

Cape Agulhas Spatial Development Framework 2022–2027

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Phase 4

Draft Spatial Development Framework



KAAP AGULHAS MUNISIPALITEIT
CAPE AGULHAS MUNICIPALITY
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Project Information Sheet

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Project Phases

Phase 1: Project Initiation

Phase 2: Policy Context and Spatial Vision

Phase 3: Status Quo Analysis

Phase 4: Draft Spatial Proposals

Phase 5: Public Consultation

Phase 6: Final MSDF and Capital Expenditure Framework

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List of Abbreviations

Abbreviation	Description
AADD	Annual Average Daily Demand
CAM	Cape Agulhas Municipality
CAMSDF	Cape Agulhas Municipal Spatial Development Framework
CBA	Critical Biodiversity Area
CEF	Capital Expenditure Framework
DALRRD	Department of Agriculture, Land Reform, and Rural Development
DEADP	Department of Environmental Affairs and Development Planning
EPWP	Expanded Public Works Programme
ESA	Ecological Support Area
FPSU	Farmer Production Support Unit
GDP	Gross Domestic Product
GIS	Geographic Information System
I&AP	Interested and Affected Party
ICT	Information and Communication Technology
IDP	Integrated Development Plan
kL/d	Kilolitre/day
LED	Local Economic Development
LUPA	Land Use Planning, 2014 (Act 3 of 2014)

Abbreviation	Description
MIG	Municipal Infrastructure Grant
MSA	Municipal Systems Act, 2000 (Act 32 of 2000)
NGO	Non-Governmental Organisation
NMT	Non-Motorised Transport
NSDF	National Spatial Development Framework
ODM	Overberg District Municipality
PC	Project Committee
PPP	Public Private Partnership
PSDF	(Western Cape) Provincial Spatial Development Framework
SACPLAN	South African Council for Planners
SDF	Spatial Development Framework
SLA	Service Level Agreement
SPLUMA	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
WC	Western Cape Province
WCG	Western Cape Government
WWTW	Wastewater Treatment Works

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1: INTRODUCTION AND BACKGROUND

Asika Consulting Pty (Ltd) has been appointed by Cape Agulhas Municipality (CAM) to develop a Spatial Development Framework (SDF) for the period of 2022–2027 within eight months. This report aims to identify the legislations, plans, and policies that can influence the municipality's spatial structure. In addition, this report identifies the directions that these plans and policies provide for future development and the areas that need alignment and integration with the CAMSDF. This report also formulates a draft development vision based on the development direction provided by the various policies and plans. The report furthermore aims to provide a comprehensive spatial status quo analysis of the development in the municipality. The spatial analysis is intended to present an overall spatial status in terms of current development, economy, growth and trends, key growth and development assets and drivers, natural condition and biodiversity, agriculture, the role of the towns, transport and movement corridors, and social development. The analysis will also identify the above-mentioned sectors' overt and latent challenges and opportunities. The sectors of the analysis will be grouped into three categories: biophysical, socio-economic, and built environment.

Additionally, this report is to present draft proposals that will address current and projected future spatial issues in the Cape Agulhas Municipality (CAM) and accommodate additional

land and infrastructure requirements. Once drafted, these spatial proposals need to be translated into implementable programmes and projects. These projects will later form part of the Capital Expenditure Framework.

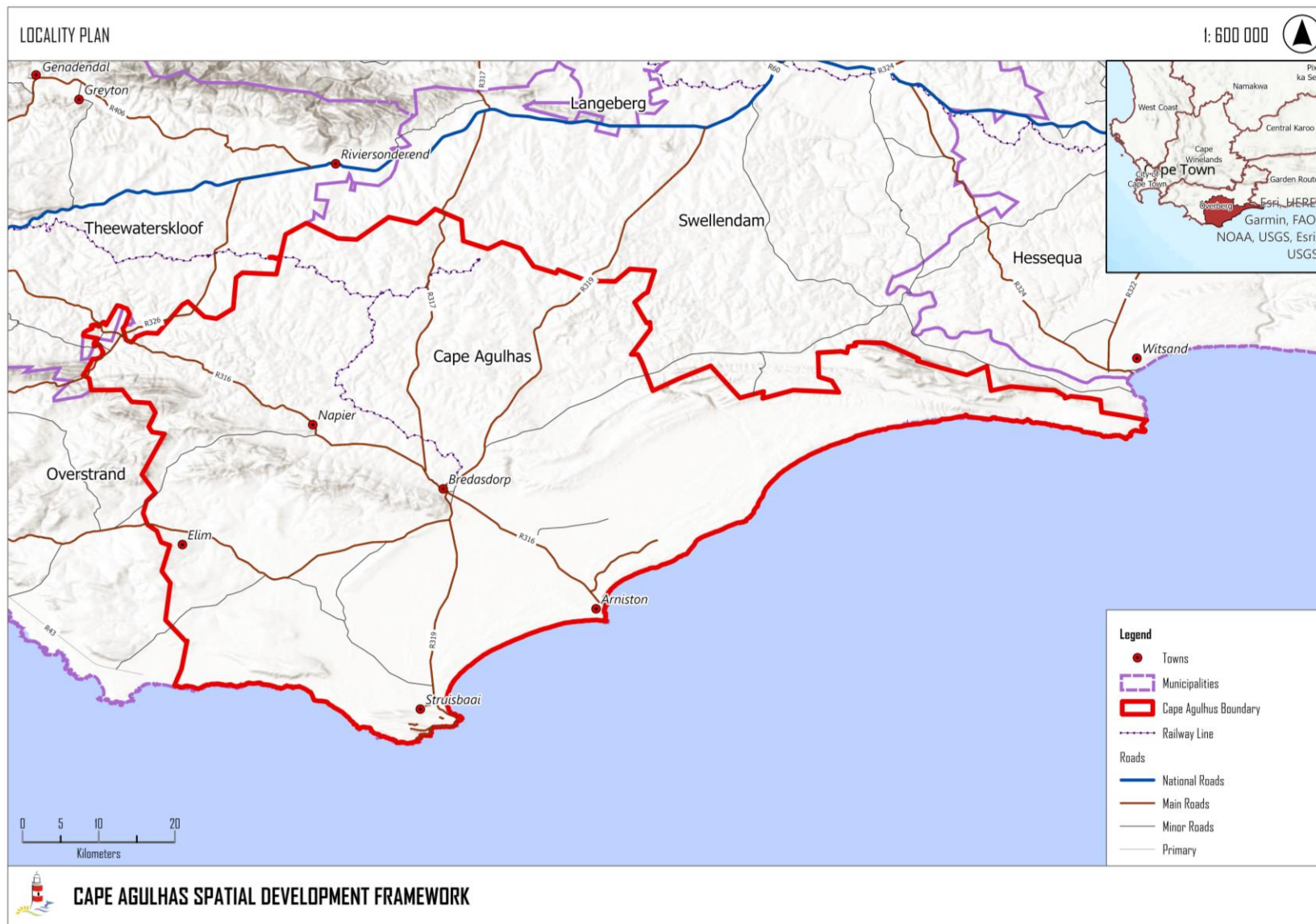
1.1: Background and Purpose

Section 12 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013; SPLUMA) requires all spheres of government (national, provincial, and local) to develop SDFs. Section 20 of SPLUMA, 2013, read together with Section 26 of the Municipal Systems Act (32 of 2000), requires that a municipal council, after consultation with relevant stakeholders, prepare and adopt a spatial development framework (SDF) as a core component of their Integrated Development Plan (IDP).

CAM adopted an SDF in 2017 for the next five years (2017-2022). As the validity of that SDF is coming to an end, the municipality intends to prepare a new SDF for the next five years (2022-2027). The purpose of the new SDF is to guide the spatial distribution of current, and future land uses, infrastructure investment, development, and natural environment protection whilst considering financial realities. The SDF will be a core component of the municipality's 2023 IDP.

1.2: The Study Area: Cape Agulhas Municipality

The Cape Agulhas Municipality is a Local Municipality (Category B) situated within the Overberg District of the Western Cape Province. It is South Africa's southernmost municipality, bordered by the Atlantic Ocean to the south, Indian Ocean to the east, Overstrand Local Municipality to the west and Theewaterskloof and Swellendam Local Municipalities to the north. The municipal area covers approximately 2 411 km² and includes the inland towns of Bredasdorp and Napier, coastal towns of Arniston, Struisbaai, L'Agulhas and Suiderstrand and the rural settlements of Protem and Klipdale. The administrative seat of the municipality is in Bredasdorp. Map 1 depicts the study area of CAM.



Map 1: Study Area

2: LEGISLATIVE AND POLICY CONTEXT

This chapter identifies and analyses the key legislations, plans and policies that have a bearing on the spatial structure of the municipality. This chapter also identifies the major implications of each policy or piece of legislation for the CAMSDF.

2.1: Legislative Context

2.1.1: Constitution of the Republic of South Africa

The Constitution of the Republic of South Africa, contained in Act 108 of 1996, is the supreme law of South Africa. Amongst other things, it prescribes different functions to different tiers of government to ensure the equitable and functional distribution of roles, responsibilities, and duties. Section 152 of the Constitution clearly mandates that it is the responsibility of Local Government:

- To provide a democratic and accountable government for local communities;
- To ensure the provision of services to communities in a sustainable manner;
- To promote social and economic development;
- To promote a safe and healthy environment; and

- To encourage the involvement of communities and community organisations in local government matters.

Section 153 also states that a municipality must:

- Structure and manage its administration, and budgeting and planning process to give priority to the basic needs of the community and to promote the social & economic development of the municipality; and
- Participate in national & provincial development programmes.

Chapter 3 of the Constitution is dedicated towards 'Co-operative Government', which concerns the involvement, participation and sharing of information across the different tiers of government. It recognises that all levels of government are important and play a critical role in taking the country forward. Therefore, there should be a free flow of information between all spheres of the government.

2.1.2: Municipal Systems Act, 2000 (Act 32 of 2000)

Section 24 of the Municipal Systems Act, 2000 (Act 32 of 2000; MSA) notes that planning undertaken by a municipal must

align with, and complement, the development plans and strategies of other affected municipalities and organs of state to give effect to the principles of co-operative governance contained in the Constitution. It further notes that municipalities must participate in national and provincial development programmes, and it requires municipal planning to reflect this as well.

Chapter 5 of the act deals with integrated development planning and provides the legislative framework for the compilation and adoption of IDPs by municipalities. Section 26 (e) specifically requires a Spatial Development Framework as a mandatory component of the municipal IDP.

2.1.3: Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

SPLUMA aims to develop a new framework to govern planning permissions and approvals, sets parameters for new developments and provides for different lawful land uses in South Africa. SPLUMA also provides clarity on how planning law interacts with other laws, frameworks and policies. SPLUMA states that the Act aims to develop a 'uniform, effective and comprehensive system' of planning that 'promotes social and economic inclusion'. The role of local government in spatial planning has therefore been re-emphasised through SPLUMA.

SPLUMA establishes a process to develop an SDF, as well as the minimum content requirements of an SDF. An SDF must achieve the following:

- Create, and be informed by, longer-term spatial vision
- Guide the planning of all spheres of government
- Identify risks associated with particular developments
- Provide the future growth
- Coordination, alignment, and integration of all sector plans.
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors
- Address historical spatial imbalances in development
- Include preciously disadvantaged areas

A Spatial Development Framework include:

- A report on and an analysis of existing land use patterns
- A framework for desired land use patterns
- Existing and future land use plans, programmes and projects relative to key sectors of the economy
- Mechanisms for identifying strategically located vacant or under-utilised land and for providing access to and use of such land

Chapter 2 of SPLUMA outlines a number of development principles that should apply in the preparation, adoption, and implementation of a SDF for spatial planning, land use

management and land development in the municipal area. The principles set out below:

Spatial Justice

It refers to the need to address the post-apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land. This principle furthermore states the need to plan for incremental upgrading and secure tenure. This principle mentions the need to incorporate land use management systems for previously disadvantaged areas.

Spatial Sustainability

It essentially refers to a sustainable form of development. A part of this means promoting less resources consumptive development typologies, compaction, pedestrianisation, and mixed-use urban environment which allow for the development of a function public transport systems and space economy. A spatially sustainable settlement that has an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, as well as scenic and cultural land spaces. A core component of spatial sustainability ultimately seeks to limit urban sprawl.

Efficiency

This principle refers to the need to create and restructure our settlements to optimise the use of space, energy, infrastructure,

resources, and land. Inherent to this is the need to promote densification and urban development typologies either in new build or retrofitting exercises, gradually over time. Efficiency relates to sound settlements design and function with reduced travel times and distances to access services, facilities and opportunities. efficiency also refers to decision-making procedure that should be designed to minimise negative financial, social, economic, or environment.

Spatial Resilience

It refers to the need to promote the development of sustainable livelihoods for the poor. The spatial plans, policies, and land use management systems should enable the communities to be able to resist, absorb and accommodate shocks and recover from these shocks in a timely and efficient manner.

Good Administration

It refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued. The requirements of any law relating to land development and land use must be met timeously.

2.1.4: Western Cape Land Use Act (Act 3 of 2014)

The Western Cape Government through the Land Use Planning Act 3 of 2014 has adopted its own legislation to consolidate the legal requirements that relates to spatial planning and public investment in the Western Cape. There is some overlap between SPLUMA and LUPA with regard to aspects such as the content and process of preparing and adopting a MSDF. In terms of LUPA, a MSDF must:

- Comply with other applicable legislation
- Promote predictability in the utilisation of land
- Address development priorities
- Where relevant provide for specific spatial focus area, including towns, other nodes, sensitive areas, or area experiencing specific development pressures
- Consists of a report and maps covering the whole municipal, reflecting municipal planning and the following structuring element:
 - Transportation routes
 - Open space systems and ecological corridors
 - Proposed major project of organs of state with substantial spatial implications
 - Outer limits to lateral expansion
 - Densification

LUPA also sets out the minimum institutional arrangements for preparing SDFs, enabling participating across spheres of

government and sectors. These institutional arrangements are further described in the SM Municipal Land Use Planning By-Law 2015. The by-law will give effect to the municipalities in terms of Part B Schedule 4 of the Constitution and certain requirements set out in SPLUMA and LUPA.

2.1.5: The Local Government: Municipal Planning and Performance Management Regulations 2001

Chapter 2 of the Local government and Performance Management regulations which was published in terms of the Municipal Systems Act, 2000 (Act 32 of 2000) provides some detail as to what a Spatial Development Frameworks should seek to achieve. SDFs must set out the desired spatial form of the municipality contain strategies and policies of how these will be met and set out basic guidelines for the land use management system, amongst other things. It should be noted that SPLUMA provides greater detail to these requirements.

2.1.6: National Environmental Management: Integrated Coastal Management Act 2008 (Act 24 of 2008)

The ICMA is the primary legislative tool aimed at the protection and integrated management of South Africa's coastal environment. The objectives set out in section 2 of ICMA are:

- To determine the coastal zone of South Africa
- To provide for the coordinated and integrated management of the coastal zone by all spheres of government in accordance with the principles of cooperative governance

2.2: National Policies and Plans

2.2.1: Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF) is a policy initiative of the South African government, coordinated by the Department of Cooperative Governance and Traditional Affairs (CoGTA). The IUDF seeks to foster a shared understanding across government and society about how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions in South African cities.

The IUDF provides a roadmap to implement the NDP's vision for spatial transformation, creating liveable, inclusive and resilient town and cities while reversing apartheid spatial legacy. To achieve this transformative vision, four overall strategic goals are introduced:

- Spatial integration: to forge new spatial forms in settlement, transport, social and economic areas

- Inclusion and access: to ensure people have access to social and economic services, opportunities and choices
- Growth: to harness urban dynamism for inclusive, sustainable economic growth and development
- Governance; to enhance the capacity of state and its citizens to work together to achieve spatial and social integration

These strategic goals inform the priority objectives of nine policy levers, premised on the understanding that integrated urban planning forms the basis for achieving integrated urban development, which follows a special sequence of urban policy actions. Integrated transport needs to inform targeted investment into integrated human settlements, underpinned by integrated infrastructure network systems and efficient land governance. The IUDF states that these levers can trigger economic diversification, inclusion and empowered communities if supported by effective governance and financial reform.

2.2.2: National Development Plan 2030

The National Planning Commission (NPC) has developed the National Development Plan: Vision 2030 (NDP) for South Africa. It integrates previous strategic policies with new approaches to make the country's economy work better for all. The NDP offers a long-term perspective. It defines a desired destination and identifies the role different sectors of society need to play in

reaching its aims to eliminate poverty and reduce inequality by 2030. The plan focuses on addressing three core challenges which are: (a) reducing poverty, (b) inequality and (c) unemployment.

The NDP provides for spatial development proposals as part of the national spatial development interventions referenced schematically in .

- Primary Transnational Development Corridors and cross border infrastructure connections.
- Gauteng as a national Node of Competitiveness which strongly associates with the nearby economic activity nodes in proximity to
- Gauteng, which relates to eMalahleni, Middelburg, Secunda and Nelspruit as part of the Maputo Development Corridor.
- The National Competitiveness Corridor building on the Durban-Gauteng Freight Corridor, providing for logistics hubs, road, rail and fuel transportation.
- Rural Restructuring Zones: These zones include the more densely occupied parts of the previous homelands where there are sufficient numbers of people to provide the basis for viable markets through the Comprehensive Rural Development Programme (CRDP). The rural restructuring zones within Mpumalanga as part of the provincial CRDP programme.
- Resource critical zones: These have valued mineral resources and are areas of great importance to

biodiversity and critical water production. The sustainability of these areas is crucial and needs specific policies to protect them.

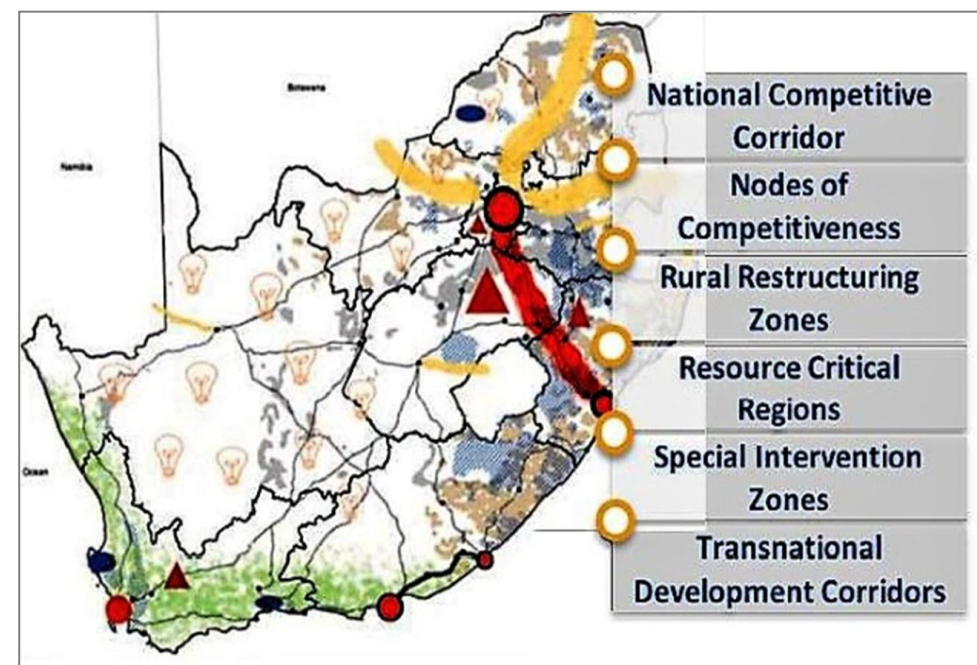


Figure 1: The NDPs Proposed National Scheme for Spatial Targeting

Source: National Development Plan, 2030

2.2.3: National Spatial Development Framework 2020

The National Spatial Development Framework (NSDF) aims to develop South Africa as resilient, sustainable and inclusive through a consolidated and well-connected system of international, national and regional development nodes and corridors, within a highly productive network of rural regions, where development nodes, rural regions and hard infrastructure are embedded within the limitations and interdependencies of national ecological infrastructure and natural resources. The NSDF divides the country into four overlapping sub-frames or broad functional regions. These sub-frames indicate nationally significant systems, networks, and places, and provide general spatial development guidance and spatial-specific developmental guidance (regarding what needs to be strengthened and extended, new and emerging development areas, and critical management and restriction areas).

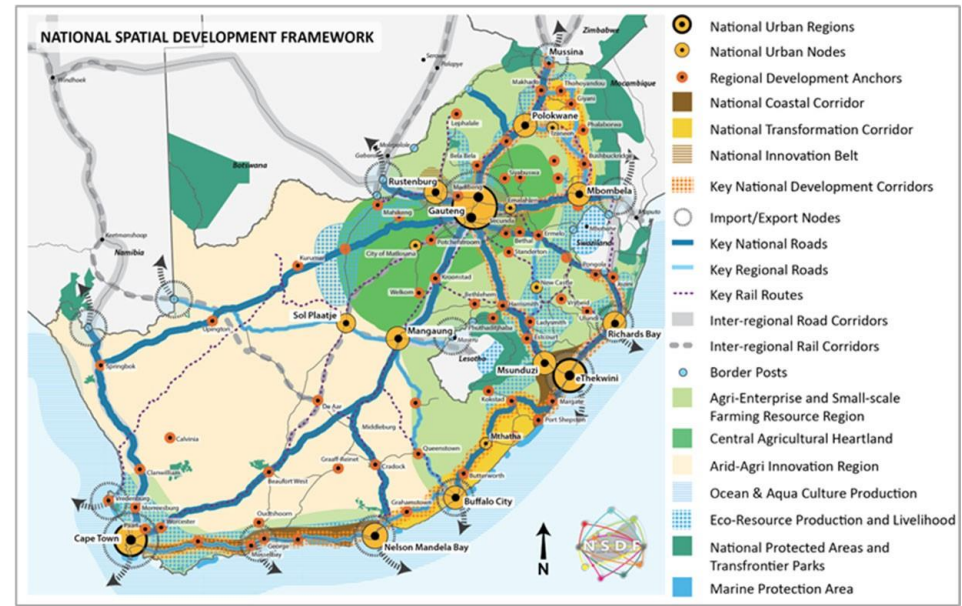


Figure 2: National Spatial Development Framework

Source: National Spatial Development Plan, 2020

Of the four sub-frames, Sub-Frame 2: National Resource Production Regions covers CAM. This subframe or broad region comprises four overlapping regions of which the following two cover CAM.

- National Agri-Enterprise and Small-Scale Farming Resource Region
- National Eco resource Production and Livelihood Regions

The following table provides an overview of the spatial guidance provided for these two regions and is relevant to CAMSDF.

Table 1: Relevant NSDF Guidance for CAMSDF

Region	Existing to Be Strengthen	Support Stressed in	Create New and Transform
National Agri-Enterprise and Small Scale Farming Resource Region	Productive use of high value agricultural land to support national food security.	<ul style="list-style-type: none"> • Rehabilitation of degraded land. • Effective land-use management. • Improve rural-to-rural connections, market accessibility and necessary agricultural production infrastructure. 	<ul style="list-style-type: none"> • Enhance connectivity through well-planned infrastructure investment and settlement consolidation in well connected regional anchor towns. • Enhance and extend the role of small-and-medium scale farming through rural land reform, to alleviate unemployment and poverty, and contribute to national food security.

Region	Existing to Be Strengthen	Support Stressed in	Create New and Transform
National Eco resource Production And Livelihood Regions		The South-Western Region (Western Cape) where changing climatic conditions will (1) significantly impact on national food production and (2) require regional agricultural adaptation and effective land use management.	Enhance and further expand the value and contribution of the Oceans' and Aqua Economy Areas to local livelihoods and regional and national economic development.

The NSDF provides further spatial development guidelines for the National Eco resource Production and Livelihood Regions.

- Enhance (1) productive capacity, (2) environmental and livelihood quality, (3) cultural heritage, and (4) natural resource access, through effective agrarian practices and enterprises that are focussed on natural resource restoration and custodianship.

- Discourage further land and settlement development, and carefully manage existing settlements and land uses in productive agricultural regions that play a crucial role in national strategic water production, national food security and rural livelihoods.
- Pursue effective management and custodianship of national strategic water source production regions.
- Ensure efficient rural-to-rural connectivity in rural regions, to enhance the prospects of making a life in these areas

The NSDF classifies Bredasdorp as a Rural Service Centre and other towns in the CAM as Other Settlements, and advocates for linking these towns with higher order towns in the broader region (Regional Development Anchors, National Urban Nodes, and National Urban Regions) through a well-connected transport network.

2.3: Provincial Policies and Plans

2.3.1: WesternCape Spatial Development Framework 2014

The Western Cape Provincial Spatial Development Framework 2014 (PSDF) seeks to take the province on a path towards:

- more inclusivity, productivity, competitiveness and opportunities in urban and rural space-economies;

- better protection of spatial assets (e.g., cultural and scenic landscapes) and strengthened resilience of natural and built environments; and
- improved effectiveness in the governance of urban and rural areas

The PSDF proposes a set of transitions (see Table 2) take the province to the desired path:

Table 2: Western Cape PSDF 's Proposed Transitions

Theme	From	To
RESOURCES AND ASSETS (BIO-PHYSICAL ENVIRONMENT)	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
OPPORTUNITIES IN THE SPACE ECONOMY (SOCIOECONOMIC ENVIRONMENT)	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities

Theme	From	To
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
INTEGRATED AND SUSTAINABLE SETTLEMENTS (BUILT ENVIRONMENT)	Suburban approaches to settlement emphasis on "greenfields" development	Urban approaches to settlement emphasis on "brownfields" development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space- economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated, and inefficient community facilities	Integrated, clustered and well located community facilities

Theme	From	To
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary markets partnerships beneficiaries delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

To take the province on the desired path, the PSDF adopted the following spatial development logics:

- CAPITALISE and build on the Western Cape comparative strengths (e.g., gateway status, knowledge economy, lifestyle offering) and leverage the sustainable use of its unique spatial assets.

- CONSOLIDATE existing and emerging regional economic nodes as they offer the best prospects to generate jobs and stimulate innovation.
- CONNECT urban and rural markets and consumers, fragmented settlements and critical biodiversity areas (i.e., freight logistics, public transport, broadband, priority climate change ecological corridors, etc).

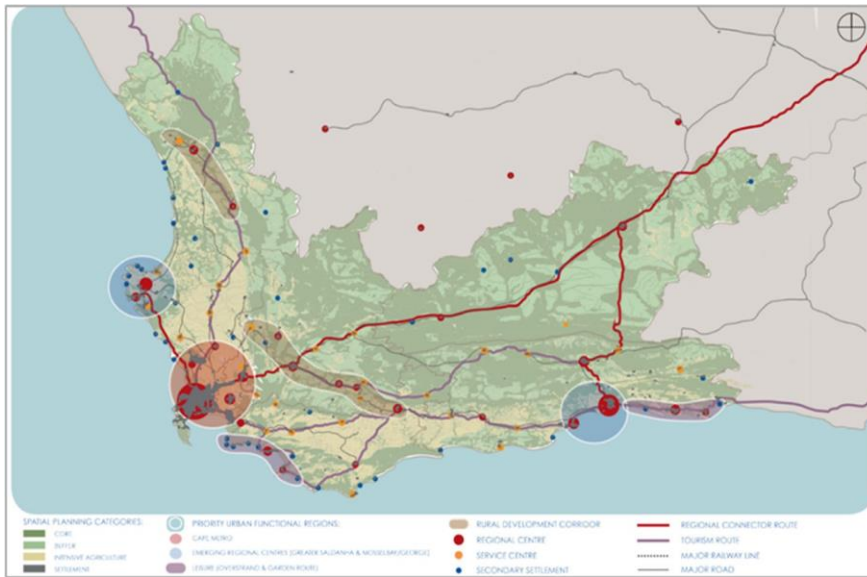


Figure 3: Western Cape Provincial Spatial Development Framework- Composite Spatial Development Proposals

The PSDF includes a composite map (see Figure 3) is describing the province’s spatial development proposals. It also contains four spatial themes, namely, Resources, Space Economy,

Settlement, and Spatial Governance; and each theme includes a set of policies. The key policies with respect to CAM are:

- POLICY R2: Safeguard inland and coastal water resources and manage the sustainable use of water.
- POLICY E1: Use regional infrastructure investment to leverage economic growth.
- POLICY E2: Diversify and strengthen the rural economy.
- POLICY E3: Revitalise and strengthen urban space economies as the engine of growth.
- POLICY S1: Protect, manage and enhance the provincial sense of place, heritage, and cultural landscapes.
- POLICY S2: Improve provincial, inter, -and intraregional accessibility.
- POLICY S3: Ensure compact, balanced, and strategically aligned activities and land use.

The PSDF recognises Bredasdorp as a Regional Centre, L'Agulhas as a Service Centre, and Struisbaai and Arniston as Secondary Settlements. All these settlements and towns have not been considered as with high or medium growth potential. Thus, it is highly unlikely that CAM will receive any additional resources or funds for future development than what CAM receives now.

2.3.2: WCG Provincial Strategic Plan (2019-2024)

The Western Cape Province Strategic Plan sets out the WCG's vision and strategic priorities to create a safe and prosperous Province through Vision Inspired Priorities.

The PSP recognises that several challenges existed within settlements that relate to spatial inefficiencies and inequalities inherited from the apartheid era, that have been largely reinforced by post-apartheid planning and investment practices.

VIP 4: Mobility and Spatial Transformation is important. The objective of this Priority is to leverage public investment in infrastructure, human settlements, public spaces and services to heal, connect, integrate and transform our communities while reducing vulnerability to climate change.

The goal of VIP 4 is to integrate four interdependent focus areas that need attention for spatial transformation to be progressively achieved.

2.3.3: Western Cape Human Settlement Framework- Living Cape Framework 2019

The Living Cape Framework 2019 emphasises the following objectives which are central to spatial planning

implementation, specifically the human settlements delivery in the Western Cape:

- Shift to human settlements as holistic spaces which bring together housing, social and economic services, networked infrastructure, and communities.
- Shift from low-value housing production to production which leverages urban dividend
- Shift from state as the provider of housing to the state as the enabler of housing
- Improving the alignment of provincial and municipal built environment investments and spatial planning instruments
- Promoting brownfield/infill projects through a portfolio approach
- Area-based approach to human settlements interventions
- Integrated assessment and shared accountability metrics with other role players in the human settlement.

2.4: District Policies and Plans

2.4.1: Overberg District Spatial Development Framework 2022

The Overberg District Spatial Development Framework 2022 (ODMSDF) envisions to develop the district as “an exemplary, safe, and enabling district municipality known for offering equal and diverse economic opportunities founded on the sustainable use of local resources, striving for a quality of life for

all". The ODM SDF proposes to adopt four strategies to implement the vision.

For each strategy, the ODM SDF proposes a set of proposals. The following section describes the proposals relevant to CAM:

Spatial Strategy 1 Key Proposals (Protect, enhance, utilise agricultural, environmental, and scenic landscape assets and recognise their importance as drivers of the economy)

- Protect designated protects areas, CBAs, and ESAs,
- Promote wheat, barley, lucerne, and some diary productions in north and central part of the municipality (around Bredasdorp, Napier, Elim)
- Promote sheep, cattle, and aqua farming along the coast
- Develop an Agri hub in Bredasdorp, Aqua hubs in Arniston, Strusibaai, and a FPSU in Napier
- Market and prioritise the maintenance of harbours (Arniston, Agulhas), ORV beach accesses (around Agulhas), boat launching sites (along the coast), and the coastal leisure corridor (along the entire coast except along the De Hoop Nature Reserve)

Spatial Strategy 2 Key Proposals (Improved regional accessibility and connectivity matched by capacity, resources, and opportunity to achieve inclusive economies of scale)

- Manage the impacts of sea-level rise and huge storm surge using building control regulations and implementation of the coastal management lines (along the coast)
- Prevent terrestrial flooding (south of Bredasdorp), and coastal erosion (along the coast and north of Agulhas)
- Mitigate wildfire risk areas (Bredasdorp, Agulhas, & Napier)

Spatial Strategy 3 Key Proposals (Prevent and mitigate potential risks and vulnerabilities to ensure the safety of residents and the protection of environmental, socioeconomic, and built assets of the districts)

- Develop/ upgrade road network and regional connectivity (R316, R319)
- Revitalise rail infrastructure for tourism and freight movement
- Encourage higher densities and infill development where applicable
- Develop light industrial/business hives which accommodate many small manufacturers
- Curtail new settlement formation that increases average travel times.
- Manage urban edges appropriately
- Contain settlement footprints and land use mix to promote walkability in towns
- Prioritise of human settlement projects in Priority Human Settlement and Housing Development Areas and Regional Centres
- Minimise growth in smaller settlements where opportunity is limited while improving access to local

services and facilities (required daily) in these settlement

- Manage the location and design of large-scale retail facilities to enhance the viability and vibrancy of existing centres

Spatial Strategy 4 Key Proposals (Spatially targeted and coordinated use of government assets, infrastructure, and funding to ensure the most efficient and financially sustainable use of public resources and funds)

- Better coordination and collaboration between spheres of government
- Prioritise investment in Priority Human Settlement and Housing Development Areas and Regional Centres

2.4.2: Overberg District Rural Development Plan, 2017

The NDP targets, amongst other things, the development of a more inclusive and integrated rural economy. Its rural strategy is based on land reform, agrarian transformation, livelihood and employment creation, and strong environmental safeguards. Land reform and rural development, the responsibilities of the National Government, are also on the

PSDF's spatial agenda as they have an important contribution to make to rural transformation.

Agri Parks are an integral part of the Rural Economic Transformation Model which focuses on the generation and stimulation of both subsistence and commercial enterprise. The Overberg District Rural Development Plan/ National Department of Agriculture, Land Reform & Rural Development Sector Plan has been prepared to ease the integration of the Agri-park Initiative and accompanying DALRRD projects in the local and district SDFs and IDPs of municipalities in the Overberg District. It is also intended to assist municipalities and other sector department to invest in a coordinated manner to best enable the development and functioning of the Agri-Park.

An Agri-Park is defined as being a networked innovation system of agri-production, processing, logistics, marketing, training, and extension services, located in District Municipalities. As a network, it enables the growth of market-driven commodity value chains and contributes to the achievement of the DALRRDs rural economic transformation model.

An Agri-Park comprises three basic units:

- A district-scale **Agri-Hub**: a production, equipment hire, processing, packaging, logistics, and training unit, typically located in a larger agricultural service centre.
- A local-scale **Farmer Production Support Unit**: A rural outreach unit connected with an Agri-Hub that does primary

produce collection, some storage, some processing for the local market, and provides extension services, including mechanisation.

- **The Rural-Urban Market Centre Unit:** It is located in a higher-order urban centre with three main purposes; linking and binding together role players in rural, urban, and international markets through contracts; acts as a holding-facility, releasing produce to urban markets based on seasonal trends; and providing market intelligence and information feedback to the network of FPSU's and the Agri-Hub.



Figure 4: Overberg District Agri-Park Components

2.4.3: Environmental Management Policy for the Overberg District Municipality 2014

The Overberg Environment Management Policy aims to ensure that the ODM's activities are in line with current legislation and

promotes good environmental management practices. It aims to:

- Adopt and implement the principles and underlying approaches
- Promote current resources use to maximise the benefit to all whilst ensuring the protection of resources for future generations
- Protect Constitutional rights to a healthy environment and the responsibility of sustainable development for the benefit of all
- As a minimum, meet the requirements of relevant international, national, and provincial environmental legislation
- Apply the precautionary principle
- Commit to the integration of environmental consideration in strategic planning initiatives, and
- Involve and form partnerships with civil society in the decision-making processes regarding environmental management within the Municipal Committee (MCC), Regional Waste Forum, and other relevant structure.

The policy addresses the following sectors: coastal management, biodiversity conservation, solid waste management, GIS database, climate change mitigation and adaptation, environmental education and awareness campaigns and environmental governance.

2.4.4: Disaster Risk Management Plan for The Overberg District Municipality 2014

The Disaster Risk Management Plan for the Overberg District Municipality was drafted in to fulfil the municipality's responsibility in terms of Disaster Management (Act No 57 of 2002). It is a joint initiative by all the role players in the district and applies specifically to a disaster-risk reduction in the ODM. It sets out the key elements and procedures at a strategic level that is required for preventing and mitigating major incidences or disaster including natural and man-made disasters, service disruptions and domestic terrorists' attacks. The DRMP is coordinated by the Overberg Disaster Risk Management Centre.

2.4.5: Overberg Regional Economic Development & Tourism Strategy, 2018–2028

The strategic vision for the future economic development of the Overberg District states that "Collectively developing and inclusive economy through improving the lives of all".

Strategic Goals of the RED & Tourism Strategy

SG 1: Improve Partnerships and Collaboration

SG 2: Diversification of the Economy

SG 3: Small Business Development Support

SG 4: Tourism development:

- Partnerships and Collaboration in Tourism Development
- Domestic Tourism
- Support Niche Tourism

The size of the niche tourism markets can vary, in the case of the Overberg this includes a special focus on the following:

- Eco-Tourism
- Adventure Tourism
- Sport Tourism
- Culture and Heritage Tourism

SG 5: Improve Municipal Regulatory and Processes

SG 6: Broaden Short Term Job Opportunities

2.5: Municipal Policies and Plans

2.5.1: Cape Agulhas Spatial Development Framework, 2017–2022

The existing CAM SDF (2017–2022) forms the basis of the new SDF (2022–2027). The vision of the existing SDF is to develop CAM as “an environment, space economy, and settlements in CAM which ensure justice, sustainability, efficiency, livelihood opportunity, and a rich life experience for all residents, citizens,

and visitors.” The SDF adopted the following eight key strategies to achieve the vision.

