

**WITZENBERG
MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORK
2026-2031**

Adopted 29 May 2026

Witzenberg MSDF – Executive Summary

Why

The purpose of the Witzenberg Municipal Spatial Development Framework (MSDF) is to guide growth and development in the Witzenberg municipal area in a sustainable manner. Hence, future growth, development and land use planning will embrace the spatial vision and key considerations to maintain and protect the integrity, authenticity and accessibility of Witzenberg's natural environment and associated resources, maintain and expand the Municipality's key regional and intra-regional infrastructure, maintain and grow the agricultural assets within the Municipality, and maintain and expand opportunities associated with Witzenberg's key settlements.

The MSDF in use was approved in April 2020 and requires review and updating. This rewritten version of the Witzenberg MSDF is for the 2025 – 2035 period.

How

Witzenberg Municipality's spatial vision is to become:

"A dynamic, resilient municipality that drives inclusive and diversified economic growth, encourages spatial transformation and creates sustainable, liveable spaces that attract investment, foster innovation and empower future generations."

To achieve the municipal vision, the municipality must:

- Be adaptable to changing trends and needs
- Strengthen the primary economic driver while supporting and stimulating complementary economic drivers.
- Attract investment (commercial, industrial, residential).
- Elevate municipal role at regional, provincial & national levels.
- Retain wealth generated within the municipal boundary.

Built Environment	
- Ceres (Agriculture, Alternative Energy, and Conservation): Support agriculture (small and large scale), alternative energy, and conservation. - Enhance NMT and road design within settlements to enhance tourism. - Correct hazardous intersections. - Support the development of two new tourism routes to enhance this sector in the rural areas of Witzenberg. - Improve and upgrade existing water distribution systems, with insufficient capacity, to supply future demand. Maintain reservoirs at all settlements. - Upgrade key gravel roads to all-weather bitumen or paving, especially in and around Op-die-Berg, Tulbagh, and Prince Alfred's.	- Prioritise MR310 (R301), TR22/1, TR22/2, and MR302 (R43) for upgrades. - Support the reintroduction or enhancement of rail freight services - Promote the determination of an ecological buffer width for significant watercourses and wetlands as per "Floodplain and River Corridor Management Policy". - Promote waste reduction, reuse and recycling - Support the development of agriculture-based tourism, particularly in the Bokkeveld and Tankwa Karoo regions
Socio Economic	
- Protect wagon and scenic routes, retain view lines and vistas. - Protect and enhance all landmarks, views and character areas (river corridors, koppies, unique vegetation, agricultural areas). - Provide for social amenities and economic spaces required by growth trends in child, working and elderly populations (for example more schools, skills centres and amenities). - Monitor and facilitate secondary school capacity, especially in Tulbagh. Consolidate planning for an additional school and related infrastructure.	- Direct infrastructure and staff investment to primary healthcare centres where access is limited, such as Nduli, and in outlying areas such as Op-die-Berg and Prince Alfred's Hamlet. - Promote the provision of temporary satellite clinics during peak cultivation and harvesting seasons to support migratory workers with young children. - Monitor the need for additional permanent Primary Health Care Clinics, in terms of access distances. - Promote the inclusion of CPTED Principles Promote the development of decentralized Health and Rehabilitation Facilities including mental health.
Biophysical and Environment	
- Implement erosion control measures such as tree planting and sustainable farming to prevent soil degradation in areas such as Tulbagh and Op-die-Berg which has shallow rocky soils. - Prevent wetlands from long-term erosion in Wolseley by managing stormwater runoff. Prioritise the protection of soils with greater depths. - Identify and designate areas for IAS management, and conservation.	- Promote the development of agritourism areas and associated corridors and routes. - Exclude and protect sensitive areas for alternative energy and mining. - Encourage renewable energy development, with specific recognition of the Kromsberg Renewable Energy Development Zone (REDZ) as a strategic focus area - Focus on preserving waterways and cultural-historical landscapes. - Support social focal points and community facilities and activities.

Residential land required:

The table below provides an overview of the total extent of residential land required over a 20-year period. It further outlines the total demand across income categories and for each municipal settlement. The projected household growth, split into Low (subsidised), Medium (taxable) and High-income (taxable) categories, was used to calculate the additional land that needs to be provided for in this SDF cycle. The current waiting list was included in the total land required for the year 2025, in addition to the additional households in 2025. Households that are fully subsidised earn R3 800 and less per month, and households that are partially subsidised can pay municipal tax. Average erf sizes relative to a particular settlement were applied to calculate the nett land requirements.

Additional Households & Land (ha)	2025						2030					
	Households			Nett Land (ha)			Households			Nett Land (ha)		
	Sub	Taxable		Sub	Taxable		Sub	Taxable		Sub	Taxable	
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
Ceres	397	322	59	5,95	16,10	5,91	1 070	868	159	16,05	43,42	15,94
Op-die-Berg	33	36	4	0,49	1,82	0,39	88	98	11	1,32	4,90	1,06
Prince Alfred's Hamlet	92	69	9	1,38	3,45	0,90	249	186	24	3,73	9,29	2,43
Tulbagh	137	108	23	2,05	5,38	2,30	369	290	62	5,54	14,49	6,20
Wolseley	175	125	16	2,62	6,27	1,58	471	338	43	7,07	16,91	4,26
Non-Urban	492	298	37	7,38	14,88	3,72	1 326	802	100	19,89	40,12	10,03
Total	1 325	958	148	19,88	47,89	14,81	3 573	2 583	399	53,59	129,13	39,92

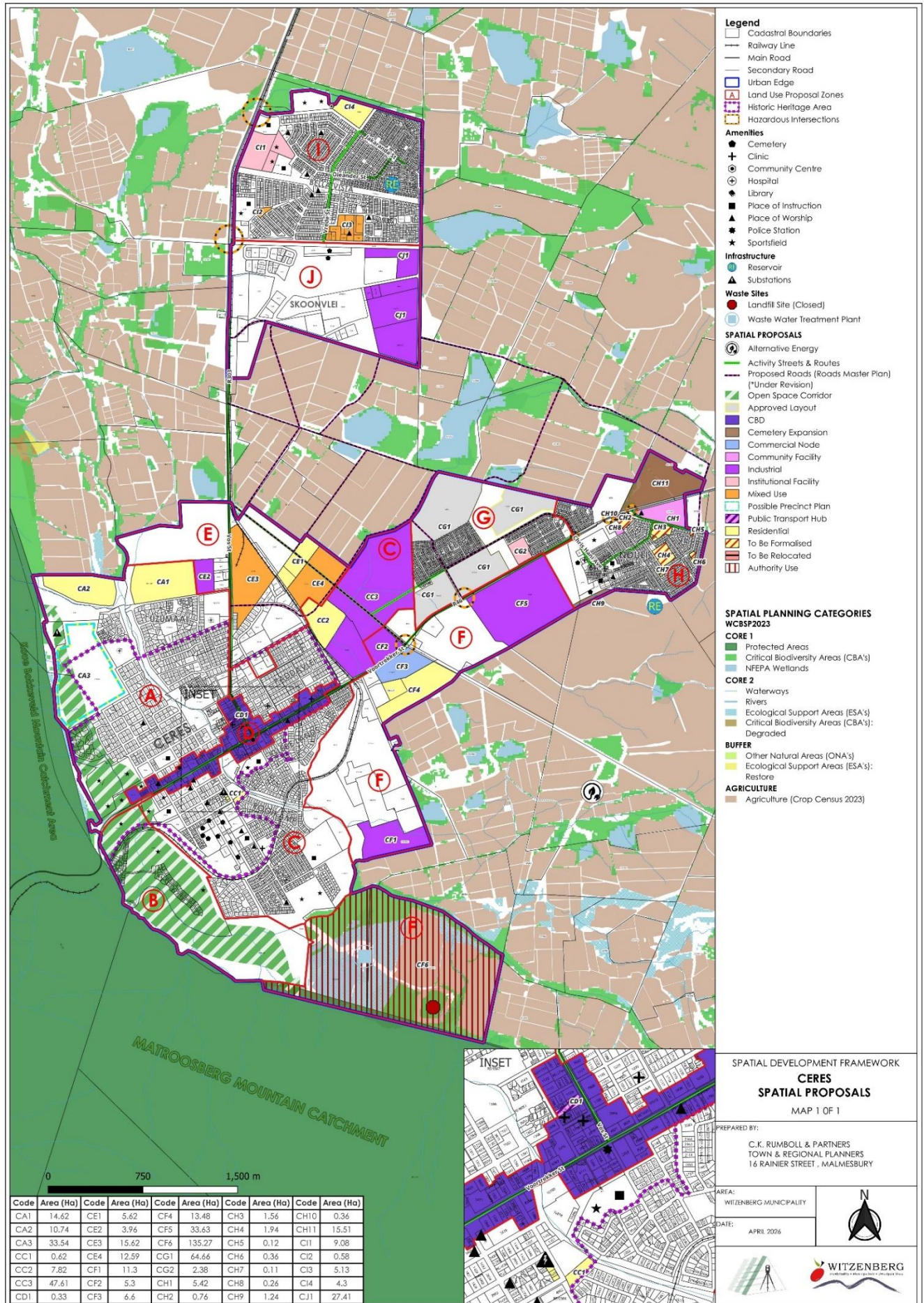
Additional Households & Land (ha)	2035						2045					
	Households			Nett Land (ha)			Households			Nett Land (ha)		
	Sub	Taxable		Sub	Taxable		Sub	Taxable		Sub	Taxable	
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
Ceres	1 195	970	178	17,93	48,50	17,81	2 818	2 287	420	42,27	114,37	41,99
Op-die-Berg	98	109	12	1,48	5,47	1,19	232	258	28	3,48	12,90	2,80
Prince Alfred's Hamlet	278	208	27	4,17	10,38	2,72	655	490	64	9,83	24,48	6,41
Tulbagh	412	324	69	6,19	16,19	6,93	972	764	163	14,59	38,18	16,33
Wolseley	526	378	48	7,90	18,90	4,76	1 241	891	112	18,62	44,56	11,22
Non-Urban	1 481	896	112	22,22	44,81	11,20	3 493	2 113	264	52,40	105,67	26,42
Total	3 991	2 885	446	59,87	144,25	44,60	9 412	6 803	1 052	141,18	340,15	105,17

Additional Households & Land (ha)			Additional 20 Year Total						
Settlement	Waiting list	Nett Land Required (ha)	Households			Nett Land (ha)			Total add. Nett land per settlement including Wlist
			Sub	Taxable		Sub	Taxable		
			Low	Mid	High	Low	Mid	High	
Ceres	4 196	62,94	5 479	4 448	817	82,19	222,40	81,65	449,19
Op-die-Berg	873	13,1	451	502	54	6,77	25,08	5,44	50,38
Prince Alfred's Hamlet	1 227	18,41	1 274	952	125	19,11	47,59	12,46	97,56
Tulbagh	998	14,97	1 891	1 485	318	28,36	74,23	31,76	149,33
Wolseley	1 309	19,64	2 414	1 733	218	36,21	86,64	21,82	164,30
Non-Urban	0	0	6 792	4 110	514	101,88	205,48	51,37	358,73
Total	8 603	129,06	18 301	13 229	2 045	274,52	661,43	204,51	1 269,50

Development Type	Ceres	Wolseley	Tulbagh	Prince Alfred's Hamlet	Op-die-Berg
Public Amenities, Heritage & Beautification	Promote the development of a library for Nduli.	Promote the following as activity streets: Voortrekker Street, Afrika Street, Lang Street, Eiland Street, Arend Street, Dahlia Street, Paradys Street.	Implement the Tulbagh Precinct Plan for public realm upgrades to connect nodes, beautify the area, and improve vehicular, pedestrian and cycling movement.	Encourage the investigation of the implementation of a Heritage Conservation Area Overlay Zone for the historic centre of PAH.	Support the existing community with basic services and rural maintenance.
	Promote and encourage the development of training and other institutional facilities	Promote sensitive densification and a mix of uses in the historic centre of Wolseley.	Protect and maintain Church and Van der Stel Streets as heritage and conservation assets.	Upgrade and expand street lighting, prioritising high footfall areas.	No residential or retail expansion; focus on maintaining rural integrity.
	Support the rehabilitation of Cillier Street.	Investigate viability of implementing a Heritage Conservation Area Overlay Zone for the historic centre of Wolseley.	Promote Van der Stel Street, Waterkant Street, Steinthal Road and Market Street as activity streets.	Support and encourage the development of a school of skills	
Mobility and Access Routes (NMT)	Promote the widening of sidewalks along Voortrekker Street (Ceres Town).	Upgrade and expand the formal NMT network throughout town, especially focused on improving existing informal desire lines and on class 4 roads.	Enhance public open spaces, cycle paths, and green pedestrian connections through the heritage core.	Promote the formalisation of NMT and create a link between Ceres and Bella Vista through improved roads and NMT links.	
	Promote the development of a formal NMT route along Jakaranda Street (Bella Vista).	Improve pedestrian accessibility to Pine Valley and enhance safe crossing of the railway line.	Implement traffic calming and pedestrian crossings on Van der Stel Street.	Support the expansion of the NMT network, e.g., Waboom Avenue.	
	Promote the formalisation of unsurfaced NMT route along the R46 up to Onder-Swaarmoed Road (Nduli).	Support the formalisation of walkways with lighting across open fields in the southern part of Wolseley.	Implement scholar safety measures. Enhance crossings and speed management measures around schools.		
Transport Infrastructure (Rail / Transport / Road / Freight)	Encourage the investigation and subsequent creation of a pedestrian crossing on Voortrekker Street at Charlie Hofmeyr High School.	Strengthen trade and mobility corridor along the R46 to Worcester and the Breede River Valley.	Encourage the development of western and eastern bypasses to redirect heavy traffic away from the village core.	Promote the following streets/sections of streets as activity corridors: Voortrekker Street, Reid Street, Waboom Avenue,	Support the development of informal trading infrastructure in Op-Die-Berg.
	Encourage the development of a Petroport/ truck stop facility outside Ceres to provide space for trucks to overnight, eliminating the need to park illegally within the settlement.	Support and promote the conducting of a comprehensive minibus taxi survey to develop appropriate measures for managing and developing taxi ranks and operations, especially of emergent informal ranks.	Promote the redesign of Van Der Stel Street with: One-way traffic pattern and roundabouts. Bioswale stormwater system, pedestrian crossings, and tree-lined sidewalks.	Investigate the need and viability of connecting Reid Street and Hugo Street.	
	Support the implementation of intersection upgrades to improve safety measures.	Lobby for the maintenance of existing facilities for improved and expanded rail services.			
Basic Infrastructure, Services and Development	Maintain 1:100 Koekedow Flood lines (Ceres and Wolseley).	Develop Wolseley as the major residential town in Witzenberg.	Upgrade and improve stormwater system.	Maintain Prince Alfred's Hamlet's semi-rural village character by focusing on residential use, improving basic services, and promoting greening without large-scale expansion.	
	Promote the rehabilitation of Lovers Lane Bridge.	Allow rezoning of agricultural land north of town for expansion, as the cereal production impact is minimal.	Retain Tulbagh's heritage village character by limiting large-scale or high-rise development, and prioritise the revitalisation and adaptive reuse of existing buildings over new residential or industrial expansion.	Promote sensitive and strategic densification on and around sites zoned for business, general residential and community.	
	Support the role of Ceres as main administrative "capital" of the municipality.		Preserve the northern valley for export fruit and wine agriculture.		
Tourism, Economic	Support the expansion of the Ceres Rail Company (currently only operational between Cape Town and Elgin).	Encourage light industry, housing, and small-scale factories in mixed-use zones.	Promote the development of a Heritage Walk linking heritage buildings.	Support nodal agri-related development to enhance agri-processing and agri-value chains.	

Development and Industry	Support nodal agri-related development to enhance agri-processing and agri-value chains.	Support nodal agri-related development to enhance agri-processing and agri-value chains.	Protect and promote Tulbagh as heritage and tourism settlement	Promote the following as activity streets: Jan Van Riebeeck Street, Waboom Avenue, Reid Street, Voortrekker Street.	
	Encourage densification and mixed-use development (or redevelopments) in the Central Business District.	Investigate the need for additional industrial land north of Wolseley on the western side of Voortrekker Road. Investigation to include relevant specialist studies to investigate the viability of development in terms of access, topography, proximity to workforce etc.			
Nature and Conservation	Protect existing urban green spaces and expand them as climate mitigation assets, such as the Dennebos Caravan Park and Victoria Park Sports Grounds.	Incorporate Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) into land use planning to prevent fragmentation and maintain ecosystem services.	Encourage the rehabilitation and protection of the Tulbagh Nature Reserve to meet biodiversity targets.	Protect valuable agricultural land to the west and south by prioritising development to the north.	Preserve as a deep rural settlement serving Koue Bokkeveld farms.
	Ground-truth and integrate CBAs into the zoning scheme.	Delineate high-risk flood, fire and erosion overlay zones (also supports climate resilience and environmental management).	Sustain river rehabilitation programme. Retain the green corridor along the river west of the town.	Ground-truth and integrate Critical Biodiversity Areas (CBAs) into the zoning scheme.	
	Encourage new developments to incorporate green infrastructure (e.g., permeable surfaces, tree planting, green roofs, rain gardens) to manage heat, stormwater, and air quality.		Uphold the Conservation Area Overlay Zone protecting the historic core.	Develop a river maintenance plan by delineating and protecting ecological corridors and buffers in the riparian zone and associated wetlands, and biodiversity hotspots.	

Ceres

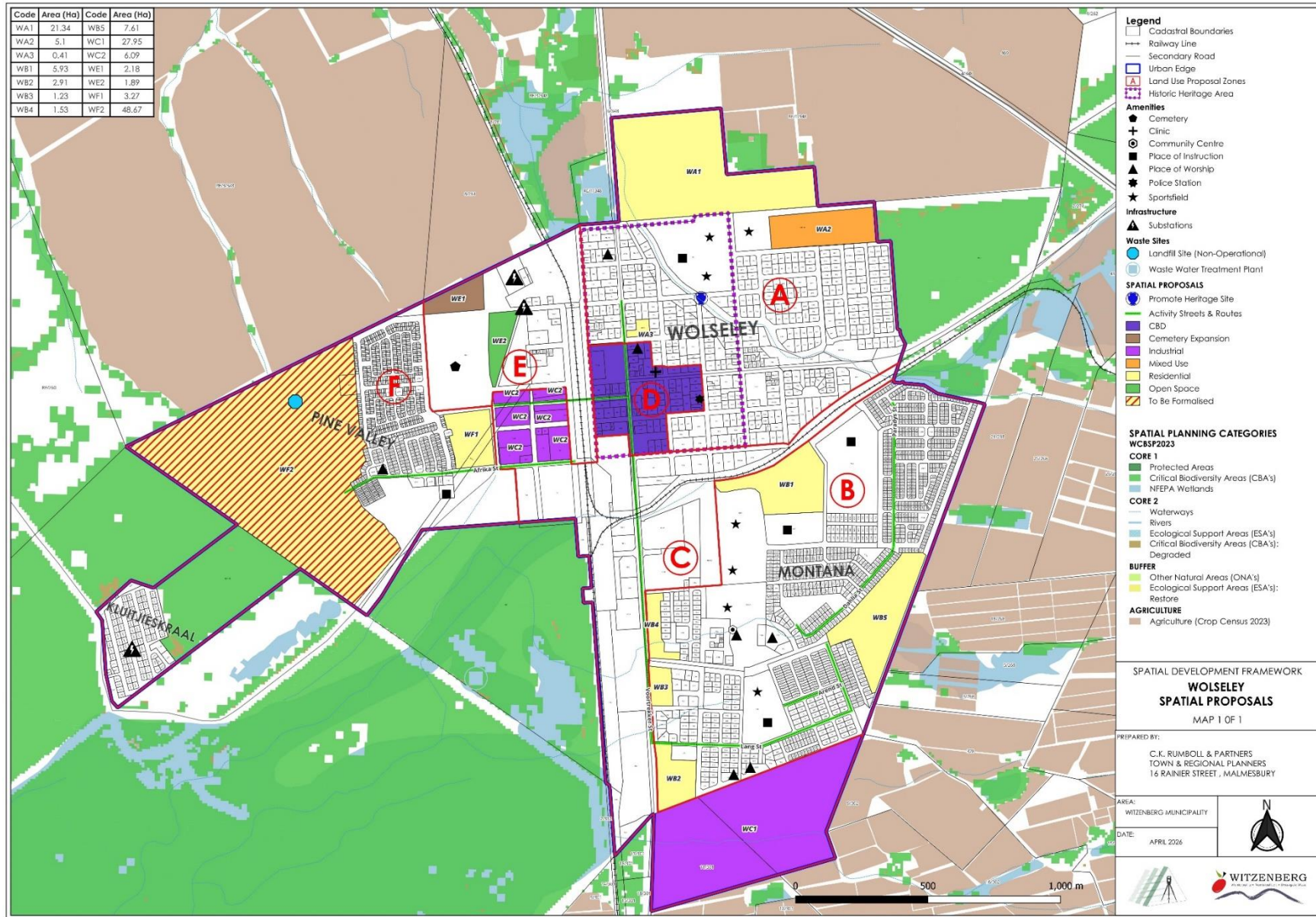


Ceres Spatial Proposals

Code	Zone	Use	Proposal	Du/Ha	Area (Ha)	Spatial Goal Number
CA1	A	Residential	Promote medium density residential development similar to the adjacent Uzumaai residential development. Include a transitional buffer between adjacent industrial uses (Northern and eastern boundary)	20	14,62	4
CA2	A	Residential	Promote mixed density residential development.		10,74	
CA3	A	Precinct Plan	Commission a precinct plan for the potential redevelopment of the Dennebos municipal resort.		33,54	
CC1	C	Residential	Promote medium density residential development similar to the adjacent Rooikamp residential development.	60	0,62	4
CC2	C	Residential	Promote a mixed density residential development. (Together proposals CC2, CC3 & CE1, are subject to a refined SDP for the entire area)		7,82	4
CC3	C	Industrial	Promote a mixed density residential development transitioning into the Vredebes Residential Development to the east. (Together proposals CC2, CC3 & CE1, are subject to a refined SDP for the entire area)		47,61	4
CD1	D	Public Transport Hub	Encourage the acquisition of land to develop a formal taxi rank.		0,33	3
CE1	E	Residential	Promote industrial development. (Together proposals CC2, CC3 & CE1, are subject to a refined SDP for the entire area)		5,62	2
CE2	E	Industrial	Promote light, non-noxious industrial development		3,96	
CE3	E	Mixed Use	Promote mixed-use development that accommodates economic and commercial activities.		15,62	
CE4	E	Mixed Use			12,59	
CF1	F	Industrial	Support the expansion of existing industrial use.		11,3	2
CF2	F	Industrial	Promote medium to low intensity industrial developments with a low industrial transitional buffer area toward the adjacent residential expansion proposal to the north and west.		5,3	2
CF3	F	Commercial Node	Promote the development of a commercial node.		6,6	4
CF4	F	Residential	Promote medium density residential development.		13,48	4
CF5	F	Industrial	Promote industrial or commercial developments.		33,63	2
CF6	F	Authority Use	Promote authority uses.		135,27	
CG1	G	Approved Layout	Support and prioritise the completion of the Vredebes housing development.		64,66	3
CG2	G	Institutional Facility	Support the development of an institutional facility.		2,38	3
CH1	H	Community Facility	Support the development of a community facility in line with the Witzenberg Zoning Scheme By-Law.		5,42	3
CH2	H	To Be Formalised	Prioritize the relocation of informal structures constructed in the road reserve and encourage the formalisation of structures located outside of the road reserve. (Part of the Mooiblom Informal Settlement)		0,76	3
CH3	H	To Be Formalised	Promote the formalisation of existing informal settlements.		1,56	3
CH4	H	To Be Formalised	Promote the formalisation of existing informal settlements.		1,94	3
CH5	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,12	3
CH6	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,36	3
CH7	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,11	3
CH8	H	Community Facility	Encourage the redevelopment of the existing derelict building for use as a community facility.		0,26	3
CH9	H	Cemetery Expansion	Promote the expansion of the Nduli cemetery.		1,24	3
CH10	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,36	3
CH11	H	Cemetery	Promote cemetery development.		15,51	
CI1	I	Institutional Facility	Promote the expansion of the existing adjacent institutional facility.		9,08	3
CI2	I	Mixed use	Encourage mixed-use such as community and commercial uses.		0,58	4

CI3	I	Mixed Use	Encourage mixed-use development to accommodate uses such as residential, community and commercial use.		5,13	4
CI4	I	Residential	Encourage high density residential development.	60	4,3	4
CJ1	J	Industrial	Promote industrial development		27,41	2

Wolseley

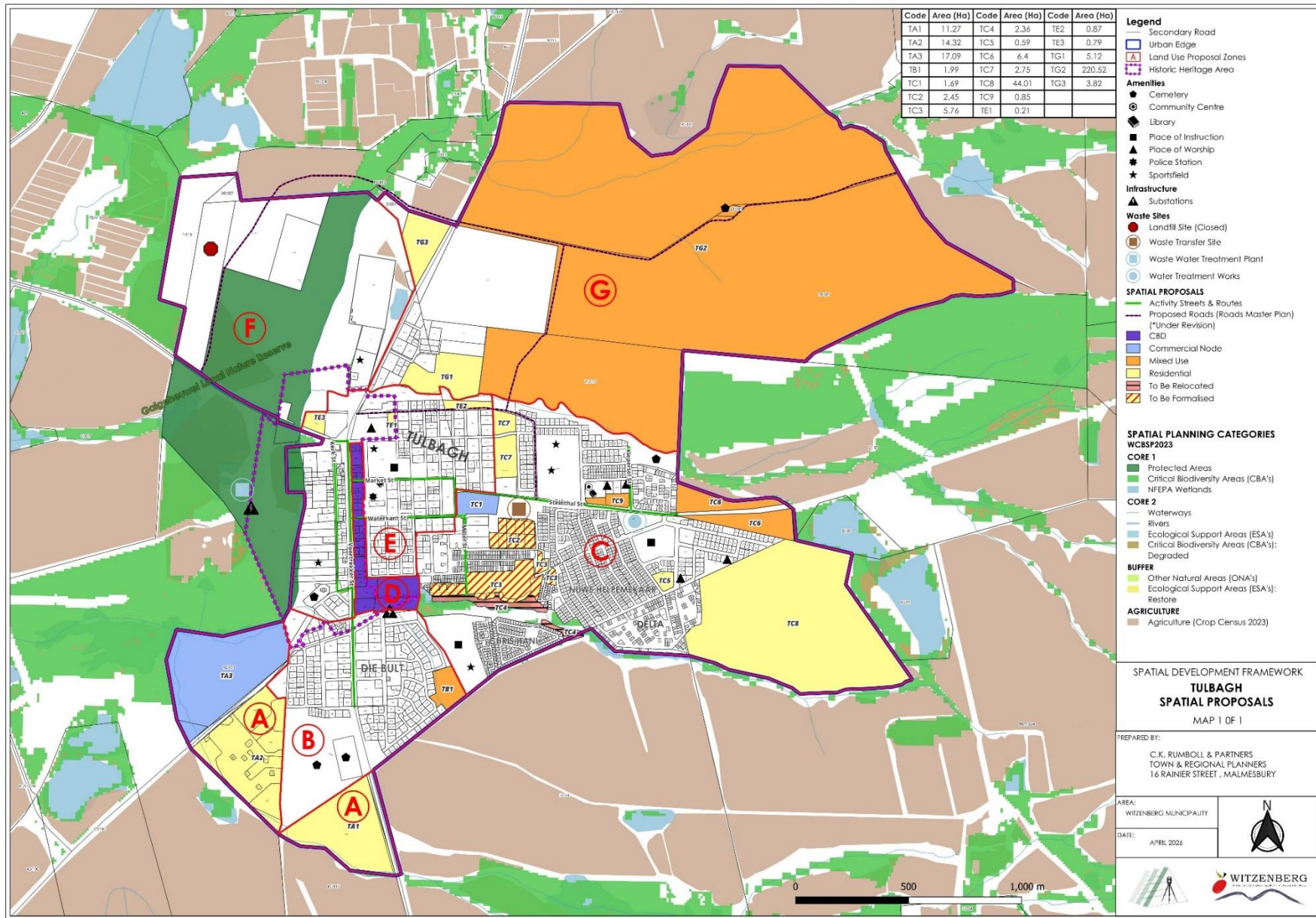


Wolseley Spatial Proposals

Witzenberg Spatial Development Framework 2026-2031

Code	Zone	Use	Proposal	Du/Ha	Area(Ha)	Spatial Goal Number
WA1	A	Residential	Promote mixed-use residential development.		21,34	4
WA2	A	Mixed Use	Support mixed-use development including community and residential uses.		5,1	3
WA3	A	Residential	Support medium-density residential development.	20	0,41	4
WB1	B	Residential	Support medium-density residential development.	20	5,93	4
WB2	B	Residential	Support medium-density residential development.	20	2,91	4
WB3	B	Residential	Support low to medium-density residential development.	15-20	1,23	4
WB4	B	Residential	Support low to medium-density residential development.	15-20	1,53	4
WB5	B	Residential	Support medium to high density residential development.	20-60	7,61	4
WC1	C	Industrial	Promote industrial and agri-industrial related development, while incorporating a transitional area to the north of the proposal adjacent to the residential development.		27,95	2
WC2	C	Industrial	Promote medium to low intensity industrial developments with a low industrial transitional buffer area toward the adjacent residential expansion proposal to the west.		6,09	2
WE1	E	Cemetery Expansion	Promote the expansion of the cemetery.		2,18	3
WE2	E	Open Space	Support and maintain as a public open space.		1,89	3
WF1	F	Residential	Support high density residential development.	60	3,27	4
WF2	F	To Be Formalised	Promote the formalization of existing informal structures.		48,67	3

Tulbagh

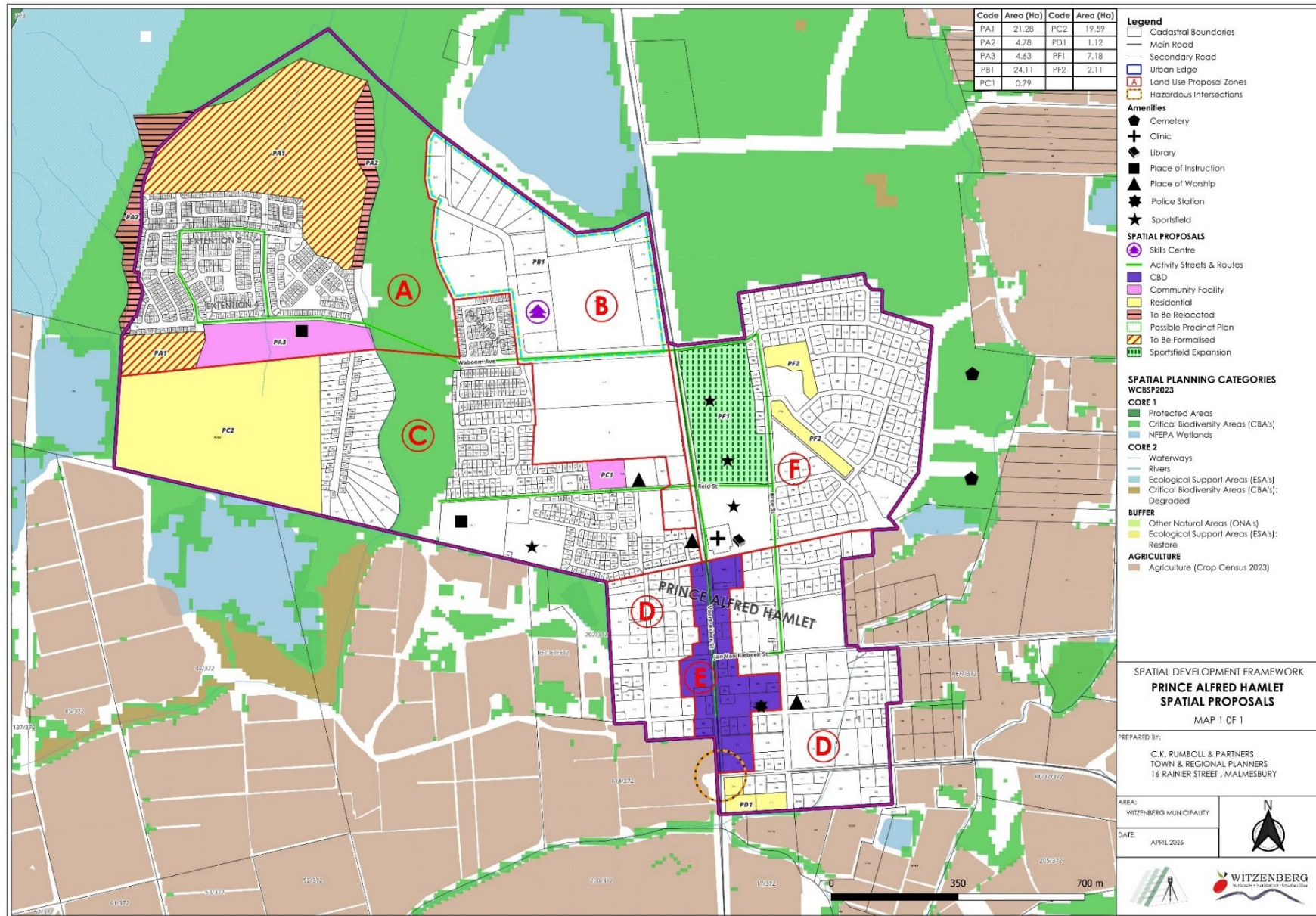


Tulbagh Spatial Proposals

Witzenberg Spatial Development Framework 2026-2031

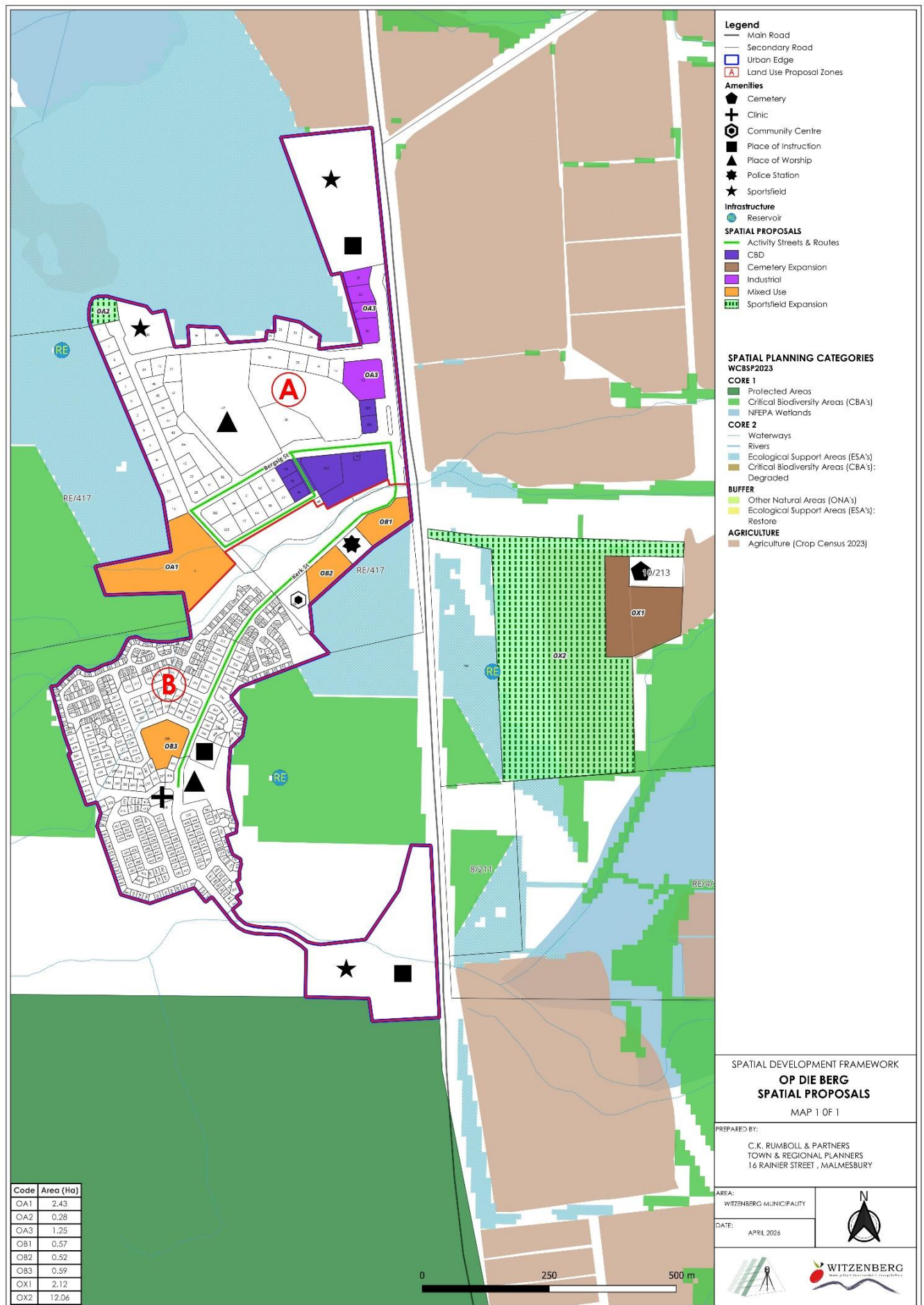
Code	Zone	Use	Description	Du/Ha	Area(Ha)	Spatial Goal Number
TA1	A	Residential	Promote medium to low-density residential development.	15-20	11,27	4
TA2	A	Residential	Promote medium to low-density residential development.	15-20	14,32	4
TA3	A	Commercial Node	Support the development of commercial uses. (Subject to design guidelines to protect historic character of the settlement and to enhance the settlement as a tourism destination.)		17,09	4
TB1	B	Mixed Use	Promote mixed use development including commercial and community-oriented uses.		1,99	4
TC1	C	Commercial Node	Support the development of commercial uses.		1,69	4
TC2	C	To Be Formalised	Promote the formalisation of existing informal structures.		2,45	3
TC3	C	To Be Formalised	Promote the formalisation of existing informal structures.		5,76	3
TC4	C	To Be Relocated	Prioritise the relocation of informal structures located on riverbank / River Floodline.		2,36	3
TC5	C	Residential	Promote and encourage infill residential development.		0,59	4
TC6	C	Mixed Use	Promote mixed use development including commercial and community orientated uses.		6,4	4
TC7	C	Residential	Promote mixed-density residential development as a transitional residential area.		2,75	4
TC8	C	Residential	Promote mixed density residential development.		44,01	4
TC9	C	Mixed Use	Promote mixed use development including residential (GAP), commercial and community orientated uses.		0,85	4
TE1	E	Residential	Encourage low density to medium infill residential development.	15-20	0,21	4
TE2	E	Residential	Encourage low density to medium infill residential development.	15-20	0,87	4
TE3	E	Residential	Encourage low density to medium residential development.	15-20	0,79	4
TG1	G	Residential	Support mixed density infill residential development.		5,12	4
TG2	G	Mixed Use	Promote mixed use development.		220,52	4
TG3	G	Residential	Promote medium to low density residential development.	15-20	3,82	4

Prince Alfred's Hamlet



Prince Alfred's Hamlet Spatial Proposals

Code	Zone	Use	Proposal	Du/Ha	Area(Ha)	Spatial Goal Number
PA1	A	To Be Formalised	Promote the formalisation of existing informal structures.		21,28	3
PA2	A	To Be Relocated	Prioritise the relocation of existing informal structures.		4,78	3
PA3	A	Community Facility	Support mixed use community development including commercial, sport and recreation.		4,63	4
PB1	B	Possible Precinct Plan	Encourage the development of a precinct plan to guide the redevelopment of the area, enhance investor appeal, and improve overall safety and public environment.		24,11	4
PC1	C	Community Facility	Promote the development of a community facility.		0,79	3
PC2	C	Residential	Promote mixed-density residential development, provide for a transitional area on eastern and northern boundary.		19,59	3
PD1	D	Residential	Promote mixed-density residential development		1,12	3
PF1	F	Sports field Expansion	Promote mixed use development including uses such as mixed-density residential, community and commercial uses.		7,18	4
PF2	F	Residential	Promote low to medium density infill residential development.	15	2,11	3



Op-Die-Berg Spatial Proposal

Code	Zone	Use	Description	Area(Ha)	Spatial Goal Number
OA1	A	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	2,43	4
OA2	A	Sports field Expansion	Support the expansion of sports fields.	0,28	3
OA3	A	Industrial	Promote low intensity industrial development.	1,25	4
OB1	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,57	4
OB2	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,52	4
OB3	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,59	4
OX1	X	Cemetery Expansion	Support the expansion of the cemetery.	2,12	3
OX2	X	Sports field Expansion	Support the development of sports and recreation-related facilities	12,06	3

Rural and Regional Proposals:

Within Witzenberg Municipality four distinct rural functional-regions have been identified based on environmental and economic significance. These functional-regions are:

- Tulbagh Valley - south of the Groot Winterhoek Mountain Range and west of the Witzenberg Mountain Range, the Tulbagh Valley enfolds the settlements of Tulbagh and Wolseley.
- Warm Bokkeveld - The valley is defined by the Hex Rivier Mountains to the south, the Witzenberg and Skurweberg ranges to the west, and the Gydo and Waboom Mountains to the north.
- Koue Bokkeveld - Situated north of Ceres, Prince Alfred's Hamlet, and the Gydo Pass along the R303 regional route, east of the Groot Winterhoek Mountains, and south of the Middelberg Pass near Citrusdal.
- Tankwa Karoo – The area is roughly situated between the towns of Ceres (southwest), Calvinia (north), and Sutherland (east).

Rural development proposals guiding development are:

Hydrology

- Promote and delineate natural open space networks and restore, rehabilitate, maintain and enhance river corridors in accordance with the RMMP:
 - Ecotourism: Provide for social amenities (soft sportfields and -courts, and bird hides) connecting rivers and tributaries within settlements to the rural surroundings.
 - Conservation: Restore existing and historical connections between wetlands, drainage ports and rivers/streams and groundwater (and directed by groundwater connections); of moderately and largely modified rivers across the municipal area.

- Support effective and fair management of water resources and catchment areas based on social, economic and environmental impact consideration to secure water volumes and quality including guarding against erosion and mitigating drought and flooding impacts;
- Promote cooperative Management of Protected Areas (National Environmental Management: Protected Areas Act);

Land and Soil

- Promote the Western Cape Biodiversity Spatial Plan, Climate Change Needs Assessment and Response Plan for the Witzenberg Municipality Western Cape, and the Invasive Alien Species Strategy to address the cumulative impact of ecological degradation and biodiversity loss and mitigate the impacts of climate change.
- Strengthen agricultural value chain and support development related to agricultural produce and services along transport networks and tourism routes

Distribution facilities (e.g., sheds and cool storage).

- Agri-related production facilities (e.g., biofuel).
- Tourism development (protect the food value chain).
- Agricultural and related industries, including agri-processing (abattoirs processing).
- Composting.
- Alternative energy generation.
- Ancillary services such as repair services.

Vegetation, Fauna, Ecosystems

- Support the compilation and implementation of a Witzenberg Municipal Environmental Management Framework.

- Promote the establishment and formalisation of ecological corridors and conservancies to facilitate connectivity between different habitat areas, allowing for the movement of wildlife and to protect natural habitat areas.
- Promote the mountains as important conservation corridors across municipal boundaries (including linking the natural environment to the larger network of reserves and conservation areas in Witzenberg Municipal area).

Heritage Management

- Support the integration of heritage management and planning functions as per National Heritage Resources Act, Act 25 of 1999 (NHRA)
- Establish a conservation route along the R355, the gravel road from Karoo Poort to Calvinia and along historic mountain passes such as Roodezandt Pass/ Oudekloof Pass, Nuwekloof Pass, Witzenberg Pass, Michell's Pass, Gydo Pass, Karoo Poort, including the Hottentotskloof Pass and Theron's Pass).
- Support the establishment and maintenance of existing cultural centres / museums, providing spaces for cultural expression and education to broaden the tourism experiences offered in the municipal area.

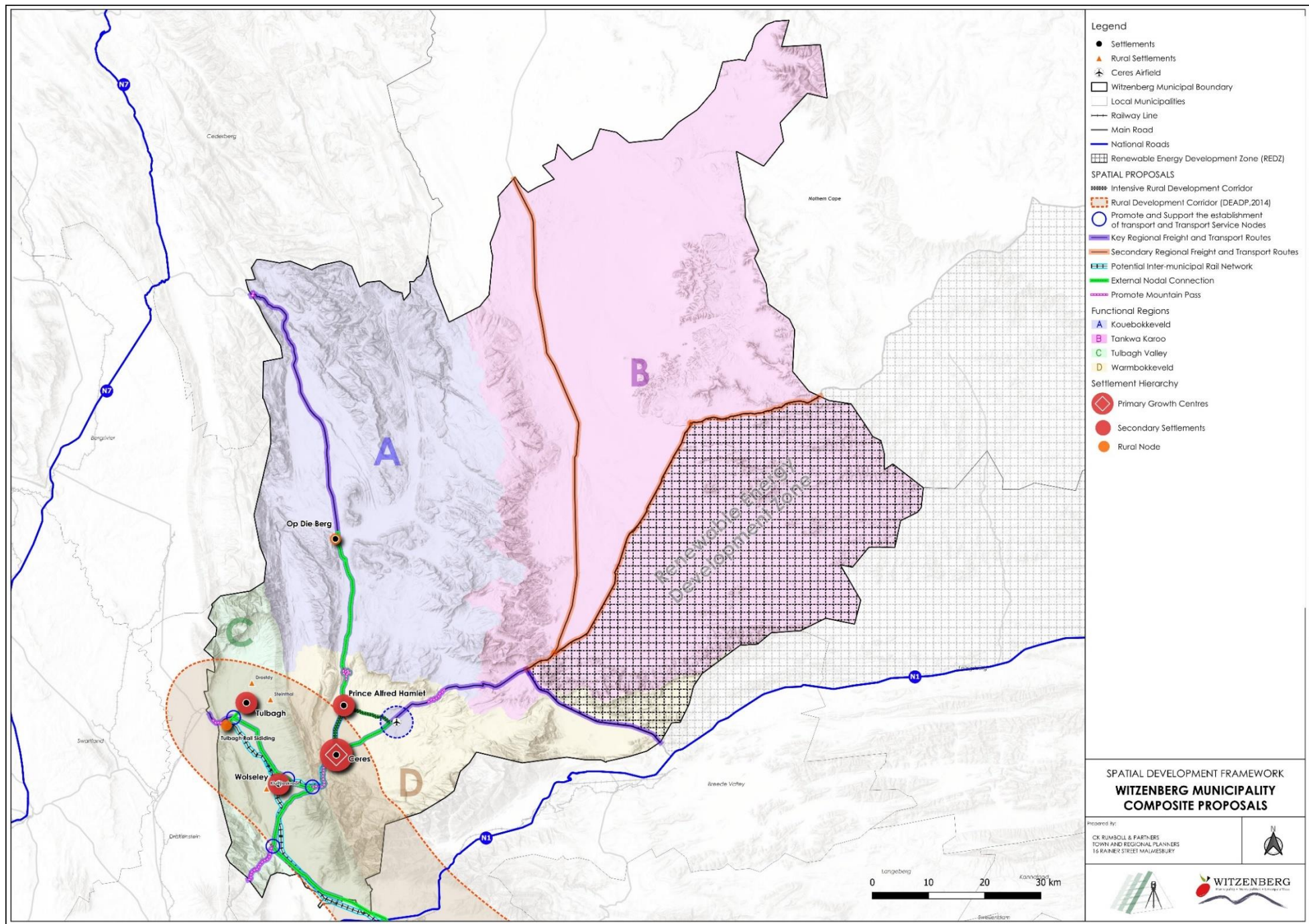
Air, Wind, Sun and Land

- Promote alternative energy generation facilities (wind, solar and hydrogen), in accordance with the Renewable Energy Development Zone and informed by specialist studies.

Connectors

- Promote and support the establishment of transport and transport service nodes along key provincial and national roads and at their intersections, such as the R43, R46, R303 and R355.
- Require the development of the intersections as nodes to be aligned with the requirements of DOI Transport Infrastructure Branch.

- Public Transport, motorised: Investigate the feasibility and reliability of a public transport service:
 - Along the R303 – Between Ceres, Bella Vista & Prince Alfred's Hamlet.
 - Along the R46 – Between Ceres and Nduli.
 - Along the R46 – Between Wolseley and Worcester.
- Rail: Encourage the use of rail as an alternative mode of transport, particularly for freight (agriculture and mining):
 - Introduce passenger rail services for commuters and tourists in Cape Winelands District (Tulbagh, Wolseley and Ceres) (inter-municipal route).
 - Support the implementation of special train trips along the Tulbagh, Wolseley, Ceres route).



Witzenberg Spatial Development Framework 2026-2031

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ABBREVIATIONS

Abbreviation	Detail
ABET	Adult Basic Education and Training
AQMP	Air Quality Management Plan
BNG	Breaking New Ground (Comprehensive Housing Plan)
CBA	Critical Biodiversity Area
CBD	Central Business District
CEF	Capital Expenditure Framework
CMA	Catchment Management Agency
CMFNR	Ceres Mountain Fynbos Nature Reserve
COVID	Coronavirus Disease (COVID-19 pandemic)
CPTED	Crime Prevention Through Environmental Design
CRRP	Climate Resilience and Response Plan
CSAG	Climate System Analysis Group
CSIR	Council for Scientific and Industrial Research
CWDM	Cape Winelands District Municipality
DALRRD	Department of Agriculture, Land Reform and Rural Development
DBSA	Development Bank of Southern Africa
DEA&DP	Department of Environmental Affairs and Development Planning
DWF	Democracy Works Foundation
ECD	Early Childhood Development
EPWP	Expanded Public Works Programme
ESA	Ecological Support Area
FLISP	Finance-Linked Individual Subsidy Programme (housing finance support)
FSP	Financial Service Provider
GAP	Gap Housing
GDP	Gross Domestic Product
GHG	Greenhouse Gas

GIS	Geographic Information System
ha	Hectare (10,000 m ²)
HFO	Heavy Fuel Oil
HH / hh	Household(s)
I&AP	Interested and Affected Parties
IAS	Invasive Alien Species
ICT	Information and Communication Technology
IDP	Integrated Development Plan
IDZ	Industrial Development Zone
IRDP	Integrated Residential Development Programme
ISMC&E	Invasive Species Monitoring, Control and Eradication
ITP	Integrated Transport Plan
IUDF	Integrated Urban Development Framework
IWMP	Integrated Waste Management Plan
IZS	Integrated Zoning Scheme
KPIs	Key Performance Indicators
KV	kilovolt
KVA	kilovolt-ampere
LED	Local Economic Development
LOS	Level of Service
LTO	Local Tourism Organisation
LUMS	Land Use Management System
MBT	Minibus Taxi
MEMP	Municipal Electricity Master Plan
MERO	Municipal Economic Review and Outlook (Western Cape Provincial Treasury)
MMP	Maintenance and Management Plan
MPSR	Municipal Performance and Service Report
MRF	Materials Recovery Facility
MSA	Municipal Systems Act (Act 32 of 2000)
MSDF	Municipal Spatial Development Framework

MTREF	Medium-Term Revenue and Expenditure Framework
MVA	Megavolt-Ampere
MYPE	Mid-Year Population Estimates
NDP	National Development Plan
NEMA	National Environmental Management Act
NEM:BA	National Environmental Management: Biodiversity Act
NGOs	Non-Governmental Organisations
NHRA	National Heritage Resources Act
NMD	Notified Maximum Demand
NMT	Non-Motorised Transport
NR	Not Required
NSDF	National Spatial Development Framework
ODB	Op-Die-Berg
ONA	Other Natural Area
PAH	Prince Alfred's Hamlet
PERO	Provincial Economic Review and Outlook
PHC	Primary Health Care
PRASA	Passenger Rail Agency of South Africa
PSDF	Provincial Spatial Development Framework
PV	Photovoltaic (solar power)
REDZ	Renewable Energy Development Zone
RRAMS	Rural Road Asset Management System
SAHRA	South African Heritage Resources Agency
SANBI	South African National Biodiversity Institute
SASSA	South African Social Security Agency
SDG	Sustainable Development Goal
SDBIP	Service Delivery and Budget Implementation Plan
SEP	Socio-Economic Profile

SLAs	Service Level Agreements
SMME	Small, Medium and Micro Enterprise
SO	Strategic Objective
SPLUMA	Spatial Planning and Land Use Management Act (Act 16 of 2013)
StatsSA	Statistics South Africa
SWSA	Strategic Water Source Area
TBD	To Be Determined
TMG	Table Mountain Group
UCT	University of Cape Town
UISP	Upgrading of Informal Settlements Programme
VIPL	Ventilated Improved Pit Latrines
WC	Western Cape
WC EIIF 2021	Western Cape Economic and Infrastructure Investment Framework
WCBA	Western Cape Biodiversity Act
WCBSP	Western Cape Biodiversity Spatial Plan
WCED	Western Cape Education Department
WCIF	Western Cape Infrastructure Framework
WCO14	Western Cape Provincial Treasury budget classification code (Programme 14)
WCPSPDF	Western Cape Provincial Spatial Development Framework
WM	Witzenberg Municipality
WMA	Water Management Area
WWF-SA	World Wide Fund for Nature South Africa
WWTP	Wastewater Treatment Plant
WWTW	Wastewater Treatment Works

CHAPTER 1: MSDF Purpose, Principles and Legislative Context

The Municipal Spatial Development Framework (MSDF) shapes the desired spatial form of the Witzenberg municipal area. The MSDF achieves this outcome as it promotes principles that lay the foundation within its context, to do so. A contextual overview of what the MSDF seeks to achieve introduces the principles on which the desired spatial form rests.

1.1 Purpose

The purpose of the Witzenberg Municipal Spatial Development Framework (MSDF) is to guide growth and development in the Witzenberg municipal area in a sustainable manner. Hence, future growth, development and land use planning will embrace the spatial vision and key considerations to maintain and protect the integrity, authenticity and accessibility of Witzenberg's natural environment and associated resources, maintain and expand the Municipality's key regional and intra-regional infrastructure, maintain and grow the agricultural assets within the Municipality, and maintain and expand opportunities associated with Witzenberg's key settlements.

The MSDF in use was approved in April 2020 and requires review and updating. This rewritten version of the Witzenberg MSDF is for the 2026 – 2031 period.¹

1.2 Structure of the MSDF Document

The MSDF provides the municipality with the necessary tools and guidelines for the effective management of future development to ensure that development is balanced, sustainable and creates socio-economic opportunities. The following figure illustrates the chapters in the MSDF.

Figure 1: Chapters of the MSDF



¹Scope of Work: SPLUMA Section 12 and SMA Section 24 (1) and 26 (e)

1.3 Witzenberg MSDF Status, Process and IDP, National & Provincial Policy Alignment

Figure 2 below, developed by the Department of Agriculture Land Reform and Rural Development (DALRRD)², provides a general overview of the steps involved in the preparation of a Municipal Spatial Development Framework (MSDF). This process can be broadly divided into five phases.

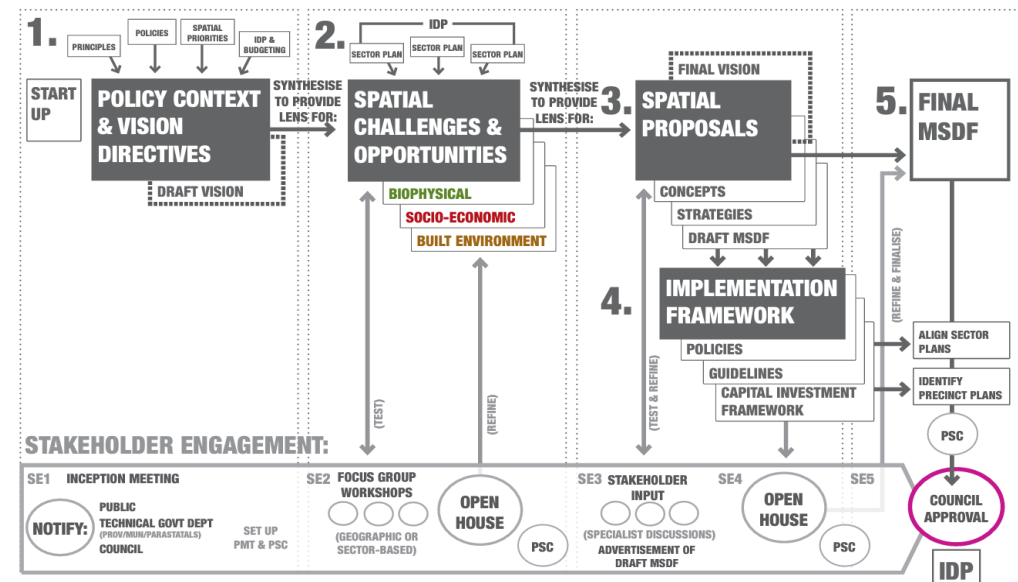
The initial two phases primarily focus on getting structures in place to support the development of the MSDF and an analysis of the policy context to derive directives for the subsequent phases. The compilation of the status quo, analysis of the sector plans and neighbouring MSDFs will generate more directives and identify gaps. The desired spatial form of the municipal area is conceptualised as directives and gaps identified are synthesised.

These two phases are followed by a compilation of spatial proposals and the first draft of the MSDF. Once the first draft MSDF is ready, the public and government departments are afforded the opportunity to comment. These comments are then considered and the first draft MSDF amended. The spatial and related proposals are costed and a Capital Expenditure Framework (CEF) is developed to prioritise proposals. The prioritised proposals are converted to an implementation framework. The MSDF, capital budget and implementation framework are presented to Council for adoption.

Once Council approves the MSDF as a sector plan of the Integrated Development Plan (IDP), the project is closed.

The Witzenberg MSDF, 2025 -2035, will be adopted as a core component of the Witzenberg IDP, 2022 – 2027 (Municipal Systems Act (MSA) Section 26(e)). The rewrite of the current MSDF, 2020 focuses on proposals that will be included as projects planned for the next five (5) years to twenty (20) years and the compilation of a Capital Expenditure Framework for these proposals. (MSA, 2000).

