



Verslag ♦ Inxelo ♦ Report

Kantoor van die Direkteur: Ontwikkelingsdienste
17 Januarie 2019

15/1/4/1
WYK: 1-10

ITEM 7.5 VAN DIE AGENDA VAN 'N GEWONE RAADSVERGADERING WAT GEHOU SAL WORD OP 31 JANUARIE 2019

SUBJECT: STATUS QUO AND AMENDMENT OF MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK 2017-2022

1. BACKGROUND/DISCUSSION

The Executive Mayoral Committee has in August 2018 decided to amend the Municipal Spatial Development for specific focus areas including housing, institutional and cemetery needs.

The status quo has been compiled and the amendment developed from the information gathered from the status quo.

The amendment of the Municipal Spatial Development Framework (MSDF) was received in December 2018.

2. PURPOSE

The purpose of the amendment to the Municipal Spatial Development Framework is to create a document that gives direction and to guide spatial development in the focus areas of housing, institutional and cemetery needs.

Furthermore, this amendment will assist decision making bodies with the ease of taking land use decision relating to these focus area.

This amendment of the Municipal Spatial Development Framework is in alignment with national, provincial and local legislation and policy, including the regulations as provided in the Spatial Planning Land Use Management Act (SPLUMA), the Land Use Planning Act (LUPA), the Swartland Municipality: Land Use Planning By-Law, the Municipal Systems Act (MSA) and to follow the next cycle of the Swartland Integrated Development Plan.

Various interactions with relevant role players have taken place since September 2018.

3. CONTENT

The amendment of the Municipal Spatial Development Framework for the specific focus areas per town indicates the following namely: (All maps and schedule will be available during decision making)

3.1 Moorreesburg

3.1.1 Housing

- Residential development on remainder of Erf 3715 (environmental authorization exists)
- Future residential development on portion of Erf 2876 (amendment of urban edge needed)

3.1.2 Institutional

- Future technical school on Erf 3712

3.1.3 Cemetery

- Expansion of existing cemetery on Erf 1112 to the west with 1ha
- New cemetery option on Erf 2874

3.1.4 General

Amendments to land use and ward proposals as per schedule.

3.2 Koringberg

3.2.1 Housing

- Residential development on remainder of Erf 329
- Amend urban edge south-western side (mountain)

3.2.2 Institutional

No current additional needs

3.2.3 Cemetery

No current additional expansion needs

3.2.4 General

- Amendments to land use and ward proposal as per schedule

3.3 Riebeek West

3.3.1 Housing

- Private property earmarked for residential development – against mountain
- Residential development on Erf 106
- Private property earmarked for residential development on Erf 23
- Sportsfield vs residential development on erven 326/327

3.3.2 Institutional

No current additional needs

3.3.3 Cemetery

No current additional needs

3.3.4 General

Amendments to land use and ward proposals as per schedule

3.4 Riebeek Kasteel

3.4.1 Housing

- Residential opportunities for farm workers on farm 645 (minor change to urban edge required)
- Serviced site development on farm 661/11 (inside urban edge)
- Intergrated residential opportunities on erven 489/1323/2111
- Small farmers and recreation opportunities on remainder of farm 661/11

3.4.2 Institutional

- School, Thusong centre, library and clinic earmarked in area along Main Road on erven 489/1323/2111
- Community hall on erf 433
- ECD facility on portion of Erf 1839

3.4.3 Cemetery

- Existing new cemetery – no additional needs

3.4.4 General

Amendments to land use and ward proposals as per schedule.

3.5 Darling

3.5.1 Housing

- Residential expansion on remainder of commonage erf 551
- Affordable residential development on erf 4192 (already approved SG diagram)
- Residential expansion on school site. Proposed High School on site marked 2.1
- Residential expansion with challenges between Yzerfontein road and railway line
- Affordable residential development, currently busy with land use and environmental processes. (western side of town)

- 3.5.2 Institutional
- Development new school on portion of erf 551 (catalytic project) – inter-cultural space)
 - Institutional and sport facilities on area between industrial area and existing RDP development.
- 3.5.3 Cemetery
- No current additional needs
- 3.5.4 General
Amendments to land use and ward proposals as per schedule.

3.6 Yzerfontein

- 3.6.1 Housing
- Accommodate affordable housing programmes in areas marked as E & F as per land use proposals of Yzerfontein, but not limited to.
- 3.6.2 Institutional
- Existing vacant school site on erf 862.
- 3.6.3 Cemetery
- Consider possible cemetery site north or south of R315 in the proximity of the transfer station/WACS facility.
- 3.6.4 General
Amendments to land use and ward proposals as per schedule.

3.7 Chatsworth

- 3.7.1 Housing
- Residential development on 19ha, portion of erf 8093
 - More residential expansion onto HDA land- amendment of urban edge needed, (Farm 775/2)
 - Affordable erven along 7th Avenue (already services and surveyed)
- 3.7.2 Institutional
- New school site on HDA, already rezoned and subdivided.
- 3.7.3 Cemetery
- Expansion indicates on existing SDF, portion of farm 821/9.
- 3.7.4 General
Amendment to land use and ward proposals as per schedule.

3.8 Riverlands

- 3.8.1 Housing
- Expansion of Riverlands to the west, with sport facility – amendment of urban edge needed.
 - Residential erven recently serviced.
- 3.8.2 Institutional
- Adequate space for school expansion
- 3.8.3 Cemetery
- Formalized cemetery in current position.
- 3.8.4 General
Amendment land use and ward proposals as per schedule.

3.9 Kalbaskraal

- 3.9.1 Housing
- Service site development on erven 46, 619, 620, 621, 200, 91 & 87
 - Possible RDP development on erven 7 & 8

- 3.9.2 Institutional
- New school on erf 38, alternative for residential
 - Upgrade existing building on erf 622 for community purposes with parking on erf 623.
- 3.9.3 Cemetery
No expansion needed.
- 3.9.4 General
Amendment to land use and ward proposals as per schedule.