Key strategy 1: Protect, maintain and enhance the natural resource base of the municipality – including areas of high biodiversity, high-potential agricultural land, inland and coastal waters, and scenic landscapes – which is the basis of life and the local economy.

Key strategy 2: Make allowance for extended opportunity in key sectors reliant on the natural resource base of CAM, including agriculture, agri- processing, and tourism.

Key strategy 3: Maintain and improve CAM's major inter- and intra-regional infrastructure and movement routes.

Key strategy 4: Work to increase the potential benefits associated with key public infrastructure elements in CAM (including the airport, harbours, and rail).

Key strategy 5: Maintain a settlement hierarchy which minimises resource impacts, maximises livelihood opportunity, enable the efficient and cost effective provision of infrastructure and services, minimises vehicular movement, and maintains the positive settlement and life style characteristics of places.

Key strategy 6: Within all settlements prioritise infill development, the efficient use of land, and adaptive re-use of existing assets.

Key strategy 7: Within all settlements, actively seek to upgrade and integrate marginalised and informal settlements, cluster public facilities, provide opportunity for entrepreneurs, and increase housing choice and asset value.

Key strategy 8: Actively seek partnerships to develop and manage CAM to achieve the SDF principles and proposals.

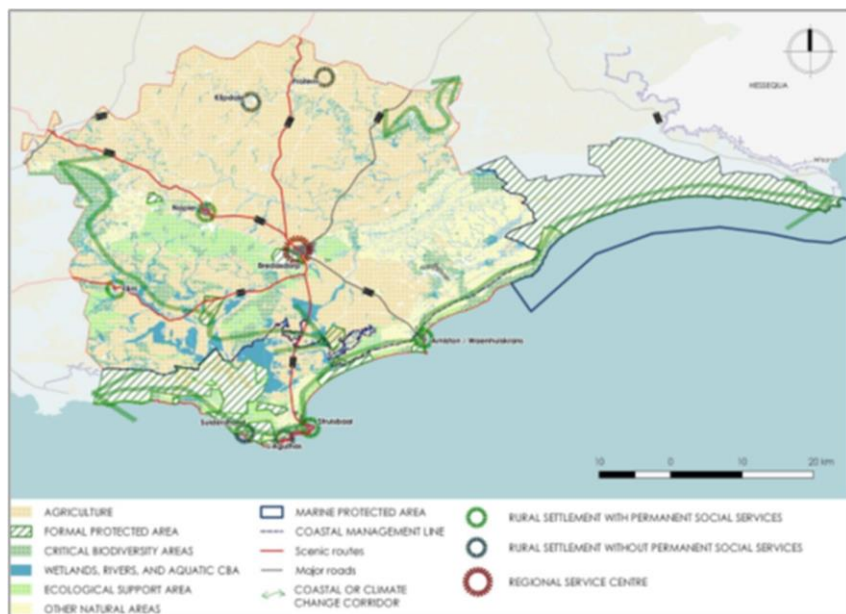


Figure 5: Cape Agulhas Spatial Development Framework, 2017–2022

The SDF took a demand approach to develop spatial development proposals, i.e., assessing the demand for future land, housing, and other provisions based on population projection. The SDF also identifies the areas in every town to

accommodate future housing projects and other provisions. In the process of identifying land for future development, the SDF identified areas that need to be protected (protective actions), upgraded (change actions), or developed ground up (new development actions). The following section lists the various elements of the action areas:

• Protective actions

- CBAs, ESAs, Protected Areas and watercourses
- Agricultural land
- Urban edge
- Coastal management line and risk zones
- Scenic landscapes, scenic routes, and special places of arrival
- Historic and culturally significant precincts and places

• Change actions

- Informal settlements/ affordable housing areas
- Integration areas between informal areas/ affordable housing areas and centres of commercial activity
- Enhanced industrial accommodation
- Focus area for public markets
- Areas for peri-urban agriculture
- Residential infill and densification
- Places for clustering public facilities

- Streets or places where landscaping and tree planting should be focused
- Public recreation places and amenities (e.g. ablution facilities)

• **New development actions**

- New residential development
- New commercial, tourism or public places
- New routes

2.6: Policy Implications for the Cape Agulhas Spatial Development Framework

Table 3 outlines the policy implications that will impact the CAMSDF.

Table 3: Policy Implications for the CAMSDF

Theme	Sub-themes	Policy Implications
<p>BIO-PHYSICAL ENVIRONMENT</p>	<ul style="list-style-type: none"> • Biodiversity and ecosystems • Water • Soil • Resource Consumption 	<ul style="list-style-type: none"> • Protect and conserve CBAs, marine protected areas, and terrestrial protected areas • Develop and maintain ecological buffers and setbacks where applicable • Prevent terrestrial flooding and coastal erosion
	<ul style="list-style-type: none"> • Landscape and scenic assets 	<ul style="list-style-type: none"> • Manage the impacts of sea-level rise and huge storm surges, and minimise the chances of wildfire (precautionary approach to climate change) • Protection of water resources and soil • Responsible/sustainable water and soil use • Minimise waste generation and maximise recycling of waste • Protect and maintain coastal areas and scenic landscapes

Theme	Sub-themes	Policy Implications
SOCIOECONOMIC ENVIRONMENT	<ul style="list-style-type: none"> • Rural Space Economy • Urban Space Economy • Municipal Economic Infrastructure 	<ul style="list-style-type: none"> • Promote/continue intensive agriculture and dairy production in the north and central parts of the municipality • Promote/continue livestock and aqua farming along the coast • Promote Agri hub in Bredasdorp, Aqua hubs in Arniston, Strusibaai, and an FPSU in Napier • Market and prioritise the maintenance of tourism assets such as harbours (Arniston, Agulhas), ORV beach accesses (around Agulhas), boat launching sites (along the coast), and the coastal leisure corridor • Ensure efficient rural-to-rural and rural-to-urban connectivity • Promote compatible and sustainable rural economic activities outside urban edges • Revitalise and strengthen urban space economies • Promote functional integration of space economies • Develop/ upgrade road network and regional connectivity (R316, R319) • Revitalise rail infrastructure for tourism and freight movement
BUILT ENVIRONMENT	<ul style="list-style-type: none"> • Settlement pattern and sense of place • Land use • Settlement growth and density • Accessibility and connectivity • Social facilities and services • Housing and Inclusion 	<ul style="list-style-type: none"> • Define settlement hierarchy and settlement objectives • Maintain lifestyle characteristics and senses of places • Promote higher densities and infill development • Contain development within defined urban edges • Discourage the formation of new settlements and minimise the growth of smaller settlements unless necessary • Enable the efficient and cost-effective provision of infrastructure and services • Develop light industrial/business hives which accommodate many small manufacturers • Promote land use mix to promote walkability and public transport systems in towns

Theme	Sub-themes	Policy Implications
		<ul style="list-style-type: none"> • Manage the location and design of large-scale retail facilities to enhance the viability and vibrancy of existing centres • Provide appropriate social facilities (schools, clinics etc.) at appropriate locations and within walkable distance from every part of a settlement • Cluster public facilities • Prioritise of human settlement projects in Priority Human Settlement and Housing Development Areas and Regional Centres • Upgrade and integrate marginalised and informal settlements • Increase housing typologies/ choices
GOVERNANCE	<ul style="list-style-type: none"> • Way of work 	<ul style="list-style-type: none"> • Collaboration with different spheres of government, private sector, and civic societies for bringing new investments, prioritising and implementing new projects, and fighting climate change • Collaboration with municipal departments and other spheres of government in planning, budgeting, and implementing projects and • programmes

3: BIOPHYSICAL PROFILE

3.1: Municipal Overview

Cape Agulhas Municipality is located on the rocky headland at the southernmost tip of Africa, which marks the dividing line between the Atlantic and Indian Oceans. The Cape Fold Belt mountains lie to the north, separating the country's arid interior from the flat coastal plains. At the foot of the mountains are the gently rolling Rûens hills. Approximately 15.84% of the municipal area is classified as critical biodiversity areas, with formally protected areas comprising 29.77% of the municipal area.

3.2: Topography, Geology, Landscape Character & Scenic Assets

3.2.1: Topography

Cape Agulhas Municipality is made up of two distinct topographical regions – to the northwest are the rolling hills of the Rûens, situated at 250 to 400m above sea level, and to the south lies the large coastal lowland known as the Agulhas Plain.

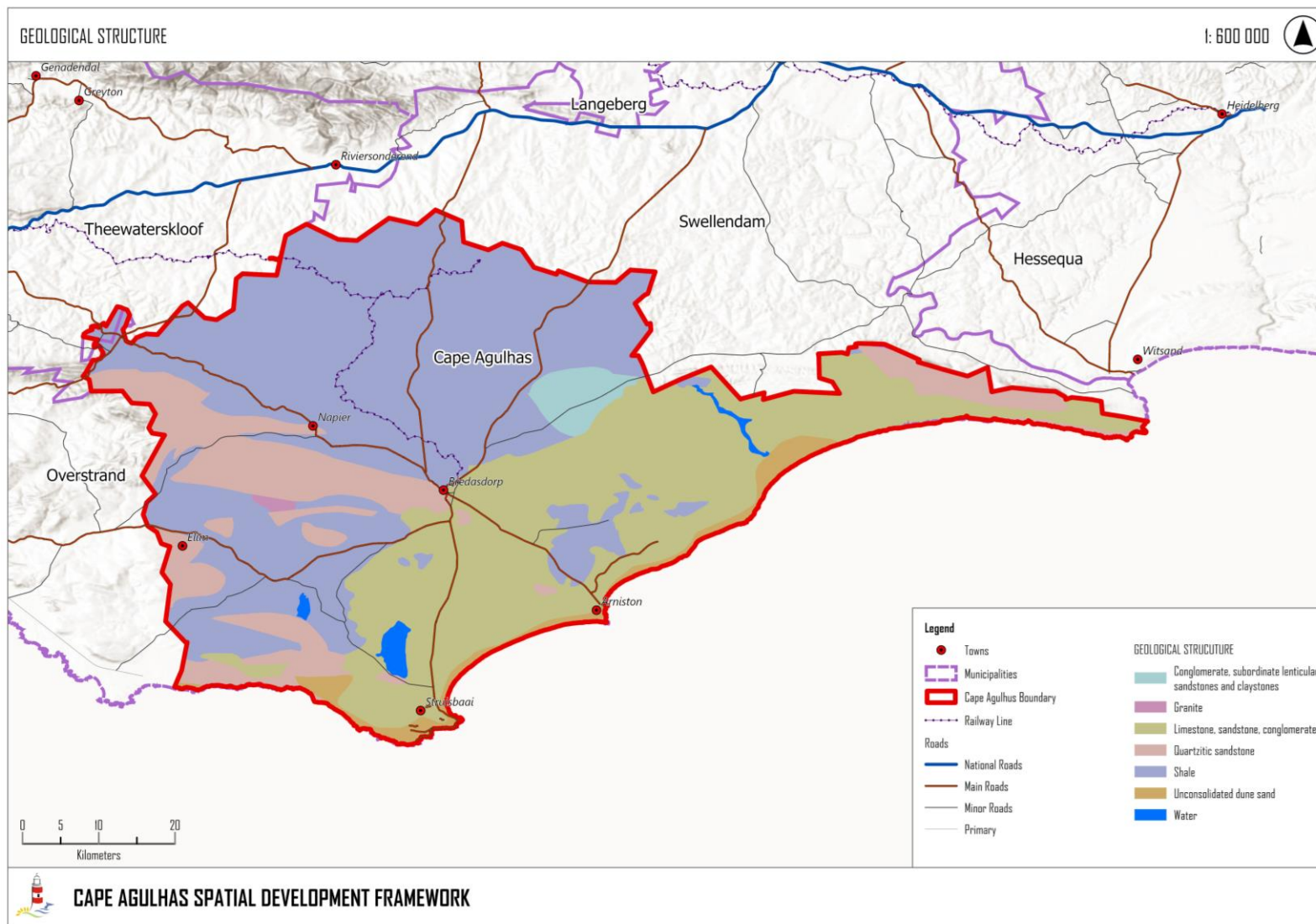
The Heuningberg and Soetmuisberg around Bredasdorp, up to 1 000 m high, marks the division between the two regions.

3.2.2: Geology

The Agulhas Plain and hills of Rûens are characterised by limestone, sandstone and conglomerate as illustrated on Map 2. These geological conditions are known to balance acidity in the soil, improve drainage and aeration that increases crop yields, and purifies sulphur emissions from power stations. Shale is found on the north of the municipality in the areas around Elim, Klipdale, Napier and Protem. Shale can be used to generate oil and natural gas (Hobart, n.d.).

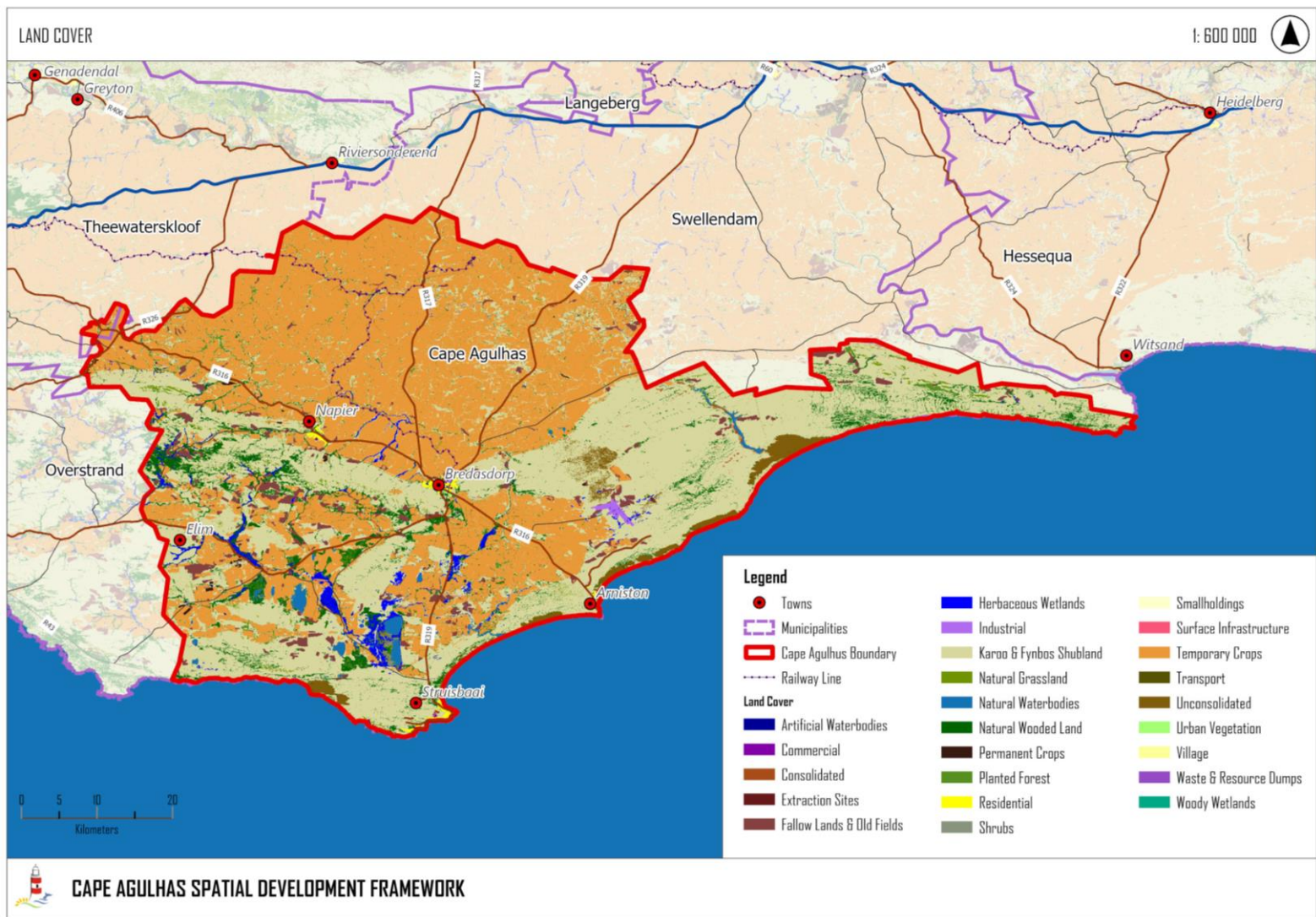
3.2.3: Land Cover

The CAM area covers approximately 2 411 km². Temporal Crops and karoo & Fynbos Shubland account for the most land cover in the municipality as reflected in Map 3. Karoo and Fynbos Shubland is found mostly on the towns which are located along the coastal line.



Map 2: Geological Structure

Source: <https://www.geoscience.org.za/index.php/publication/downloadable-material>



Map 3: Land Cover

Source: Department of Agriculture, Land Reform & Rural Development

3.2.4: Water resources and Hydrology

3.2.4.1: Water Storage and Catchment

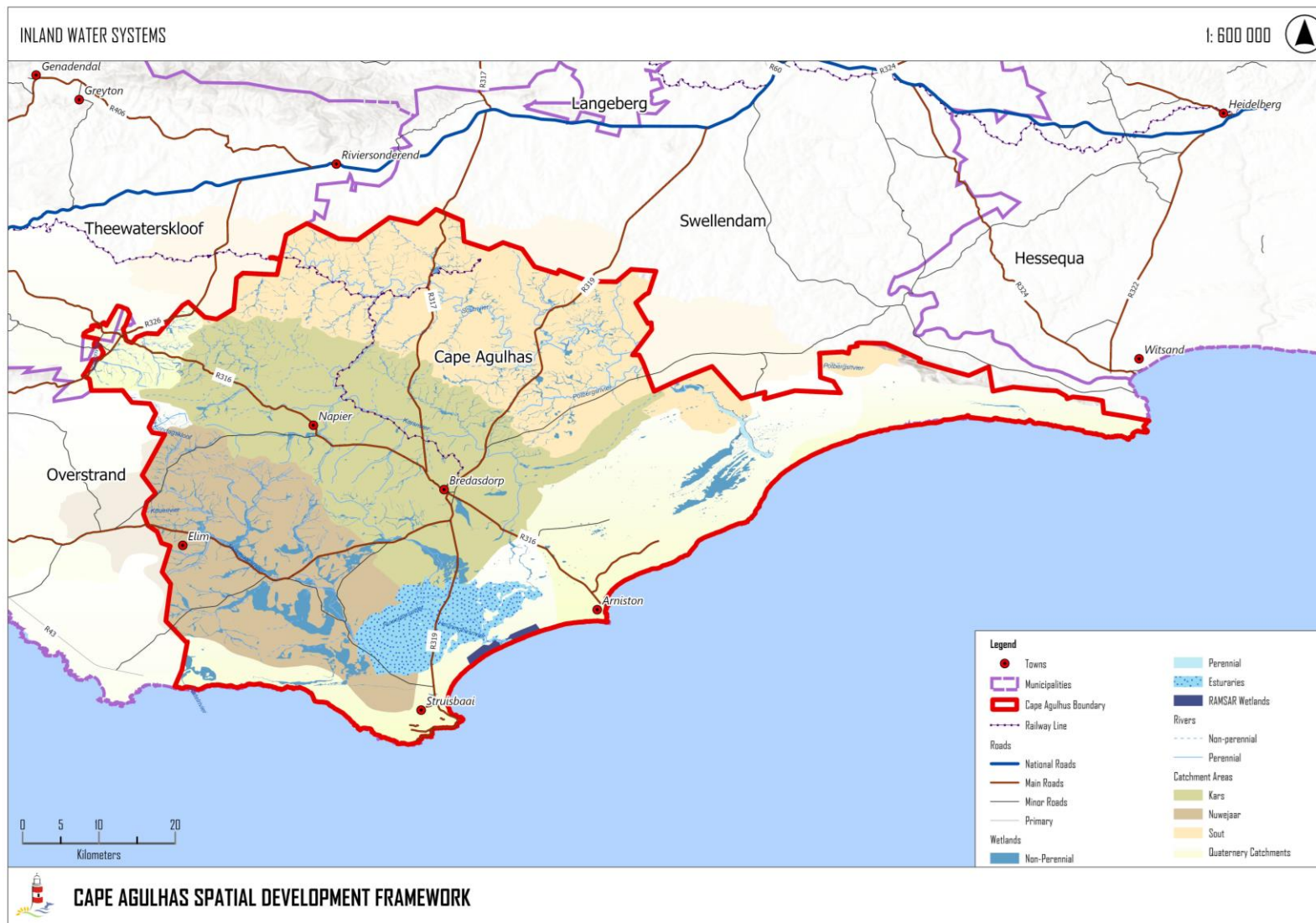
The municipality falls within the Overberg East sub-catchment of the Breede Gouritz Catchment Management Area. The two major river systems, the Sout and the Heuningnes-Kars-Nuwejaars, feed large wetlands and inland waterbodies on the Agulhas Plain. The Sout River drains the eastern part of the municipality, flowing into the De Hoop Vlei with no outlet to the sea. The Heuningnes River, and its tributaries, the Kars and Nuwejaars rivers, drain the western part of the municipality. The Kars and the Nuwejaars Rivers empty into Soetendalsvlei, which is one of the largest freshwater lakes in South Africa and an important nursery area for marine fish.

The municipality's rivers are generally in fair to good condition, primarily impacted by agricultural activities and alien invasive

plants, particularly acacias. Only the upper reaches remain in a good or natural state.

Close to urban areas and where good farming practices are not followed, the health of the rivers deteriorates into a poor state. The excessive use of fertilisers has led to eutrophication and habitat modification in the Sout River, while the upper Kars River is impacted by alien invasive vegetation. The Agulhas Plain's watercourses are important for conserving various indigenous fish species, and many are targeted for rehabilitation by CapeNature.

The Soetendalsvlei forms part of a complex wetland system with an outlet to the sea via the Heuningnes River in De Mond Nature Reserve. The De Hoop and De Mond are Ramsar wetlands of international importance. Map 4 illustrates the inland water system in the municipality.



Map 4: Inland Water System

Source: CAM SDF 2017

3.2.4.2: Cape Agulhas Coastal Area

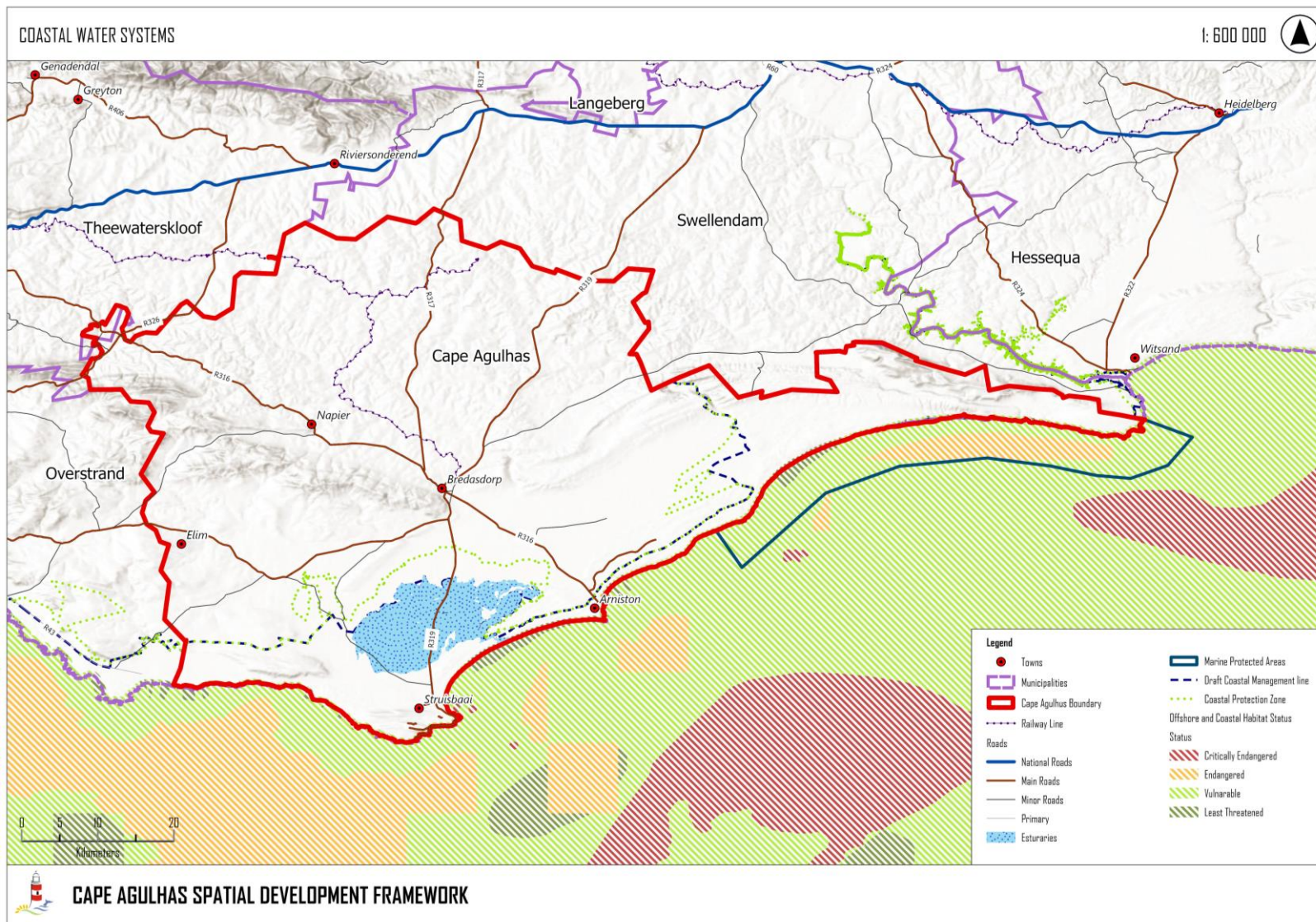
The municipal area has approximately 170km of coastline, much of which is under formal protection (Agulhas NP, De Mond NR, De Hoop NR, and De Hoop Marine Protected Area). The low-lying Agulhas Plain is very vulnerable to sea level rise and other associated climate change impacts, including groundwater pollution, inundation, erosion, and storm surges. A coastal management plan has been prepared for the Overberg District Municipality, with a supplementary component specific to CAM. Coastal Management Lines and illustrate the limit of development along ecologically sensitive or vulnerable areas or an area where dynamic natural processes pose a hazard or risk to Coastal management lines. The coastal management (setback) line and accompanying management zones are proposed to give specific direction with respect to the management of property with existing land use rights, and the planning of proposed activities and land uses (HaskoningDHV, 2015). The technical determination of the lines is completed; they are, however, yet to be adopted by the provincial government.

Their inclusion in this SDF is a key step towards their implementation.

Access to the coast is limited within the municipality due to the formally protected areas along the coast. The Overberg District is the subject of a pilot coastal access strategy prepared by the Western Cape Government. Proclaimed fishing harbours with public slipways are situated at Arniston/Waenhuiskrans and Struisbaai, with a public boat launching site at Suiderstrand.

The Heuningnes River discharges to the sea through a large estuary on the Agulhas Plain east of Struisbaai, listed as a Ramsar wetland. It extends for approximately 12km across the coastal plain of the Zoetendals Valley. The estuary is under pressure from habitat loss, changes in hydrology and pollution and is in a poor ecological state. A draft Estuary Management Plan and an Estuary Advisory Forum are in place for the estuary, managed by CapeNature. Floodline determination for the estuary was completed in 2017.

The Coastal Water System in Map 5 illustrates that the offshore and coastal habitats along the municipality's coastline are classified as vulnerable.



Map 5: Coastal Water Systems

Source: CAM SDF 2017

3.2.5: Critical Biodiversity Areas

Six Critically Endangered, two Endangered and one Vulnerable vegetation type occur within the municipal area. Very little remains of the critically endangered Rûens Shale Renosterveld vegetation types that once covered the north of the municipal area, which is now extensively farmed for cereal crops. The remnants that still occur are designated as critical biodiversity areas, and priority clusters are identified for conservation. Largely intact Overberg Sandstone Fynbos dominates the Bredasdorp mountains, and Elim Ferricrete Fynbos occurs in patches in the southwest of the municipality.

Critical Biodiversity Areas (CBAs), Ecological Support Areas (ESAs), and Other Natural Areas (ONAs) in the municipal area have been mapped in the Western Cape Biodiversity Spatial Plan, 2017 (WCBSP). The WCBSP is a systematic biodiversity planning assessment that identifies areas which require safeguarding to ensure the continued existence and functioning of species and ecosystems, including the delivery of ecosystem services. These spatial priorities are used to inform sustainable development in the Western Cape. The 2017 WCBSP replaces all previous systematic biodiversity planning products and sector plans. These categories are defined and linked to objectives and associated land uses in Figure 6.

CBAs in the CAM area include:

- River corridors and wetlands
- Remnant Renosterveld patches in the Rûens
- Parts of the Agulhas Plain adjacent to the Agulhas National Park and along the coast near the De Hoop Nature Reserve

Land uses within CBAs and ESAs must be carefully reviewed for suitability; development within a CBA would require strong motivation and is likely to be subject to an environmental authorisation process.

Three Important Bird and Biodiversity Areas (IBAs) occur in the municipal area. IBAs are designated (by Birdlife South Africa) on the basis that they are critical for the long-term survival of bird species that are globally threatened, have a restricted range, and are restricted to specific biomes/vegetation types. The Overberg Wheatbelt IBA, a habitat for Blue Cranes, makes up much of the northern part of the municipality, including the large areas of intensive agriculture. The Agulhas Plain-Heuningnes Estuary IBA incorporates the wetlands in the southwest of the study area and is a habitat for several globally and locally threatened bird species, while the De Hoop IBA is located within the De Hoop Nature Reserve. The Cape vulture, a threatened species, breeds in this reserve.

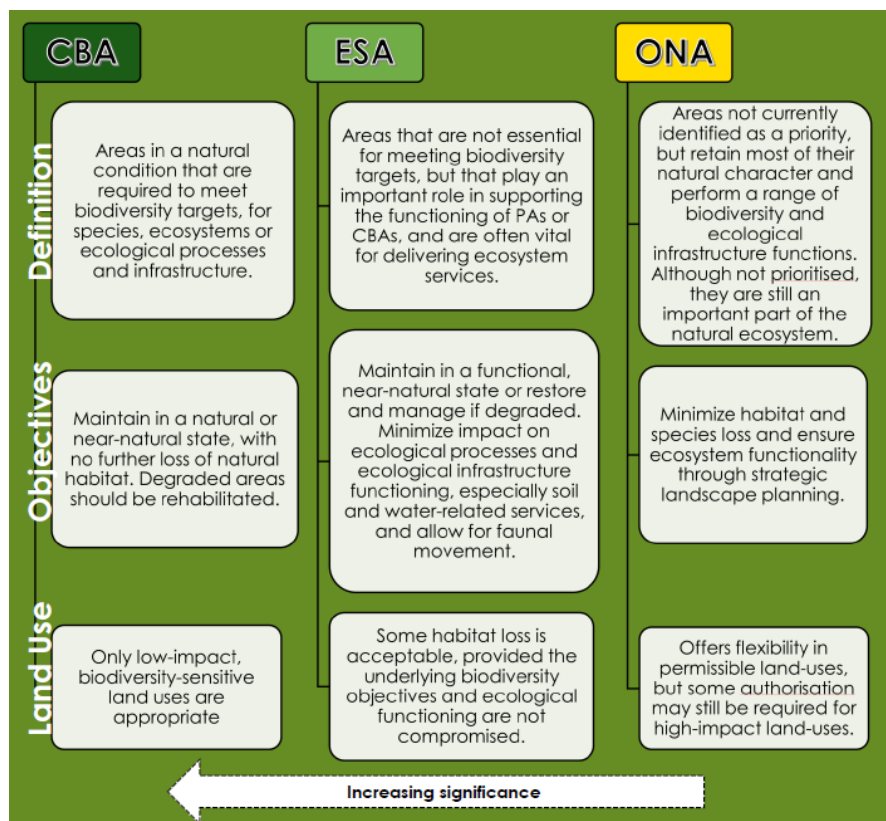


Figure 6: Definitions, Objectives and Desired Land Uses of CBAs, ESAs and ONAs

3.2.6: Protected Areas

The municipal area includes several protected areas, including a national park (Agulhas), provincial nature reserves (De Hoop

and De Mond), and local authority reserves (Bredasdorp). The De Hoop Marine Protected Area is located along the De Hoop coast, supporting biodiversity, and maintaining fish stocks in a protected marine environment.

Private nature reserves are located along the coast near the Agulhas National Park. The Nuwejaars Wetland Special Management Area is a large area of private land on the Agulhas Plain. The owners are signatories to an agreement to sustainably conserve and manage the land. This, and the conservation stewardship programme run by Cape Nature, is a major contribution to the protection of biodiversity outside of formally protected areas.

Formal protected areas comprise 16% of the municipality, whilst an additional 35% have been identified as Critical Biodiversity Areas or Ecological Support Areas. A total of 55.2% of the municipality has been transformed.

3.2.7: Land Capability

Land capability is defined as the most intensive use of land for the purposes of farming, determined by the interaction of climate, soil and terrain (Collett, 2017). Map 7 indicates the land capability of the municipality. The north of the municipality towards Bredasdorp, Napier and west towards Elim is predominately low to moderate potential. This means that it is not entirely favourable for future developments.

3.2.8: Agriculture

Agricultural activities comprise the most significant land use in the municipal area, covering 47% of the municipal area. Provincial data indicates that approximately 42% of the municipal area is cultivated land, and the predominant crops are lucerne (55 000ha), wheat (34 000ha), barley (22 000ha) and canola (11 000ha). In addition, approximately 12 600ha is utilised for grazing, largely by sheep and, to a lesser extent, cattle.

Wild fynbos flower harvesting is practised on the Agulhas Plain. The Agulhas Plain is thought to have higher flower harvesting levels and generates more income than any other fynbos area in the Cape Floristic Region (Privett, Krug, Forbes, & Gaertner, 2014). Fynbos flower farming, including wildflower harvesting

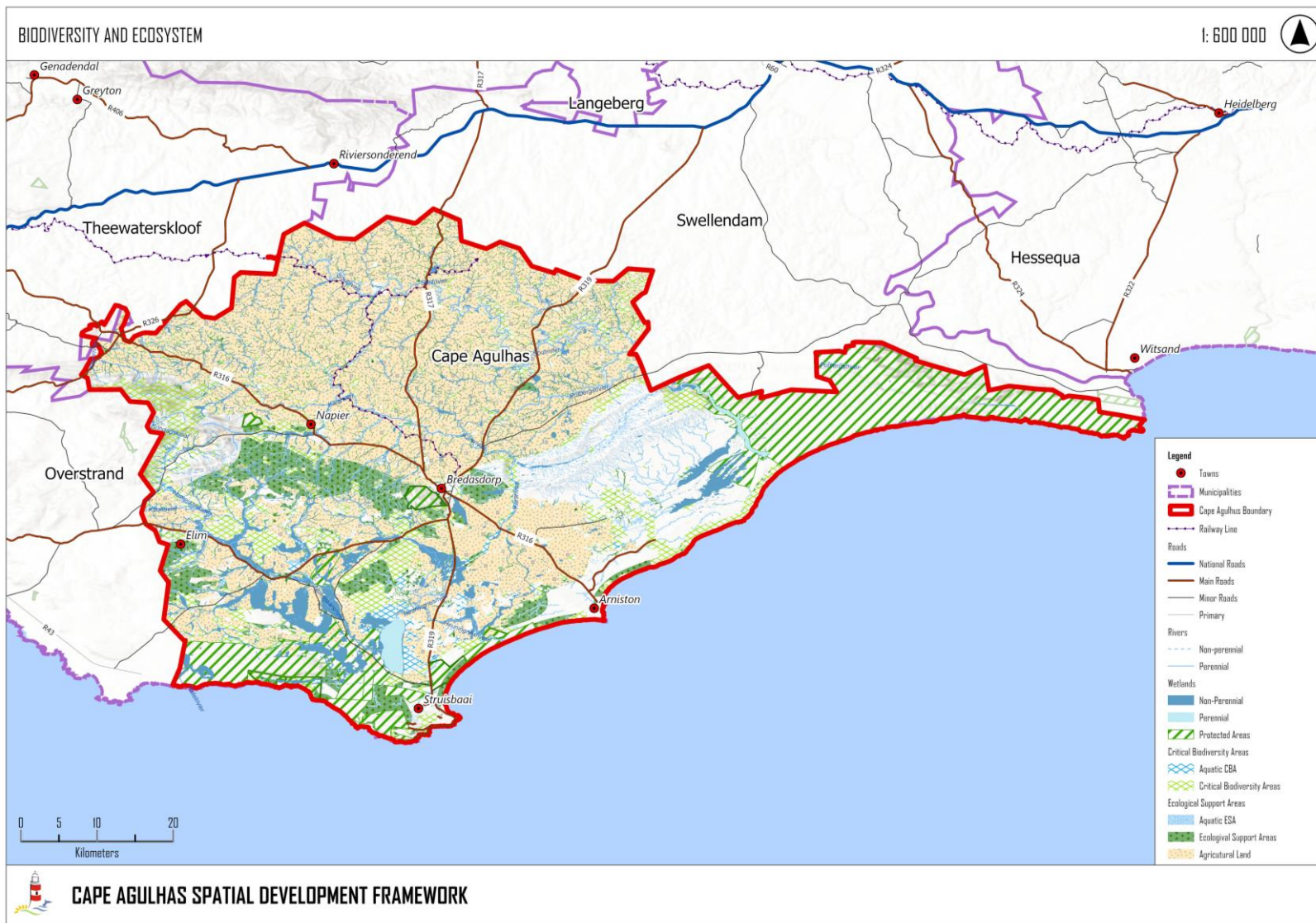
3.2.10: Natural Resources Extraction Activities

Mining is not currently a significant economic sector in the municipality. Sand mines and hard rock quarries are present in the mountains surrounding Bredasdorp. Furthermore, mining of aggregate and sand can be found in Bredasdorp, where bricks, blocks and pavers are manufactured.

and cultivation of fynbos is the second-highest land use area in the Agulhas Plain (Privett, Krug, Forbes, & Gaertner, 2014). The Agulhas Biodiversity Initiative aims to make economically viable use of the Agulhas Plain, improve conservation planning and management, and enable the sustainable use of wild Fynbos flowers.