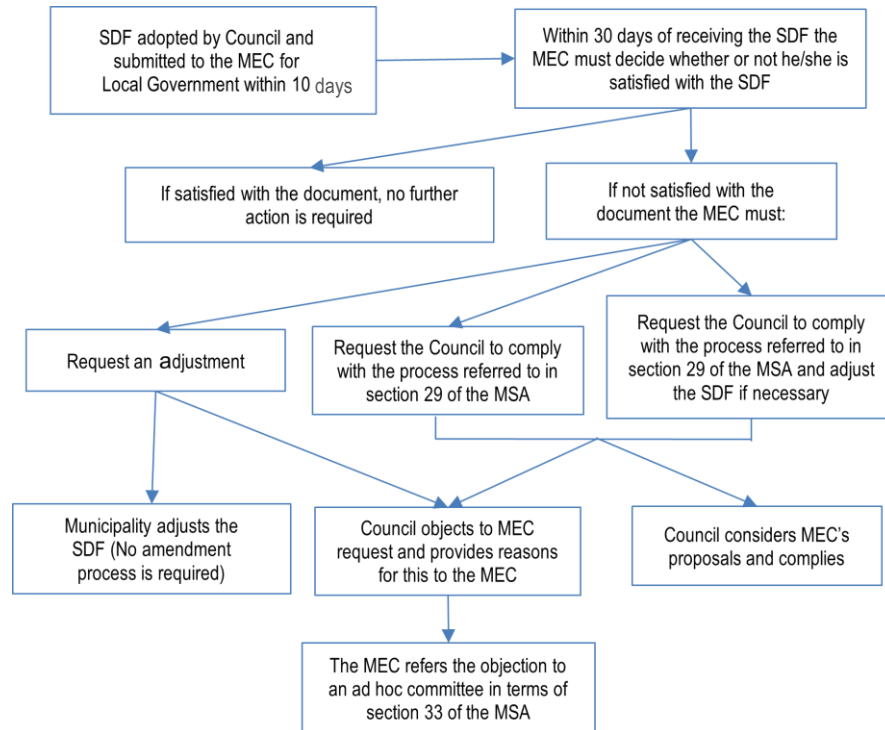
Figure 2: Diagram illustrating the procedural steps required in the process of preparing a MSDF (DALRRD)



² (DALRRD, 2017)

In addition, the Western Cape Department of Environment Affairs and Development Planning (DEA&DP) has compiled a detailed Practice Note which aims at providing guidance on distinguishing between "adoption", "review", and "amendment" of a Municipal Spatial Development Framework (MSDF). The Practice Note also addresses the concepts of "compilation", "deviation", and "adjustment." The document provides both legally binding requirements and recommended best practices. It further also details the link between the MSDF and the Integrated Development Plan (IDP). Detailed Standard Operating Procedures can be found in Annexure 1.

Figure 3: DEA&DP Circular 0021/2020 SOP



1.4 Locational Context

The Witzenberg Municipality (WC022) is located in the Western Cape Province and forms part of the Cape Winelands District Municipality (CWDM) together with four more municipalities: Stellenbosch, Drakenstein, Breede Valley and Langeberg.

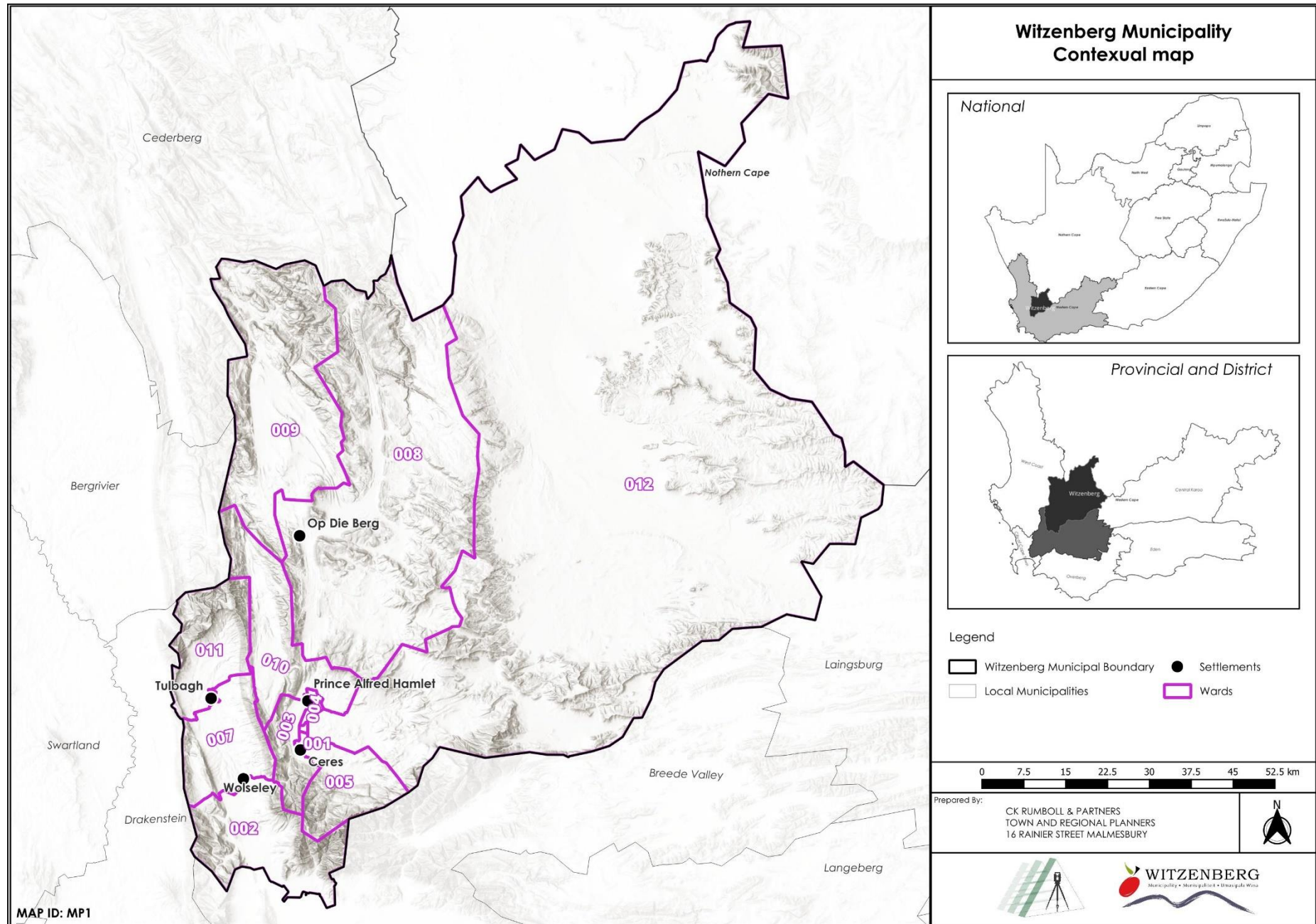
The Witzenberg Municipality, formally established on 22 September 2000 through the amalgamation of several former local authorities, including the municipalities of Ceres, Prince Alfred's Hamlet, Tulbagh, Wolseley, and associated transitional councils, is situated approximately 90 minutes from the Cape Metropole. The municipality covers a total area of approximately 10 753 km² and is the largest municipality of the five in the district, making up half of its geographical area. The region is surrounded by mountain ranges such as: the Kouebokkeveld Mountain Range to the north, the Swartruggens Mountain Range to the east, the Hex River Mountain Range to the south and the Limietberg, Elandskloof, Obiqua, and Grootwinterhoek Mountain Ranges to the west.

Rural areas within the municipal boundary are Ceres and Tankwa Karoo, Warm Bokkeveld, Koue Bokkeveld, Agter-Witzenberg and the northern portion of Breede River Valley (Het Land van Waveren). Encompassing an area of roughly 10 753km², it accounts for 13.27% of the Cape Winelands District making it the municipality with the largest topographical footprint in the district. Despite its relatively large size, around 60% of the municipal area

is uninhabitable due to mountainous terrain, reinforcing its strong agricultural and tourism character.

The municipality is defined by its fertile valleys, productive farmland, and scenic mountain landscapes. These natural features support a robust agricultural sector, particularly known for fruit and wine production, as well as the cultivation of olives and grain, and the farming of beef, pork, and livestock. In addition to its agricultural strengths, Witzenberg holds significant tourism potential. The area's rich cultural heritage, including San rock art, enhances its appeal as a destination for heritage and nature-based tourism.

Map 1: Locational Context Map

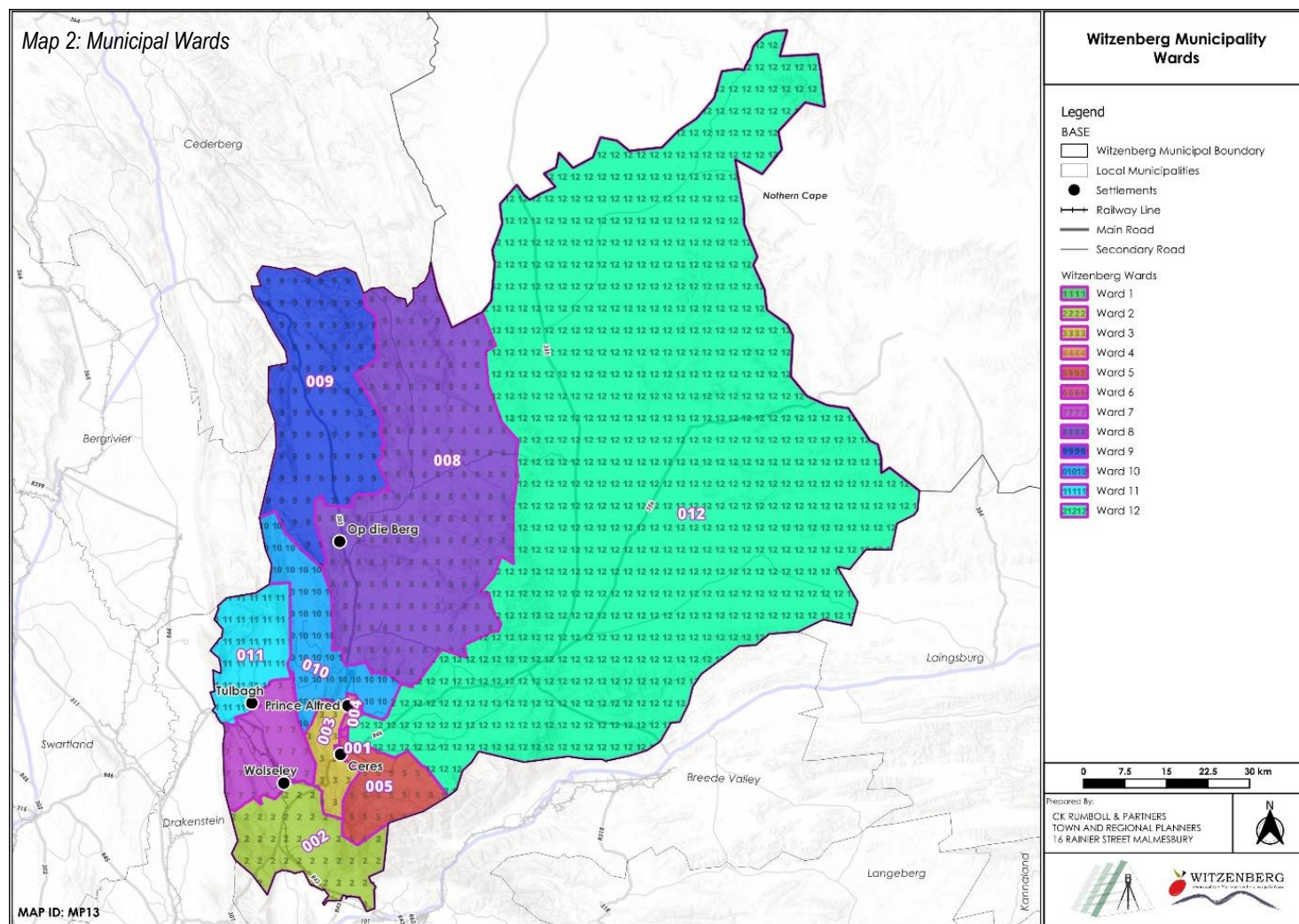


1.4.1 Wards

Witzenberg Municipality consists of 12 wards. These can be found listed in the table below and illustrated in the accompanying map.

Table 1: Municipal Wards

Settlement	Neighbourhood	Ward
Ceres	Nduli	1 & 12
	Bella Vista	6 & 4
	Ceres Town	3 & 5
Tulbagh	Tulbagh Town	11
	Chris Hani	11
	Witzenville	7
Wolseley	Montana	2
	Pine Valley	7
	Wolseley Town	7
Prince Alfred's Hamlet	Prince Alfred's Hamlet	4
	Op die Koppie	10
Op-Die-Berg		8
Rural Area		
Tulbagh Rural	Steinthal Estate	7
	Waterval	11
	Tulbagh Road (Railway Station)	11
	Drostdy	11
Wolseley Rural	Kluitjieskraal Forestry Station, (Swanenbergpark)	7
	Prince Alfred's Hamlet Station	4



1.5 Legislative & Policy Directives

A synthesis and analysis of international, national and provincial legislation was undertaken to establish a framework and directives to facilitate spatial planning in Witzenberg Municipality. Similar themes and objectives emerge from the various legislation, policies, plans and frameworks at different levels:

- **Spatial Justice and Inclusion** - Addresses historical spatial imbalances and aims to promote equitable access to land, services, and opportunities for all communities. It focuses on redressing past spatial injustices, integrating marginalised settlements, ensuring tenure security, and promoting inclusive development across urban and rural areas.
- **Infrastructure and Basic Services** - Focuses on the provision, upgrading, and maintenance of critical infrastructure and basic services, such as water, sanitation, electricity, roads, and stormwater management. It supports sustainable human settlement development and aims to ensure that all communities, especially underserved rural and informal areas, have access to safe, reliable, and affordable infrastructure.
- **Sustainable Land Use and Urban Growth** - Promotes the efficient and coordinated use of land to support compact, integrated, and resource-efficient settlement patterns. It seeks to manage urban expansion, prevent urban sprawl into high-value agricultural or environmentally sensitive land, and guide future growth towards well-located, sustainable nodes through appropriate zoning, land use control, and spatial planning.
- **Agriculture and Rural Development** – Focuses on the strategic role of agriculture in Witzenberg’s economy and identity. It seeks to protect high-potential agricultural land, support the agri-processing value chain, and strengthen rural livelihoods. It also addresses the development needs of

farmworker communities and the diversification of rural economies beyond traditional farming.

- **Economic Development, Access and Job Creation** – Supports inclusive economic growth by promoting spatial strategies that improve access to employment opportunities, transport networks, markets, and economic infrastructure. It emphasises the importance of strengthening urban-rural linkages, enhancing mobility, and unlocking the potential of towns and nodes to serve as local and regional economic anchors.
- **Environmental Resilience and Response to Climate Change**. Focuses on building resilience to environmental risks and climate change impacts through spatial planning. It prioritises the protection of ecological infrastructure, sustainable resource management, and climate-adaptive development. It also considers risk mitigation for disasters such as droughts, floods, wildfires, and extreme heat, which increasingly threaten livelihoods and infrastructure in Witzenberg.

A status quo analysis was then conducted for each theme to assess the municipality’s current level of compliance, followed by the formulation of directives aimed at improving alignment with legislative objectives. Detailed summaries of all the laws, policies and plans considered and referenced in the tables below are included as Annexure 2.

Spatial Justice and Inclusion

Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 1 – No Poverty. SDG 4 – Quality Education. SDG 5 – Gender Equality. SDG 10 – Reduced Inequalities. SDG 11 – Sustainable Cities and Communities. SDG 16 – Peace, Justice and Strong Institutions.	- Spatial planning in Witzenberg still mirrors apartheid patterns, with areas like Bella Vista and Nduli in Ceres located far from jobs, transport, and services. This spatial marginalisation reinforces inequality and limits socio-economic mobility. - Infill development is constrained by a shortage of suitable land, high-value agricultural areas, and conflicting land uses, such as agri-processing facilities near housing. These constraints prevent restructuring even where demand exists, especially in Ceres. - Informal settlements, notably in Wolseley, are growing on commonage land but remain unmanaged due to a lack of planning and upgrade frameworks. This leaves many residents without basic services, tenure security, or formal inclusion. - The municipality does not have a Human Settlements Plan or housing strategy for backyard dwellers. As a result, Witzenberg falls behind other municipalities in addressing housing and tenure needs. - The housing market is failing due to low affordability, no planning instruments, and little incentive for private developers to invest. Demand is growing, but it is mostly met through informal means or remains unaddressed.	- Prioritise the development of a Human Settlements Plan to guide integrated, well-located housing development. This to include a housing pipeline, informal settlement upgrades, and strategies for backyard and gap housing. - Promote a municipal land audit to identify suitable public and private land for redress-focused housing. Classify and upgrade informal settlements through the UISP. The focus to be on in-situ upgrading and secure tenure, using flexible zoning approaches. - Adopt a local inclusionary housing policy and facilitate rental and social housing near employment opportunities and services. - Prioritise infill and redevelopment of underutilised land, where available, to reduce sprawl and fragmentation. - Extend basic social services to historically excluded areas through a facility access audit particularly in Ceres and Wolseley. Align budgeting and planning to close infrastructure gaps. - Embed spatial justice principles in the SDF, LUMS and all land use decisions. Priority redress areas must be clearly defined and monitored through planning instruments.
	Relevant SPLUMA Principles	Spatial Justice (7a): - Redress past imbalances; - Include disadvantaged areas; - Secure tenure; - Flexible systems.		
	Policies / Frameworks	- NDP – inclusive access to housing, land and services; - IUDF – integration and urban equity; - National Transport Plan – mobility for the underserved.		
Provincial	Policies / Frameworks	- Western Cape Inclusionary Housing Policy Framework (Oct 2022); - Western Cape Provincial Spatial Development Framework; - Western Cape Provincial Strategic Plan.		

Infrastructure and Basic Services

Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 3 – Good Health and Wellbeing. SDG 6 – Clean Water and Sanitation. SDG 7 – Affordable and Clean Energy. SDG 9 – Industry, Innovation and Infrastructure. SDG 11 – Sustainable Cities and Communities.	- Urban areas generally have well-developed infrastructure networks for the provision of basic services. Rural and Informal areas however, face significant challenges with service delivery as infrastructure networks are lacking. - Informal settlements in particular are underserved due to rapid growth and limited municipal capacity to either effectively monitor and manage this expansion or provide infrastructure.	- Prioritise applying for and securing external funding opportunities, such as grants and subsidies from the provincial government, to support the improvement of basic service delivery in underserved informal settlements and rural communities. This approach is particularly important in areas experiencing rapid population growth, where infrastructure capacity must be expanded to meet increasing demand. - Commission detailed studies such as a Municipal Rural Areas Study to gather data on basic service delivery and economic development in rural areas to identify service gaps and inform equitable infrastructure planning and investment.
		Spatial Sustainability (7b): - Cost-effective development; - Sustainable location; - Infrastructure provision; - Equitable land markets.	- Data on basic service provision in rural areas is not readily available, indicating a potential need for targeted rural area studies or assessments. - Municipal budget allocations prioritize upgrading, maintenance, and development of basic service infrastructure. - The municipality aligns with national and provincial infrastructure priorities in road maintenance, water service improvements, energy resilience, and community facility upgrades, supported by budget planning focused on sustainable growth. However, it faces challenges such as grant funding losses due to underperformance, non-compliance with environmental regulations in waste management, procurement delays, and past housing eviction practices that may not fully meet legal requirements.	- Address delays in procurement and project implementation by building technical and administrative capacity, ensuring compliance with legal frameworks, and promoting transparent public participation. - Ensure that budget allocations sustain essential upgrades for energy resilience, water service upgrades, road maintenance, and community facility enhancements. - Develop adaptive design standards such as flood-resistant roads with enhanced drainage, elevated critical services in flood-prone areas, and modular or relocatable housing in high-risk zones to ensure infrastructure can withstand and recover from climate-related shocks.
National	Relevant SPLUMA Principles	- National Infrastructure Plan (2022) – economic and social infrastructure; - NDP – basic services for all; - IUDF – infrastructure-led development; - National Transport Plan – integrated transport systems.		
	Policies / Frameworks	- Western Cape Department of Infrastructure Framework 2050 (WCIF 2050); - Western Cape Provincial Land Transport Framework (2024/25 - 2028/29).		
Provincial	Policies / Frameworks			

Sustainable Land Use and Urban Growth				
Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 2 – Zero Hunger. SDG 11 – Sustainable Cities and Communities. SDG 12 – Responsible Consumption and Production. SDG 15 – Life on Land.	- Land use and spatial growth in Witzenberg are guided by national and provincial frameworks (e.g. SPLUMA, PSDF), the Witzenberg Municipal Land Use Planning By-Law, and the municipal zoning scheme. - Not all principles from relevant legislation are effectively implemented. Informal settlements dominate spatial growth, and the municipality lacks formal structures to plan for or manage informal expansion. - Although the MSDF and zoning scheme supports agricultural land protection, urban sprawl remains a risk due to limited enforcement capacity and unmanaged informal growth and limited developable land. - There is very limited development of viable, mixed-use communities. Most residents, particularly in rural or peripheral areas, must travel to access jobs, amenities, and services. - New land development has been scarce. Spatial restructuring and integration goals remain largely unmet, contributing to ongoing inequality and fragmented settlement patterns.	- Develop a proactive informal settlement management strategy, including land identification, incremental upgrading frameworks, and basic service delivery guidelines. - Incentivise densification in well-located areas by fast-tracking approvals for second dwellings and mixed-use development in existing urban footprints. - Strengthen land protection zones using GIS-based agricultural sensitivity mapping to prevent sprawl into high-potential agricultural land. - Identify priority nodes for mixed-use development, especially in and around transport corridors and existing towns (e.g., Ceres CBD, Wolseley, Tulbagh). - Build partnerships with the Western Cape Government for technical support (e.g., GIS, spatial data analysis). - Incorporate informal settlements into spatial planning to ensure inclusive, equitable, and sustainable planning and service provision.
		Spatial Sustainability (7b): - Protect agricultural land; - Limit sprawl; - Promote viable communities.		
National	Relevant SPLUMA Principles	- NSDF – compact growth and transformation corridors; - IUDF – densification and spatial integration; - NDP – sustainable settlement patterns.		
	Policies / Frameworks	- Western Cape Land Use Planning Guidelines: Rural Areas (Mar 2019); - Western Cape Provincial Spatial Development Framework.		
Provincial	Policies / Frameworks			

Agriculture and Rural Development				
Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 2 – Zero Hunger. SDG 8 – Decent Work and Economic Growth. SDG 14 – Life Below Water. SDG 15 – Life on Land. SDG 1 – No Poverty.	- Agriculture is the primary economic driver in the Witzenberg Municipality, with extensive areas of high-value intensive cultivation, including fruit, vegetables, wine, and grains, concentrated around Ceres, Prince Alfred's Hamlet, and Tulbagh. The region's favourable climate and fertile soils support commercial agriculture that contributes significantly to both exports and employment. In contrast the eastern region has low cultivation potential and extensive agricultural production is practiced. - The sector heavily relies on seasonal labour, leading to cyclical in-migration and population fluctuations. This places strain on rural infrastructure, housing, and service delivery, especially in towns like Ceres and Wolseley. - Rural settlements and farmworker communities often lack adequate infrastructure, public facilities, and secure tenure. Informal settlements near high-potential agricultural or conservation land and water sources are growing without structured development planning or reliable access to services. - Agricultural land is under pressure from urban residential expansion. There is a lack of land and limited policy directives for agri-processing nodes. Hence land fragmentation, conflicting uses, and ad hoc settlement growth continues as challenges. - The sector is vulnerable to climate change impacts such as drought, water scarcity, and soil degradation. While some irrigation and resilience programmes are in place,	- Formulate a spatially targeted Municipal Rural Development Framework aimed at guiding infrastructure investment, housing, service delivery, and settlement planning in rural and peri-urban areas. - Introduce local agricultural land protection zones in the zoning scheme to limit urban sprawl yet provide for agri-processing (interrupted urban edges). - Expand participation in the Western Cape SmartAgri Plan by introducing municipal-level adaptation programmes that support small scale agriculture (including smallholder and emerging farmers) with access to climate-smart techniques, efficient irrigation, and resource conservation initiatives. - Conduct rural infrastructure audits and socio-economic assessments to identify investment needs, service gaps, and land-use aspects to support decision-making based on findings. - Encourage and collaborate with the provincial government to develop a spatially targeted rural development strategy and structured farmer support programme, ensuring alignment with local priorities.
	Relevant SPLUMA Principles	Spatial Sustainability (7b): - Protection and sustainable use of agricultural land and rural areas; - Spatial Justice; - Small scale Agriculture; - Spatial Resilience; - Climate change adaptation; - Spatial efficiency; - Agricultural Value Chain.		
	National Policies / Frameworks	- NDP – food security and rural economic growth; - National Biodiversity Strategy – conservation linked to rural livelihoods; - National Climate Adaptation Strategy (2019) – climate resilience in agriculture; - Integrated Urban Development Framework (IUDF) – inclusive rural development emphasis.		
Provincial	Provincial Policies / Frameworks	- SmartAgri Plan (2016); - WC Land Use Planning Guidelines: Rural Areas (2019); - WC Growth for Jobs Strategy (2023–2035);		

		- WC Provincial Spatial Development Framework (WCPSDF); - WC Climate Change Response Strategy (2022); - WC Infrastructure Framework 2050 (partially); - WC Provincial Land Transport Framework (supportive).	these are accessible to commercial farming operations, but singular or small scale operators (including smallholders and emerging farmers) have barriers to access adaptive support. - There is no integrated rural development plan at municipal level. While provincial guidelines (e.g. the Western Cape Land Use Rural Areas Planning Guideline) exist, Witzenberg lacks a spatially targeted rural development strategy or structured farmer support programme.	
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Environmental Resilience and Climate Response				
Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 6 – Clean Water and Sanitation. SDG 11 – Sustainable Cities and Communities. SDG 12 – Responsible Consumption and Production. SDG 13 – Climate Action. SDG 14 – Life Below Water (where applicable). SDG 15 – Life on Land.	- While there is no dedicated environmental management framework, various sectoral plans, such as the Disaster Management Sectoral Plan, Invasive Alien Species Plan, River Maintenance Management Plan, and Air Quality Management Plan, address specific environmental issues. However, these operate in isolation and are not aligned within a broader, integrated ecological network strategy, resulting in limited systematic integration with spatial and land use planning. Environmental considerations in terms of development proposals are referred to relevant provincial departments for comment. - Witzenberg in particular is highly vulnerable to climate-related hazards including droughts, heatwaves, floods, and wildfires, that are intensifying due to climate change	- Prioritise the protection of Biodiversity Priority Areas as outlined in the Western Cape Biodiversity Act. - Support the development of an environmental management framework that integrates various existing plans and helps guide urban development. - Protect and Strengthen Ecological Infrastructure by: - o Delineating and protecting ecological corridors and buffers, especially along rivers, wetlands, and biodiversity hotspots. - o Incorporating Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) into land use planning to prevent fragmentation and maintain ecosystem services. - Encourage the enforcement of Climate-Responsive Land Use Management by:
		Spatial Resilience (7d): - Flexibility to adapt to climate and economic shocks;		
National	Relevant SPLUMA Principles	- National Environmental Management Act (NEMA) – sustainable environmental decision-making;		
	National Policies / Frameworks			

		- National Biodiversity Strategy – conservation and ecosystem services; - National Climate Adaptation Strategy (2019) – climate-resilient planning; - NDP – low-carbon and climate-resilient development.	and which poses a significant threat to agriculture, human health, water security, and infrastructure. - Flood and wildfire risks are becoming more severe. Short-duration, high-intensity storms are projected to increase flash flooding risks, particularly in vulnerable areas like Tankwa. Wildfire threats are also rising due to erratic rainfall, rising temperatures, and fewer frost days, posing risks to people, property, and ecosystems.	○ Preventing formal and informal development in high-risk flood, fire, erosion, and in areas with sensitive biodiversity (CBAs) (to be identified via GIS layers) by delineating overlay zones, supporting vulnerable communities with well-located, serviced land, and ensuring emergency and relocation policies are in place. ○ Encouraging compact, nodal development to reduce sprawl and prevent encroachment on high-potential agricultural and conservation worthy land, particularly in Ceres and sensitive biodiversity areas (Tulbagh).
Provincial	Provincial Policies / Frameworks	- Western Cape Climate Change Response Strategy (Mar 2022); - (SmartAgri Plan) Western Cape Climate Change Response Framework and Implementation Plan for Agricultural Sector (2016).	- Witzenberg benefits from national and provincial initiatives like the Western Cape Climate Change Response Strategy, SmartAgri, and EPWP (Working for Water/Fire). These efforts support climate adaptation, biodiversity protection, and sustainable agriculture while also creating local employment. - Partnerships with organisations such as CapeNature, WWF-SA, and Conservation South Africa help implement biodiversity stewardship and community-based resilience projects. These initiatives play a vital role in building adaptive capacity in vulnerable communities.	- Require new developments to incorporate green infrastructure (e.g. permeable surfaces, tree planting, green roofs, rain gardens) to manage heat, stormwater, and air quality. - Reuse stormwater and/or clean stormwater before deposited back into water courses. - Protect existing urban green spaces and expand them as climate mitigation assets, particularly in heat-vulnerable communities such as Tulbagh and Wolseley. - Develop educational gardens and open spaces. - Encourage climate-proofing measures, such as green buffers, flood protection, and heat mitigation.

Economic Development and Accessibility				
Legal Framework & Level		Directives/ Objectives/ Actions	Municipal Compliance	Directives for Witzenberg
International	Aligned SDGs	SDG 2 – Zero Hunger. SDG 8 – Decent Work and Economic Growth. SDG 9 – Industry, Innovation and Infrastructure. SDG 11 – Sustainable Cities and Communities.	- Agriculture remains the main economic driver especially in fruit production, supported by a strong agro-processing sector concentrated around Ceres and surrounding areas. - Unemployment remains a challenge, particularly among youth and low-skilled individuals, despite the area's productive agricultural base. - Economic activity is spatially concentrated in settlements such as Ceres, Wolseley, Tulbagh and Prince Alfred's Hamlet, which function as local service and employment hubs. - Seasonal labour trends are prominent, linked to the agricultural cycle, resulting in fluctuations in employment and income stability. - Support for emerging farmers and SMMEs is evident in local economic strategies, although access to markets and finance remains limited for small scale agriculture.	- Spatially plan for designated accessible, well-serviced areas for hawkers, street traders, and small enterprises to operate legally and safely, supporting local entrepreneurship and livelihoods. - Enhance the agricultural value chain to benefit informal traders and provide spaces for these activities. - Improve connections between rural areas and economic centres through enhanced road infrastructure, public transport options, and pedestrian-friendly links to enable residents to access jobs and services. - Develop tourism corridors linking key attractions with accommodation, retail, and transport nodes; facilitate community-based tourism initiatives within towns and rural areas. - Allocate space for co-working, training, and innovation centres to support skills development, technology uptake, and diversification into knowledge-based sectors. - Promote and manage development along tourism routes in a manner that supports tourism potential, protects scenic and environmental qualities, and ensures that land use and infrastructure investment enhance the visitor experience while benefiting local communities.
	Relevant SPLUMA Principles	Efficiency (7c): - Maximise use of existing infrastructure; - Streamlined applications; - Reduce negative impacts.		
National	National Policies / Frameworks	- NDP – inclusive economic growth; - National Infrastructure Plan (2022) – enabling economic infrastructure; - National Transport Plan – mobility for trade and productivity; - IUDF – access to economic opportunities.		
Provincial	Provincial Policies / Frameworks	- Western Cape Growth for Jobs Strategy (2023-2035); - Western Cape Provincial Strategic Plan.		

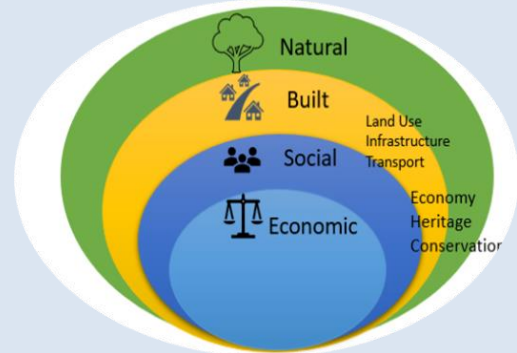
				- Support nodal agri-related development to enhance agri processing and agri-value chains. - Address Eskom capacity problem as a highest priority for Local Economic Development. - Consider positioning Wolseley as a new industrial centre and development corridor, leveraging its strategic location along major roads and rail infrastructure. - Promote alternative energy generation.
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1.6 Settlement Values and Performance Qualities

Planning shifted from separate (silo) development based on modernism (functionalism) to human-scale and nature-centred settlement making informed by public opinion. Such settlements are scaled for pedestrians (neither pedestrians nor vehicles dominate); are compact (with high building densities); are integrated; have composite parts that reinforce each other; have a strong spatial feel with well-defined public spaces and have complex spatial structures offering choice in terms of intensity of interaction, privacy

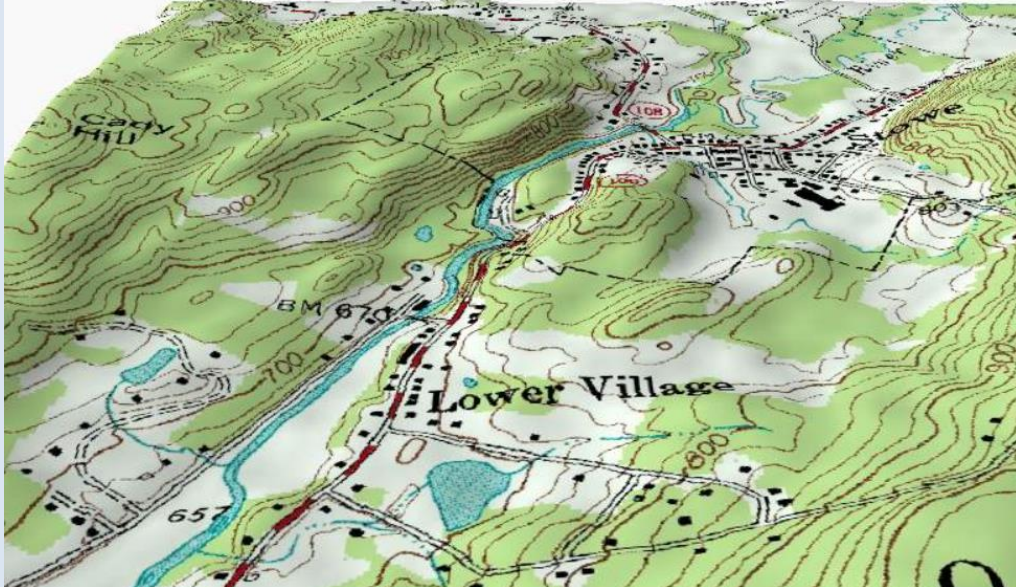
of living conditions, lifestyles, housing options and movement systems (physical, social and economic integration).

Well-performing settlements and regions have the qualities of Liveable Environments and Sustainable Settlements. These performance qualities are defined and described below and reference is made to the SPLUMA principle each quality represents:

Definitions	Features and qualities
Liveable Environments: A liveable settlement satisfies more than the basic needs of a community as the individual as well as the community's needs for social facilities and health facilities are met. Quality of life is key. (Van Kamp et al, 2003). (Social Justice)	Liveable environments are recognised by the present relationship between people and their settlements and feature economic growth, accessibility and place identity. (Resilience)
Sustainable Settlements: - Are well-managed, compact entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity. (Department of Local Government and Housing, 2005). (Sustainability) - Improve the liveability of settlements by reducing the impact on the environment through reduced use of resources and the generation of less waste. (Efficiency)	Present the future relationship between settlement and environment and feature Ecological integrity (Planet), Social justice (People) and Economical effectiveness (Prosperity). 

1.6.1 Spatial Elements of Settlements and Regions

Settlements are structured spaces that facilitate the interplay between formally planned development (assigned land uses and corresponding engineering services) and spontaneous development (settlement plans that accommodate uncertainty and change) as well as public environments, shared by all inhabitants, vs. private realms of individual households. The spatial elements of regions are topography (form), cultivation and landscape and man-made elements, which include road networks and settlements, as described below (CSIR, 2000):

SPACE: BUILT AND NATURAL	
At settlement level	At regional level
• Consist of spaces in relation to the whole (settlement and its environment) and to each other within a settlement and are not spaces in isolation. • A continuum or hierarchy of public spaces and movement systems, which attract and give order to activities, events and elements in accordance with their need for publicness or privacy. • Structured and diverse, spaces characterised on continuum of public to private. [Public spaces are places where people meet, comprised of urban “rooms” and connectivity “seams”. Streets are public spaces].	• Delineated and merged landscapes, which are characterised by conservation, cultivation and nature. • Mountains and Fynbos ecosystems, Rivers and Freshwater ecosystems, Wetlands, Formal and Informal Conservation areas, Arable land.
	

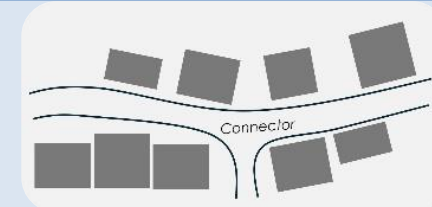
COMMUNITY FACILITIES/ INSTITUTIONS/ AMENITIES

- Most valued by society, which have the potential to foster social cohesion, such as institutions of learning, worship, exchange and markets; serve as structuring elements in settlements.
- Including public open space, demand safety and quality.
- Give unique character to places and often attract informal activities.
- Provision guided by population thresholds and access. (Department of Human Settlements, 2019).
- Location and clustering in relation to one another and to other structuring elements is critical to ensure efficient use of public land and resources (central places, easily accessible i.t.o movement patterns, announced by public space).
- Location often determines private or public use.

At settlement level



At regional level



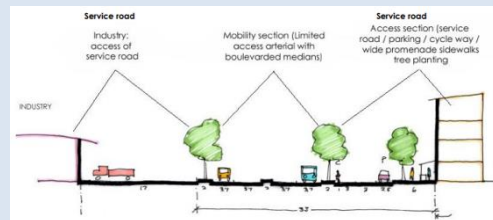
CONNECTION INCLUDING NETWORKS AND SYSTEMS

At settlement level

A movement system is:

A network of spaces that people move through and allows for the public life of a community.

Refers to e.g. roads and streets, pedestrian and bicycle routes, and public transport systems, such as passenger rail.

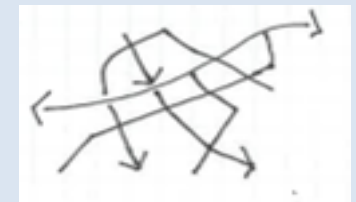


At regional level

Movement and/or circulation networks are:

- Linear systems connecting settlements.
- Specific routes along which people, goods and services are channelled.

Movement infrastructure such as main routes, highways, ports, and railway lines and stations between and within settlements.



UTILITY SERVICES (ENGINEERING SERVICES)

Settlement

- Essential for settlement function and public health, including water provision, sewerage removal, stormwater disposal, solid waste removal and electricity supply.
- Should be provided as efficiently and cost-effectively as possible, while appropriately considering human and nature centred approaches to settlement making.
- Should follow settlement structure, not lead it.

Regional

- Bulk services are essential to functioning of regions (area) e.g. solar farms.

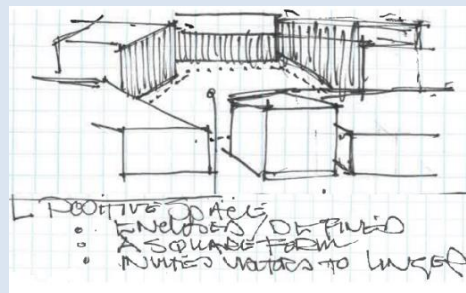
1.6.2 Structural Tools: Measures and SPLUMA Principles

Settlements demonstrating desirable spatial qualities are scaled for pedestrians (neither pedestrians nor vehicles dominate); are compact (with high building densities); are integrated with composite parts reinforcing each other; have a strong spatial feel with well-defined public spaces; have complex spatial structures offering choices i.t.o. intensity of interaction, privacy of living conditions, lifestyles, housing options and movement systems.

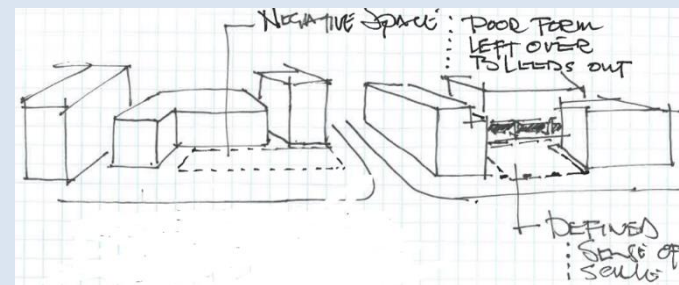
The application of four spatial measures is central to the use of space to create positive settlements: definition, scale, flexibility and intensity. Each spatial measure consists of two opposite measures or structural tools as per the table below:

Spatial Measures

Definition: In positive environments, public open spaces are defined by buildings and other space-defining elements, such as walls and landscaping. The elements create a feeling of enclosure rather than free-standing elements with no relation to one another.

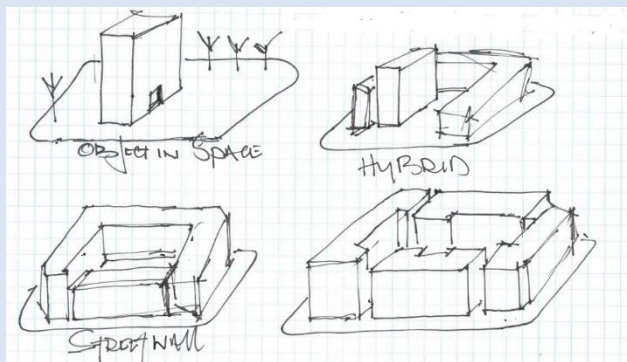


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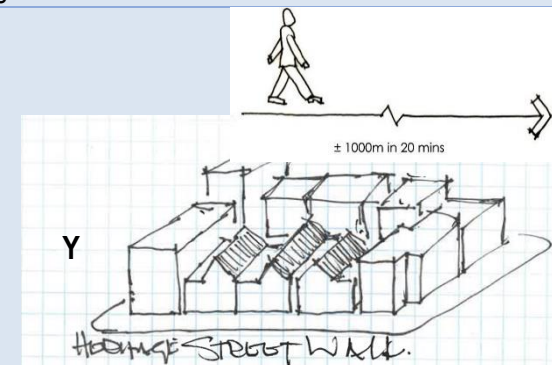


Structural Tools: Continuity and Discontinuity (Containment).

Scale: The relationship between size, distance and height. "Human Scale" is a norm for all development planning.



X



Y

Structural Tools: Externalisation and Localisation.

Flexibility: The creation of spatial structures that accommodate unexpected change over a period of time.

Structural Tools: Same and Different (Homogeneity and Heterogeneity).

Intensity: Refers to the creation of:

- High-level support for economic and social goods and services.
- The conditions for sustainable public transport systems.
- Effective infrastructure use, improved land use, contributing to compact urban areas, reduced transportation and energy use as well as the reduction of pollution.



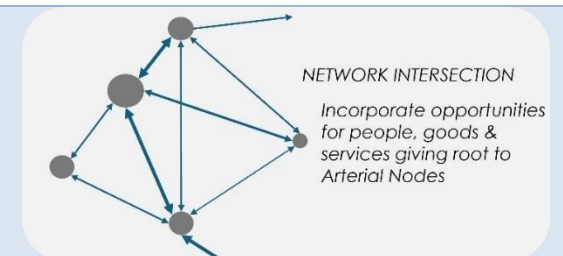
Structural Tools: Density and Sparsity (Openness).

Considerations:

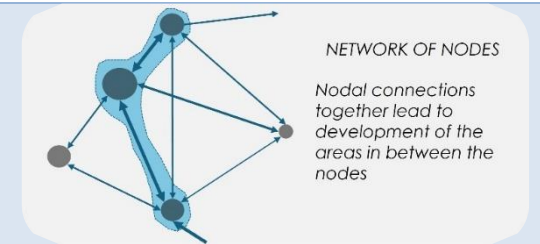
- Sensitively intensify development opportunities in apparently developed but often underdeveloped well-located urban areas paying attention to urban quality;
- Sensitive infill and redevelopment along main routes in well-located precincts;
- Sensitivity towards existing heritage buildings;
- Enhancing the street experience through landscaping and building design quality in new developments.

The application of structural tools creates man-made spatial elements such as:

- **Centres/ Parks/ Precincts** (e.g. Administrative, Educational, Legal and Services).
- **Nodes** (e.g. Collective & Specialised Economies, Services, Manufacturing, Tourist Attractions): Highly accessible, high-intensity land use activity located along or at the start and end points of existing, emerging or national corridors: include areas of residence, industrial activity or trade that are either generators of transport demand and/or supporters of transport functions.

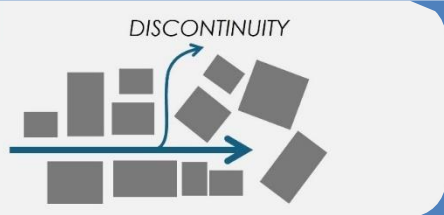


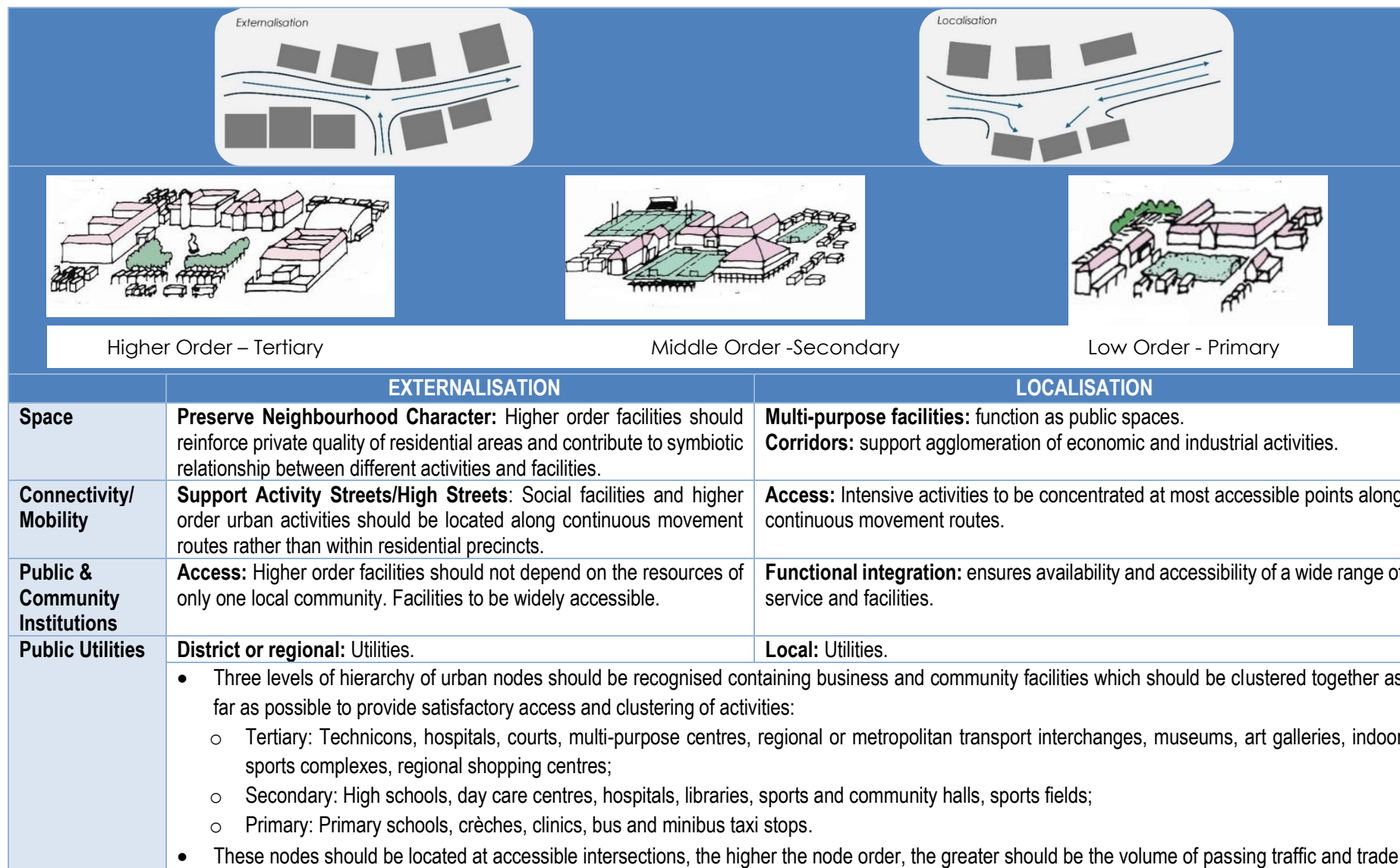
- **Hubs** (Economic specialisation: Jewellery, Petro-Chemical, Logistic). Highly accessible.
- **Axis or Streets** (Transport & mobility spines).
- **Corridors:** Include, but not limited to scenic, tourism, freight, transport, industrial development zones (IDZ), intensive agriculture or rural including agri-industry and related and supporting services and conservation.
- **Zones/ Precincts** (Tourism, Commercial (special economic zones), Agricultural and Irrigation, Alternative Energy, Industrial (IDZs and SIDZs).



The table below provides a description of the structural tools applied to the spatial elements and its resultant man-made elements and or qualities:

		DENSITY Urban	SPARSITY Rural
		DENSITY (REINFORCEMENT)	SPARSITY (OPENNESS)
Space		Economic agglomeration: Integration of different developments (new and old). Densification: Reduction of erf size, alternative housing types (housing typologies), infill, redesign, mixed-use development. Natural open space network: a key component of a sustainable urban landscape.	Movement networks: part of a system of public places. Protection and enhancement of heritage and natural resources: through either Heritage Overlay Zones or Conservation (biophysical) Overlay Zones and categories.
Connectivity/ Mobility		Single corridor movement network: Different forms of transport are brought together (pedestrian, bicycle, train, taxi, bus and vehicles). Activity Axis: The core of activity corridor/ tertiary network or street (local network). Activity nodes: Different forms of transport connect.	Single mode transport networks or roads: population thresholds are too low to justify other modes.
Public & Community Institutions		Clustered, multipurpose facilities and nodes where different social services and programmes are offered. A system of public spaces and hierarchy of facilities that order activities and resources.	Single facility e.g. school.
Public Utilities		Infrastructure cluster where different utilities are managed e.g. water & sewerage.	Single Infrastructure yard e.g. sewerage works or solar farm.

CONTINUITY  DISCONTINUITY 		
	CONTINUITY	DISCONTINUITY (CONTAINMENT)
Space	Enclosure: Create a sense of enclosure and definition. Buildings, either through the building itself, its walls, or planting, should contribute to defining the public space it abuts.	Natural habitats: Ecological systems, complex, continuous, allow migration of species, productive/ conservation/ preservation space. Integrate natural and rural areas into urban landscape.
Connectivity/ Mobility	Ordering structure of movement networks: <i>Settlement level:</i> Network energy released through stopping, exit (not through movement); retain rather than integrate space. <i>Inter-settlement level:</i> Routes that do not allow stopping (i.e. freeways) serve as integrators of space.	Special Places: Along higher-order routes, create special places, such as public open space (squares) and parks. Privacy: On lower-order routes create thresholds that encourage qualities of semi-private and private space, discouraging through-traffic.
Public & Community Institutions	Integration: Integrate new parcels of development with existing development to encourage agglomeration. Absorb settlement output: in green spaces i.e. evaporation ponds and stormwater retention systems.	Access and Scale: Use public space to interrupt built form, to ensure convenient access or create dimensions of scale. Clustering: Multifunctional centres and mobile services.
Public Utilities	Above Ground: Infrastructure.	Underground: Infrastructure.



CHAPTER 2: Spatial and Sectoral Plan Analysis and MSDF Review

The spatial analysis of three environments, biophysical, socio-economic and built environment, and the sector plans will provide directives for the broader Witzenberg Municipal area. These, and the directives derived from the applicable legislation governing these environments and related sector plans, form the basis for the proposals to be made at settlement and rural area level. Directives generated from the legal and Status Quo analysis can broadly be categorised into three proposal types: to protect; to change; and to develop resources in the three environments. The proposals and directives in the chapters to follow, are presented accordingly.

BIOPHYSICAL SPATIAL ANALYSIS

2.1 Biophysical Spatial Analysis

2.1.1 Geology & Soils:

Soil types

Soil types in the Witzenberg Municipal (WM) area vary from limited pedological development soils to plinthic catena soils and rocky areas with minimal soil cover. Geologically, the municipal area is shaped by shale, sandstone, and arenite formations, causing some areas to be more prone to erosion than others.

Soils suitability

Soil clay percentage in the Witzenberg Municipal area is generally less than 15%.

Soil depth

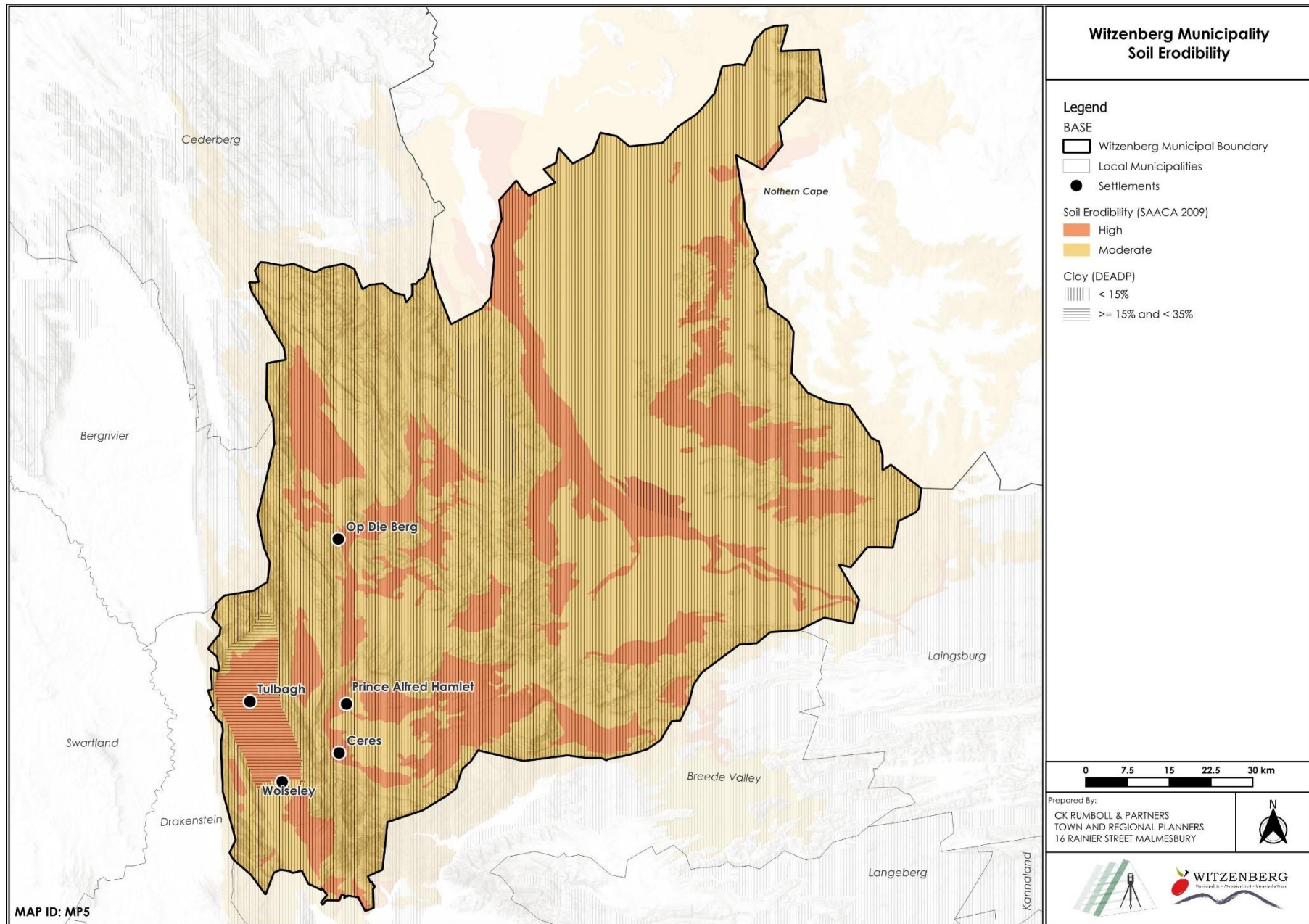
- Soils around Ceres and Wolseley are deeper soils (750mm or more), making them more suitable for intensive agriculture.
- Around Tulbagh and Prince Alfred's Hamlet are mostly shallower soils (450mm), requiring careful land management to prevent erosion and degradation, yet suitable for extensive agriculture. In the Klein Berg Valley, north west of Tulbagh, soil depths drop to 400mm, according to the Feasibility Study for the Raising of Clanwilliam Dam by the Department of Water Affairs and Forestry (2009). Intensive agriculture is not excluded from these soils as often the topography enhances the climatic conditions, for example, in the upper Tulbagh Valley, the Prince Alfred's Hamlet Valley and areas around Op-die-Berg.

- Op-die-Berg has the most challenging conditions, with soil depths of less than 450mm and high rock content, making it suitable mainly for conservation or low-impact activities.
- Erodibility is high in Tulbagh and Ceres, meaning these areas are prone to soil loss if not managed properly. It is more moderate in Wolseley, Prince Alfred's Hamlet, and Op-die-Berg, where erosion risks are relatively lower.