3.10 Abbotsdale

- 3.10.1 Housing
- Future residential expansion of south of Abbotsdale
 - Residential integration with Malmesbury on farm 766/15
 - Area east of existing RDP too steep for development
 - Restructuring zone for social housing
- 3.10.2 Institutional
No expansion needed, recently expanded with land use approval.
- 3.10.3 Cemetery
No expansion needed.

3.11 Malmesbury

- 3.11.1 Housing
- De Hoop integrated residential development – western side of town
 - Develop restructuring zones for social housing
 - Relocation of small farmers
 - Infill residential development – c/o de Kock Street
 - Infill residential development on portion of Tosca Street park
 - Infill residential development between Geelhout Avenue and Darling Road
- 3.11.2 Institutional
- New primary school, provincial hospital and proposed university facility (extend urban edge)
 - Upgrade/redevelop existing school on erf 7621
- 3.11.3 Cemetery
No current additional needs.
- 3.11.4 General
Amendments to land use and ward proposals as per schedule.

Public open days will be held soon as indicated on the schedule below to share more in depth information regarding the focus area of the amendment of the Municipal Spatial Development Framework.

WARD	WARD COUNCILLOR	MEETING DATE	TIME	VENUE
1	Marlene van Zyl	Monday, 28 January 2019	17:00- 19:00	Sysaal, Stadsaal
2	Clive Papers	Monday, 28 January 2019	18:00 - 20:00	Rosenhof Community Hall
3	Nicolene Smit	Thursday, 31 January 2019	18:00 - 20:00	Riebeeck-West POP-Centre
4	Basil Stanley	Thursday, 31 January 2019	18:00 - 20:00	Chatsworth AGS Church Hall
5	Michael Rangasamy	Tuesday, 29 January 2019	16:00 - 18:00	Yzerfontein, Council Chambers
6	Estelle Maart	Tuesday, 29 January 2019	18:00 - 20:00	Darling Community Hall
7	Valerie McQuire	Thursday, 7 February 2019	18:00 - 20:00	Abbotsdale Community Hall

WARD	WARD COUNCILLOR	MEETING DATE	TIME	VENUE
8 and 10	Anet de Beer Reggie van der Westhuizen	Monday, 4 February 2019	18:00 - 20:00	Wesbank Community Hall
9	Bulelani Penxa	Wednesday, 30 January 2019	18:00 - 20:00	Ilinge Lethu, Thusong Centre
11	Colin Daniëls	Tuesday, 5 February 2019	18:00 - 20:00	Wesbank Community Hall
12	Desiree Bess	Tuesday, 5 February 2019	18:00 - 20:00	Riebeeck Kasteel Pop Centre

Ample opportunity during the public participation process earmarked for February/March 2019 will be available to make further comments regarding the amendment to the Municipal Spatial Development Framework.

3. **RECOMMENDATION**

- The Swartland Municipal Council take cognisance of the status quo and the amendment of the Spatial Development Framework relating to specific focus areas on housing, institutional and cemetery needs.
- The Swartland Municipal Council to approve the publication of the “first draft” of the amendment of the Municipal Spatial Development Framework for public comment in terms of section 7(1)(b) of the By-Law.
- The Municipality submit the of the amendment of the Swartland Municipal Spatial Development Framework to the Provincial Minister and other organs of state for comments.
- The commenting period will be the months of February and March 2019 with open days in the majority of towns of the Swartland as per schedule.

BESLUIT

- (a) Dat kennis geneem word van die status quo van die 2017-2022 Munisipale Ruimtelike Ontwikkelingsraamwerk (ROR) en die voorgestelde wysiging met spesifieke verwysing na die fokusareas, naamlik (1) behuising; (2) institusionele behoeftes en (3) begraafplaas behoeftes;
- (b) Dat goedkeuring verleen word dat die eerste konsep wysiging aan die 2017-2022 ROR in terme van paragraaf 7(1)(b) van die Swartland Munisipaliteit: Verordening op Munisipale Grondgebruikbeplanning (PK 7741 gedateer 3 Maart 2017) vir publieke kommentaar bekend gemaak word;
- (c) Dat die voorgestelde wysiging van die ROR aan die Provinsiale Minister en ander staatsorgane beskikbaar gestel word vir kommentaar;
- (d) Dat die tydperk vir publieke deelname sal wees vanaf Februarie tot Maart 2019 en dat daar opedae in die meeste van die dorpe in die Swartland munisipale gebied gehou sal word soos per aangehegte skedule;
- (e) Dat die aangehegte skedule aangepas word om ook publieke deelname in die dorpe van Riverlands, Kalbaskraal, Koringberg en Ruststasie in te sluit.

RESOLUTION

- (a) That cognisance be taken of the status quo and the amendment of the Spatial Development Framework relating to specific focus areas of (1) housing, (2) institutional and (3) cemetery needs;
- (b) That approval be given for the publication of the “first draft” of the amendment of the Municipal Spatial Development Framework for public comment in terms of section 7(1)(b) of the By-Law;

- (c) That the Municipality submit the proposed amendment of the Swartland Municipal Spatial Development Framework to the Provincial Minister and other organs of state for comments;
- (d) The commenting period will be the months of February and March 2019 with open days in the majority of towns of the Swartland as per schedule;
- (e) That the attached schedule be amended to also include public participation in the towns of Riverlands, Kalbaskraal, Koringberg and Ruststasie.

AFSKRIFTE:

wnd Direkteur: Ontwikkelingsdienste – vir afhandeling van aksies voortspuitend uit besluit