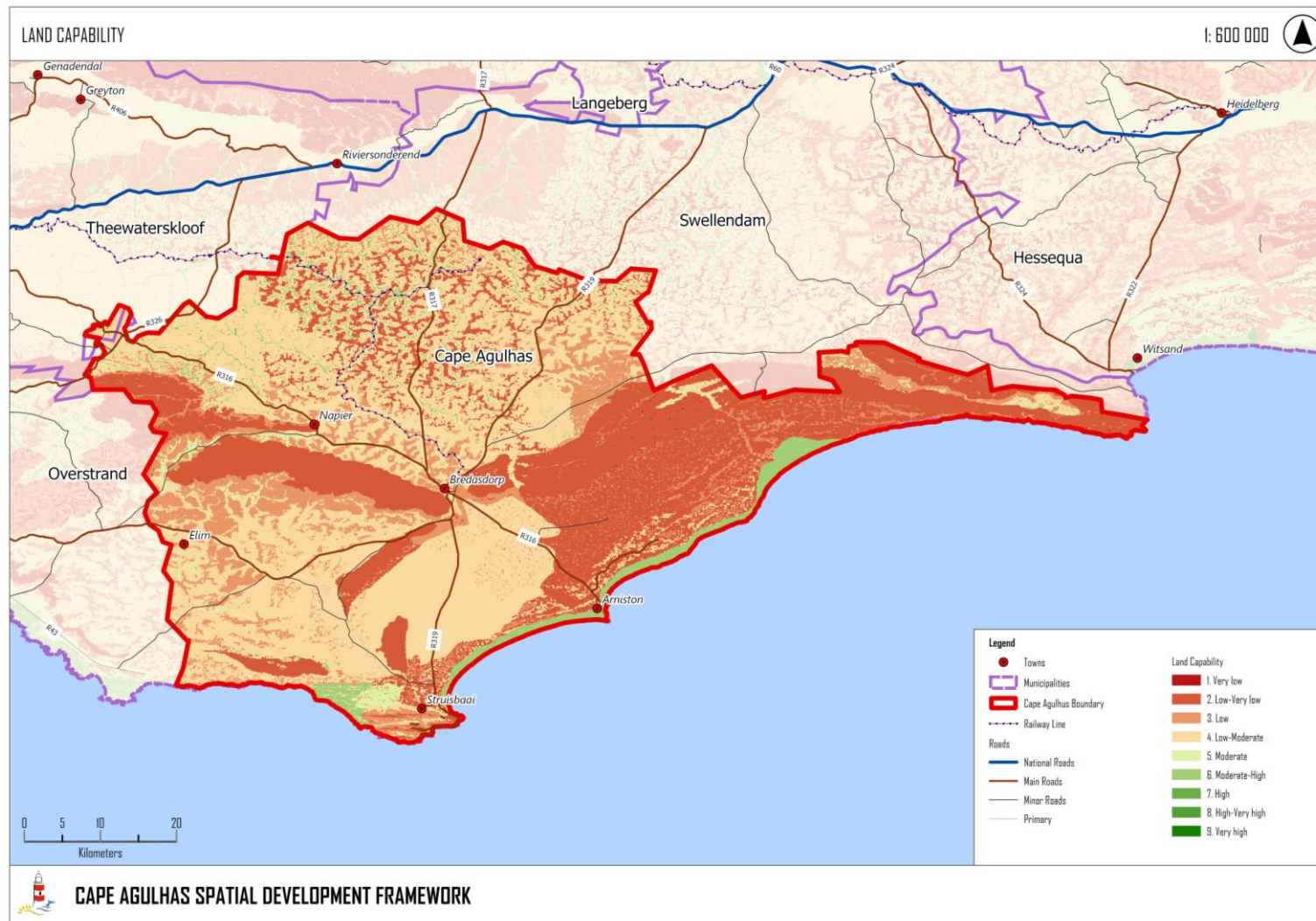
3.2.9: Biomes

The municipality comprises of two vegetation types which are Fynbos and Thicket. Map 8 illustrates that Fynbos accounts for most of the biomes and Thicket is found along the coastal line. Fynbos consists of evergreen shrubs that have hard leaves. Fynbos biome includes Proteas, Ericas and Restios.



Map 6: CBAs and ESAs

Source: CAM SDF 2017



Map 7: Land Capabilities

Source: Department of Agriculture, Land Reform and Rural Development



Map 8: Biomes

3.2.11: Heritage

Several heritage sites are located within the municipality, including historic buildings in Bredasdorp and Napier town centres, the fishermen's village at Kassiesbaai, the Elim mission station, and the Struisbaai Hotagtersklip area. The intertidal zone along the rocky Agulhas shoreline contains shell middens indicative of the exploitation of shellfish species by Later Stone Age hunter-gatherers. Cape Agulhas, Rasperpunt and Suiderstrand host well-preserved examples of "visvywers", ancient fish traps constructed by Khoikhoi pastoralists, and rare limestone shelters are situated high up in the cliffs overlooking Rasperpunt.

The Cape Agulhas Lighthouse is a Provincial Heritage Site and the second oldest lighthouse in the country. The De Hoop Nature Reserve, a World Heritage Site, contains some of the best-preserved examples of coastal Stone Age archaeology and extensive cave systems.

3.2.12: Climate

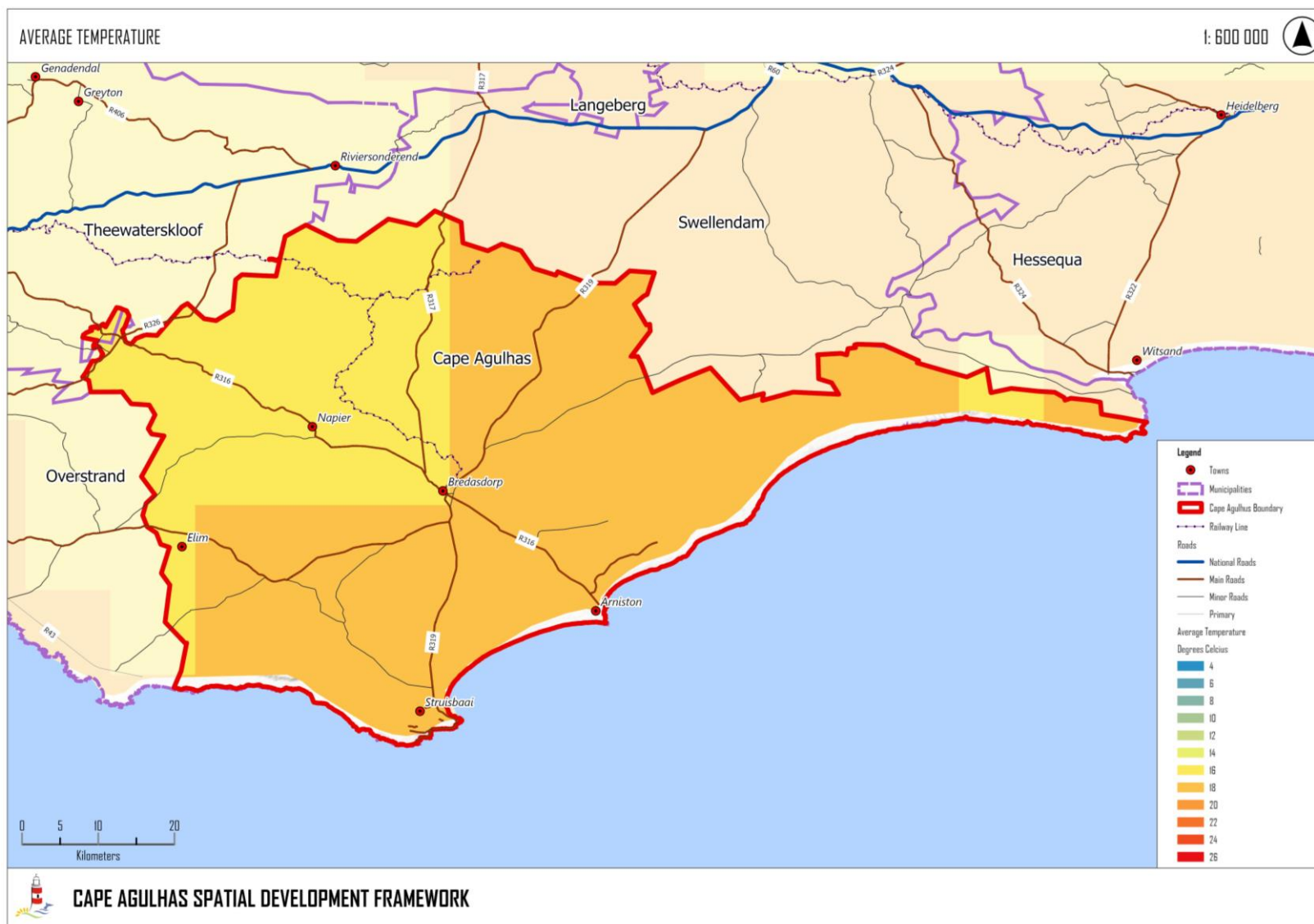
3.2.12.1: Average Temperature

Cape Agulhas Municipality is in the southern hemisphere and forms part of the local steppe climate. These are the months

that the summer season is composed of: December, January, February, March. The average temperature in Cape Agulhas is 16.70 °C (62.0 °F). As shown in Map 9, the average minimum temperature is 12.21°C and average maximum is 20.85 °C. With Cape Agulhas having tourist attractions such as the lighthouse, and scenic routes and areas, December, January, February and March would be the perfect times to visit as the weather conditions will be favourable.

3.2.12.2: Average Rainfall

There is not much rainfall in the municipality all year long. This climate is considered to be BSk according to the Köppen-Geiger climate classification. The driest month is January. The greatest amount of precipitation occurs in April, with an average of 885.96mm. In a year, the rainfall is 463 mm (18.2 inches). The municipality is well known for scenic routes and agricultural land therefore with the lack of adequate rainfall will have a negative impact on these elements in order to keep them in their best form for tourists.



Map 9: Average Temperature
 Source: <https://riskprofiles.greenbook.co.za/>



Map 10: Average Rainfall

Source: <https://riskprofiles.greenbook.co.za/>

3.2.12.3: Climate Change

Due to climate change, the CAM's west coastline of Arniston and the De Hoop Vlei are at moderate risk of coastal erosion and inundation. L'Agulhas and Arniston/Waenhuiskrans are also at moderate risk, while Struisbaai is at risk of extreme coastal events such as large storm surges. The Overberg Climate Change Response Framework notes that losses of coastal public and private property to coastal erosion have already been experienced at Struisbaai Nostra, north of the Struisbaai Harbour. According to the Framework, Struisbaai and L'Agulhas are the most at-risk areas of the ODM coastline in terms of projected sea level rise, storm-driven coastal inundation, and projections of storm-driven coastal erosion.

3.2.13: Invasive Alien Species

In 2011, approximately 31% of the Agulhas Plain was estimated to be invaded by invasive alien species (IAS) to a density of more than 50%¹. Invasion of fynbos by IAS leads to an increase in fuel loads, which leads to more intense and devastating fires. IAS also tend to use more water than indigenous species, which can cumulatively have a large impact on water availability in heavily invaded areas.

¹ Cape Agulhas Spatial Development Framework, 2017

3.2.14: Key Natural and Ecological Elements

Cape Agulhas Municipality's areas that need to be protected include the following:

- CBAs and ESAs
- Protected Areas
- Areas under private stewardship and conservation agreements

3.2.14.1: Agriculture Resources

Agriculture is a major contributor to the provincial and municipal economy; therefore, agriculture should be protected from inappropriate land uses that will impact agricultural opportunities. The key agricultural resources that need to be protected are:

- Cultivated land
- Pasture
- Streams, aquifer recharge areas, and catchments.

3.2.14.2: Major Environmental Threats to be Mitigated

Environmental challenges such as climate change, food insecurity, sea level rise and coastal erosion cannot be managed effectively at a municipal scale. Responses should focus on adaptation by:

- Adopting conservative approaches to coastal development guided by coastal management lines and coastal protection zones as determined by the provincial government,
- Ensure resource efficiency in buildings by reducing energy use
- Compacting settlements
- Mainstreaming water conservation and demand management in settlement-making and upgrading
- Managing and controlling alien invasive vegetation
- Protecting agricultural land

Areas that are vulnerable to climate change are:

- Low-lying Agulhas Plain and Heuningnes area
- Coastal settlements

3.2.14.3: Access to Natural Assets

The SDF needs to ensure that development along the coast, lakes, estuaries, and rivers does not compromise ecological integrity, tourism potential, and the landscape character. Development should be contained within a limited footprint, preferably within or adjacent to existing settlements, and the required ecological buffers and setbacks must be adhered to.

3.2.14.4: Scenic, Historical, and Cultural Assets

Scenic landscapes that need to be protected are:

- Bredasdorp/Heuningberg mountains

- Strandveld Plain and Agulhas Plain
- Rûens farming areas

Scenic routes to be protected are:

- R319 road between Bredasdorp and L'Aghulas
- R316 road between Bredasdorp and Napier
- R43 road Bredasdorp and Elim

Historically and culturally significant precincts and places are:

- Bredasdorp and Napier town centres
- Fishermen's cottages in Kassiesbaai and Arniston/Waenhuiskrans village
- Elim mission settlement
- Struisbaai Hotagtersklip area
- Coastal middens and fish traps
- Cape Agulhas Lighthouse

3.3: Opportunities and Challenges

LEGACY ISSUES: REDRESS <ul style="list-style-type: none">• Past erosion and degradation of critical biodiversity areas and natural resources.	CURRENT ISSUES: ADDRESS <ul style="list-style-type: none">• Implementation of biodiversity planning and risk management frameworks including CBAs and the Coastal Management Line• Limited access to nature and the coast for poorer communities.• Poor land management and fire regimes in agricultural areas.• The impact of climate change, sea level rise, energy, water, and food insecurity.• Encourage private landowners to implement stewardship programmes or create conservancies, private or contract nature reserves to extend effective protected areas.	FUTURE ISSUES: MITIGATE <ul style="list-style-type: none">• Further impacts of climate change through active adaptation, including implementation of provincial guidelines for land use in coastal risk areas.• Alien invasive vegetation impacts on fire regimes and water supply, by preparing and implementing a municipal control plan.
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Figure 7: Summary of Historic, Current, and Future Biophysical Issues in CAM

4: SOCIO-ECONOMIC PROFILE

The aim of this section is to provide a comprehensive socio-economic profile of Cape Agulhas and identify challenges and opportunities to be addressed in the municipal spatial development framework.

4.1: Demographic Trends

4.1.1: Population

The municipality's population estimates stand at 35 758 in 2022. Cape Agulhas municipality accounts for 11.6% of the district's population. Bredasdorp, a regional service centre, houses close to 50% of the municipal population. The municipality's population is expected to grow at a slower rate than that of the district and province. Table 4 outlines the expected population growth rate in the municipality, the district and Western Cape Province. The slower growth rate of the municipal population could indicate migration of the population to other areas in search of economic opportunities.

Table 4: Annual Population Growth Rate (%)

Geography	2022	2023	2024	2025	2026
Cape Agulhas	1.8	1.0	1.0	1.0	1.8
Overberg District	3.4	2.0	1.9	1.9	1.9
Western Cape	2.9	1.8	1.7	1.7	1.6

Source: Department of Social Development, 2022

4.1.2: Sex Ratio

The overall sex ratio depicts the number of males per 100 females in the population. Table 5 indicates that as of 2022, there are more males than females in the Overberg District municipal area, with a ratio of 49.4%(females) to 50.6% (males). The reverse is true for the Cape Agulhas area, with slightly more females than males, with a ratio of 50.3% to 49.7% in 2022. However, it is predicted to change over time, with a sex ratio of 101.2 in 2026, meaning that for every 100 women, there will be 101.2 men. This could be attributed to the potential inflow of working males to the municipal area.

Table 5: Estimated Number of Males per 100 Females

Geography	2022	2023	2024	2025	2026
Cape Agulhas	99.0	99.9	100.1	100.4	101.2
Overberg District	102.3	102.9	103.0	103.0	103.0

Source: Department of Social Development, 2022

4.1.3: Age Profile

Between 2022 and 2026, the highest projected population growth is recorded for children (0-14 years) and the working-age population (15-65 years), both projected to grow at an average rate of 1.3% per annum. The aged age cohort (65+ years) is predicted to decline at an average annual rate of

0.2% over the same period. These predicted growth rates will lead to a decline in the dependency ratio, from 45.7% in 2022 to 44.1% in 2026, as shown in Table 6.

Table 6: Age Cohorts

Year	Children: 0-14 years	Working age: 15- 64 years	Aged 65+ Years	Dependency Ratio
2022	8 512	24 539	2 706	45.7
2024	8 668	25 127	2 673	45.1
2026	8 966	25 831	2 685	45.1
Growth rate	1.3%	1.3%	-0.2%	

Source: Department of Social Development, 2022

4.1.4: Household Size

Household size refers to the number of people per household. Within the Cape Agulhas area, the average size of households is expected to drop marginally from 3.3 people per household in 2022 to 3.2 in 2026. Contributing factors include, but are not limited to cultural patterns surrounding intergenerational co-residence, divorce, as well as socio-economic factors that shape trends in employment, education, and housing markets.

4.1.5: Population Density

Population density is the measurement of the number of people that make up a population in a defined area. Factors

affecting population density include economic, social, connectivity/location and accessibility. This information can help to improve responsiveness to rapid urbanisation and assist municipalities with planning and budgeting for effective service delivery and combatting environmental risks. According to the Department of Social Development, 2022, the population density for Cape Agulhas Municipality is 10 people per kilometre square which is the lowest in the Overberg District.

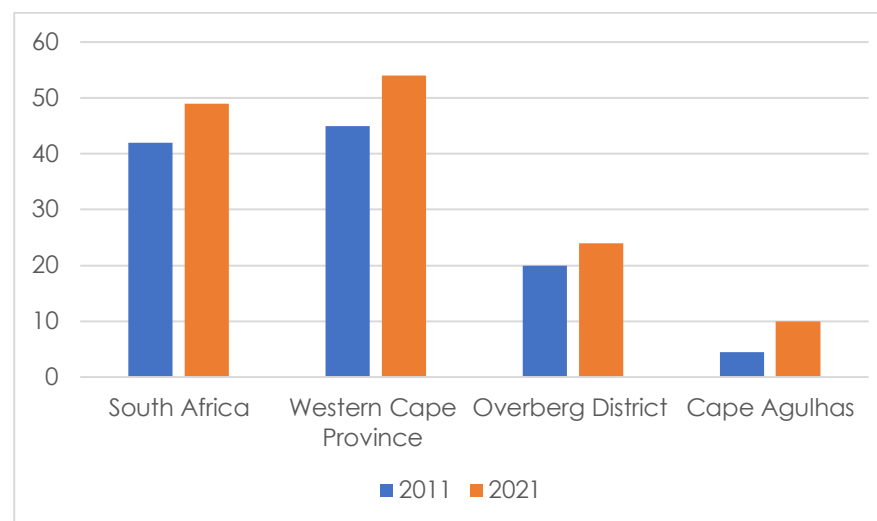


Figure 8: Population Density per Sq. Km

Department of Social Development, 2022

4.2: Socio Economic Indicators

4.2.1: Gross Domestic Product Per Capita

With a per capita GDP of R78 509 in 2021, the Cape Agulhas municipal area remains slightly below the province's R81 650. However, within the Overberg region, Cape Agulhas' per capita GDP exceeds that of the district, which stands at R63 994. Cape Agulhas has the highest GDP per capita in the district (R41 536 compared to Overstrand's R33 082).²

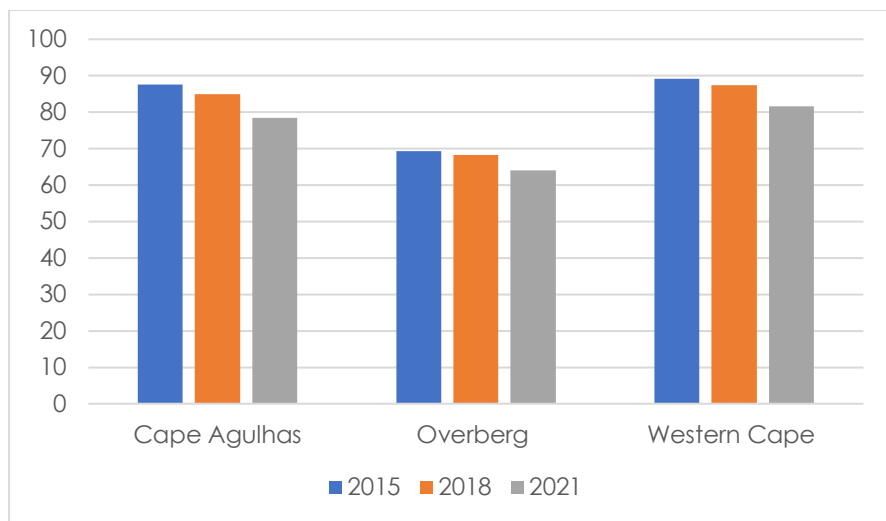


Figure 9: GDP Per Capita (R thousands)

Source: Statistics South Africa, 2022

² Overberg Spatial Development Framework 2022

4.2.2: Household Income

Cape Agulhas Municipality recorded an average household income of R19 193 in 2019- the highest in the Overberg District. Cape Agulhas experienced a decrease of -0.2% between 2015 and 2019. Table 7 provides an overview of the average monthly household income in Cape Agulhas Municipality in the period between 2015 and 2019.

Table 7: Average monthly household income for 2019

Geography	Average household income 2019 (current prices)	Trend (2015-2019)
Western Cape	R19 430	-0.3%
Overberg District Municipality	R15 804	0.3%
Cape Agulhas Local Municipality	R19 193	-0.2%

Source: Quantec, 2021 (Overberg Spatial development framework, 2022)

4.2.3: Poverty

Poverty can be defined as the state in which people lack adequate means to live comfortably and want of things or needs indispensable to life (Govender, et al., 2007). In the Cape Agulhas Municipality, in 2021, 50.15% of the municipality's population fell below the Upper Bound Poverty

Line, which is the proportion of the population living below the Upper Bound Poverty Line that cannot afford to purchase adequate levels of food and non-food items. It improved from 52.22% and 52.64% recorded for the periods 2015 and 2018 respectively.

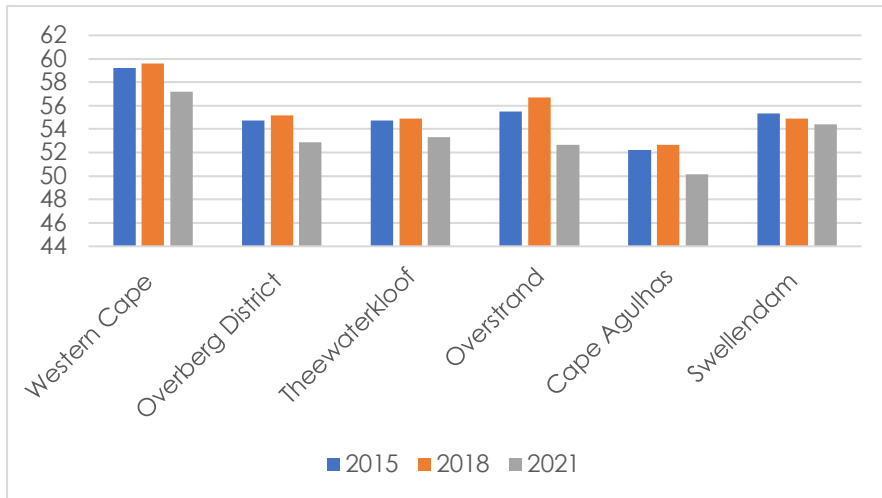


Figure 10: People Living Below Poverty Line (%)

Source: Quantec, 2021

4.2.4: Gini Coefficient

The Gini coefficient is a statistical measure of economic inequality in a population that measures the dispersion of income amongst the population (CFI, 2021). Measurements in a population include income, expenditure, asset, employment, education, health, basic services, and social mobility. Figure 11 shows that Cape Agulhas Gini coefficient

increased from 0.55 in 2014 to 0.60 in 2020. Income inequality has increased between 2014 and 2020 in Overberg District and the Province. The increase in income inequality in the municipality, district and province could be a result of the drought that occurred between 2014 and 2017, which could have impacted households. The covid-19 pandemic (2019-2020) had a major impact on many households and businesses, leading to the loss of jobs, income, and failure of businesses.

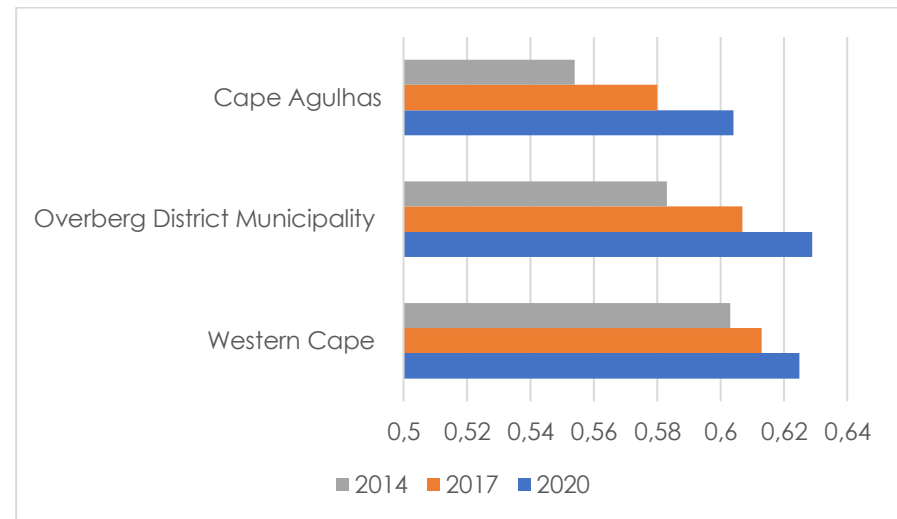


Figure 11: Gini coefficient

Source: HIS Markit, 2021 (Overberg Spatial Development Framework 2022)

4.2.5: Education

4.2.5.1: Access to Education

Education is considered one of the primary resources of change which aids people to acquire knowledge and skills and can therefore be turned to be used to acquire jobs. There was a total number of 10 schools in Cape Agulhas municipality of which 80% were no-fee schools. In 2021, a total of 4 765 learners were enrolled within Cape Agulhas, marginally less than the 4 771 enrolled in 2020. However, the Overberg district has shown an increase in learner enrolment from 44 659 in 2020 to 45 611 in 2021.

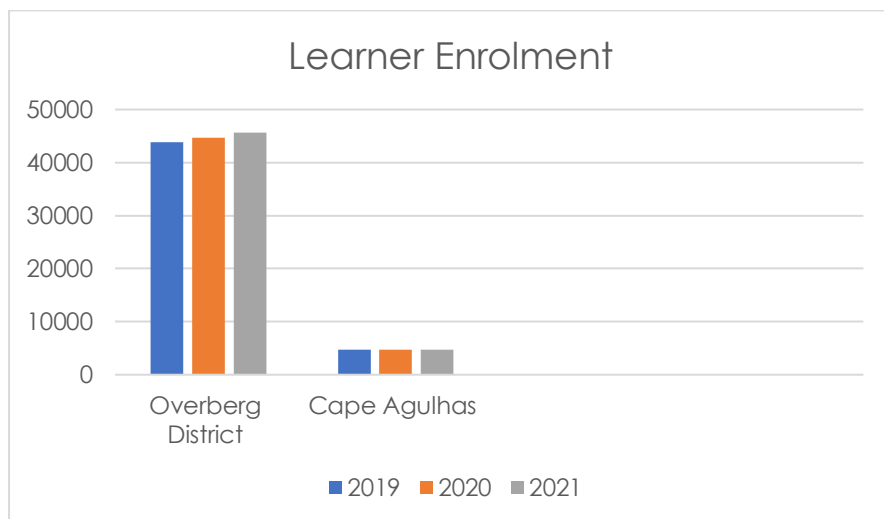


Figure 12: Learner enrolment

Source: Western Cape Education Department, 2020; Annual Survey of Public and Independent Schools, 2022

The WCG Education Department has indicated that the following new facilities are required as part of the 10-year educational plan:

- A new primary school in Bredasdorp (earmarked for 2024/5).
- A new primary school in Struisbaai (earmarked for 2025/6).
- A new hostel in Bredasdorp (earmarked for 2027/8).

4.2.5.2: Learner Retention

With a learner retention rate (Grade 10 to 12) of 72.3% (2021) for the Overberg District area, learner retention remains a critical challenge across the district. The Cape Agulhas area has the district's lowest retention rate of 63.5% in 2021. The learner retention rate is influenced by a wide array of factors, including economic influences such as unemployment, poverty/very low household income/indigent households, as well as social concerns such as teenage pregnancies, overcrowded classrooms, student attitudes towards education, as well as other personal circumstances which can make it difficult for learners to focus on education.

Table 8: Learner retention 2019-2021

Geography	2019	2020	2021
Overberg District	66.1%	68.9%	72.3%
Theewaterskloof	71.2%	67.8%	74.6%
Overstrand	64.1%	71.4%	70.3%

Geography	2019	2020	2021
Cape Agulhas	56.0%	66.3%	63.5%
Swellendam	66.1%	68.9%	75.8%

Source: Western Cape Education Department, 2020; Annual Survey of Public and Independent Schools, 2022

4.2.5.3: Education Outcomes

Education remains one of the key avenues through which the state is involved in the economy. In preparing individuals for future engagement in the labour market, policy choices and decisions in the sphere of education play a critical role in determining the extent to which future economic and poverty reduction plans can be realised. In recent years, Cape Agulhas' matric pass rate has decreased from a high of 93.6% in 2019 to 89.9% in 2021, as shown in Table 9. The Cape Agulhas matric pass rate remains the highest in the district, and significantly higher than that of province's 80.7%. This, however, must also be read in conjunction with the low retention rate as indicated above – this implies that a smaller proportion of learners reach matric, and this group's outcomes (pass rate) are generally good.

Table 9: Matric Pass Rates

Geography	2019	2020	2021
Cape Agulhas	93.6%	91.4%	89.9%
Theewaterskloof	81.4%	78.2%	79.4%
Swellendam	89.2%	81.2%	88.2%
Overstrand	90.1%	80.0%	79.8%

Geography	2019	2020	2021
Overberg District	85.9%	80.4%	81.5%

Source: Western Cape Education Department, 2020; Annual Survey of Public and Independent Schools, 2022

4.2.5.4: Education Infrastructure, Schools with Libraries

The availability of library facilities within schools contributes towards improvement in the overall quality of education, narrowing the academic attainment gap by allowing students access to information which is, in turn, directly linked to improved education outcomes. Within the Cape Agulhas area, there were a total of 10 schools, of which five were equipped with libraries. However, there is considerable scope for the extension of libraries to more schools in the region.

4.2.6: Employment

It is estimated that the Cape Agulhas region's total employed in 2021 amounts to 14 507 workers, of which 12 163 (83.8%) are in the formal sector while 2 344 (16.2%) are informally employed, showing a drop in the proportion of informally employed workers from previous years. Informal employment has been on the decline since 2016, while overall formal employment has only been able to reach a 1.0% average growth between 2016 and 2020. The informal economy absorbed the majority of the job losses in 2021.

Most of the formally employed in the CAM consists of semi-

skilled (45%) and low-skilled (39.5%) workers, as illustrated in Figure 13. Although the skilled category only contributed 22.7% of total formal employment (Quantec,2022), it outpaced the other two categories in terms of average annual growth between 2016 and 2020, when the skilled cohort grew on average by 2%, while the semi-skilled category grew at 1.3%. Low-skilled employment stagnated with zero growth over the same period. The growth in the skilled category reflects the market demand for more skilled labour and the ability to sustain and even expand skilled employment during difficult economic times. Evidently, the demand for skilled labour is rising, which implies the need to capacitate and empower low-skilled and semi-skilled workers.

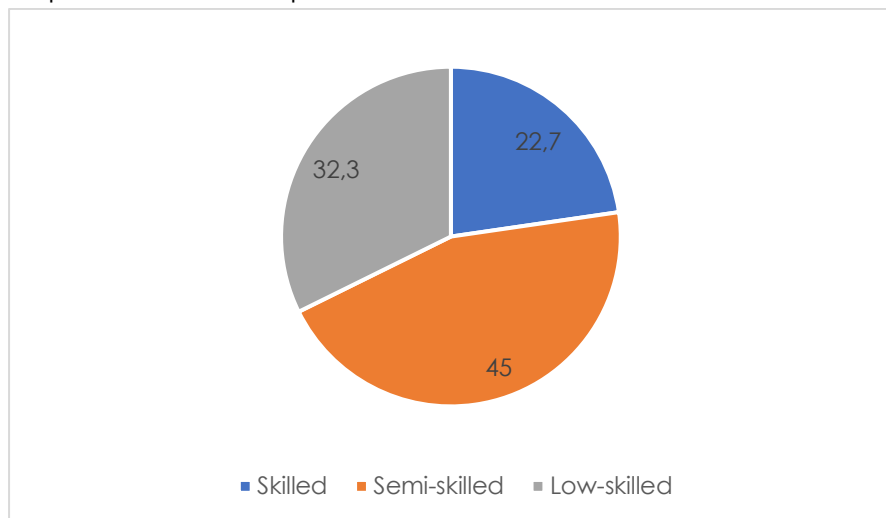


Figure 13: Skill Levels (%) of Formally Employed Workforce, 2022
 Source: Cape Agulhas Socio-economic profile Report

4.2.7: Unemployment

The Cape Agulhas area has the lowest (12.3% in 2021) unemployment rate within the district. Unemployment has, however, increased by 6.4% since 2015. The proportion of the not-economically active population has also increased from 2020 to 2021. Job losses and an insufficient supply of jobs have led to an increasing number of discouraged work-seekers. Unfortunately, most job losses affect low-skilled and informal workers, who are more vulnerable during tough economic times. The unemployment rates are concerning given that this estimate is based on the narrow definition of unemployment, i.e., the percentage of people actively looking for work but unable to find employment.

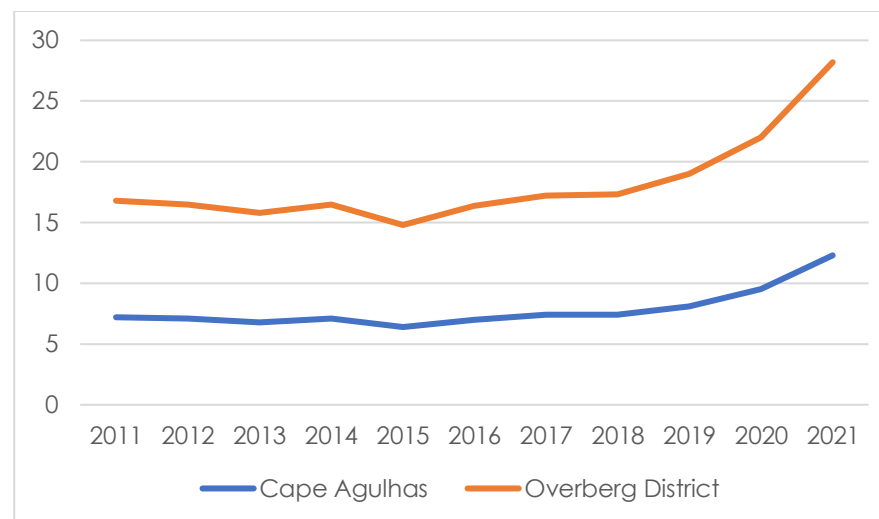


Figure 14: Unemployment Rates 2011-2021 (%)
 Source: Cape Agulhas Socio-economic profile Report

4.2.8: Health

4.2.8.1: HIV/Aids and TB

The total number of registered patients receiving antiretroviral treatment in the Cape Agulhas region increased by 117 patients, from 964 in 2020/21 to 1 081 in 2021/22. There has also been an increase of 38 registered patients receiving TB treatment in the Cape Agulhas area, from 121 in 2020/21 to 159 in 2021/22.

4.2.8.2: Child Health

The immunisation rate in the Cape Agulhas area increased only very slightly, from 74.6% in 2020/21 to 75.6% in 2021/22, keeping the rate at a less than ideal level. There was a notable increase in the proportion of malnourished children under five years, from 0.3 per 100 000 people in 2020/21 to 0.7.

The low-birth-weight indicator (less than 2 500g) for the Cape Agulhas area presented a deterioration, from 13% in 2020/21 to 14.2% in 2021/22. The neonatal mortality rate (per 1 000 live births) registered some improvement from 8.7 in 2020/21 to 4.3 in 2021/22.

4.2.8.3: Maternal Health

When considering maternal health in the Cape Agulhas area, zero deaths per 100 000 live births were recorded in 2021/22 (maternal mortality rate of zero). For the period 2020/21 to 2021/22, the delivery rate to women under 20 years increased from 12.8 to 15%, while the termination of pregnancy rate remained unchanged at 0.3%.