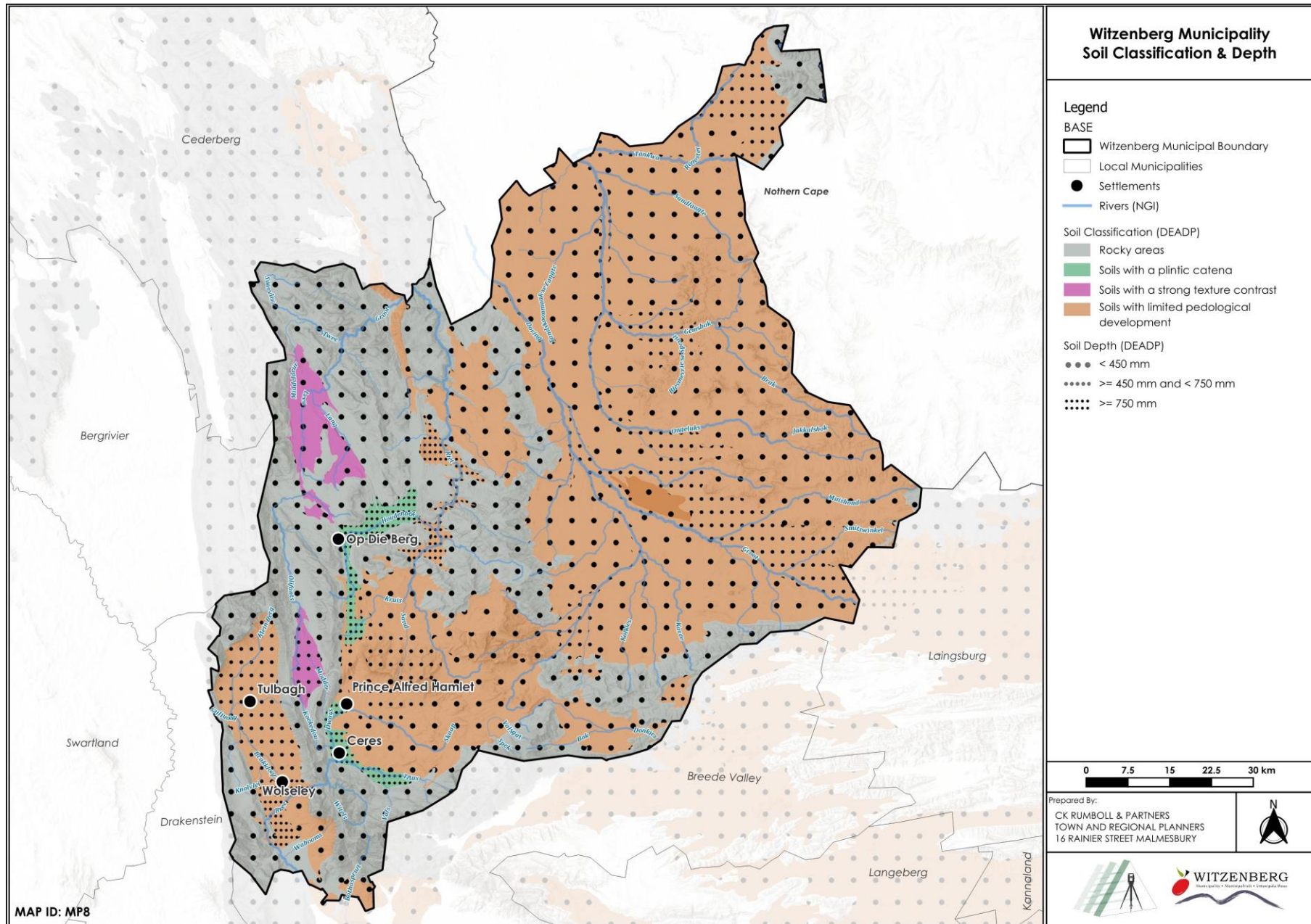
Directives

- Implement erosion control measures such as tree planting and sustainable farming to prevent soil degradation in areas such as Tulbagh and Op-die-Berg which has shallow rocky soils.
- Prevent wetlands from long-term erosion in Wolseley by managing stormwater runoff. Prioritise the protection of soils with greater depths.

Map 3: Soil Erodibility



Map 4: Soil Classification & Depth



2.1.2 Climate

Summers are hot and dry, while Winters are wet and relatively cold with a high annual rainfall.

Rainfall: Rainfall mostly occurs between May and October, with snowfalls occurring periodically on the highest mountain tops. Average rainfall is 1 088mm.

Wind: Winds are seasonal and generally north-westerly or south-easterly. The summer winds can exceed 30km/h wind speed.

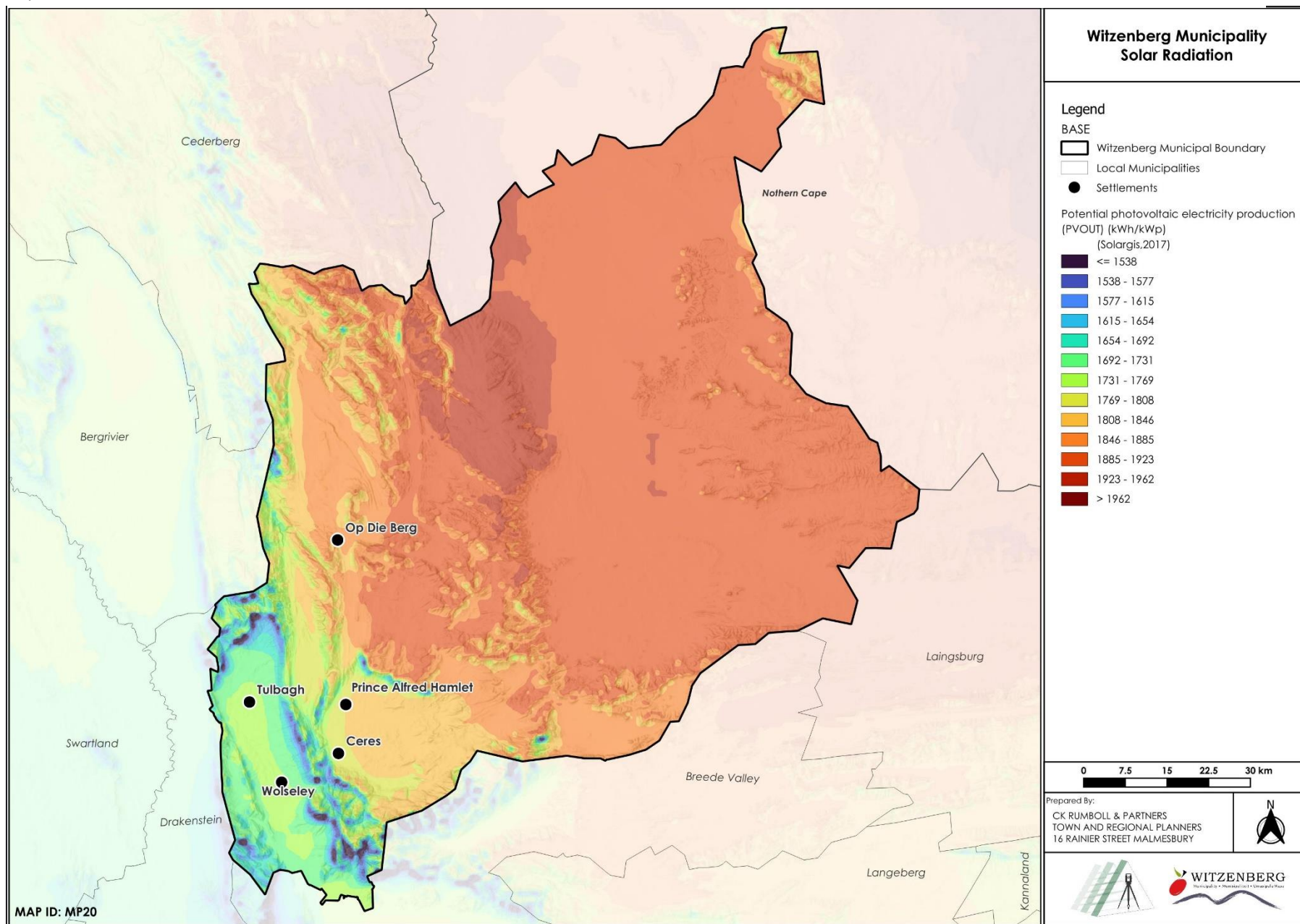
Sun: The average temperature range is 24°C to 29.9°C.

Directives

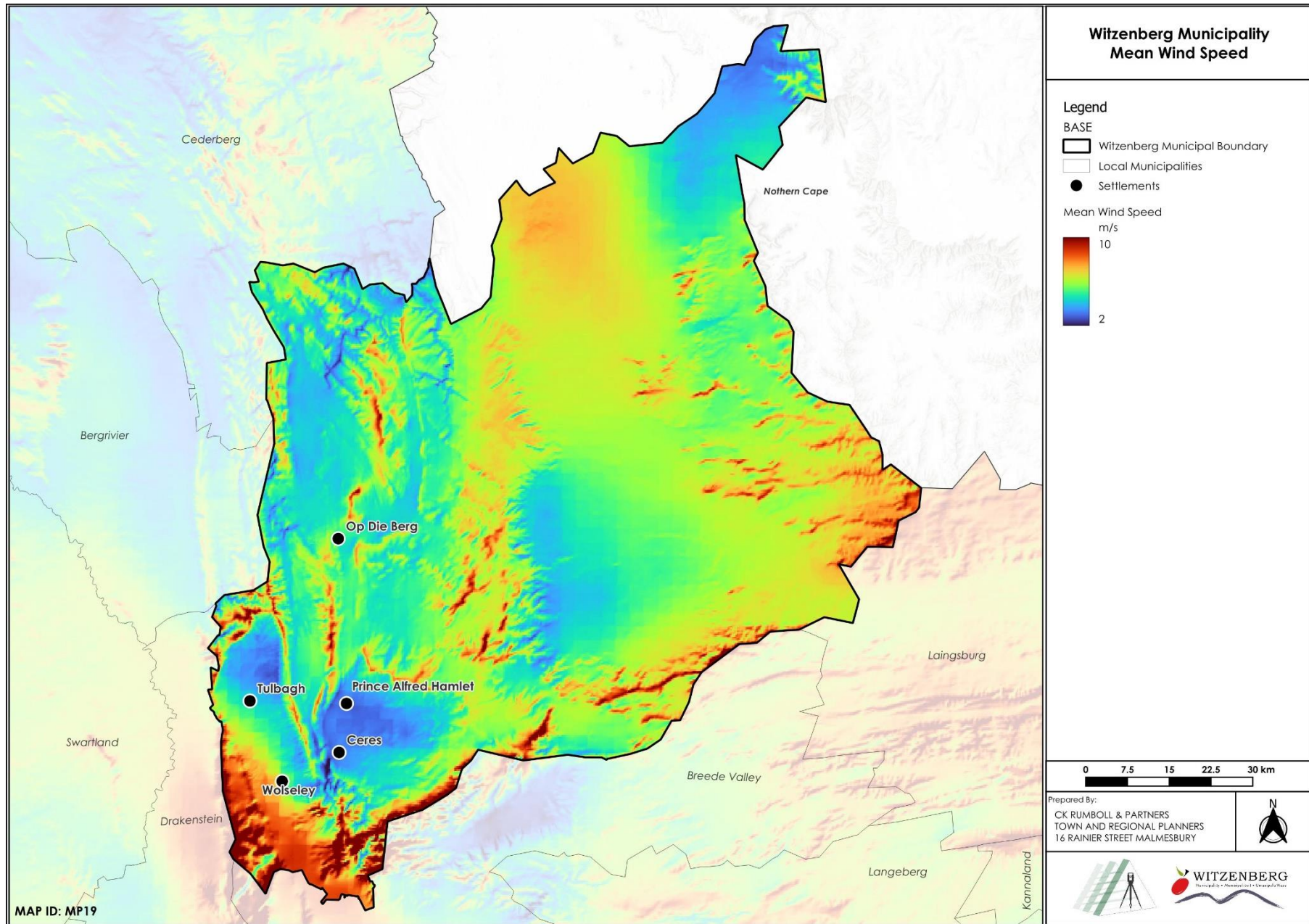
- Actively promote and manage the development of renewable energy sources particularly solar and wind within the municipality, in response to the increasing impacts of climate change and the need for energy security.
- Balance food security and energy generation.
 - Encourage renewable energy development, with specific recognition of the Kromsberg Renewable Energy Development Zone (REDZ) as a strategic focus area for wind energy, while also considering site-specific proposals elsewhere in Witzenberg where appropriate, to reduce reliance on fossil fuels and mitigate climate change impacts.
 - Develop guidelines for alternative energy facilities to ensure they are sited in areas that minimize impacts on critical biodiversity areas (CBAs) and protected natural zones, on high-value agricultural soils and on ecological integrity.
 - Promote energy-efficient technologies.
- Ensure that the design and placement of energy facilities do not compromise the natural and agricultural landscape.
- Enhance Building Resilience to Climate Change:
 - Buildings in Witzenberg must be designed to withstand extreme temperature fluctuations, incorporating insulation, energy-efficient materials, and climate-sensitive orientation to reduce energy consumption and enhance comfort.
 - Encourage rainwater harvesting and integrate water-saving measures such as greywater recycling in all new developments to conserve local water resources, particularly in the light of projected reductions in rainfall and increased evaporation.
 - Provide education and awareness programmes for residents to promote sustainable building practices and waste reduction.
- Protect and Conserve Biodiversity and Landscapes:
 - Prioritize the conservation of critical biodiversity areas (CBAs) and nature reserves within the municipality to protect indigenous vegetation and wildlife habitats that are vital for climate resilience.
 - Protect riverine corridors, south-facing slopes, and topographically diverse areas that provide vital refuges for species, contribute to maintaining micro-climates, and offer climate resilience by regulating temperature and moisture levels.
 - Develop strategies to restore and maintain landscapes that play key roles in buffering the impacts of climate change, such as kloofs and hills that offer connectivity for species migration and temperature/moisture refuges.

- Water Resource Management and Protection:
 - Promote artificial groundwater recharge, greywater recycling, and local water resource monitoring to reduce reliance on surface water and safeguard against the impacts of reduced rainfall and increasing temperatures.
 - Introduce water conservation tariffs to encourage responsible water use among residents and industries, and ensure the municipality's Wastewater Treatment Works (WWTW) capacity is adequate for any future industrial development.
 - Secure a buffer zone around landfill sites to prevent contamination of water resources and protect the overall water quality in the region's catchment areas.

Map 5: Solar Radiation



Map 6: Mean Wind Speed



2.1.3 Climate Change

Climate change projections for the Western Cape suggest a warming of 1.5°C to 3°C by around 2050. Rising average temperatures disrupt weather patterns, leading to more extreme weather events (droughts, floods, heatwaves, wildfires, and storms) and changing rainfall patterns i.e. some areas experience more frequent and intense rainfall, while others face prolonged drought.

A study by the Climate Systems Analysis Group (CSAG) at the University of Cape Town (UCT) (2008) projected various climate changes for the Western Cape for 2030-2045 such as:

- Higher mean annual temperature.
- Higher maximum temperatures, more hot days, and more heat waves.
- Higher minimum temperatures, fewer cold days, and frost days.
- General drying trend in western parts.
- Intensification of rainfall events.
- Increased mean sea level and storm surges.

These changes could severely impact Witzenberg Municipality, particularly through reducing agricultural productivity, increasing water scarcity, and biodiversity loss, necessitating careful planning informed by research and collaboration across sectors.

Witzenberg formally adopted a Climate Change Needs Assessment and Response Plan in 2024, developed by Democracy Works Foundation (DWF)

through Green Path Connect. The plan identifies the following existing municipal-level climate change-related vulnerabilities in Witzenberg:

- Climate hazards: Witzenberg is increasingly experiencing extreme weather events such as droughts, floods, and wildfires; and changes in weather patterns, including increased frequency and intensity of wind and thunderstorms, have been noted.
- Water Resources: Severe droughts and flooding events have significantly affected water availability and quality.
- Agriculture: Droughts and floods have disrupted agricultural activities, impacting food security and livelihoods.
- Biodiversity: Increased frequency of wildfires has hindered the regeneration of indigenous vegetation.
- Public Health: Flooding and extreme weather events have posed health risks, including the spread of waterborne diseases.
- Vulnerable Communities: Informal settlements and communities located in flood-prone areas are disproportionately affected by climate hazards. Seasonal agricultural workers and low-income households are particularly vulnerable due to economic instability and inadequate housing.

The plan also maps out recommended local government responses to address these vulnerabilities, with a focus on enhancing water storage, improving drainage systems, and promoting climate-smart agriculture.

Directives

- Support and promote existing policy and legislative guidance to enable sustainable agriculture, alien vegetation clearing and flood management.
- Improve and strengthen existing flood management plans by promoting the development of artificial wetlands and identifying areas that require additional stormwater catchment areas.
- Encourage rainwater harvesting and integrate water-saving measures such as greywater recycling.
- Continue efforts to reduce air pollutants and GHG emissions.
- Design buildings to withstand extreme temperature fluctuations, incorporating insulation, energy-efficient materials, and climate-sensitive orientation to reduce energy consumption and enhance comfort.
- Provide education and awareness programmes for residents to promote sustainable building practices and waste reduction.
- Stakeholder engagement, multi-level government coordination, adaptive capacity building.

2.1.4 Environmental Risk

The concept of 'risk' is understood as the result of the interplay between 'hazard' and 'vulnerability'. In this context, vulnerability is generally depicted as an averaged index derived from two main categories: socio-economic factors and governance, with optional additional factors used as sensitivity moderators. Environmental hazards or threats include ecosystem deterioration, terrestrial flooding, water security issues, air quality and health

concerns, solid waste management, and wildfires – all of which are affected and sometimes amplified by climate change.

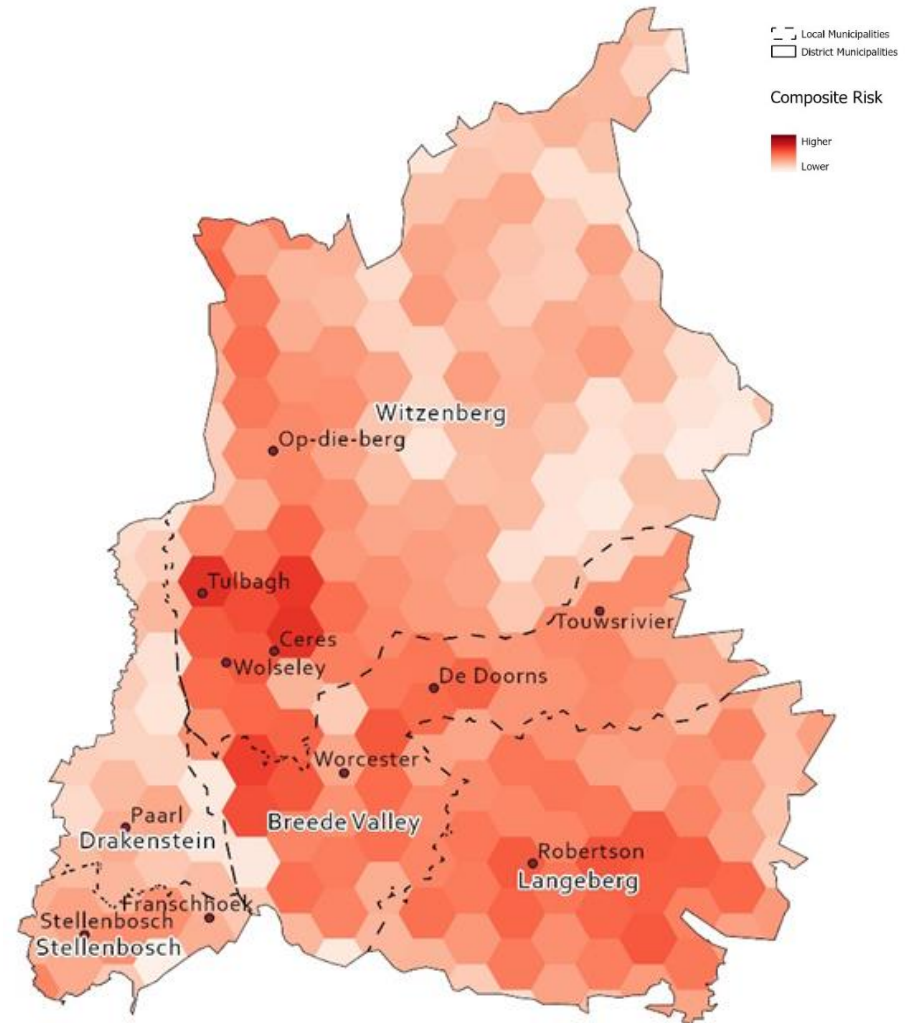
Witzenberg Municipality faces a medium risk of ecosystem deterioration that threatens the ecological infrastructure communities depend on and poses risks to vegetation and human health. The municipality is home to two highly climate-sensitive biomes: Fynbos (part of the globally unique Cape Floristic Kingdom) in the south, and Succulent Karoo in the north and east. The Succulent Karoo's endemic flora is particularly vulnerable to shifting rainfall and temperature patterns, giving it low resilience to hotter, drier climate projections. At the same time, expanding commercial forestry and agriculture intensifies fire risk and reduces groundwater recharge, compounding both wildfire and water-scarcity hazards.

In terms of water security, all settlements in Witzenberg face increasing drought tendencies and worsening water scarcity, exacerbated by altered precipitation patterns and shifting rainfall distribution in an already surface-water-scarce area. The municipality's water supply, which already falls slightly below demand (vulnerability 1.02), is projected to worsen to 1.7 by 2050 due to extreme population growth, reduced average annual rainfall, higher evaporation rates, and lower mean annual runoff. Towns such as Wolseley, Tulbagh, and Touws River face a medium risk of groundwater aquifer depletion under future recharge conditions.

These changes in rainfall patterns can also heighten soil erosion and terrestrial flooding risks. For example, parts of northern Witzenberg may experience a rise in extreme rainfall days, increasing the potential for flash floods.

Rising temperatures and drier shrubland increase the likelihood of wildfires. By 2050 Tulbagh, Ceres and Wolseley are projected to see an increase in wildfire likelihood on their wildland-urban interfaces.

Cumulative environmental hazards will influence agricultural productivity throughout the municipality. According to the Cape Winelands District Municipality Risk Profile Report (based on the Green Book), Ceres, Witzenberg's primary apple and pear production area and a major exporter, is particularly vulnerable, with the highest environmental risk in the municipality. Climate projections for Ceres point to a hotter, drier future and reduced winter chill units that will not only compromise fruit development and quality (e.g. sunburn damage) but also further strain limited water resources through increased evapotranspiration.



2.1.5 Topography

The western part of Witzenberg Municipality is mountainous, with deep valleys framed by steep mountain ascents that have formed over time on the resilient rocks of the Table Mountain Group. The region is home to three major mountain ranges: the Obiqua Mountains in the west, the Winterhoek Mountains in the north, and the Witzenberg Mountains to the east. These mountains are the source of four of the Western Cape's major rivers.

As the landscape extends towards the north and northeast, it becomes less rugged, gradually transitioning into the Ceres and Tankwa Karoo. The topography varies significantly across the municipality, with elevations ranging from 250 meters in the valleys to over 2,400 meters at its highest peak.

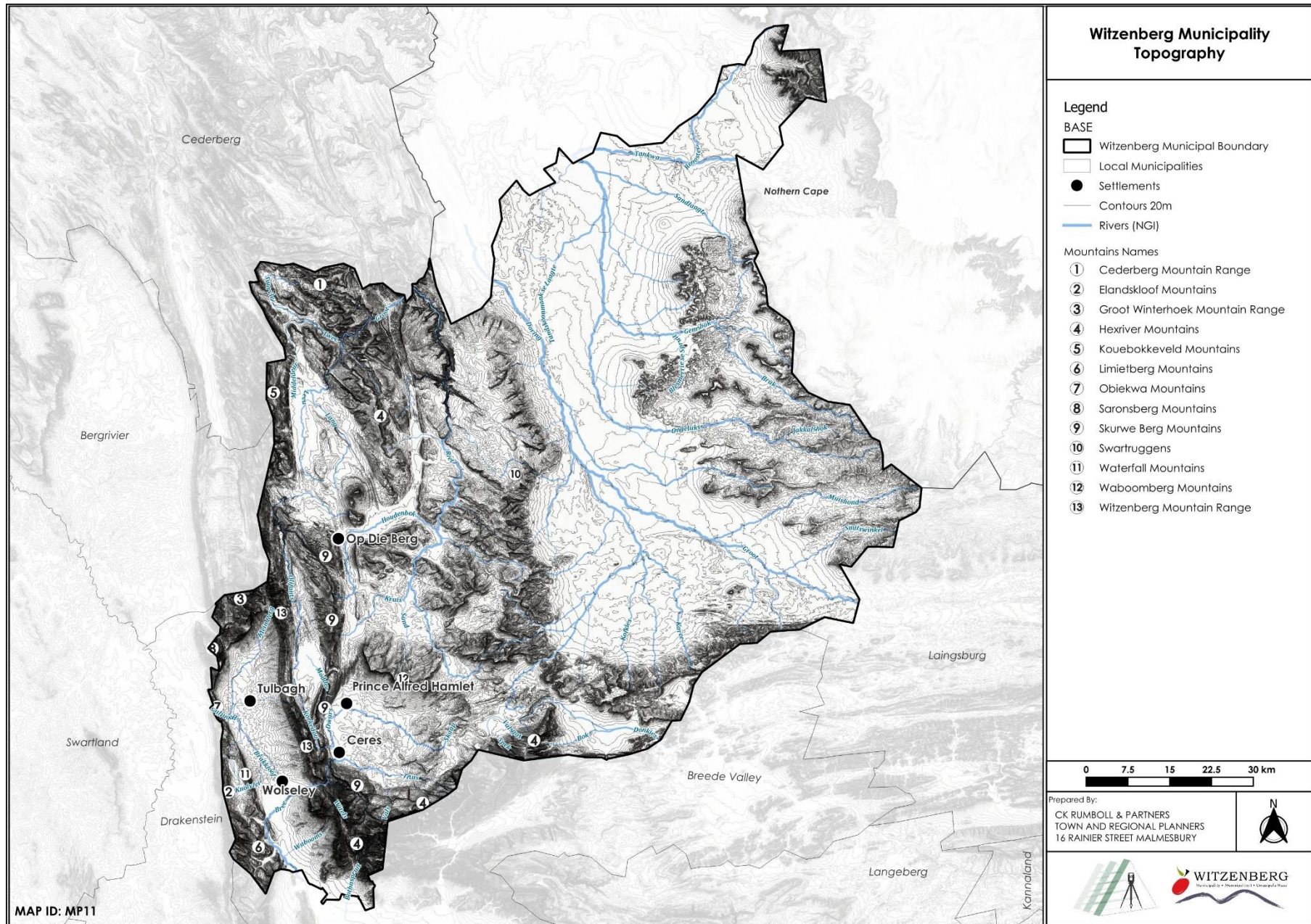
In the Koue Bokkeveld, elevations range between 750 and 1,900 meters, with Drie Koppe (1,781 m) and Tafelsig (1,910 m) standing out as prominent peaks. The Agter-Witzenberg area sits between 900 and 1,850 meters, featuring summits like Eureka Peak (1,987 m) and Hansiesberg (1,843 m). The Ceres Valley, known for its striking scenery, ranges from 450 to 2,000 meters in elevation, with well-known peaks such as Waboomsberg (1,694 m) and Milner Peak (1,995 m).

The highest point in Witzenberg is Matroosberg Peak, reaching 2,449 meters—making it the tallest peak in the Boland and even surpassing Sneeuberg in the Cederberg by about 250 meters. The Upper Breede River

Valley, another defining feature of the municipality, has elevations ranging from 250 to 2,100 meters, with towering landmarks like Groot Winterhoek Peak (2,078 m), Bailey's Peak (1,516 m), and the Mostertshoek Twins (2,030 m).

Directives

- Protect landscape character (landscape heritage).
- Protect and maintain ecological infrastructure.
- Divert settlement development to more level areas (slopes of less than 1:4).
- Reduce potential negative impact of urban development along scenic corridors.
- Ensure land use changes maintain integrity, authenticity and accessibility of significant cultural landscapes. (WCPSDF, 2009).



2.1.6 Water Resources and Supply

Water catchment areas are geographic regions where surface water, including rivers, streams, and rainfall runoff, drains toward a common outlet such as a river, dam, or wetland. They are essential for understanding water flow, managing resources, and planning sustainable land use, allowing authorities to monitor water quality and quantity, coordinate supply, and protect aquatic ecosystems. Catchments are grouped hierarchically into primary, secondary, and tertiary levels: primary catchments cover large river basins and support regional planning; secondary catchments subdivide these basins along major tributaries; and tertiary catchments focus on local rivers or sub-basins, supporting municipal water planning and monitoring. The eastern portion of Witzenberg Municipality falls within the Groot Winterhoek Strategic Water Source Area (SWSA), a nationally and regionally important zone that generates significant surface runoff and recharges groundwater, making it vital for long-term water security. In addition, portions of the municipal area also overlap with the Boland Strategic Water Source Area, which similarly plays a critical role in sustaining water supply systems at both a regional and provincial scale. These Strategic Water Source Areas play a critical role in supplying water to the municipal area.

Tertiary catchment areas in Witzenberg includes H10 (Upper Breede River), G10 (Berg River), E10 (Olifants Valley/Agter-Witzenberg), E21 (Upper Olifants River), E22 (Upper Doring River), E23 (Lower Doring River), J12 (Lower Olifants River), and H20 (Lower Breede River). Northern and western

catchments, such as H10, G10, E10, and H20, generally exhibit good to moderate groundwater quality, particularly around Ceres, Op-Die-Berg, Wolseley, and Tulbagh. These areas benefit from low-salinity water, supporting reliable domestic supply and high-value agricultural activities such as fruit orchards and vineyards. In contrast, eastern and some central catchments, specifically E21, E22, E23, and J12, show more variable to lower groundwater quality, with pockets of very poor quality in certain sections. Elevated salinity in these areas may limit crop selection, require treatment for domestic use, and increase the risk of soil salinization if used extensively for irrigation.

Water sources in terms of settlements

- Ceres is the largest town in Witzenberg LM and is mainly dependent on the Koekedouw Dam.
- Prince Alfred's Hamlet has three water sources, namely a fountain and borehole that link to the main supply line from other two water sources, the Koekedouw Dam and the Wabooms River weir.
- At present, Moordenaarskloof, Tierkloof and Steinthal are the primary water sources for Tulbagh. Construction of the Waverenskroon dam and Kleinberg River pipeline has been completed to secure an additional 1.2 million m³ per annum from the Klein Berg River. Boreholes were also drilled near Nuwekloof Pass; however, their yields are insufficient to meet the town's water supply needs.

- Wolseley relies entirely on surface water for domestic use, placing it at risk during severe drought.
- Op-die-Berg is the smallest town and is entirely dependent on groundwater as the primary source for domestic use, placing it at risk during severe drought.

Maps 8 and 9, together with Table 2, provide a detailed overview of tertiary catchment areas located within the Witzenberg Municipal area including their groundwater quality.

The groundwater quality indicated in Table 2 refers only to the portions of the tertiary catchment areas that fall within the Witzenberg Municipal boundaries. It does not represent the groundwater quality of the catchment areas in their entirety.

Table 2: Catchment Areas

Catchment	Location in Witzenberg		Main Settlements (Witzenberg)	Extent (ha)	Main Rivers	Key Features	Groundwater Quality	Ecological Importance
H10	Southern Witzenberg	33.528237°S 19.288807°E	Ceres, PAH, Wolseley (partially)	206076.64	Breede River	Wittebrug Nature Reserve; Hawequas Mountain Catchment Area, Koekedouw Dam.	Predominantly moderate to good quality, with higher quality groundwater evident in the south-western section and more variable conditions around Ceres and Prince Alfred's Hamlet.	Agricultural Significance (grape, pome fruit, oil seeds & planted pasture)
G10	South Western Witzenberg	33.366289°S 19.060536°E	Tulbagh	882162.45	Berg, Sout, Kleinberg	Grootwinterhoek Wilderness Area, Grootwinterhoek Nature Reserves.	Largely good groundwater quality, transitioning to moderate quality, with limited areas of lower quality near the municipal boundary.	Agricultural Significance (grains oil seeds & planted pastures)
E10	Western Witzenberg (Olifants valley)	33.060926°S 19.215565°E	Rural	288740.88	Olifants River	Koue Bokkeveld, Winterhoek & Cederberg Mountain Catchment Area.	Consistently good groundwater quality.	Significant Protected Areas with some significant agriculture (pome fruit, grains)
E21	Northern Western Witzenberg	32.947293°S 19.423085°E	ODB	304246.81	Groot, Riet	Maitjesrivier Nature Reserve, Cederberg Mountain Catchment Area, Grootfontein Private Nature Reserve.	Predominantly good groundwater quality, with moderate to poor groundwater pockets in the southern area.	Significant protected areas, CBAs and ESAs, some agriculture (vegetables, pome fruit and grains)
E22	Northern and Central Witzenberg	33.089567°S 20.011463°E	Rural	417753.65	Doring, Groot	Inverdoorn Private Nature Reserve, Vaalkloof Private Nature Reserve.	Low groundwater quality overall, with very poor groundwater quality centrally, but pockets of moderate quality along the western boundary.	Moderate ecological value, mostly other natural areas with very limited protected area
E23	North Eastern Witzenberg	32.761686°S 20.049305°E	Rural	635924.58	Tankwa, Ongeluks	Tankwa Karoo National Park, Western Cape / Northern Cape Provincial Border.	Low groundwater quality, with isolated pockets of very poor and moderate groundwater quality.	Significant other natural areas
J12	Southern Witzenberg	33.495668°S 20.304280°E	Rural Area	630616.84	Touws	Anysberg Nature Reserve, Bokkeriviere Nature Reserve, Kapklip Private Nature Reserve, Elim Private Nature Reserve.	Predominantly low groundwater quality, but with small areas of very poor quality centrally and improving to moderate and good quality toward the western boundary.	Moderate CBAs, protected areas Moderate; water scarcity affects ecology
H20	Southern Witzenberg	33.484979°S 19.614964°E	Rural Area	84232.69	Hex & Spek	Matroosberg Mountain Catchment Area.	Good groundwater.	Supports agriculture (grapes and citrus), Significant protected area and CBAs

Witzenberg Municipality Hydrological Analysis

Legend

BASE

- Witzenberg Municipal Boundary
- Local Municipalities
- Settlements
- Rivers (NGI)
- Tertiary Catchment Areas
- Ecological Support Areas (ESA's)

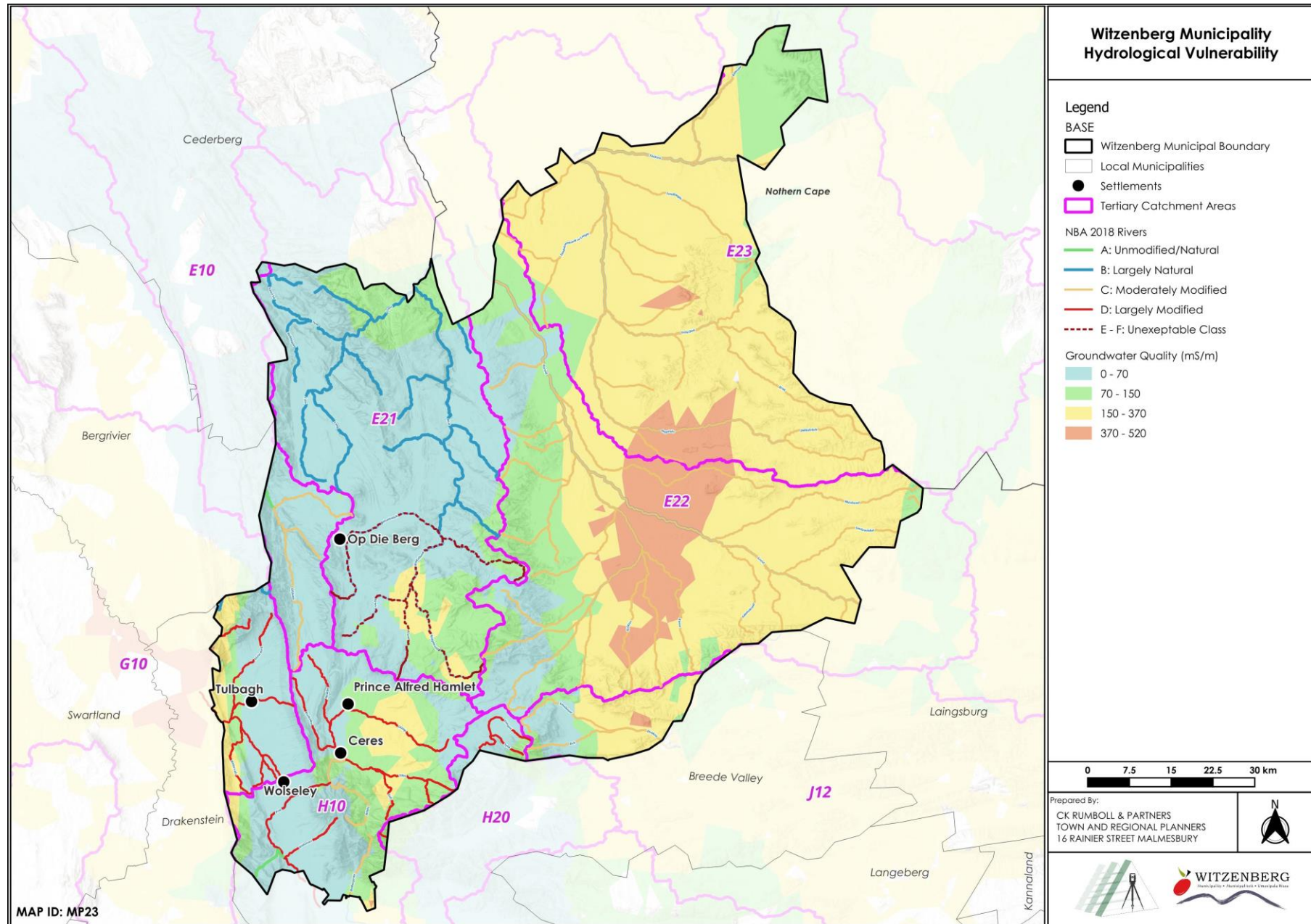
0 7.5 15 22.5 30 km

Prepared By:
CK RUMBOLL & PARTNERS
TOWN AND REGIONAL PLANNERS
16 RAINIER STREET MALMESBURY

WITZENBERG
Municipality • Water • Land • People

MAP ID: MP14

Map 9: Hydrological Vulnerability



According to the IDP, Witzenberg Municipality uses a mix of surface and groundwater for bulk supply:

- Ceres is the largest town in Witzenberg LM and is mainly dependent on the Koekedouw Dam.
- Prince Alfred's Hamlet has three water sources, namely a fountain, and borehole that link to the main supply line from other two water sources, the Koekedouw Dam and the Wabooms River weir.
- Tulbagh's relies entirely on surface water for domestic use, drawing from various sources such as Moordenaarskloof and Tierkloof.
- Wolseley is the second smallest town and relies entirely on surface water for domestic use, placing it at risk during severe drought.
- Op-die-Berg is the smallest town and is entirely dependent on groundwater as the primary source for domestic use, placing it at risk during severe drought.

Witzenberg Municipality was awarded third place in the 2011 Greenest Municipality Competition, particularly praised for its water management standards (Aurecon in SRK Consulting, 2011; Driver et al., 2011). This acknowledgment underscores the municipality's efforts to improve service delivery and raise awareness within the community regarding the importance of protecting and managing water resources.

Directives

- Establish a continuous groundwater monitoring programme, particularly in catchments with moderate to poor quality (E21, E22, E23, J12), to track salinity levels, seasonal fluctuations, and emerging risks.
- Maintain and update groundwater maps for integration into municipal planning.
- Support water management strategies such as blending high-salinity water with fresher sources, promoting desalination or treatment technologies where feasible, and encouraging water-efficient irrigation practices in agriculture. Protect high-quality catchments (H10, G10, E10, H20) from pollution caused by urban runoff, agricultural chemicals, and industrial activities.
- Implement effective water management systems in line with the Western Cape Ecological Infrastructure Investment Framework, 2021 to ensure the long-term sustainability of local water resources, with specific attention to the Groot Winterhoek and Boland Strategic Water Source Areas (SWSA).
- Ensure Wastewater Treatment Works (WWTW) capacity can accommodate future industrial development, and maintain buffer zones around landfill sites to prevent contamination of water resources.
- Promote artificial groundwater recharge, greywater recycling, water conservation tariffs, and local water resource monitoring.
- Continue efforts under the Ceres River Restoration Programme (CRRP) to improve the ecological integrity of the Dwars, Modder, and Titus rivers.
- Implement major protected area management plans to safeguard high-quality natural and cultural environments, particularly around World

Heritage Sites, through integrated spatial planning and heritage-sensitive development.

- Support the development of comprehensive Maintenance and Management Plans (MMPs) for stormwater and erosion control across the entire Witzenberg Municipality, building on the recently approved MMP for the Dwars, Breede, Witels, and Titus rivers in Ceres. These plans should cover all major rivers, tributaries, and critical drainage areas, aiming to mitigate erosion, manage stormwater effectively, protect water quality, and ensure the long-term sustainability of the municipality's watercourses and surrounding ecosystems.

2.1.7 Invasive Alien Species (IAS)

Invasive alien plants (IAS) play a significant role in increasing fire risk and pose a major threat to water resources in Witzenberg Municipality. Species such as *Acacia cyclops* (Rooikrans or Red Eye Wattle), *Acacia mearnsii* (Black Wattle) & *Acacia saligna* (Port Jackson Willow) form part of the top 10 most problematic invasive species for the Western Cape and are also likely to be of concern to the Witzenberg Municipal Area. (A comprehensive list of IAS is included as Annexure 7)

In addition to direct predation or herbivory on native species, IAS compete with indigenous species for essential resources. They also contribute to habitat alteration and degradation, disrupt ecological processes, and compromise ecosystem services such as flood regulation and shoreline protection. Furthermore, IAS can transmit and spread pathogens and

parasites, ultimately driving environmental degradation that creates conditions conducive to further invasions.

IAS not only has ecological effects but also several direct and indirect economic effects, like Loss of crops due to introduced crop pests, Loss of export earnings due to prohibitions on exporting products infected by IAS and Loss of tourism revenue due to epidemics.

IAS poses a significant threat to water availability and freshwater ecosystems. Dense stands of alien plants along rivers and riparian zones consume substantially more water than indigenous vegetation, reducing water availability by 4–16% and runoff by up to 30% in heavily infested areas. These species also contribute to soil erosion, sedimentation, and degraded water quality, while altering hydrological processes and increasing flood and drought risks. Human activities, including informal land use and agriculture, can exacerbate these impacts. Strategic clearing of IAS in high-rainfall catchments and the protection of riparian zones are critical measures to safeguard Witzenberg's water resources and ensure the resilience of its freshwater ecosystems and remain a critical concern.

Invasive alien plants significantly increase fire by raising fuel loads, particularly within mountain catchments. Many invasive species grow more densely and accumulate greater biomass than indigenous vegetation, creating continuous layers of highly combustible material. During dry periods, this results in fires that ignite more easily, spread more rapidly, and burn at higher intensities. In addition, these species often outcompete fire-adapted

indigenous vegetation, disrupting natural ecological balances and reducing the landscape's resilience to fire. The increased fire severity not only threatens biodiversity but also places infrastructure, agricultural land, and nearby settlements at greater risk, while post-fire impacts such as soil erosion and reduced water infiltration further compound environmental degradation.

Potential Priority Focus Areas For IAS Management

While an IAS Strategy exists for the municipal area, it does not spatially identify or clearly determine priority focus areas for IAS management. The existing strategy should therefore be reviewed and updated to include a spatially informed prioritisation framework to guide targeted interventions. Areas that warrant further investigation as potential priority focus areas include the Waterval, Witteberg, Fonteintjiesberg, Ben-Etive and Grootwinterhoek Nature Reserves, as well as the Winterhoek Mountain Catchment Area, Ceres Mountain Fynbos Nature Reserve, Wakkerstroom Private Nature Reserve, Bokkeriviere Nature Reserve, the Grootwinterhoek Mountain Range and the Tulbagh Valley. These areas are environmentally significant and play a critical role in supporting biodiversity, water security and ecological resilience, making them strategic priorities for coordinated IAS management. The delineation of priority areas for Invasive Alien Species (IAS) management should be informed by a combination of ecological, hydrological, risk, and implementation criteria.

Key determinants include:

- Water resource significance, prioritising riparian zones, wetlands, and Strategic Water Source Areas (SWSAs) due to their role in water yield and quality;
- Invasion density and spread risk, focusing on high-density infestations and source areas such as upstream catchments and disturbed corridors;

- Ecological importance, including Critical Biodiversity Areas (CBAs), ecological support areas, and conservation zones;
- Fire risk profile, particularly mountain catchments with elevated fuel loads;
- Proximity to infrastructure and settlements, where IAS pose risks to livelihoods and assets;
- Feasibility and cost-effectiveness, prioritising areas where interventions are practical and preventative;
- Alignment with strategic programmes, to leverage existing funding and institutional support;
- Land use pressures, where disturbance accelerates invasion.

2.1.8 Conservation

The Western Cape Biodiversity Spatial Plan (WCBSP) identifies a network of biodiversity priority areas defined as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) designed to meet the objectives as defined in Chapter 5 Section 34-35 of the WCBA. A table describing the Map Categories, recommended corresponding Spatial Planning Category as well as a table describing Biodiversity Priority Areas Categories and Land-use Zones with Desired Management Objectives is included in Annexure 3.

Witzenberg has two distinct areas in terms of the WCBSP:

The eastern portion of the municipal area predominantly consists of areas classified as Other Natural Areas (ONAs: Natural to Near-Natural), with some distinct CBA 1 protected areas. While this sub-region retains much of its natural character and ecological function, it is relatively degraded and supports limited intensive agriculture compared to the western portion of Witzenberg. Key protected areas include the Tankwa Karoo National Park

(bordering Hantam and Karoo Hoogland municipalities) and private reserves such as Basjanskloof, Inverdoorn, and Groenfontein. The management objective for these landscapes is to minimise habitat and species loss, safeguard ecosystem functionality, and apply strategic landscape planning. Although ONAs allow a degree of flexibility in permissible land uses, high-impact activities may require authorisation. In this area, inappropriate land-use change could accelerate biodiversity loss and undermine ecological infrastructure.

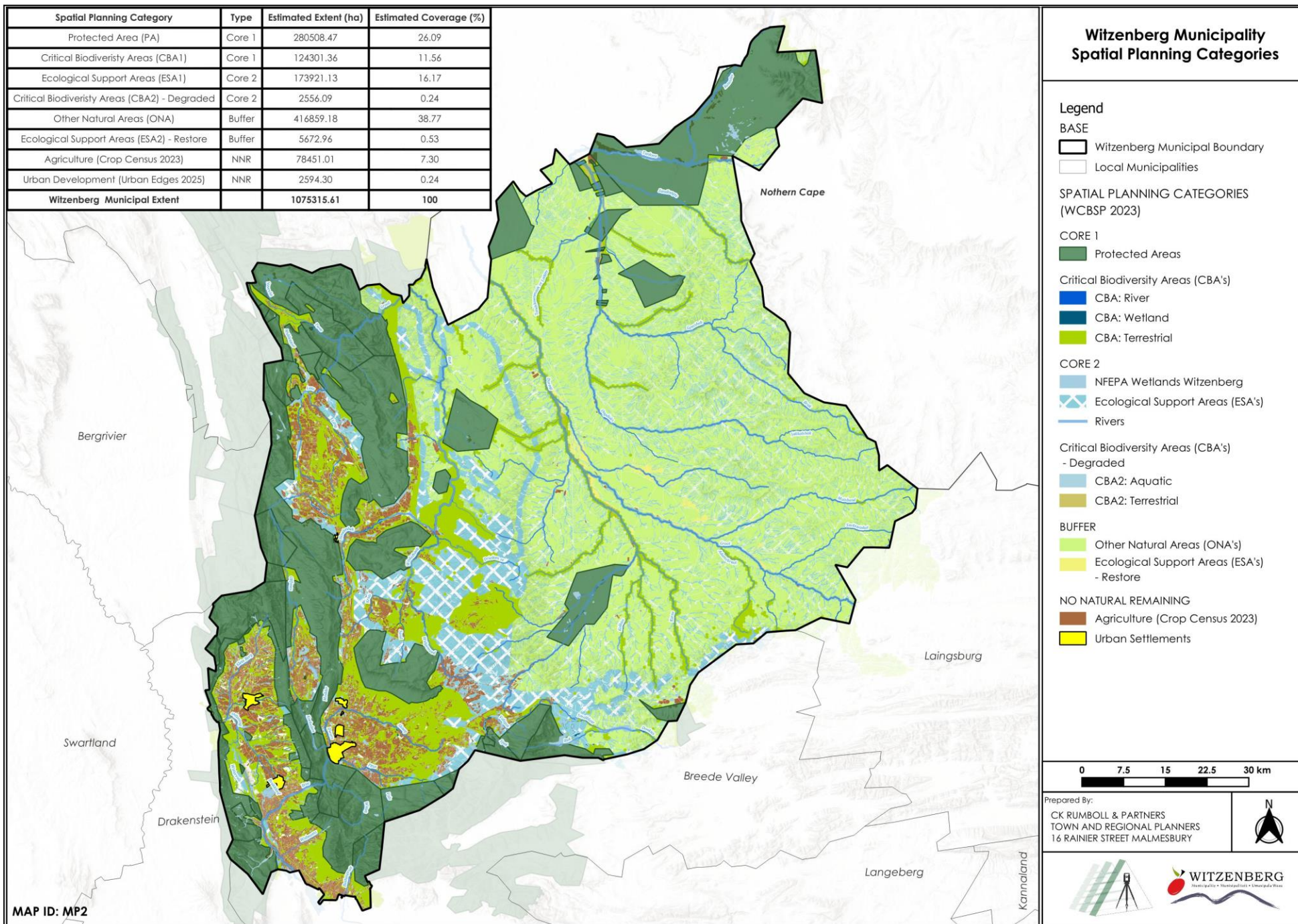
Moving westward towards the central Witzenberg, the landscape transitions into Terrestrial CBAs and Aquatic ESAs. Terrestrial CBAs represent critical ecological assets required to meet biodiversity targets for species, ecosystems, and ecological processes. These areas must be maintained in a near-natural state, with rehabilitation of degraded land encouraged, and only biodiversity-sensitive, low-impact uses deemed appropriate. Aquatic ESAs, while not critical for meeting biodiversity targets, play a supporting role by sustaining ecological processes, particularly in relation to protected areas and CBAs. Their primary function is to maintain ecological connectivity and ecosystem services such as water regulation. Limited habitat loss may be tolerated provided overall ecological functioning is preserved.

The western portion of Witzenberg is more complex, containing numerous types of CBAs (terrestrial, wetlands, and river systems) and ESAs alongside intensive agricultural land uses and the main municipal urban settlements. This spatial concentration of biodiversity assets, agricultural activity, and

urban growth places significant pressure on land resources. Careful balancing of conservation priorities with agricultural and urban development is required. If not, this could lead to fragmentation of ecological corridors, degradation of river systems, and conflict between conservation and development objectives. In this regard, Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) play a fundamental role as components of broader Ecological Infrastructure. From an ecological infrastructure perspective, CBAs and ESAs underpin the delivery of critical ecosystem services, including water regulation, flood attenuation, soil retention, and climate resilience. A key principle in safeguarding this ecological infrastructure network is the avoidance of development within protected and environmentally sensitive areas, supported by the establishment of appropriate buffer zones. In addition, the effective management of ecological infrastructure is strongly dependent on active interventions such as alien vegetation clearing and integrated catchment management. The increase in invasive alien plant species within CBAs, ESAs, and watercourses significantly reduces water availability, increases fire risk, and outcompetes indigenous vegetation, thereby undermining ecosystem functioning.

Current extents per WCBSP map category are as follows:

Spatial Planning Category	Type	Estimated Extent (ha)	Estimated Coverage (%)
Protected Area (PA)	Core 1	280 508,47	26,09
Critical Biodiversity Areas (CBA1)	Core 1	124 301,36	11,56
Ecological Support Areas (ESA1)	Core 2	173 921,13	16,17
Critical Biodiversity Areas (CBA2) - Degraded	Core 2	2 556,09	0,24
Other Natural Areas (ONA)	Buffer	416 859,18	38,77
Ecological Support Areas (ESA2) - Restore	Buffer	5 672,96	0,53
Agriculture (Crop Census 2023)	NNR	78 451,01	7,30
Urban Development (Urban Edges 2025)	NNR	25 94,30	0,24
Witzenberg Municipal Extent		1 075 315,61	100



CapeNature Biodiversity Stewardship Sites

While the Western Cape Biodiversity Spatial Plan (WCBSP) provides a regional framework for identifying Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs), CapeNature Stewardship sites translate these spatial priorities into tangible on-the-ground conservation actions. The CapeNature Biodiversity Stewardship Programme is a strategic initiative aimed at fostering cooperative partnerships with private landowners to promote the sustainable management and protection of biodiversity and natural resources located on privately owned land. The programme offers three levels of conservation agreements that vary in terms of legal status, eligibility criteria, permissible land uses, and associated benefits. These conservation options are tailored to accommodate varying levels of commitment and land suitability, thereby encouraging broader participation by aligning conservation objectives with landowners' interests and capabilities.

The following table illustrates the 9 CapeNature Stewardship sites located in the Witzenberg Municipal Area.

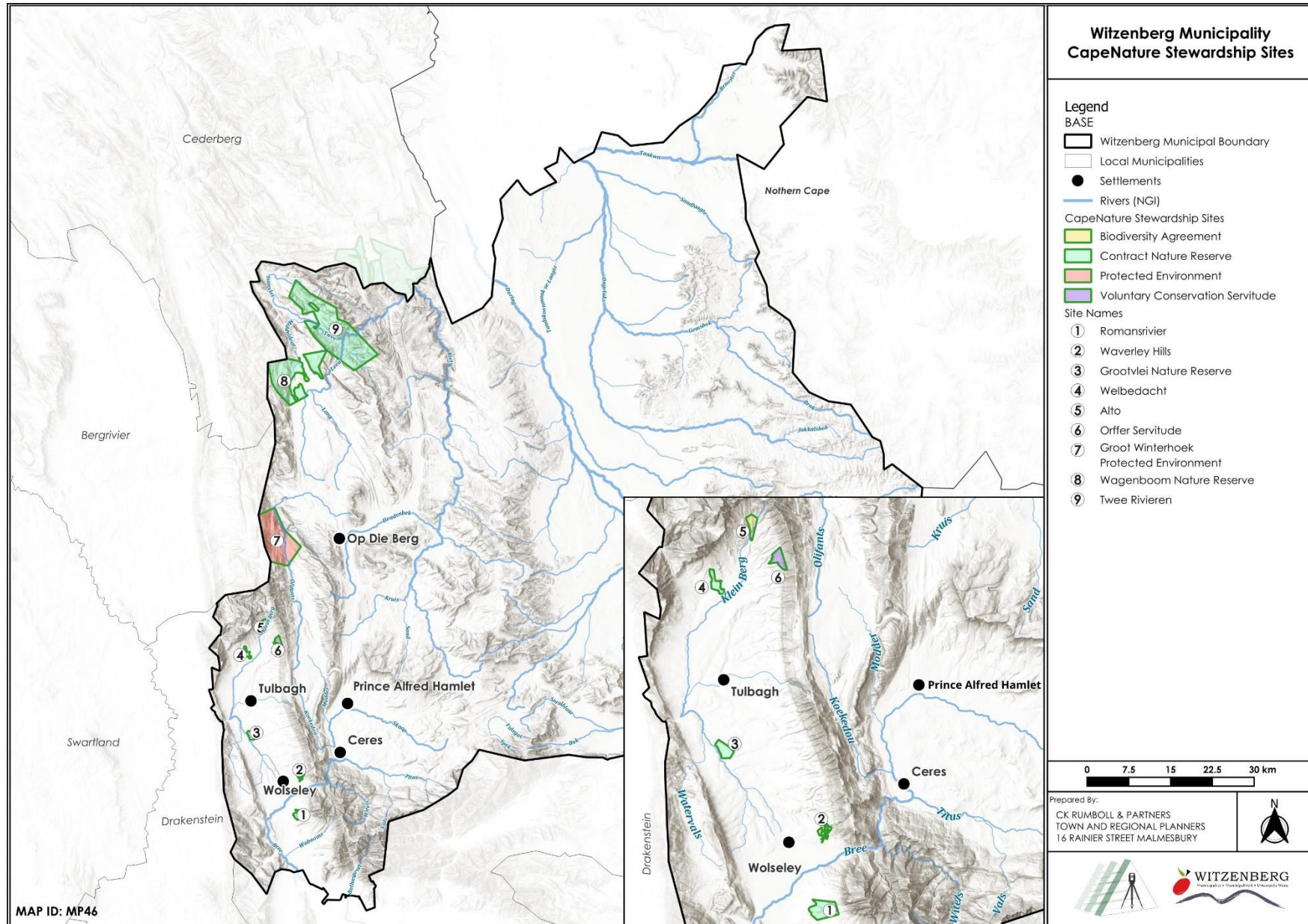
Nr	Name	Location	Type	Status	Area
1	Twee Rivieren	32.719054°S 19.326950°E	Contract Nature Reserves	Designated	8956.40
2	Wagenboom Nature Reserve	32.732405°S 19.268662°E	Contract Nature Reserves	Designated	4420.30
3	Groot Winterhoek Protected Environment	33.040602°S 19.201943°E	Protected Environment	Designated	4368.48
4	Alto	33.157148°S 19.167839°E	Biodiversity Agreement	Signed	114.20

5	Orffer Servitude	33.186524°S 19.189507°E	Voluntary Conservation Servitude	Registered	145.88
6	Welbedacht	33.207975°S 19.132439°E	Contract Nature Reserves	Designated	119.50
7	Grootvlei Nature Reserve	33.345939°S 19.139496°E	Contract Nature Reserves	Designated	148.72
8	Waverley Hills	33.406780°S 19.231478°E	Biodiversity Agreement	Signed	51.42
9	Romansrivier Nature Reserve	33.469892°S 19.234472°E	Contract Nature Reserves	Signed	324.10

Directives

- Prioritise rehabilitation of degraded CBAs, especially in areas linking eastern and western ecological networks, to restore ecological connectivity.
- Manage pressure between urban expansion (Ceres, Tulbagh, Wolseley, Prince Alfred's Hamlet, Op-die-Berg) and adjacent CBA/ESA areas by directing settlement growth to already transformed or low-biodiversity land.
- Align human settlement planning with WCBSP land-use guidelines, ensuring that future housing delivery is directed away from high-value aquatic ESAs and riparian CBAs.
- Prevent any further encroachment on and prioritise the rehabilitation of CBAs and ESAs that have been impacted by informal and unregulated land uses, including informal structures, farming, and illegal cemeteries, particularly in Tulbagh and Prince Alfred's Hamlet. Rehabilitation efforts should include removal of unauthorized developments, restoration of natural habitats, and community engagement to prevent recurrence.
- Support the CapeNature Stewardship programme by encouraging the adoption of appropriate conservation agreements that align with land suitability and landowner commitment, ensuring the protection of biodiversity and natural resources on privately owned land.

Map 10: CapeNature Stewardship Sites



2.1.9 Biodiversity

Fauna - The Witzenberg region supports a diverse range of fauna, from large herbivores such as Cape mountain zebra and grey rhebok to small endemic mammals, reptiles, and amphibians. Bird species of conservation concern include the black harrier, blue crane, and the vulnerable Cape vulture, which rely on the mountainous regions for nesting and foraging.

Freshwater systems within the municipality provide critical habitats for endemic and endangered fish species such as the Berg-Breede River whitefish (*Barbus andrewi*) and the Cape galaxias (*Galaxias zebratus*). These waterways also sustain amphibians such as the critically endangered micro Cape Flats frog (*Microbatrachella capensis*), which is highly sensitive to habitat degradation.

Flora - Witzenberg Municipality is located at the transition between the Fynbos and Succulent Karoo biomes, making it highly diverse in terms of landscape and ecological characteristics. Both biomes are globally recognised biodiversity hotspots, supporting a rich variety of flora and fauna within the municipal area. Hence, the establishing of the Ceres Mountain Fynbos Nature Reserve (CMFNR).

Nearly the entire Witzenberg municipal area falls within biodiversity conservation planning initiatives, including Fine Scale Planning (FSP) which identifies Critical Biodiversity Areas (CBAs) and prescribes associated land-use management guidelines.

