Zones	Skills Development, Tourism sector, Tourism Infrastructure	All	DLTA - provide DM with relevant stats as per SLA DM, to develop the plan.	DLTA - to use research tools	DM to collaborate with Wesgro	✓			R350 000