4.2.9: Access to Housing

Section 1 of Cape Agulhas Zoning Scheme By-Law 2022 defines a dwelling unit as a self-contained, inter-leading group of rooms with not more than one kitchen, used for living accommodation and housing of one family, together with such outbuildings as are ordinarily used with a dwelling unit³.

Formal dwelling is a structure built according to approved plans, for example, a house on a separate stand.

Informal dwelling is referred to as a makeshift structure not erected according to approved architectural plans, for example a shack.⁴

Table 10 shows that the majority of households in Cape Agulhas Municipality reside in formal dwellings. Cape Agulhas has the second-highest percentage of households living in formal dwellings in the Overberg District.

³ Cape Agulhas Zoning Scheme By-Law, 2022

⁴ Overberg District SDF 2022

Table 10: Dwelling types in Cape Agulhas 2020

Dwelling type	Overberg District		Cape Agulhas	
	Number	% of the total	Number	% of the total
Formal Main	70 167	79.9%	9 032	83.6%
Informal	14 801	16.9%	1 531	14.2%
Other	2 806	3.2%	239	2.2%

Source: Cape Agulhas Socio-economic profile Report

4.3: The Economy

4.3.1: Growth in GDP Performance

As of 2020, the Overberg District Municipality's economy generated X% (RX billion) of the Western Cape's total GDP (RX billion). In the same year, CAM's economy was valued at R3.435 billion and employed approximately 14 909 people (Quantec, 2022). This accounted for X% of the total Overberg District and Y% of the total provincial economy. Of the non-metropolitan municipalities in the Western Cape, CAM ranked X in its contribution to total provincial GDP (the neighbouring municipalities of Overstrand, Theewaterskloof and Swellendam ranked X, Y and Z, respectively).

Table 11 shows the change in GDP between 2016 and 2020. The table indicates that the municipal economy contracted at an average annual growth rate of 0.8%. The contraction can

be attributed to the steep secondary sector contraction of 2.9% and the 2.4% and 1.9% contractions in the transport, storage & communication and wholesale & retail trade, catering & accommodation sectors, respectively. The primary sector slowed by 0.6 per cent over this period. The 2020 recession made a substantial dent in the average growth rate over the period, but load shedding and the drought within the province also played a major role in prior years.

Table 11: GDP Performance 2021

R million (2020)	Trend (2016-2020)	Real GDP Growth 2021
Primary R227.5 (6.6%)	0.6%	6.9
Agriculture, Forestry & fishing R221.5 million (6.4%)	0.5%	7.3
Mining & quarrying R6.4 million (0.2)	6.9%	-15.1
Secondary Sector R772.0 (21%)	-2.9%	5.0
Manufacturing R494 million (14.4%)	-1.4%	7.7
Electricity, gas & water R65.7 million (1.9%)	-3.2%	5.0
Construction R162.3 million (4.7%)	-6.2%	-2.2
Tertiary Sector R2 485.1 (72.4%)	-0.2%	4.8

R million (2020)	Trend (2016-2020)	Real GDP Growth 2021
Wholesale & retail trade, catering & accommodation R673.6 million (19.6%)	-1.9%	7.3
Transport, storage & communication R282.2 million (8.2%)	-2.4%	6.8
Finance, insurance, real estate & business services R862.6 million (25.1%)	2.3%	4.0
General government R328.4 million (9.6%)	-1.0%	-1.4
Community, social & personal services R337.4 million (9.8%)	0.0%	7.0
Total Cape Agulhas R3 434.6 (100%)	-0.8%	5.0

Source: Cape Agulhas Socio-economic profile Report

4.3.2: Sectoral GDP Performance

Estimates for 2021 indicate a marked recovery in growth (5%) from the effects of the COVID-19-related restrictions on economic activity in 2020 (see Table 11). This growth was driven by recovery growth in several sectors, including the wholesale & retail trade, catering & accommodation (7.3 %); finance, insurance, real estate & business services (4%); agriculture, forestry and fishing (7.3%), manufacturing (7.7%); and transport, storage and communication (6.8%) and community, social

and personal services (7%) sectors. The mining and quarrying (-15.1%), construction (-2.2%), and general government (-1.4%) sectors were the only sectors that experienced a further economic decline after the easing of restrictions.

4.3.3: Labour Trends

The tertiary sector is the largest contributor to employment generation in the municipality, followed by the secondary and primary sectors. It is noted that the primary sector, comprising primarily agricultural activities, has a share of 6.6% to GDP and 12.7% to employment generation, highlighting the importance of agriculture in employment generation.

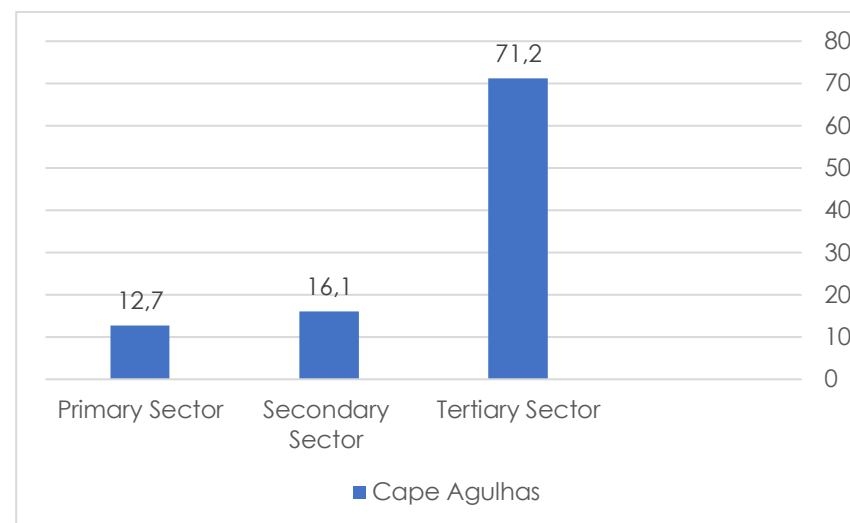
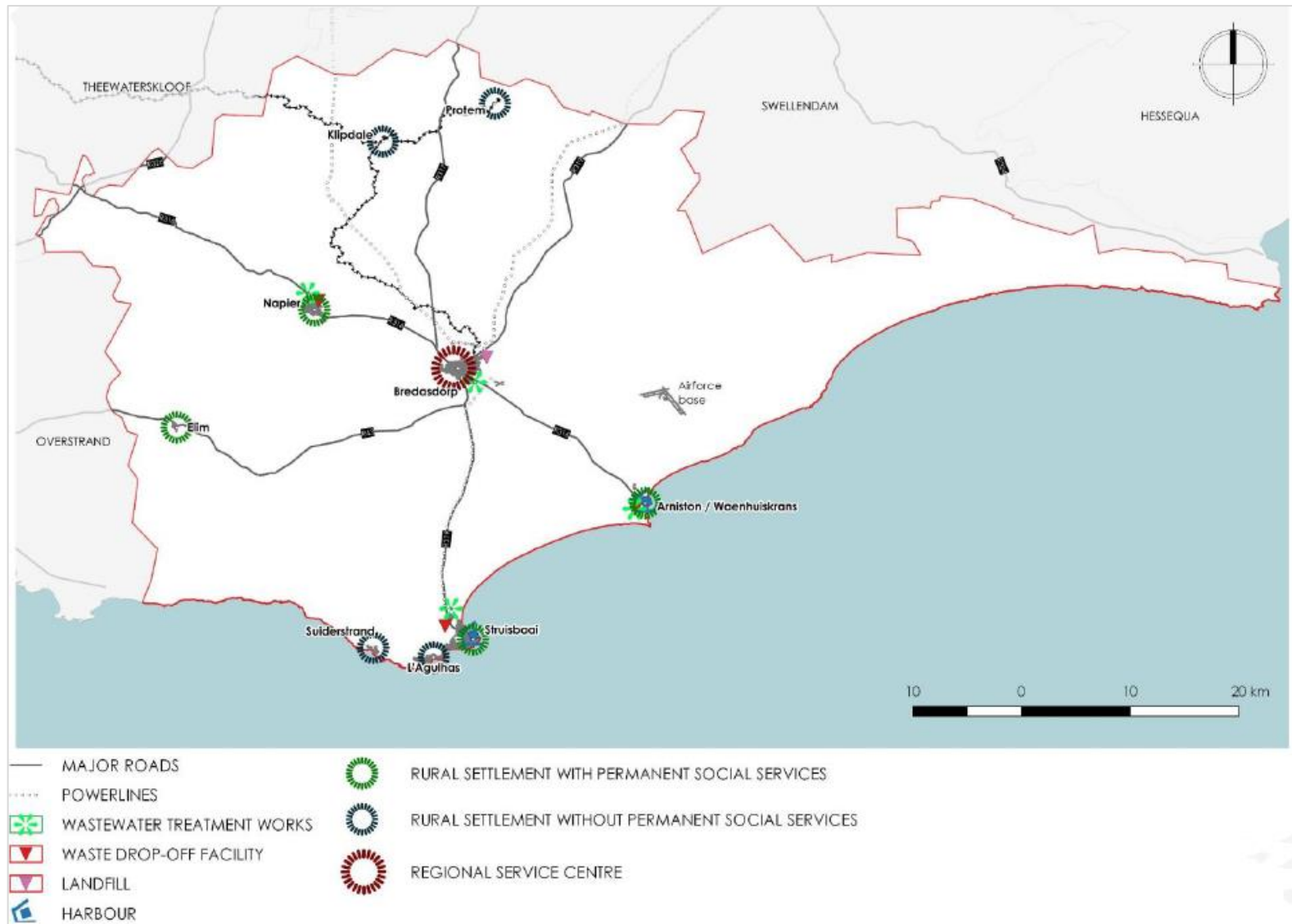


Figure 15: Sectoral employment contribution 2020 (%)

Source: Cape Agulhas Socio-economic profile Report

Despite the economic recovery experienced in 2021, the economy continued to shed jobs, with an estimated 402 net jobs lost. This was primarily driven by job losses in the wholesale & retail trade, catering & accommodation (-180 jobs); construction (-61) and transport, storage, and communication (-60 jobs) sectors, reflecting that employment creation is lagging behind the improved GDP. Only the community, social & personal services sectors were able to create jobs during the year.



5: BUILT ENVIRONMENT PROFILE

5.1: Municipal Overview

According to the CSIR Guidelines For The Provision of Social Facilities in South African Settlements, 2012, Cape Agulhas Municipality's settlement structure comprises nine towns and settlements. Table 12 below outlines the settlement structure for the CAM.

Table 12: Settlement Structure

Settlement	Area (km ²)	Function/ Role
Bredasdorp	25,15 km ²	Primary settlement in CAM, seat of government, regional services centre.
Napier	23,04 km ²	Secondary services centre, sought-after retirement/ second home area.
Struisbaai	14,34 km ²	Coastal settlement, sought- after retirement/ second home area and holiday destination.
Elim	28,33 km ²	Historic missionary settlement.

Settlement	Area (km ²)	Function/ Role
Arniston	3,95 km ²	Historic fishing and coastal settlement, sought-after retirement/ second home area and holiday destination.
L'Agulhas	7,49 km ²	Coastal settlement, sought- after retirement/ second home area and holiday destination.
Suiderstrand	1,38 km ²	Small coastal settlement, retirement/ second home area.
Protem		Small rural service centre.
Klipdale		Small rural service centre.

In terms of provincial guidelines for the provision of social facilities, CAM settlements are classified in Table 13. No settlement in Cape Agulhas Municipality is classified as having high or medium-high growth potential. Bredasdorp and Napier are classified as having medium growth potential, and the rest of the settlements as having low growth potential.

Table 13: Settlement Classification

Type of Centre	CAM Settlements	Population
Regional Centre		>70 000
Primary regional service centre		20 000-70 000
Secondary regional service centre	Bredasdorp	5 000-20 000
Rural settlement with a threshold to support permanent social services	Napier, Struisbaai, Elim, Arniston	1000-5000
Rural settlement without a threshold to support permanent social services	L'Agulhas, Suiderstrand, Protem	<1000

Source: *Guidelines for the provision of social facilities in South African Settlements*, CSIR, 2012

5.2: Public Facilities

The CAM Library Service consists of nine libraries, serving 10 896 members (almost a third of the CAM population). The main library is situated in Bredasdorp, while there are also library facilities at Welverdiend (Bredasdorp) Struisbaai, Waenhuiskrans, Napier, Klipdale, Protem and Elim.

CAM has seven cemeteries. To meet future demand, extensions are planned to current cemeteries in Bredasdorp, Struisbaai, and Napier.

The Municipal Area currently has 18 parks with playground equipment and a community park in every ward. There are also sports grounds/fields and community halls in every ward as well as camp sites/ resorts at Bredasdorp, Arniston, Struisbaai, and L'Agulhas.

CAM has an ongoing park enhancement and maintenance programme. The municipality also manages its own nature reserve – Heuningberg. The municipality manages the camp sites/ resorts and maintains beach-related facilities such as ablution blocks and ablution facilities on an ongoing basis.

Maintenance and ground preparation is performed on an ongoing basis. CAM has concluded an MOU with the WCG Department of Sport, Art, and Culture to develop the Bredasdorp sports grounds as a sports academy (included as grant funding provided for in the MTEF).

5.3: Infrastructure and Services

5.3.1: Access to Services

According to Quantec data, out of CAM's 11 041 households:

- 97.7% have access to connected sewerage.
- 99.5% have access to piped water.
- 96.9% of residents receive electricity.
- 84.6% have access to refuse removal.
- 85.2% have access to a formal main dwelling

5.3.2: Free Basic Services

Municipalities also provide a package of free basic services to financially vulnerable households struggling to pay for services. The number of households receiving free basic services in the Cape Agulhas municipal area increased sharply in 2020 from 2019. This could be a result of the Covid-19 pandemic, which hugely impacted households.

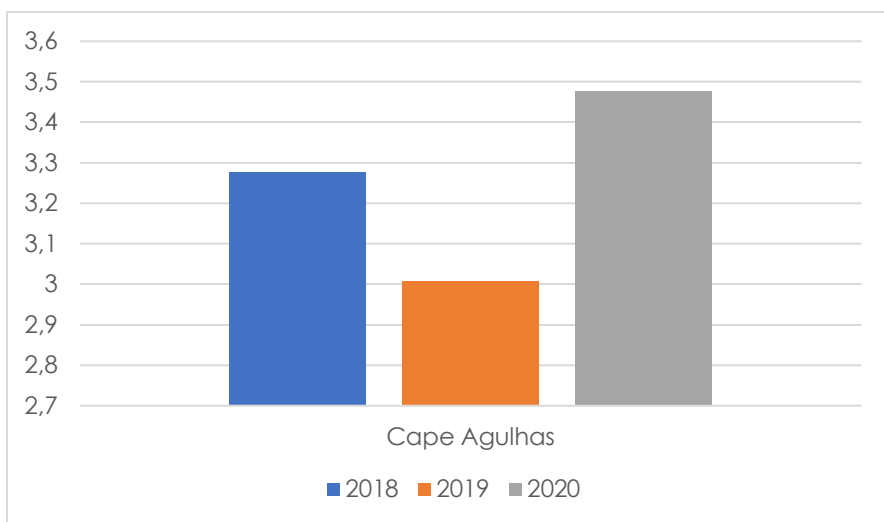


Figure 16: Households Receiving Free Basic Water
 Source: Statistics South Africa, Non-Financial Census of Municipalities 2022

5.3.3: Water

The municipality's primary water source is ground water- from various boreholes in the area. Bredasdorp has, in addition, access to the Uityvlucht spring and the Sanddrift Dam for water.

Figure 17 illustrates that 82,24% households in Cape Agulhas have access to piped water inside their dwellings.

All towns have sufficient water sources except for Struisbaai, which is under ever-increasing pressure owing to numerous residential developments. Various water purification works are operational throughout the municipal area, have adequate capacity, and operate at a satisfactory level. Although none of the CAM's water treatment works has Blue Drop Status, drinking water is of excellent quality with a compliance level of 95%. Problems are experienced in L'Agulhas and Struisbaai with brackish water, but the possibility of developing ground water reverse osmosis (RO) plants is currently being investigated (RO is a water purification technology that uses semi-permeable membranes to remove ions, molecules and larger particles from drinking water).

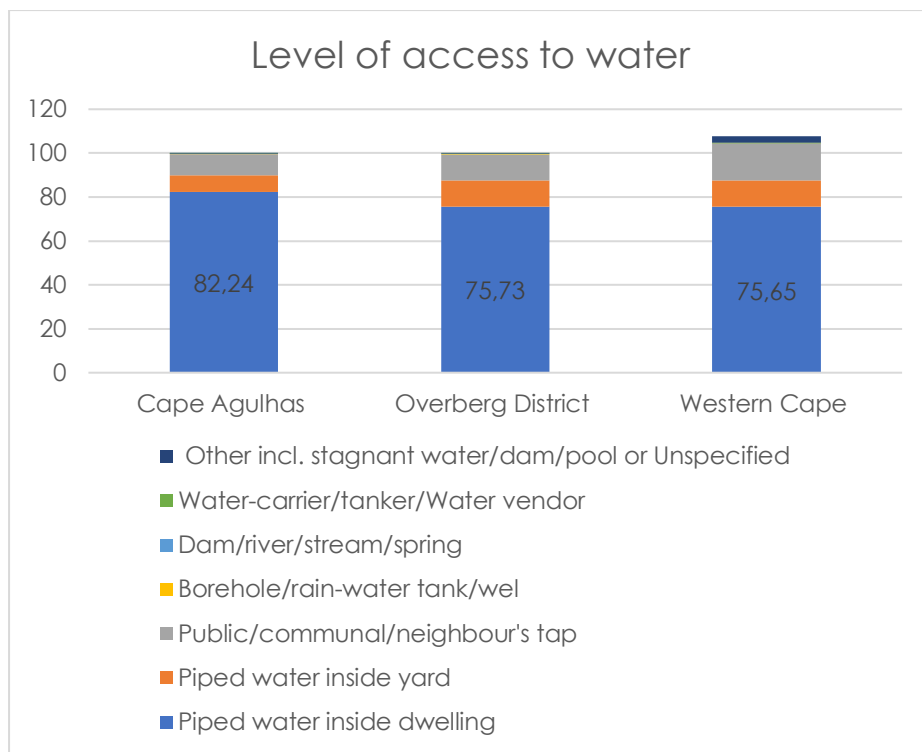


Figure 17: Level of access to water

Source: Quantec 2021

5.3.4: Sanitation (Wastewater)

97.68 households in the municipality have access to flush or chemical toilet facilities according to Figure 18. Areas are serviced by communal toilets, generally exceeding the minimum norm of a communal toilet per five families. Excluding Bredasdorp and Napier, wastewater treatment works (WWTW) in CAM have sufficient capacity and are operating at a

satisfactory level. An effluent quality control program is in place to reduce the risk of pollution of public streams or ground water sources. Upgrading the Bredasdorp WWTW is the most critical priority.

Bredasdorp has a full waterborne sewerage system in place. The lower-income areas in Napier, Arniston and Struisbaai also have full waterborne sewerage systems, whilst the higher-income areas of these towns are serviced with conservancy tanks.

Conservancy tanks are not deemed a backlog, and the service is adequate except for the Struisbaai CBD, where the tanker services are under immense pressure during the summer tourist season and are limiting potential development.

Elim has its own wastewater treatment works and reticulation network which the Elim Opsienersraad manages. The high cost and expertise required to maintain this infrastructure remain a challenge (it is understood that the WCG is leading an initiative to incorporate missionary towns with municipal service delivery systems fully).

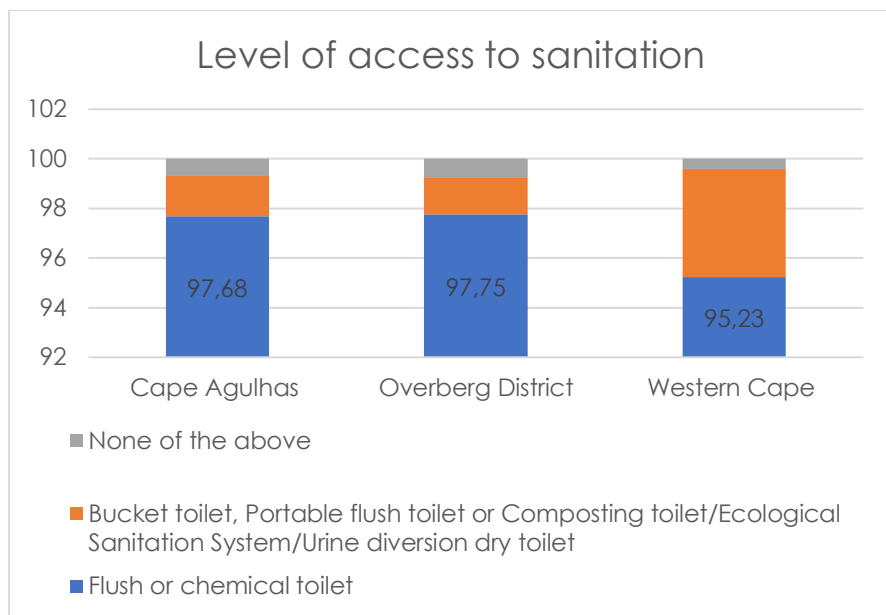


Figure 18: Level of access to sanitation

Source: Quantec 2021

5.3.5: Electricity

As of 2021, 96.91% of the municipality had access to electricity, including a generator (Figure 19). Electricity distribution in the municipal area is shared by CAM and Eskom, which services Struisbaai North, Elim, Kassiesbaai, Protém and Klipdale. All formal households and households in informal settlements have access to electricity and street lighting. Informal settlements where some type of township development has taken place also have access to electricity. Electricity capacity is adequate to cover the current demand for

electricity in the area. All households within the Municipal Supply Area have access to minimum electricity standards, defined as an electricity connection at the dwelling.

This contributes to relatively low technical losses because of heat, hot connections, and transformers not operating in ideal zones. The upgrading and maintenance of electrical infrastructure are ongoing, and CAM has seven quality supply recorders that continuously monitor the quality of supply per the relevant IEC and NRS standards.

Major challenges relate to Eskom capacity limitations, curtailing development. These include:

- Eskom’s indication that they cannot meet a request for an increase in Notified Maximum Demand (NMD) for Bredasdorp and Napier from 11MVA to 13MVA before 2021 (the installed infrastructure capacity is 15MVA). The increase is required for a proposed upgrade at P&B Lime, and a planned publicly assisted housing development.
- The quality of service delivery in the Eskom supply area of Arniston/Waenhuiskrans is inferior to that of the municipally supplied area, and the physical state of the 66KV line that feeds the substation at the Overberg Test Range. Eskom is planning the replacement of this line, but not in the short term.
- The Struisbaai Eskom substation has adequate capacity to supply Struisbaai in short to medium term

but would not be sufficient to supply extensions to Struisbaai North (currently fed by an old 22KV farmer's line with the associated lack of service reliability).

Much of CAM falls within the Overberg Renewable Energy Development Zone (REDZ) identified by the national government as being strategically important for large-scale wind and photovoltaic development. The area is intended to be incentivised for renewable energy development and grid expansion. Consequently, reduced environmental assessment processes and decision criteria are applicable to projects within the identified area.

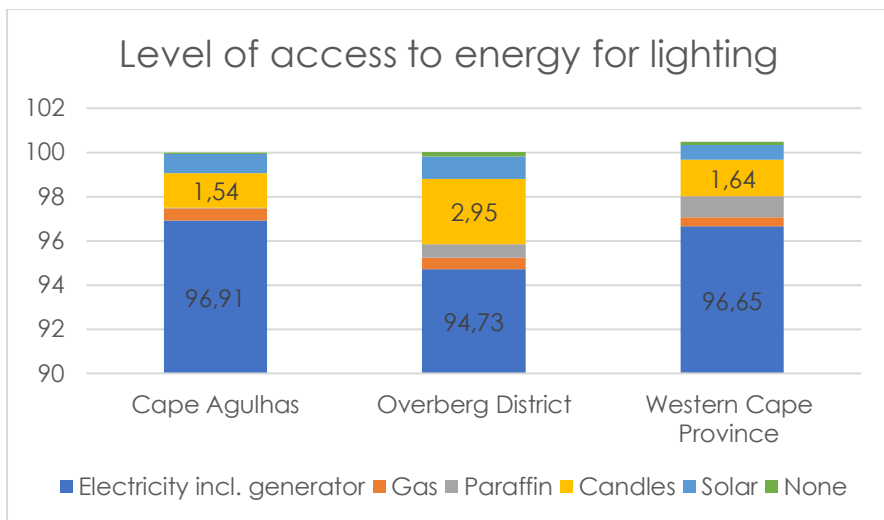


Figure 19: Level of access to energy for lighting

Source: Quantec 2021

5.3.6: Waste Management

84.57% of households in Cape Agulhas has their refuse removed by authority at least once a week.

The municipality has a recycling programme in place, and the waste separation occurs at the source. A two-bag system has been implemented for collecting waste.

Material that can be recycled is placed in clear bags, and other waste is in black bags. Businesses also take part in the recycling project and separate the waste for collection. This programme also creates jobs, and extensive use is made of the EPWP.

The municipality has a licensed landfill site in Bredasdorp and three drop-off areas (Napier, Waenhuiskrans and Struisbaai). There is also a licensed landfill site in Elim operated by the Elim Opsienersraad. Waste from drop-offs is collected and transported to the Bredasdorp landfill site.

Municipal landfill sites are either at or near the limit of their design capacity, and maintenance does not comply with legislative and national norms and standards (mainly as the sites were established prior to stringent environmental legislation and limited resources for upgrades which will ensure compliance). The WCG is assisting in increasing the lifespan of the existing landfill sites through the Back-to-Basics Support Plan. Work is also proceeding to explore a shared new landfill for CAM and Swellendam Municipality. Street cleaning takes

place on a continuous basis throughout the year (in support of the EPWP).

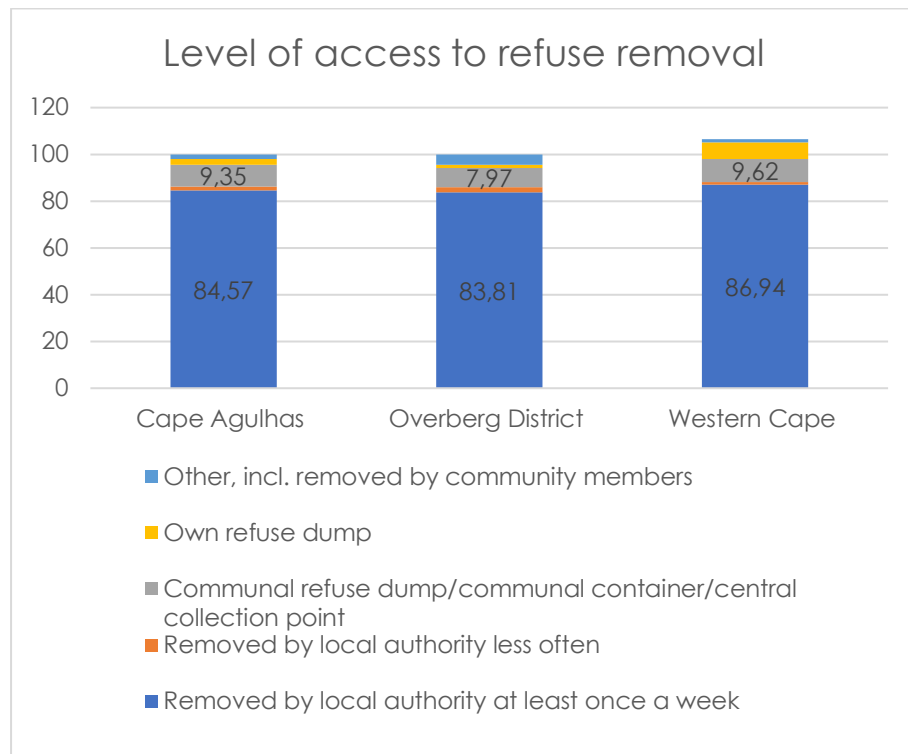


Figure 20: Level of access to refuse removal

Source: Quantec 2021

5.3.7: Stormwater

Due to backlogs and inadequate stormwater systems, stormwater drainage is a significant challenge in CAM. All new roads are constructed with stormwater drainage, and the municipality aims to construct a minimum of 500m of storm

water pipes annually to address the backlog. Of specific concern, spatially, are the stormwater implications should extensive further development east of Bredasdorp take place.

5.3.8: Information and Communication Technology Systems

As part of its OneCape2040 strategy, the WCG has prioritised the roll-out of a strong broadband network. At first, it is intended to develop an initial backbone to link all provincial government buildings and pilot wireless mesh networks in municipalities. It is planned to provide public ICT access within a 2km radius of anyone by 2019 and make available higher connection speeds to businesses. Bredasdorp to Caledon fibre build-out plans are respectively part of Phase 1 and Phase 2 of the provincial roll-out programme.

5.3.9: Housing

5.3.9.1: Affordable and Gap Housing Opportunity

Consistent with national and provincial policy directives, CAM strives to improve basic service provision to informal settlements while simultaneously decreasing the number of informal dwellings and providing formal new dwellings.

The existing demand for housing is based on the official CAM Municipal Housing Waiting List. There are currently

approximately 3 430 applicants / potential beneficiaries on the CAM's housing waiting list. Some 60% of the waiting list beneficiaries are in Bredasdorp and 23 % in Napier. Housing delivery is largely aligned with the housing waiting list, with approximately 65% (793 units) of the units built in Bredasdorp.

The current five-year housing pipeline provides for some 1 980 opportunities. Notably, the approved pipeline for the next three years shows an increase in the planned delivery of housing units. This would contribute to halving the overall waiting list (if everyone on the waiting list is eligible for a housing opportunity) and largely meeting the waiting list of those 35 years and older.

The supply of GAP housing – and housing for lower or emergent middle-income groups – appears to be very limited in CAM.

5.3.9.2: Higher Income Housing Opportunity

Four projects for higher-income housing opportunities were mooted during the status quo work phase.

- A retirement village on previously owned municipal land at the entrance to Bredasdorp from Napier
- A golf estate in Bredasdorp
- An extension of Arniston / Waenhuiskrans north of the main beach area (behind the existing row of houses on Harbour Road)
- A proposed and approved L'Agulhas lifestyle estate

5.3.9.3: Informal Settlements

There are three informal settlements in Cape Agulhas. The largest informal settlement is in Zwelihle (Bredasdorp), followed by one in Napier and another one in Struisbaai. In-situ upgrading in Phola Park, which is an informal settlement located in Bredasdorp, should be prioritised.

5.3.10: Public Transportation

Several factors, such as population and connectivity between settlements, support public transport. The user numbers are quite low, and the distances between the settlements are too long. The municipality should therefore focus on:

- Settlement growth and development in places of greater economic opportunities to minimise inter-settlement movement. It, therefore, means that significant infrastructure, public facilities or housing projects should be in Bredasdorp and Napier
- Compact settlements to enable the use of non-motorised transport

5.3.11: Movement Corridors

R316, R43, and R319 are the regional (major) roads which pass through the municipality. They play an important function which is to provide connectivity within the municipality and outside of the municipality. R319 passes through Bredasdorp

and Struisbaai. It connects to the N2, which is on the north of the municipality all the way to Swellendam. R43 is an interregional road that is between Bredasdorp and L'Agulhas. R316 provides a linkage between Bredasdorp and Napier and furthermore stretches all to the N2.

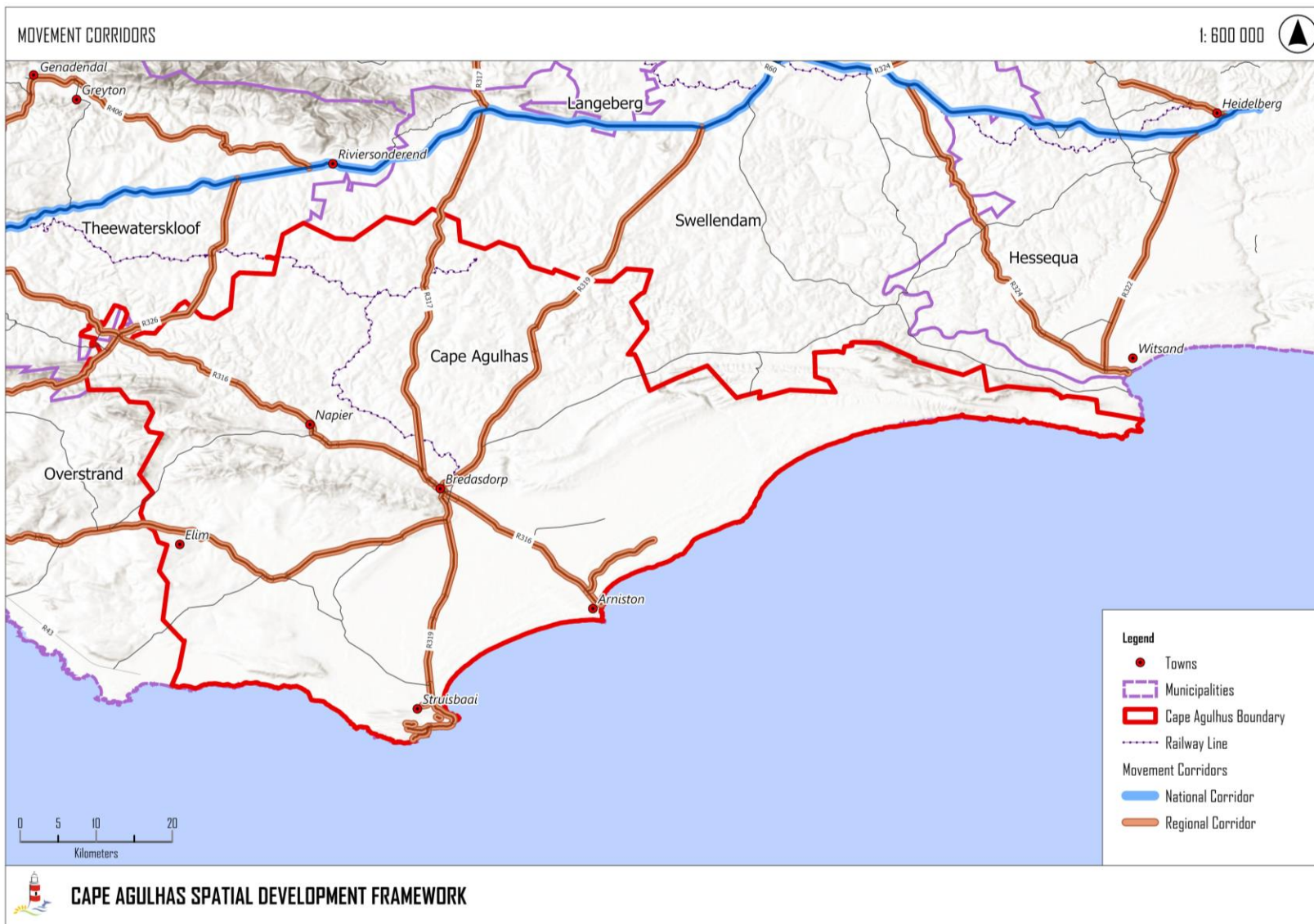
A railway line can be seen in the north of the municipality, connecting it to Theewaterfkloof municipality.

5.4: Built and Natural Heritage

Several heritage sites are located within the municipality, including historic buildings in Bredasdorp and Napier town centres, the fishermen's village at Kassiesbaai, the Elim mission

station, and the Struisbaai Hotagtersklip area. The intertidal zone along the rocky Agulhas shoreline contains shell middens indicative of the exploitation of shellfish species by Later Stone Age hunter-gatherers. Cape Agulhas, Rasperpunt and Suiderstrand host well-preserved examples of "visvywers", ancient fish traps constructed by Khoikhoi pastoralists, and rare limestone shelters are situated high up in the cliffs overlooking Rasperpunt.

The Cape Agulhas Lighthouse is a Provincial Heritage Site and the second oldest lighthouse in the country. The De Hoop Nature Reserve, a World Heritage Site, contains some of the best-preserved examples of coastal Stone Age archaeology and extensive cave systems.



Map 12: Movement Corridors

6: OPPORTUNITIES AND CHALLENGES

This section summarises the findings of biophysical, socio-economic and built environment profiles of relevance to the formulation of the SDF.

Table 14: Summary of Strengths, Weaknesses, Opportunities and Challenges

Strengths	Weaknesses	Opportunities	Threats
Historical places with a unique character that gives the municipality a sense of being	Climate vulnerability poses a risk to agricultural production and the well-being of residents	Exploiting economic opportunities in and around the harbours in the municipality	There are fewer skilled people in the municipality. Skilled people account for 22.7% of the formal employment contribution, which is low.
The dominance of agricultural activities to support agri-hubs	Low-density population, which discourages investment	Lighthouse precinct enhancement will increase tourism opportunities	The unemployment rate has increased between 2020 and 2021
There are adequate basic services present in the municipality. The analysis shows that most of the households have access to water, refuse removal, electricity, sanitation and formal housing	Urban Edge does not align with cadastral lines. Settlements such as Napier and Struisbaai have an urban edge that cuts off the cadastral line. This makes it difficult to propose anything on the land as a part of it falls within the urban edge, and the other doesn't	Natural assets and landscapes which can offer eco-tourism opportunities	Increase future water demand in areas identified for future development
Well protected CBAs, ESAs and protected land	There is Ruens shale fynbos in the municipality	There is potential future developments, mainly	Low lying Agulhas Plain, Heuningnes area and other

Strengths	Weaknesses	Opportunities	Threats
		residential areas within the municipality	coastal settlements are vulnerable to climate change
Well protected Coastal areas	Settlements are scattered	The increase of residential densities in Bredasdorp will open an opportunity for more efficient public transport	
The municipality is well connected with regional roads such as R319, R43 and R316 that provide connectivity within the municipality	Lack of precipitation		
	Lack of sustainable economic opportunities		
	Public transportation in the municipality is minimal due to low densities		

7: SPATIAL DEVELOPMENT CONCEPT

Section 12 of SPLUMA mandates Local Municipalities to prepare SDFs that will establish a clear vision for future development. The goal of the Cape Agulhas Municipal Spatial Development Framework (CAMSDF) is to give spatial expression to the goals of the National Spatial Development Framework (NSDF), the Provincial Spatial Development Framework (PSDF) for the Western Cape, the Overberg District Spatial Development Framework, the Cape Agulhas Municipal Integrated Development Plan, and other policies pertaining to the Cape Agulhas municipal area.