The Witzenberg Municipality encompasses a diverse range of biomes and bioregions, which are closely linked to the area's topography, climate, and settlement patterns, and have important implications for planning, resource management, and sustainable development. The western portion, which contains the majority of urban and rural settlements and mountain ranges, is predominantly part of the Fynbos biome, comprising of a range of vegetation types which includes Winterhoek Sandstone Fynbos (Least Concern), North Hex Sandstone Fynbos (Least Concern), South Hex Sandstone Fynbos (Least Concern), Western Altimontane Sandstone Fynbos (Least Concern), Breede Shale Fynbos (Endangered), Northern Inland Shale Band Vegetation (Least Concern) and Breede Alluvium Fynbos (Endangered). These areas are characterized by shrublands, proteas, ericas, and restios, with fire-adapted vegetation and high levels of plant endemism. They support agriculture where soils allow, contribute significantly to water catchment and groundwater recharge, and require careful management to prevent habitat loss, control invasive species, and protect biodiversity. The eastern portion of Witzenberg is largely part of the Succulent Karoo biome, and characterised by a range of vegetation types including Ceres Shale Renosterveld (Vulnerable), Matjiesfontein Shale Renosterveld (Least Concern), and Southern Afrotemperate Forest (Least Concern). This area is drier, with lower rainfall, saline soils, and vegetation adapted to arid conditions, making it suitable mainly for grazing and drought-tolerant crops while requiring careful water and soil management. Within this eastern portion, the Komsberg Renewable Energy Development Zone (REDZ) has been designated as a

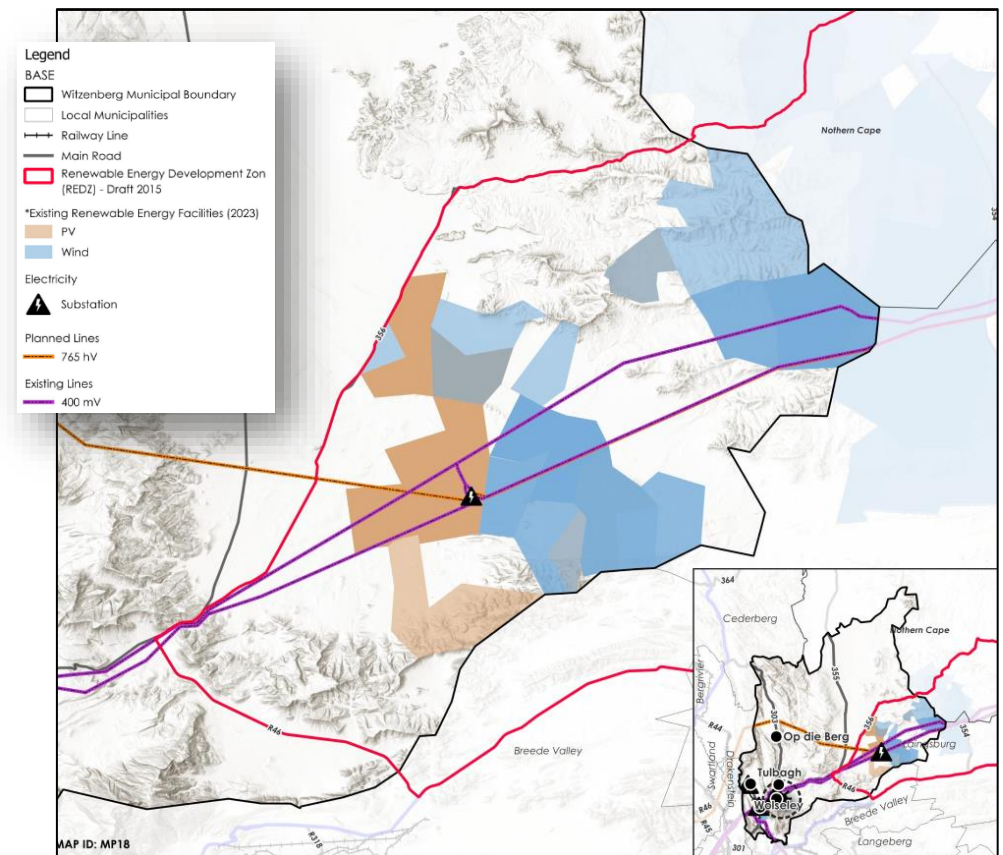
priority area for large-scale solar PV and wind energy projects. The inland areas of the REDZ, falling predominantly within the arid Rainshadow Valley Karoo Bioregion, are earmarked for PV development, while the wind energy zones are located closer to the municipal boundaries with Breede Valley and Laingsburg. The REDZ's strategic location allows renewable energy development to occur in areas of lower ecological sensitivity, minimizing impacts on sensitive Fynbos-Renosterveld bioregions, maintaining biodiversity corridors, and supporting municipal energy and climate resilience objectives. Collectively, this ecological variation highlights the importance of integrating bioregional considerations into municipal planning, including urban and infrastructure development, water resource management, agricultural strategies, conservation, and climate adaptation measures, to ensure sustainable development, maintain ecosystem services, and protect biodiversity across the municipality.

Directives

- Ensure all land-use and development decisions, including urban expansion, agriculture, and industrial projects, account for the ecological sensitivity of bioregions, particularly Western Fynbos-Renosterveld and East Coast Renosterveld areas. Implement biodiversity offsets and conservation corridors where development is unavoidable.
- Implement a 'no mowing' period for indigenous vegetation from August to the end of November to support wild plant blooming and pollination as part of biodiversity management efforts.
- Establish biodiversity and ecological corridors between identified priority biodiversity areas to sustain and consolidate the rich biodiversity of

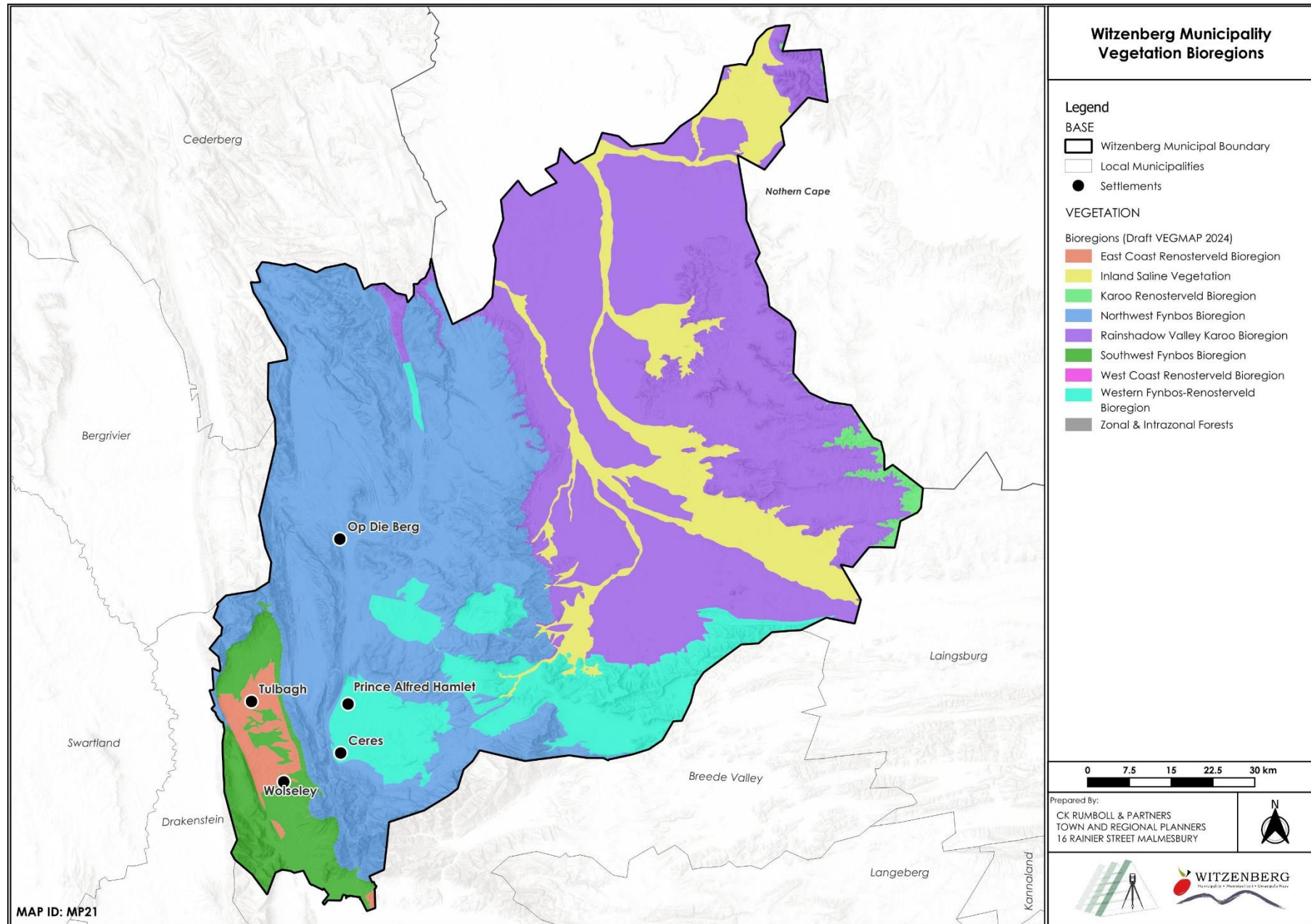
Witzenberg Municipality. Support conservation actions for species and habitats that maintain, protect, and enhance biodiversity and landscapes.

- Prioritize the conservation of critical biodiversity areas (CBAs) and both public and private nature reserves within the municipality to protect indigenous vegetation and wildlife habitats essential for climate resilience.
- Spatially delineate landscapes to be maintained and restored that play key roles in buffering the impacts of climate change, such as erosion-prone slopes, riparian zones, and degraded habitats.

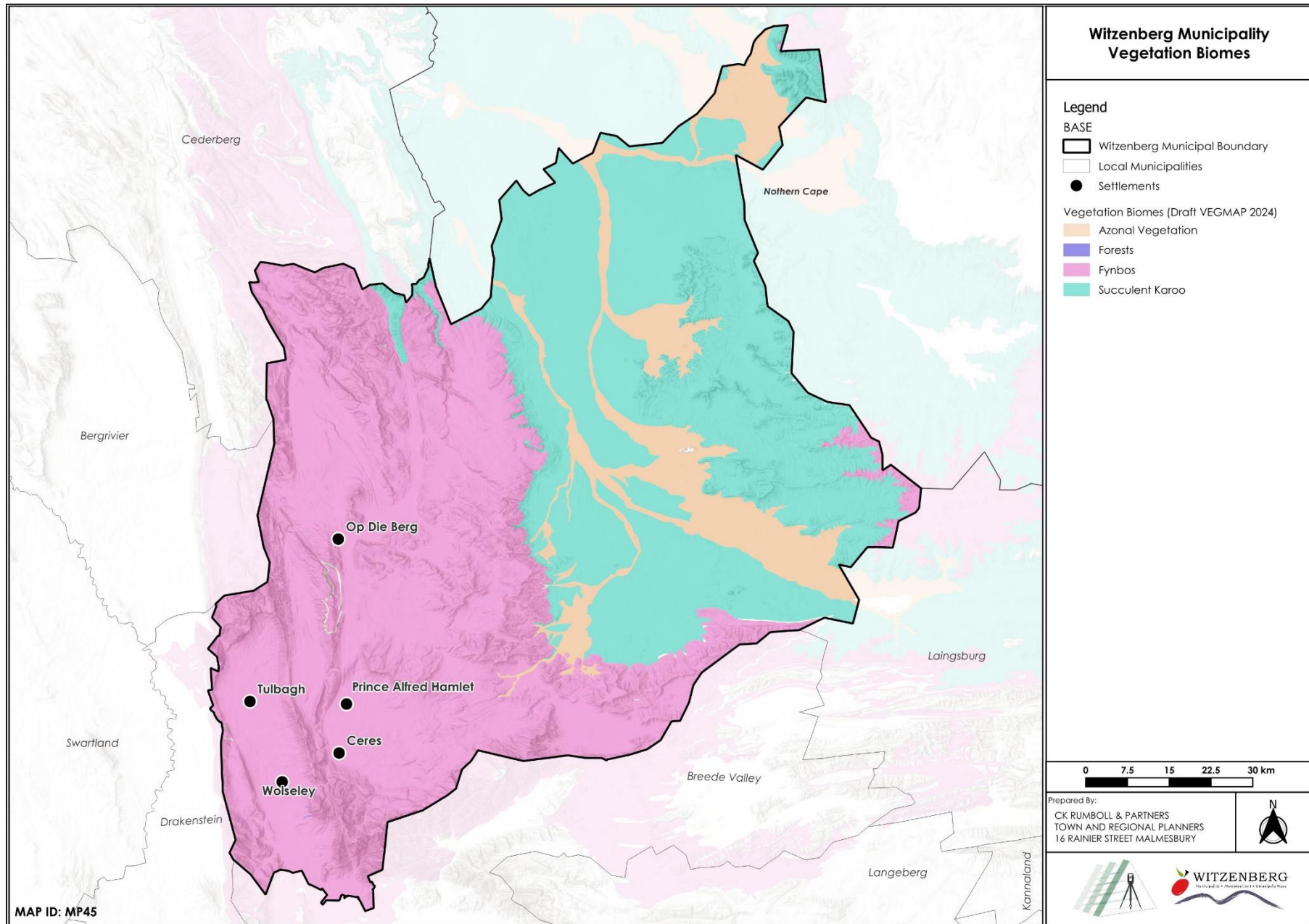


- Support renewable energy development, including PV and wind, in suitable areas such as the Komsberg REDZ, while avoiding ecologically sensitive biomes and bio-regions (Fynbos and Renosterveld).

Map 11: Vegetation Bio-Regions



Map 12: Vegetation Biomes



2.1.10 Air Quality

According to the Witzenberg Draft Air Quality Management Plan, the main sources of atmospheric emissions in the municipality are linked to industrial processes, motor vehicles, residential fuel burning, agricultural activities, biomass burning, and pesticide use.

Industrial emissions are primarily associated with the combustion of fuels such as coal, wood, heavy fuel oil (HFO), diesel, and gas. In Ceres, four coal-fired boilers and one HFO-fired boiler are declared Controlled Emitters, while smaller boilers at other facilities are regulated by the municipality if their design capacity is less than 10 MW heat input. These point-source emissions are complemented by mobile sources, particularly motor vehicles. Vehicular traffic contributes significantly to air pollution, releasing pollutants such as nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter (PM₁₀ and PM_{2.5}), sulfur dioxide (SO₂), hydrocarbons (NMVOC), and lead (Pb). In addition, carbon dioxide (CO₂) is emitted, contributing to climate change. The impact of these emissions is particularly pronounced along major routes, including the N1 and access roads to Ceres, Tulbagh, Prince Alfred's Hamlet, and Wolseley.

Beyond industrial and transport emissions, household energy use also affects air quality. While most households in Witzenberg rely on electricity for cooking, heating, and lighting, with occasional use of gas and paraffin, informal settlements where electricity access is limited depend heavily on wood, paraffin, and alternative fuels. This results in both indoor and ambient

air pollution, particularly in informal areas around Ceres, Prince Alfred's Hamlet, and Tulbagh.

Agricultural activities further add to the emission profile of the municipality. Pollutants such as methane from livestock, nitrous oxide from soil management, and the burning of vegetation and crop residues all contribute to the air quality of the municipal area. Pesticide and chemical spray use introduces additional harmful substances into the atmosphere, particularly across the fruit production areas surrounding Ceres, Tulbagh, and Wolseley.

Closely linked to agriculture is the issue of biomass burning. While controlled agricultural burning is regulated under a permit system overseen by the local fire department, uncontrolled burning of natural vegetation, crop residues, and waste remains a challenge. Such events release large volumes of pollutants into the air, causing seasonal declines in air quality and increased health risks.

Finally, pesticide use poses another concern for local air quality. Pesticides are broadly classified into four groups, herbicides, fungicides, insecticides, and bactericides, and are applied in liquid, solid, or gaseous form. A major risk is pesticide drift, where airborne particles are carried by the wind into unintended areas. This process can contaminate nearby settlements, water sources, and ecologically sensitive zones, compounding the cumulative impact of emissions on human health and the environment.

Emission Source	Key Pollutants	When They Occur	Where They Occur (Witzenberg)	Who is Mostly Affected	Directives
Industrial Processes	SO ₂ , NO _x , CO, CO ₂ , PM, trace heavy metals.	Year-round, peaking during high production periods.	Ceres (coal & HFO boilers)	Industrial workers, nearby residential communities.	Support the enforcement of spatial buffers between industry and housing; Restrict locations of new fuel-intensive industries; Promote cleaner energy zones within industrial areas.
Motor Vehicles	NO _x , CO, PM10, PM2.5, SO ₂ , hydrocarbons (NMVOC), Pb, CO ₂ .	Daily: peaking during rush hours and harvest season.	Along N1, routes to Ceres, Tulbagh, Prince Alfred's Hamlet, Wolseley.	Commuters, roadside residents, school children.	Support and prioritize the development of bypass roads to divert heavy traffic.
Residential Fuel Burning	PM10, PM2.5, CO, SO ₂ , volatile organic compounds.	Mainly winter months (heating) and in areas without electricity.	Informal settlements in Ceres, Tulbagh, Prince Alfred's Hamlet.	Low-income households, women and children (spending more time indoors).	Promote affordable clean energy, and awareness campaigns of health impacts.
Agricultural Activities	Methane (CH ₄), nitrous oxide (N ₂ O), ammonia (NH ₃), dust, pesticide residues.	Seasonal: planting, fertiliser application, harvest.	Orchards, vineyards, and fields around Ceres, Wolseley, Tulbagh.	Farmworkers, rural communities, ecosystems.	Support and encourage sustainable soil & livestock management.
Biomass Burning	PM10, PM2.5, CO, NO _x , VOCs, dioxins.	Seasonal: late summer/autumn (land preparation), wildfire events.	Across rural agricultural areas; risk of uncontrolled fires near settlements.	Farmers, farmworkers, rural settlements near burning areas.	Enforce permit system, designate controlled burning areas, invest in fire management, encourage biomass-to-energy.
Pesticide Use	Herbicides, fungicides, insecticides, bactericides; VOCs, aerosols.	Seasonal: crop spraying periods.	Fruit production belt (Ceres, Tulbagh, Wolseley).	Farmworkers, nearby settlements, schools, water users.	Enforce buffer zones, integrated pest management (IPM), regulate application near water and sensitive areas

2.1.11 Agriculture

The Cape Winelands District Municipality's (CWDM) agriculture, forestry and fishing sectors account for more than one third (33.4% in 2022) of the Western Cape's agricultural output, making it the largest in the province. Witzenberg's economy is anchored by agriculture – the region's primary source of employment – and is renowned for its export-quality deciduous fruit, vegetables, and wine. Towns such as Tulbagh, Wolseley, Ceres, Prince Alfred's Hamlet and Op-die-Berg are "agricultural service centres", with Ceres serving as the region's agri-processing hub.

The municipality's latest Integrated Development Plan (IDP) highlights the 10 largest crops by area, which can be seen in the table below.

Table 3: Crops by area

Crop	Area (ha)
Lucerne	9563.3
Small Grain	8577.2
Apples	6969.1
Pears	6665.5
Natural grazing	6224.9
Wine Grapes	5510.7
Planted Pastures Perennial	5290.4
Wheat	4360.0
Fallow	3434.9
Peaches	2832.5

According to the IDP, the analysis of Witzenberg's agri-economic environment has indicated a positive growth over the next five years. Key development implications outlined include:

- Supporting private sector-led institutional arrangements for joint planning and development of agriculture-related activities.
- Avoiding the subdivision of agricultural land or changes in land use to minimize the loss of agricultural activities and prevent the creation of uneconomical agricultural units.
- Enabling the diversification of farmer income through complementary land uses on farms that do not detract from the functionality and integrity of farming areas and landscapes.
- Developing incentives for smarter/green agricultural practices and technologies.
- Making municipal commonages and land on the edges of settlements available for small/emerging farmers and/or community gardens.
- Supporting alternative farming models, such as transforming unused and uncontaminated industrial land into community gardens.
- Supporting private initiatives to address the housing needs of agri-workers and the provision and management of associated social services.

According to the IDP, Witzenberg is recognized as a functional region within the broader agricultural space, prompting the development of an Agri-park in the municipality, specifically in Ceres which is situated within one of the Provincial Spatial Development Framework's (PSDF) identified Rural Development Corridors. Continued support for Agri-Park, including exploring

commonage land use, is expected to attract investment, generate jobs, empower previously disadvantaged, advance land reform, and foster local economic growth.

Climate change poses a real threat to the success of initiatives like Agri-Park and agriculture in general in Witzenberg. Farmers already contend with growing competition for water (from other sectors) and shifting rainfall patterns. This is evident in Tulbagh, for example, where insufficient water storage capacity has resulted in the implementation of water restrictions, affecting both individuals and farmers. Climate change projections for the Western Cape suggest a warming of 1.5°C to 3°C by around 2050, along with more hot days, fewer cold days, increased evaporation and reduced winter rainfall. Hence, while the need for irrigation increases, the replenishing of existing water sources such as rivers, ground water and dams becomes less certain, and improved bulk-storage infrastructure will be needed.

The Western Cape Government's SmartAgri Plan can guide Witzenberg's agricultural sector in responding to climate change. The plan outlines priority actions, available resources, and avenues for collaboration and coordination. Precision water and crop management using FruitLook also holds significant potential for farmers in the municipality to enhance agricultural sustainability and climate resilience. This advanced information system aims to reduce water consumption and input costs (including electricity, water, and fertilizers), improve crop yields, and, through ongoing data collection, identify cultivars that thrive under changing climatic conditions per region and sector.

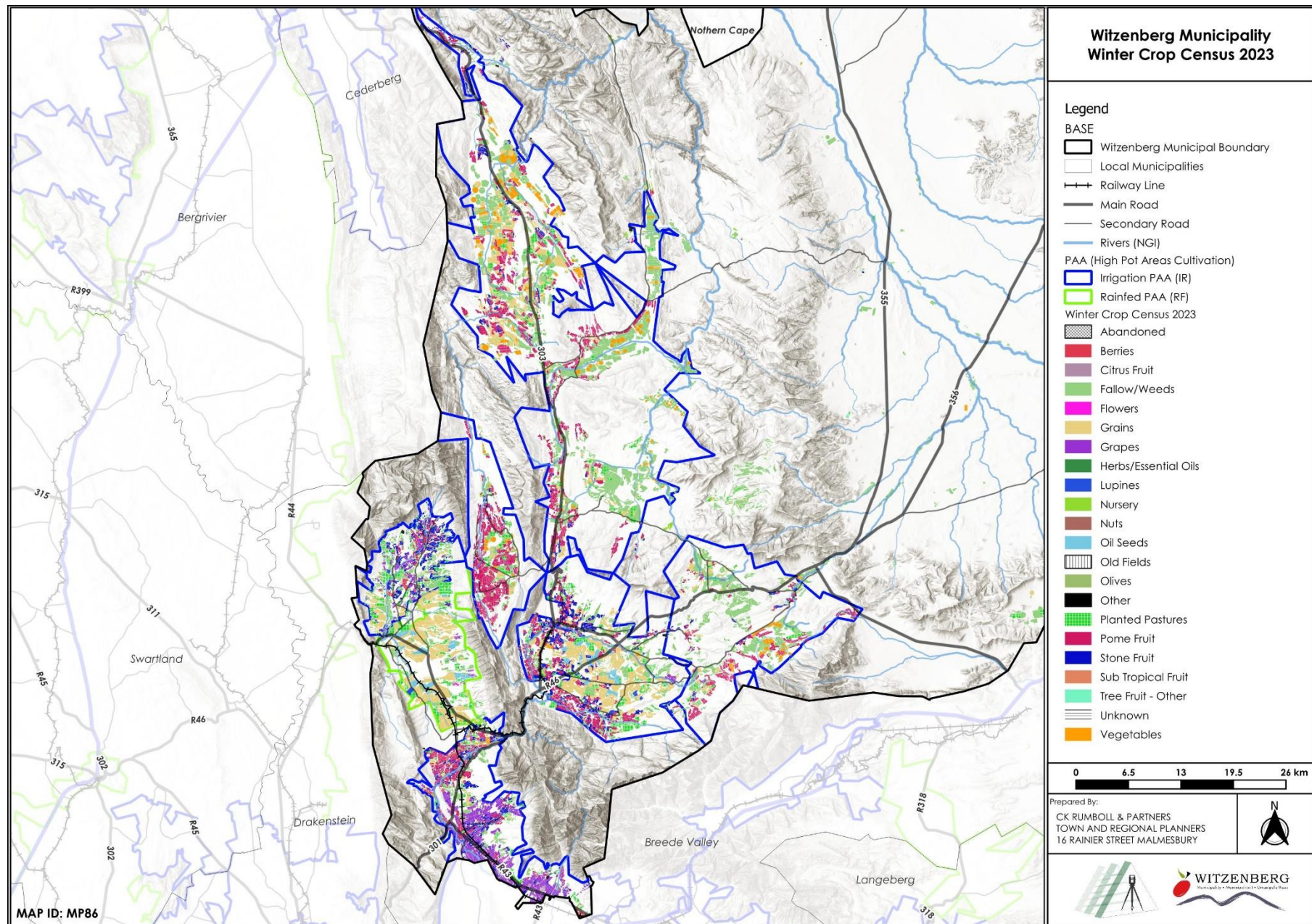
Over time, FruitLook could contribute to long-term sustainability and climate adaptation strategies.

While small scale and subsistence farming is limited in the municipality, peri-urban farming opportunities are emerging. For example, the Agri-Park initiative aims to empower small-scale producers, especially those from historically disadvantaged backgrounds. It supports access to markets, agro-processing, and training. Furthermore, the Local Economic Development (LED) programmes include support structures for SMMEs in agriculture and related sectors, promoting economic participation at different scales.

Directives

- Enhance the increasing uptake and potential for change to sustainable/climate-smart practices to absorb the impacts of climate change being experienced in the sector.
- Support uptake of renewable energy solutions and greater energy efficiency to compensate for energy insecurity.
- Encourage and support farmers experimenting and finding innovating responses to climate pressures, particularly early adopters of climate-smart practices.
- Support response to climate change by implementing the SmartAgri Plan.
- Support job creation, emerging farmers and land reform through programmes like Agri-Park.

Map 13: Witzenberg High-Potential Agricultural Land

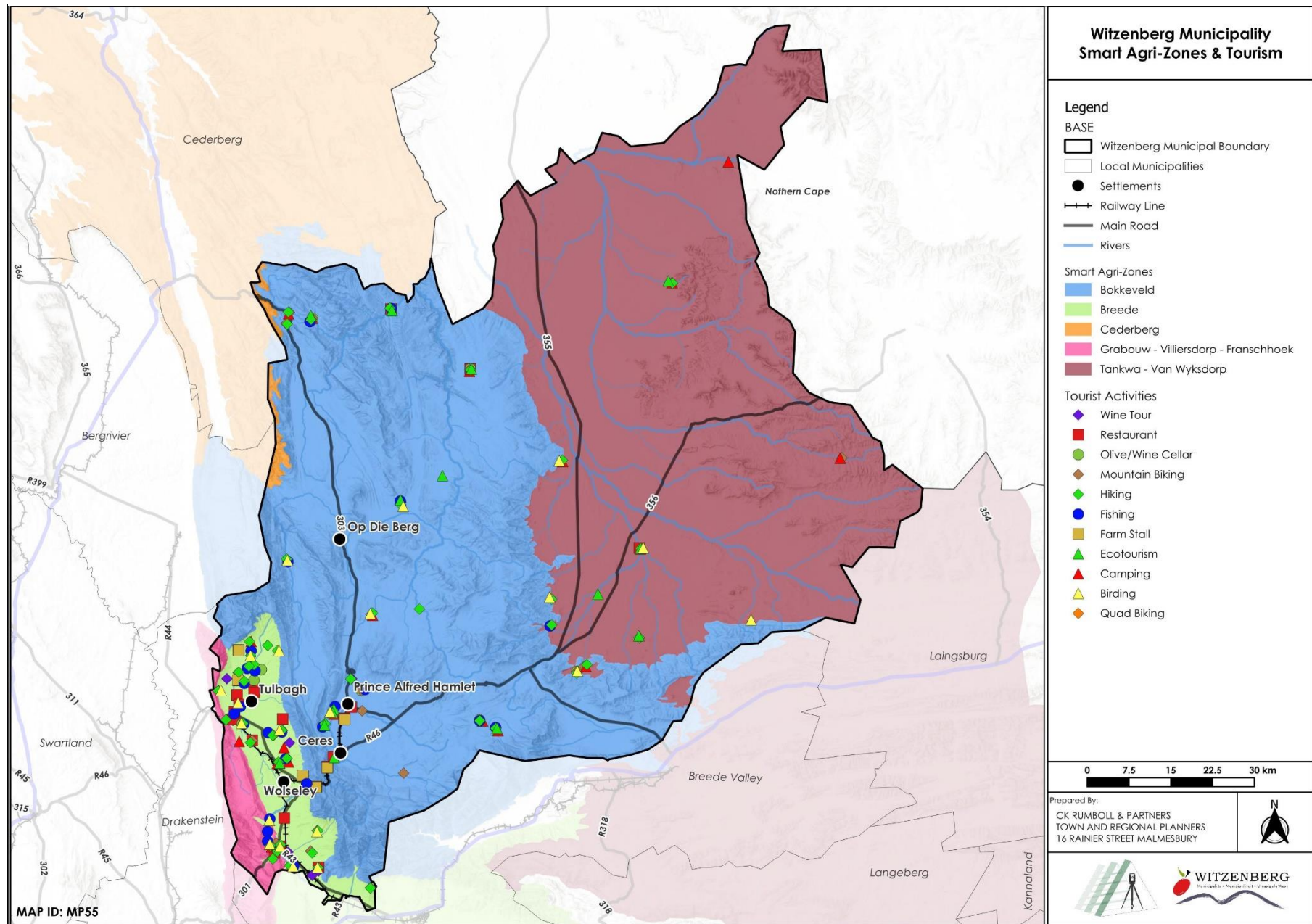


SmartAgri Plan

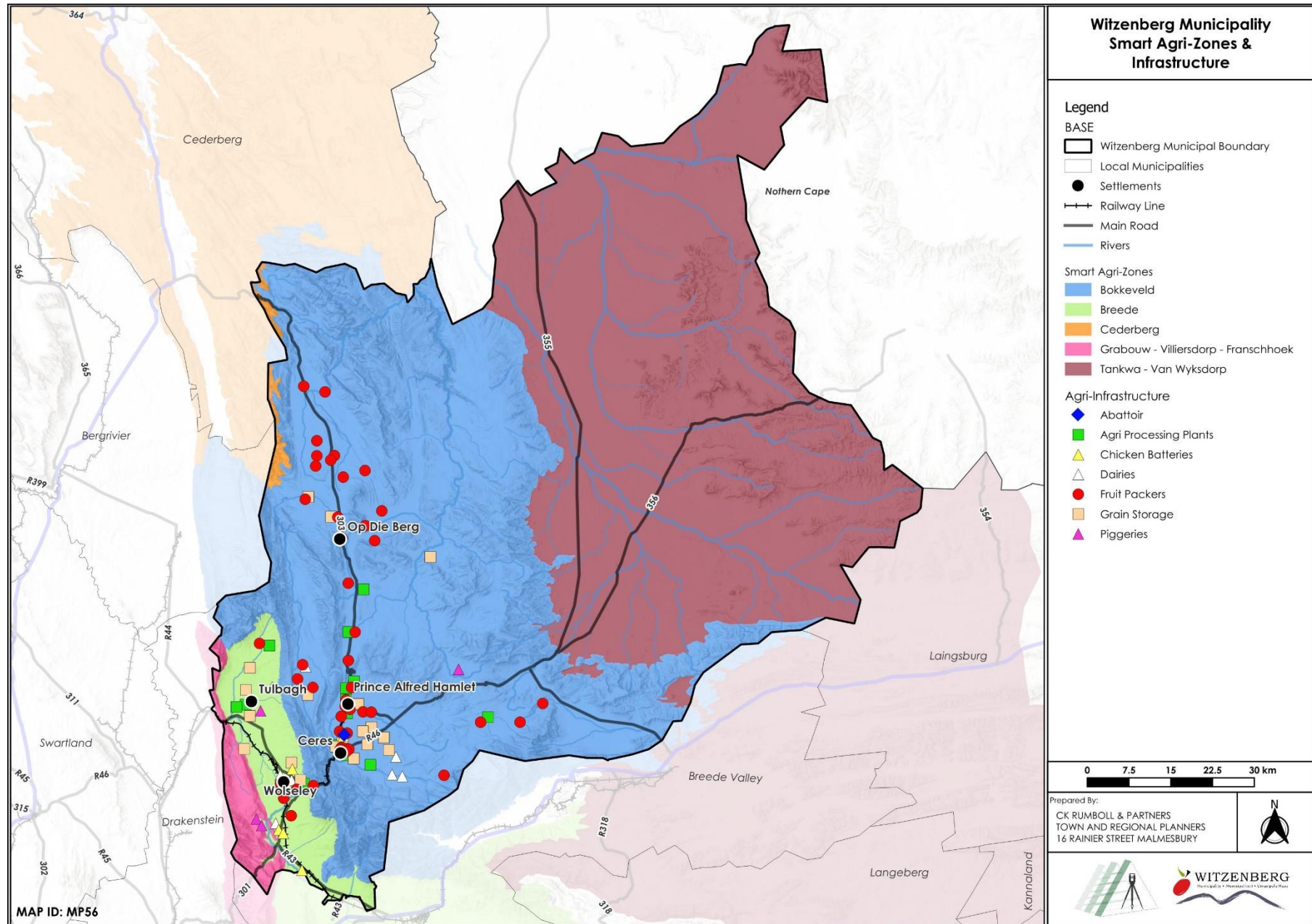
Precision Water and Crop Management using FruitLook: The continuous data collection over time, will provide valuable insights into the effects of changing weather patterns on different cultivars, regions, and agricultural sectors.

- To enhance agricultural sustainability and climate resilience, FruitLook technology shall be utilized to optimize water and nutrient management.
- A broader adoption and further refinement of FruitLook will significantly strengthen farmers' ability to monitor and adjust crop and water management practices in response to climate risks.

Map 14: SmartAgri Zones & Tourism



Map 15: SmartAgri Zones & Infrastructure



Socio-Economic Spatial Analysis

2.2 Socio-Economic Environment

2.2.1 History & Heritage

Witzenberg Municipality, established on 22 September 2000 through the amalgamation of several former municipalities and transitional councils, incorporates the settlements known as Ceres, Tulbagh, Wolseley, Prince Alfred's Hamlet, and Op-die-Berg. The municipality's name is derived from the Witzenberg mountain range, named in 1699 by Willem Adriaan van der Stel in honour of his friend Nicholaes Witsen.

Before formal establishment, the region was part of a vital wagon route used by "togryers" and early farmers, traversing natural passes such as Karooport and Hottentots Kloof to reach the Karoo. These historic routes, formalised through roadworks like the Michell's Pass in 1848, laid the groundwork for agricultural expansion and settlement development. (Witzenberg MSDF, 2020). The geography influenced these early pathways: dispersed settlement patterns, cultivation and seasonal migration forged the rural nature of the municipality seen today.

The heritage of Witzenberg is shaped by both natural events and colonial settlement patterns. Tulbagh, one of South Africa's oldest towns, experienced rapid development in the 1800s, only to be severely damaged by the most destructive earthquake in South African history in 1969. The event led to the restoration of 23 historic buildings, many of which still stand today as testaments to Cape architectural traditions (Witzenberg MSDF, 2020).

Witzenberg Spatial Development Framework 2026-2031

Table 4: Scenic Routes & Mountain Passes

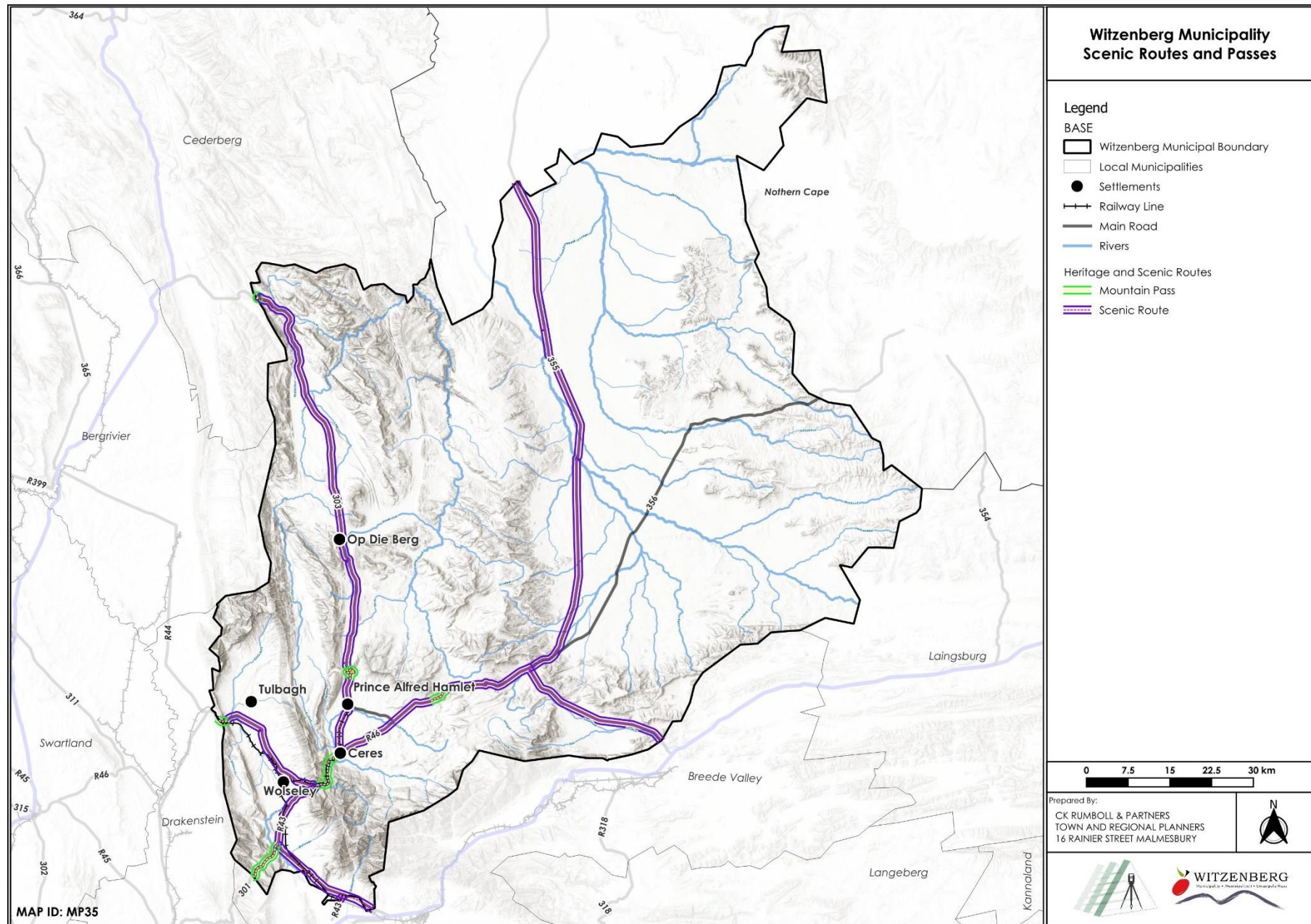
Scenic Routes	Historic Mountain Passes
R43 from Worcester to Ceres.	Roodezand Pass/ Oudekloof Pass.
R46 from the N1 via Ceres and Wolseley to Tulbagh.	Nuwekloof.
R303 from Ceres via Prince Alfred's Hamlet and Op-die-Berg to Citrusdal.	Gydo Pass.
R355 the gravel road from Karooport to Calvinia.	Michell's Pass.
R46 (original wagon route between Cape Town and the Karoo through Ceres). R355 to Calvinia and Sutherland and N1.	Karooport (R355) including the Hottentotskloof (R46) and Theron's Passes.

Settlement patterns, and subsequently, inequality of access to facilities, have been shaped by apartheid spatial planning, with the development of racially segregated areas on the outskirts of historical town centres in terms of the apartheid era Group Areas Act, 1950. For instance, Nduli and Bella Vista in Ceres, were established as part of apartheid era planning interventions, see section 5.2.1.1. for a detailed overview of the history of these settlements. In alignment with the SPLUMA principles of spatial justice, and sustainability, this spatial framework seeks to foster access to quality amenities, housing and mobility opportunities to promote equality of opportunities to all residents of Witzenberg, especially people who have been historically marginalised.

Directives

- Protect wagon and scenic routes, retain view lines and vistas.
- Protect all identified provincial heritage areas and cultural landscapes.
- Protect all identified rural heritage landscapes and settlements through the provisions of NHRA.
- Consider Wolseley as new industry center/corridor due to its strategic location and available infrastructure (roads and rail).
- Protect and enhance all landmarks, views and character areas (river corridors, koppies, unique vegetation, agricultural areas).
- Prioritise infill, intensification and redevelopment within settlements to avoid encroachment into surrounding scenic landscapes or sites of visual significance.
- Recognise historical settlement typologies and avoid indiscriminate or inappropriate forms of development, protecting historic precincts and creating new precincts.
- Identify key place-making and resource assets and define non-negotiable interfaces for these assets.
- Relax parking ratios and building lines prescribed in zoning schemes for heritage areas to retain the relationship between building and street and to allow for continuity of historic streetscapes.
- Redress socio-spatial inequality by providing access to social facilities, housing and mobility, prioritising infill development to connect outlying areas to historical centres.

Map 16: Scenic Routes and Mountain Passes



2.2.2 Demographic Profile

Population & Population Growth

According to the MYPE 2024³, the population of the Witzenberg Municipality was estimated at almost 150,000 in 2020. The MYPE further projects that the population has now (2025) increased to 165,727, reflecting a total growth of approximately 11.7% over the five-year period. This corresponds to an average annual growth rate of 1.8%, which aligns with estimates provided in the latest Municipal Socio-Economic Profile (SEP) 2024.

The MYPE only provides projected population figures up to 2035, additional estimates were calculated using the estimated growth rate (determined by MYPE 2024) to determine population growth up to 2045.

Despite this steady growth and having the largest geographical area, Witzenberg remains the second least populated municipality in the Cape Winelands District, following Langeberg. While the 2024 SEP does not provide estimates in terms of the urban – rural split, the 2011 StatsSA estimates the urban-rural split was about 54.97% / 45.02%.

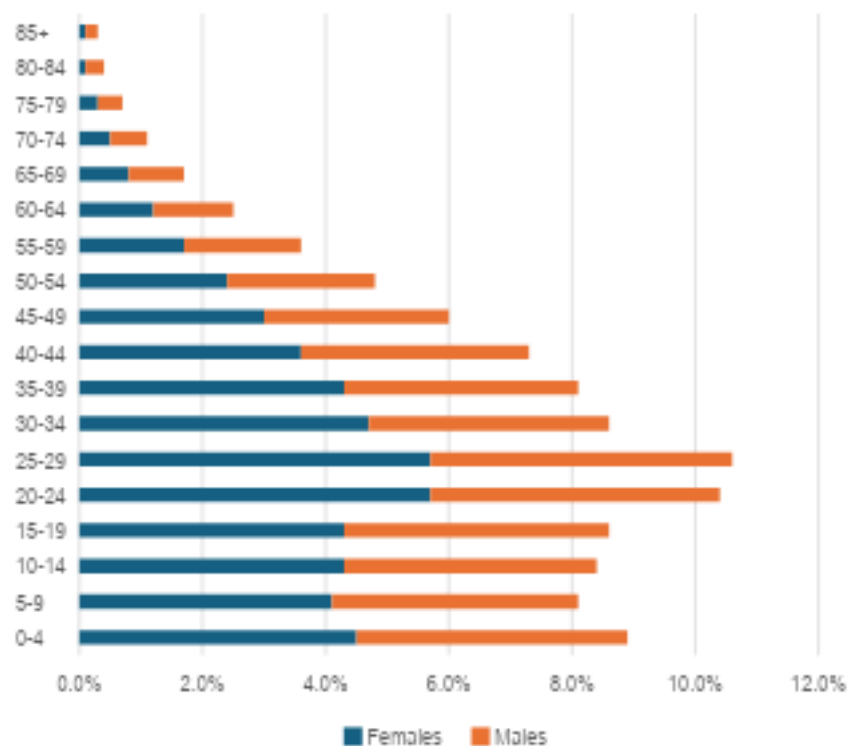
Table 5: Population Statistics

Settlement	2023	2025	2030	2035	2040	2045
Ceres	50 777	53 033	59 115	65 911	73 487	81 934
Op-die-Berg	4 760	4 972	5 542	6 179	6 889	7 681
Prince Alfred's Hamlet	11 107	11 601	12 932	14 418	16 075	17 923
Tulbagh	17 454	18 230	20 321	22 657	25 261	28 165
Non-Urban	53 950	56 347	62 810	70 030	78 080	87 055
Wolseley	20 628	21 545	24 016	26 776	29 854	33 286
Total	158 677	165 727	184 736	205 971	229 647	256 044

Age Cohorts

The population of Witzenberg is relatively young, with a significant proportion of children and youth. The highest proportion of people living in Witzenberg are between 25 – 29 years old, followed by people between 20 – 24. A noteworthy proportion of people are between 30 and 50. The proportion of people over 55 is lower relative to other age bands.

³ Mid-Year Population Estimate



Households

Average household sizes, as determined by the Socio-Economic Profile of Witzenberg for 2024, were applied to the current estimated population figures (from MYPE 2024) for each settlement.

The overall total number of households in Witzenberg is estimated to increase from about 57 000 households in 2025 to a total of about 63 700 in 2030 and nearly 71 000 by 2035. Nearly 35% of the total households are estimated to be located in the rural area of Witzenberg. Detail on population and household growth is indicated in the table below:

Table 6 Population and Household Estimates

Settlement	SEP HH Size	2025 HH	2030 HH	2035 HH
Ceres	2,9	18 287	20 385	22 728
Op-die-Berg	2,9	1 714	1 911	2 131
Prince Alfred's Hamlet	2,9	4 000	4 459	4 972
Tulbagh	2,9	6 286	7 007	7 813
Non-Urban	2,9	19 430	21 659	24 148
Wolseley	2,9	7 429	8 281	9 233
Total		57 147	63 702	71 024

Dependency Ratio

According to the MYPE 2024, the dependency ratio per 100 people is expected to steadily decline in Witzenberg over the next five years. The ratio is estimated to decrease from 37.2 in 2024 to 36.9 in 2025, and further to 36.0 by 2029. Witzenberg Municipality, along with Stellenbosch Municipality, has a dependency ratio that is notably lower than that of the Cape Winelands district. In 2024, the district-level dependency ratio was estimated at 42.9.

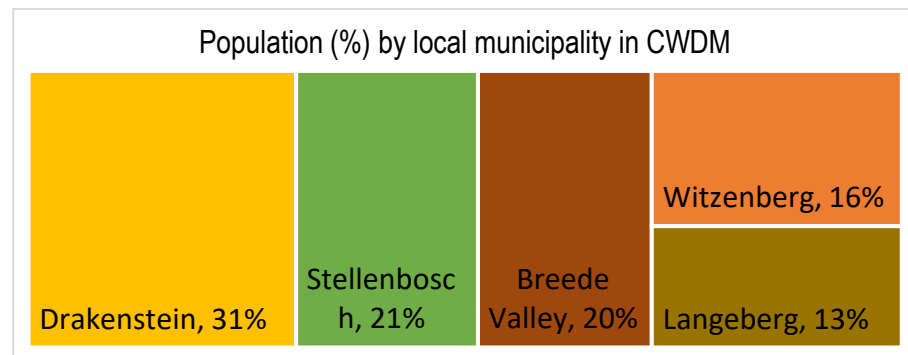
Table 7: Dependency Ratio

Location	2024	2025	2029
Witzenberg	37.2	36.9	36.0
Drakenstein	42.9	42.8	43.3
Stellenbosch	37.3	37.2	37.5
Breede Valley	49.0	49.0	49.8
Langeberg	51.6	51.6	51.9
Cape Winelands District Municipality	42.9	42.8	43.0

Population density

The 2020 MSDF recorded Witzenberg Municipality's population density at 13 persons per square kilometre in 2020. The 2024 SEP, however, projects a gradual rise in population density, with estimates indicating that there was an increase from 14.0 persons/km² in 2023 to 15.1 in 2024 and 15.4 in 2025, suggesting a steady but notable intensification in population pressure. Despite being the largest municipality in terms of geographic area, Witzenberg accommodates only about 16% of the district's population, in stark contrast to Drakenstein and Stellenbosch, which account for 31% and 21% respectively.

Figure 4 District Municipal Densities



Directives

- Encourage economic growth and education to provide employment and a skilled workforce, as the workforce represents the majority of the population and children aged 0 – 14 years a quarter (22%) of the population.

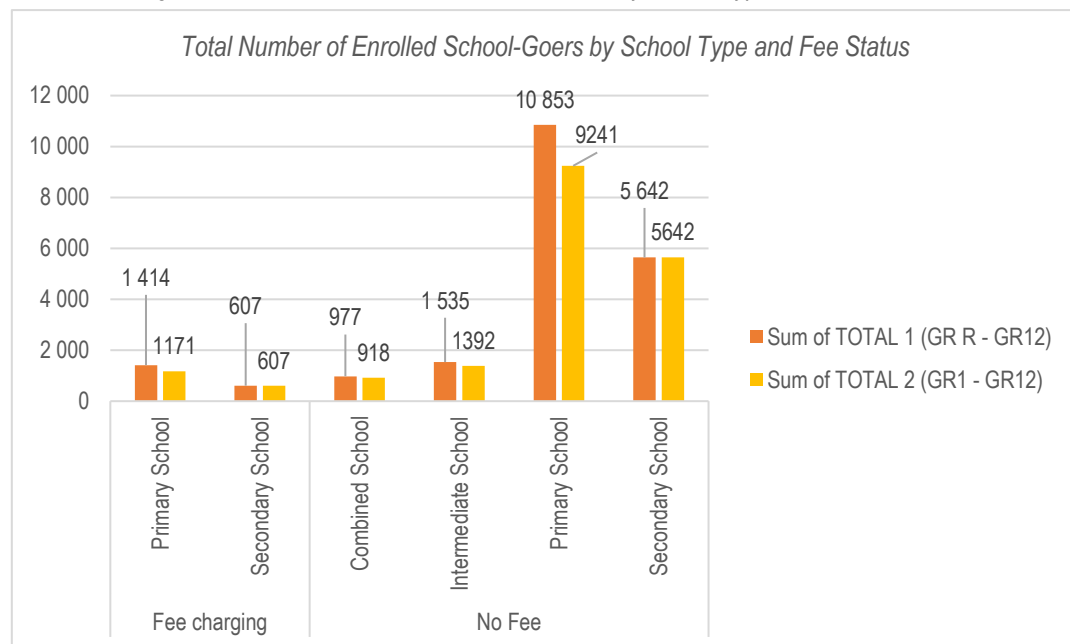
- Provide for social amenities and economic spaces required by growth trends in child, working and elderly populations (for example more schools, skills centres and amenities).
- Promote living spaces near families in need, focusing on orphans under 14, female-headed and child-headed households, and prioritize development at designated sites like social housing areas.
- Promote the provision of amenities at settlement and regional levels, driven by proximity.
- Accommodate family trends in social housing precincts.
- Support and advocate for the development of a Human Settlement Plan to help plan for projected increase in households.

2.2.3 Education

The educational landscape of Witzenberg Municipality generally aligns with CSIR norms for facility provision relative to population size. The municipality has 42 registered Early Childhood Development (ECD) centres (Western Cape Government). Early childhood education is aimed at children before age 6. The majority of these registered ECDs are connected to schools – during the drafting of this document there were 39 schools with Grade R classes. 38 of these centres were ordinary public schools, while one school, Rijk Tulbagh Private School, is private. There are three independent ECD centres, which operate exclusively as ECD centres, registered with the WCED.

According to data received from the Western Cape Education Department and information obtained via Western Cape Open Data Portal, most schools

Figure 5: Total Number of Enrolled School-Goers by School Type and Fee Status



are situated in Ceres and the rural areas. Wolseley and Tulbagh each have 5 registered ECDs respectively, which is considered adequate given their smaller populations. Most education institutions in Witzenberg are primary schools, which make up 41 of the schools in the municipality. In terms of secondary education, the municipality is served by 6 secondary schools, 4 are in Ceres, 1 is in Tulbagh, and 1 is in Wolseley. The school in Op-die-Berg is a combined school, which serves the needs of pupils from Grade R to Grade 12. There are also 5 schools that are classed as 'intermediate'. These schools run classes up to Grade 9. During the drafting of this document, all

settlements met the CSIR norms for high school provision; however, by 2029, Tulbagh is projected to require an additional high school to maintain compliance due to expected population growth.

Table 8: Number of Schools by type

Type of School	Number of Facilities
Primary School	41
Intermediate School	5
Combined School	1
Secondary School	6
Total	53

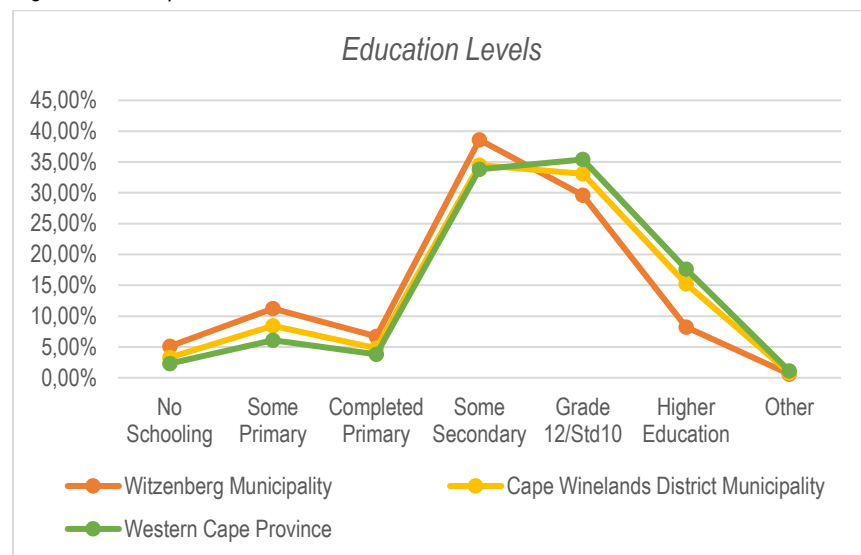
Learner retention rates have shown significant improvement, increasing from 65.4% in 2020 to 69.5% in 2022 and 73.6% in 2023. The matric pass rate however, has seen a decline going from a steady increase between 2020-2022 (65% -70.9%), but dropping to 68% in 2023.

There are currently 21 021 school-goers enrolled between Gr R and Gr 12 in Witzenberg. The number of school-goers between Gr 1 and Gr 12 is 18 971. There are therefore about 2 050 children accessing pre-school education at registered schools in the municipality. Most school-goers are enrolled at no-fee schools, making up 19 007 of all attendees from Gr R to Gr 12. The number of school-goers between Gr R and Gr 12 attending fee-charging schools is 2 021.

Furthermore, only 8.2% of residents have pursued higher education, indicating a limited progression beyond basic education levels. Of the 53

schools in the municipality, 46 are no fee schools, making 86.8% of the schools no-fee. According to the 2024 SEP, only 17 schools have libraries.

Figure 6: Municipal Education Level



Directives

- Prioritize densification strategies in urban areas to maintain amenity efficiency.
- Monitor and facilitate secondary school capacity, especially in Tulbagh. Consolidate planning for an additional school and related infrastructure.
- Encourage the development of tertiary and skills training facilities to leverage the large working-age population by improving access to post-school education and skills training.

2.2.4 Health

According to the Witzenberg SEP 2024, the municipality has the following health facilities:

Witzenberg Spatial Development Framework 2026-2031

- 8 public primary healthcare clinics (PHC) and 6 mobile clinics.
- 1 district hospital.
- 7 ART clinics/treatment sites and 17 TB treatment clinics.

Provision of Health and Emergency services, e.g. clinics and mobile services, comply with current CSIR norms. Additional hospital facilities are required, especially as the population is set to grow over the next decade.

The Redbook defines healthcare centres, and sets out thresholds for provision, as seen in Table 9. There are currently 8 permanent healthcare clinics, which are supplemented by 30 mobile and specialised clinics.

Table 9: Healthcare Facilities

Social Facility Type	Population Threshold	Distance (km)	No. in Witzenberg
Primary Health Care clinics Primary Health Care clinics are permanent facilities (public or private) at which a range of primary health care services are provided, for at least eight hours per day and four days per week.	5 000 - 60 000	5 to 10	8 Primary Healthcare Clinics 6 Mobile clinics 7 ART Clinics 17 TB Clinics Total: 38
Community Health Centres (CHCs) CHCs are appropriately equipped permanent facilities that offer a broad range of primary health care services including observation beds, accident and emergency services, midwifery services, but not surgery under general anaesthesia. These facilities are	60 000 - 150 000	10	1 District Hospital

operational 24 hours a day and seven days a week.			
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Table 10: Projected Healthcare Facility Requirements (2025 – 2030)

Projected Population Growth (2025 – 2035)		Total Required based on upper and lower thresholds			
Year	Population Est.	Primary Health Care Clinics (5000)	Primary Health Care Clinics (60 000)	Community Health Centres (60 000)	Community Health Centres (150 000)
2025	165 727	33	3	3	1
2030	184 736	37	3	3	2
2035	205 971	41	3	3	2

The municipality is compliant with the upper-band requirements of permanent facility provision for Primary Health Care Clinics – and, if the specialised and mobile clinics are considered in terms of the area of the municipality, the 38 facilities are set to support the projected population until 2030, with the need to expand facilities by 2035. Needs assessment should be conducted to evaluate whether more permanent primary health care clinics are required, especially in terms of access distances. There is currently one District Hospital, the population has surpassed the upper threshold requirements of 1:150 000 persons. Project planning for a new Community Health Centre

Witzenberg Spatial Development Framework 2026-2031

should be conducted to ensure that provision is met for the additional population anticipated for this region over the next decade.

During 2023/24, the municipality recorded nearly 7 500 registered patients receiving antiretroviral treatment (ART) with about 500 newly registered patients.

Witzenberg Municipality recorded an increase in the Maternal Mortality in Facility Ratio according to the SEP 2024, unlike the broader CWDM trend.