This chapter outlines the municipality's spatial development vision and derives the key supporting strategies from it. These strategies are then spatialized in a composite SDF. This chapter also provides more detailed plans for the municipality's key towns and settlements.

7.1: Spatial Development Goals

The objectives of spatial development are to implement the relevant plans and policies and to respond to the spatial challenges and opportunities of CAM that were identified in phases 2 and 3. Based on the results of the preceding phases, the following spatial development objectives are being pursued by this SDF:

1. Develop sustainable human settlements for the residents of the municipality;
2. Protect and conserve the natural assets of the municipality;
3. Explore and maximise tourism opportunities;
4. Preserve and protect heritage sites; and
5. Explore and create economic opportunities.

7.2: Spatial Development Vision

The goals outlined in Section 7.1 translate to the following spatial development vision for CAM:

A municipality that offers a good quality of life, rich life experience and diverse economic opportunities, ensures spatial justice and sustainability, and protects natural and heritage assets.

7.3: Key Strategies

The spatial development vision for CAM — aimed at achieving the five spatial development goals while ensuring alignment with the spatial development principles of SPLUMA — comprises eight key strategies, as outlined below.

Key Strategy 1

Create sustainable human settlements by locating new development in strategic locations with access to basic services, public facilities, economic opportunities and public transportation.

Key Strategy 2

Promote infill residential development within existing settlements to increase densities and promote access to infrastructure, social services and economic opportunities.

Key Strategy 3

Protect and conserve Protected Areas, Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) by limiting or restricting intensive development on these areas.

Key Strategy 4

Create diverse economic opportunities by promoting agriculture and tourism.

Key Strategy 5

Protect and enhance historic and culturally significant precincts and places.

Key Strategy 6

Upgrade informal settlements and integrate them with formal areas, social facilities and economic opportunities.

Key Strategy 7

Limit urban sprawl and contain development within defined urban edges.

Key Strategy 8

Protect and conserve agricultural land through strict policy and guidelines.

7.4: Spatial Concept

Based on the synthesis of the eight key strategies, Figure 21 presents the spatial concept for the future development of CAM. The concept establishes the envisioned settlement hierarchy within the municipality. According to the NSDF, Bredasdorp is classified as a Rural Service Centre, and will thus be the focal point of future growth and investment, whereas Napier, Struisbaai, Arniston / Waenhuiskrans, Suiderstrand, Klipdale, Protem and Elim are classified as Other Towns/Settlements. This concept also prioritises the protection of terrestrial natural areas, coastal management zones,

agricultural land and historic precincts and places, facilitated in large part by enforcing tight urban edges. Additionally, this concept identifies settlements that have the potential to

contribute to the tourism economy by enhancing heritage precincts.

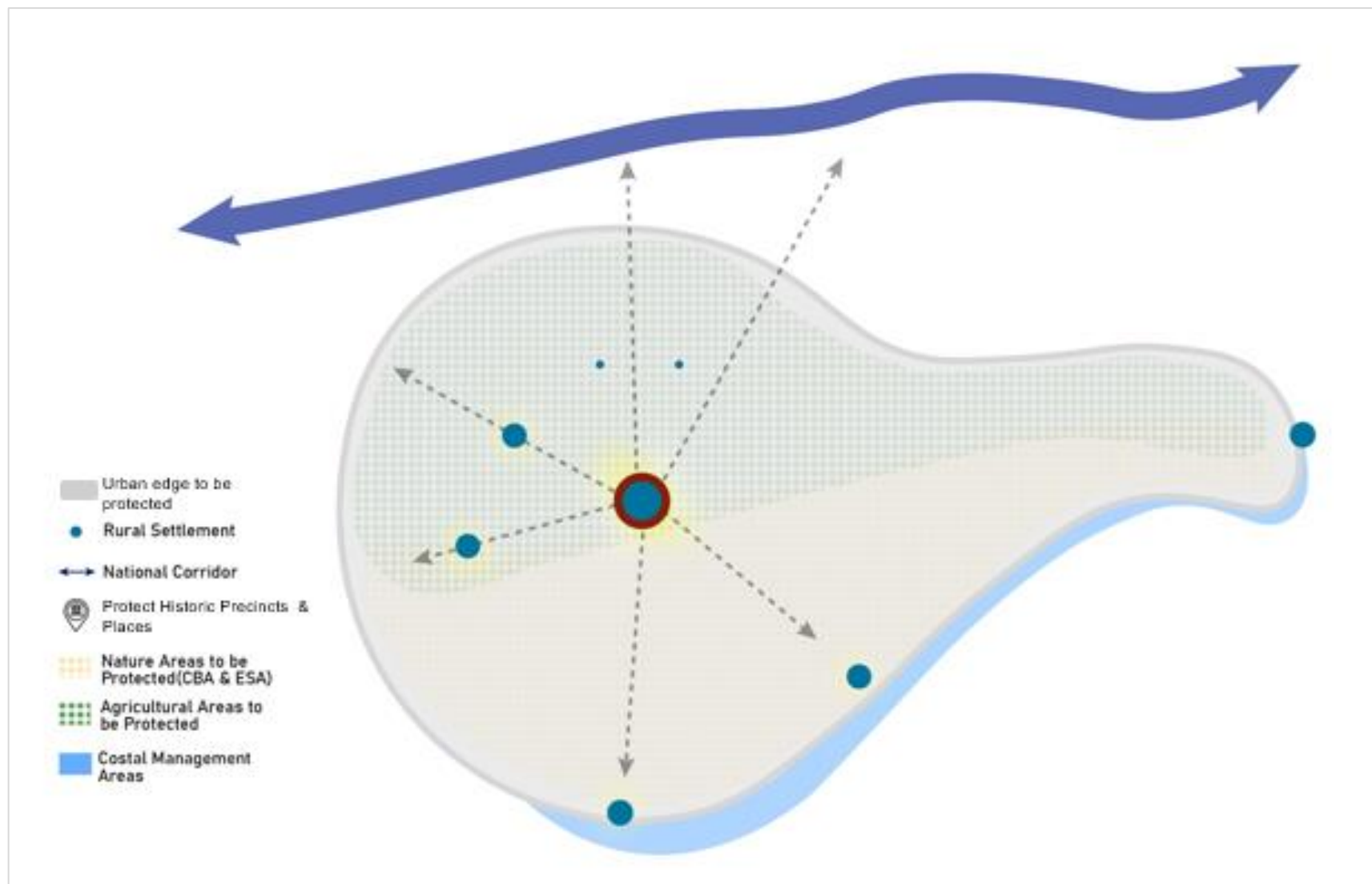


Figure 21: Cape Agulhas Spatial Development Concept

8: SPATIAL DEVELOPMENT FRAMEWORK

8.1: Future Housing and Water Demand

The goal of this SDF is in large part to meet the growing need for government-subsidized low-cost housing over the next decade. The current housing shortage, future population growth, shifting household dynamics (e.g., size), and societal and economic requirements all play a role in this. The CAM population is estimated to be 35 427 in 2023 and is expected to increase to 36 543 in 2027. The existing demand for housing, based on the Municipal Housing Waiting List, stands at 3 635. The portion of housing demand derived from the current number of informal dwellings is broken down by settlement in Table 15.

Table 15: Housing Waiting List

Settlement	Total Number of Informal Dwellings
Bredasdorp (Zwelitsha)	485
Napier	145

Settlement	Total Number of Informal Dwellings
Struisbaai	110
Klipdale	16
Protem	20

The potential areas for future residential development were identified in consultation with the CAM Planning Directorate. Each development area was assigned an anticipated predominant land use for the following future periods:

- 0–5 years
- 5–10 years

According to the Cape Agulhas Water Master Plan (2020), anticipated future development over the next 10 years will result in an additional annual average daily demand (AADD) of 1 139 kl/d (Table 16). Bredasdorp accounts for most of the future water demand at 608 kl/d.

Table 16: Future Land Developments and Associated Water Demand

Future Development Name	Anticipated Land Use	No. of Units	Total Area (ha)	Density (Units/ha)	Coverage (m ² Floor Area)	Phasing (Years)	AADD
Bredasdorp							
BD2	Flats	38	0.6	60		5	15
BD3	Retirement village	250	8.3	30		5	92
BD6	Retirement village	69	2.3	30		5	25
BD7	Affordable housing	367	7.2	51		10	147
BD8	Informal upgrade	492	9.3	53		10	197
Sub-Total Bredasdorp		1 216	27.7	224			608
Napier							
NP1	Affordable Housing	270	5.2	52		5	108
NP2	Affordable Housing	227	8.7	26		10	91
Sub-Total Napier		497	13.9	78		5	199
Struisbaai							
SB3	Hotel	-	2.1		700	5	16
SB4	Affordable Housing	442	15.6	28		5	177
SB5	Educational	-	5.6		5 700	10	34
Sub-Total Struisbaai		442	23.3	28	6 400	5	227
Arniston / Waenhuiskrans							
WHK1	Single Residential 500	42	21.7	2		5	25
WHK2 (Site C)	Affordable Housing	200	5.3	37		10	80
Sub-Total Arniston / Waenhuiskrans		242	27	41			105
Total Cape Agulhas		91.9	371	2 397	6 400	5–10	1 139

Source: Cape Agulhas Water Master Plan 2020

8.2: Composite Spatial Development Framework

8.2.1: Sustainable Human Settlements

Sustainable human settlements aim to improve people's quality of life by providing adequate, affordable, safe, and place-based housing. According to the Council for Scientific and Industrial Research (CSIR) Neighbourhood Planning and Design Guide, or "Red Book," residential developments should be located near public facilities and economic opportunities (2019). They should also include well-designed public spaces, pedestrian-friendly roads, and access to public transportation. Housing backlogs in the municipality continue to be a serious issue that must be addressed by identifying suitable housing development sites. To address the municipality's current backlog, a variety of housing developments with varying typologies and densities are required. Notably, while resources must be made available to address existing backlogs throughout the municipality, this SDF prefers to provide opportunities for new growth in settlements where infrastructure and socio-economic opportunities are most concentrated (primarily Bredasdorp) in order to minimise inter-settlement movement and efficiently utilise space and resources. To address this issue, this SDF recommends infill residential development as the primary mode of housing delivery. Infill development reduces urban footprints, limits

urban sprawl, efficiently utilises existing infrastructure, and places people near public facilities, open space, public transportation, and economic opportunities.

8.2.2: Environment

The unique character of CAM is largely defined by its natural environment. However, agricultural runoff and invasive alien vegetation are deteriorating river systems, and sea level rise due to climate change is driving coastal erosion and inundation. Therefore, the integrity of Protected Areas, CBAs (terrestrial and aquatic), ESAs (terrestrial and aquatic) and Marine Protected Areas should be maintained and strengthened in order to preserve the character of the municipality as well as its biophysical support systems. Development and land use within these areas must be limited to those that add value to their integrity. Furthermore, it is crucial to restrict development within the coastal management line to reduce the risk imposed by coastal erosion. In addition to established Protected Areas, there are several conservation areas and private nature reserves (PNRs) that have not yet been proclaimed as Protected Areas (Table 17). Therefore, this SDF proposes a proactive initiative to enhance the continuity of the biodiversity network by proclaiming these conservation areas.

Table 17: Conservation Areas

Conservation Area	Town/Vicinity	Proclaimed
Agulhas National Park	Agulhas	Yes
Waenhuiskrans Nature Reserve	Waenhuiskrans	No
De Mond Nature Reserve	Agulhas	Yes
Soetendalsvlei Nature Reserve	Agulhas	No
Heuningberg Nature Reserve	Bredasdorp	No
Sandie's Glen PNR	Napier	Yes
Kleiheuwel Contract PNR	Bredasdorp	Yes
Haarwegskloof Contract PNR	Bredasdorp	Yes
Jan Malherbe PNR	Napier	Yes

Conservation Area	Town/Vicinity	Proclaimed
Brandfontein-Rietfontein PNR	Agulhas	No
Brian Mansergh PNR	Agulhas	Yes
Rhenosterkop PNR	Agulhas	Yes
The Lagoon 2 PNR	Agulhas	Yes
Freshwater Sands	Agulhas	Yes
Andrewsfield PNR	Agulhas	No
Heunings River PNR	Agulhas	Yes

Source: Overberg District Spatial Development Framework 2022

8.2.3: Urban Edge

An Urban Edge is a permissible development boundary around an urban (or rural, in the case of CAM) settlement. An urban edge's purpose is to proactively manage and direct urban growth in order to protect environmental resources located outside of the urban area, limit urban sprawl, and better utilise and maximise access to infrastructure, public facilities, and economic opportunities. Based on the findings of Phases 2 and

3, this SDF recommends that Arniston, Protem, Klipdale, and Elim keep tight urban edges around their existing settlement footprints. In contrast, the Urban Edges of Bredasdorp, Napier, Struisbaai, L'Agulhas, and Suiderstrand will be modified, as detailed below.

Bredasdorp Urban Edge

To accommodate future population growth and development in Bredasdorp and align the SDF with cadastral boundaries, this document proposes an amendment of the Urban Edge to include a graveyard that is north of proposed agri-hub, Industrial Area along Swellendam Road, proposed affordable housing on the far east of the settlement, Buffer Zone between Phola Park and the Bredasdorp Landfill Site and proposed Golf Estate east of Recreation Road and south of the R316.

Napier Urban Edge

The SDF proposes the amendment of the urban edge to accommodate the industrial expansion on the north and towards the western side of the edge.

Struisbaai Urban Edge

This SDF proposes an amendment to the Struisbaai Urban Edge to include the area behind Hotagterklip. This amendment is coupled with the directive to resist urban development on the agricultural holdings west of Struisbaai North and the R319.

L'Agulhas Urban Edge

The L'Agulhas Urban Edge is to be amended to accommodate the area located on the eastern side of the approved Agulhas Lifestyle and Retirement Village.

Suiderstrand Urban Edge

The Suiderstrand Urban Edge has been amended to accommodate the new Oystercatcher Development on the south of the settlement.

8.2.4: Tourism

Tourism is frequently used as an economic development tool to combat unemployment, broaden the skill base, and alleviate poverty. Coastal areas in CAM have a particularly high potential for the development of tourism activities and the expansion of the tourism industry. This should entail expanding access to coastal amenities as well as maintaining and upgrading recreational facilities to encourage more visitors to make use thereof.

Bredasdorp, Napier, Arniston / Waenhuiskrans, L'Agulhas, and Elim have distinct heritage characteristics and historical elements that must be preserved and enhanced in order to facilitate more tourism opportunities.

The Overberg District SDF has identified elements of historical, aesthetic, architectural, and social heritage in Napier, which are concentrated along Sarel Cilliers Street (R316). The L'Agulhas lighthouse precinct has a historic character that has

the potential to explore more tourism opportunities and contribute to the local economies.

The most Southern Tip of Africa is a point where the Atlantic and Indian Oceans meet. This is known as a popular tourist attraction. The Shipwreck is visited by tourists on a daily basis therefore the enhancement of tourism activities around this area is proposed.

8.2.5: Public Facilities

The CSIR Red Book defines public facilities as basic services that cannot be supplied directly to an individual dwelling unit, including safety and security, communication, recreation, sport, education, health, public administration, religious practice, and cultural and social activities. To maximise accessibility and efficiency, the municipality should focus on clustering public facilities around existing facilities. Table 18 shows the minimum requirements for public facilities according to the CSIR Red Book.

Table 18: Maximum walking distance / time and population thresholds of public facilities

Public Facility	Walking Distance / Time Threshold	Population Threshold
Creche/Nursery	750 m	5 000

Public Facility	Walking Distance / Time Threshold	Population Threshold
Primary School	1.5 km	3 000–4 000
High School	2.25 km	6 000–10 000
Mobile Clinic	1 km	5 000
Clinic	2 km / 5 min from public transport stop	5 000
Library	1.5–2.25 km / 5 min from public transport stop	5 000–50 000
Community Centre	1.5–2.25 km / 5 min from public transport stop	10 000
Religious Centre	1.5 km	2 000
Post Office	2 km	11 000
Police Station	1.5 km	25 000

Public Facility	Walking Distance / Time Threshold	Population Threshold
Community Information Centre	1 km	22 000

Source: CSIR Red Book Volume 1-Guideline for Human Settlements

Based on Table 18 and the estimated population growth of CAM by 2027 (36 543), Table 19 lists the number of additional public facilities that will be required to accommodate the needs of the municipality.

Table 19: Projected number of public facilities required to accommodate projected population growth by 2027

Planning Threshold	Existing	Required
Schools (Need to break down)	18	2
District Hospital	1	0
Mobile Clinic	4	3
Clinics	3	4

Planning Threshold	Existing	Required
Emergency Medical Services	3	1
Libraries	9	2
Cemeteries	7	3
Police Station	3	1

8.2.6: Agriculture

Similar to the natural environment, it is critical to maintain and protect agricultural land within the municipality, as Phases 2 and 3 analyses revealed that the agricultural sector accounts for 12.70 percent of total municipal employment. Therefore, amendments aside (see Section 8.2.3:), Urban Edges should be strictly maintained to preserve agricultural land as well as the natural environment.

Wheat and sheep are the municipality's main agricultural commodities. Because of its relatively reliable dryland agricultural conditions, with winter rainfall and warm, dry summers, the Ruens West Shale Renosterveld area (spanning Kleinmond and Botrivier in the west to Riviersonderend, Bredasdorp and Agulhas in the east) remains favourable for small grain production. The SDF identifies agricultural land that is suitable for farming.

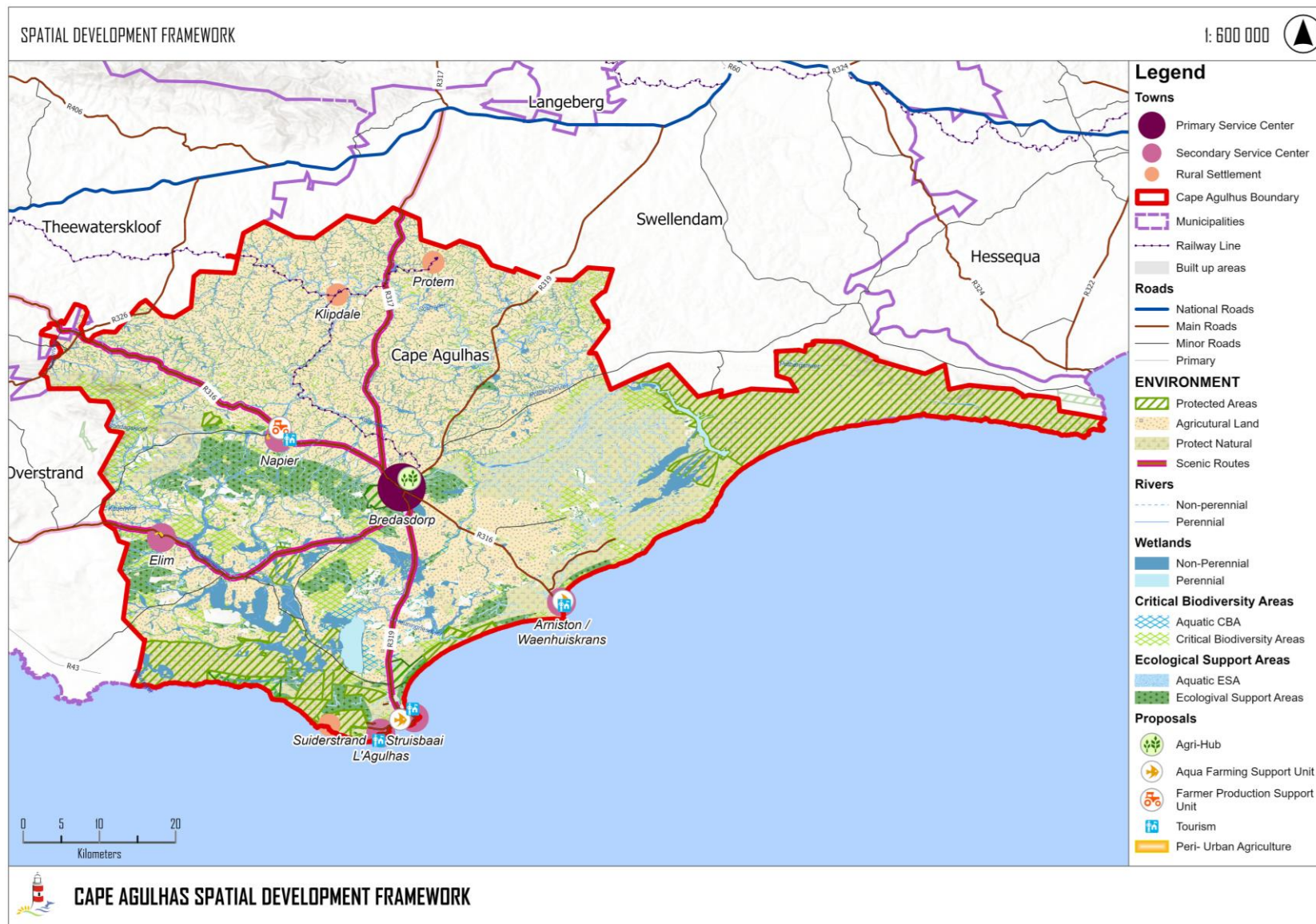
The agricultural sector, like tourism, should be strengthened and expanded, such as through the proposal to build an Agri-Hub in Bredasdorp, as identified in the National Spatial Development Framework. This Agri-Hub will be located in a large agricultural service center and will serve as a production, equipment rental, processing, packaging, logistics, and training unit. The development of Aqua Farmer Production Support Units is prioritized in Arniston / Waenhuiskrans and Struisbaai. These rural outreach units, which will be linked to the Agri-Hub in Bredasdorp, will collect primary produce, store it, and process it for the local market, as well as provide extension services, including mechanisation.

Likewise, the Overberg District Municipality has designated Napier as a Farmer Production Support Unit, which is included in SDF proposals. Napier is well-known for its fertile farmland and thriving agricultural community, which produces a wide range of crops such as wheat, barley, canola, and grapes for wine production. A mini agri hub in Napier could help to further develop and support the local agricultural industry, boosting the local economy and creating jobs. Furthermore, in order to expand the agricultural sector and its contribution to regional livelihoods, CAM should consider establishing and supporting peri-urban farming areas around residential areas that can support small-scale agriculture.

Struisbaai is a coastal town known for its fishing industry; however, the area also has agricultural activity such as livestock farming, crop farming, and viticulture. The SDF proposes promoting sustainable agriculture practices and aiding local farmers.

8.2.7: Renewable Energy Development Zone

The national Department of Environmental Affairs has committed to implementing the National Development Plan and National Infrastructure Plan via Strategic Environmental Assessments (SEAs), which will be used to proactively identify potential land and adaptive processes that integrate regulatory environmental requirements for Strategic Integrated Projects. One such SEA has designated Renewable Energy Development Zones, which are areas where large-scale wind and solar photovoltaic energy facilities can be built with little environmental impact. Cape Agulhas is part of the Overberg Renewable Energy Development Zone, which has the potential to generate wind energy. Given ESKOM's increasingly unreliable energy generation capacity and the increased freedom of Local Municipalities to purchase electricity from other sources, there is a significant opportunity for the development of renewable energy generation capacity in CAM.



Map 13: Spatial Development Framework

8.3: Settlement Proposals

8.3.1: Bredasdorp

Bredasdorp is the primary settlement, municipal seat, and regional service centre, and it is intended to remain so. It is here

Table 20 and accompanying spatial reference in Map 14 (spatial development proposals), Map 15 (environmental protection and heritage proposals) and Map 16 (densification proposals).

An affordable housing project is proposed south-east of Phola Park to address the housing demand identified by the municipality (Project 10). There is a proposal for Informal Settlement Formalisation in Phola Park itself to the west of the Bredasdorp Landfill Site (Project 4).

A mixed-use development project is proposed to the south of Bredasdorp, along Recreation Road (R319), to develop a golf estate (Project 9). The proposed golf estate would include a mix of residential opportunities, recreational amenities, health care facilities and commercial and retail facilities.

Two sites for general future residential development have been identified in Bredasdorp. The first is located at the corner of R316 and Recreation Road (R319; Project 1), and the second is

where most can benefit from investment in higher-order facilities and infrastructure.

This section comprises an overview of several key proposals for Bredasdorp, followed by a comprehensive list in

located to the south-west of the R316 when entering Bredasdorp from Napier (Project 5).

A key economic proposal for Bredasdorp is to declare Ou Meule Street an Integration Area and provide incentives to assist emerging or previously disadvantaged entrepreneurs to establish businesses along it. This will serve to integrate persistently segregated parts of the town and increase access to economic opportunities.

An Agri-Hub (Project 3) is proposed north of the R319 (for more information, see the Overberg District SDF). Additional economic proposals include further industrial development on Erf 1148 (Project 2), potential industrial expansion northeast of Bredasdorp (Project 6) and potential commercial along major routes and at associated intersections (Project 11).

In terms of public facilities, a new school is proposed towards the eastern edge of Bredasdorp (Project 8), and future sports facilities are to be clustered around the existing sports grounds (Project 7).

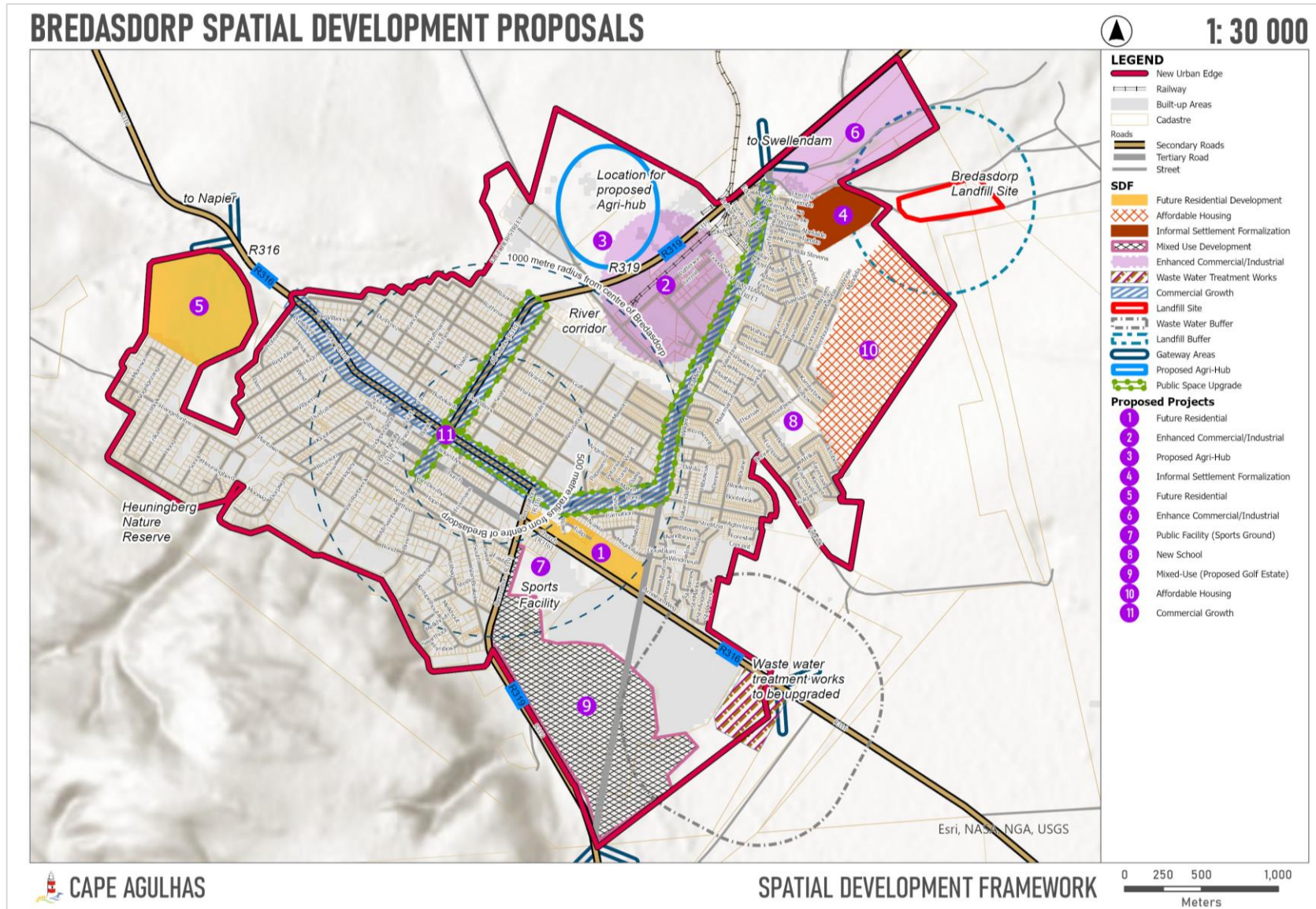
Table 20: Bredasdorp SDF Proposals

Action	Strategic Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs, ESAs, Heuningnberg Nature Reserve and the River Corridor from development.
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as much as possible.
		Urban Edge	Amend the Urban Edge to include the graveyard north of the proposed Agri-Hub, Industrial Area along Swellendam Road, proposed affordable housing on the eastern edge of the settlement, Buffer Zone between Phola Park and the Bredasdorp Landfill Site and proposed golf estate along Recreation Road (R319) south of the R316.
	Landscape and settlement elements to be protected	Gateway Areas, Scenic Routes	Carefully consider the visual impact of future residential development on Re Erf 1148 (Project 5).
Heritage Zones		Maintain the rural town character of Long Street using active street frontages. Maintain the character of the old town framed by Long Street and All Saints Road.	

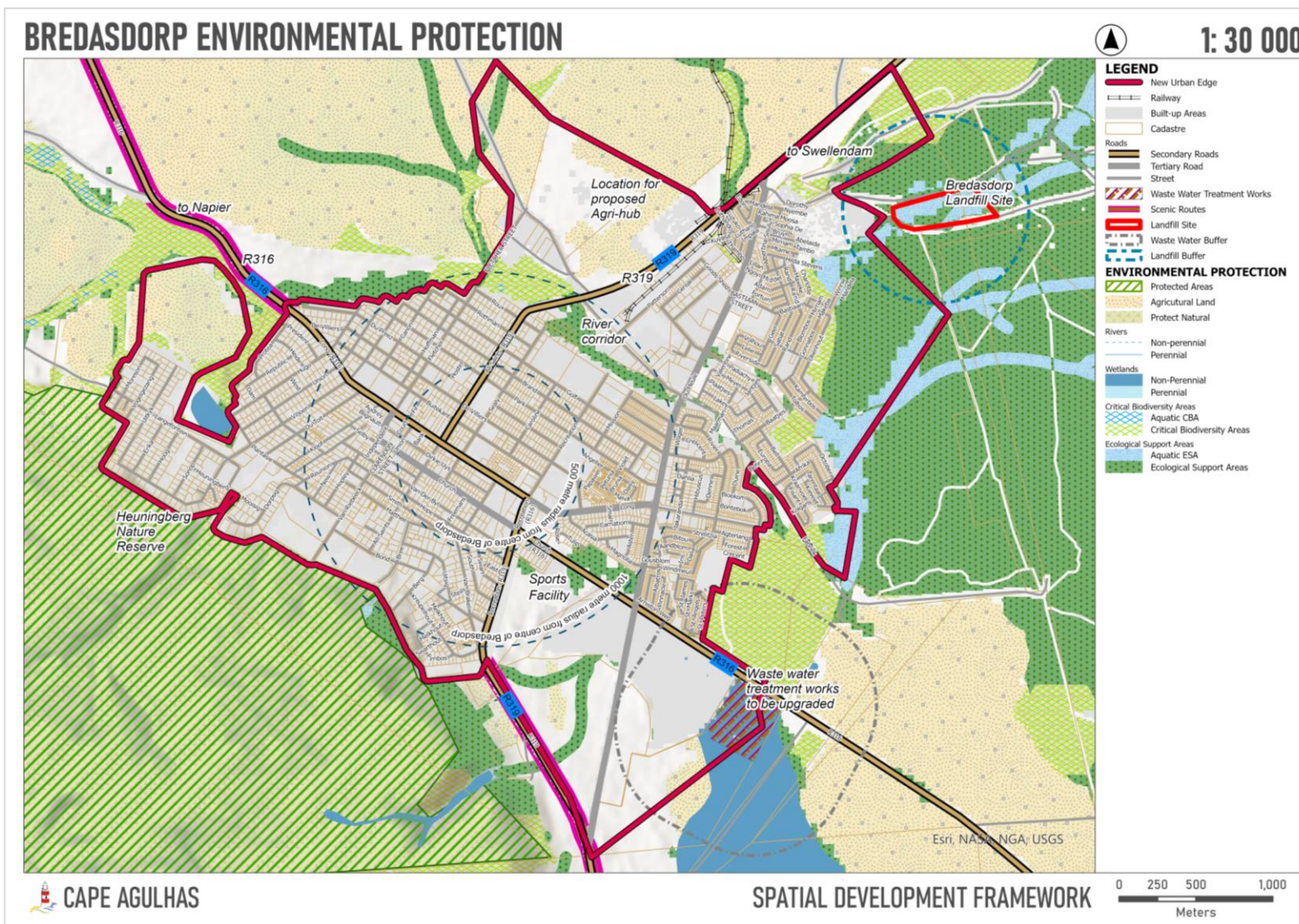
Action	Strategic Focus	SDF Element	Proposals
Change actions	Areas or places to be upgraded	Informal Settlement Formalization,	Progressively upgrade Phola Park (Project 4) while amending its boundary and the Urban Edge to account for the proposed 500 m buffer zone around the adjacent Landfill Site. If any need arises in the future, relocation will need to be explored.
	Areas for enhanced economic opportunity	Integration Areas	Declare Ou Meule Street an Integration Area between informal / affordable housing areas and the existing centre of commercial activity and provide incentives to assist emerging or previously disadvantaged entrepreneurs to establish businesses.
		Enhanced Commercial / Industrial Activity	<p>Enable further industrial development on Erf 1148 (Project 2).</p> <p>Accommodate the proposed Agri-Hub on municipal land north of the R319 (Project 3).</p> <p>Promote and support commercial growth along Long Street (R316), All Saints Road (R319) and Ou Meule Street.</p> <p>Consider commercial growth spaces at serviceable locations along major routes and associated intersections (Long, Church, Dirkie Uys, All Saints and Ou Meule Street), including the Ou Meule Square and Lesedi Square developments (Project 11).</p>

Action	Strategic Focus	SDF Element	Proposals
	Areas for densification and infill development	Housing Densification Infill Areas	<p>Allow context-sensitive densification of residential fabric in older parts of Bredasdorp subject to the general height and character of the surrounding urban environment.</p> <p>Consider limited infill development along the edges of the Sports Grounds if a need arises in future.</p>
	Areas for improved access to public services	Public Facilities	Cluster new sport facilities serving a municipal-wide function at the existing sports ground abutting the R316 and R319 (Project 7).
	Improved landscaping	Public Space Upgrade	Focus tree planting along the main routes of the settlement: Long Street, All Saints Road and Ou Meule Street.
	Improved provision of and access to public amenities	Public Amenities	Provide public amenities (e.g., ablution facilities) in association with proposed markets.
New development actions	New development of significant scale	Affordable Housing, Future Residential Development, Mixed-Use Development	<p>Affordable Housing is to be provided on the eastern edge of the settlement (Project 10).</p> <p>Support the proposed Mixed-Use Development on Re Erf 1148 along the R319 (Recreation Road) and south of the R316 (Arniston Bredasdorp Road; Project 9).</p> <p>Support future residential on the corner of the R316 (Project 1).</p>

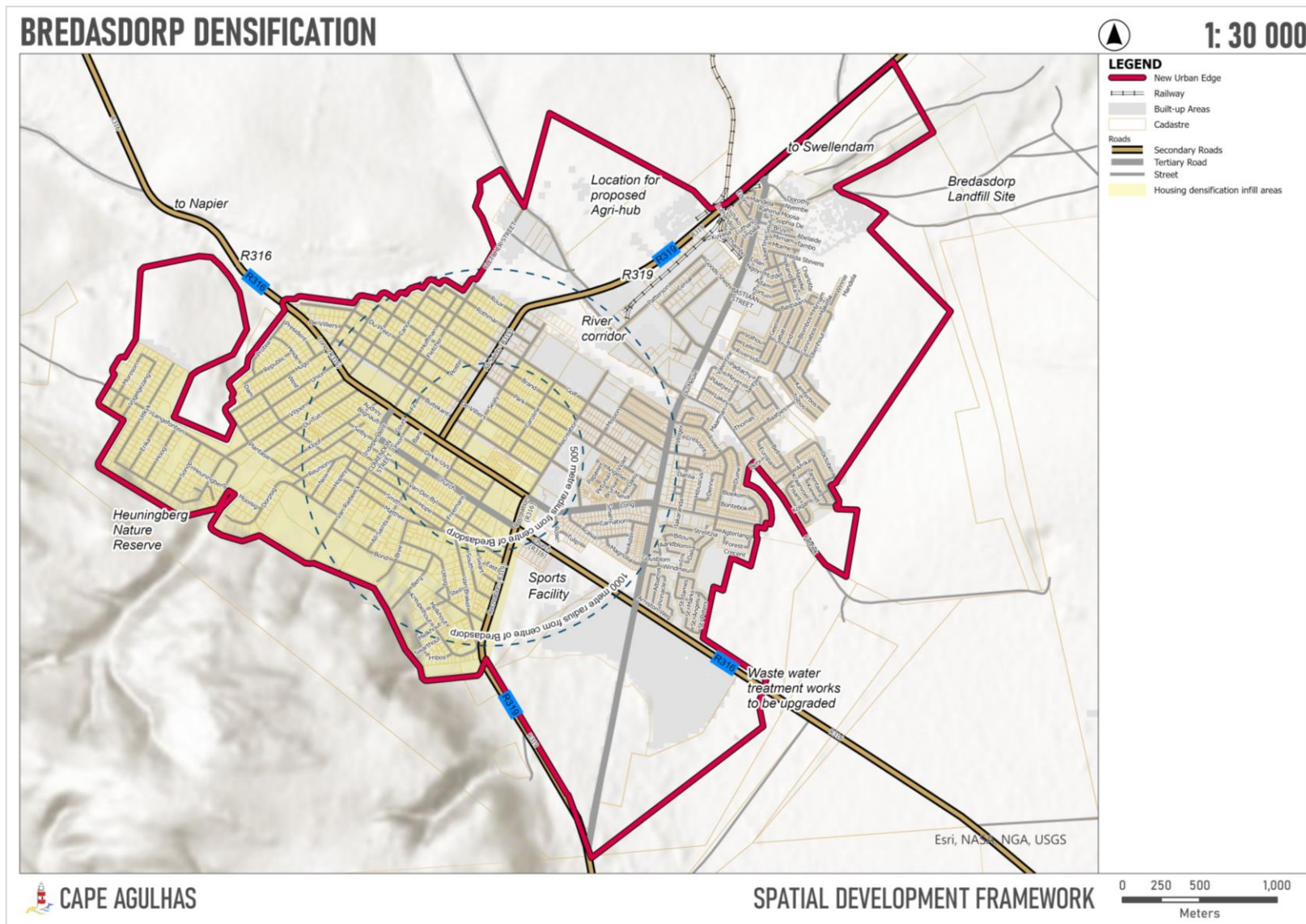
Action	Strategic Focus	SDF Element	Proposals
			Consider the future residential development on Re Erf 1148 (Project 5)
		Enhanced Industrial, Commercial / Tourism, Public Space	<p>Stimulate new commercial development along the Ou Meule Street Integration Area.</p> <p>Consider industrial expansion northeast of the settlement (Project 6).</p>



Map 14: Bredasdorp Spatial Development Proposals



Map 15: Bredasdorp Environmental Protection Proposals



Map 16: Bredasdorp Density Proposals

8.3.2: Napier

This section comprises an overview of several key proposals for Napier, followed by a comprehensive list in Table 21 and accompanying spatial reference in Map 17 (spatial development proposals), Map 18 (environmental protection and heritage proposals) and Map 19 (densification proposals) Map 14. Napier is classified as a secondary service centre with a unique rural settlement character. Therefore, the protection of the natural environment and heritage of the town is an important consideration. The historical, aesthetic, architectural and social heritage of Napier is particularly concentrated along Sarel Cilliers Street (R316), which the Overberg District SDF has identified as worthy of formal protection. More broadly, the R316, connecting Napier, Bredasdorp and Arniston / Waenhuiskrans, serves as an

important regional connector and scenic route that should not be compromised. Protecting and enhancing the heritage of Napier will not only preserve its unique character but also provide tourism-related economic opportunities.

The SDF proposes the amendment of the urban edge to accommodate industrial expansion along West Street to the north of the settlement (Project 1). Other economic activity (primarily commercial) should be located along Carel Cilliers Street (R316), Volhout Street and West Street to provide nearby residential areas with greater access to economic opportunities.

Napier includes several natural support systems, such as the Klipdrif River passing through the town, which should be protected. Adjacent urban development should therefore be strictly regulated and scrutinised.

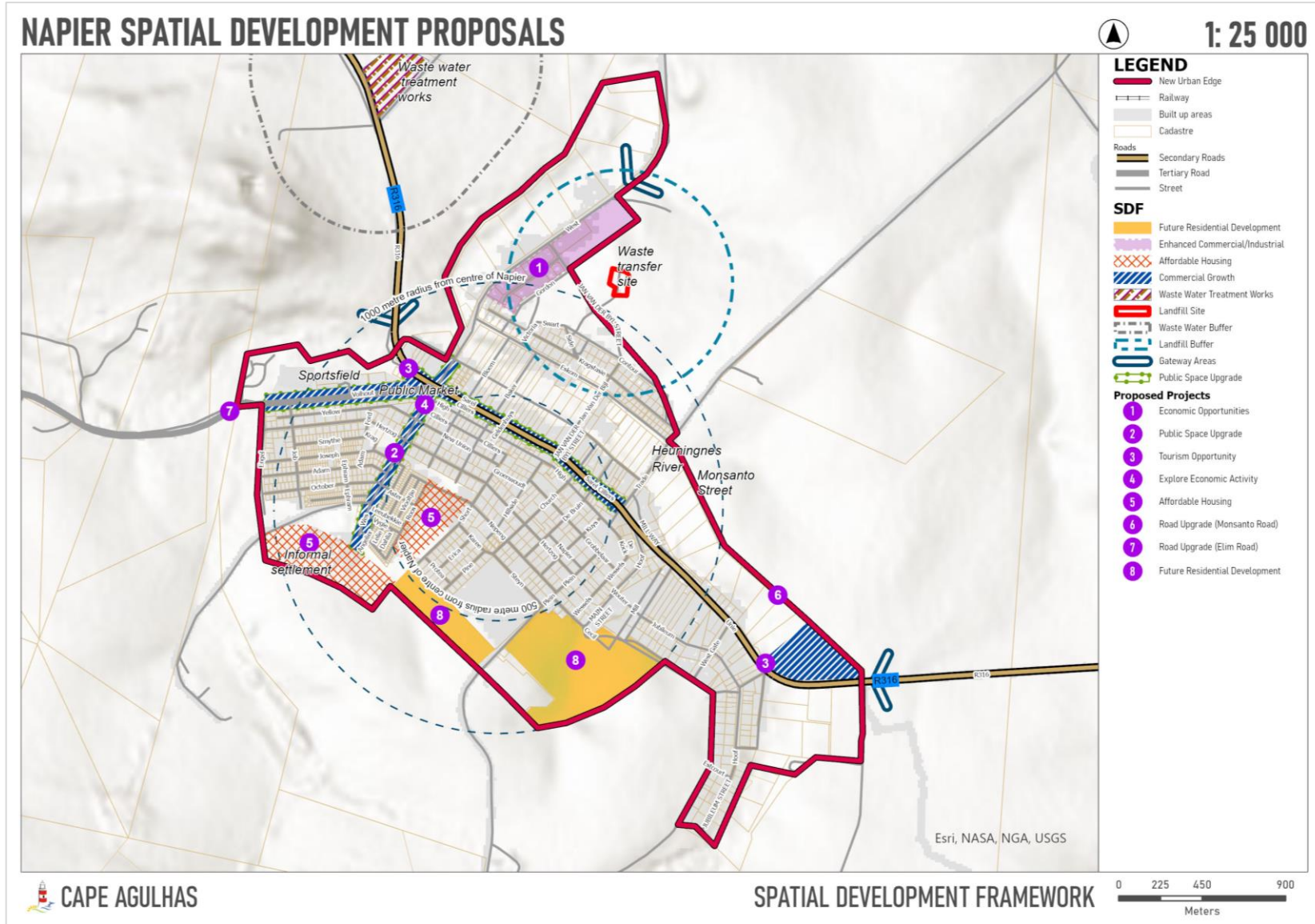
Table 21: Napier SDF Proposals

Action	STRATEGIC Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs, ESAs, Wetlands, and Rivers from development. Resist any development within the river corridor or 1:100 year flood line.

Action	STRATEGIC Focus	SDF Element	Proposals
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as far as possible.
		Peri-Urban Agriculture	Maintain peri-urban agriculture west of Engel Lane and on both sides of West Street (east of the R316).
		Urban Edge	Amend the Urban Edge to accommodate industrial expansion to the north of the settlement (Project 1).
	Landscape and settlement elements to be protected	Scenic Routes, Gateway Areas	Maintain the current sense of arrival to the settlement from Caledon and Bredasdorp. Maintain the rural town character of the R316 (Sarel Cilliers Street) using active street frontages and stoeps.
		Heritage Zones	Maintain the rural character of the old town, comprising a mix of larger and smaller erven.
Change actions	Areas or places to be upgraded	Informal Settlement Formalization	Upgrade the informal settlement on Erf 513 (Project 5). The environmental impact assessment (EIA) and planning application for the proposed layout remain outstanding.
	Areas for enhanced	Enhanced Industrial Areas, Commercial Growth	Focus small-scale growth in commercial activity along the Integration Area corresponding to Sarel Cilliers Street (R316) as well as Volhout Street and West Street.

Action	STRATEGIC Focus	SDF Element	Proposals
	economic opportunity		Support additional small-scale industrial activity to the north of the town (Project 1). With the municipal Department of Local Economic Development, explore the possibility of converting the vacant clinic building into a tourism centre (Project 4)
		Public Markets	With the municipal Department of Local Economic Development, explore the possibility of using the forecourt of the vacant clinic building as a local market space (Project 4).
	Areas for densification and infill	Residential Infill	Support context-sensitive densification of residential fabric in older parts of Napier in accordance with the general height and character of surrounding structures.
	Improved landscaping	Public Space Upgrade	Prioritise landscaping along the R316 (Sarel Cilliers Street), Wes Street and Volhou Street (Project 2)
		Road Upgrade	Consider upgrading Monsanto Road as a potential bypass (Project 6) as well as Elim Road (Project 7).
New development actions	New development of significant scale	Affordable Housing	Prioritise Erf 513 for affordable housing (Project 5).

Action	STRATEGIC Focus	SDF Element	Proposals
		Future Residential Development	Prioritise land towards the south-western edge of the settlement for Future Residential Development (Project 8).
		Commercial, Tourism, Public Space	Consider day visitor recreational areas at the western and eastern Gateway Areas of Napier (Project 3): (1) along the Klipdrif River north of Volhout Street and (2) amidst municipal smallholdings straddling the R316, respectively. Enhanced economic and tourism activity in the eastern Gateway Area should preserve the agricultural character of the smallholdings and not entail an expansion of the urban edge.



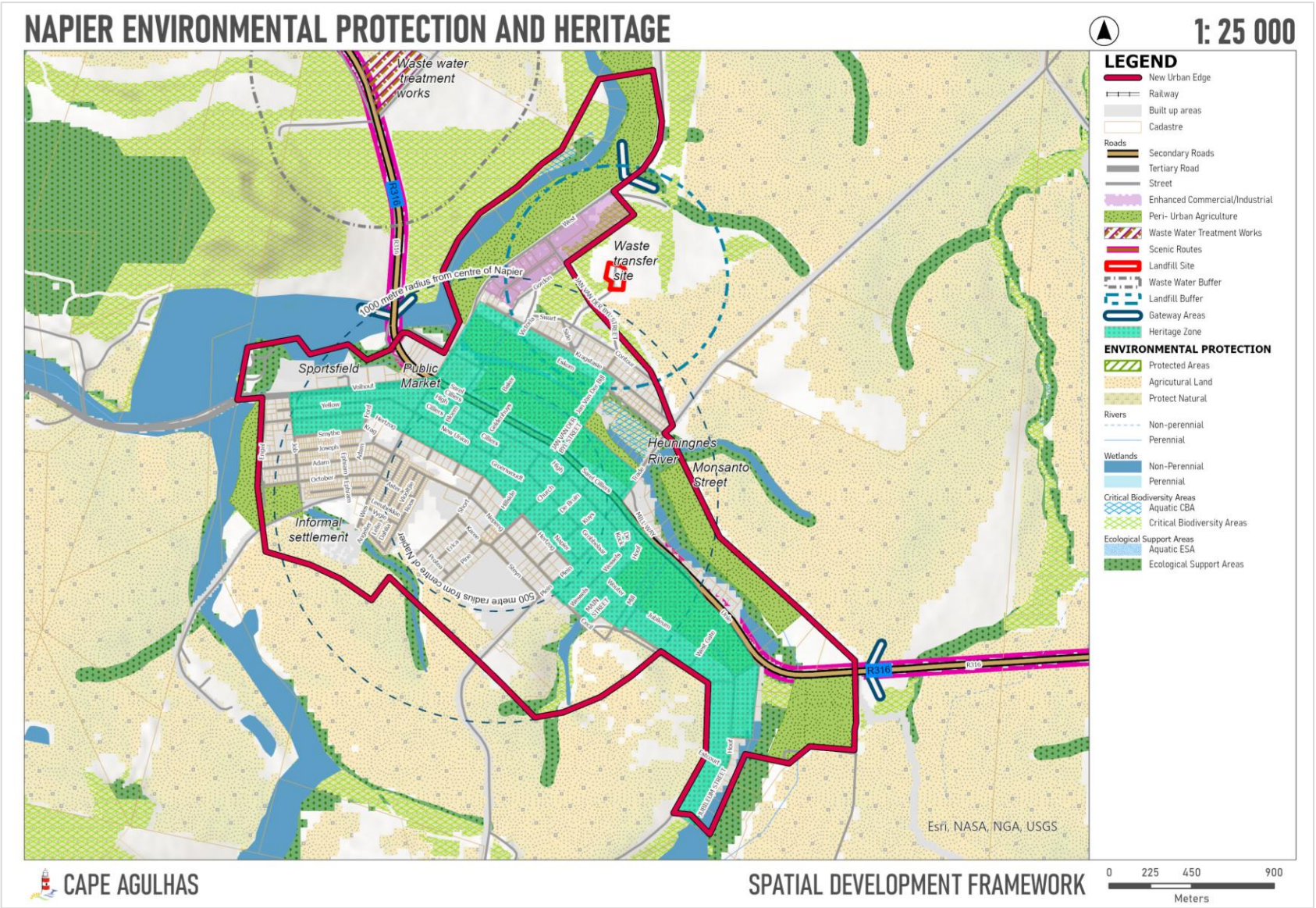


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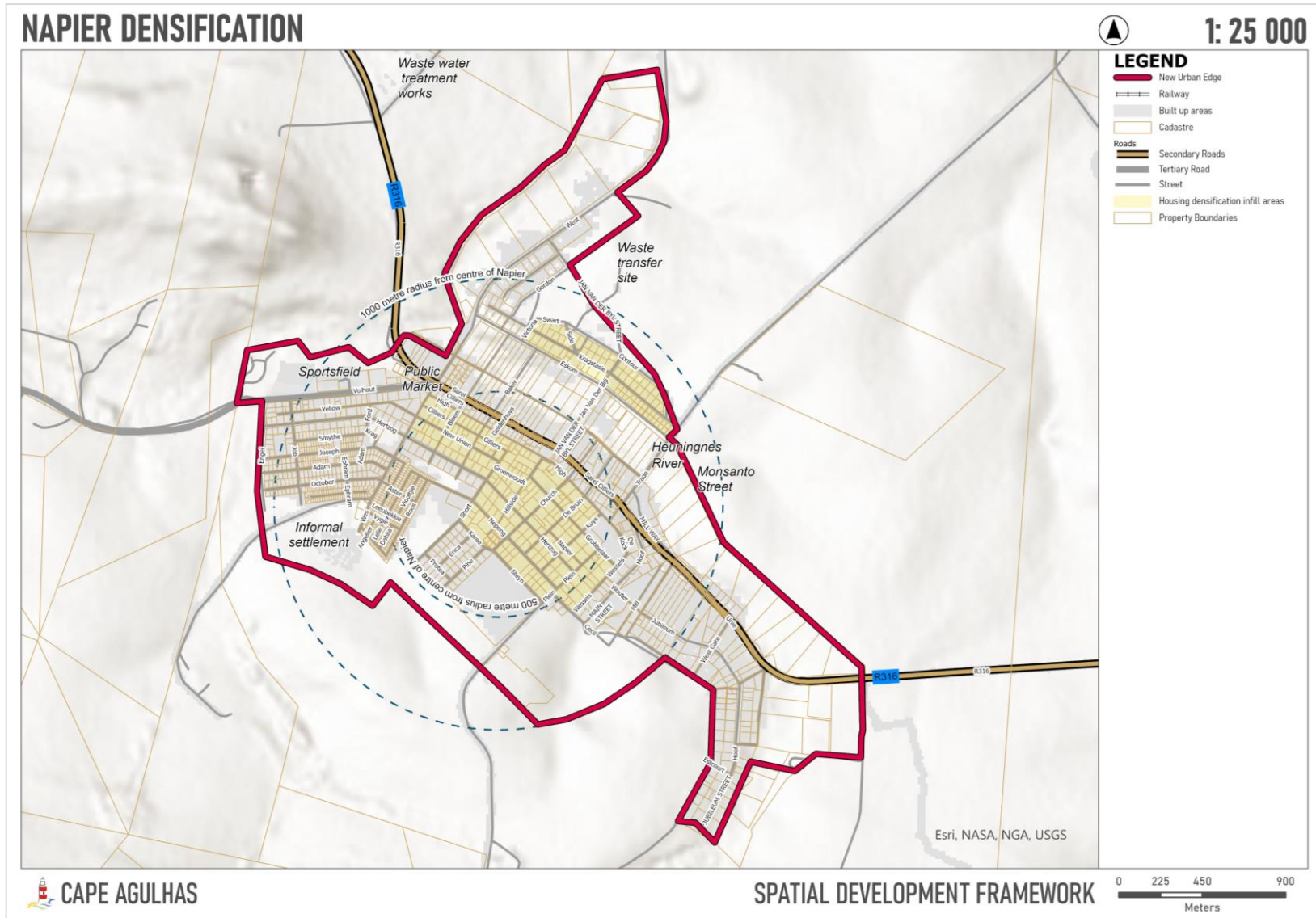
SPATIAL DEVELOPMENT FRAMEWORK



Map 17: Napier Spatial Development Proposals



Map 18: Napier Environmental Protection and Heritage Proposals



Map 19: Napier Densification Proposals

8.3.3: Struisbaai

Struisbaai is the largest coastal settlement in CAM and is a sought-after retirement town and holiday destination. Table 22 provides a comprehensive list of all proposals in the settlement, which are spatially represented in Map 20 (spatial development proposals) and Map 21 (environmental protection proposals).

Key proposals for the town include the following:

- Amend the Urban Edge to include the proposed Earth restaurant and shop as well as the area behind Hotagterklip.
- Explore expanded tourism and day visitor recreational facilities along the coast west of Struisbaai North.
- Construct a continuous Non-Motorised Transport route that facilitates cycling, rollerblading, skateboarding, and other forms of non-motorised transportation linking Struisbaai North — and focal public places in between — to the Lighthouse Precinct in L'Agulhas.

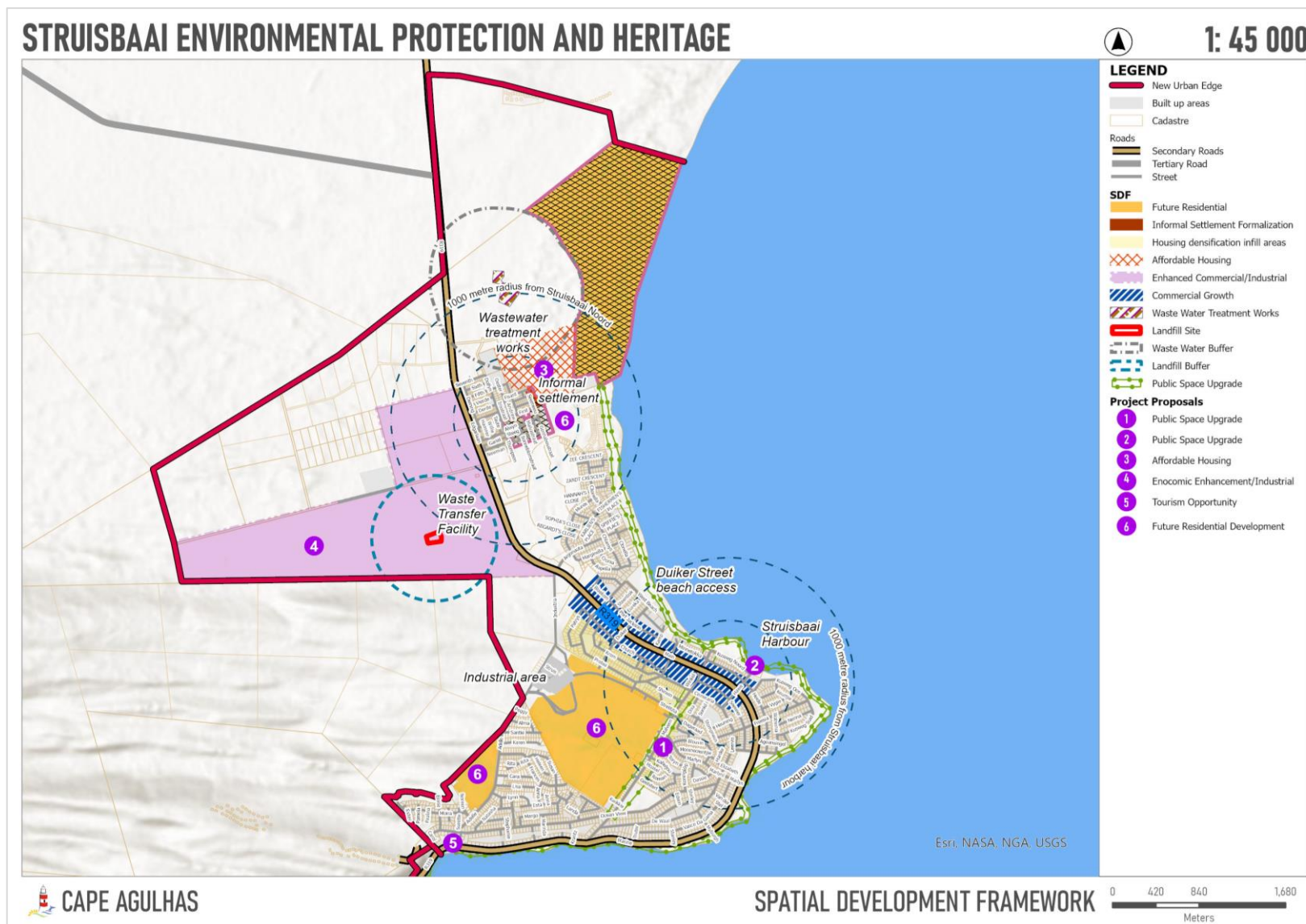
Table 22: Struisbaai SDF Proposals

Action	Strategic Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect the surrounding Protected Areas, CBAs, ESAs and Wetlands from development.
		Urban Edge	Amend the Urban Edge to include Re Erf 1811 as well as the area behind Hotagterklip. Resist urban development on the agricultural holdings west of Struisbaai North and the R319.
		Coastal Risk Lines	Discourage development within coastal setback lines and associated risk areas to protect and maintain the coastal corridors.

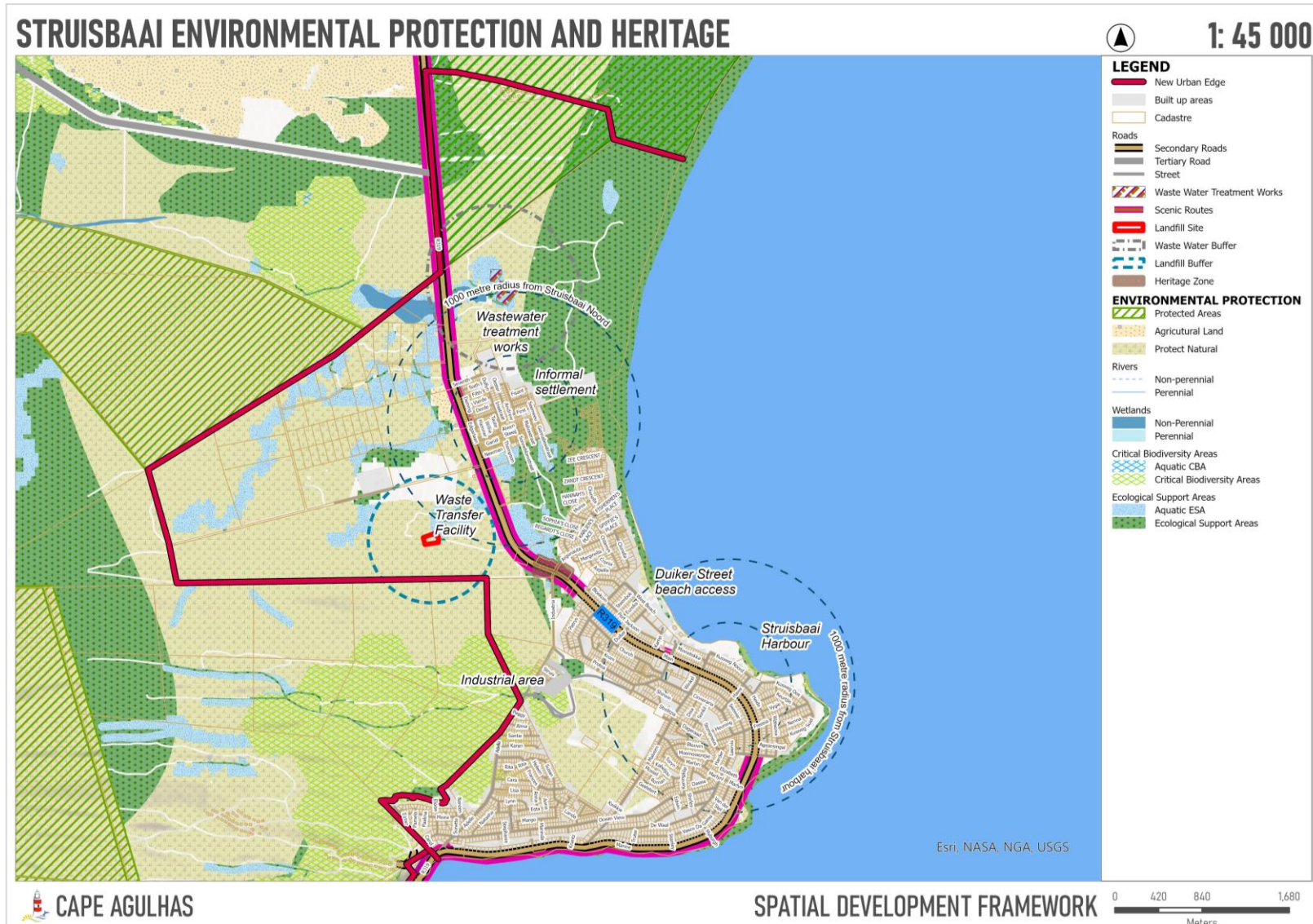
Action	Strategic Focus	SDF Element	Proposals
Change actions	Areas or places to be upgraded	Informal Formalization, Housing	Settlement Affordable Upgrade the informal settlement into proposed affordable housing (Project 3).
	Areas for enhanced economic opportunity	Enhanced Commercial / Industrial Activity, Development Nodes, Commercial Growth	Consider an extension to the existing industrial area along Industria Road to meet local demand and increase entrepreneurship opportunities. Support Commercial Growth along key stretches of Main Road (along Struisbaai North and the town centre), particularly in Development Nodes at key intersections
		Public Markets	Investigate potential of using the harbour area to host a periodic market.
	Areas for densification and infill	Housing Densification Infill Areas	Explore and support context-sensitive densification of the residential fabric in older parts of Struisbaai (particularly on municipal land and open space), in accordance with the general height and character of surrounding structures and subject to a detailed assessment of open space usage and demand.
Areas for improved access to public services	Public Facilities	Upgrade the police station.	

Action	Strategic Focus	SDF Element	Proposals
	Improved landscaping	Public Space Upgrade	Focus landscaping initiatives on a continuous Non-Motorised Transport route linking Struisbaai North — and all focal public places in between — to the Lighthouse Precinct in L'Agulhas (Project 2).
	Improved provision of and access to public amenities	Public Amenities	Maintain and upgrade beach-side parking areas, pedestrian routes, ablution facilities and stairs / steps.
New development actions	New development of significant scale	Affordable Housing, Future Residential Development, Mixed-Use Development	<p>Provide affordable housing opportunities via residential projects on land east of Struisbaai North, adjacent to the existing informal settlement identified for formalization (Project 3).</p> <p>Prioritise land west of Langezandt, south-east of Industria Road and west of Adelle Street for Future Residential Development (Project 6).</p> <p>Prioritise municipal land to the north-west of Struisbaai North for future Mixed-Use Development (Project 7).</p>
		Enhanced Commercial / Industrial, Development Node, Tourism, Public Space	A new shopping complex has been approved and building works have started on a portion of Erf 852, opposite Langezandt Village and next to the Caltex garage, as a means of integrating Struisbaai North and associated planned affordable housing projects with the

Action	Strategic Focus	SDF Element	Proposals
			<p>rest of the town to the south (central Development Node).</p> <p>Additional future industrial development should be located behind Hotagterklip, behind the Waste Transfer Facility (Project 4).</p> <p>Explore expanded day visitor recreational facilities along the coast west of Struisbaai North (subject to detailed precinct planning). An EIA for the expansion on the caravan park and cemetery has been completed. Planning applications are to be budgeted for.</p>
		New Routes	<p>Explore the validity of constructing a continuous Non-Motorised Transport route linking Struisbaai North — and focal public places in between — to the Lighthouse Precinct in L'Agulhas.</p>



Map 20: Struisbaai Spatial Development Proposals



Map 21: Struisbaai Environment and Heritage Protection Proposals

8.3.4: L’Agulhas

The focus in L’Agulhas remains to enhance tourism and visitor amenities at the Lighthouse Precinct and accommodate the approved Cape Agulhas Lifestyle and Retirement Village in a

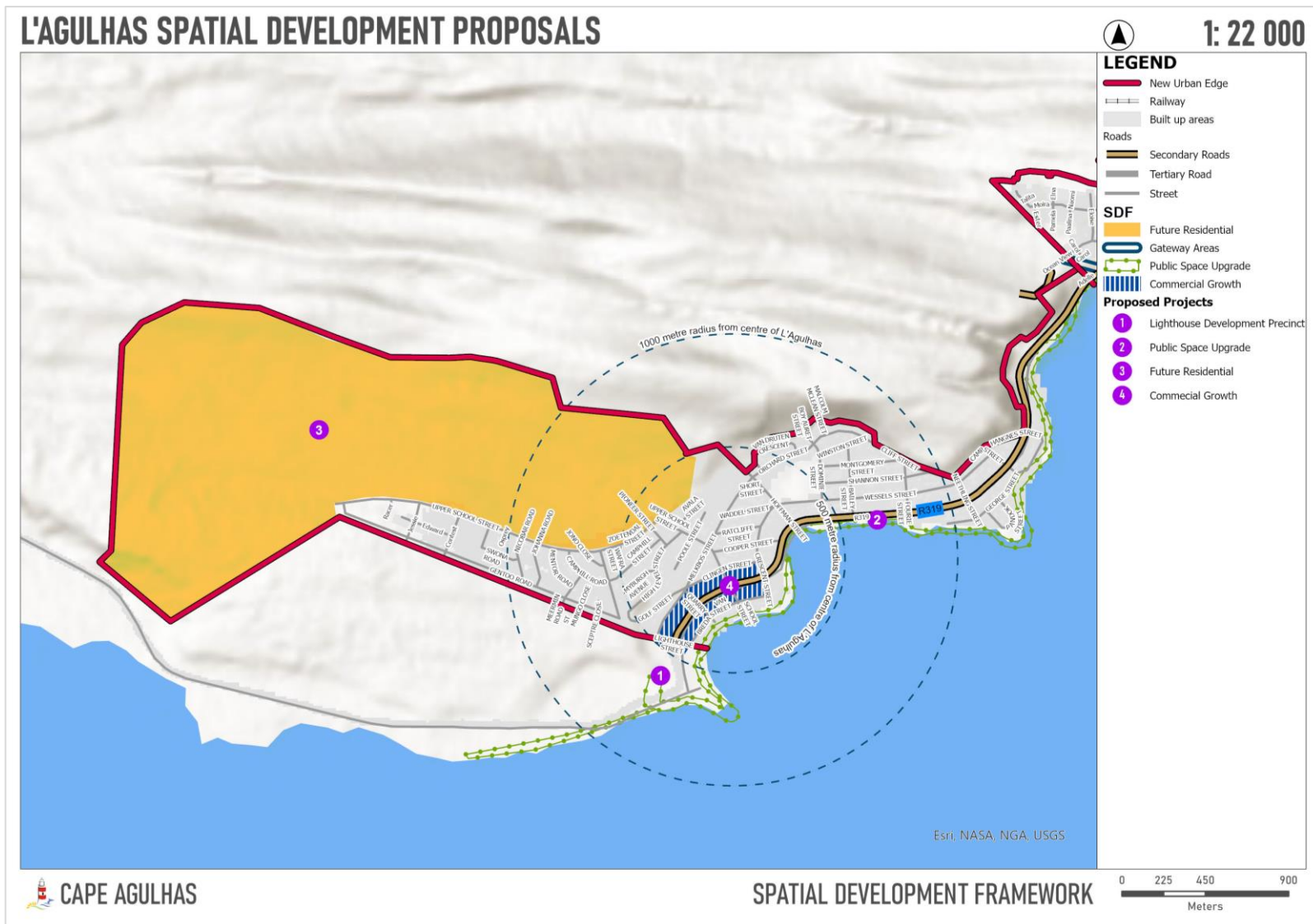
manner that is sensitive to the general environment and character of the settlement. A comprehensive list of proposals is given in Table 23 and spatialised in Map 22 (spatial development proposals) and Map 23 (environmental protection and heritage protection proposals).

Table 23: L’Agulhas SDF Proposals

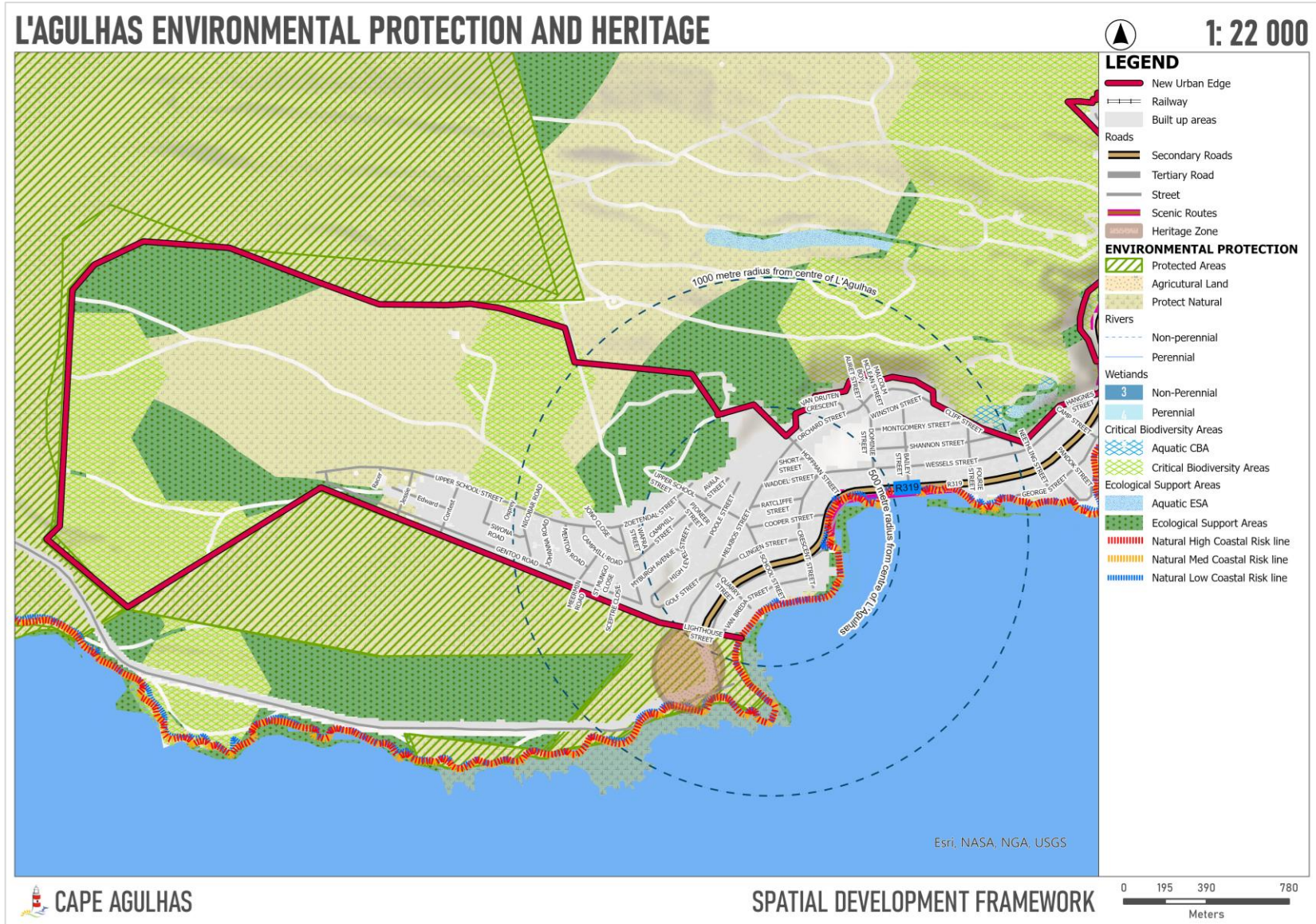
Action	Strategic Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	In addition to surrounding Protected Areas, protect CBAs and ESAs from development.
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as far as possible.
		Urban Edge	Amend the Urban Edge to include erven east of the approved Agulhas Lifestyle and Retirement Village (Project 3).
		Coastal Risk Lines	Discourage development within coastal setback lines and associated risk areas.
	Landscape and settlement elements to be protected	Gateway Areas, Scenic Routes	Preserve the scenic quality of Marine Drive (R319) between Struisbaai and L’Agulhas

Action	Strategic Focus	SDF Element	Proposals
		Heritage Zones	Support initiatives to enhance the Lighthouse Precinct, including a SANParks project slated for 2023 (Project 1).
Change actions		Commercial Growth	Integrate commercial and other non-residential development with the surrounding urban fabric as far as possible along Main Road, west of the caravan park (Project 4).
	Areas for densification and infill	Housing Densification Infill Areas	Allow context-sensitive densification of residential fabric in L'Agulhas in accordance with the general height and character of surrounding structures.
	Improved landscaping	Public Space Upgrade	Focus landscaping initiatives on a continuous Non-Motorised Transport route linking Struisbaai North — and focal public places in between — to the Lighthouse Precinct in L'Agulhas (Project 2).
	Improved provision of and access to public amenity	Public Amenities	Maintain and upgrade beach-side parking areas, pedestrian routes, ablution facilities and stairs / steps (without creating large, tarmacked areas).