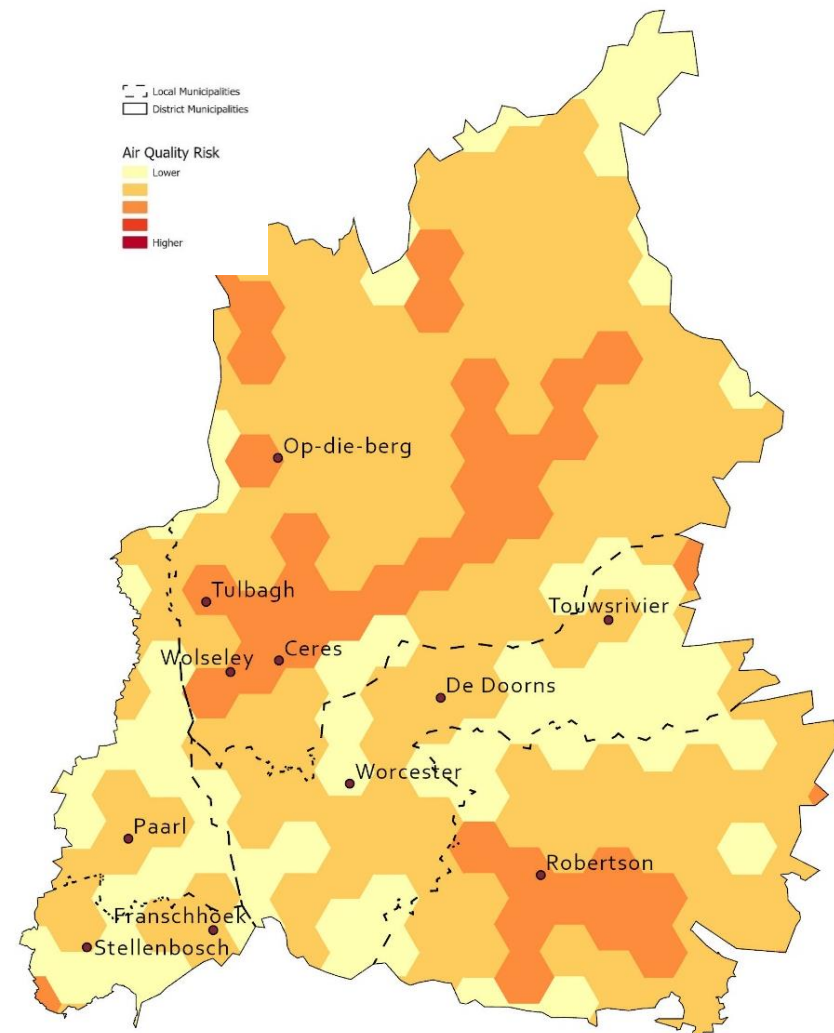
While the number of terminated pregnancies has remained unchanged, the birth rate among female patients between the age of 10-19 has increased, this is indicative of the need for urgent and focused strategies to reduce teenage pregnancies and targeted investment in comprehensive reproductive health services overall.

By 2024, Child Health in Witzenberg Municipality overall fluctuated:

- The immunisation rate decreased from 84.5% in 2023 to 71.9%.
- 51 cases of severe acute malnutrition for children under 5 were recorded in 2024, indicating a decrease from the previous 71 cases in 2022.
- Neonatal mortality rate (per 1000 live births) decreased from 14.3% in 2023 to 10.6%.
- Low birth weight was 14.5% in 2023 and decreased in 2024 to 13.6%.

The Witzenberg Municipal area has been assessed for environmental risks and vulnerabilities as part of the Western Cape Environmental Risk and Vulnerability Mapping project. This project evaluates how different people, systems, and resources are exposed to hazards and their capacity to withstand or adapt to pressures. A composite environmental risk map has been generated, combining hazard data with vulnerability indices to highlight areas where compound risks could threaten communities, livelihoods, and infrastructure. Potential hazards considered include poor air quality from facilities with atmospheric emissions licences, residential areas with limited socio-economic resources (as a proxy for likely indoor air quality challenges), proximity to major transport routes and airports, exposed bare ground, and coastal areas susceptible to marine aerosols. The interaction of these hazards with socio-economic vulnerability creates a spatial representation of relative risk across the municipality, identifying settlements that may experience heightened environmental stress. The map insight on potential communities that are socio-economically vulnerable and may be at higher risk of health and livelihood impacts, including those related to food insecurity and nutritional challenges.

Figure 7: Air Quality and Health Risk to Vulnerable Communities



Directives

- Prioritise Adolescent Reproductive Services in high-risk settlements.
- Direct infrastructure and staff investment to primary healthcare centres where access is limited, such as Nduli, and in outlying areas such as Op-die-Berg and Prince Alfred's Hamlet.
- Map and target communities with high malnutrition prevalence for the rollout of community-based nutrition centres and/or food garden projects.
- Spatially map agro-ecological zones and promote agro-ecology and collaboration with stakeholders in local agriculture to address nutrition support.
- Promote the provision of temporary satellite clinics during peak cultivation and harvesting seasons to support migratory workers with young children.
- Use risk maps to guide the siting of healthcare, early childhood development, and social service facilities to ensure they serve the most at-risk communities effectively.
- Monitor the need for additional permanent Primary Health Care Clinics, in terms of access distances.
- Conduct feasibility assessment for the construction of an additional Community Health Centre.

2.2.5 Safety

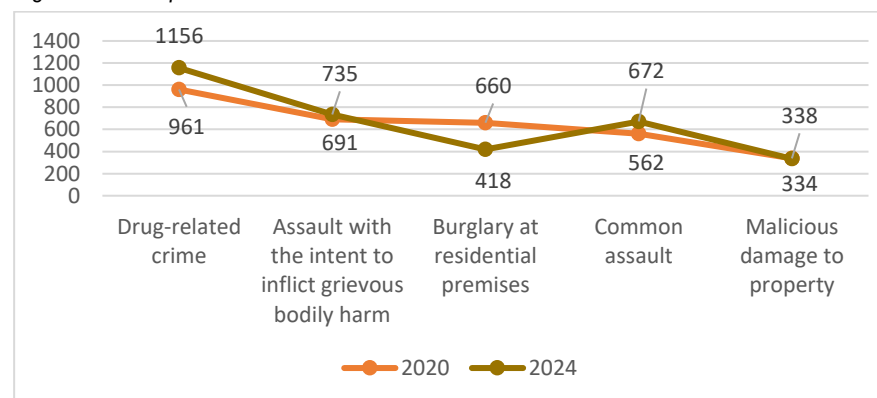
Provision of Emergency Services related to safety i.e. fire stations and police stations in all settlements in Witzenberg Municipality, comply with CSIR norms. The municipal SEP 2023 indicates that Witzenberg municipal area is

served by about 6 ambulances, which means that there are 2.4 ambulances per 10 000 people.

Overall, crime in the municipal area has risen over the past five years according to statistics from Crime Hub (Crime Hub, n.d.). Drug-related offences and common assault represent the most significant increases.

The five most common types of crimes are illustrated in the graph below.

Figure 8: Municipal Crime Statistics



The municipality is compliant with CSIR norms in terms of police stations and satellite services, the socio-economic implications of this rise in crime may include increased pressure on law enforcement resources, higher security and insurance costs for property owners, potential negative impacts on property values, and a growing need for targeted community interventions and strategic law enforcement initiatives.

Directives

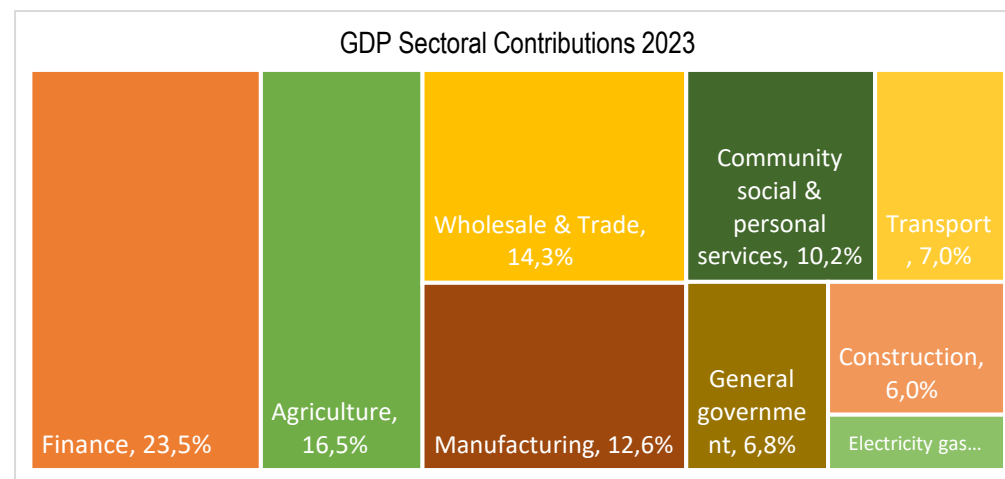
- Provide spatially for safety and disaster infrastructure gaps informed by demarcated target reach according to fire and police station norms and for any other emergency and safety services.
- Promote urban upgrade programmes and earmark areas for future upgrades.
- Identify and repurpose abandoned buildings and vacant lots into community centres, sports facilities, youth hubs, and rehabilitation outreach points to provide constructive alternatives for at-risk populations.
- Promote the inclusion of Crime Prevention Through Environmental Design (CPTED) Principles (limiting access to potential crime hotspots, and encouraging territorial reinforcement through community ownership of space).
- Promote the development of decentralized Health and Rehabilitation Facilities including mental health.

2.2.6 Economy

In comparison to the rest of the CWDM, Witzenberg Municipality stands out for being highly effective at engaging its labour force, as reflected in its high labour force participation (91.2%) and absorption rates (86.3%). With 82.6% of workers formally employed and the lowest unemployment rate (5.4%) in the CWDM, Witzenberg has been successful at ensuring that most of its economically active residents are productively engaged in the economy. The municipality's economy has also shown resilience by remaining stable, compared to the rest of the district, despite various financial crises.

The high labour performance and economic stability, however, exist alongside notable structural limitations. Most of the workforce is low-skilled or unskilled, indicating a reliance on sectors such as agriculture, basic manufacturing, and low-technology services, which typically offer limited upward mobility and are more vulnerable to economic shocks. This can be attributed to the low contribution to overall GDP, despite its large geographic footprint. While Witzenberg is the second smallest contributor to the district's GDP, it achieved the highest GDP growth in the district in 2023, suggesting that economic activity is accelerating, albeit from a relatively low base.

This combination of high employment with low economic output represents both a challenge and an opportunity. The data indicates that Witzenberg has the labour capacity, and work ethic, but its full economic potential remains underdeveloped.



In 2024, Witzenberg's economic growth is projected at 3.0%, driven by strong recoveries in key sectors. The agriculture, forestry, and fishing sectors are expected to grow by 5.5%, following a contraction in 2023. The mining and quarrying sector is projected to increase by 6.1%, while the electricity, gas, and water sector is projected to grow by 8.1%. In contrast, the transport, storage, and communication sector is expected to decline sharply by 9.2%, which may pose risks to economic stability. Economic growth is expected to moderate to 2.7% in 2025.

The United States was the leading export destination for Witzenberg products, followed by the Netherlands and the United Kingdom. In 2023, the top three imports were forklift trucks, harvesting or threshing machinery, and carboxylic acids, highlighting a trend in modernisation of agricultural methods, as well as the need for municipal investment in agricultural and industrial capacity. Figure 10 shows GDP Sectoral Contributions for 2023 (Source: CWD MERO 2024-2025).

Figure 10: Municipal Sector Contribution to GDP Growth

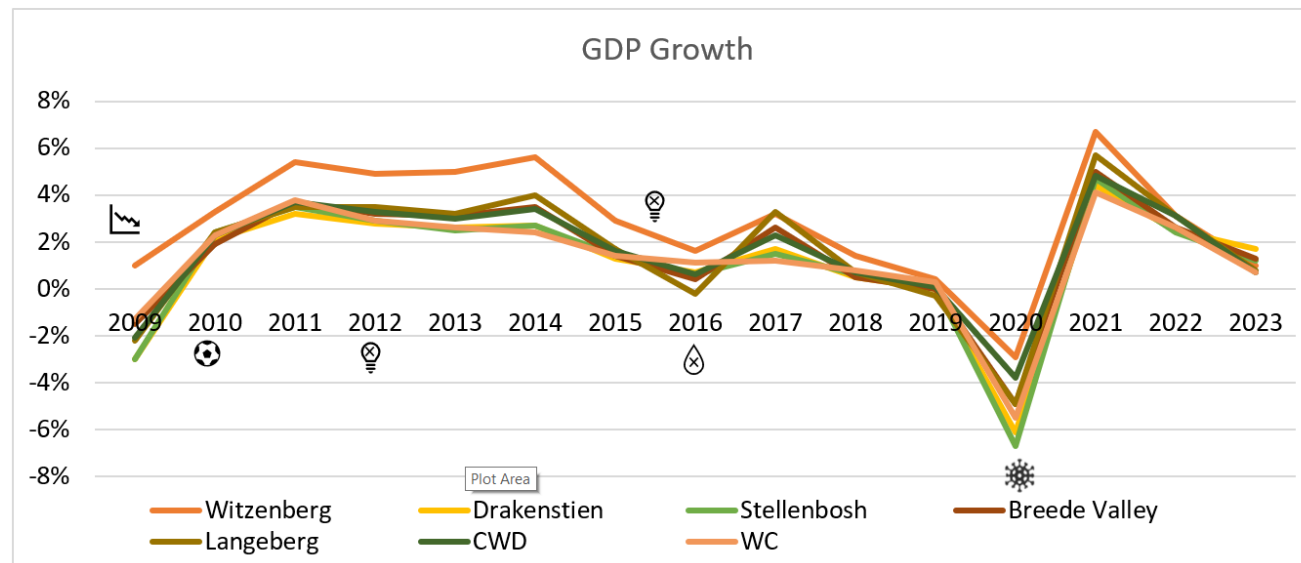
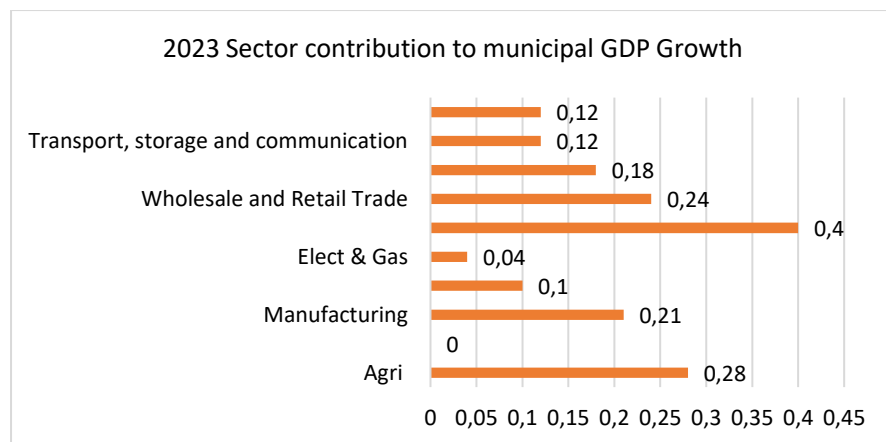


Figure 11: GDP Growth



At a settlement level, Op-die-Berg's primary employment sector is mixed farming, Tulbagh specialises in the processing and preservation of fruit and vegetables, while Prince Alfred's Hamlet and Wolseley focus mainly on the cultivation of pome and stone fruits.

Impact of International Trade Tariffs on the Local Agricultural Economy

The recent imposition of tariffs by the USA, could potentially result in the reduction in demand and export revenues as the USA is Witzenberg's primary export market for key export products such as citrus, dried fruit, and fruit juices. This could have ripple effects on local agricultural producers, agri-processing businesses, and employment in the sector. To mitigate these impacts, Witzenberg may need to diversify its export markets, invest in value-added processing, and support SMMEs along the export value chain, thereby strengthening economic resilience against international trade fluctuations.

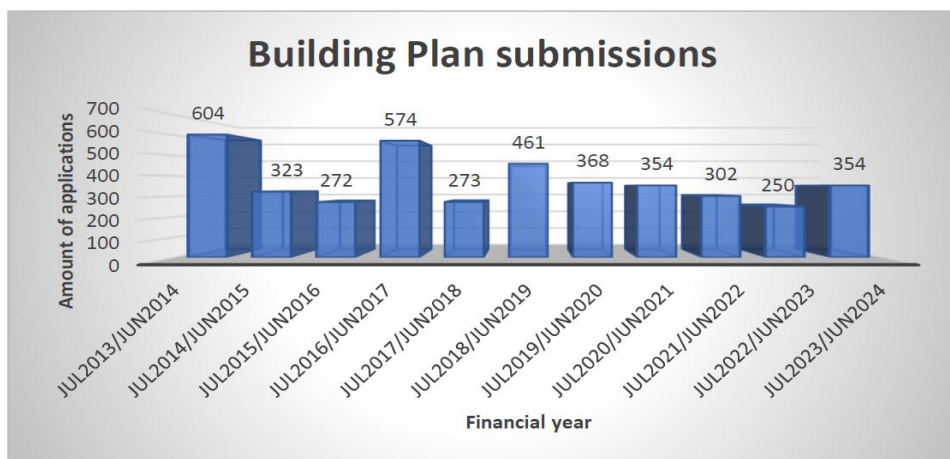
Investment Trends

Investment patterns in Witzenberg are closely reflected in building plan submissions, which act as both a response to and a driver of economic growth.

Submission of formal building plans

Submissions have declined over the past decade, nearly halving from 2013/2014 to 2023/2024. Applications dropped from 461 in 2018/2019 to 250 in 2022/2023, before recovering slightly to 354 in 2023/2024. This decline could be linked to the economic impact of the COVID-19 pandemic and broader development constraints.

Figure 12: Building Plan Submissions per financial year.



The building plan submission data for Witzenberg Municipality from 2020 to 2024 reveals distinct spatial patterns in development activity. Ceres has consistently recorded the highest number of building plan submissions, indicating its ongoing role as the primary growth and investment node in the municipality. A notable increase in submissions in 2023 (from 149 in 2022 to 269), likely driven by post-COVID economic recovery, infrastructure investments, or the clearance of a backlog of applications, was followed by a sharp decline in 2024 (123 submissions).

Prince Alfred's Hamlet and Op-die-Berg reflect modest and inconsistent levels of formal development activity. Wolseley, despite notable population growth in recent years, has also recorded relatively low numbers of formal building plan submissions. Of particular concern is Op-die-Berg, which recorded only five submissions in 2023, pointing to limited formal investment despite having over 800 people on the municipal waiting list. This may be attributed to several development constraints, including topography and a shortage of available undeveloped erven for new development opportunity. In contrast, Tulbagh shows a relatively stable trend, suggesting a consistent, though modest, level of development demand. Wolseley's peak in 2021, followed by a sharp decline in subsequent years, indicates a brief period of growth that has not been sustained.

Despite the reduction in the number of applications, the value of building plans has generally increased over time, with a significant increase in

2018/2019 attributed to the development of the Paardekraal East Windfarm.

Further data indicates shifting investment dynamics:

- Residential extensions, commonly the second most common application submitted, surpassed that of new residential dwellings applications in 2020/2021
- Rural applications peaked in 2018/2019.
- Business extension applications grew modestly from 2018/2019 onwards.
- New business building applications remained low, indicating weak investment in new office and commercial infrastructure.

Table 11: Building Plan Submissions 2020-2024

Year	Ceres	PAH*	ODB*	Tulbagh	Wolseley	Total Per Year
2020	193	35	16	26	43	313
2021	178	19	19	42	56	314
2022	149	30	30	30	48	287
2023	269	29	5	38	31	372
2024	123	24	8	25	43	223
Total per settlement	912	134	78	161	221	

*Prince Alfred's Hamlet (PAH), Op-die-Berg (ODB)

Figure 13: Value of applications, 2013/2014 - 2023/2024 (Source: LED Strategy 2025)

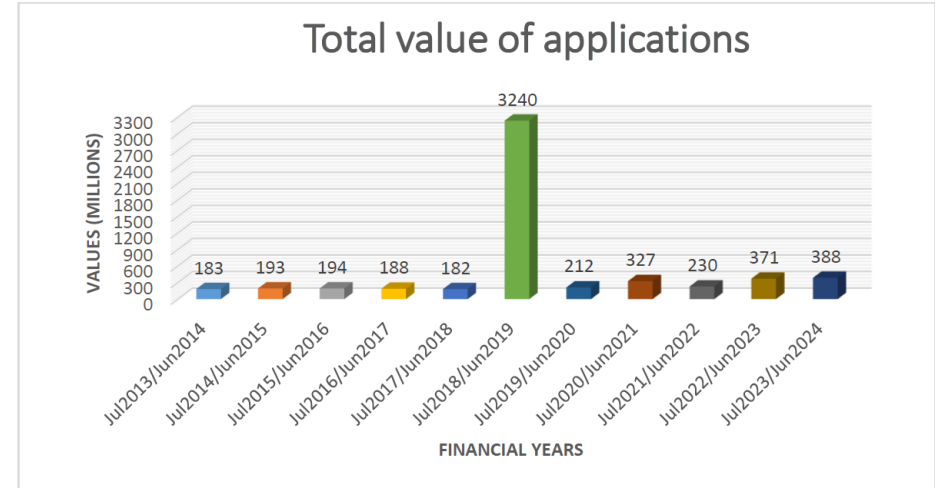
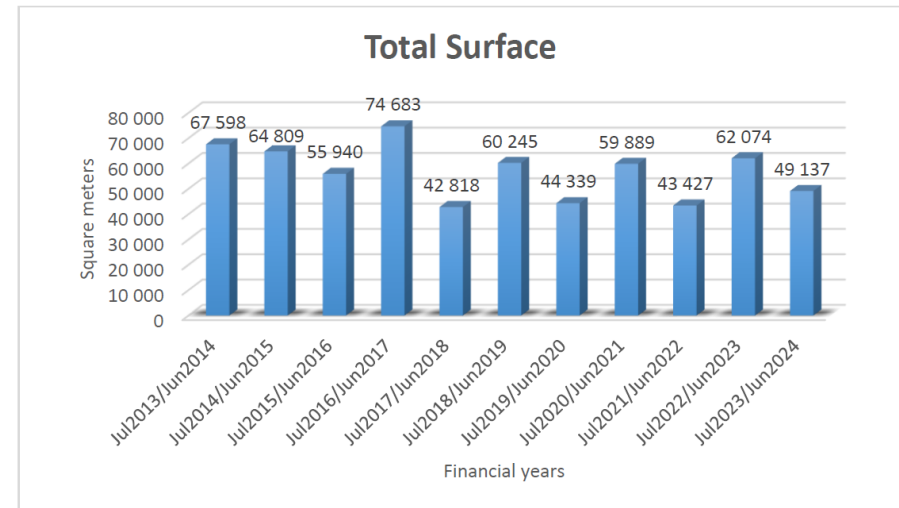


Figure 14: Total surface per square meter 2013/2014- 2023/2024 (Source: LED Strategy 2025)



Attracting investment to Witzenberg:

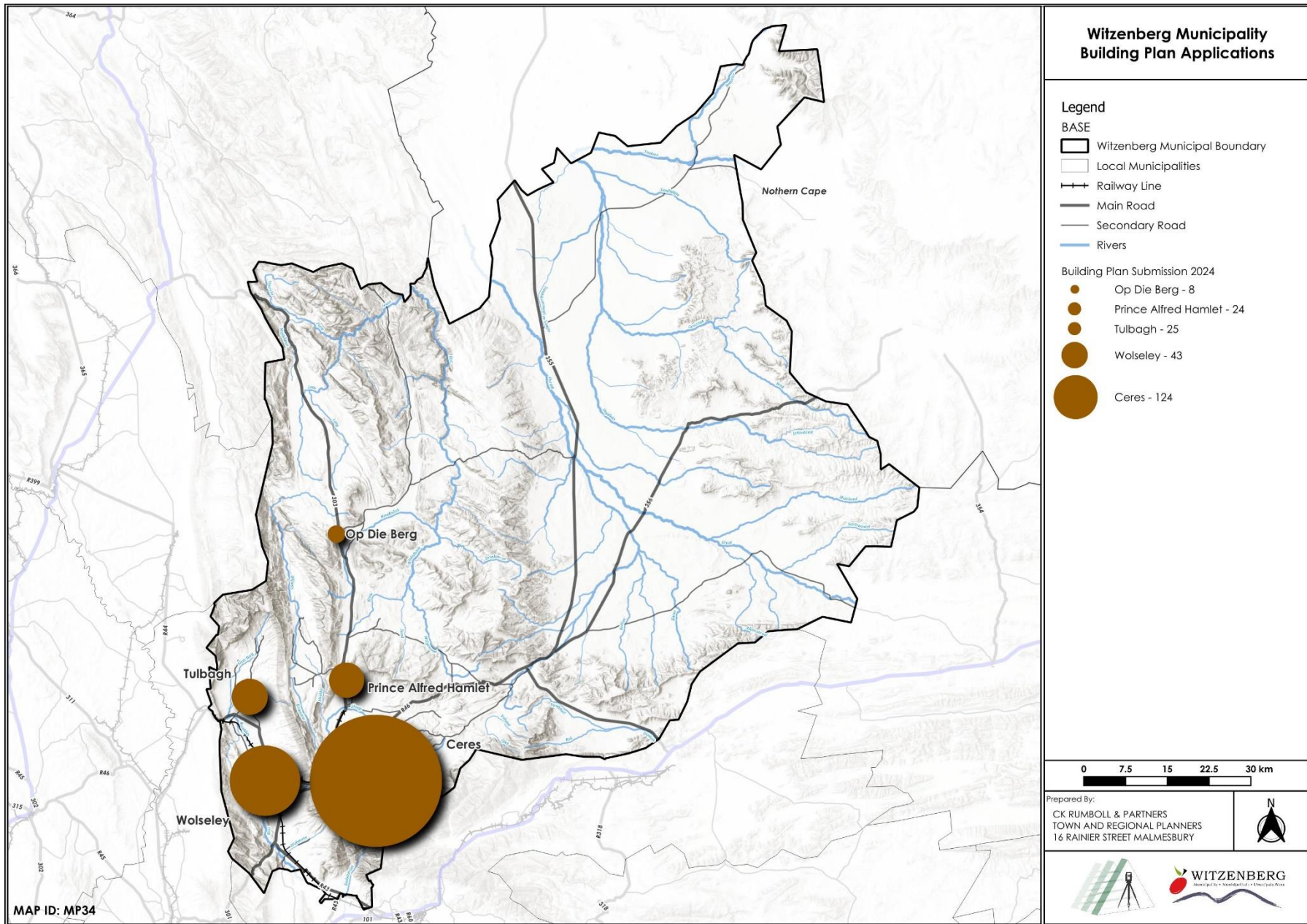
The Witzenberg LED Strategy notes the following in terms of attracting investors to the Municipality.

- Market the area as a desirable place to live, work, and invest, highlighting its scenery, leisure appeal, and proximity to Cape Town.
- Provide reliable basic services, electricity, water, sanitation, and public transport.
- Invest in strategic infrastructure to support business operations and reduce costs.
- Maintain transparent and predictable regulations to build investor confidence.
- Promote a clean, high-quality living environment to attract both businesses and residents.
- Develop support infrastructure and adopt a pro-business approach from government.
- Establish export processing zones and industrial parks as investment hubs.
- Offer targeted incentives (e.g., tax breaks, regulatory exemptions, information support), while being cautious with financial incentives at municipal level.
- Strengthen the local workforce through skills development and training.
- Foster international trade links to expand markets.
- Engage with high-impact investors, especially labour-intensive industries and large businesses that can create jobs quickly.
- Prioritise transport and road infrastructure to reduce logistics costs and improve competitiveness.

- Encourage residential property development by collaborating directly with developers and responding to market demand.

Directives

- Support agricultural innovation hubs in close proximity to major farms, that could accommodate research, training, and small-scale processing.
- Establish mixed-use economic nodes, particularly in underutilised urban centres with access to infrastructure to encourage clustering of SMMEs, markets and training facilities.
- Promote brownfield development in existing towns to maximise existing bulk services while revitalising declining commercial areas.
- Develop thematic spatial tourism routes (fruit picking routes, wine routes, mountain trails) linking heritage, nature, and agritourism destinations across Witzenberg and neighbouring Municipalities.
- Identify precincts for agri-lodges, guesthouses, and local craft markets in key tourism nodes like Tulbagh and Prince Alfred's Hamlet.
- Prioritise the upgrading of primary freight and agri-logistics corridors, especially those linking production areas to the N1 and R46.
- Develop intermodal nodes (road and rail storage) near Ceres and Wolseley to enhance market access for perishable goods.
- Improve rural access roads to enable year-round connectivity for farmworkers and produce transport.
- Identify suitable areas for waste-to-resource and green economy initiatives, such as composting from agricultural waste or water reuse plants.
- Formalise and spatially support informal trade areas in town centres to provide economic space for micro-enterprises.



Property Market patterns, growth pressures & Land Reform

Witzenberg Municipality faces significant pressure to address the housing needs of its low-income population, particularly those dependent on state assistance. A notable proportion of residents live in informal settlements, with 11.2% of the municipal population residing in informal dwellings, higher than the CWDM average of 10.3%. This trend is commonly observed in municipalities with large agricultural economies, where seasonal workers followed by their families tend to settle permanently. It is also characteristic of areas where informal and low-skilled employment dominates over semi- and skilled occupations. In addition, a growing number of backyard dwellers further highlights the housing need. Consequently, the number of people on the municipal housing waiting list continues to increase, with many households reliant on government-subsidized housing.

According to the municipal waiting list, there are approximately 8 853 persons requiring housing. About 19% of those on the waiting list require fully subsidized housing. While the municipality has several housing projects planned (see council approved housing pipeline), these are expected to accommodate only a limited portion of the current demand and will not sufficiently reduce the backlog.

At the same time, the private property market is under pressure with an estimated 69.2% of the population earning more than R22,000 per month, placing them in the lower-middle-income bracket. Despite this, there appears to be a limited supply of properties affordable for this income group.

According to Property24, the average sale price of properties in 2024 was approximately R1 million. Wolseley and Prince Alfred's Hamlet recorded the most affordable listings, particularly for vacant land, with average asking prices around R600,000. In contrast, Ceres and Tulbagh reflected the highest average asking prices, ranging between R1.8 million and R2 million. A significant disparity remains between asking and final selling prices, indicating a mismatch between market expectations and actual affordability.

Property sales trends also varied across the municipality. Between 2023 and 2024, Ceres and Tulbagh saw an increase in property transactions, whereas Wolseley and Prince Alfred's Hamlet recorded a slight decline. However, the overall number of properties entering the market remains limited and the continued constrained supply, exacerbate prices and decrease affordability, excluding the middle-income cohort from the property market.

Table 12: Annual Sale & Listing Trends Source: Property24

Year	No. of Sales	Average asking price	Average sale price
2016	978	R1 044 250,00	R487 750,00
2017	802	R1 021 250,00	R553 125,00
2018	708	R1 280 000,00	R534 816,25
2019	3079	R1 188 375,00	R478 750,00
2020	459	R1 037 625,00	R715 000,00
2021	698	R1 581 750,00	R605 625,00
2022	6572	R1 588 750,00	R855 687,50
2023	370	R1 875 625,00	R849 750,00
2024	599	R2 219 875,00	R781 250,00

Figure 15: Annual Sale & Listing Trends: Source: Property24

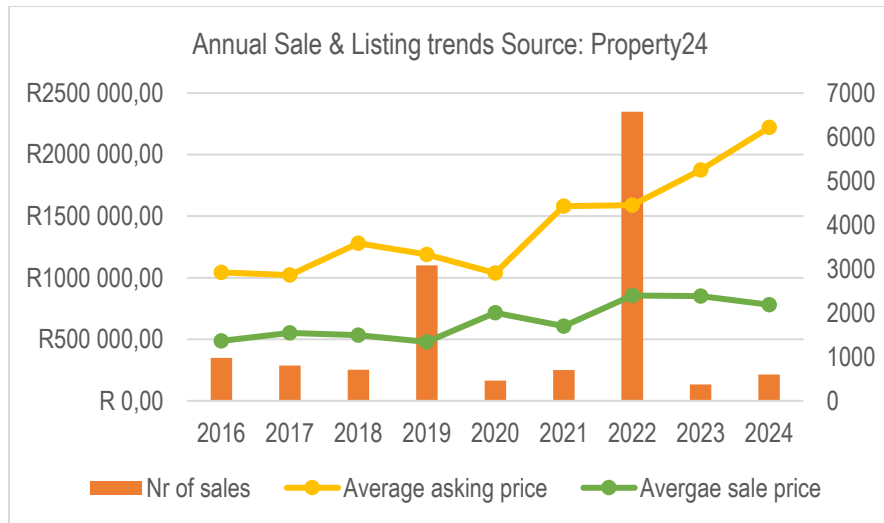


Figure 16: Annual Sale and Listing Trends, Bella Vista

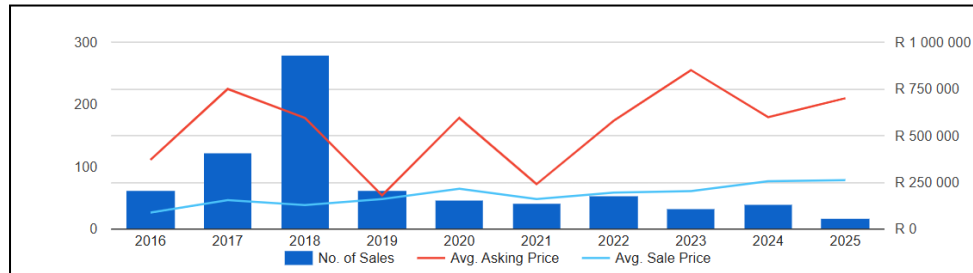


Figure 19: Annual Sale and Listing Trends, Ceres

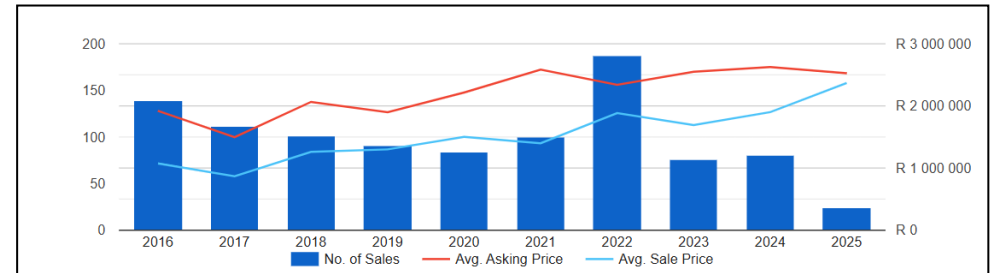


Figure 17: Annual Sale and Listing Trends, Wolseley

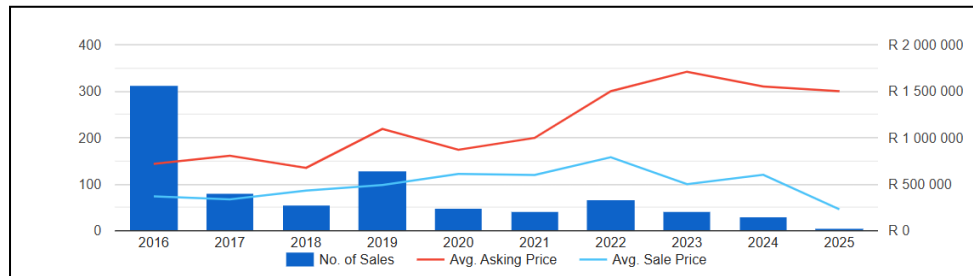


Figure 20: Annual Sale and Listing Trends, Tulbagh

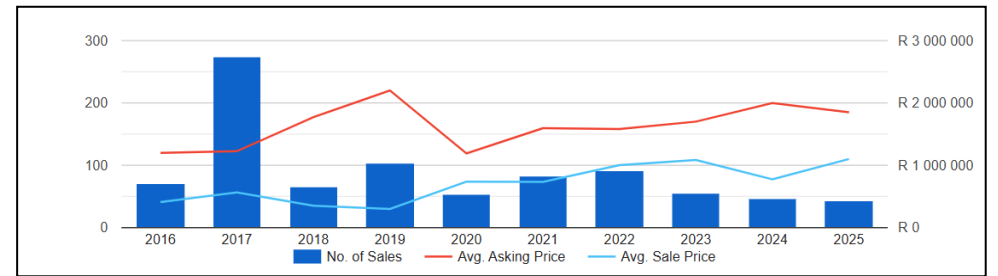
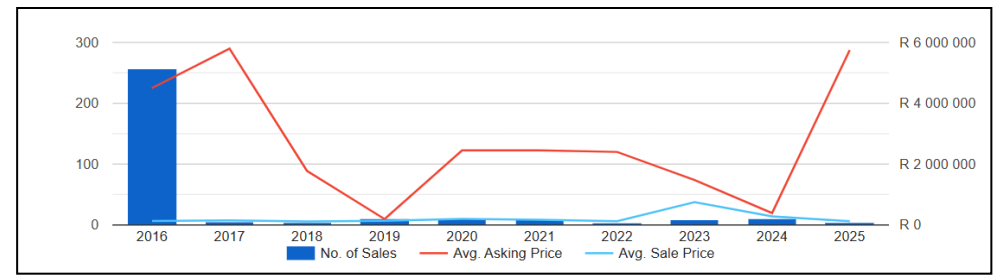


Figure 18: Annual Sale and Listing Trends, Prince Alfred's Hamlet



Figure 21: Annual Sale and Listing Trends, Op-die-Berg



Built Environment Analysis

2.3 Built Environment Analysis

2.3.1 Hierarchy and Role of Settlements

Urban Settlements

Ceres is the main administrative and service centre in the Witzenberg Municipal Area, located about 90 minutes from Cape Town, and acts as a gateway to Cederberg and Route 62.

Tulbagh functions as a secondary commercial centre, set in a mountain bowl bordered by the Obiqua, Winterhoek, and Witzenberg mountain ranges, and is home to the country's oldest wine co-operative.

Wolseley, positioned on a watershed between the Berg and Breede rivers, developed initially as a rail terminus in 1876 and later established the country's first wool washery and a fruit-canning plant in 1936. It is also known for its outdoor recreational appeal.

Prince Alfred's Hamlet is a small town located 10 km north of Ceres along the R303, with municipal status since 1910, serving nearby agricultural areas.

Op-die-Berg, a small agri-village 50 km north of Ceres, lies atop a mountain range and is marked by a stream that separates low-income housing in the south from its commercial core.

Rural Areas

The rural areas are characterised by history, land use and geography. **Tulbagh Road, Drostdy, and Breede River Station** are small, mostly agricultural communities that grew around old railway stations. They have limited housing, no municipal services, and remain somewhat disconnected from the towns in close proximity. In contrast, **Steinthal** stands out as a place of social upliftment as it was originally founded as a refuge for freed slaves, it has grown into a vibrant estate with schools, farms, and care facilities that serve both the vulnerable and the broader community. **Waterval**, once staff housing for conservation workers, still holds potential despite aging infrastructure, with residents hoping to gain land for small-scale farming and long-term security. **Kluitjieskraal**, a forestry station near Wolseley, offers housing to about 80 families but its distance from the town centre makes daily life more challenging, especially in terms of services and access to opportunities. **Prince Alfred's Hamlet Station**, on the other hand, has developed around industry and logistics, offering both work and housing while benefiting from better infrastructure links.

Settlement Growth Potential

The Growth Potential Study indicate the growth potential of the Witzenberg Municipal area is moderate in relation to the Western Cape Province. Composite Growth potential of Ceres is very high to moderate, Tulbagh and Wolseley are moderate, and those of Op-die-Berg and Prince Alfred's Hamlet is relatively low.

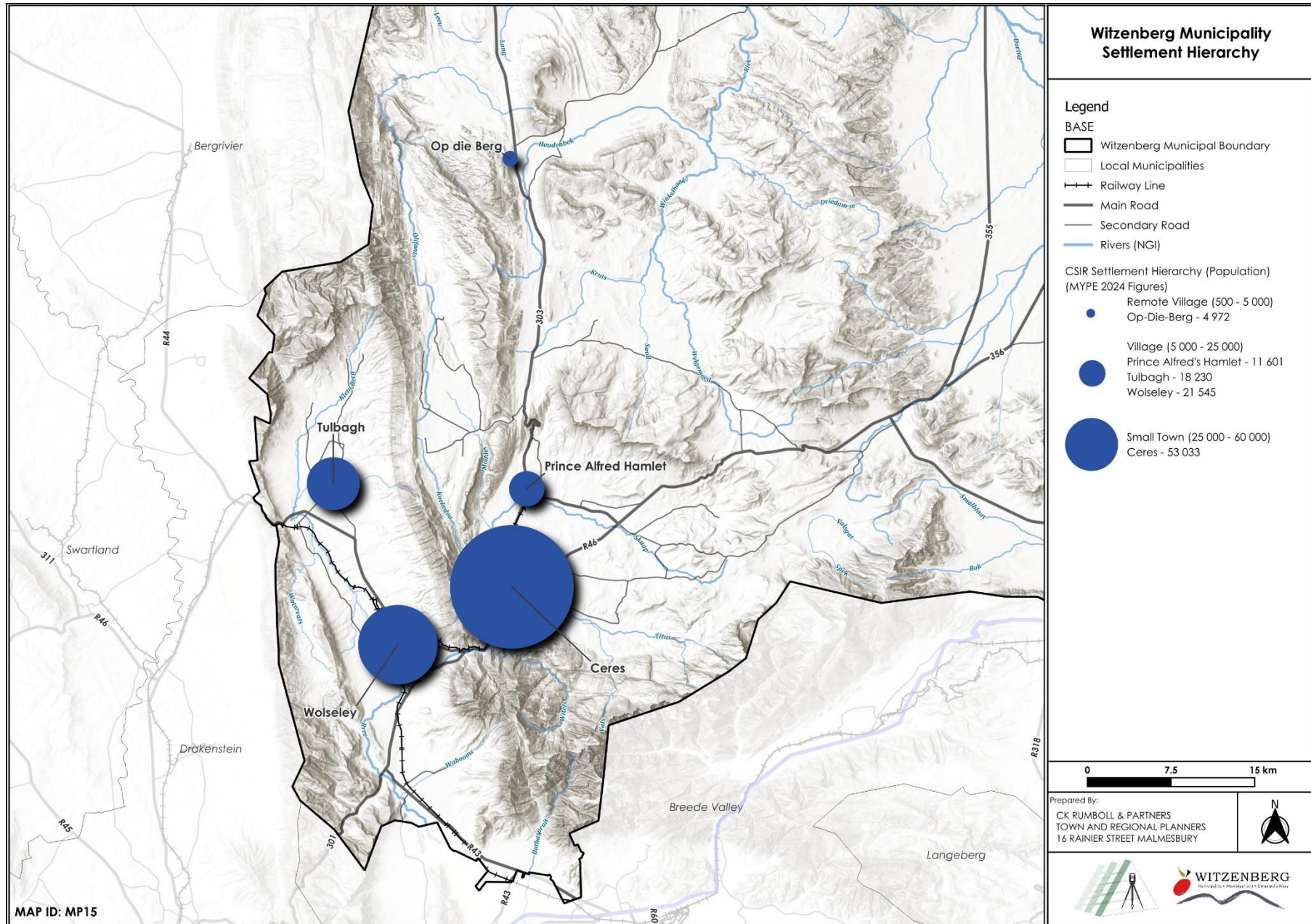
Level	Growth Potential / Size	Settlement
1	Areas of Major Growth	Ceres
2	Area of Intermediate Growth	Tulbagh
3	Area of Intermediate Growth	Wolseley
4	Areas of Limited Growth	Op-die-Berg, Prince Alfred's Hamlet
Lower order	Rural Nodes	Tulbagh Road, Steinthal, Drostdy, Waterval, Kluitjieskraal, Breede River Station, Prince Alfred's Hamlet Station

Directives

- Wolseley and Tulbagh (Tourism): Promote their roles as tourism destinations while protecting agricultural industries and reintroducing remodelled historic agri-industries. Advance mixed land uses and multi-purpose facilities.
- Position Wolseley as a recreation destination, enhancing its appeal for outdoor activities.
- Ceres (Agriculture, Alternative Energy, and Conservation): Support agriculture (small and large scale), alternative energy, and conservation. Strengthen hubs that enhance agri-services, processing, and alternative energy generation.
- As Ceres, Tulbagh, and Wolseley exhibit strong growth potential, introduce spatially directives for economic development and related residential areas. Provide spatially for training, skills development and especially innovation in Tulbagh, with its high commercial and trading potential and history as the country's oldest wine co-operative.

- Integrate the settlement hierarchy into a phased infrastructure investment strategy that strengthens connections across all settlement types to ensure equitable access to opportunities and services.
- Improve physical and functional linkages between smaller, rural, and less-resourced settlements and municipal hubs.

Map 18: Settlement Hierarchy



Settlement Function

Determining the functionality of a settlement ensures that the basic needs of the settlement population are met. It supports the development of integrated and suitable human settlements and helps the municipality and other spheres of government make informed investment decisions based on technical data rather than political influence. It furthermore assists in identifying not only current but also future gaps and the needs in terms of service provision, which ultimately allows for better planning and resource allocation.

Overall settlement functionality is determined by using a refined classification of settlements determined by Guidelines For The Provision Of Social Facilities In South African Settlements developed by The Council for Scientific and Industrial Research (CSIR) and is based on their size and type (Role they play in the context of the broader municipality and even district).

This assessment involves determining whether a settlement meets the required thresholds for various social facilities, such as the number of clinics, libraries, parks, and other amenities needed relative to its population size. Factors such as population density, community size, levels of mobility, and socio-economic variation are also considered in this evaluation. The process draws on previous and adapted settlement typologies, including the CSIR 2002 and Cities Network 2005 models. While economic and administrative feasibility is taken into account, these considerations play a secondary role in determining whether a settlement is functionally equipped to meet the needs of its residents. The figure and table below outline the various CSIR

settlement classifications and indicates the corresponding category for each settlement within the Witzenberg Municipality.

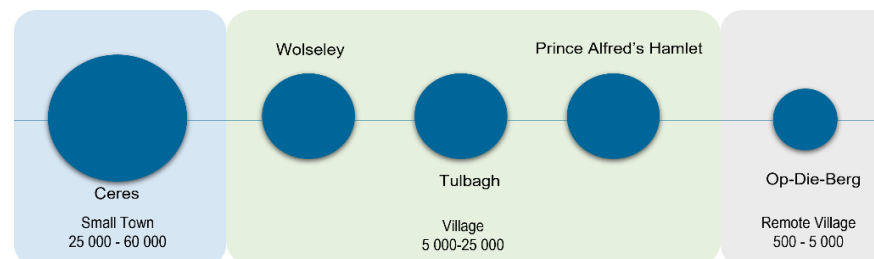


Table 13: CSIR Settlement Classification Categories

	Hierarchy Of Settlements	Catchment Size (No. Of People)	Examples Of Settlement Types
A	Metropolitan cities/regions	> 1 000 000	Johannesburg, eThekweni, Cape Town.
B	Large cities/small	350 000 – 1 000 000	metros Port Elizabeth, Bloemfontein, Pietermaritzburg, Welkom.
C	Large towns/regional service centres	100 000 - 350 000	Nelspruit, Witbank, Krugersdorp, Newcastle, George, Stellenbosch.
D	Small to medium towns/regional service centres	60 000 - 100 000	Ermelo, Harrismith, Mossel Bay, Bethlehem, Bronkhorspruit, Grahamstown.
E	Small towns/isolated regional service centres	25 000 - 60 000	Mount Fletcher, Delareyville, Beaufort West, Graaff-Reinet, Kokstad & Ceres .
F	Dense dispersed settlements (Large continuous development with 10+ persons per hectare and up to 10 km ² in extent)	10 000 - 100 000	Ingwavuma, Jozini, Acornhoek.
G	Villages	5 000 - 25 000	Merweville, Stella, Wolseley, Tulbagh and Prince Alfred's Hamlet .
H	Remote villages (Villages more than 20 km from larger settlements)	500 - 5 000	Prieska, Pofadder, Loxton, Keiskammahoek & Op-die-Berg .

2.3.2 Roads & Transportation Modes

Provincial Road Network

Major provincial roads⁴ include MR310 (R301 or R303) from Ceres, past Op-die-Berg towards Citrusdal, TR22/1 and TR22/2 (R46), and MR302 (R43).

Table 14: Extent of Provincial Road Network

Functional Road Type	Km
National	00.0km
Trunk	104.3km
Main	329.26km
Divisional	471.78km
Minor	979.29km
Total	1884.46km

The provincial roads that pass through the town areas are loosely called the 80/20 roads, referring to the 80% subsidy contribution for repairs funded by the Western Cape Provincial Department and the 20% funded by the local municipality. These sections of provincial road are however, listed as an asset belonging to the relevant Local Municipality. Divisional roads connect rural areas to trunk and main roads, while minor roads serve as routes for local access.

Table 15: Extent of provincial roads in settlements

Settlement	Km
Ceres	5.45
Op-die-Berg	0.46
Prince Alfred's Hamlet	1.90
Tulbagh	2.76
Wolseley	3.15
Total	13.71

Municipal Road Network

The municipal road network is mainly made up of Class 4 (Collectors) and Class 5 (Access Roads). The road lengths were recorded per surface type, reflected in the table below. It shows that roughly 91% of the roads are covered with bituminous surfaces, 2% have a block paving surface and 7% are gravel roads.

Table 16: Road lengths per surface types

Settlement	Paved Flex	Paved Block	Paved Concrete	Gravel	Earth	Total
Bella Vista	29.2	0.0	0.0	3.3	0.0	32.5
Ceres	55.6	0.3	0.0	1.0	0.0	56.9
Nduli	12.7	0.3	0.0	0.0	0.0	13.0
ODB	2.4	3.0	0.0	1.4	0.0	6.8
PAH	19.0	0.1	0.0	3.3	0.0	22.4
Tulbagh	29.3	0.7	0.0	3.3	0.0	33.4
Wolseley	38.1	0.0	0.0	1.8	0.0	39.9
Total	186.3	4.3	0.0	14.2	0.0	204.8

⁴ Provincial roads are classified into four categories according to function, and include trunk roads, main roads, divisional roads and minor roads. Trunk roads and main roads link larger towns and provide access to bordering districts. Divisional roads link rural areas to trunk and main roads, while minor roads provide local access. (SMEC, 2020)

Current Road Condition

SMEC completed a Pavement Management Report for Witzenberg Municipality under a RRAMS⁵ appointment from the Cape Winelands District Municipality. Under this appointment, all municipal roads in the areas of Ceres, Bella Vista, Nduli, Op-die-Berg, Prince Alfred's Hamlet, Tulbagh and Wolseley were assessed. The table below shows the condition of the municipal roads in each of the abovementioned towns.

Table 17: Conditions of roads in settlements

Settlement	1 - Very Good	2 - Good	3 - Fair	4 - Poor	5 - Very Poor	Total
Bella Vista	9.0	11.1	9.3	1.6	1.5	32.5
Ceres	6.4	19.7	24.8	4.5	1.4	56.9
Nduli	5.7	4.3	3.0	0.0	0.0	13.0
ODB	0.4	2.3	2.4	0.7	1.0	6.8
PAH	4.6	10.1	4.8	1.7	1.2	22.4
Tulbagh	9.3	9.8	8.6	4.3	1.4	33.4
Wolseley	8.3	19.4	9.0	2.9	0.3	39.9
Total	43.6	76.7	62.0	15.7	6.8	204.8

Intersection Operations

A municipal-wide operational analysis was done on 108 intersections, 6 of those were identified as hazardous with 5 out of the 6 being located in Ceres.

Table 18: Intersections

	Location	Detail
CERES	Panorama / Vos Intersection (AM & PM Peak Hour)	- 4-way intersection prioritizes the main road. - Stop signs on the side streets. - Delays of up to 70 seconds on right-turn lanes from Panorama and Blouberg. - Hazardous and requires short-term safety improvements.
	Vos / Vreeland Intersection (AM Peak Hour)	- 3-way intersection. - Up to 43 seconds expected delays. - Hazardous and requires short-term safety improvements.
	Owen / Oak Intersection (AM & PM Peak Hour)	- 4-way stop controlled. - Operating at LOS D⁶ in the AM peak hour. - Western Oak Street approach fitted with a yield sign in conjunction with the stop-sign. - Low service levels is a direct result of the type of control thus acceptable for the current situation. - No action is proposed in the short term.
	Vos / Retief Intersection (AM & PM Peak Hour)	- 4-way stop controlled. - Two Vos Street approaches exceed LOS D in peak hours. - Retief Street is an access industrial cluster generating heavy vehicles. - Further investigation required.
	Voortrekker / Albert Intersection (AM & PM Peak Hour)	- 4-way stop controlled. - Operating at LOS D in both peak hours. - Double lane configuration and the current control measure. - Further investigation required.
PAH	Voortrekker / Mill Intersection (AM & PM Peak Hour)	- 4-way stop controlled. - Overall LOS E⁷ in the PM peak. - Southern Voortrekker approach has a 55-second average delay, resulting in a 68m average queue length. - Service levels within the PM peak are tolerable. - No short term action required.

⁵ Rural Roads Asset Management System (RRAMS)

⁶ LOS A to D is considered acceptable in accordance with international standards

⁷ LOS E - Indicate near-capacity flow and unstable conditions

Rural and Peri-Urban Accessibility

The rural areas of Witzenberg are connected to trunk and main roads by means of divisional roads. Local access is facilitated through minor roads.

Tourism is an important sector for economic growth in this region, since it encompasses, heritage, diversity and transformation. Two new travel routes are planned within Witzenberg to promote social cohesion and promote formal trade in township and rural areas.

Many of the issues faced by people living in peri-urban areas relate to NMT and public transport.

The following priorities have been identified in relation to rural transport:

- Ward 1 and 12: Rest areas are needed on rural roads, as well as maintenance. The district is requested to stop cutting down trees.
- Ward 3 and 5: Bus shelters are needed for scholars on rural roads.

Directives

- Secure the compilation of a municipal transport and mobility plan including priorities.
- Enhance NMT and road design within settlements to enhance tourism.
- Correct hazardous intersections.
- Support the development of two new tourism routes to enhance this sector in the rural areas of Witzenberg.
- Develop and maintain more rest areas on rural roads.
- Build bus shelters for scholars on rural roads.

Freight

Freight from Ceres primarily moves along the R46 and R303 routes, driven largely by the area's agricultural sector and its four agri-processing facilities (production, processing, packing, and distribution). A dedicated overnight facility is a priority as overnight truck parking in town has been curbed through signage and enforcement.

Freight from Tulbagh moves along the R46, and Van Der Stel Street, the historic main freight route through the settlement. Freight is mainly generated by Tulbagh's agriculture and wine industries, which include one agri-processing facility and around 17 wine cellars, such as Del Monte. To reduce truck traffic in the town centre, a Western Road link was constructed to provide direct access to the industrial area.

Freight network

The primary strategic freight road network is supported by a secondary network as per the table below.

Table 19: Primary freight network

Primary	
R44 / R46 loop	Somerset West – Klapmuts – Wellington – Tulbagh – Ceres – Touws River.
R60	Worcester (N1) – Robertson – Ashton – Swellendam (N2).
R43	Wolseley – Worcester.
Secondary	
R44	Gouda – Saron.
R43	Worcester – Caledon.
R303 (MR310)	Ceres - Op-die-Berg - Citrusdal. The R303, designated MR310 in the provincial road network, forms a key link between Ceres, Op-die-Berg, and Citrusdal, carrying significant agricultural freight loads from the Koue Bokkeveld fruit-producing areas. Its inclusion

	in the secondary freight network reflects actual freight movement patterns documented in the Witzenberg LITP (2022) and the Cape Winelands DITP (2022–2027).
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Directives

- Upgrade key gravel roads to all-weather bitumen or paving, especially in and around Op-die-Berg, Tulbagh, and Prince Alfred's Hamlet to ensure year-round access for produce transport and tourists.
- Prioritise MR310 (R301), TR22/1, TR22/2, and MR302 (R43) for upgrades, particularly where they pass through towns or link farms to markets.
- Transfer high-traffic town segments back to the province or explore full provincial maintenance responsibility for critical segments if the municipality lacks capacity.
- Prioritize the redesign of identified hazardous intersections in Ceres with appropriate engineering interventions (e.g., traffic calming, signage, mini-circles, traffic signals).
- Improve road signage and wayfinding along tourism routes (e.g., Tulbagh Wine Route, Ceres Zipline, Witzenberg Meander).
- Designate and upgrade "Tourism Priority Routes" linking Tulbagh, Ceres, and Prince Alfred's Hamlet.
- Pave or improve access to key tourist attractions and local accommodations (e.g., gravel access roads to wine estates, guest farms, nature reserves).
- Include scenic lay-bys and parking bays on high-viewpoint roads for tourists to stop safely and enjoy the scenery.

Public transport

There is a lack of data on the reliability, safety and affordability of public transport in WLM.

Public transport within the municipal area is extremely limited with no formal bus service operating within the municipal area other than learner bus transport provided by the Western Cape Education Department (WCED), (restricted to certain schools). For **long-distance bus** services, residents are required to travel to neighbouring towns.

Farm workers typically rely on **privately owned buses or trucks** to travel to town centres, most often on Fridays.

Metrorail services the Witzenberg area via the Worcester line with train stations at Tulbach Road, Artios, Wolseley, Romansrivier, Breederivier and Botha which are all situated within the Witzenberg border. The train passing the abovementioned stations in the direction of Cape Town, only passes once in the morning and returns once in the evening.

Minibus-taxis are therefore the primary mode of public transport within the municipal area.

Demand for taxi services peaks on Saturdays and at month-end, particularly in Wolseley and Tulbagh, when residents from smaller settlements travel to larger service centres. Seasonal patterns also strongly influence public transport use, with demand increasing during the harvest season and prompting more frequent trips between farms and towns.

Overall mobility and access however, remain constrained by fragmented settlement patterns (particularly around Ceres), and limited, dispersed and in some cases underutilisation, of existing public transport facilities.

According to verified data from the Public Transport Regulation System (CODETA) and the Witzenberg Local Integrated Transport Plan (LITP) 2022 (page 120), there are 135 operating licences (OLs) issued within the municipal area. These are held by two registered taxi associations: the Witzenberg Taxi Association (50 OLs) and the Ceres District Taxi Association (85 OLs), which govern the taxi routes within the municipality. It should be noted that the previously referenced figure of 374 OLs, drawn from the outdated CWDM Operating License Strategy (2016–2020), has been superseded by current CODETA regulatory data and is no longer applicable. The table below provides data on various taxi ranks in the municipal area.

Table 20: Taxi Ranks

Name	No of Bays	Max Number of Bays	Utilisation
Ceres			
Ceres Nduli Taxi Rank (Formal)	14	33	236%
Vos Street (Formal)	4	28	700%
Koue Bokkeveld (Informal)	3	5	167%
Vos Street (Off Street)	4	4	100%
Nduli			
Nduli Taxi Rank (Formal)	13	2	15%
Prince Alfred's Hamlet			
PAH Taxi Rank (Formal)	5	14	15%
Tulbagh			
Tulbagh Rank (On Street)	4	4	280%
Wolseley			
Wolseley Rank (Informal)	5	6	100%

Op-die-Berg			
ODB Rank (Informal)	4		

Table 20 confirms a significant over-utilization of both formal and informal taxi ranks. Many informal ranks operate over capacity during peak hours, highlighting the need for dedicated, formal infrastructure.

These informal ranks often rely on public parking areas, where the lack of designated bays for public transport leads to ongoing competition with private vehicles.