Action	Strategic Focus	SDF Element	Proposals
New development actions	New development of significant scale	Commercial, Tourism, Public Space	Support initiatives to enhance commercial and tourism-related activity in the Lighthouse Precinct (Project 1).
		Future Residential Development	Provide new residential stock through the approved Agulhas Lifestyle and Retirement Village (Project 3).
		New Routes	Explore the viability of constructing a continuous NMT route linking Struisbaai North — and focal public places in between — to the Lighthouse Precinct in L'Agulhas (Project 2).



Map 22: L'Agulhas Spatial Development Proposals



Map 23: L'Agulhas Environment Protection and Heritage Protection Proposals

8.3.5: Arniston / Waenhuiskrans

Arniston / Waenhuiskrans is a popular retirement / second home / vacation spot and an old fishing village on the coast. The SDF for the settlement is geared toward doing two things: preserving the area's unique identity and improving the social, economic, and amenity conditions in the area. Focus areas,

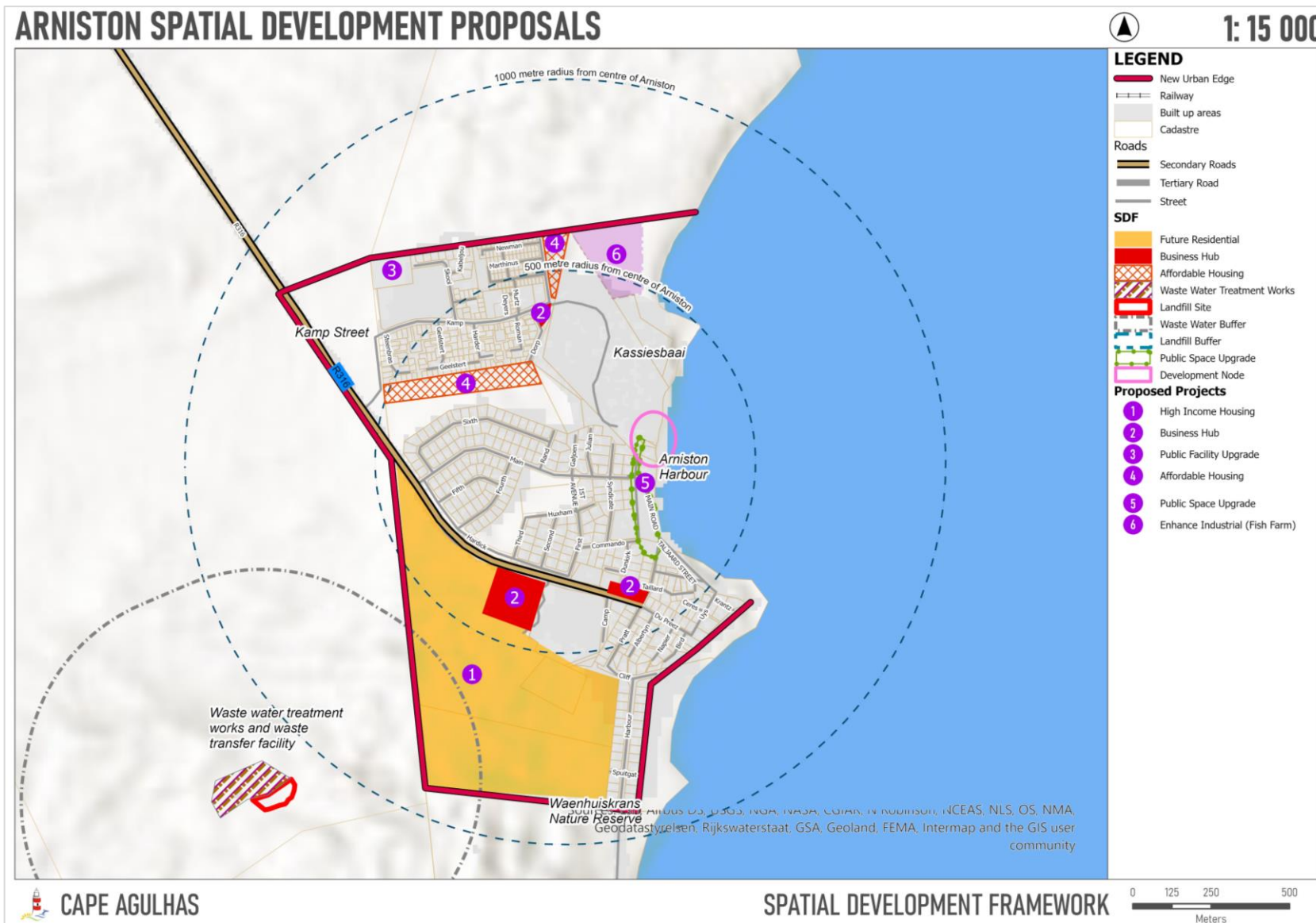
proposals, and their associated spatial references can be found in Table 24 and associated spatial references in Map 24 (spatial development proposals) and Map 25 (environmental protection and heritage protection proposals).

Table 24: Arniston / Waenhuiskrans SDF Proposals

Action	Strategic Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs, ESAs and Waenhuiskrans Nature Reserve from development.
		Urban Edge	Maintain a tight urban edge around the existing footprint of the settlement.
		Coastal Risk Lines	Resist development within coastal setback lines and associated risk areas to protect the coastal corridor.
		Agricultural Land	Protect surrounding agricultural land.
	Landscape and settlement elements to be protected	Scenic Routes, Gateway Areas	Maintain the current sense of arrival at the entrance of the settlement, characterized by a slow “revealing” of relatively dispersed low-rise buildings (including the development well set back from the R316 surrounding the intersection with Kamp Street).

Action	Strategic Focus	SDF Element	Proposals
			Resist “strip” commercial development along the R316.
		Heritage Zones	Preserve the unique heritage and character of Kassiesbaai. Upgrade the cemetery (Project 3).
Change actions	Areas or places to be upgraded	Development Node	Maintain and improve the harbour and slipway to enhance its commercial potential, while preserving its understated, small settlement character.
		Public Markets	Investigate the demand for and viability of utilising the hotel forecourt, harbour / slipway and “Vishuis” area for periodic markets.
	Improved landscaping	Public Space Upgrade	Improve landscaping in the hotel forecourt, harbour / slipway and “Vishuis” area (Project 5).
	Areas for improved access to public services	Public Facilities	Upgrade the community hall. Expand the clinic. Establish a satellite police station.
	Improved provision of and access to public amenities	Public Amenities	Maintain and upgrade beach-side parking areas (particularly Roman Brach), pedestrian routes, ablution facilities, and stairs / steps (without creating large, tarmacked areas).

Action	Strategic Focus	SDF Element	Proposals
New development actions	New development of significant scale	Future Residential Development, Affordable Housing	<p>Explore limited Future Residential Development along the R316 (Project 1).</p> <p>Prioritise the provision of affordable housing on land east of Kamp Street and south of Geelbek Avenue (Project 4).</p>
		Enhanced Commercial / Industrial Activity, Commercial, Tourism, Public Space	<p>Explore the feasibility of establishing business hubs along the R316 and on the western border of Kassiesbaai (Project 2).</p> <p>Prioritise land north of Kassiesbaai for Enhanced Industrial Activity, particularly a fish farm, to enhance the local economy (Project 6).</p>
		New Routes	<p>Explore the viability of constructing a new route linking the R316 through Erf 260 to Harbour Street (providing access to Erf 316 and the beach) as part of the proposed residential development (Project 1).</p>



Map 24: Arniston Spatial Proposals



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Map 25: Arniston Environmental Protection and Heritage Protection Proposals

8.3.6: Suiderstrand

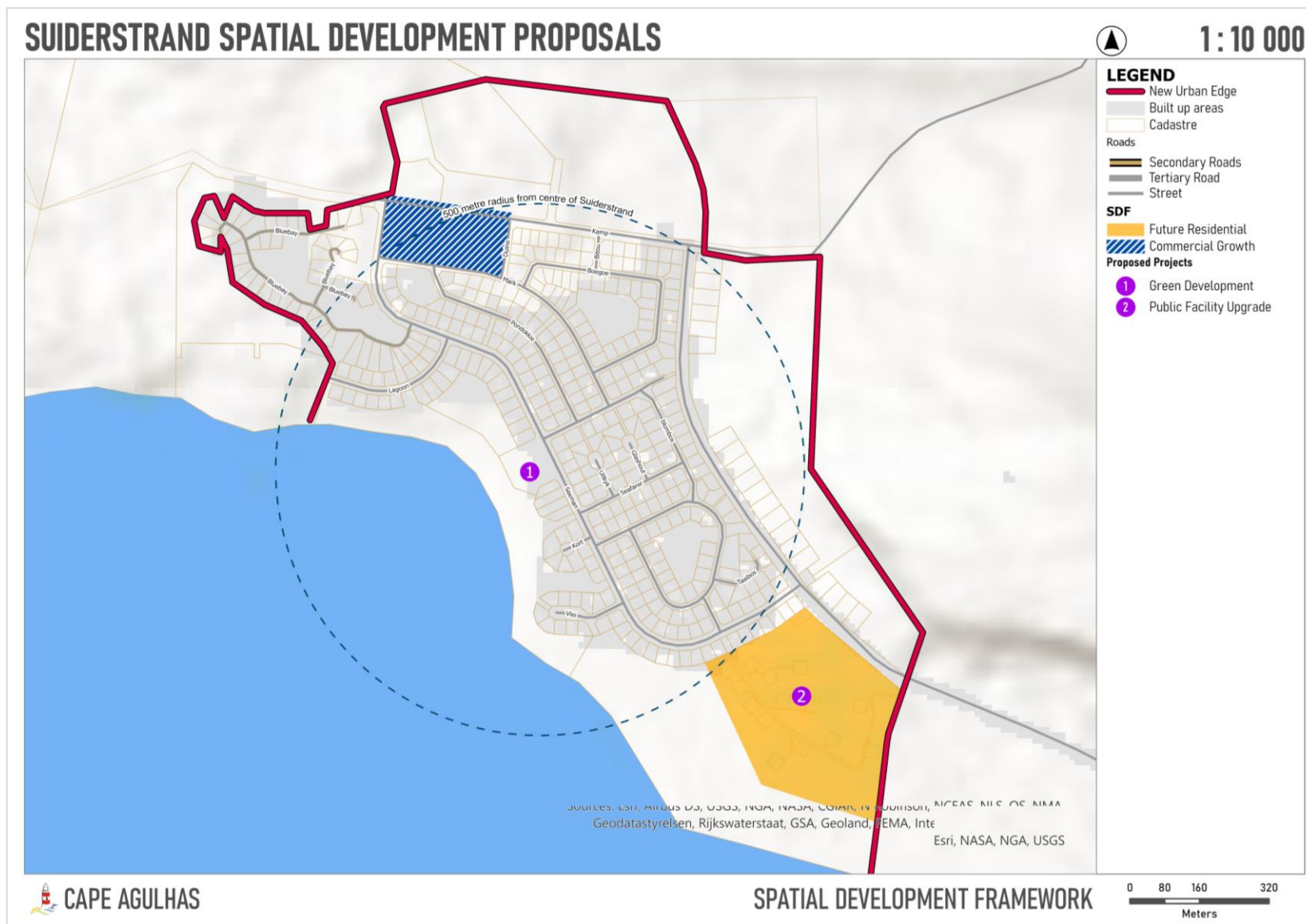
Suiderstrand is a small coastal town and retirement / second home area. Rather than promoting outward growth, this SDF prioritises gradual infill of available residential erven to meet any future housing demand. As in other coastal settlements,

maintenance and upgrading of beach-side parking areas, pedestrian routes, ablution facilities, and stairs / steps (without creating large, tarmacked areas) is a priority for Suiderstrand. These and other proposals for the settlement are listed in Table 25 and spatialized in Map 26 (spatial development proposals) and Map 27 (environmental protection proposals).

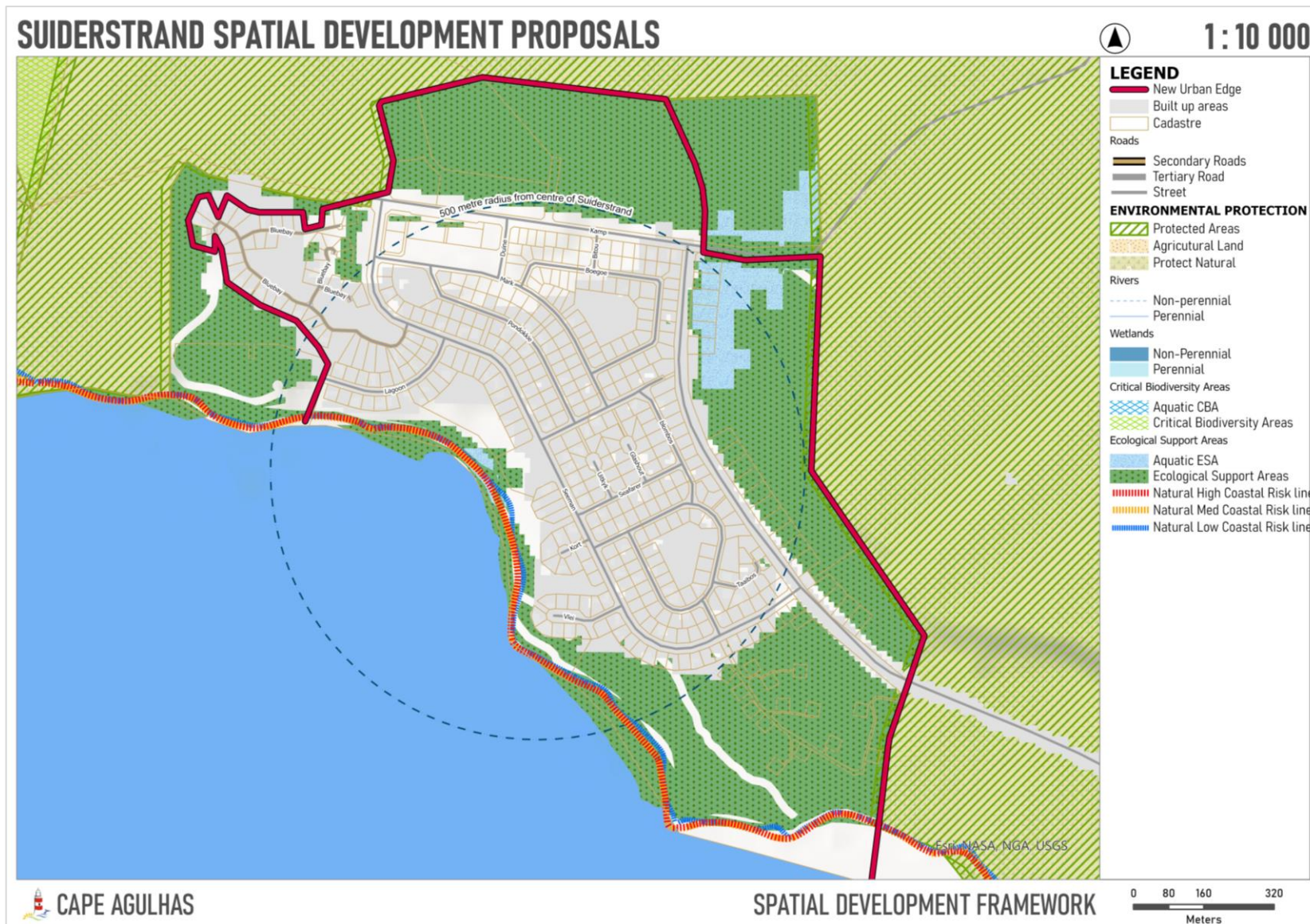
Table 25: Suiderstrand SDF Proposals

Action	Strategic Focus	SDF Element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect the surrounding Protected Areas, CBAs and ESAs from development.
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as far as possible.
		Urban Edge	The Urban Edge is to be amended to include the new Oystercatcher development to the south of the settlement.
		Coastal Risk Lines	Resist development within coastal setback lines and associated risk areas to protect the coastal corridor.
	Landscape and	Gateway Areas, Scenic Routes	Maintain the unbuilt character of the land between L'Agulhas and Suiderstrand.

Action	Strategic Focus	SDF Element	Proposals
	settlement elements to be protected		
Change actions	Improved provision of and access to public amenities	Public Amenities	Maintain and upgrade beach-side parking areas, pedestrian routes, ablution facilities and stairs / steps without creating large, tarred areas
New development actions	New development of significant scale	Future Residential Development	Support the proposed Oystercatcher residential development on the south-eastern edge of the settlement (Project 2).
		Commercial Growth	Support commercial growth towards the north-western edge of the settlement.



Map 26: Suiderstrand Spatial Proposals



Map 27: Suiderstrand Environmental Protection Proposals

8.3.7: Protém

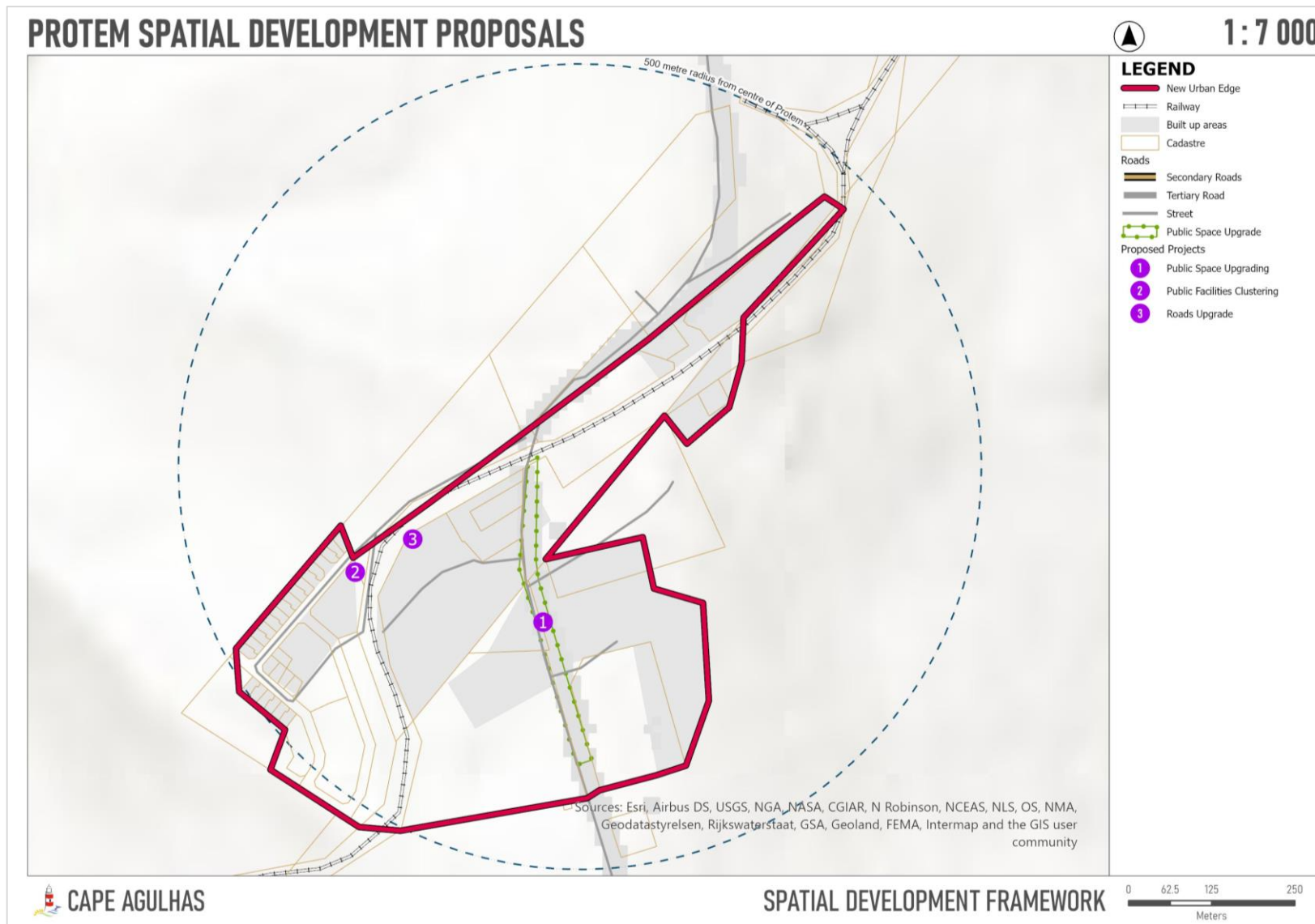
Protém is a small rural community. The goal of this SDF is to improve public facilities and amenities for residents without encouraging further outward growth or expansion. The SDF proposes improving the road that connects Protém to the R319

to the south-east and the R317 to the west (Project 3). If necessary, limited infill residential development can take place in the area south of the grain silos. Additional spatial proposals for this area are listed in Table 26 and spatialised in Map 28 (spatial development proposals) and Map 29 (environmental protection proposals).

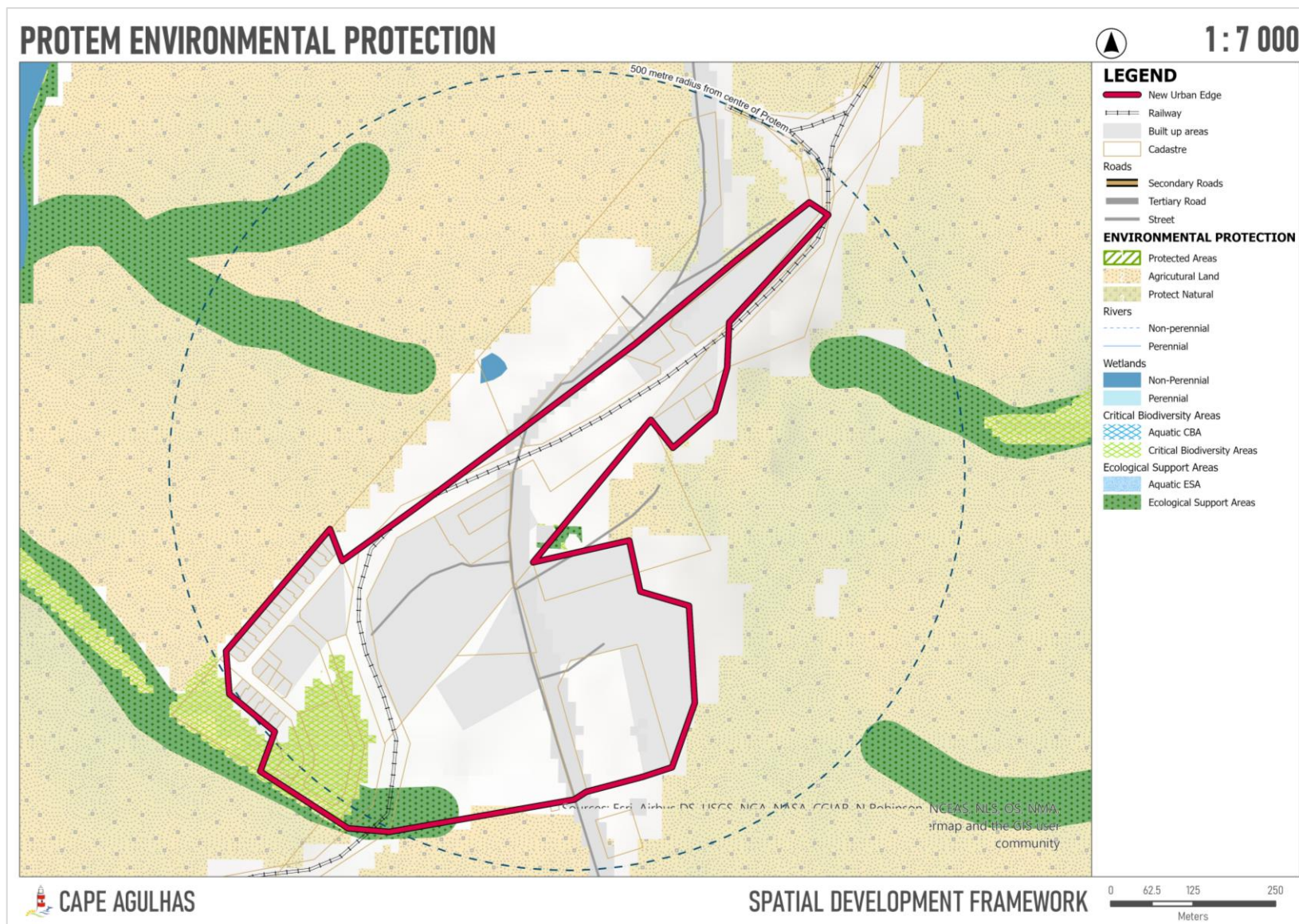
Table 26: Protém SDF Proposals

Action	Strategic Focus	SDF element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs and ESAs from development.
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as far as possible.
		Urban Edge	Maintain a tight urban edge around the existing footprint of the settlement.
	Landscape and settlement elements to be protected	Heritage Zones	Maintain the small, dispersed, but contained character of the settlement.

Action	Strategic Focus	SDF element	Proposals
Change actions	Areas or places to be upgraded	Public Markets	Given sufficient demand, explore the establishment of a periodic market along the main road.
	Areas for densification and infill	Housing Densification Infill Areas	Should the need arise, limited infill residential development can occur in the area south of the grain silos.
	Improved landscaping	Public Space Upgrade	Focus additional tree planting along the main road (Project 1).
New development actions	New development of significant scale	New Routes	Upgrade the road that connects Protem to the R319 to the south-east and R317 to the west (Project 3).
	Areas for improved access to public services	Public Facilities	Upgrade existing public facilities, such as the library, and explore the construction of other facilities as part of the same cluster.



Map 28: Proteem Spatial Development Proposals



Map 29: Protem Environmental Protection Proposals

8.3.8: Klipdale

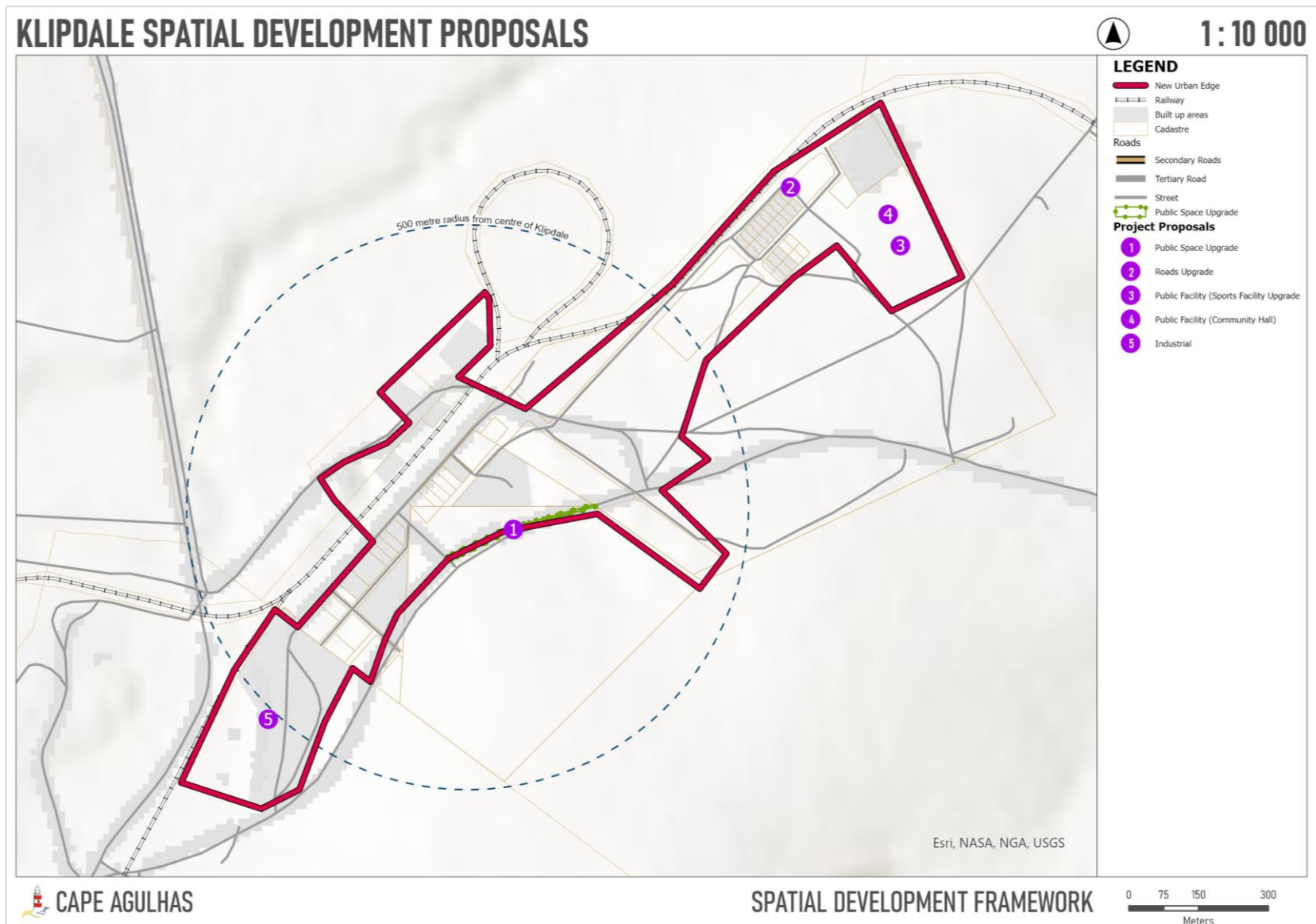
.Klipdale is a small rural community. The goal of this SDF is to help residents as much as possible by providing essential infrastructure and public facilities, so that existing residents do not have to relocate to larger settlements in search of housing opportunities, while also discouraging further growth and

expansion. Additional housing provision is not prioritised because national and provincial affordable housing policies do not support the construction of houses in isolated rural settlements like Klipdale. Table 27 provides a comprehensive list of proposals, which are spatialised in Map 30 (spatial development proposals) and Map 31 (environmental protection proposals).

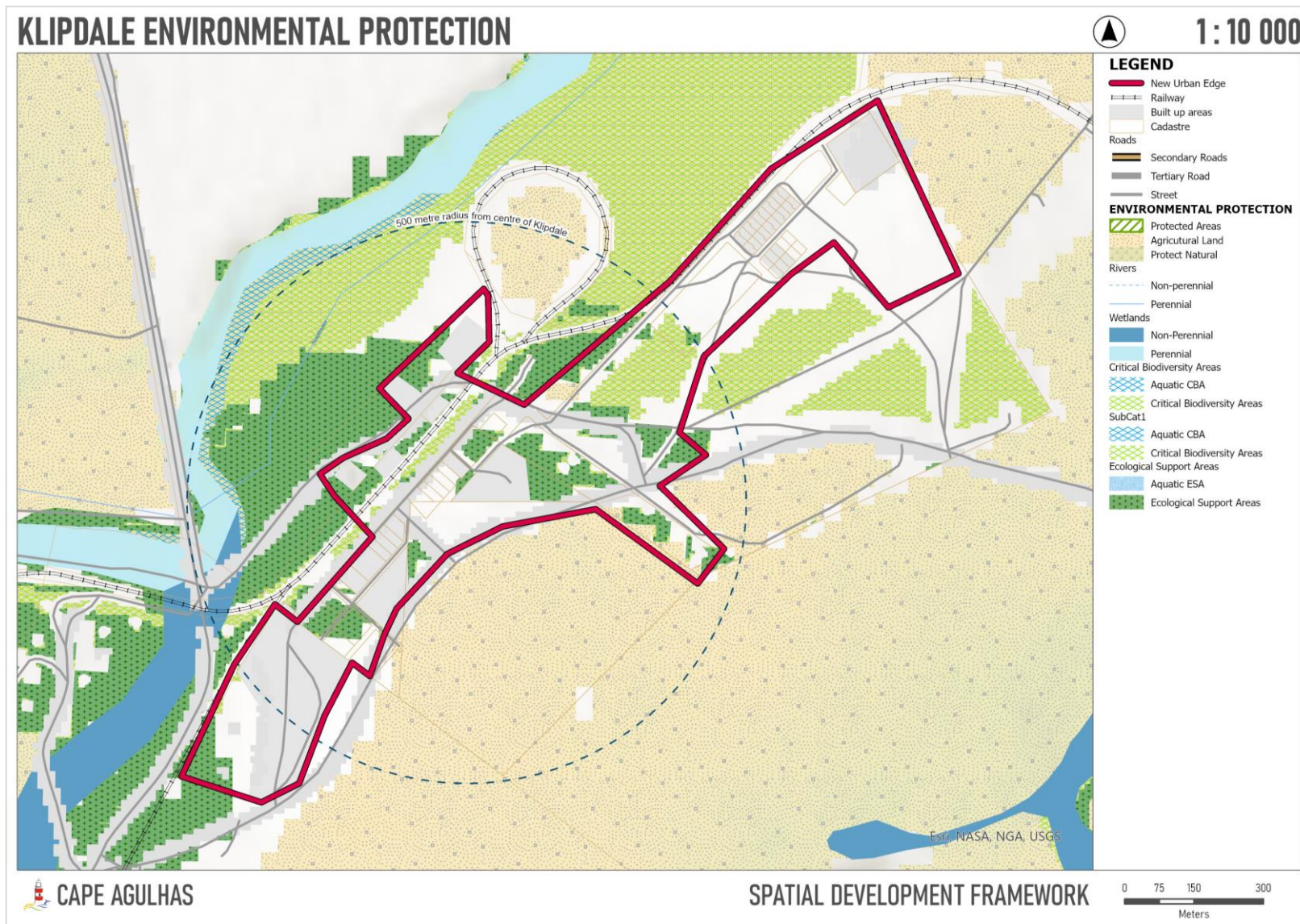
Table 27: Klipdale SDF Proposals

Action	Strategic Focus	SDF element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs, ESAs, the Sout River and Wetlands from development.
		Agricultural Land	Maintain the productive capacity of agricultural land surrounding the town as far as is possible.
		Urban Edge	Maintain a tight Urban Edge around the existing footprint of the settlement.
	Landscape and settlement elements to be protected	Heritage Zones	Maintain the small, dispersed, but contained character of the settlement.

Action	Strategic Focus	SDF element	Proposals
Change actions	Areas or places to be upgraded	Informal Settlement Formalization, Affordable Housing	Explore the viability of utilising municipal land adjacent to existing developed erven to develop affordable housing for households currently residing in an informal settlement.
	Area for enhanced economic opportunity	Enhanced Commercial / Industrial Activity	Should the need arise, small-scale commercial development can be established along the main road (Project 5).
		Public Markets	Should the need arise, a periodic market can be established along the main road.
	Improved landscaping	Public Space Upgrade	Focus additional tree planting along the main road (Project 1).
		Public Facilities	Upgrade existing public facilities, such as the sports facility (Project 3).
New development actions	Areas for improved access to public services	Public Facilities	Explore the construction of new Public Facilities, such as a community hall (Project 4).



Map 30: Klipdale Spatial Development Proposals



Map 31: Klipdale Environmental Protection Proposals

8.3.9: Elim

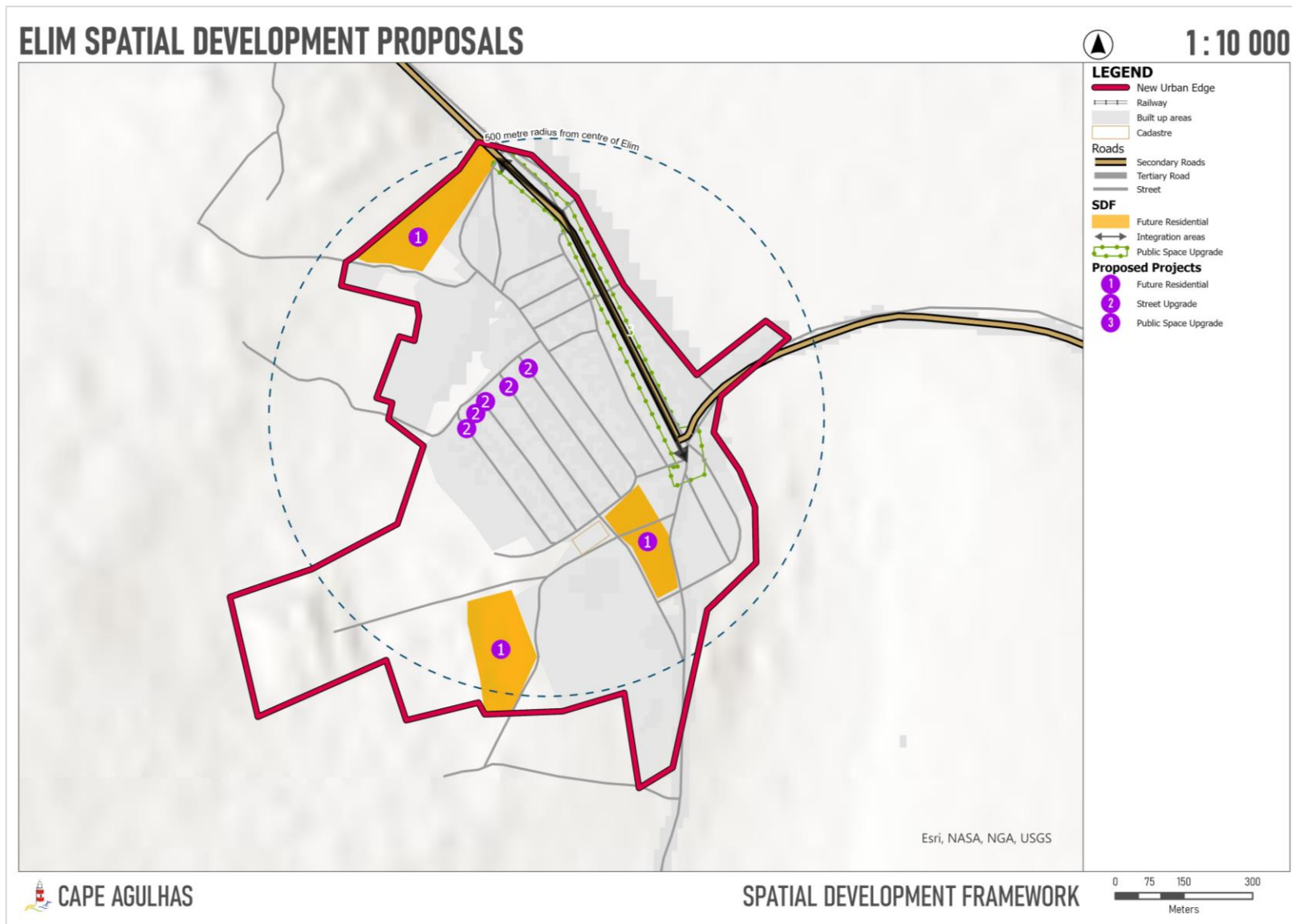
Elim is a small rural settlement. This SDF proposes to keep its authentic rural feel. The majority of the roads in this settlement are gravel or otherwise in poor shape. So, this SDF suggests that the following roads be improved: Akker Street, Jubilee Street,

King Street, Nuwe Street, and Berg Street (Project 2). Projects 1–4 of this SDF are set aside for the development of new low-income housing to the north and southwest of the existing community. A full list of proposals is provided in Table 28 and spatialized in Map 32 (spatial development proposals) and Map 33 (environmental protection proposals).

Table 28: Elim SDF Proposals

Action	Strategic Focus	SDF element	Proposals
Protective actions	Natural / ecological elements to be protected	Protected Areas, CBAs, ESAs, Rivers, Wetlands	Protect CBAs, ESAs and the Nuwejaars riparian area from development. Resist any development within the river corridor or 1:100 year flood line.
		Agricultural Land	Maintain the productive capacity of Agricultural Land surrounding the town as far as possible.
		Urban Edge	Maintain a tight Urban Edge around the existing footprint of the settlement.
	Landscape and settlement elements to be protected	Gateway Areas, Scenic Routes	Maintain the rural sense of place upon arrival in the settlement from surrounding towns.

Action	Strategic Focus	SDF element	Proposals
		Heritage Zones	Maintain the unique settlement layout and architectural character of the settlement.
Change actions	Areas for densification and infill	Housing Densification Infill Areas	Limit residential infill development, as there is little scope for densification of the existing built fabric without altering or harming the character of the settlement.
	Improved landscaping	Public Space Upgrade	Improve the quality of public space along Church Street (R43).
New development actions	New development of significant scale	Affordable Housing	<p>Should the need arise, new Affordable Housing (following the grid-based layout of the original settlement) should be provided to the north and south-west of the settlement (Projects 1).</p> <p>Explore utilising municipal land adjacent to existing developed erven to develop affordable housing for households currently residing in an informal settlement.</p>



Map 32: Elim Spatial Proposals



Map 33: Elim Environmental Protection Proposals

9: LAND USE MANAGEMENT

The proposals presented in this SDF will need to translate to appropriate zonings or rezonings of affected erven in the CAM Land Use Management Scheme (LUMS), based on formal application processes. A LUMS is a system containing legal requirements and regulations that apply to land within an area of jurisdiction with the aim of achieving harmonious and desirable land use outcomes that promote health, safety, order, amenity, convenience and general welfare, efficiency, and economic activity.

9.1: Objectives of a Land Use Scheme Management Scheme

The objectives of a LUMS are as follows:

- Designate desirable land uses and provide clarity on what can or cannot be done on a given property.
- Provide certainty to property owners and protect property values.
- Promote and protect public amenities.
- Resolve conflicts between different land uses.
- Balance the interests of individual property owners with those of the public.
- Promote the economy.
- Protect natural resources and related ecosystem services, including agricultural resources.

- Protect unique areas or landscape features.
- Protect heritage resources and places of religious and cultural significance.

9.2: Contents of a Municipal Land Use Management Scheme

A LUMS is a legislative plan that should consist of a written document and an accompanying cadastral map. This plan should have the following contents:

- Introduction;
- Vision and Statements of Intent;
- The Zones, Management Areas and Management Plans required for the applicable area;
- Land Use Matrices and Development Control Templates showing permitted and prohibited land uses;
- Definitions of terminology;
- Policies and Guidelines;
- Procedures regarding applications, consent, appeal, and other processes;
- Land Use Scheme Maps

9.3: General Guidelines for Development

All applications are required to comply with the requirements of the applicable legislation such as SPLUMA and Municipal Town Planning By-Laws. The following general guidelines must be followed in all applications:

- Include a completed and signed application form provided by the municipality;
- Obtain and provide proof of power of attorney if an agent is making the application on behalf of the property owner;
- Provide proof of registered ownership;
- Provide a written motivation for the proposed land use alteration;
- Include a copy of the Surveyor General diagram;
- Include a locality plan and site development plan if applicable;
- Submit an accompanying Water License Application if the application concerns a property that includes a water body;
- Ensure a 500 m buffer around landfill sites;
- All applications concerning heritage structures should comply with the processes of the National Heritage Act; and
- Residential developments need to follow a residential density policy.

According to SAHRA, all management plans for heritage areas should include at least the following:

- Statement of site significance (including value);
- Site description, including environmental setting;
- History of the site;
- Stakeholders;
- Legal framework and management context;
- Present and past uses of the site;
- Site condition and history of conservation;
- SWOT analysis;
- Guiding principles;
- Visitor management;
- Objectives, strategies and action plan that cover the management of the site,
- Site presentation, interpretation, safety, education and research, marketing and conservation considerations
- Detailed process of getting approval for proposed plans and alterations, including committees and delegations with clear responsibilities;
- Monitoring and evaluation;
- Documentation outlining implementation and monitoring.

10: CAPITAL EXPENDITURE FRAMEWORK

10.1: Purpose of a Capital Expenditure Framework

The Capital Expenditure Framework (CEF) of a municipality can be defined to “include all the infrastructure requirements (engineering, social and other capital requirements) that falls within the mandate of the municipality and is funded by the municipality and includes own funding, grants received as well as borrowing raised by the municipality itself. It is an important tool in ensuring that long-term infrastructure investment decisions are timeously made in a financially viable way to support the Integrated Urban Development Framework objectives in facilitating transformation.” (COGTA Guidelines, 2018).

All spheres of government must contribute towards the functionality and sustainability of the municipality. It is therefore important to make a distinction between the infrastructure that is required to ensure long-term sustainability and functionality, which is financed by national and provincial government (included in a Capital Investment Framework), versus infrastructure that the municipality has to finance from its own budget, including grants (included in a Capital Expenditure Framework). The investments by the municipality must fall within the municipality's affordability means.

The intention of a CEF is to effectively link the municipality's spatial development strategies to the municipality's budget, which is one of the primary means with which to implement the development strategies.

A CEF therefore provides a link between spatial planning and financial planning, and also links to infrastructure planning, which is crucial to accommodate the spatial development strategies and maintain existing services infrastructure. This inter relationship is illustrated in Figure 22.

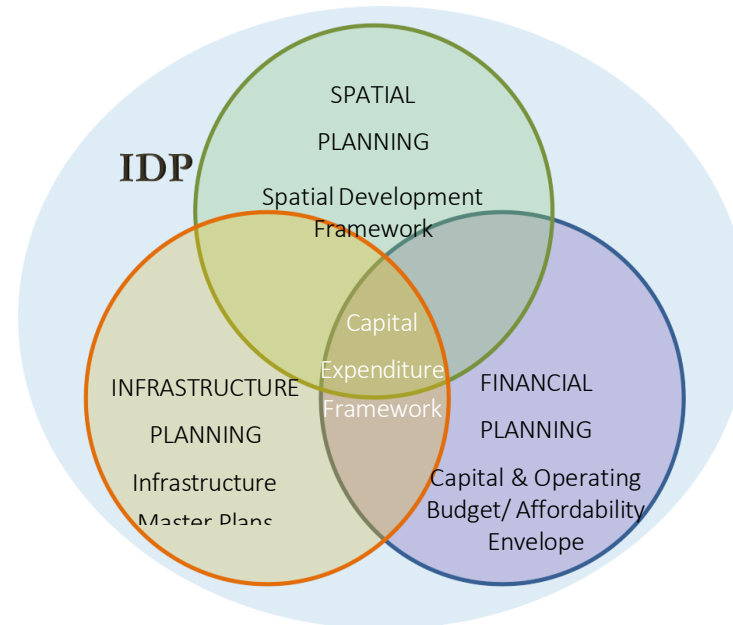


Figure 22: Inter relationship of a Capital Expenditure Framework

Development at ground level is improved by providing more specific direction on what type of investment should be made at which location and in what order of priority; this includes the alignment between the Municipality's strategies, plans, programmes and policies. This mitigates the risk of budget allocations contradicting or undermining the SDF.

Figure 23 reflects the process and inter-relationship of the SDF proposals, programmes, projects and the budget allocation. The figure illustrates that the prioritisation of projects will continuously contribute to the amendment of the CEF, which in turn, impacts on the number of programmes that can be funded

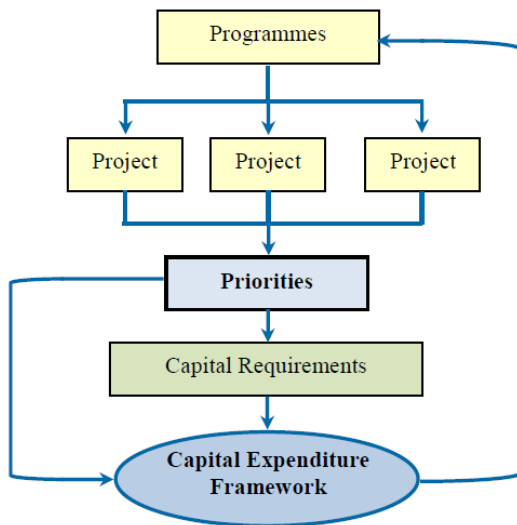


Figure 23: Capital Expenditure Framework Process

10.2: Legislative Requirements

The Spatial Planning and Land Use Management Act (SPLUMA, Act 16 of 2013) requires that Municipal Spatial Development Frameworks “determine a capital expenditure framework for the municipality’s development programmes, depicted spatially”.

Furthermore, the Local Government: Municipal Planning and Performance Management Regulations (2001) require that a SDF sets out a Capital Investment Framework for the municipality’s development program.

The implementation framework aims to shift the focus away from strategy and policy, towards actions and interventions to implement these policy and plans.

Government initiated the Integrated Urban Development Framework (IUDF) in order to restructure South Africa’s urban spaces, guided by a vision of creating “liveable, safe, resource efficient cities and towns that are socially integrated, economically inclusive and globally competitive.” One element of the implementation of the IUDF is the introduction of a consolidated infrastructure grant, the Integrated Urban Development Grant (IUDG), which municipalities may be eligible for. Among other features, the IUDG moves towards programmatic grant monitoring. The business plan for the IUDG is a three-year capital programme that is aligned with a long-term Capital Expenditure Framework. In order to access IUDG funding, Cape Agulhas Municipality requires a credible CEF.

The key intentions in introducing the CEF as the basis for monitoring the IUDG are:

- To ensure that priorities identified in the SDF are translated into capital programmes;
- To promote long-term engineering and social infrastructure planning;
- To promote infrastructure planning that is better integrated across sectors and spheres and within space;
- To promote a more integrated approach to planning within municipalities that brings together technical, financial and planning expertise.

10.3: Institutional Requirements

Cape Agulhas Municipality's Integrated Development Plan and Town Planning departments will be responsible to facilitate and monitor the implementation of the SDF proposals, actions and interventions. These two departments must work closely with the other municipal departments dealing with engineering services infrastructure, social facilities, human settlements and the municipal budget (see Figure 24)

The said two departments will ensure that the SDF proposals, actions and interventions are formulated in programmes and projects for spatial implementation. It must also be ensured that the SDF informs sector planning and resource/funding allocation.

10.4: Alignment of Sectoral Plans

The SDF is a medium term planning instrument, which spatially coordinates and implements the Cape Agulhas IDP's vision. The SDF both leads and is informed by the various interdepartmental sector plans and it must be ensured that the SDF and sectoral plans are aligned in order to utilise their potential as an implementation toolkit. Therefore, once this SDF has been adopted, the SDF must be a key consideration during the revision of the sectoral plans to establish alignment, where required.

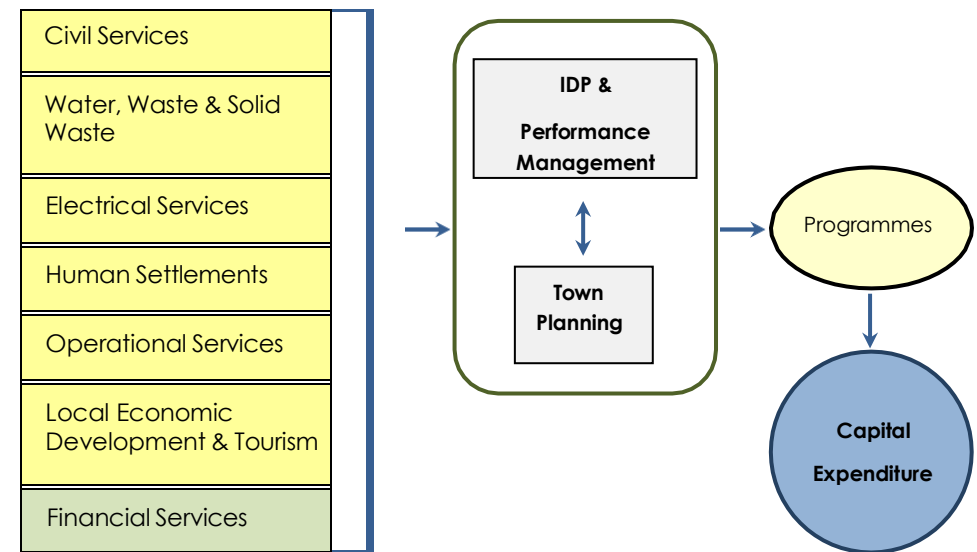


Figure 24: Institutional Arrangements

10.5: Capital Expenditure Framework

10.5.1: Methodology

The National Department: Cooperative Governance commissioned a guide to aid the public and private sectors in preparing a Capital Expenditure Framework for municipalities. The draft guidelines (TE COGTA/V8) are aimed at the larger Intermediate City Municipalities (ICM). Cape Agulhas is not categorised as an ICM and therefore it would not need to adhere to the COGTA guidelines in its entirety. The guidelines were however considered and used as a framework in which to compile the Cape Agulhas CEF.

The COGTA guidelines include eight steps, which should be followed in preparing a CEF for an ICM. Table 29: COGTA guidelines lists the activities to be undertaken based on the 8 steps and illustrates how the current Cape Agulhas CEF complies with the requirements and where additional work is required in the next revision of the CAMSDF.

Table 29: COGTA guidelines

STEP	TASK DESCRIPTION	COMPLIANCE
1.	Identify Functional Areas and Priority Development Areas for the municipal area.	The Cape Agulhas Municipal settlements were used as the functional areas.
2.	Compile a socio-economic profile for each Functional	This was done in the situational analysis component of the MSDF.

	Area for a 10 year period.	
3.	Compile a land budget for residential and commercial/ industrial growth for the next 10 years as per the SDF proposals.	No additional land budget was yet compiled. The CAMSDF provides very strategic broadly categorised new urban development areas that make provision for future residential, mixed use, community facility land uses etc. These individual land use designations are for flexibility purposes not delineated in the MSDF, but addressed in a high level of detail in the CAMGMS. A land budget can only be done once this MSDF is finalized and the GMS subsequently revised. This is also the reason why this CEF does not include community facility/social infrastructure as this will only be confirmed on revision of the detailed planning of the CAMGMS following adoption of the CAMSDF.
4.	Confirm the appropriateness of the SDF vision and long-term spatial structure for the municipality, based on supply and demand of land and infrastructure.	The CAMSDF is quite uniquely based on the Municipal IDF (i.e. its long term adopted spatial vision policy framework). All of the spatial development proposals are imbedded and aligned with this vision. The supply and demand inputs were confirmed during numerous workshops held with the relevant Municipal Departments.

5.	Sector master plans should be revised based on the outcomes of steps 1 to 4, with the view to determine infrastructure requirements for the various Priority Development Areas.	The Infrastructure / Engineering Department provided infrastructure maintenance / development costs as input to this CEF pertaining to the Municipal area as a whole. The master plans will be updated following the adoption of this SDF and the GMS.
6.	Develop a Long Term Financial Plan.	The Municipality provided the long term financial planning information required to compile this CEF.
7.	Link the costing from step 5 with the Long Term Financial Plan that provides the affordability envelope. The outcome of this step will be to model the expected investment levels over time and the operating impact of providing and maintaining the various services. High level prioritisation is required.	The long term financial planning information and capital expenditure information from the Municipal Departments were compared and the affordability envelope determined. Prioritisation was not done in this CEF.

8.	Structure all requirements into programmes per Functional Area. Existing projects must be fitted into these programmes and new projects must be conceived in terms of these programmes.	This input into the CEF have not been finalised and municipality is in the process of engaging with various entities in this regard.
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10.5.2: Capital Revenue

The Municipality provided a break-down of funding sources as budget input to the CEF. The information provided the affordability envelope per financial year for the period 2023-2026. The total affordability envelope for the period amounts to R299,998,981. The revenue sources and total available capital funds are presented in Table 30.

Table 30: Cape Agulhas Revenue Sources for the Period 2023-2026

Funding Source	Total - Medium Term (2022/23 - 2025/26)
Internal Sources	127,153,847
National Allocations	73,070,033
Provincial Allocations	4,020,680
External Funding	95,754,421

Total(Affordability Envelope):	299,998,981
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of approximately R 1,145,805 over the period 2023 - 2026 (i.e. 0.4% surplus).

10.5.3: Basic Engineering Services

The Cape Agulhas engineering departments provided estimated costs for the engineering infrastructure that would be required to service the Municipality for the 2022 - 2026 year period (this included maintenance of existing infrastructure as well as provision of new infrastructure). Engineering infrastructure included (i) waste water infrastructure (ii) electricity, (iii) roads and transport, (iv) stormwater and (vi) solid waste infrastructure.

Detailed costing and prioritisation for each SDF proposal has not yet been undertaken.

The total engineering costs for the 2022 – 2026 year period amounts to approximately R 298,853,177

10.5.4: Budget Gaps / Surplus

The total available Capital Expenditure (affordability envelope) to Cape Agulhas Municipality for the 2023 - 2026 period amounts to R 299,998,981. Based on available data, approximately R298,853,177 is required for the listed engineering infrastructure required for the same period. It is therefore estimated that the Cape Agulhas will have a surplus

Key Strategy	Key Strategy Detail	Jan Adjustment budget 2023	Budget 2023/24	Budget 2024/25	Budget 2025/26	Total
1	Create sustainable human settlements by locating new development in strategic locations with access to basic services, public facilities, economic opportunities and public transportation.	3,260,940	3,517,500	440,000	220,000	7,438,440
2	Promote infill residential development within settlements to increase densities and promote access to infrastructure, social services and economic opportunities.	65,570,293	77,137,336	63,502,826	67,261,932	273,472,387
3	Protect and conserve Protected Areas, Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) by limiting or restricting intensive development on these areas.	-	1,350,000	-	-	1,350,000
4	Create diverse economic opportunities by promoting agriculture and tourism.	453,770	1,250,000	930,000	100,000	2,733,770
Null	Not allocated	2,344,272	5,368,000	4,500,270	2,807,390	15,019,932
Grand Total		71,629,275	88,622,836	69,373,096	70,389,322	300,014,529

10.6: Conclusion and Recommendation

The current CEF is not complete when measured against the COGTA methodology and content requirements and represents the best first effort with the available data to date. The items and actions listed above under subsection 7.5.1 should be undertaken during the next review of the Municipal long term financial planning and IDP to ensure greater alignment with the SDF. The Cape Agulhas engineering Master Plans should also be updated based on the 2020 MSDF spatial proposals / latest GMS when adopted.

Work and input into the CEF is an on-going and iterative process and cooperation and integration of all municipal departments is therefore required.

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12: ANNEXURES

12.1: Annexure 1: Summary of IDP Community Engagements

Note that not all projects identified through the IDP engagements are eligible for inclusion in the SDF.

Table A1: Summary of IDP Community Engagement in Bredasdorp

Bredasdorp
New Primary school
Indoor bathrooms in Duinelaan and private toilets in Rivierstreet and Queenstown
Upgrading of pavements
Access bridge for cars Corner Lang and Fabriek Streets
Avail land for Housing (SDF)
Geysers needed for Crescent Avenue, Volstruiskamp
New housing development for certain income bracket at old graveyard
Awareness programmes to curb illegal dumping
Recycling programmes
Cleaning of streets
Small skips
Move the foot bridge behind Malva street to opposite Daisy street (access to long street)
Upgrading of Brand street (between Recreation and All Saints)
Paving of Long street from Recreation to Ou Meule
Raised table in Ou Meule street (Magnolia & Ou Meule) opposite Millpark
Fix all potholes
Tarring of all gravel roads
Upgrading of sidewalks
Upgrading of front porch of nelson mandela Hall (Memory wall, etc)
Home for people with disabilities

Upgrading of Oppie Koppie houses
Subsidised public transport
Upgrading of sidewalks at Suideroord
Sustainable feeding scheme and vegetable gardens at schools
Upgrading of the road on the way to Swellendam until railway as well as the road to Struisbaai
Shelter for scholars at Bredasdorp Primary school in Buitekan street
Erect houses in specific areas
Water pressure a challenge
Upgrading of sidewalks in business area
Cleaning projects
Illegal dumping
More visible Law-Enforcement (to assist with wheelie bin theft)
In need of fire fighting equipment (fire hoses)
Mini sport complex
Beautification of open space (next to New life Church)
Beautification of open space (Duinelaan)

Table A2: Summary of IDP Community Engagement in Napier

Napier
Upgrading of Van Der Byl street
Bus stops (Protea Primary)
Upgrading of roads
Speed bumps (Smythe, Roos, Wes, Leeubekkie, Joseph, Hertzog, Geel, Sarel Cilliers)
Indoor toilets for the elderly
Stormwater drainage (Eskom street)
Taxi ranks of stops (at cemetery)

Heritage survey of the town Napier
Sewer system must be upgraded
Overlay zone was removed from Zoning scheme
New low-cost housing development
Water quality can be better
Upgrading of sewer system
Small skips for waste
Raised tables in Sarel Cilliers street
Tarring of Mont Santa road
Upgrading of High street - Main Entrance of Retirement Village
Tarring of roads (Engel, Joseph, Adam streets)
Upgrading and maintenance of all roads
Tarring of the road in front of the clinic
Stormwater Upgrading - Cecil, River, Leiwater
Upgrading of stormwater network
Upgrading of pavements - repair of holes (safety hazard)
Upgrading of names of streets on kerbs (use a different method, more permanent) - Printed embossed or poles with boards
Upgrading of graveyard - secure premises. Too many cattle moving around there
Toilets for houses with outdoor toilets
CAM must look at farming practices. Establish the boundary around residential area for farmers to plant eg. Canola
Alien clearing
No fire breaks is a huge risk
Beautification of town entrance
ESA (Terrestrial) should be taken into consideration North of Napier by the industrial area
ESA2 should be taken into consideration (Rivers)
Heritage Overlay Zone (current on GIS)
Peri Urban Agriculture overlay zone should be suggested to preserve character of strip farms

Smallholding overlay zone should be suggested to preserve character of strip farms
Various densities suggested
Wetland Overlay (NWM5) should be suggested
CBA's should be taken into consideration
Look at shopping opportunities for lower income area, OK is too far
Only Densify where there are facilities close by to keep property price same
Gravel road from Napier to Baarscheerdesbos to be tarred, Napier lost opportunities when road was finished
Focus on economic development
Preserve heritage, come through tourism
Save character
Strategies should be clearly explained, either referred to an external document.
Look at the renosterveld from trade street around the river
Advisory committee for heritage and environmental for conservation
The strip farms is a unique character that you don't see in other places
Expansion of industrial Facilities

Table A3: Summary of IDP Community Engagement in Struisbaai

Struisbaai
Water borne sewerage in phases starting with - Struisbaai CBD
Upgrade road to Struisbaai North Caravan Park
Upgrade Duiker Street Parking (look at area as a whole)
Upgrade Struisbaai North camp site and create facilities for day camping
Upgrade sportsgrounds and facilities (Seating / surfaces / lights / shelter)
Upgrade road - Kwikkie Street (tar)
Improve traffic flow (Circles / Additional parking). Main Road / Marine Drive
Upgrade Struisbaai / Bredasdorp Road - needs to be broadened because of flooding

Harbour slipway
Expansion of Struisbaai North to the side of Hotagterklip
Fix potholes in streets
Speedbumps in Vink street
Tarring of Shirley street
Storm water network in Iris street
Taxi shelter for people who waits for ambulance
Deforestation of Rooikrans trees at Shirley street
In need of Postal services
Boatowners need assistance with VMSs
Fishermen wants space at harbour (parking area) for boats and trailers
Upgrading of the slipway
Lights and taps doesn't work at harbour
Land behind Catch Cook exchange with Public Works
Congestion at 4-way stop
Fishermen can use Hotagterklip for local small business
Assistance needed with Dine with the locals
Fishermen need land and infrastructure for small businesses
Containers needed for small business
Land for African Churches
A Long term plan should be made regarding the location of the informal settlement of Struisbaai North
Struisbaai Plein to be more formalized for mixed use, this can include higher density residential as well as economic activity
Beach Restaurant facilities opportunities be brought back
A decent link between the Harbor to the swimming beach, this can integrate with traffic flow and provide additional parking requirements
Struisbaai Beach Parking (Duiker Street) be more formalized to facilitate various transport modes (busses) as well as provide facilities for economic opportunities
Recreation facilities/hall be provided on industria road area behind the new shopping complex.

An arrival point node be identified at the intersection of the Industria Road/Argonauta park/ Struisbaai Shopping complex for example with an traffic influence like an circle
ESA (Terrestrial) should be taken into consideration North of Napier by the industrial area
ESA2 should be taken into consideration (Rivers)
Heritage Overlay Zone (current on GIS)
Suggested Heritage Overlay Zone (example is on GIS) Comment: Suggestion is full of islands - more consistent, smoother boundary should be proposed
Peri Urban Agriculture overlay zone should be suggested to preserve character of strip farms
Smallholding overlay zone should be suggested to preserve character of strip farms
Various densities suggested (On GIS) Comment: A fuller plan that focus on all towns should be drafted
Wetland Overlay (NWM5) should be suggested
CBA's should be taken into consideration
Roads: Reseal of all roads
Roads: Resealing of tennis court surface in Struisbaai
Roads: Upgrade from access road to tennis court
Roads: Cleaning and fixing the road shoulders
Roads: Tarring of the roads at the new low-cost housing area
Roads: Tar from Mosselsstraat in Struisbaai
Roads: Extension of the Walkway at Struisbaai in the direction of the harbour
Speed limit: Installation of an 80km sign between the 100km and 60km on the road between the cemetery and Struisbaai North
Speed bumps in Malvern Drive
Speed bumps: Vink Street (x2), Dolfyn Avenue, Oester Avenue, 6th and 7th Avenue as well as in 3rd Avenue at the Kindergarten
Pedestrian crossing with road and warning signs over the provincial road to the taxi stand in Struisbaai North towards Bredasdorp
Crosswalks and Stop Signs at the Kindergarten
Extension of the existing tar road from the Tower to the South end
Tarred road from Southeast point to Suiderstrand on the 'rocky' route
Speed bumps - Cinneraria Street
Speed bumps at play park
Extension West Coast Road through the caravan park to Nostra with Protea Street

Extend Adelle Street to connect with Industria Road
Extend Adelle Steet to connect with Marine Drive with a road that runs on pillars because it is a Fynbos area
Boardwalk in front of Nostra and caravan park
Making the walking path in Struisbaai-Noord more accessible for the disabled
Stormwater: Upgrading the stormwater ditch at 1st Avenue
Protea intersection
Stormwater problem in Dorpstraat
Cinneraria Street between Malvern Drive and Hawe Street
Stormwater problem in Protea Street
Reconstruction and maintenance of sidewalks in front of the Nostra and caravan park
Extension of sidewalks from Fynbosdraai garage to OK Bazaar
Sidewalks in Minnatokka Street, Malvern Street and Kusweg North to the harbour
Completion of Sidewalks from Struisbaai North to garage
Remove upright curbs in Protea Street
Lighting at play park
Street lights for the new low-cost housing extension
Upgrading and lighting of the rugby field and changing rooms
Second supply from 66kV sub to town
Master Plan Struisbaai
Upgrade all current transformers for 11 kV voltage
Street lights highway Struisbaai
Replace and install street lights where necessary
Quality Lighting for Tennis Courts
Mast pole lighting
Assistance of taxi permits
Upgrading accesses to the sea at stand: 917, 2919, 2947, 3041, 938, 937, 2220
Pedestrian plank bridge to the seashore
Cycling / Walking along Marinery Avenue between Struisbaai
Extension of the walking path which ends in Proteastraat

Upgrading of beach facilities - toilet
Identification of Industrial Premises in Struisbaai
Identification of Business Sites in Struisbaai North adjacent to the main road to promote economic development in the area
Multipurpose center
Identification of church lands
Removal of sand on the slipways at the harbours (Council land)
Infrastructure for Informal Trade
Job creation projects (Vegetable garden)
Job creation projects for the disabled
Fish and abalone farms
Beautification of coastal route
Expansion of the clinic to a day hospital
Fire and Ambulance Services
Soup kitchens for specific areas
Rehabilitation of swimming beach due to flood damage
Upgrading of play park
Build a Stadium
Upgrading or alienation of the Kamppeerplek in Struisbaai North which provides for empowerment of the local community
School hall and sports grounds for Primary school
Demarcation of specific area for practicing water sports
Playground must be fenced
Police station at the entrance to Struisbaai North
Fire station in Struisbaai especially for the thatched houses in Langezand
Taxi Rank

Table A4: Summary of IDP Community Engagement in L'Agulhas

L'Agulhas
L'Agulhas should be noticed as an Tourism Oriented town.
The Main road of Agulhas to be improved and more pedestrianized. Parking facilities to be provided at dedicated spots (see GIS)
An access route be proposed from Hoffman Street around the school to link again to Zoetendal street to provide more access routes to the higher part of L'Agulhas
Traffic Flow Strategy be looked at at Zoetendal School, possible one way around Hoffman, Melkbos and Short street to help with Drop-off and loading at school
Protect the L'Agulhas Mountain. This is for Heritage purposes but also to protect the resources available on the mountain. This also includes to re-introduce some tourism Orientated facilities like walking routes.
The same strategies should be placed on the Lighthouse precinct and the Southernmost tip of Africa
Fencing or stone wall of L'Agulhas small campsite
Cleaning of Montgomery street
Agulhas to be linked to sewerage network - tanks are getting too expensive

Table A5: Summary of IDP Community Engagement in Arniston / Waenhuiskrans

Arniston / Waenhuiskrans
Upgrading sidewalks in whole ward (Paving of Steenbras, Geelstert, Krans streets; Tarentaal, Afrikalaan, Meyer, Oktober, Baatjes, Thomas (onderkant) str)
Upgrading of Community Hall – Acoustics and kitchen.
Business Hub/Business containers
Taxi shelters in ward 6 (Ward committee will identify) - Die pomp in Kassiesbaai (Syndicate str, gemeenskap saal)
Subsidised public transport
Satellite Police station
Extension of Clinic at Arniston
Land for petrol station

Development of fishing trade (Abalone and Fish farms)
Potholes
Mini Sport complex

Table A6: Summary of IDP Community Engagement in Suiderstrand

Suiderstrand
Roads: Upgrading Vleilaan to deal with storm water problems from the tarmac - and provision of a turning circle in the 'cul de sac'
Roads: Completion of tarmac work in Seemansweg (or larger distances at a time)
Parking lot: Boundary to be laid out with kerbs and covered with a durable layer of gravel and leveled
Speed limit: Installation of a 40 km/h speed limit in Kampweg from Seemansweg to the temporary entrance of Agulhas park
Completion of Power connection on plots
Phase 4 of low voltage reticulation
Power supply Bluebay and Park Council
Replace and install street lights where necessary
Eradication of invasive plants at Suiderstrand
Protection and conservation of the natural field at Suiderstrand
Firefighting: Building (garage size) for storing a fire truck (trailer with equipment) for firefighting
Fire truck and equipment
Ambulance and Fire Service
Access notice to Suiderstrand
Expansion of Struisbaai North to the side of Hotagterklip

Table A7: Summary of IDP Community Engagement in Proteem

Protem
Youth Development (Life skills programmes and recreation facilities for the youth in existing hall)
Vegetable tunnels
Tar from entrance road to scheme houses on Protem
Provision of speed bumps
Wider entry way
Tar road to Protem
Roads in Protem must be regularly maintained
Stormwater - Protem
Dark spots - More lights
Reinforce strength at transit camp
Signboard for at entrance for Protem
Substance control
Parking at Community Hall
Cleaning project for Protem
Identify land for grazing
EPWP & CWP cleaning projects
Job creation initiatives
Transport for school children when it rains
Sport development - sportteirrein
Converting empty dams into recreational facilities
Sports field used/Sports field at Protem school enlarged
Upgrading of playpark
New outside gym
Literacy programs
Building for library
Building for kindergarten

Hall at the business center which can be used as a library and kindergarten (conversation with Mr Boytjie Human)

Table A8: Summary of IDP Community Engagement in Klipdale

Klipdale
Tarring of streets (all 5 streets in Klipdale) and access road to Carolineville
More toilets needed at Informal Settlement
Playpark (outside gym)
Klipdale rugby field upgrade with athletic track
Tiling of showers at Klipdale Sports Complex
Upgrading the library - floor bed cover, shelves, cleaning supplies and toilet paper
Provision of steel gates at the cemetery
Enlargement of hall
Tar from access road to Klipdale
Storm water pipes in residential area
Stormwater - Klipdale
Provision of compulsory 50 units of electricity
Replacement of street lights and lighting of dark spots
Lighting for transit camp
Furniture for the Stone House
Tiling of showers and toilets in clubhouse
Sign at entrance for Klipdale
Learner's license offering classes
Recreation / Community Hall
Playground
Community hall with furniture
Library for Klipdale

Table A9: Summary of IDP Community Engagement in Elim

Elim
Upgrading of houses which collapsed during the flood
Upgrading of streets in town
Upgrading of gravel roads
Streetlights are not working (Eskom)
Toilets for houses with outdoor toilets
Taxi/Bus shelter at Hop inn
Community gardens
Assistance for emerging farmers to develop
Use of old butchery building for Youth Development
Upgrade and Fencing of rugbyfield
Splash park
Building which is used by SAPS, is mostly closed. No visible police in Elim
Assistance with neighbourhood watch and law-enforcement
Sight Drainage for Mispah
Maintenance of dirt roads and dirt roads within Elim itself
Paving of back streets in Elim
Dark spots in Elim (level between Nuwestraat and Elim Te Huis)
Electric transformer for Elim
Transportation services
Botanical gardens
Mechanism that prevents existing projects from "collapsing"
Dry lane for rooibos tea planting
Completion of the construction of Mizpah
Clinic enlarged

Fencing of Elim's sports ground
Upgrade of Elim tennis court
Upgrading of Elim sports grounds
Community hall enlarged
Building for a Kindergarten in Elim
Request for 24 hour service at police station on Elim
Ambulance services