Directives

- Provide dedicated parking areas for taxis, particularly in central business districts (CBDs) on weekends. These parking areas may have dual purposes e.g. doubling up as recreational spaces during the week or as general parking.
- Upgrade or build formal taxi ranks in Ceres, Wolseley, and Tulbagh to better accommodate commuter volumes and improve safety and efficiency.
- Promote shifting towards sustainable and low-emission transport systems (from road to rail for freight).
- Commission further research on the accessibility, reliability, safety and affordability of public transport services to inform evidence-based decision-making for public transport provision and support.

Non-Motorized Transport (NMT)

Non-motorized transport, such as walking and cycling, remains a critical mode of daily movement in Witzenberg, especially for those without access to cars or regular public transport.

In many areas, residents walk between residential areas and nearby settlements for work, school, or shopping.

According to the Witzenberg Municipality Local Integrated Transport Plan 2022, community needs assessments have shown a clear demand for well maintained and sufficient NMT infrastructure, especially during harvest periods, when movement intensifies.

Table 21: NMT Conditions

Location	Detail
Sidewalk along R303 (Ceres - BV)	Overgrown vegetation reduces the width of the sidewalk. Exposed basecourse due to surfacing that has deteriorated over the years.
Sidewalk along the bridge in Voortrekker Street (Ceres Town)	Surface needs maintenance.
Sidewalk Voortrekker Street (Ceres Town)	Needs maintenance at the sidewalk along the bridge. Also allow for easy transition between the two.
Sidewalk along R46 (Ceres - Nduli)	Edge break and overgrown vegetation results in irregular sidewalk width. Surfacing also requires maintenance.
Sidewalk along R46 (Ceres - Nduli)	Surfacing requires maintenance.
Kerk Street sidewalk (ODB)	Paving and kerbs need to be replaced.
Sidewalk along Angelier Street (Wolseley)	Needs maintenance

The high percentage of residents making use of NMT infrastructure daily to access educational facilities and places of employment warrants the need to invest in new, upgrading and maintaining NMT infrastructure.

Directives

- Upgrade and maintain NMT routes for walking and cycling.
- Provide shelter and transport options for goods, especially for people traveling from markets.
- Connect distant settlement areas through the development of safe NMT paths.
- Promote alternative forms of NMT modes such as cycling and skating, especially for youth.
- Install climate-resilient infrastructure such as shade/ shelter, water stations, and ablution blocks—along common walking and cycling routes.
- Advocate for a modal shift of freight from road to rail, reducing pressure on road infrastructure while connecting local economies to Cape Town, Gauteng, and the Northern Cape.

Rail

The railway line traversing the Witzenberg Local Municipality historically formed an important part of the country's broader national rail infrastructure, connecting agricultural inland towns to Cape Town and the port. It supported transport of both passengers and agricultural produce, particularly from fruit-producing settlements. The line played a critical role in the economic

development of the region by enabling access to regional markets and export nodes.

Today, however, the rail line within Witzenberg is significantly underutilized. Operated by Metrorail (a division of PRASA), it functions as a limited regional rail service rather than a commuter service. The route includes six stations within the Witzenberg area: Tulbagh Road, Artois, Wolseley, Romansrivier, Breërivier, and Botha. These connect the municipality to Worcester, Drakenstein, and Cape Town along the Cape Town–Wellington–Worcester corridor.

Only three scheduled trains per direction are provided: one on weekdays, one on Saturdays, and one on Sundays. Travel times are long (about 2.5 to 3 hours between Wolseley and Cape Town) making the service less competitive compared to minibus taxis (MBTs) or private vehicles. In addition, integration between rail and other transport modes is poor, with MBT ranks often located far from rail stations, limiting the system's convenience and accessibility.

Declining investment in rail infrastructure and safety concerns have further contributed to the modal shift away from rail. This reflects a national trend of declining rail services in favour of road-based transport.

Directives

- Plan for better integration between rail and MBT systems by relocating or developing taxi ranks near train stations. Facilitate discussions between local taxi associations and rail authorities.

- Support the reintroduction or enhancement of rail freight services for agricultural products. This could relieve pressure on local roads and support farmers with more efficient bulk transport.
- Identify development nodes around railway stations to encourage higher-density, mixed-use development that can support greater rail use.
- Commission a study to understand current and potential demand for rail services in Witzenberg, including peak travel patterns and the needs of vulnerable user groups.
- Work with provincial government to investigate subsidy schemes or integrated ticketing options that make multimodal travel (rail + MBT) more affordable and seamless.
- Promote the use of rail infrastructure from Ceres to support industrial development and goods movement, reducing pressure on road networks, lowering transport costs, and enhancing regional economic competitiveness.

2.3.3 Stormwater

Stormwater Master Plans have been developed for all towns in Witzenberg.

These experienced urban development growth in recent years and it is essential that all development planning be guided by a predetermined Stormwater Plan. The Vision for Witzenberg LM Stormwater Plan was formulated "To provide a database for the Witzenberg Municipality where all stormwater data can be viewed, queried, stored, added, maintained and expanded. The Stormwater Master Plans must identify upgrades to the existing stormwater system and propose new infrastructure in order to meet

current and future infrastructure needs to accommodate growth. It must include a funding model and a programme for the implementation of all the projects identified and prioritized. It must evaluate the long-term viability of existing infrastructure to cope with expansion and augmentation.”

The Witzenberg LED Strategy (2004) stated that flooding of stormwater pipes is common in winter as these pipes are not inspected for blockages in the summer as required. Minor stormwater infrastructure is cleaned throughout the year with the employment of EPWP workers. Major infrastructure is cleaned per an annual programme. The Draft Reviewed IDP 2019-2020 indicated that some areas within the Witzenberg Municipality have inadequate stormwater systems. The existing stormwater infrastructure within Witzenberg is made up of 68.6 km of reticulation and 35.6 km of open channel. The condition of the storm water infrastructure was assessed based on blockage and structural integrity. 92% was found to be less than 25% blocked, 3% partially blocked, and 5% full of material (litter or debris). 46% of the structures were in a good condition, 39% were found to be in fair condition, and 15% were found to be in poor (damaged or broken) condition. For the study area, 28% of the Witzenberg PCSWMM model (existing minor system) require new stormwater infrastructure (upgrades, replacements, and additional stormwater systems). Pipe replacement and new minor systems for resolving the problem areas are proposed. The total cost estimate for the installation and upgrading of the local minor stormwater network to either the

1:2 year and 1:5 year return period standard amounts to R180.8 million, excluding long-term upgrade proposals, and R190.2 million including long-term upgrade proposals. The hydrological analyses have indicated that the future developments require the inclusion of detention facilities in the modelling in order to reduce the estimated post-development flood peaks to the predevelopment flood peaks. Where practically possible, developments should be required to accommodate the difference between the pre and post development run-offs up to the 1:50 year flood, on the development. This will reduce major and minor stormwater run-off and improve water quality.

Detention ponds are modelled and proposed to be implemented to reduce the future peak floods within the Witzenberg Municipal area. The high-level cost estimate to construct these detention ponds amounts to R159.9 million. The bulk stormwater infrastructure required to connect the future developments to existing watercourses or the existing stormwater network amounts to R19.7 million.

A bridge / culvert assessment was conducted during the drafting of the Municipal Roads Master Plan in 2020, this assessment is a requirement as part of the Cape Winelands District Municipality RRAMS⁸. During the inspection, the five (5) bridges were found to be in acceptable condition, with some repairs required. At Twee Jonge Gezellen St Bridge in Tulbagh, a follow-up inspection is due. The three (3) major culverts were in acceptable condition. Over the next 5 years, urgent and most significant repairs and

⁸ Rural Roads Asset Management Systems

improvements include cracked and spalling concrete and installation of guardrails.

Table 22: Conditions of Culverts & Bridges

Pedestrian Bridges	Rietvalley Pedestrian Bridge (Ceres)	Average Condition.	Several deck wooden planks are rotten and are a tripping hazard. Requires Upgrading/Maintenance.	Both urgent and less urgent.
	Gemsbok Street Pedestrian Bridge (Tulbagh)	Steel Structure: Acceptable Condition. Plastic Walkway: Requires replacement.	Concrete nosing poorly constructed and loose planks are tripping hazard. Requires Upgrading/Maintenance.	Urgent.
	Kerk Street Pedestrian Bridge (ODB)	Not inspected.	Fulfilling temporary purpose adequately.	-
	Bergsig Road Pedestrian Bridge (ODB)	Good Condition.	No repairs required.	
	Voortrekker St Culvert (Major Culvert) (PAH)	Acceptable Condition.	Overgrown by reeds. Clear reeds to inspect cell walls.	Less Urgent.
Culverts	Waboom Street Culvert (Major Culvert) (PAH)	Average Condition.	Impact damage to gabion top of wingwall. Requires Upgrading (To enhance structural and user safety) / Maintenance.	Partially Urgent.
	Wheeler Culvert (Major Culvert) (Tulbagh)	Acceptable Condition.	Upgrade Required.	Partially Urgent.
Bridge	Twee Jonge Gezellen Street Bridge (Tulbagh)	Acceptable Condition.	Upgrade Required (To enhance structural and user safety).	Urgent

Witzenberg Municipality has a centralized stormwater database, allowing for better data management, enabling officials to view, query, store, and maintain

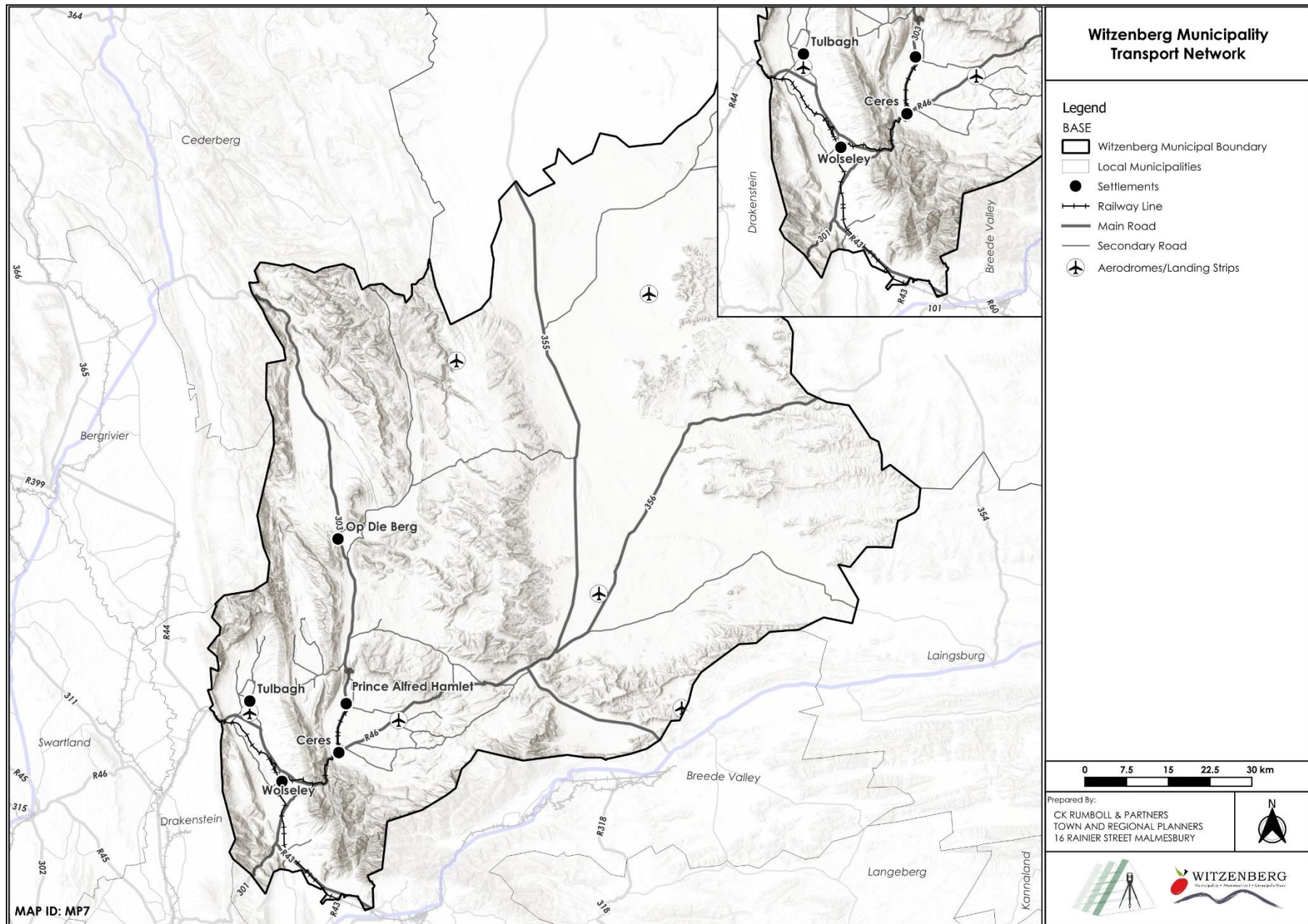
key information in one place. A partnership with the Department of Local Government and the Development Bank of South Africa (DBSA) supports the development of municipal roads and stormwater master plans, as only Prince Alfred's Hamlet and Tulbagh have stormwater plans in place.

Directives

- Peak flows downstream of new developments may not be increased above those generated by the original rural, or undeveloped catchment. In order to achieve this, flood attenuation structures (detention/retention ponds) should become mandatory for all new developments.
- Promote the utilisation of all the existing possible retention/detention facilities available.
- Support the development of a multi-stage outlet to attenuate the 2 to 50 year recurrence intervals, to predevelopment levels and accommodate future development around existing retention/detention facilities.
- Ensure that proposed developments located adjacent to rivers/ major watercourses and confluences to these rivers adhere to the requirements of the City of Cape Town's "Floodplain and River Corridor Management Policy".
- Promote the determination of an ecological buffer width⁹ for significant watercourses and wetlands as per "Floodplain and River Corridor Management Policy".
- Encourage incorporation of stormwater servitudes in future development as part of the development of public open spaces areas to route the major storms overland and minor storms in an underground pipe system from the future development sub-catchments. Servitudes to be accommodated along major stormwater routes.

⁹ Within the City of Cape Town metropolitan area the ecological buffer width varies between 10m and 40m for watercourses, and up to 75m for wetlands. A minimum buffer of 10m should be allowed for concrete canals as per "Floodplain and River Corridor Management Policy" (2009).

Map 19: Transport Network



2.3.4 Water / Infrastructure

Water Sources

The Municipal Water Master plan shows water pressures in Nduli, Bella Vista, Wolseley, areas in Tulbagh, Prince Alfred's Hamlet and Op-die-Berg.

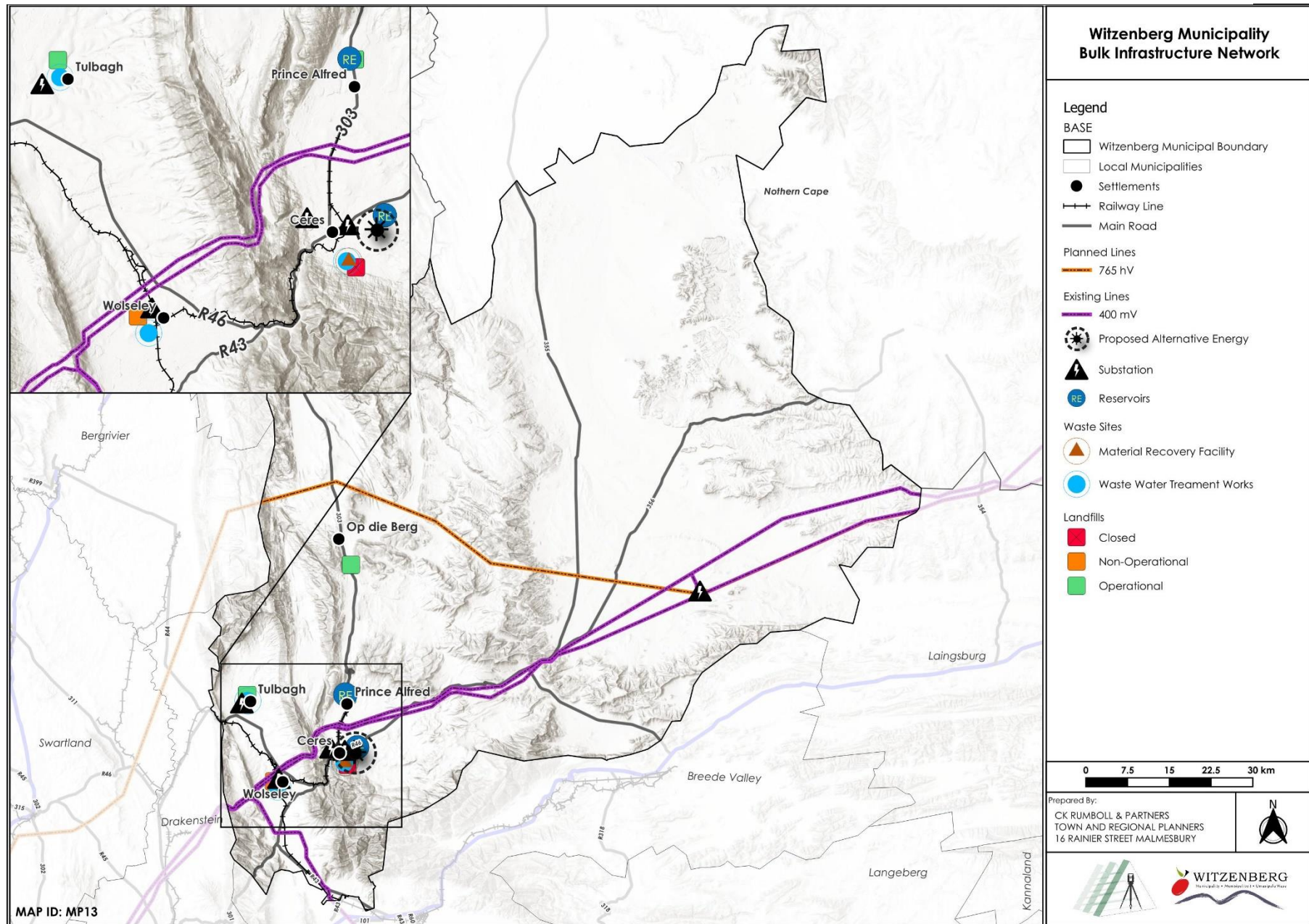
Table 23: Existing Water System summary - Reservoirs and Water Towers

	Name	Type	Capacity (kL)	TWL (m.a.s.l.)
Ceres	Bella Vista reservoirs	Reservoir	4 000	512.0
	Bella Vista tower	Tower	500	522.0
	Nduli reservoirs	Reservoir	5 250	509.0
	Groenplaatjie reservoir 1	Reservoir	5 000	542.7
	Groenplaatjie reservoir 2	Reservoir	3 000	542.7
	Sub-Total		17 750	
Tulbagh	Tulbagh Lower reservoir 1	Reservoir	800	199.5
	Tulbagh Lower reservoir 2	Reservoir	1 000	199.5
	Tulbagh tower	Tower	250	222.7
	Sub-Total		2 050	
PAH	PAH reservoir 1	Reservoir	500	545.5
	PAH reservoir 2	Reservoir	500	545.5
	PAH reservoir 3	Reservoir	500	545.5
	PAH reservoir 4	Reservoir	500	545.5
	Sub-Total		2 000	
ODB	Fontein reservoir	Reservoir	50	981.6
	Odendaal reservoir 1	Reservoir	500	1002.4
	Odendaal reservoir 2	Reservoir	60	1002.4
	North reservoir	Reservoir	-	-
	Sub-Total		610	
Wolseley	Cerespad reservoir 1	Reservoir	680	311.5
	Cerespad reservoir 2	Reservoir	6 000	311.5
	Stamperstraat reservoir	Reservoir	4 500	285.0
	Sub-Total		11 180	
	Grand Total		33 590	

Directives

- Manage water demand to permanently reduce demand and avoid future capital expenditure.
- Improve and upgrade existing water distribution systems, with insufficient capacity, to supply future demand. Maintain reservoirs at all settlements.
- Support a long-term water conservation and water demand management strategy study to define priorities for water loss reduction, and demand management measures for each settlement.
- Investigate and resolve low water pressure issues, particularly where daily demand is below total system capacity. Facilitate proper water pressure management given the landscape/ topography.
- Optimise infrastructure performance and conduct regular leak detection, maintenance and monitoring.

Map 20: Infrastructure Network



2.3.5 Waste

A long-standing international partnership with Essen Municipality in Belgium has enabled the municipality to significantly improve its waste management systems by implementing the Waste Management Programme (Witzenberg Municipality, 2023).

Waste management facilities in the Witzenberg Municipal Area are listed below: (Witzenberg Municipality, 2012).

Table 24: Municipal Waste Sites

Location	Site Status:	Notes and Challenges:
Worcester (Regional)	Approved	- Accommodating the municipalities (Witzenberg, Breederiver and Langeberg).
Ceres – (Material Recovery Facility)	Operational	- Materials Recovery Facility which processes recyclables is fully operational.
Wolseley Landfill	Operational	- Site is currently occupied by informal structures. - This site had interim status as a landfill facility, with its permit expiring in 2013. Witzenberg Municipality needs to obtain the rights to reapply to ensure long-term viability. - As the site services Ceres, Wolseley, Tulbagh, and Prince Alfred's Hamlet, capacity upgrades are necessitated.
Tulbagh Landfill	Operational	- Waste disposal is limited to garden waste and builders' rubble. - Room for improvement in site management, operational efficiency, and compliance with waste management standards.
Prince Alfred's Hamlet	Operational	- The only fully operational site, out of the 5 licenced landfill sites in WM.
Op-die-Berg Landfill	Operational/ to be closed	- This site was licensed as a communal landfill to accommodate larger volumes of waste from nearby communities. As nearby communities grew, the site's capacity to handle waste effectively became increasingly strained given the trench methodology used.

Directives

- Promote waste reduction, reuse and recycling.
- Reduction:
 - Promote waste separation at the sources of origin.
- Recycling:
 - Provide recycling igloo spaces/ waste separation and collection spaces in all settlements.
 - Provide for recycling space/ facilities at transfer stations (Such space is provided at the landfill site).
- Reuse:
 - Encourage providing garden waste to private composting plants and building rubble to infill projects.
 - Provide spatially for waste re-use plants on or close to site at agri and fish processing and industrial facilities.
- Secure funds and implement the IWMP:
 - Given the establishment of a regional landfill, waste disposal will be regulated by an Integrated Waste Management by-law for all waste management facilities. Such a by-law will fast-track integrated waste management as all local waste disposal facilities and systems will be audited on a regular basis as required in terms of each respective waste permit.
- Maintain a minimum of 500m buffer around solid waste sites where no residential development or other habitation development should be located.
- Highlight areas requiring law enforcement to regulate illegal dumping.
- Institute regular waste removal services and the building of transfer stations and recycling depots at strategically located sites to address challenges related to the Op-die-Berg Landfill.

2.3.6 Sewage/ Wastewater

According to the Witzenberg Spatial Development Framework, Witzenberg municipality services 13,984 consumer units for water and 13,155 for sewerage across its urban areas. The region is supported by an extensive infrastructure network, with 224 km of water pipes and 199 km of sewer pipes, featuring varying diameters to accommodate different areas. Wastewater treatment works are located in Ceres WWTW, Wolseley WWTW, Tulbagh WWTW and Op-die-Berg WWTW.

All urban areas have access to water connections, except for the informal settlements in Tulbagh, Wolseley, and N'Duli, which rely on communal water points. Similarly, while most urban areas are connected to sewer networks, about 25% of consumers in Op-die-Berg and Prince Alfred's Hamlet are not connected to a sewer system. Instead, they use septic tanks, which are emptied upon request. The septic tanks in these areas are serviced by two sewerage trucks that cover a vast area of 10,753 km², predominantly rural regions (Witzenberg Municipality, 2012).

The informal settlements, though lacking individual connections, are provided with communal toilets to ensure basic sanitation.

Significantly, the Wolseley Wastewater Treatment Works (WWTW) Green Drop score was 86%. It scored well on all criteria except for effluent and sludge compliance. Despite scoring well for microbiological and physical compliance of the final effluent, the chemical compliance score was only

42%. Wolseley WWTW also did not have sludge classification during the assessment period. The Wolseley WWTW is not a poorly performing WWTW, as is evident from its Green Drop score of 86%. Nevertheless, the Green Drop Report 2022 indicates that the Municipality has budgeted R1.9m for plant and equipment upgrades at the Wolseley WWTW using internal funds. This, together with appropriate management actions, will hopefully result in this WWTW achieving Green Drop certification in the next round (Western Cape Provincial Parliament, 2022). The sewerage system includes 6 booster pump stations. Mechanical and civil upgrades to the plant are planned to ensure that the plant performs at an optimum level and to ensure compliance with national standards.

Overall, urgent upgrading of sewerage works and plans to address challenges experienced is needed.

Challenges include:

- Sludge handling and sludge disposal, experienced at most Wastewater Treatment plants.
- Availability of adequate and qualified staff.
- Vandalism at specific plants and at critical pump stations.
- The placement of skips in open spaces within residential areas, intended only as a temporary measure, has become problematic. When the skips are removed, illegal dumping often continues at the same locations. The skips are also often used to dispose of environmentally and health-hazardous materials, including animal carcasses.

Table 25: Municipal WWTP

Name	Capacity	IPDWF (L/s)	Process
Ceres WWTP	9905	±300	
Tulbagh WWTP	957	±57	Activated Sludge
Op-Die-Berg WWTP	300	±10	
Wolseley WWTP	1850	±85	

Directives

Integrated Sanitation and Wastewater Strategy:

- Re-use wastewater at the municipal level.
- Promote off-grid, small-bore, dry and alternative technologies such as biogas (permanent occupation) or enviro-loos/biolytic filters/ventilated improved pit latrines (VIPL) (also suitable for periodic occupation).
- Implement master plan, increasing total sewer system capacity across the municipality, as communities in informal settlements and rural regions are not connected, and would thereafter require regular maintenance of infrastructure.
- Promote alternative forms of sewerage disposal and treatment for new developments: minimise wastewater pollution of surface and groundwater, as well as deter vandalism.
- Protect all wetland ecosystems. Maintain their ecological and stormwater purification function. Prohibit water abstraction from and effluent discharge into wetlands.
- Where urban development proposals will exceed infrastructure capacity, qualified staff should be able to assess applications and turn down proposals pending provision made to deal with the additional loads.

2.3.7 Energy

According to the Witzenberg Municipality's Amended Integrated Development Plan (IDP), in Ceres, the cable network is considered adequate to handle a reasonable increase in capacity over the short to medium term. However, Wolseley and Tulbagh face challenges with an insufficient cable capacity of only 2.38 MVA, which fails to meet the Maximum Notified Demand. This necessitates replacing the current 35 mm cables with 70 mm cables to support future growth. The Electricity Master Plan for Ceres, Wolseley and Tulbagh was updated in the 2022/23 financial year with MER funding from the Western Cape Government. It includes a condition assessment of the major network components, information that is considered critical when determining future budget requirements.

A significant constraint, however, lies with Eskom's bulk electricity provision. The Eskom network is under severe capacity pressure across Witzenberg, with demand regularly exceeding the Notified Maximum Demand (NMD). This not only impacts the ability to expand supply but also results in penalties being levied on the Municipality. These constraints present a major risk to Local Economic Development (LED), as they limit growth potential and investment opportunities.

While the Municipality is upgrading street and public lighting to enhance safety, challenges such as cable theft and vandalism continue to undermine efforts to provide reliable electricity and lighting. In certain areas, especially N'Duli and Pine Valley (Wolseley), illegal connections are a significant

concern. These unauthorised connections not only increase electrical losses but also lead to lost income and pose public safety risks.

Table 26: Electrical Capacity

Major Towns	Notified Maximum Demand	Maximum Demand Growth (NMD) from previous years	Maximum Demand Peak (NMD)
Ceres	36.5 MVA (Additional 5 MVA applied for in 2019 and additional 1 MVA in 2022).	+0.29 MVA	36.21 MVA
Wolseley	5.2MVA.	+ 0.4 MVA	4.80 MVA
Tulbagh	4.5 MVA (additional 2 MVA applied for in 2023).	+ 0.12 MVA	4.62 MVA

Electricity Demand and Supply

Electricity power stations that supply areas such as Ceres (Ceres power station, Bon Chretien substation), Wolseley (Wolseley substation) and Tulbagh (Tulbagh substation).

Although the Municipality has effectively managed overall electricity losses, keeping it at 10.5% annually, which is just above the Department of Energy's norm, the Amended Integrated Development Plan further states that certain areas like N'Duli see losses exceeding 85%, as only 15% of the electricity supplied is metered. The situation worsens in winter, with the N'Duli network frequently tripping due to overload, disrupting services for legitimate consumers. However, the Municipality is in the final stages of implementing an Illegal Connection Strategy, which is expected to significantly reduce losses once fully operational. The goal is to bring total losses below 9% once all affected areas are addressed.

Directives

Development of a Municipal Electricity Master Plan (MEMP):

- Finalise and implement the MEMP to guide the long-term development of the Municipality's electricity system. This plan should:
 - Address current and projected energy demand and infrastructure needs.
 - Identify areas for new energy generation facilities and the integration of distributed energy resources like rooftop solar panels.
 - Include a funding model for infrastructure upgrades, ensuring that necessary investments are prioritised.
 - Promote spatial planning informed by energy demand projections to ensure that new developments are served by adequate infrastructure.
- Collaboration with External Stakeholders:
 - Maintain collaboration with external partners, such as Eskom, renewable energy providers, and other stakeholders, to ensure a sustainable energy supply and reduce dependency on traditional power sources.
 - Leverage twinning agreements with international municipalities, like Essen, Belgium, to share knowledge and implement innovative solutions for waste avoidance and energy management.

2.3.8 Cemetery

Due to population growth, the Amended Integrated Development Plan maintains that the demand for burial space has significantly increased, leading to overcapacity at existing cemeteries. This escalating demand requires a strategic approach to ensure that there is adequate space to meet future needs. Currently, areas like Ceres, Bella Vista, N'Duli, and Op-die-Berg face urgent need for additional burial sites. Approximately 4 hectares of land will be required to accommodate the growing demand for burial space in these areas.

Due to the scarcity of suitable land, the municipality is exploring the option of developing a regional burial site to serve the greater Ceres area, which could help alleviate some of the pressure on local cemeteries. While Wolseley and Tulbagh cemeteries have the potential for expansion, both require significant upgrades, including fencing to prevent increasing instances of vandalism and theft that have become a major concern in recent years.

Table 27: Cemeteries

Names	Service areas and Issues
Wolseley	Wolseley (soil and vandalism issues).
Tulbagh	Tulbagh (adjacent area available for expansion; soil issue).
Prince Alfred's Hamlet	Prince Alfred's Hamlet (water table issue).
Bella Vista	Bella Vista (also serves Ceres and Nduli; water table issue. Would have reached capacity by 2022).

Table 28: Land Required for Cemeteries

Settlement	2025	2030	2035	10 Year Total Land Required
Ceres	0,32	0,36	0,40	1,09
Wolseley	0,13	0,15	0,16	0,44
Tulbagh	0,11	0,12	0,14	0,37
PAH	0,07	0,08	0,09	0,24
ODB	0,03	0,03	0,04	0,10
Non-Urban	0,34	0,38	0,43	1,16
Total Municipal Land Required for Cemeteries	1,01	1,13	1,26	3,40

Directives

- Identify and Secure Land for New Cemeteries.
- Expand and Upgrade Existing Cemeteries:
 - Expand Wolseley and Tulbagh cemeteries to accommodate future demand, ensuring that all new plots are accessible and adequately planned.
 - Invest in security measures, such as installing proper fencing, to combat vandalism and theft at existing cemeteries.

2.3.9 Amenities

The following table provides an overview of the current provision of amenities per settlement. Each settlement has been classified according to the CSIR Guidelines (see section on Settlement Function), which uses total population figures to determine the appropriate settlement type. This classification forms the basis for assessing the adequate provision of existing amenities in relation to current population needs. The number and type of existing amenities within each settlement were recorded and compared against the normative standards set out in the CSIR Guidelines to identify any existing gaps or surpluses. The 2025 population figures used in this analysis are based on the latest available estimates and provide a baseline for future spatial planning.

Settlement Classification	E Small towns/isolated regional service centres		G Village				H Remote Village	
	25 000-60 000		5 000- 25 000				500-5 000	
2025 Population	53 033			21 545	18 230	11 601	4 972	
Amenity Type	NORM	Ceres	NORM	Wolseley	Tulbagh	Prince Alfred's Hamlet	NORM	ODB
Health & Emergency Services								
District Hospital (L1) (DH), Specialised (S)	NR	1	NR	NR	NR	NR	NR	0
Community Health Centre	60 000	0	NR	NR	NR	NR	NR	0
Primary Health Clinic	24 000 - 70 000	4	5 000 - 7 000	1	1	1	5 000 - 7 000	1
Satellite (S)	NR	NR	V	0	0	0	V	0
Mobile (M)	NR	2	V	1	2	1	V	1
Municipal Fire Station	V	1	NR	1	1	0	NR	1
District Fire Station	V	1	NR	NR	NR	NR	NR	NR
Fire Bakkie	V	V	NR	V	V	V	NR	NR
Fire Bakkie Deployment Pump	V	V	V	V	V	V	V	V
Police Station - SAPS Contact Point (24km)	NR	1	V	1	1	1	V	1 Satellite
Civic								
Home Affairs – medium office	N/R	0	NR	0	0	0	NR	0
Home Affairs – small office	40 000	1	NR	0	NR	NR	NR	NR
Thusong Centre (community-based “one-stop” development centre)	1 Per Mun	1	NR	NR	NR	NR	NR	NR
Magistrate's Court	V	1	NR	0	1	0	V	0
Municipal Office	1 Per Mun	1	1 Per Mun	1	1	1	1 Per Mun	0
Solid Waste Disposal Site and Recycling Depot	N/A	1	NR	1	1	1	V	1
Cultural								
Community Performing Arts Centre	50 000 (20km)	1	NR	NR	NR	NR	NR	NR
Museum - medium / small	V	1	V	V	1	V	V	0
Local Library	20 000	4	5 000	1	2	1	V	1

Mobile Library / Periodic Library	V	V	V	V	V	V	V	V
Social Services								
Community Hall – large	60 000		10 000 - 15 000				NR	0
Community Hall – medium/small (fringe areas)	10 000 - 15 000	1	10 000 - 15 000	1	3	1	NR	0
Children's Home	V	0	V	0	1	0	NR	0
Home for the Aged	V	2	V	0	1	1	NR	0
Service Centres for Older Persons	NR	2	NR	1	1	0	NR	0
ICT Access Point	10000	0	10 000+	0	0	0	5 000 - 10 000	0
Post Office/Agency with post boxes	10 000- 20 000	1	10 000 - 20 000	1	1	1	V	1
SASSA Office (Social Service Office)	40 000	0	40 000	0	0	0	40 000	0
Social Grant Pay Point	V	0	V				V	
Education								
Further Education and Training	V	0	NR	0	0	0	NR	0
Secondary School	12 500	4	12 500	1	1	0	2 500	1
Primary School (Including intermediate school & Private)	7 000	6	7 000	3	3	2	1 000	1
ABET (A) /Skills Training (S)	V	0	V	0	0	0	NR	0
Special Education	TBD	0	TBD	0	0	0	NR	0
Grade R Class at Primary School	1 000	20	1 000	8	6	5	1 000	2
ECD Resource Hub and Care Centre	20000	1	NR	1	1	0	NR	0
Small Crèche / Early Childhood Development Centre	3 000	0	2 400 - 3 000	0	0	0	V	0
Recreation Facilities								
Local/Neighbourhood Park (includes play equipment for children)	15 000	0	1 000				1 000	
Level surface playing field	NR		3 000				1 000	
Sports Complex	60 000	3	15 000	1	2	0	NR	0
Grassed Surface (2 football fields equivalent) with or without 500 seat stand	30 000	9	30 000	2	3	4	NR	1
Cricket Oval	60 000	3	NR	1	1	2	NR	0
Athletics/Cricket Stadium (grassed field/ athletics track / stand 3000/ seats)	60 000	3	NR	3	1	4	NR	1
Combi-court surface (x2)	15 000	11	15 000	0	5	3	NR	2
Community Pool	80 000	1	10 000	1	1	1	NR	0

2.3.10 Tourism

According to Witzenberg IDP (2024), tourism is regarded as a key driver of Local Economic Development (LED) in Witzenberg. The local municipality facilitates tourism through service level agreements (SLAs) with three Local Tourism Organisations (LTOs), such as Ceres Business Initiative, Tulbagh Tourism Bureau and Wolseley Tourism Bureau, which promote the area and support local businesses by attracting investment.

The Witzenberg IDP (2024) notes that the sector has experienced strong growth and now contributes significantly to the local economy. In addition to adventure tourism, activities such as fishing, community festivals, seasonal snowfall in Ceres, agritourism, and fruit tours draw a range of tourists from Cape Town, other parts of the Western Cape, and inland provinces.

Agritourism in particular is growing, as local farmers diversify into tourism-related enterprises to supplement income. The scenic agricultural landscape featuring productive farmland, mountain backdrops, and wilderness areas forms the foundation of the region's tourism appeal. Some farms now operate primarily as tourism destinations, catering to both local and international visitors.

The Witzenberg SDF (2020) recognizes the municipality's value in scientific, recreational, aesthetic, economic, and cultural terms. Regionally, Witzenberg functions as a gateway to the Warm and Koue Bokkeveld and the Tankwa Karoo, making it a vital tourism node in the Cape Winelands and Karoo. It is

important to note that rural tourism, especially agri-based initiatives, is preserved and developed in a manner that does not compromise the environmental and cultural character of these areas.

The Department of Tourism (2025), in the *Bojanala: Tourism Newsletter*, highlights the Tulbagh Wine Route as a key destination within Witzenberg. Tulbagh, a Priority Development Area, lies in a valley surrounded by mountains and features a mix of historic wine estates and new boutique wineries. Church Street in Tulbagh, with its provincial heritage monuments, is a key heritage attraction.

Despite these strengths, the Witzenberg SDF (2020) notes that a comprehensive heritage inventory for the full municipal area, particularly in Ceres and the Tankwa Karoo, is still lacking. Some heritage resources have been listed by the South African Heritage Resources Agency (SAHRA) and other secondary sources. The Witzenberg Zoning Scheme provides for overlay zones to manage specific land use challenges. Tulbagh's Church Street has already been designated as a heritage overlay zone to protect its historic value.

Tourism Demand Trends

Tourism in Witzenberg is largely driven by visits to friends and relatives, which, while recording the highest tourist volumes (25 100 visitors in 2021),

showed a modest decline of -1.61% per year over the past decade. Business tourism, by contrast, experienced the sharpest decline at -12.06% annually.

Most visitors to Witzenberg originate from other regions within South Africa (87.95%), though domestic trips declined by -2.10% annually from 2011 to 2021. International visitors account for 12.05% of trips, and while total international arrivals declined by -8.91% annually, their average length of stay increased, resulting in international tourists overtaking domestic tourists in total bednights spent.

In terms of spending, Witzenberg recorded R589 million in tourism expenditure in 2021, reflecting steady growth of 4.4% annually since 2011. Tourism spend per capita was R4 250, ranking the municipality fourth in the Cape Winelands.

Directives

- Support the development of agriculture-based tourism, particularly in the Bokkeveld and Tankwa Karoo regions, while ensuring that development is environmentally and culturally appropriate.
- Implement and promote new tourism routes that support social cohesion and extend tourism activity into townships and rural areas, linking cultural, historical, and natural assets.
- Prioritize the compilation of a full municipal heritage inventory, with particular focus on underrepresented areas like Ceres and Tulbagh, to inform planning and conservation.

- Extend the use of heritage overlay zones beyond Tulbagh where necessary, to safeguard important cultural landscapes and manage land use around heritage assets appropriately.
- Enable the collaboration between Local Tourism Organizations and the farmers to enhance and provide an inclusive environment that will be of benefit to the municipality and greater district.
- Tourism potential of waterbodies should be investigated.

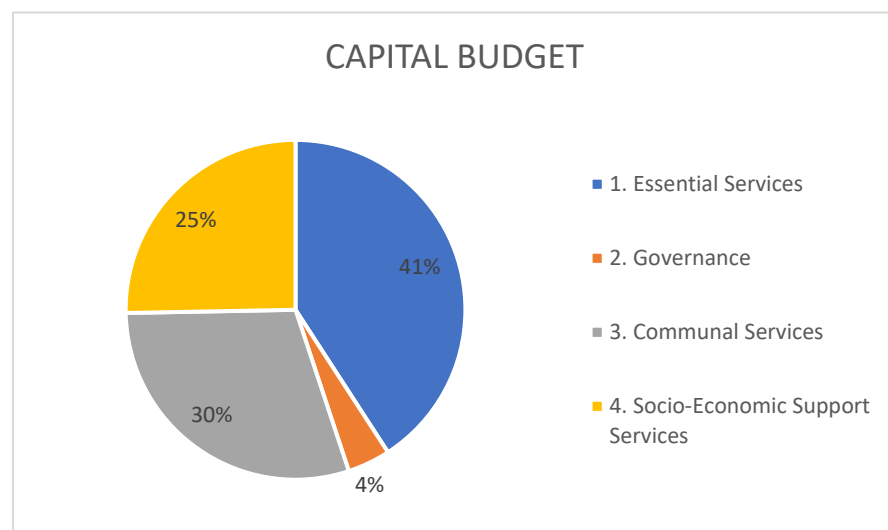
2.3.11 Three-Year Municipal Capital Expenditure

The Witzenberg Municipal Service Delivery and Budget Implementation Plan (SDBIP) outlines the municipality's **three-year capital expenditure plan** for the 2025/26, 2026/27, and 2027/28 financial years. Expenditure is aligned to the **municipal IDP's Key Performance Indicators (KPIs)** and associated Strategic Objectives. A detailed list of projects is provided in *Annexure 6*.

Capital Expenditure Allocation

The capital budget has been distributed across four major KPIs as follows:

IDP KPI	R	%
1. Essential Services	R32 511 186	41%
2. Governance	R3 280 000	4%
3. Communal Services	R23 966 639	30%
4. Socio-Economic Support Services	R20 289 000	25%
TOTAL	R80 046 825	100%



KPI 1: Essential Services – R 32 511 186

For essential services (KPI 01), which include Water Services, Sanitation Services, Roads and Stormwater, Transport Management, Electrical Services, Street Lighting, and Solid Waste Management and Collection, Witzenberg has allocated a total of R32 511 186. These funds are earmarked for the provision and maintenance of basic infrastructure, as well as for improving essential services to meet the needs of informal settlements. Key projects include the development of a taxi rank for Ceres/Bella Vista, the provision of toilets in informal settlements, and the upgrading and/or replacement of bulk infrastructure.

KPI 2: Governance – R 3 280 000

Governance (KPI 02) includes sections such as Human Resources, Administration, Information Technology, Internal Audit and Risk Management, Performance Management, Traffic and Law Enforcement, Building Control, Town Planning, Financial Administration, Income, Supply Chain Management, Integrated Development Planning, Legal and Property Management, and Council. These funds are intended to support institutional transformation and development, ensure financial viability, and maintain and strengthen stakeholder relations. Key projects include upgrades to the traffic department and workshop buildings, vehicle replacements, and the acquisition of furniture and equipment.

KPI 3: Communal Services – R 23 966 639

Communal Services (KPI 03) include Environmental Management, Open Spaces, Air and Noise Pollution, Trading Regulations, Amusement Facilities, Cemeteries, Fencing, Amenities, Sport Facilities, and Parks and Recreation. These funds are aimed at providing and maintaining facilities and environments that enhance residents' quality of life. Key projects include acquiring land for a regional cemetery (Ceres/Bella Vista), upgrading streetlights and community halls (Kliprug and Wolseley), and purchasing equipment for air quality monitoring and firefighting.

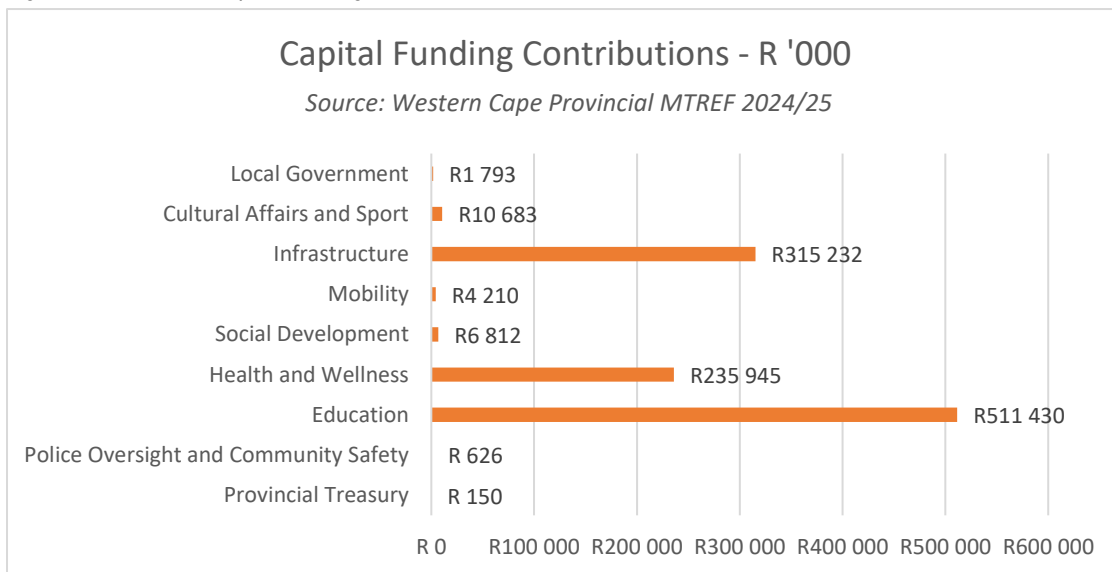
KPI 4: Socio-Economic Support Services – R 20 289 000

The fourth KPI, Socio-Economic Support Services, is a cross-departmental KPI encompassing Social Development, Local Economic Development, Indigent Support, Housing, and Job Creation. This KPI aims at creating an enabling environment that supports the local economy. Key projects include upgrading power stations, rehabilitating Cellier Street, providing infrastructure for informal traders (Op-die-Berg), and upgrading the main roads in Ceres and Tulbagh.

Western Cape Provincial Government MTREF 2024/25

The 2024/25 Western Cape Provincial Medium-Term Revenue and Expenditure Framework (MTREF) outlines estimated capital funding allocations from various provincial departments for the 2024/2025 financial year. Witzenberg Local Municipality did not receive any capital allocations from the Department of the Premier, the Provincial Parliament, Departments of Environmental Affairs and Development Planning (DEA&DP), Agriculture, and Economic Development and Tourism. In contrast, the Departments of Education, Infrastructure, and Health and Wellness were the primary contributors, collectively accounting for ±98% of the total capital funding directed to Witzenberg through provincial departmental programmes.

Figure 22: Provincial Capital Funding 2024/25



Directives

- Allocate dedicated budget lines, specifically for Human Settlements and Spatial Development Framework (SDF) implementation, as the current absence of funding limits the municipality's ability to manage growth, address informal settlements, and attract development.
- Allocate budget to strategic infrastructure priorities. Prioritise infrastructure projects according to settlement hierarchy, growth potential and optimal return on investment, as set out in the WCIF 2050.
- Invest in detailed housing market studies and urban planning to create a clear, phased development plan that can attract provincial and external funding.
- Dedicate resources to local economic development initiatives and investor confidence to facilitate and address the current perception of Witzenberg being overlooked.
- Support small business development and skills training aligned with the municipality's economic profile.
- Increase budget prioritisation for community services, especially in areas of social welfare, youth development, and sport and recreation programmes, which have shown lower expenditure but are important for social development.
- Use social infrastructure investment as a foundation to reduce vulnerability and support sustainable communities.

2.3.12 Human Settlements & Tenure

Spatial Transformation

While this MSDF recognises the importance of spatial transformation, several factors constrain the effective implementation of spatial transformation within the Witzenberg Municipal area.

A primary limitation is the municipality's topographical profile, characterised by extensive mountainous terrain. These physical constraints significantly increase the cost and technical complexity of infrastructure provision, bulk service installation, and network connectivity. As a result, the feasibility of expanding the urban footprint into new areas is limited.

In addition, Witzenberg is defined by the presence of high-potential agricultural land in close proximity to existing urban settlements. This land is a critical economic asset, forming the backbone of the local economy and sustaining employment, particularly for low-skilled and historically disadvantaged communities. The conversion of such land for residential or urban development would therefore undermine local livelihoods and contradict broader objectives of economic sustainability and food security.

The municipality also exhibits a spatial pattern where industrial and agricultural activities are closely integrated with urban areas. While this proximity supports employment accessibility, it simultaneously constrains opportunities for residential expansion and spatial restructuring. Given the limited availability of public transport, there is a strong reliance on the spatial

proximity between places of residence and employment. Any attempt to relocate or spatially separate these functions risks exacerbating socio-economic vulnerability.

These challenges are evident in specific settlements. In Ceres, for example, areas such as Bella Vista and Nduli are located on the periphery of the main town and require spatial transformation interventions. However, expansion or restructuring is constrained by surrounding agricultural land and existing industrial uses. Similarly, Op-die-Berg (ODB) faces severe spatial limitations due to mountainous terrain on one side and high-value agricultural land on the other, effectively restricting outward growth and limiting opportunities for residential development.

Given these constraints, the identification of greenfield sites for spatial transformation is both difficult and, in many cases, undesirable. Instead, the MSDF appropriately prioritises in-situ upgrading of underdeveloped and informal areas, alongside the completion of existing housing initiatives such as the Vredebes housing development. This approach aligns with principles of spatial efficiency, socio-economic inclusion, and the protection of critical economic resources.

Housing Backlog

The estimated housing backlog/ waiting list total is 8 603. The backlog per settlement as per waiting list and hectares of land required to provide for tenure opportunities is tabulated per settlement:

Settlement	Waiting list	Land Required
Ceres	4196	62,94
Op-die-Berg	873	13,10
Prince Alfred's Hamlet	1227	18,41
Tulbagh	998	14,97
Wolseley	1309	19,64
Total	8 603	129,05

Informal settlements

Informal settlement data was provided by both the Department of Infrastructure: Human Settlements and Witzenberg Municipality (January 2025). A comparison between the two datasets revealed significant discrepancies, highlighting the rapid expansion of informal settlements in recent years, likely influenced by both the relative economic stability of the municipality during the COVID-19 pandemic and overall urbanization.

Since the approval of the current MSDF in 2020, the number of structures in the oldest informal settlement at Ceres, Polocross (which includes Mooiblom, Zibonele, Polocross, Nkonjane, Mnandi, Eluxolweni and Amos), has grown from approximately 498 to almost 1 200 structures by 2025, almost three times larger than in 2020. Overall, the number of informal structures recorded has increased from 1 509 in 2020 to 8 475 in 2025, which reflects more than a fivefold increase over five years.

Approximately 83.73 hectares of land across municipal settlements are currently informally occupied, with 30% of this located in Wolseley.

Directives

Witzenberg Spatial Development Framework 2026-2031

- Prioritise the urgent development of a comprehensive Human Settlement Plan and Housing Market Study to inform decision-making, coordinate funding applications, and guide spatial investment priorities.
- Undertake a comprehensive informal settlement study to assess the scale, growth dynamics, and service delivery needs of informal settlements, with the aim of developing appropriate management, upgrading, and integration.
- Explore public-private partnerships to unlock underutilised state-owned or strategically located private land for housing.
- Implement an incremental formalisation strategy for land that is informally occupied and suitable to develop, ensuring tenure security and access to basic services.
- Encourage higher-density residential typologies within the existing urban edge to optimise land use and reduce infrastructure costs.
- Integrate social, rental, and gap housing within mixed-income developments to cater to diverse household needs and reduce spatial inequality.
- Use the MSDF and its findings to advocate for increased provincial support, including land release, infrastructure grants, and technical assistance.
- Position Witzenberg as a regional growth node by showcasing its stable economy.
- Establish a live spatial database to track informal settlement growth in real-time, allowing for rapid response and better planning coordination between municipal departments and provincial actors.

Figure 23: Number of Informal Structures

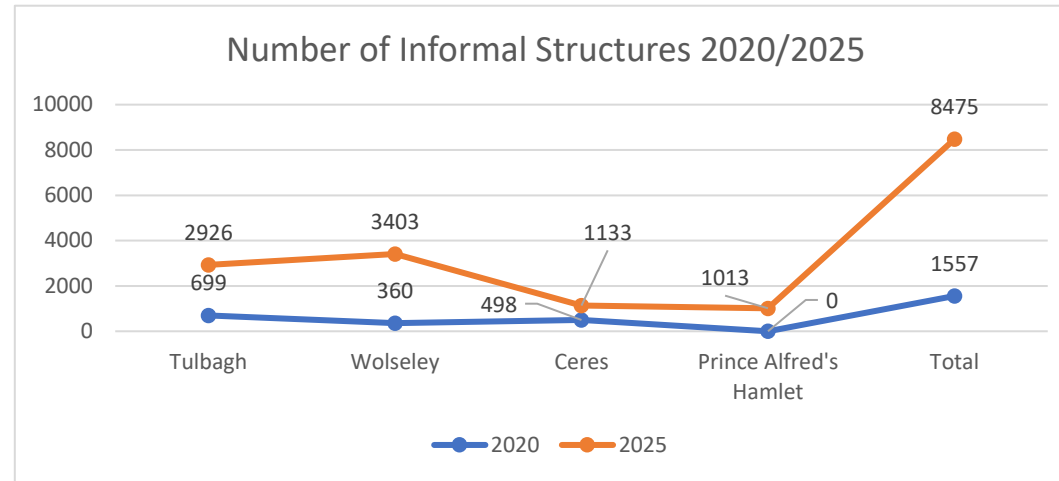
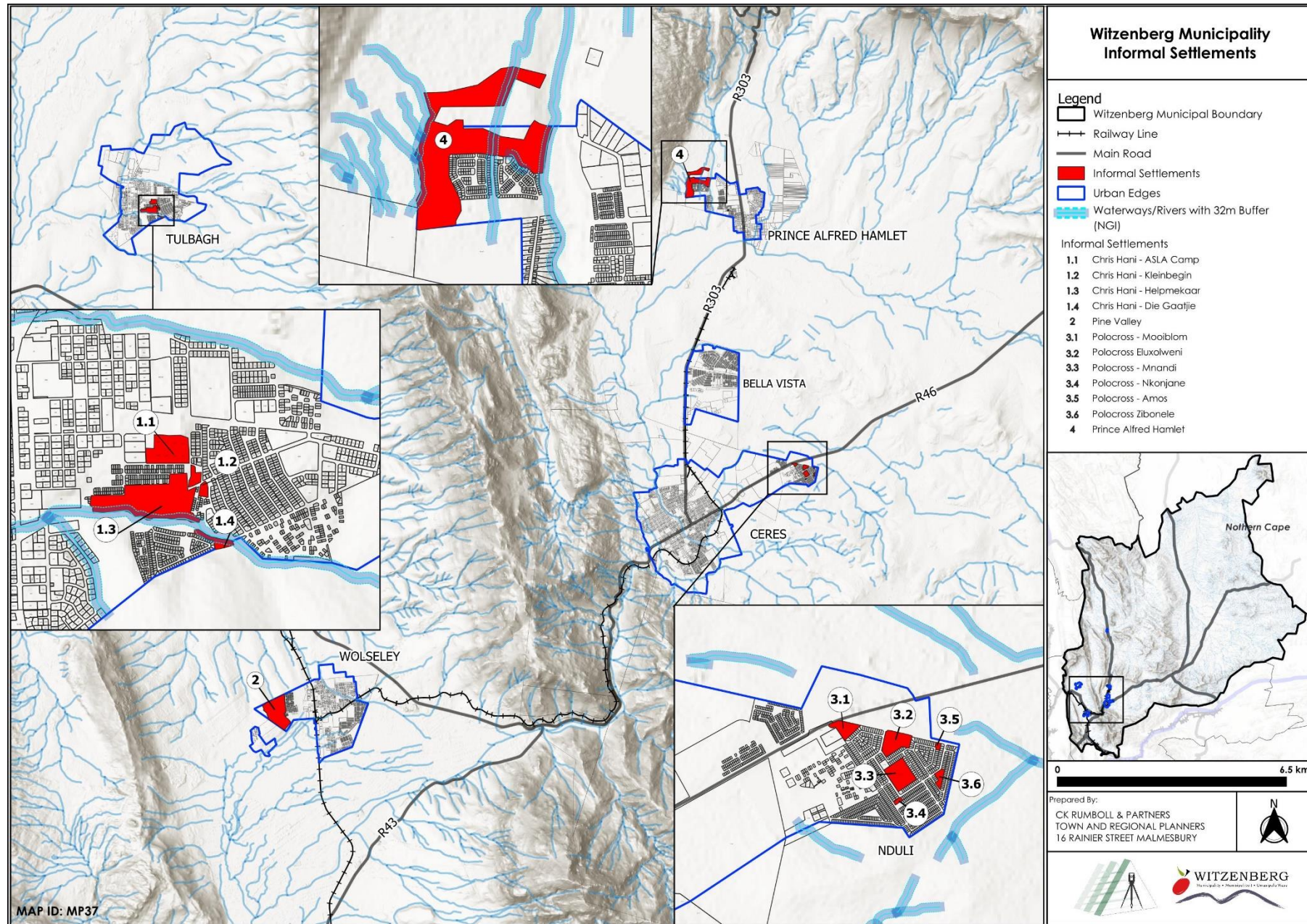


Table 29: Informal Settlements

Settlement	Neighbourhood	Informal Settlement & Precinct Name		Total Size (ha) of Informal Settlement	Date of Establishment	2020 MSDF		2025	
						Structures	Pop	Structures (Jan 2025)	2025 Population
Tulbagh	Tulbagh	Chris Hani	Helpmekaar	7,17	2013	521	1 560	1 402	4 066
	Tulbagh		Aslakamp	2,46				1 265	3 669
	Tulbagh		Die Gaatjie	0,57		48	47	162	470
	Tulbagh		Kleinbegin	0,38	2012	130	390	97	281
Tulbagh Sub-Total				10,58		699	1 950	2 926	8 485
Wolseley	Wolseley		Zakhele & Pine Valley	43,0	2000	360	1 053	3 403	9 869
Wolseley Sub-Total				43,0		360	1 053	3 403	9 869
Ceres	Nduli		Mooiblom	1,01	1993	81	243	85	247
			Zibonele	0,38	1997	67	189	95	276
		Polocross	Nkonjane	0,11	1993	350	1 050	18	52
			Mnandi	1,92				575	1 668
			Eluxolweni	1,68				319	925
			Amos	0,12				41	119
Ceres Sub-Total				5,22		498	1 482	1 133	3 286
Prince Alfred's Hamlet (PAH)				24,90		0	0	1 013	2 938
PAH Sub-Total				24,90		0	0	1 013	2 938
Total				83,73		1 557	4 485	8 475	24 578

Map 21: Informal Settlements



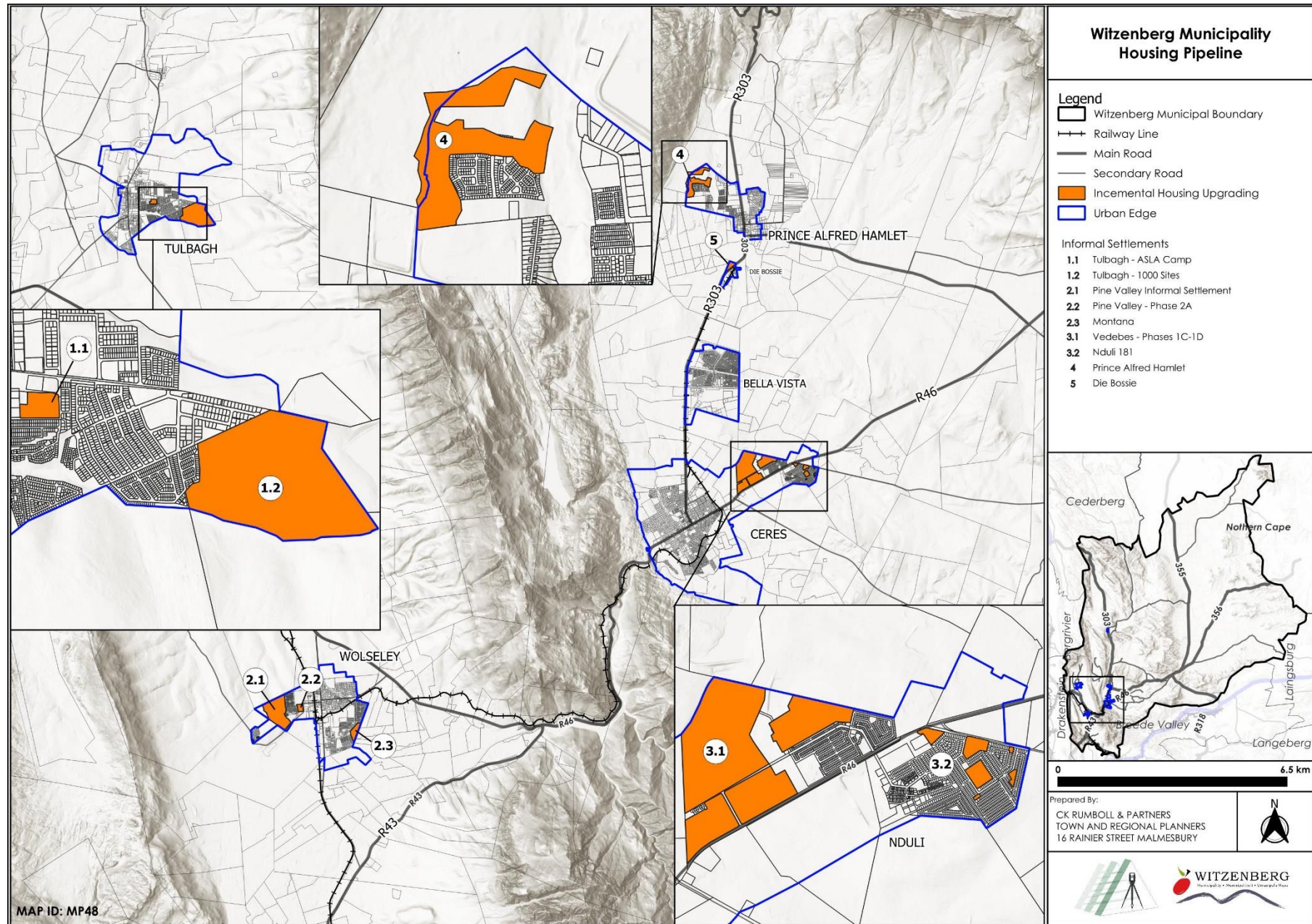
Housing Pipeline

While the approved housing pipeline (Map 22) outlines several projects aimed at addressing current housing demand and need, Witzenberg Municipality continues to face substantial constraints that perpetuate the housing backlog. Key challenges include rapid population growth, inadequate bulk infrastructure, particularly in relation to electricity supply, as detailed in the Built Environment and Bulk Services Provision sections of this report, and the occupation of earmarked sites by informal structures, which has delayed the implementation of several projects. Furthermore, the municipality faces a

shortage of suitable and developable land, as large portions of available land are constrained by areas used for intense farming (high-value agricultural land), the presence of agri-processing plants and other noxious industrial uses, as well as land identified as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs). Despite these limitations in identifying new development areas, the housing pipeline does designate specific areas that are suitable for incremental upgrading interventions (see table below).

Settlement	Project name	Location	Project Detail
Ceres	Nduli 181	- Mooiblom - Eluxolweni - Mhandi - Nkonjane - Amos - Zibonele	- Combination of top structures, serviced sites, in-situ upgrading and provision of basic services. - Project requires the re-allocation of a portion of informal beneficiaries to Phase H (529 serviced sites) in Vredebes. - The re-allocation of structures in R46 road reserve (Mooiblom) is urgent as the road is prioritized for upgrading due to current poor condition but also as a pre-requisite for the further development of Vredebes.
Tulbagh	Tulbagh 427 Housing project (completion of project)	- Kleinbegin - Helpmekaar	- 2013 project was not completed as sites was illegally occupied preventing any further continuation of the project. - Project can only be completed when occupiers has been reallocated.
Wolseley	Pine Valley Informal Settlement	- Pine Valley Informal Settlement	- Limited to no availability of basic services. - Future project likely to include a combination of in-situ upgrades, super blocks and basic services (ABS).
Wolseley	Montana (700)	- Montana	- Long term top structure project to develop portion of land to the east of Montana for qualifying beneficiaries. - Availability of electricity and bulk infrastructure (especially bulk water storage) to be addressed before project can commence.
Prince Alfred's Hamlet	Prince Alfred's Hamlet Informal Settlement	- Prince Alfred's Hamlet Informal Settlement	- No availability of basic services. - Project would likely include a combination of in-situ upgrades, super blocks and basic services (ABS). - In some cases, re-allocation would be required.

Map 22: Housing Pipeline



2.4 Sector Plan Spatial Analysis and Directives

Sector plans aid horizontal alignment of spatial development frameworks of neighbouring municipalities and vertical alignment of district municipal and provincial spatial development frameworks.

Environmental			
Focus	Invasive Alien Species Strategy (IAS), 2017	Air Quality Management Plan, 2019 Review (Draft)	Climate Change Needs Assessment and Response Plan for the Witzenberg Municipality
Goals	- Minimise the impact of invasive alien species on ecosystems and the economy of Witzenberg Municipality (WM). - Enable the WM to comply with legislated requirements. - Provide WM with frameworks and implementation processes for reducing the spread of IAS on municipally owned land. - Build capability in WM to implement IAS control/management, as mandated at the local level. - Raise community awareness about IAS.	- Ensure air quality governance meets requirements to effectively implement the Air Quality Management Plan (AQMP). - Reduce atmospheric emission of harmful pollutants. - Establish systems and tools to effectively implement the AQMP.	Develop approaches to adapt to and mitigate the effects of climate change by: - Identifying climate change risks and vulnerabilities. - Understanding adaptive capacity of municipality. - Building resilience by developing climate change actions. - Integrating climate action into planning.
Foster Compliance	- Comply with requirements of national and provincial regulatory frameworks and programmes, especially the National Environmental Act, No. 107 of 1998 and the National Environmental Management: Biodiversity Act, No. 10 of 2004 (NEM:BA). - If not yet achieved, develop an Invasive Species Monitoring, Control and Eradication (ISMC&E) Plan as required in terms of 2015 SANBI guidelines. - Protect vulnerable and endangered endemic and indigenous fauna and flora by clearing IAS and retaining existing intact ecosystems.	- Required by s.15(2) of the National Environmental Management: Air Quality Act, 39 of 2004. - Ensure that an Air Quality Officer is appointed to develop an AQMP, regulate fuel burning, enforce the air quality by-law, compile an emissions inventory, and report on the implementation of the AQMP each year.	- Integrate climate change adaption into IDP. - Protect and restore natural ecosystems in sensitive (reserve) areas. - Enhance urban resilience through development of green infrastructure. - Strengthen disaster management strategies.

Build Awareness	- Foster linkages between different spheres of government that are carrying out IAS management programmes, to avoid duplication. - If not yet in effect, establish an IAS Task Team through detailing ToRs, as recommended in the IAS Strategy. - Establish Working Groups to develop plans, gather and manage data, manage stakeholder relationships and build community awareness about IAS management. - Treat the IAS Action Plan as a living document and review every five years.	- Establish an air quality forum to ensure communication between different spheres of government and other stakeholders and I&AP. - Establish a compliance monitoring forum in WLM.	- Monitor climate change through appropriate data. - Engage with diverse stakeholders to promote support and collaboration on climate initiatives. Build capacity in municipality and local communities about climate change and adaptive practices. - Partner with NGOs, academic institutions, and the private sector to mobilise resources.
Reduce	- Reduce the adverse ecological, economic and health impacts of IAS, such as loss of ecosystem services. - Monitor and promote early intervention to prevent species from becoming invasive.	- Establish an emissions reduction strategy. - Promote and facilitate the reduction of greenhouse gases. - Reduce ozone-depleting substances and GHG emissions.	- Reduce dependence on fossil fuels by encouraging renewable energy projects. - Manage water resources, especially in agriculture, by modernising infrastructure, conserving water and restoring riparian systems.
Benefit to Community	- Prioritise invasive alien management, especially for freshwater ecosystem management. - Clearing alien vegetation in high rainfall areas, to increase runoff, is an important strategy to ensure adequate water provision for the WM.	Reduction of emissions and management of harmful air pollution has environmental and health benefits, protecting ecosystems from degradation through pollution and reducing harms to respiratory health and, for example, carcinogens.	By capitalizing on existing resources and fostering new partnerships, the municipality can: - Reduce its vulnerability to climate hazards. - Promote sustainable development and economic growth. - Enhance the well-being and resilience of its communities.

Economic		
Focus	Witzenberg Local Economic Development Strategy, 2025	Disaster Risk Management Plan, 2025
Goals	A comprehensive LED Strategy, intended to guide implementation over a 5-year period. Strategy seeks to provide guidelines to encourage job creation, foster economic growth, improve quality of life and improve the revenue base. - Facilitate growth of SMMEs. - Create an enabling environment for new businesses. - Support the informal economy. - Support and retain existing businesses.	Building resilience by ensuring that a comprehensive, dynamic, integrated risk management strategy is in place to ensure that the municipality and residents are prepared in the event of a disaster or emergency, ensuring that the most vulnerable are looked after, and that responses are needs-driven, affordable and sustainable.
Foster Compliance		Required by the Disaster Management Act, 2002 (Act 57 of 2002), amended 2015. Integrate the disaster management plan into the IDP as an annexure to the IDP.
Build Awareness	Attract investment and promote tourism by promoting Witzenberg as an investment and tourism destination.	Integrated, effective response: - Ensure that in the event of emergencies and disasters, all roleplayers are able to respond in an integrated, efficient manner. Evidence-based education, training, and public awareness building: - Promote a culture of risk avoidance by capacitating residents and municipal officials through education, training and public awareness programmes, informed by scientific research.
Reduce		Response and Recovery: Ensure effective and appropriate disaster recovery by: - Ensuring a uniform approach is in place for disseminating early warnings. - Averting or reducing the potential impact of a disaster or emergency. - Implementing immediate, integrated responses and relief measures around emergency and disaster events. - Implementing reconstruction and recovery measures after an event.
Benefit to Community		Communities should be prepared and resilient, so that all stakeholders can play a role in emergencies and disasters.

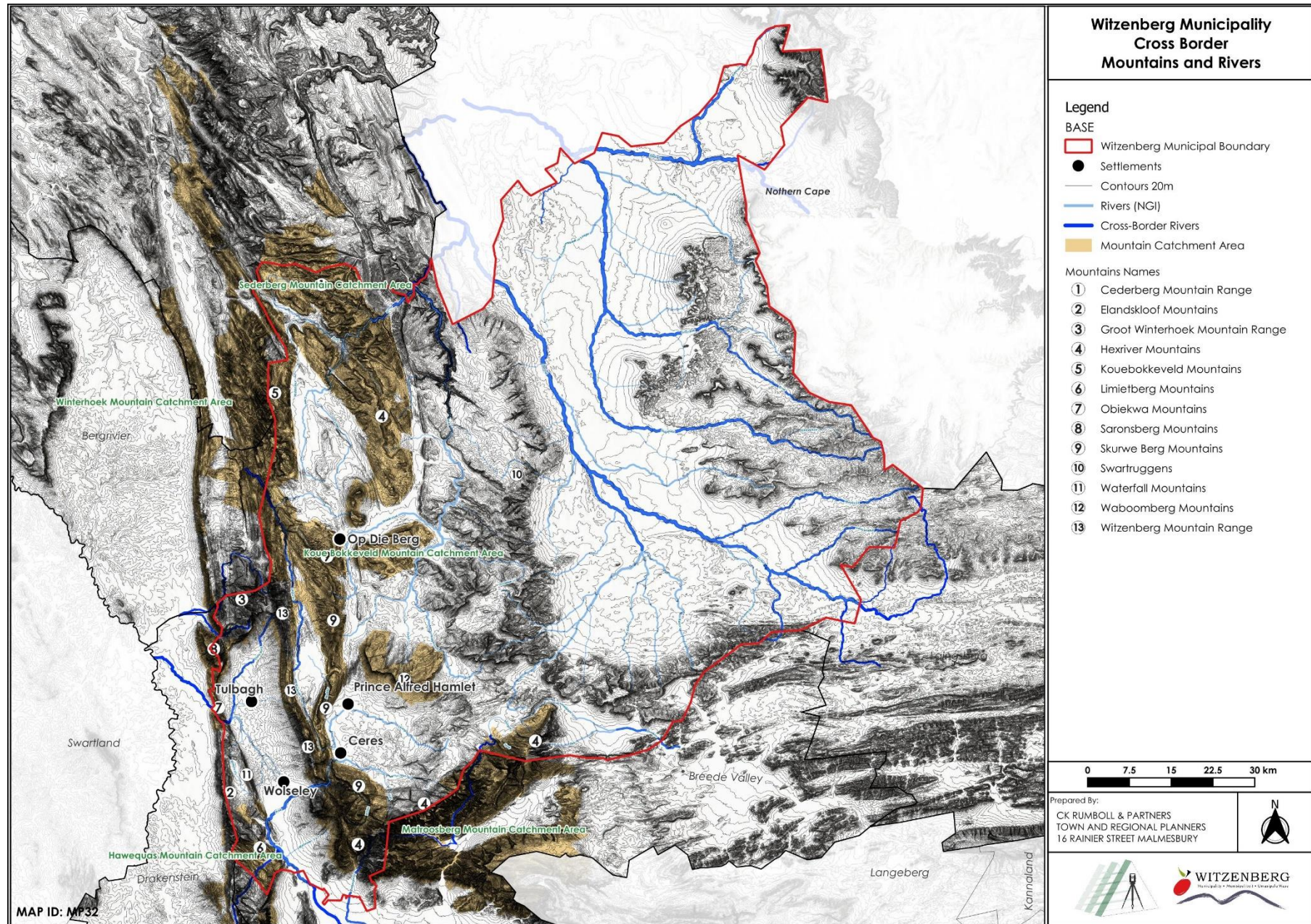
Transport		
Focus	Witzenberg Roads Master Plan, 2020	Witzenberg Local Integrated Transport Plan, 2022
Goals	Vision: To provide a safe, reliable, effective and efficient road and transport system to serve the public of Witzenberg Municipality. Goals: - Integrated spatial planning. - Improved current road network condition. - Improved road capacity and plan new roads. - Improved hazardous road locations and road safety. - Improved public transport planning, infrastructure and relations. - Improved non-motorised transport infrastructure. - Planned and improved freight situation.	Takes into consideration all modes of transportation and infrastructure in the planning and aims to address concerns, gaps and areas of development for the period of implementation of the ITP. (3). In line with the Integrated Development Plan, the ITP seeks to: - Sustainably provide and maintain basic infrastructure. - Support Institutional Transformation and Development. - Create an enabling environment to support local economy.
Foster Compliance	- Ensure provision of services through the expansion, upgrading and maintenance of culverts, bridges, NMT infrastructure and public transport infrastructure. - Provide dropped curbs to facilitate universal access. - Review and maintain road signage. - Provide appropriate overnight facilities for freight trucks.	
Build Awareness	Improve data and planning through implementation of recommended plans and studies: - Micro-simulation modelling of the Ceres CBD. - Witzenberg NMT Plan. - Witzenberg Information Signage Study. - Witzenberg Comprehensive Taxi Rank Survey.	
Reduce	- Reduce road accidents through appropriate road and intersection upgrades. - Improve travel times and safety concerns for NMT users.	
Benefit to Community	Improved road safety, better public transport amenities and improved accessibility.	

Infrastructure			
Focus	Witzenberg Municipality Sewer Master Plan, 2021	Witzenberg Municipality Water Master Plan, 2021	Witzenberg Municipality Integrated Waste Management Master Plan, 2021
Goals	An accurate model developed that reflects the current sewerage network within the WLM to ensure optimal use of existing capacity and efficient spending for future maintenance and upgrades.	An accurate model developed that reflects current water systems and the distribution of potable water within the WLM to ensure optimal use of existing capacity and efficient spending for future maintenance and upgrades.	Moving from current waste management practices, which involve linear processes of collection and disposal in landfill, to more sustainable practice, where waste is avoided and environmental sustainability is upheld.
Foster Compliance	- Continue provision of basic services, as mandate of local government. - Assess WWTP for carrying capacity and ensure that sludge is treated/disposed of legally.	Continue provision of basic services, as mandate of local government.	IWMP are required in terms of National Environmental Management: Waste Act, 2008 (Act 59 of 2008) to: - Enforce by-laws against polluters. - Uphold conditions of landfill licences. - Maintain and upgrade fleet. - Dispose of sewage sludge in an environmentally responsible manner.
Build Awareness	Manage sewer system by: - Establishing a model of the sewer network that accurately reflects the existing system. - Implementing detailed water demand analysis based on data in the treasury system.	Manage water system by: - Establishing a model of the water network that accurately reflects the existing system. - Implementing detailed water demand analysis based on data in the treasury system.	- Provide formal training to municipal staff on integrated and circular waste management. - Initiate programmes to build community awareness about benefits of correct waste disposal.
Reduce	Minimise waste through: - Optimal use of existing facilities with excess capacity. - Optimisation of the system with regards to capital, maintenance and operational cost.	Minimise waste through: - Optimal use of existing facilities with excess capacity. - Optimisation of the system with regards to capital, maintenance and operational cost.	Reduce waste going to landfill and other environmentally unsustainable waste disposal practices by: - Implementing recycling and hazardous waste programmes, and providing appropriate infrastructure to households. - Providing drop-off facilities in all settlements. - Implementing MRF in Ceres. - Initiating composting programme at PAH Landfill.
Benefit to Community	Effective asset management and future planning will ensure continued provision and expansion of waterborne sewerage systems to all residents of WLM.	Effective asset management and future planning will ensure continued provision of potable water systems to all residents of WLM.	- Implement 'swop-shops' in low-income neighbourhoods. - Manage and reduce pollution and harmful waste disposal through public education and enforcement of laws.

2.5 Spatial Analysis and Neighbouring Municipal Resources

Municipality	Hantam	Karoo Hoogland	Laingsburg	Breede Valley	Drakenstein	Bergrivier	Cederberg
Shared Boundary	North	Northeastern	Southeastern	Southeastern	South	West	Northwestern
Mountain Ranges	Houtkapperskop.	Driekop, Kookfonteinberg, Houthaalkop.	Winkelberg.	Slanghoek, Hex River Mountain.	Obiekwaberge, Ontongskop, Bailey's Peak.	Groot Winterhoek Wilderness.	Rietriviersberg, Grootrivier, Alsfontein, Grootberg, Middelberg, Hexberg, Schoongezicht.
Rivers	None.	None.	Patats.	Breede.	Klein Berg.	Leeu & Olifants.	Groot River.
Conservation & Proclaimed Conservation Areas	Tankwa Karoo National Park.	Vis River West, Riet, Sout, Sak and Renoster Rivers.	Anyssberg Nature Reserve and Towerkop Nature Reserve. Buffelspoort Nature Reserve South of Rouxpos. Gamkaspoot and Klein Swartberg Catchment Areas.	None.	Riparian Vegetation and Environmental Corridor.	Groot Winterhoek Wilderness Area and Nature Reserve. Kouebokkeveld Mountain Catchment Area.	None.
Agriculture Homogeneous Agricultural Practices Agricultural Infrastructure	Rooibos Tea Factory in Nieuwoudtville. Renewable Energy Facilities near Loeriesfontein.	Livestock (mainly sheep and goat) production, as well as isolated cases of poultry and nuts.	Livestock farming, with an emphasis on sheep, mutton, and wool farming.	Butchery, nursery, fresh produce market, dairy, chicken hatchery and kennels.	Urban Agriculture and Small Scale Farming	Intensive Fruit and Berry Farming.	Small Grain and Intensive Agriculture (Pome Fruit and some Vineyards).
Transport Network	R355 into Calvinia.	R354 link into Laingsburg onto the N1, through Breede Valley onto the R46.	N1 link into Breede Valley onto the R46.	R43 Worcester. R46 Touws River.	R44 Gouda via Nuwekloof Pass, R301 Wellington via Bainskloof Pass.	R44/R46 link into Drakenstein through to Porterville.	R303, Middelberg Pass.
Settlement Status	Calvinia serves as the Main Agricultural Service Centre (Between 5 000 and 25 000).	Sutherland is a Remote Village (Between 500 and 5 000).	Laingsburg is a Village (Between 5 000 and 25 000).	Worcester is a Regional Service Centre (>100 000).	Paarl is a Large Town (Between 100 000 and 350 000).	Piketberg is a Village and Regional Service Centre (Between 10 000 and 25 000).	Clanwilliam is a Village (Between 5 000 and 25 000).
Investment			R355 to Laingsburg N1 to Cape Town.	R46 link to R43 link to N1 (Worcester to Cape Town).			

Map 23: Cross Border: Mountains & Rivers



CHAPTER 3: Land Demand & Supply

To allow for effective and sustainable planning of settlements, SPLUMA requires that the future demand and need for housing and related social and infrastructure services be considered and addressed as part of the SDF. For each settlement, the need (required) and demand for land within the short term (5 years) and long term (15-20 years) timeframes will be considered in the spatial proposals.

3.1 Household Growth Projections

The projected need was established using the Midyear Population Estimates, 2024, as published by the Western Cape Government's Department of Social Development, which sourced its data from StatsSA Mid-year Population Estimates, and projecting the household (hh) growth of Witzenberg Municipality as per the table below up to 2045.

The projections reveal households in the Witzenberg Municipal area have likely increased from 54 716 households in 2023 to 57 147 households in 2025 (2 431 additional households). Further projections reveal that households will likely increase from 57 147 in 2025 to a total of 88 291 by 2045, which is an increase of 31 144 or 57% households.

Table 30: Households Growth Projections

Settlement	2023 SEP %	2023 Pop	2023 HH	2025 Pop	Add Pop	Add HH 2025	2030 Pop	Add Pop	Add HH 2030	2035 Pop	Add Pop	Add HH 2035	2045 Pop	Add Pop	Add HH 2045	22 year Add Pop	22 Year Add HH
Ceres	32%	50 777	17 509	53 033	2 256	778	59 115	6 083	2 098	65 911	6 795	2 343	81 934	16 023	5 525	31 158	10 744
Op-die-Berg	3%	4 760	1 641	4 972	212	73	5 542	570	197	6 179	637	220	7 681	1 502	518	2 921	1 007
Prince Alfred's Hamlet	7%	11 107	3 830	11 601	494	170	12 932	1 331	459	14 418	1 486	513	17 923	3 505	1 209	6 816	2 350
Wolseley	13%	20 628	6 019	21 545	917	267	24 016	2 471	721	26 776	2 761	805	33 286	6 510	1 899	12 658	3 693
Tulbagh	11%	17 454	18 603	18 230	776	827	20 321	2 091	2 229	22 657	2 336	2 490	28 165	5 508	5 871	10 710	11 415
Non Urban	34%	53 950	7 113	56 347	2 397	316	62 810	6 463	852	70 030	7 220	952	87 055	17 025	2 245	33 105	4 365
Total	100%	158 677	54 716	165 727	7 051	2 431	184 736	19 009	6 555	205 971	21 235	7 322	256 044	43 564	17 267	90 858	33 575

3.2 Tenure and Housing Demand

The housing waiting list totalled about 8 700 for IRDP and 1 803 for GAP in April 2025. The typologies are described below:

Integrated residential development programme (IRDP): Partial subsidy for those earning R3 500 and less per month. The subsidy includes planning and servicing sites and as a second phase, the construction of housing.

Informal settlement upgrading programme (UISP): The programme facilitates the structured in-situ upgrading of informal settlements.

Social housing (SH): Development of affordable rental units for families earning R1 500 - R7 500, which is the upper end of the low-income market.

Individual subsidy (FLISP): Qualifying households acquire an existing house or a vacant serviced residential stand, linked to a house build contract through an approved mortgage loan.

First home finance (GAP): Qualifying households are those in the gap market (do not qualify for a fully subsidised house and do not qualify for mortgage loan from the banks) and earns between R3 501 and R22 000 per month.

Applying household income categories, the subsidy typologies that emerge are listed below and start with the settlement with the highest number of people in need for the specific tenure type:

Table 31: Tenure Type Demand in Witzenberg

Tenure Type	Settlement
IRDP	Non-Urban (Agri), Ceres, Wolseley, Tulbagh Prince Alfred Hamlet & Op-die-Berg

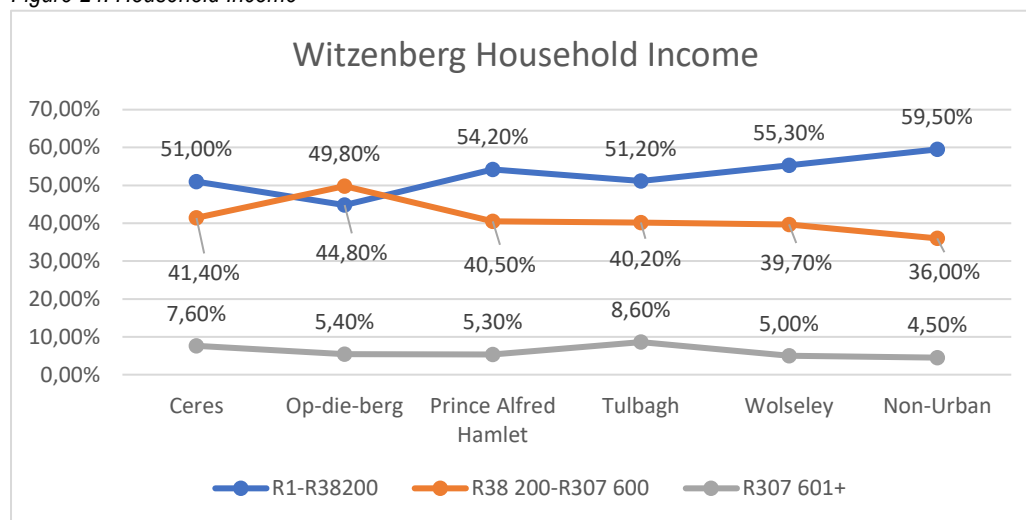
UISP	Ceres, Wolseley, Tulbagh Prince Alfred Hamlet
GAP/ FLISP	Ceres, Non-Urban, Wolseley, Tulbagh, Prince Alfred's Hamlet & Op-die-Berg.
Social Housing	Ceres, Non-Urban, Wolseley, Tulbagh, Prince Alfred's Hamlet

Table 32: Witzenberg Municipality households per income group (Census, 2011)

	Low (No)	Low (%)	Middle (No)	Middle (%)	High (No)	High (%)	Total
Ceres	7 728	51,0%	6 263	41,4%	1 157	7,6%	15 152
Op-die-Berg	571	44,8%	635	49,8%	69	5,4%	1 275
Prince Alfred's Hamlet	1 612	54,2%	1 205	40,5%	158	5,3%	2 975
Tulbagh	2 590	51,2%	2 031	40,2%	436	8,6%	5 064
Wolseley	4 763	55,3%	3 418	39,7%	431	5,0%	8 618
Non-Urban	8 837	59,5%	5 338	36,0%	667	4,5%	14 828

The data depicted in the table above indicates that Op-die-Berg is the only settlement where the proportion of middle-income households (49.8%) exceeds that of low-income households (44.8%). The non-urban areas of Witzenberg have the highest concentration of low-income households in the municipality, with 59.6% of the population earning less than R3,500 per month. Tulbagh has the highest proportion of higher-income households compared to other settlements in the municipality and in Wolseley, 39.7% of households fall into the middle-income category, while 55.3% are classified as low-income. This indicates that in terms of the urban areas in Witzenberg, Wolseley has the most significant income disparity between middle and low-income households.

Figure 24: Household Income



3.3 Bulk Infrastructure Capacity

The availability of bulk infrastructure and services contributes to the economy and future development in settlements within Witzenberg Municipality.

According to the Witzenberg Municipality IDP (2024-2025), the region is supported by an extensive infrastructure network, with 327 km of water pipes and 216.2 km of sewer pipes, featuring varying diameters to accommodate different areas. Only 25% of consumers in Op-die-Berg and Prince Alfred's Hamlet are not connected to sewer networks and instead make use of septic tanks. There has been an improvement in the maintenance and repair of the ageing pipe systems, and all bulk infrastructure for planned housing projects has been completed and is operational.

Ceres has sufficient water capacity, and at the current supply, it will be sufficient for the next 20 years, excluding supplementation from the boreholes. Sewage and industrial effluent are collected from consumers via a sewer system and treated at the Ceres wastewater treatment plant. The plant services the areas of Ceres, N'Duli, Bella Vista and Prince Alfred's Hamlet, however, only the Prince Alfred's Hamlet landfill serves the area. In terms of the provision of electricity, the area is serviced by the Ceres Power Station and Bon Chretien Substation. The electrical network receives its bulk electricity from Eskom via two 11kV bulk metering points at Eskom's Ceres Power Station (northwest of the urban area) and Bon Chretien Substation (northeast of the urban area). Based on the Master Planning and Status reports (MPSR) of the 11KV infrastructure in Ceres, Wolseley and Tulbagh for the period between 2022-2032, Ceres total Maximum Demand based on the Eskom-notified maximum demand (NMD) against the average historic demand was 36,500 over 8 years from January 2010 to March 2018. The cable network is considered adequate to handle a reasonable increase in capacity over the short to medium term.

Wolseley's water supply can be regarded as sufficient, serving as the main storage reservoir. However, the limited storage capacity remains a challenge during periods of severe drought. The bulk supply line from the Tierhokskloof Weir, which had been at risk of failure due to age, is currently in the final stages of an upgrade, which will improve supply reliability. The Wolseley Wastewater Treatment Plant (WWTP) was upgraded in 2014, and the system

includes six booster pump stations. The Wolseley Wastewater Treatment Works (WWTW) requires equipment upgrades based on the recent Green Drop Report 2022. Mechanical and civil upgrades to the plant are planned to ensure that the plant performs at an optimum level and to ensure compliance with national standards. The Wolseley landfill site is licensed for general waste, garden refuse and builders' rubble and has sufficient capacity up to 2026. However, it was forced to close the site after the adjacent informal community burnt down the offices and damaged equipment, and it is not foreseen that the site will be opened again soon. Similar to Ceres, there is an electricity power station that supplies the area (Wolseley Substation); the electrical network receives its bulk from Eskom via a single 11kV bulk metering point at Eskom's Wolseley Substation. Based on the MPSR of the 11kV infrastructure as mentioned above, Wolseley's total Maximum Demand based on the Eskom (NMD), against the average historic demand, was 5,200kVA over 3 years from January 2015 to November 2017.

In terms of Tulbagh, the construction of the Waverenskroon Dam has been completed, providing an additional storage resource for the settlement. The Tulbagh WWTP was upgraded in 2015, and the system includes three booster pump stations. The Tulbagh landfill site has sufficient airspace for 3 months, and a variation to the licence was applied for. If the Waste Variation Licence is not approved, solid waste will have to be transported to either Worcester or Drakenstein at high transport costs. The Tulbagh electrical network receives its bulk electricity from Eskom via one 11kV bulk metering

point at Eskom's Tulbagh Substation. Based on the MPSR of the 11kV infrastructure, as mentioned, Tulbagh's total Maximum Demand based on the Eskom (NMD), against the average historic demand, was 4,500kVA over 3 years from January 2015 to November 2017.

Only the above three settlement areas were studied for Grid capacity as outlined in the MPSR. The studies identified the network capacity to accommodate renewable energy technologies in various sections of the networks, both internal and external, without making the grid unstable at any time.

Prince Alfred's Hamlet requires a WWTW. Prince Alfred's Hamlet landfill site is licensed for builders' rubble and garden refuse only, with the same geo-hydrological issues as the Ceres site. Electricity is supplied by Eskom.

Op-die-Berg has three water sources: a fountain and two boreholes. Due to the quality of the water, only chlorination is required. The absence of a storage dam places the town at risk during periods of severe drought. The wastewater treatment plant serves approximately 75% of consumers, and the rest are serviced with septic tanks. Therefore, additional capacity is required. The Op-die-Berg landfill site needs to be closed soon due to high operating costs. Electricity is supplied by Eskom.

The following table, as depicted in the 2024-2025 Witzenberg Municipal IDP, illustrates the current service capacities, making use of the traffic light colour code system. The table includes water sources, water storage capacity, water

reticulation capacity (pipes and pumps), wastewater treatment works capacity, sewerage reticulation (pipes and pumps), electricity supply, electricity capacity, storm water distribution and retention, and waste management. Service capacities needing upgrading or additions are indicated.

Key	Green – Sufficient		Red – Insufficient / Exceed Capacity			Orange – Requires upgrade	Upgrading / New additional / Replacement			
Town	Water Source	Water Reticulation	Bulk Storage Capacity (Reservoirs)	Bulk Sewer Distribution	WWTW	Access Roads	Storm water	Waste (Transfer = T, Landfill = L)	Electricity Provider	
									Municipal	Eskom
Ceres								T		
Wolseley								N/A		
Tulbagh								T,		
Prince Alfred's Hamlet								L		
Op-die-Berg								L		

3.4 Settlement Function

Determining the functionality of a settlement ensures that the basic needs of the settlement population are met. It supports the development of integrated and suitable human settlements and helps the municipality and other spheres of government make informed investment decisions based on technical data rather than political influence. It furthermore assists in identifying not only current but also future gaps and the needs in terms of service provision, which ultimately allows for better planning and resource allocation.

Overall settlement functionality is determined by using a refined classification of settlements determined by Guidelines For The Provision Of Social Facilities In South African Settlements developed by The Council for Scientific and Industrial Research (CSIR) and is based on their size and type (role they play in the context of the broader municipality and even district).

This assessment involves determining whether a settlement meets the required thresholds for various social facilities, such as the number of clinics, libraries, parks, and other amenities needed relative to its population size. Factors such as population density, community size, levels of mobility, and socio-economic variation are also considered in this evaluation. The process draws on previous and adapted settlement typologies, including the CSIR 2002 and Cities Network 2005 models. While economic and administrative feasibility is taken into account, these considerations play a secondary role in determining whether a settlement is functionally equipped to meet the needs of its residents. The figure below outlines the various CSIR settlement

classifications and indicates the corresponding category for each settlement within the Witzenberg Municipality.

Figure 25: CSIR Settlement Classification

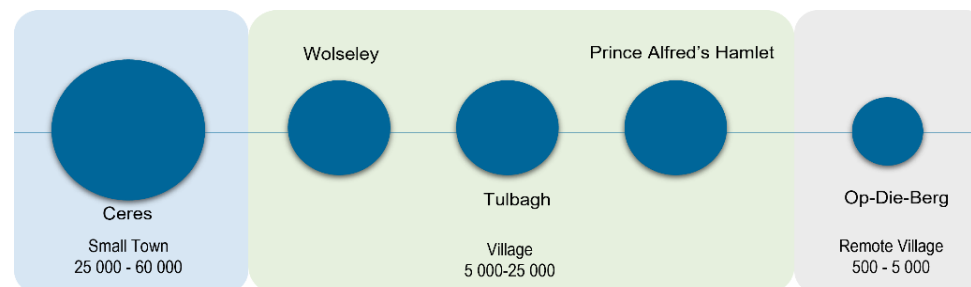


Table 33: CSIR Settlement Classification Categories

	Hierarchy Of Settlements	Catchment Size (No. Of People)	Examples Of Settlement Types
A	Metropolitan cities/regions	> 1 000 000	Johannesburg, eThekweni, Cape Town.
B	Large cities/small	350 000 – 1 000 000	metros Port Elizabeth, Bloemfontein, Pietermaritzburg, Welkom.
C	Large towns/regional service centres	100 000 – 350 000	Nelspruit, Witbank, Krugersdorp, Newcastle, George, Stellenbosch.
D	Small to medium towns/regional service centres	60 000 – 100 000	Ermelo, Harrismith, Mossel Bay, Bethlehem, Bronkhorstspuit, Grahamstown.
E	Small towns/isolated regional service centres	25 000 – 60 000	Mount Fletcher, Delareyville, Beaufort West, Graaff-Reinet, Kokstad & Ceres.
F	Dense dispersed settlements (Large continuous development)	10 000 – 100 000	Ingwavuma, Jozini, Acornhoek.

	with 10+ persons per hectare and up to 10 km ² in extent)		
G	Villages	5 000 – 25 000	Merweville, Stella, Wolseley, Tulbagh and Prince Alfred's Hamlet.
H	Remote villages (Villages more than 20 km from larger settlements)	500 – 5 000	Prieska, Pofadder, Loxton, Keiskammahoek & Op-die-Berg.

3.5 Settlement growth potential study

The Western Cape Growth Potential Study (2018) determined the settlement and socio-economic status of settlements in the Western Cape outside of the Cape Town metropolitan area, along with their growth potential and investment directives.

The findings of the 2018 Growth Potential Study indicates that Witzenberg Municipality showed the most significant improvement in development potential across the province. Between the GPS13 and GPS18, the municipality recorded the largest gain in municipal development performance according to the Jenks scale, improving from a score of 14 to 44, indicating an upward shift from the “very low” to “medium” growth potential category.

In the Institutional theme, Witzenberg had previously recorded the weakest performance in GPS13, with a score 3.25 standard deviations below the mean. However, by GPS18, the municipality had made a significant recovery in this area, performing only slightly below average (0.14 standard deviations

below the mean). All municipalities in the Cape Winelands region showed improvements in their Development Potential Z-scores, with Witzenberg again recording the most notable increase, 0.75 standard deviations, although still slightly below the mean at 0.34 standard deviations. The study identifies the growth potential of the Witzenberg municipal area as medium (44) in relation to the Western Cape.

Figure 26: Witzenberg Growth Potential

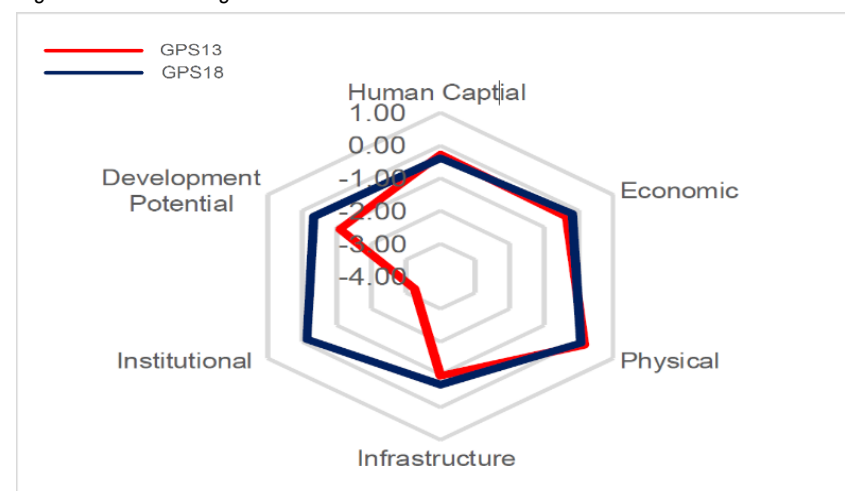


Table 34: Growth Potential Themes

Theme	GPS14	GPS18
Development Potential	Very Low	Medium
Economic	Very Low	Medium
Physical-Natural	Medium	Medium
Infrastructure	Low	Low
Human Capital	Medium	Low
Institutional	Very Low	Medium

3.6 Land Required

The following section outlines the total extent of land required for tenure and housing, industrial and business zoned land and amenities. A comprehensive explanation of the methodology applied, including the assumptions, calculation processes, and data sources utilised, is provided in Annexure 9.

Residential land required:

The table below provides an overview of the total extent of residential land required over a 20-year period. It further outlines the total demand across income categories and for each municipal settlement. The projected

household growth, split into Low (subsidised), Medium (taxable) and High-income (taxable) categories, was used to calculate the additional land that needs to be provided for in this SDF cycle. The current waiting list was included in the total land required for the year 2025, in addition to the additional households in 2025.

Households that are fully subsidised earn R3 800 and less per month, and households that are partially subsidised can pay municipal tax. Average erf sizes relative to a particular settlement were applied to calculate the nett land requirements.

Table 35: Land Demand

Key: Sub – households that are fully subsidised earning R3 800 and less per month; Tax – households that are partially subsidised and can pay municipal tax; Low – low income; Mid – middle income; High – high income

Additional Households & Land (ha)	2025						2030					
	Households			Nett Land (ha)			Households			Nett Land (ha)		
	Sub	Taxable		Sub	Taxable		Sub	Taxable		Sub	Taxable	
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
Ceres	397	322	59	5,95	16,10	5,91	1 070	868	159	16,05	43,42	15,94
Op-die-Berg	33	36	4	0,49	1,82	0,39	88	98	11	1,32	4,90	1,06
Prince Alfred's Hamlet	92	69	9	1,38	3,45	0,90	249	186	24	3,73	9,29	2,43
Tulbagh	137	108	23	2,05	5,38	2,30	369	290	62	5,54	14,49	6,20
Wolseley	175	125	16	2,62	6,27	1,58	471	338	43	7,07	16,91	4,26
Non Urban	492	298	37	7,38	14,88	3,72	1 326	802	100	19,89	40,12	10,03
Total	1 325	958	148	19,88	47,89	14,81	3 573	2 583	399	53,59	129,13	39,92

Additional Households & Land (ha)	2035						2045					
	Households			Nett Land (ha)			Households			Nett Land (ha)		
	Sub	Taxable		Sub	Taxable		Sub	Taxable		Sub	Taxable	
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
Ceres	1 195	970	178	17,93	48,50	17,81	2 818	2 287	420	42,27	114,37	41,99
Op-die-Berg	98	109	12	1,48	5,47	1,19	232	258	28	3,48	12,90	2,80
Prince Alfred's Hamlet	278	208	27	4,17	10,38	2,72	655	490	64	9,83	24,48	6,41
Tulbagh	412	324	69	6,19	16,19	6,93	972	764	163	14,59	38,18	16,33
Wolseley	526	378	48	7,90	18,90	4,76	1 241	891	112	18,62	44,56	11,22
Non Urban	1 481	896	112	22,22	44,81	11,20	3 493	2 113	264	52,40	105,67	26,42
Total	3 991	2 885	446	59,87	144,25	44,60	9 412	6 803	1 052	141,18	340,15	105,17

Additional Households & Land (ha)			Additional 20 Year Total						
Settlement	Waiting list	Nett Land Required (ha)	Households			Nett Land (ha)			Total add. Nett land per settlement incl Wlist
			Sub	Taxable		Sub	Taxable		
			Low	Mid	High	Low	Mid	High	
Ceres	4 196	62,94	5 479	4 448	817	82,19	222,40	81,65	449,19
Op-die-Berg	873	13,1	451	502	54	6,77	25,08	5,44	50,38
Prince Alfred's Hamlet	1 227	18,41	1 274	952	125	19,11	47,59	12,46	97,56
Tulbagh	998	14,97	1 891	1 485	318	28,36	74,23	31,76	149,33
Wolseley	1 309	19,64	2 414	1 733	218	36,21	86,64	21,82	164,30
Non Urban	0	0	6 792	4 110	514	101,88	205,48	51,37	358,73
Total	8 603	129,06	18 301	13 229	2 045	274,52	661,43	204,51	1 269,50

Industrial and business land required:

Zoned industrial and business land as well as land for amenities, is required to be prepared for economic growth and to achieve developed economies. The industrial and business zoned land was calculated by making use of a residential to business and industrial ratio. The table below indicates the 5-year projections per category: Business or Industrial and nett land requirements, including the total land required for amenities.

Table 36: Land Requirement according to household growth

Land (ha) requirement according to household growth																
Main Town	2025				2030			2035			2045			20 Year Total		
	Res		Bus	Ind	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind	Res	Bus	Ind
	Waiting List	Add HH (ha)														
Ceres	62,94	27,97	1,09	5,45	75,41	2,94	14,68	84,24	3,28	16,40	198,64	7,74	38,68	386,25	15,04	75,21
Op-die-Berg	13,10	2,70	0,10	0,51	7,28	0,28	1,38	8,13	0,31	1,54	19,18	0,73	3,63	37,29	1,41	7,05
Prince Alfred's Hamlet	18,41	5,73	0,24	1,19	15,45	0,64	3,21	17,26	0,72	3,59	40,71	1,69	8,46	79,16	3,29	16,45
Tulbagh	14,97	9,73	0,37	1,87	26,23	1,01	5,05	29,30	1,13	5,64	69,10	2,66	13,30	134,36	5,17	25,85
Wolseley	19,64	10,48	0,44	2,21	28,24	1,19	5,96	31,55	1,33	6,66	74,40	3,14	15,71	144,67	6,11	30,55
Total Urban	129,05	56,61	2,25	11,23	152,61	6,06	30,28	170,49	6,77	33,83	402,02	15,95	79,77	781,72	31,02	155,12
Rural	0,00	25,98	1,16	5,79	70,03	3,12	15,60	78,24	3,49	17,43	158,07	8,22	41,09	358,73	15,98	79,91
Total, whole municipal area		82,58	3,40	17,02	222,65	9,18	45,88	248,72	10,25	51,26	560,08	24,17	120,87	1 140,45	47,00	235,02

Key: Res – Residential; Bus – Business; Ind – Industrial.

Land required for amenities

To determine the total land required for amenities (see Built Environment Analysis) in each settlement, the CSIR Guidelines were applied in conjunction with the estimated population projections determined by the MYPE for the year 2035. The purpose of this analysis is to identify the number and type of amenities that will be required over the next ten years. Each settlement was classified into a specific settlement type based on its projected population, as outlined in the CSIR Guidelines. These guidelines

provide normative standards that indicate the number of amenities required per settlement type, as well as the average land required for each amenity. By applying these norms, the total land requirements for various amenity categories were calculated and are presented in the table below. A detailed breakdown of the specific amenities, such as the total number of secondary schools ECD's, clinics, etc, is provided in Annexure 5.

Table 37: Land required for Amenities

Classification	Settlement	2035 Population	Health and Safety (ha)	Civic (ha)	Social & Cultural Services (ha)	Education Facilities (ha)	Recreation & Sports (ha)	Cemeteries
Small to medium towns/regional service centres (60 000 – 100 000)	Ceres	65 911	1,50	0,06	0,26	16,52	3,91	1,09
Small towns/isolated regional service centres (25 000 – 60 000)	Wolseley	26 776	2,18	0,00	0,51	7,84	1,37	0,44
Village (5 000 - 25 000)	Tulbagh	22 657	0,71	0,00	0,22	3,54	2,17	0,37
	Prince Alfred's Hamlet	14 418	0,38	0,00	0,15	10,06	0,66	0,24
Remote Village	Op-Die-Berg	6 179	0,00	0,00	0,02	12,46	0,31	0,10
Total (Urban Area)		135 941	4,76	0,06	1,16	50,43	8,42	2.24

Ceres, currently classified as a Small Town or Isolated Regional Service Centre, is expected to grow into a Small to Medium Town or Regional Service Centre by 2035. To accommodate this anticipated growth, it is estimated that the settlement will require one additional community healthcare facility resulting in about 1.5 ha of additional land required for the provision of adequate health care. For social and cultural facilities, approximately 0.25 ha will be needed to provide for local markets. The greatest demand for land lies in the provision of educational facilities, with an estimated 16.52 ha required to accommodate 3 new primary schools, 4 secondary schools, 2 ECD resource hubs, and 27 ECD centres (crèches).

Wolseley is currently classified as a Village and is expected to grow into a Small Town or Isolated Regional Service Centre by 2035. In terms of health and safety, 4 additional primary health clinics will be required, for social and cultural services, approximately 0.51 ha and for education, 1 additional primary and secondary school will be required, along with 19 Grade R Classes and 11 ECD's/Small crèche, resulting in a total of 7.84 ha that will be required for the provision of educational facilities. In terms of recreation and parks, approximately 1.07 hectares will be required to ensure sufficient provision of recreational spaces.

Tulbagh, currently classified as a Village, is expected to retain this classification over the next 10 years. Though the settlement will retain its classification, some growth is still expected. As such, 4 additional primary health clinics will be required, resulting in a total of 0.71ha of land required

for adequate healthcare provision. For social and cultural facilities, about 0.22 ha will be required. In terms of education, the existing number of primary schools is expected to remain sufficient; however, one additional secondary school, 17 Grade R classrooms, and nine Early Childhood Development (ECD) centres will be required. This will result in a total land requirement of approximately 3.54 ha for education-related facilities.

Similar to Tulbagh, Prince Alfred's Hamlet is also currently classified as a Village and is expected to retain this classification over the next 10 years. To accommodate future growth, 2 additional primary health clinics of 1.2 ha each will be required. For social and cultural facilities, about 0.15 ha will be required to accommodate 3 local markets and 2 local libraries. In terms of education, the existing number of primary schools is expected to remain sufficient; however, one additional secondary school, 9 Grade R classrooms, and 6 Early Childhood Development (ECD) centres will be required. This will result in a total land requirement of approximately 10.06 ha for education-related facilities.

Op-die-Berg, classified as a Remote Village, is expected to retain this classification. In terms of population growth, however, it is estimated that by 2035 the settlement will require 0.02 ha of land to make provision for a local market. In terms of education, an additional 12.48 ha of land will be required in order to provide adequate education facilities. For recreation and parks, about 0.31 ha will be required to provide sufficient recreational spaces.

The municipality is currently in the process of identifying suitable land for the development of a regional cemetery, with Ceres being a potential location. Rising land prices have presented a significant challenge in securing an appropriate site. In the meantime, the municipality has made budgetary provisions to expand existing cemeteries in all towns during the 2025/26 financial year, and to acquire and develop land for the regional cemetery in Ceres/Bella Vista in 2027/28.

CHAPTER 4: Vision, Mission & Overall Issues

This chapter provides an overview of the overall municipal challenges.

4.1 Strengths, Weaknesses, Opportunities and Threats

The following table provides a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of the biophysical, social & economic and built environments (as per the Status Quo report).

Strengths	Weaknesses
Settlements - Ceres, Tulbagh, and Wolseley exhibit high to moderate growth potential. - Ceres functions as a strong agri-service and processing hub. - Tulbagh and Wolseley have strong tourism potential. Natural Resources (Biophysical) - Regionally significant agricultural sector (apples, pears, small grain, grazing). - Mountain ranges (Witzenberg, Skurweberg, Winterhoek) provide eco-tourism and scenic value. - Rivers and irrigation dams support intensive farming and horticulture. Economy (Socio-Economic) - Strong and stable agricultural sector. - Existing agri-processing facilities and established export relationships (USA, EU). - Cultural and heritage assets (Tulbagh heritage town, historic landscapes). Infrastructure & Accessibility (Built Environment) - Strong regional road linkages: MR310, R303, R46, and R43. - Rail infrastructure and municipal/provincial road networks. 224 km of water and 199 km of sewer pipes connect all urban areas. - Municipality's strategic location near Cape Town and Cape Winelands, enhancing logistics and tourism potential.	Settlements - Housing backlog and rapid growth of informal settlements. - Shortage of land for residential purposes. - Significant reliance on government grants. - Informal Settlements often located on land with sensitive biodiversity or on land with a high disaster risk. Natural Resources (Biophysical) - High exposure to wildfires, floods, and droughts. - Invasive alien vegetation and soil erosion which threaten ecosystems (endemic) and water security. Economy (Socio-Economic) - Low economic output despite relatively high employment rates. - Seasonal employment resulting in income instability. - Economy vulnerable to climate change impacts. - Limited skills base due to lack of training and tertiary education. - Youth unemployment and skilled labour out-migration. - Social issues linked to seasonal farm work (e.g., alcohol abuse, unstable housing). Infrastructure & Services (Built Environment) - Reliance on Eskom. - Inadequate water storage dams in Wolseley and ODB increasing drought risk. - Ageing bulk infrastructure. - Limited public transport between settlements.

Opportunities	Threats
Natural Resources (Biophysical) • Expansion of renewable energy (solar, wind) beyond the Komsberg REDZ. • Integrated catchment management and clearing IAS to improve water supply. • Ecotourism opportunities through mountain trails, wine tourism, and heritage tourism. Economy (Socio-Economic) • Niche agricultural products (organic, value-added agro-processing). • Skills development through partnerships with TVET colleges and universities. • Partnership with Essen Municipality (Belgium) - waste management programmes. Infrastructure & Accessibility (Built Environment) • Investment in a freight depot/logistics hub to strengthen rail freight and reduce road pressure. • Growing recognition of rail's strategic role in freight transport. • Catalytic projects to drive infrastructure expansion and investment. • Expansion of ICT infrastructure for remote work and SMMEs. • Potential for climate-resilient housing using innovative, affordable building methods. • Worcester Regional Landfill development enabling phased waste solutions.	Natural Resources (Biophysical) • Erratic rainfall, heatwaves, shifts in micro-climates, and habitat instability. • Drought risks for towns without sufficient water storage • Land degradation reducing long-term agricultural productivity. Economy (Socio-Economic) • Economic globalisation and mechanisation reducing demand for unskilled labour. • Displacement of farm workers due to mechanisation and automation. • Global economic shifts affecting export markets. (US Tariffs) • Persistent poverty and inequality may heighten social tensions. Infrastructure & Services (Built Environment) • Insufficient and unreliable electricity supply, loadshedding, and Eskom bulk provision limitations. • Budgetary constraints for operations and infrastructure (e.g., fleet, transfer stations). • Delays in critical infrastructure upgrades could cause service disruptions. • Urban sprawl into high-value agricultural and sensitive environmental areas.

4.2 Settlement Transitions

Within settlements, the following transitions are important:

From	To
Built Environment	
Fragmented communities destroying the unique character and quality of life in settlements: ▪ Unsympathetic architecture and structure. ▪ Wide roads and excessive black tar surfaces. ▪ Conflict between pedestrians and motorcars. ▪ Unsympathetic advertising and signage in commercial areas. ▪ Service infrastructure clutter such as cellphone masts, satellite dishes, network and electrical cables. ▪ Lack of continuous open space networks. ▪ Removal of trees to install solar or construction of informal structures. ▪ Absence of Non-Motorized Transport (NMT) and inadequate street furniture and pedestrian walkway provision.	Rejuvenated and growing settlements to be liveable and diverse and enabling the population to be economically mobile: ▪ Promote complementing architecture. ▪ Soften main roads in settlements and calm traffic. ▪ Promote pedestrian and cycling pathways (NMT). ▪ Develop a code for where and how to display billboards, guard natural gateways and prohibit signage and advertisements along water-side of developments. ▪ Promote underground instead of above ground service reticulation including communication networks. ▪ Protect the agricultural and conservation landscape. ▪ Promote alternative open spaces as part of an Open Space network. ▪ Encourage tree planting and require each land unit being created to plant two trees and prohibit removal of trees of 20 years+. ▪ Prepare for climate change. ▪ Allow topography to inform development.
The prioritisation of industrialisation in Ceres at the expense of broader human and social development and resulting in a decline in the overall quality of life for residents.	A balanced development model that integrates industrial activity with sustainable urban growth, improved living environments, and inclusive economic opportunities.
Settlement urban edges were delineated for 5 years whilst low densities prevailed.	Intensify land uses within settlement edges in accordance with IZS.
All-over low density settlement patterns.	Promote rejuvenation and densification of settlements whilst keeping precinct character taking into account: promote infill development, increased floor factor, and potential subdivisions or re-development. Implemented precinct plans.
Fragmentation and isolated precincts constituting settlement development.	
Vacant land that is developable belonging to the municipality.	Promote development of well-located state land: ▪ Enhance economic mobility and sustainable settlements. ▪ Promote NMT and provide adequate and well-maintained walkways.
Socio Economic	
Good primary and secondary schools, yet only 5.8% (StatsSA) of the population aged 20+ have reached higher education. Though stable, a predominantly low-skilled labour force due to the lack of education and training facilities	Ensure there are accessible opportunities for educational progression, for example FET colleges, skills schools and university satellites. Promote crèches and preschools and provide for safe, multi-disciplinary schools. Provide for skills training. Promote entrepreneurial spaces and skills.
Quality health care remains a continuous need.	Deliver supportive and high-quality community health care across the municipal area.
Biophysical Environment	
Extensive agriculture removes natural vegetation.	Protect agricultural land and promote conservation.
Landscapes determine the status of assets and include Agricultural landscape, Wilderness, Waterways and connectors, Cultural-historical landscape, Connector routes and Corridors and Community facilities and activities.	Enhance landscapes and utilize assets as tourist destinations. Support expansion of conservation initiatives.

4.3 Settlement Challenges

Overall challenges derived from the Status Quo analysis of Witzenberg Local Municipality.

- **Inaccurate Population Data and Poor Planning Alignment**

Census figures do not reflect actual and current population growth, resulting in an underestimation of population numbers. This affects spatial planning accuracy, limits proactive land use planning, and hampers the municipality's ability to secure adequate government funding.

- Support and strengthen existing localised population and settlement growth monitoring systems and advocate collaboration between Stats SA and provincial departments.
- Advocate for improved intergovernmental data sharing and alignment to ensure population figures inform land demand, housing projections, and infrastructure planning.

- **Rapid Urbanisation and Informal Settlements**

The municipality faces increasing pressure from in-migration, with people moving into settlements in search of employment and housing. This has led to the exponential growth of informal settlements, placing strain on infrastructure and basic services.

- Identify and prioritise areas for incremental upgrading of informal settlements within safe, well-located zones.
- Reserve and pre-plan land parcels for future urban expansion, especially in towns experiencing high in-migration.
- Promote mixed-use, higher-density developments within urban cores to minimise urban sprawl.

- Promote collaboration with farm owners to explore sustainable and affordable solutions for the accommodation of seasonal and permanent farmworkers. This may include incentivising the development of on-farm housing through mechanisms such as the lowering of development charges, expedited land use application processes, or targeted infrastructure support where feasible. Such initiatives should ensure compliance with minimum living standards and aim to reduce pressure on town-based housing demand, while supporting the agricultural economy and improving the quality of life for farmworkers.

- **Economic Dependence on Agriculture**

While the agricultural sector provides a stable economic base, it limits resilience. The lack of economic diversification makes the municipality vulnerable to sector-specific shocks and reduces employment options for residents.

- Designate and promote economic opportunity zones near transport corridors and main towns to attract non-agricultural investment (e.g., agro-processing, logistics, renewable energy).
- Support the development of multi-purpose rural service nodes that combine light industry, local trading, and services.
- Encourage land use that enables home-based businesses and informal trading within settlements.

- **Low-Skilled Labour Force and High Dependency on Government Grants**

The majority of the labour force is low-skilled, contributing to widespread underemployment and a large dependency on social grants and

subsidised housing. There is a significant gap in mid- to high-skilled labour, limiting innovation and economic diversification.

- Prioritise spatial planning for education and training facilities (TVET colleges, skills centres, collaboration with Elsenburg).
- Promote land uses that support innovation spaces, incubators, and SMMEs, particularly in tourism and agro-processing.

- **Underinvestment from Government and Private Sector**

Despite strong development potential, the municipality receives limited support and investment from key provincial departments such as Environmental Affairs and Development Planning (DEA&DP), Agriculture, and Economic Development and Tourism. This lack of institutional support hampers local development initiatives.

- Prepare investment-ready precincts through proactive planning, zoning, and infrastructure readiness to attract public-private partnerships.
- Align capital expenditure and infrastructure plans with areas of demonstrated growth and potential to leverage provincial and national funding.
- Clearly identify Catalytic Projects in the MSDF that align with provincial and national development strategies.

- **Unbalanced Land Use and Spatial Conflicts**

Competing land use pressures are evident, such as the interface between noxious agri-processing facilities and adjacent residential areas, creating tensions in settlement planning and environmental management.

- Introduce buffer zones and transitional land uses between noxious activities and residential areas.
- Enforce stricter land use management mechanisms through zoning scheme updates and enforcement.

- Promote agri-industrial clustering in designated zones away from residential settlements.

- **Loss of Productive Agricultural Land**

Witzenberg is characterised by extensive high-potential agricultural land, which underpins its economy and provides the majority of local employment. However, the municipality faces a critical shortage of land within existing urban edges to meet growing housing demand, particularly for the formalisation or relocation of informal settlements. Addressing this need often requires expanding the urban edge, which would come at the cost of productive agricultural land. This presents a complex planning dilemma for the municipality: how to balance the need for housing against the protection of agricultural land and the jobs it sustains.

- Define and map agricultural protection zones to safeguard key productive areas.
- Prioritise densification and infill development within existing urban edges to reduce pressure on surrounding farmland.
- Develop spatial guidelines for responsible urban edge expansion, based on land suitability, infrastructure capacity, and agricultural value.

- **Speculative Land Ownership and Limited Development Activity**

Several property owners have obtained land use rights with no intention to develop. This speculative behaviour inflates land prices and deters genuine investment, leading to stalled development.

- Introduce phased development incentives for landowners who actively develop within specified timeframes.
- Encourage selling land where the execution of approvals is stalled.
- Monitor land with dormant approvals and re-assess zoning/designations as part of a regular land audit process.

- **Physical and Spatial Constraints**

Geographic limitations, such as topographical barriers in Op-die-Berg, and land scarcity in Ceres, restrict expansion and contribute to housing backlogs and service delivery challenges.

- Promote the development of alternative settlements or satellite nodes where physical barriers limit growth (e.g., outside constrained areas in Op-die-Berg and Ceres).
- Conduct a detailed land suitability assessment to guide new housing and service expansion zones.
- Invest in bulk infrastructure upgrades to support densification where land is limited.

4.4 Spatial Vision and Goals

Witzenberg Municipality's spatial vision is to become:

“A dynamic, resilient municipality that drives inclusive and diversified economic growth, encourages spatial transformation and creates sustainable, liveable spaces that attract investment, foster innovation and empower future generations.”

To achieve the municipal vision, the municipality must:

- Be adaptable to changing trends and needs.
- Strengthen the primary economic driver while supporting and stimulating complementary economic drivers.
- Attract investment (commercial, industrial, residential).
- Elevate municipal role at regional, provincial & national levels.
- Retain wealth generated within the municipal boundary.

CHAPTER 5: Settlement Proposals

A compact urban form supports spatial sustainability, one of the cross-cutting planning principles as advocated in SPLUMA and LUPA. Both the general directives and specific settlement proposal that follow in this chapter, enhance the five SPLUMA and LUPA principles to achieve a compact urban form.

5.1 General Settlement Proposals

The table below presents the general spatial proposals and directives applicable to all urban settlements within the Witzenberg Municipal Area. These proposals are categorised according to their thematic focus and are linked to the corresponding spatial goals they address. Each directive aims to promote either the protection, change, or development of the municipal area.

The spatial goals of the Witzenberg Municipality are as follows:

1. **Adaptability to Changing Trends and Needs**
2. **Strengthening Primary Economic Drivers While Supporting Complementary Drivers**
3. **Improving the Quality of Life of Existing Residents While Attracting New Residents Who Can Contribute to the Local Economy**
4. **Attracting Investment (Commercial, Industrial, and Residential)**
5. **Elevating the Municipality's Role at Regional, Provincial, and National Levels**
6. **Enhancing Wealth Retention**

PUBLIC REALM (AMENITIES) AND BEAUTIFICATION				
Sub-Category	Proposal Code	Spatial Number	Goal	Proposal
Social Infrastructure and Spaces	G1	3		Provide social infrastructure to enable safe living environments.
	G2	3		Build and activate community spaces and squares. Public Realm & Open Spaces: - Design and implement multi-functional recreational areas (e.g., children's play parks, day camping and picnic facilities). - Link urban and rural areas and use "soft" land uses such as sports and recreation facilities linked to routes (e.g., hiking, mountain biking, bird watching, wildflower viewing, horse trails, fishing and water sports).
Safety	G3	3		Maintain and upgrade security of existing police stations.
	G4	3		Upgrade and expand street lighting network.
ICT	G5	1		Develop communication infrastructure (ICT hubs).
	G6	1		Guide installation of ICT hubs by means of high-level public realm precinct plans, including active and passive open spaces and activity nodes and streets.
	G7	1		Develop practice note on placement and aesthetics of IT hubs in settlements and cell phone and communication masts in settlements and in rural areas.
Institutional Facilities	G8	3		Provide additional sports facilities and grounds. Protect and maintain existing sports grounds.
	G9	3		Support the establishment of crèches and other education facilities in residential areas subject to space requirements and adequate parking provision.
	G10	3 & 6		Improve access to education holistically by developing training centres, crèches, schools and aftercare facilities to improve educational levels overall.
Cemeteries	G11	3		Plan for adequate expansion of cemeteries, identifying appropriately located land. Monitor cemetery capacity to address additional space requirements timeously.
	G12	3		Do not locate cemeteries: - Within flood plains and determine or consider flood lines. - On unsuitable soil and where the water tables are high.
	G13	3		Manage access to cemeteries through fencing and access control measures; and maintain all cemeteries on an ongoing basis.
Beautification and Sense of Place	G14	3		Upgrade the public realm in all settlements. Plant trees and tree lanes, improve sidewalks, including universal access design considerations, provide street furniture, pave and raise intersections and provide facilities for NMT traffic. Prioritise centres (CBDs), heritage destinations and marginalised areas.
	G15	3		All residential developments must incorporate visual character and heat management design considerations, such as street tree planting and the incorporation of functional, enclosed (where required) open space areas.
	G16	3		Maintain historic core areas and precincts. Develop appropriate transition buffers between the old and new through development or rejuvenation of precincts by promoting character of place.
	G17	5		Protect landscape features around settlements that contribute to settlement character and act as tourist attractions and: - Sensitively landscape or keep gateways natural and plant lanes or clusters of trees to announce settlements. - Restrict signage at town entrances to locational signs only (i.e. signs showing the name of the town or settlement). - Design aesthetically sensitive signs announcing settlements and development at gateways, respecting heritage value. - Protect broader agricultural landscapes and natural features.

MOBILITY AND ACCESS (NMT ROUTES)			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Access and Walkability	G18	3	Improve walkability and mobility and: • Locate activities (residential, transport, work, recreation, etc.) within walking distance (1km), (see spatial proposal maps illustrating a 1km radius from schools). • Develop pedestrian streets, public transport, one-way streets, non-motorised transport. • Establish linkages between precincts and areas adjacent to CBD and activity streets and corridors. • Create appropriate road cross-section widths that can provide for vehicle traffic, parking, pedestrian movement, cycling and landscaping. • Protect mobility function of routes and where applicable obtain DOI: Transport Infrastructure Branch approval and develop Arterial Management Plans. • Budget appropriately for sustainable maintenance and upgrading of mobility infrastructure and road networks. • Locate buildings close to street edges to increase pedestrian activity and create a sense of enclosure and surveillance.
NMT Routes	G19	3	Provide safe NMT routes throughout settlements, along activity streets and between precincts and amenities, improving connectivity in settlements. • Design circular routes that connect different precincts. • Develop multi-mode and multi-use routes. • Design cycle routes along activity corridors. • Separate cycling lanes from pedestrian and vehicle lanes. • Implement traffic calming measures to create a more pedestrian-friendly environment. • Protect cycling and pedestrian lanes from unauthorised use by motorised vehicles. • Improve surveillance. • Provide supporting infrastructure (street furniture and ITC hubs) to improve mobility of residents and tourists. • Ensure NMT routes incorporate universal access principles and standards. • Maintain and upgrade road and stormwater infrastructure. • Expand local movement network, including sidewalks, NMT routes and internal roads.
	G20	1	Develop a municipal open space network and NMT route management master plan.

TRANSPORT INFRASTRUCTURE (RAIL / TRANSPORT / ROAD / FREIGHT)			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Rail	G22	2	Maintain and upgrade station precincts to support use of railway transport as freight and public transport.
	G23	2	Lobby for use of railway services to enhance industrial precinct along railway line.
Roads	G24	4	Improve inter-town connectivity.

PLANNING AND DEVELOPMENT			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Development Guidelines	G25	2 & 6	Develop mixed use areas across towns, especially combined residential and business units, to support small enterprises within appropriate localities.
	G26	1	Implement monitoring and evaluation throughout municipal projects and programmes to improve quality of municipal data to inform future planning and projections.
	G27	2	Provide clusters of zoned commercial and industrial land to drive economic growth.
	G28	1	Incorporate passive building design principles and standards into municipal policies and regulations to minimise energy, solid waste and water demand and promote use of solar water heaters, PV panels, grey water recycling, and waste separation at source.
	G29	3	Arrange housing according to the socio-economic gradient principle, with higher end of the market closest to the main thoroughfare and the lower end of the market closest to the CBD.
	G30	3	Support densification through subdivision and infill development in towns and settlements.
	G31	3	Promote mixed uses as a key component for achieving improved levels of settlement liveability.
	G32	3	Intensify land uses and amenities (corridors, nodes and linkages) between settlement precincts and less formal areas.
	G33	3	Include GAP housing schemes in subsidised projects to cross-subsidise service provision.
	G34	3	Establish Integration Zones in settlements.
	G35	2	Support joint ventures with farming enterprises for the provision of farmworker housing.
	G36	1	Develop a practice note or by-law and standard operating procedures to deal with unlawful occupation of land, in liaison with Western Cape Provincial Administration, in terms of WC Circular 27/2022.
	G37	3	Upgrade informal residential areas to site and serviced stands, as a priority concern, to address pollution and reduced water quality (CAPEX and Implementation Plan).
	G38	3	Design interactive development interfaces along open space networks and waterways. • Developments face open space networks. • No rear building side oriented to open space or waterways.
	G39	5	Ensure that signage, and colours used on commercial buildings or sites align with the rural agricultural character. Mandate sensitive signage placement along the roadside, on buildings, and in sensitive core areas.
	G40	5	Develop guidelines for commercial facades, sensitive advertising signs and information signs to align with and enhance local agri-industrial character and historical settings. Avoid advertisements, signage, inscriptions, neon and flashing lighting along river corridors within the settlement footprint. Such guidelines should be aligned with the Policy for the Design and Control of Signs.
	G41	5	Adhere to no development along slopes steeper than 1:4 (25%).
	G42	6	Implement land-use policies that allow recycling and upcycling enterprises to locate near waste transfer stations.
	G43	3	Ensure that all developments and infrastructure upgrades are designed and implemented to be accessible and inclusive for persons with disabilities.
Heritage	G44	5	Develop a comprehensive heritage (Rural and Urban) inventory.
	G45	5	Control alterations and demolitions of buildings older than 100 years and promote sensitive development around heritage buildings.
	G46	3	Repurpose heritage buildings as amenities promoting sport (e.g. skateboard parks), arts and culture and education.
	G47	3	Protect historic settlement character, considering historical context and unique sense of place (e.g., spaciousness) whilst supporting sensitive densification by means of infill development and willingness of owners to subdivide.
	G48	5	Design and place appropriate and sensitive information boards to promote heritage trails.
	G49	5	Protect significance of heritage assets by promoting them as tourism attractions.

	G50	5	Commission (and budget for) the delineation of scenic routes and scenic route overlays in accordance with the Heritage and Scenic Resources: Inventory and Policy Framework.
	G51	5	Encourage collaboration between tourism, heritage and aesthetic bodies operating in the municipal boundary.
	G52	1	Prioritise the implementation of master plans.

INFRASTRUCTURE, SERVICES			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Bulk Infrastructure	G53	2	Ensure adequate bulk infrastructure capacity to support industrial and agri-industrial expansion.
Energy	G54	2	Prioritise upgrade of electrical network to keep up with population growth and development demands.
	G55	4	Promote private-public partnership (PPP) for alternative energy facilities.
	G56	4	Locate Electric Charging Stations at existing facilities such as filling stations and farm stalls as opposed to developing new sites.
	G57	4	Support and encourage installation and use of alternative energy sources e.g., solar and wind for domestic use and bulk generation.
	G58	3	Prevent pollution by fostering collaboration between River Maintenance Management and Integrated Waste Management.
Waste	G59	3	Allocate resources to ensure compliance with waste license and permit conditions and audit report findings.
	G60	3	Promote waste management and reduction strategies: • Promote recycling initiatives. • Provide for recycling facilities of recyclable material and organic waste. • Implement waste awareness programmes and campaigns directed at school going children, youth and families. • Integrate existing waste entrepreneurs into the municipal waste diversion system to avoid potential conflicts and acts of vandalism.
	G61	5	Maintain good relations with international waste partnerships.
Water	G62	3	Develop a range of water demand management strategies for all sectors. • Encourage retrofitting of water demand management technologies in existing buildings and offer an incentive programme. Building Design, Retrofitting Technology. • Encourage reduced household water use whilst managing increased future water demand driven by population growth.
	G63	3	Comply with minimum potable (drinking) water phosphate, nitrate and e-coli standards and with effluent quality requirements set out in water use license.
	G64	3	Maintain and secure water treatment plants.
	G65	3	Upgrade Water Treatment Plants according to population growth demands.
	G66	3	Manage adequate land for future expansion of water storage capacity.
	G67	3	Investigate and secure alternative water resources. • Encourage rainwater harvesting and greywater recycling. • Re-use stormwater.
	G68	2	Secure water reallocations where agricultural land with high suitability is impacted by proposed developments.

TOURISM, ECONOMIC DEVELOPMENT AND INDUSTRY			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Tourism	G69	2	Create a comprehensive tourism plan. Emphasize Tulbagh as a heritage anchor but diversify across Witzenberg.
	G70	2	Support tourism development that will increase visitor numbers, increase average spend per visitor, extend visitor stays and expand product offering. • Support the establishment of accommodation facilities for tourists in rural and urban areas. • Support agritourism-based development. • Focus investment on the provision of social facilities & services to support and strengthen tourism. • Promote skills development in agritourism.
	G71	6	Co-ordinate efforts to link tourism routes (heritage, wine, mountain biking, farm stays and leisure) that encourage overnight stays in multiple towns rather than same-day visits.
Economic development through tourism	G72	2	Provide vulnerable and disadvantaged residents and local entrepreneurs with access to integrated and viable tourism spaces to conduct business (arts and crafts, cultural and heritage, local guides and local food). • Permit markets at highly accessible movement network and urban structure locations such as modal interchanges and intersections and along activity streets. • Promote the development of well-located vacant properties earmarked for business. • Improve access to and ownership of commercial and industrial land.
Economic Development	G73	4	Intensify and enhance Central Business Districts (CBDs) and promote mixed-uses.
	G74	4 & 6	Intensify development and renewal along main activity routes, activity streets and at nodes to promote business, small business and/or mixed-use (a combination of commercial, residential and low-impact service industries) and/or residential development and: • Promote development on both sides of activity streets. • Use the within “walking distance” principle to regenerate, revitalise and restructure settlements. • Orientate short sides of blocks to major streets to promote access (penetration). • Locate most frequented activities (higher-order development) and mixed uses in the most central/accessible localities, e.g. industrial, commercial and educational. • Support establishment of house shops along activity streets. • Support home occupation and professional services in residential areas. • Support residential infill to achieve social and functional integration.
	G75	6	Prioritise multi-use of open spaces such as using parking lots as local markets for the selling of locally made crafts and products.
	G76	2	Support agricultural service industry and agri-industry related development and diversification, including the small and informal business sector.

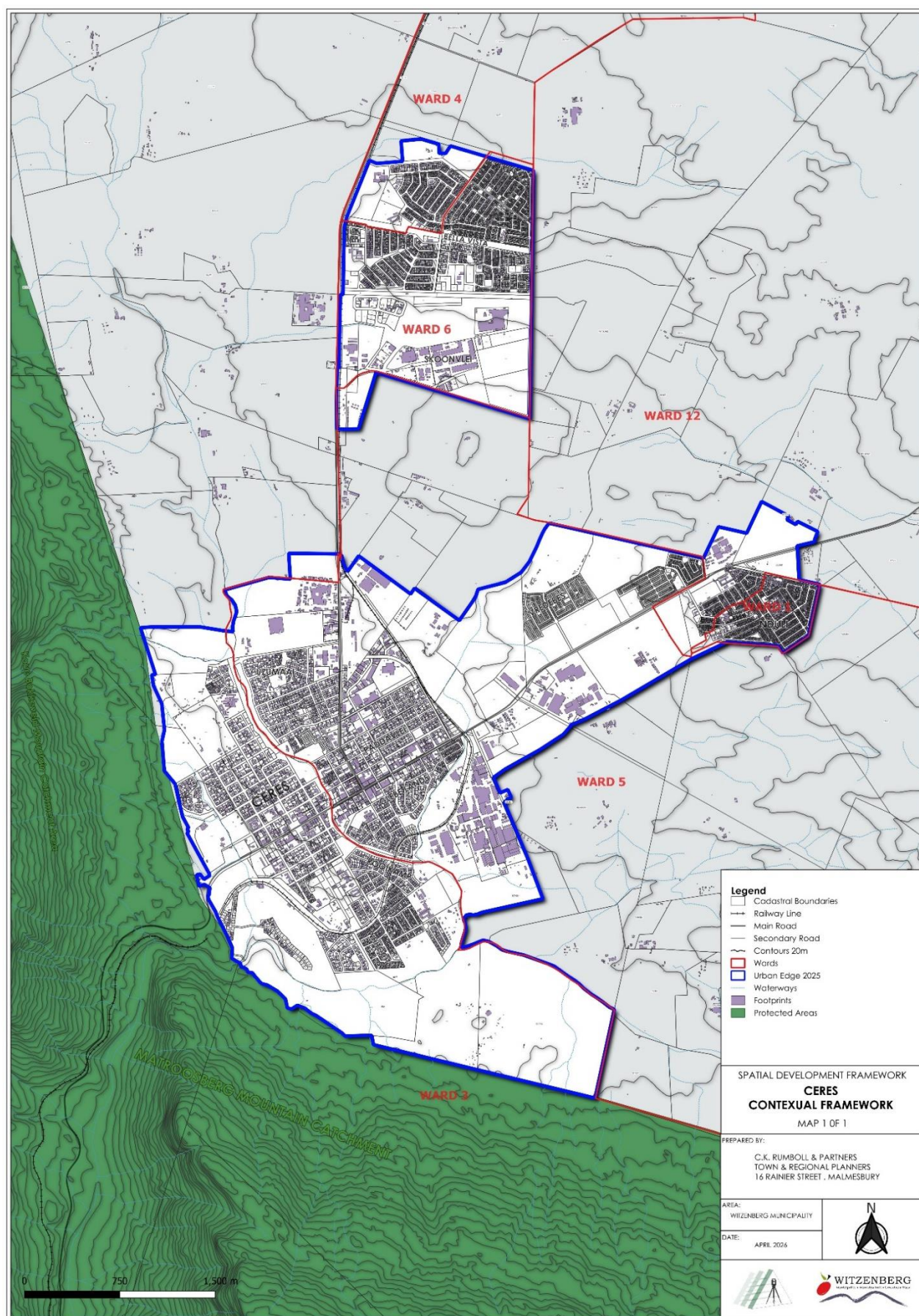
NATURE & CONSERVATION			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Nature	G77	3	Manage air quality and prevent air pollution.
Nature	G78	3	Require implementation of all mitigation and management actions to protect natural resources according to standards, permit requirements and environmental management plans and, in particular, to sewerage management: • Prohibit effluent discharge into wetlands and/ or waterways. • Encourage replacement of septic tanks. • Adhere to the 300m sewerage work buffer. • Protect and maintain existing waterborne sewerage system. • Upgrade sewerage treatment plant capacity and reticulation for future demand driven by population growth.
	G79	3	Implement the Department of Water and Sanitation's River Maintenance Management Programme and plans.

SMALL-SCALE AND URBAN AGRICULTURE			
Sub-Category	Proposal Code	Spatial Goal Number	Proposal
Urban Agriculture	G80	2	Relax development regulations to promote the agricultural economy.
	G81	2	Research how agritourism and agriculture can operate harmoniously.
Community Gardens	G82	3	Provide space and partner to implement programmes for community gardens across all income groups and facilities to promote food security.
Small-Scale Agriculture	G83	2	Provide space and partner to implement programmes for small-scale agriculture at identified sites in each settlement including municipal commonage.

Settlement Development Proposals and Urban Edge Expansions

The following subsection presents development proposals for each settlement. It begins with a situational analysis outlining the settlement's history, sub-regional location, and its role and function within the broader municipal context. This is followed by a description of the settlement's character and layout pattern, as well as an overview of infrastructure and services, including electricity, water and sanitation, stormwater management, roads, human settlements, and land tenure. The subsection also identifies key challenges and potential opportunities for each settlement. Thereafter, settlement-specific development proposals are outlined in text and spatially illustrated on accompanying maps.

5.2 Ceres (Bella Vista & Nduli)



5.2.1 Situational Analysis

5.2.1.1 Settlement History

Ceres Town

Ceres was established in 1849, following the completion of Michell's Pass in 1848, under the supervision of Andrew Bains, and the construction of a hard road through Karoopoort, which enabled wagons to pass through the region. The region was identified as a place to expand colonial agricultural activity, and the name Ceres is derived from the Roman goddess of agriculture. The diamond rush, which resulted from the discovery of diamonds in Kimberley in 1866, brought a substantial number of travellers through the area, with the commonages at Karoopoort serving as important outspan areas (MSDF, 2020: 29).

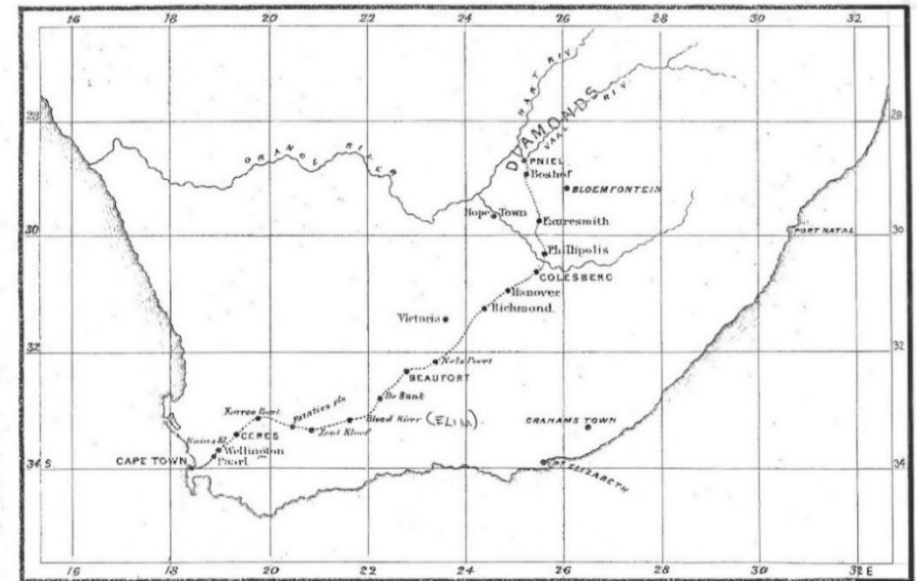
Nduli

Nduli translates to "hill" in isiXhosa, was established during the apartheid era and is located 5km east of Ceres on the R46. Most Black African people living in Ceres at the time were based in Sakkiesbaai, a settlement that was located in an area now known as White City. Sakkiesbaai was established sometime around the 1920s by black workers who were employed by the railways or the divisional council. Residents were forcibly removed from Sakkiesbaai to Nduli in July 1962. At that point in time, the settlement consisted of 16 single men's hostels and 6 family homes.

Bella Vista

Bella Vista is a former "coloured group area", planned and established in the mid-1960s/early 1970s, in terms of the Group Areas Act of 1950. It is located 5km north of the main town of Ceres, on the R303. Plans to demolish and rebuild Rooikamp, a location that people of Khoi, San and slave descent had previously been evicted to in the 1920s, were announced at a public meeting in December 1963. People living in Rooikamp in Ceres were forcibly removed to White City and Bella Vista (Ceres Museum, online).

Figure 27: Map of the route to the diamond fields, (Source: Ceres Museum, online; accessed 09/07/2025)



5.2.1.2 Sub-Regional Location

Ceres, along with the cluster of primary settlements, is located in the south-eastern part of Witzenberg municipality. Ceres is in the Warm Bokkeveld Plains, east of the Skurweberg Mountains, which lie between Wolseley and Ceres, and is accessed via Michell's Pass (R46) from the south. Ceres lies north of the Hex River Mountains, which lie between Ceres and Worcester.

Ceres is located 140km north-east of the metropolitan municipality of Cape Town, which is roughly 2 hours away by motor vehicle. The closest regional centre is Worcester, which is 55km south of Ceres. According to the NSDF, 2022, Worcester is designated as one of eight Regional Development Anchors in the Berg and Breede River areas.

5.2.1.3 Settlement Role and Function

According to the WCPG SDF (2014), Ceres is a regional service centre in the Cape Winelands District and Witzenberg municipality, as it has the highest population as well as provision and diversity of community services and infrastructure in the local municipality. Ceres also falls within the rural development corridor that extends from Swellendam to Tulbagh, including Robertson, Worcester and Wolseley. Ceres serves as the key administrative and commercial centre and is an important node for community services. It plays an especially important role in supporting surrounding agriculture.

Key community services include Ceres Hospital, a large multi-sports complex, the Ceres Traffic Department and Home Affairs. There are several

tourist attractions in the town, including the Togryers Museum, Ceres Zipline Adventures and the Pine Forest Caravan Park. Several agri-industrial businesses operate in the industrial areas, notably Pioneer Foods and Ceres Fruit Juices.

Ceres is made up of the following wards:

Table 38: Ceres Wards

Ward	Towns or Areas
1	Nduli
3	Ceres West
5	Ceres East
6	Bella Vista (including some farms in Warm Bokkeveld)

5.2.1.4 Settlement Character and Layout Pattern

Ceres Town

Ceres is a largely suburban town that sits at the foot of the Hex River Mountains and Skurweberg Mountains. The Dwars River, which is a tributary of the Breede River runs through the town.

Ceres has two main roads running through it, which serve as key structuring elements. The R46 becomes Voortrekker Road in the town and serves as the main road, with high street commercial functions. It runs east-west through Ceres. Vos Street (R303) runs perpendicular to the R46.

The rail line runs through the southern part of town, where the De Meter station is located, it then runs into the industrial area to the east, where the Chretien Railway Station is located, and then runs north, forming a border on

the eastern side of the settlement where Ceres Railway Station is located. The majority of the town is located on a rectilinear grid. This largely corresponds with the old town pattern.

The suburbs of Ceres are the old town of Ceres, which is located north-west of Voortrekker Road. To the south of Voortrekker Road lies Beeskamp and Egoli. Rooikamp and White City are located south of the rail line. There are three industrial areas around the town. The largest sits east of the Dwars River and south of the rail line. Two other smaller industrial areas are located to the north of the town.

Nduli

In 1962, Nduli originally consisted of 16 men's hostels and 6 family homes. The settlement continued to expand over time, and by 1975, Nduli had grown to 15 hostels, 24 houses, 2 halls, a school, a beer hall, and other basic facilities. After the end of apartheid, an informal area, Polocross, was established, which now exhibits a combination of informal and upgraded housing (Ceres Museum, online).

Access is from the R46 via Chris Hani Avenue. There are also access points from the eastern Onder-Swaarmoed Road. The original settlement is located on the western side of the settlement, with the denser, heterogenous Polocross area to the south-east.

The area is characterised by a mix of housing typologies, including free-standing houses on small stands, as well as more informal structure

typologies, either on the same stand as a brick-and-mortar house, or free-standing. Nduli also has several informal settlements, including: Mooiblom, Zibonele, Nkonjane, Mhandi, Eluxolweni and Amos.

Bella Vista

Bella Vista is divided into four main areas, which are roughly quadrant shaped. The areas were established in the following order, Ou Blok and Nuwe Blok, which make up the western half of the settlement; Ice Cream Blok and Kleinhuisies make up the eastern side of the settlement (Krotz, 2022). The settlement runs on a rectilinear grid, with access from the R303 via Panorama Street, on the southern edge of the settlement and Buiten Street at the northern edge. Vrede Street is an important north-south connector. An industrial area is located south of Bella Vista and Home Affairs is situated west of the settlement, on the other side of the R303.

Houses are located on individual plots, with houses in the older areas often still retaining the original structure built in the 1970s, although there has been noticeable incremental extension, or demolition and rebuild. The area named Kleinhuisies derives its name from the one-bedroom houses that were constructed in this area (Krotz, 2022). The houses in Ice Cream block are of the same typology. In the newer areas in the north, houses are largely in the style of BNG housing.

5.2.2 Settlement Services and Infrastructure Analysis

5.2.2.1 Water

Ceres is primarily supplied by the Koekedouw Dam, which has a total capacity of 17 million m³. The municipality holds an allocation of 10 million m³ from this source, with current consumption estimated at 3.9 million m³ per annum, this allocation is expected to meet demand for the next 20 years, without factoring in additional supply from boreholes. Emergency boreholes are available and can provide up to 20% of the Average Daily Demand (ADD).

The water quality from the Koekedouw Dam is generally good and only requires chlorination before distribution. Storage is provided by two reservoirs with capacities of 3 MI and 5 MI, which feed into a distribution network of approximately 114 km. The network is divided into four supply zones, namely Bella Vista, Nduli, the Ceres main supply zone, and the Ceres central PRV zone.

5.2.2.2 Sanitation

Sewage and industrial effluent from consumers is collected via a sewer system and treated at the Ceres Wastewater Treatment Plant. The facility services Ceres, Nduli, Bella Vista, and Prince Alfred's Hamlet. The sewer network includes nine booster pump stations, and a portion of the treated effluent is reused for irrigation purposes.

Size (ML/Day)	Technology	Operational Flow (% of design capacity)
8.5	Activated Sludge	82

5.2.2.3 Solid Waste

Black bin household waste is collected at least once a week from formal households. Households living in informal settlements are provided with black and green bags and skips. Skips are used in informal settlements and in all towns for garden refuse and C&D waste storage. There are currently 77 skips (6 m³) placed in the Witzenberg Municipal Area. The number of skips in Ceres and surrounds is as follows:

- Ceres: 17.
- Bella Vista: 14.
- Nduli: 4.

Illegal solid waste dumping, disposal of household waste in skips designated for garden waste disposal and skips being overfull are challenges that face the municipality.

The Ceres landfill site was licenced for closure in 2003, and the waste body has been capped. It has been closed since 1999 due to soil conditions that risk groundwater pollution. Rehabilitation, costing R4.6 million, remains incomplete.

5.2.2.4 Electricity

Ceres is supplied with bulk electricity by means of two 11kV bulk metering points at Eskom's Ceres Power Station, which is northwest of the urban area and Bon Chretien substation to the northeast. The current Notified Maximum Demand (NMD) is 36,5 MVA.

Notwithstanding these bulk electricity issues, the cable network of Ceres is adequate to carry capacity increase over the short to medium term. Illegal electricity connections, especially in informal settlements, most of which are clustered in Nduli, pose risks to revenue and public safety. There is also a general demand for upgrades, modernisation and installation of streetlights.

5.2.2.5 Roads & Stormwater

Major provincial roads around Ceres, Nduli and Bella Vista include:

- MR310 (R303) – which runs north from Ceres, connecting Bella Vista to the surrounding area, the R303 then runs north through Prince Alfred's Hamlet, past Op-Die-Berg and on to Citrusdal.
- TR22/2 (R46) – which runs from Tulbagh, joining Wolseley to Ceres via Michell's Pass from the west. Nduli is located on the R46, which runs eastward and joins up with the N1 near Touws River.

The stormwater in Ceres is primarily drained by the Dwars, Titus, Breede, and Koekedouw Rivers and their tributaries, with the Koekedouw River impounded by the Ceres Dam. The town relies on a combination of underground drainage systems, formalised channels, roads, and irrigation channels ("Leislote") to convey stormwater runoff to river outlets.

Several areas prone to inundation and overflow have been identified particularly along key streets such as Gardenia, Starking, Elberta, Barlinka, Retief, Faure, and Vos Street. Maintenance issues are evident, with blocked inlets and illegal dumping causing clogging, erosion, and reduced system performance.

A significant concern is that some developments in Ceres fall within the 1:50 year Koekedouw floodlines, highlighting the need for a detailed flood analysis.

Bella Vista's stormwater drains into two tributaries of the Dwars River, which separate the area into a residential portion and the Schoonvlei industrial area.

In the residential area, the northern catchment drains northwards into a stream with sufficient capacity and good condition, while the southern catchment drains southwards. Runoff from outside the residential area is diverted by a cut-off channel to the west, which has adequate capacity. The area has slopes between 3–10%, with flatter low-lying land south of Boerneef and east of Buren Street (0–3%).

The Schoonvlei industrial area drains into the Dwars River via streams to the north and south. Stormwater infrastructure there is limited but under construction. Flooding has previously occurred along Boerneef Road, and recent upgrades include additional stormwater facilities and a proposed 15 000 m³ attenuation pond on Erf 5075 to mitigate drainage challenges in this flat area.

Existing stormwater reticulation in Bella Vista has insufficient capacity to handle a 1:2 year return interval storm event and requires upgrading. Opportunities for flood attenuation also exist in certain subcatchments.

Three main drainage routes serve Nduli: the northern portion drains via a grass channel into a Slanggat River tributary; the western portion drains towards an earth dam to the south-west; and the eastern portion drains north-east to two channels along Onder-Swaarmoed Road, which cross the R46 by culvert.

The majority of Nduli has very flat slopes (0–3%), with steeper slopes (3–10%) in the south-west. Stormwater infrastructure is limited, and roads function as the primary drainage system. Identified recurring problems include flooding at the outlet in Langabuya Avenue and road inundation in Thembaletu Avenue. Kerb inlets are often blocked by litter and are in only fair condition.

5.2.2.6 Human Settlements and Tenure

Land Required:

The analysis of human settlement demand for Ceres indicates that a total of 449.19 ha of land will be required over the next 5–20 years to provide for residential development across all income groups.

Table 38, provides a breakdown of the projected demand accounting for expected household growth and the municipal waiting list and illustrates the

need across income categories, ranging from subsidised housing (indigent/low income) to gap and market-related housing opportunities (taxable).

The table indicates that about 145,13 ha of land is required to address the demand for subsidised housing, including the settlement waiting list and the total estimated additional households that will likely fall within the low-income category. This reflects the number of households still dependent on state-subsidised opportunities.

Table 39: Land Required

Additional 20 Year Total					
	Subsidised		Taxable		Total Land Required
	WL	Low	Mid	High	
ha	62,94	82,19	222,4	81,65	449,19
%	14,01%	18,30%	49,51%	18,18%	100%

Informal Settlements:

In addition to the current waiting list and the estimated household growth, existing and the rapid expansion of informal settlements also contribute to the overall housing need. Ceres has 6 identified informal settlements with a combined estimated structure count of 1 133 (a significant increase from the 498 structures counted in 2020). Table 39 below illustrates the current informal settlements and the number of structures counted in 2020 and 2025.

Table 40: Ceres Informal Settlements

Informal Settlement Name	Established	2020 MSDF		2025	
		Structures	Pop	Structures (January 2025)	2025 Population
Mooiblom	1993	81	243	85	247
Zibonele	1997	67	189	95	276
Nkonjane	1993	350	1 050	18	52
Mnandi				575	1 668
Eluxolweni				319	925
Amos				41	119
				953	2 764
Total		498	1 482	2 086	6 051

Planned Projects:

Projects identified in the housing pipeline for Vredebes include the phased development of Vredebes Phase 1, which comprises 600 serviced sites. To date, Phase 1A (229 top structures) and Phase 1B (150 top structures) have been completed. Phase 1C, involving 110 top structures, is planned for implementation in the 2025/26 financial year. The final component, Phase 1D, will provide a further 111 top structures, but its implementation is dependent on the availability of bulk electricity. The completion of Phase 1 in its entirety remains contingent on securing the necessary bulk infrastructure capacity.

Land Budget:

The land budget addresses the balance between the demand and supply of residential land in Ceres. The municipal housing waiting list, the current housing pipeline, and projected household growth since the 2019 MSDF, with future projections informed by the MYPE (2024–2035) and a 2.2% growth rate for 2035–2045 is used to determine the demand. To determine “supply” side, it accounts for land required to meet the waiting list and projected household growth, drawing from opportunities both within the 2019 urban edge, through infill, repurposing, and allocation of undetermined land, and outside it, where urban edge expansions are guided by strategic settlement roles. Importantly, while mixed-use developments may include residential components, these were excluded from the supply calculations.

The MSDF proposals constitute 95.97 ha of residential land 75.6 ha of additional land for residential development is proposed. The land requirements according to the population projection till 2045 amount to 370 ha of residential land, resulting in an undersupply of -274 ha.

Table 41: Ceres Land Budget

Land	Hectares
Proposal in 2020 Edge	20,37
Expansion Proposals	75,6
Total Provision, 2025 MSDF	95,97
Required, 2023 -2025	31
Required 2025 -2035*	155
Required 2035 - 2045	184
Total Required	370
Undersupply	-274

5.2.2.7 Settlement Challenges

The following issues pose challenges in Ceres, Nduli and Bella Vista.

- **Ageing and Insufficient Infrastructure:**

- Ageing water and sewage systems, with capacity and pressure constraints worsened by population growth.
- Water storage capacity and pressure In Nduli and Bella Vista is inadequate, and the wastewater treatment system is nearing its limit.
- Electricity demand has already exceeded the Notified Maximum Demand (NMD), with delays in backbone upgrades from Eskom.
- Many informal households still rely on communal water points and toilets, placing pressure on service delivery.

- **Mobility and Access:**

- Voortrekker Street (main high street) lacks universal access upgrades. Public transport is dominated by minibus taxis, there is a need for adequate provision of public transport facilities (MBT ranks).
- Non-motorised transport (NMT) infrastructure is lacking, creating unsafe pedestrian and cyclist conditions in Ceres, Nduli, and Bella Vista.

- **Housing Land Availability:**

- Limited land for both subsidised and market housing has created an extensive housing waiting list.
- Seasonal labour migration intensifies demand for housing, contributing to informal settlement growth.

- **Industrial Land Availability:**

- The Settlement faces pressure to provide sufficient land for industrial development, particularly for agri-processing and other intensive industries that are central to the local economy.

- **Competing Land Demands:**

- Expansion is restricted by surrounding agricultural land and topography.
- High competing demands between housing, industrial development, and agriculture limit balanced growth.
- Urban sprawl (informal settlements) further complicates efficient land use and infrastructure provision.

- **Population Growth and Informality:**

- Employment opportunities (seasonal work) in agriculture and agri-processing attract an influx of people to Ceres, intensifying the demand for housing. The inability to meet this demand contributes to the growth of informal settlements.

- **Environmental Risk:**

- Climate change could impact agricultural production, a key source of industry and employment for the residents of Ceres.

- **Economic Disparities:**

- Over-reliance on agriculture and agri-processing, with limited diversification into other sectors.
- High socio-economic needs, together with a high rate of low-skilled, seasonal labour, could increase economic inequalities and social tension, if not addressed through skills training and education.
- Rising crime and drug-related violence undermine safety, well-being, and investor confidence.

5.2.2.8 Settlement Potential

- **Economic Diversification and Investment:**

- Ceres's role as a Commercial and Regional Hub attracts developer interest in commercial and shopping centres, potentially stimulating broader investment.
- Expansion of industrial land for agri-processing and intensive industries could strengthen local employment and diversify the economy.
- Encouraging small business development and support services can reduce reliance on seasonal agricultural labour.

- **Agricultural Support Hub:**

- Ceres is strategically located to support the agricultural activities of the region. Through continued modernisation and adaptation of agricultural practices, Ceres can continue to support the function, agri-processing and logistics needs of this important economic activity.
- Participation in the SmartAgri Plan and FruitLook strengthens adaptive capacity.

- **Freight and Logistics:**

- Ceres is strategically located on the R46 and R303, which connect to the hinterland and ports. Effective management of these routes can enhance the role this settlement plays in ensuring quality logistical support to the agricultural sector.
- Leveraging **rail infrastructure** for freight can also strengthen logistics for agriculture as well as other industries.
- Upgrading roads, sidewalks, and NMT infrastructure can enhance **mobility, safety, and accessibility**.
- Optimising minibus taxi ranks and routes can improve public transport efficiency.

- **Tourism Growth:**

- The natural beauty of the region, together with the unique climate, presents a key opportunity to grow the tourism sector in this region, especially in the heritage and ecotourism sector.
- Development of complementary tourism services (accommodation, restaurants, attractions) can create employment and diversify income sources.

- **Greenfields Infill Development:**

- The areas highlighted for restructuring, settlement integration and infill in the 2020 MSDF are largely Greenfields sites, presenting a unique opportunity to develop in sustainable ways following best practice, with, for instance, effective NMT, green building standards, and clustered, integrated community infrastructure.

- **Infrastructure Upgrades and Service Expansion:**

- Planned upgrades to water, sewage, and electricity systems provide opportunities to address the housing backlog by enabling planned projects to be completed.
- Implementation of **renewable energy (solar)** can help meet growing electricity demand and reduce reliance on Eskom.

- **Social and Community Development:**

- Skills development and training programmes can reduce **economic inequality** and improve local employment opportunities.
- Investment in public spaces, recreation, and cultural facilities can enhance **quality of life** and social cohesion.
- Strengthening community policing and social programmes can help **reduce crime and drug-related issues**.

5.2.3 Settlement Proposals

Code	Proposal	Spatial Goal Number
Public Realm (Amenities) and Beautification		
CN1	Implement a Ceres Precinct Plan for public realm upgrades to connect nodes, beautify the area, and improve vehicular, pedestrian and cycling movement.	3
CN2	Encourage the upgrading of public spaces in Bella Vista.	3
CN3	Promote the development of a library for Nduli.	3
CN4	Promote and encourage the development of training and other institutional facilities.	3
CN5	Support the revitalization and redevelopment of derelict buildings for community use.	3
CN6	Support the acquisition of land for the development of a regional cemetery (Ceres Town/Bella Vista).	3
CN7	Support the rehabilitation of Cillier Street.	3
Mobility and Access (NMT Routes)		
CN8	Promote the widening of sidewalks along Voortrekker Street (Ceres Town).	3
CN9	Promote the development of a formal NMT route along Jakaranda Street (Bella Vista).	3
CN10	Promote the formalisation of unsurfaced NMT route along the R46 up to Onder-Swaarmoed Road (Nduli).	3
CN11	Provide street furniture to create rest areas and shade along the NMT adjacent to the R46 and along the R303 (Nduli).	3
CN12	Formalise NMT routes along Eluxolweni Avenue (Nduli).	3
CN13	Promote the extension of the existing bicycle route network.	3
Transport Infrastructure (Rail/Transport/Road/Freight)		
CN14	Promote and support the revitalization and subsequent utilization of existing railway infrastructure for commuting between Wolseley and Ceres.	2
CN15	Initiate talks with PRASA to get clarity on the intended plans for a rail service in Witzenberg. The municipality should lobby for the maintenance of existing facilities for improved and expanded rail services.	5
CN16	Support the implementation of intersection upgrades to improve safety measures.	3
CN17	Investigate traffic congestion and compile a traffic management plan.	4
CN18	Encourage the development of a Petroport/ truck stop facility outside Ceres to provide space for trucks to overnight, eliminating the need to park illegally within the settlement.	4
CN19	Encourage the conducting of a comprehensive minibus taxi survey to develop appropriate measures for managing and developing taxi ranks and operations, especially of emergent informal ranks.	3
CN20	Encourage the investigation and subsequent creation of a pedestrian crossing on Voortrekker Street at Charlie Hofmeyr High School.	3

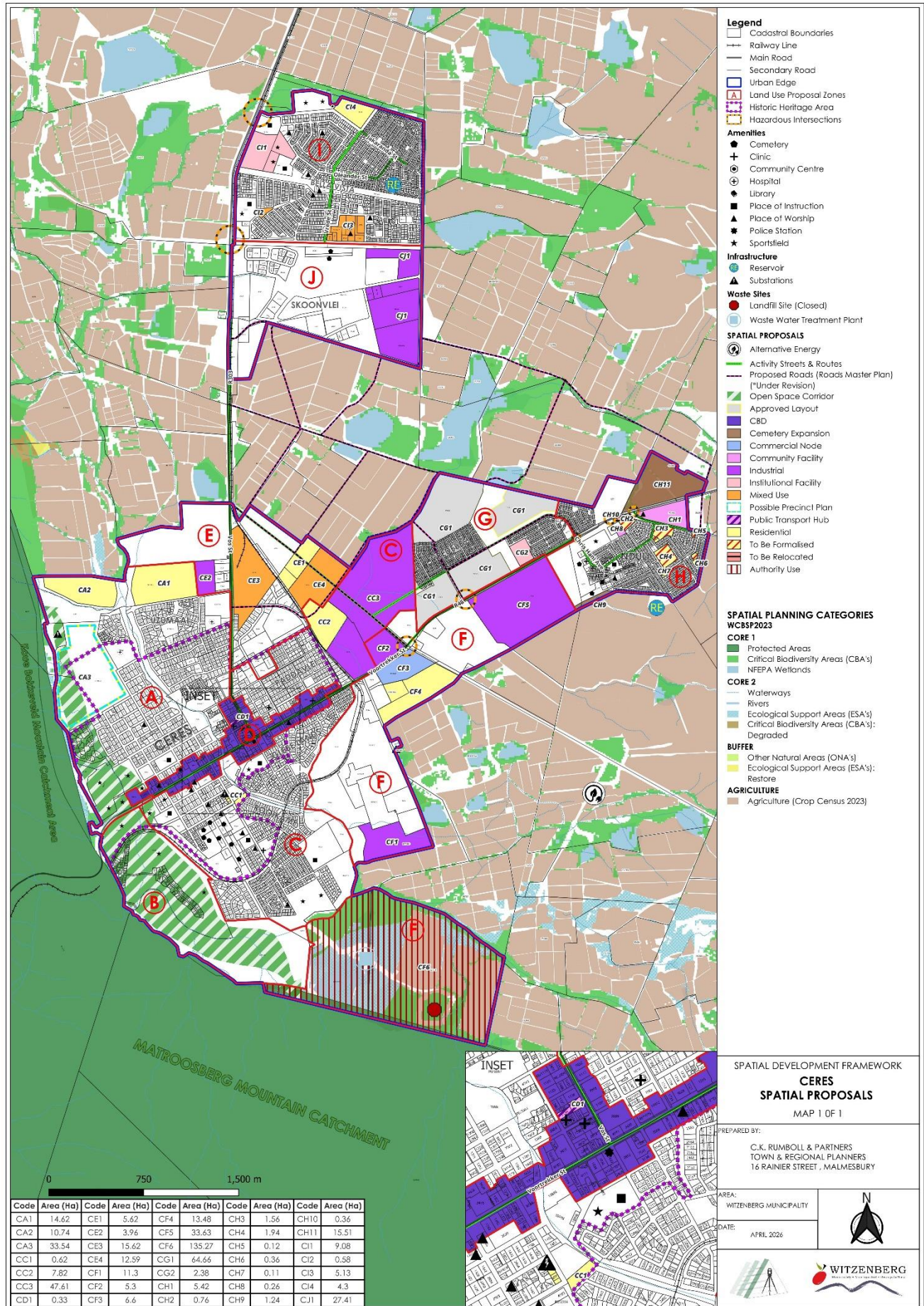
Basic Infrastructure, Services and Development		
CN21	Maintain 1:100 Koekedow Flood lines (Ceres and Wolseley).	3
CN22	Promote the rehabilitation of Lovers Lane Bridge.	3
CN23	Support the role of Ceres as main administrative “capital” of the municipality.	5
CN24	Promote an industrial and agri-industrial precinct. Develop a master plan for an industrial corridor on the eastern side of the R303, opposite Bella Vista, including road infrastructure and access to and from the R303 from service roads within the industrial and agri-industrial precinct.	4 & 2
Tourism, Economic Development and Industry		
CN25	Promote seasonal outdoor activities as tourist attractions such as cherry picking in the summer months and snow during winter.	2
CN26	Promote Ceres as a Local Tourism Agency.	5
CN27	Support the expansion of the Ceres Rail Company (currently only operational between Cape Town and Elgin).	5
CN28	Promote the following streets/sections of streets as activity corridors: Voortrekker Street (R46), Vos Street (R303), Vrede Street, Chris Hani Avenue, Onder-Swaarmoed Street, Jakaranda Street, Magnolia Street and Oleander Street.	4
CN29	Encourage densification and mixed-use development (or redevelopments) in the Central Business District.	3
CN30	Spatially plan for designated accessible, well-serviced areas for hawkers, street traders, and small enterprises to operate legally and safely, supporting local entrepreneurship and livelihoods.	3
CN31	Support nodal agri-related development to enhance agri-processing and agri-value chains.	2
CN32	Combat urban decay of the existing CBD through the undertaking of an urban design study that will assist in providing guidance for targeted investment and intervention measures by the municipality to procure reinvestment in the CBD.	4
Nature and Conservation		
CN33	Protect existing urban green spaces and expand them as climate mitigation assets, such as the Dennebos Caravan Park and Victoria Park Sports Grounds.	3
CN34	Ground-truth and integrate CBAs into the zoning scheme.	5
CN35	Encourage new developments to incorporate green infrastructure (e.g., permeable surfaces, tree planting, green roofs, rain gardens) to manage heat, stormwater, and air quality.	1
CN36	Promote an open space corridor between the Skurweberg Mountain Range and the Ceres settlement that primarily accommodates recreational uses, while allowing limited settlement development that remains consistent with the area’s recreational and conservation character.	3

5.2.4 Coded Settlement Proposals

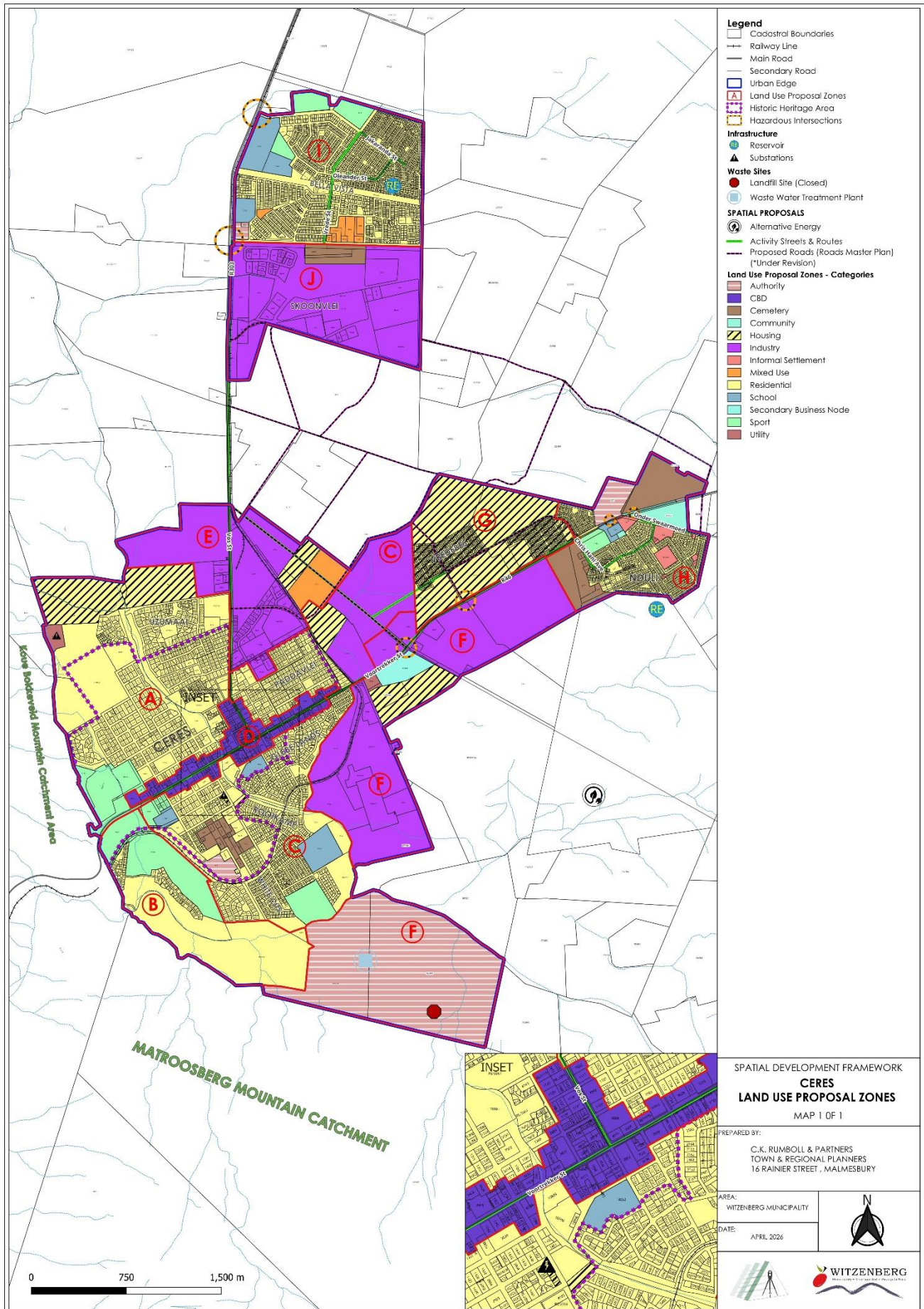
Code	Zone	Use	Proposal	Du/ha	Area (ha)	Spatial Goal Number
CA1	A	Residential	Promote medium density residential development similar to the adjacent Uzumai residential development. Include a transitional buffer between adjacent industrial uses (Northern and eastern boundary).	20	14,62	4
CA2	A	Residential	Promote mixed-density residential development.		10,74	1
CA3	A	Precinct Plan	Commission a precinct plan for the potential redevelopment of the Dennebos municipal resort.		33,54	2
CC1	C	Residential	Promote medium-density residential development similar to the adjacent Rooikamp residential development.	60	0,62	4
CC2	C	Residential	Promote a mixed-density residential development. (Together proposals CC2, CC3 & CE1 & CE4 , are subject to a refined SDP for the entire area)		7,82	4
CC3	C	Industrial	Promote a mixed density residential development transitioning into the Vredebes Residential Development to the east. (Together proposals CC2, CC3 & CE1 & CE4 are subject to a refined SDP for the entire area)		47,61	4
CD1	D	Public Transport Hub	Encourage the acquisition of land to develop a formal taxi rank.		0,33	3
CE1	E	Residential	Promote medium-density residential development	20	5,62	2
CE2	E	Industrial	Promote light, non-noxious industrial development		3,96	4
CE3	E	Mixed Use	Promote mixed-use development that accommodates economic and commercial activities.		15,62	4
CE4	E	Mixed Use	Promote mixed-use development.		12,59	4
CF1	F	Industrial	Support the expansion of existing industrial use.		11,3	2
CF2	F	Industrial	Promote medium to low intensity industrial developments with a low industrial transitional buffer area toward the adjacent residential expansion proposal to the north and west.		5,3	2
CF3	F	Commercial Node	Promote the development of a commercial node.		6,6	4
CF4	F	Residential	Promote medium density residential development.		13,48	4
CF5	F	Industrial	Promote industrial or commercial developments.		33,63	2
CF6	F	Authority Use	Promote authority uses.		135,27	4
CG1	G	Approved Layout	Support and prioritise the completion of the Vredebes housing development.		64,66	3
CG2	G	Institutional Facility	Support the development of an institutional facility.		2,38	3
CH1	H	Community Facility	Support the development of a community facility in line with the Witzenberg Zoning Scheme By-Law.		5,42	3
CH2	H	To Be Formalised	Prioritize the relocation of informal structures constructed in the road reserve and encourage the formalisation of structures located outside of the road reserve. (Part of the Mooibloem Informal Settlement)		0,76	3
CH3	H	To Be Formalised	Promote the formalisation of existing informal settlements.		1,56	3
CH4	H	To Be Formalised	Promote the formalisation of existing informal settlements.		1,94	3
CH5	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,12	3
CH6	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,36	3
CH7	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,11	3
CH8	H	Community Facility	Encourage the redevelopment of the existing derelict building for use as a community facility.		0,26	3
CH9	H	Cemetery Expansion	Promote the expansion of the Nduli cemetery.		1,24	3

CH10	H	To Be Formalised	Promote the formalisation of existing informal settlements.		0,36	3
CH11	H	Cemetery	Promote cemetery development.		15,51	3
CI1	I	Institutional Facility	Promote the expansion of the existing adjacent institutional facility.		9,08	3
CI2	I	Mixed use	Encourage mixed-use such as community and commercial uses.		0,58	4
CI3	I	Mixed Use	Encourage mixed-use development to accommodate uses such as residential, community and commercial use.		5,13	4
CI4	I	Residential	Encourage high density residential development.	60	4,3	4
CJ1	J	Industrial	Promote industrial development		27,41	2

5.2.5 Settlement Proposal Map



5.2.6 Land Use Proposal Zones



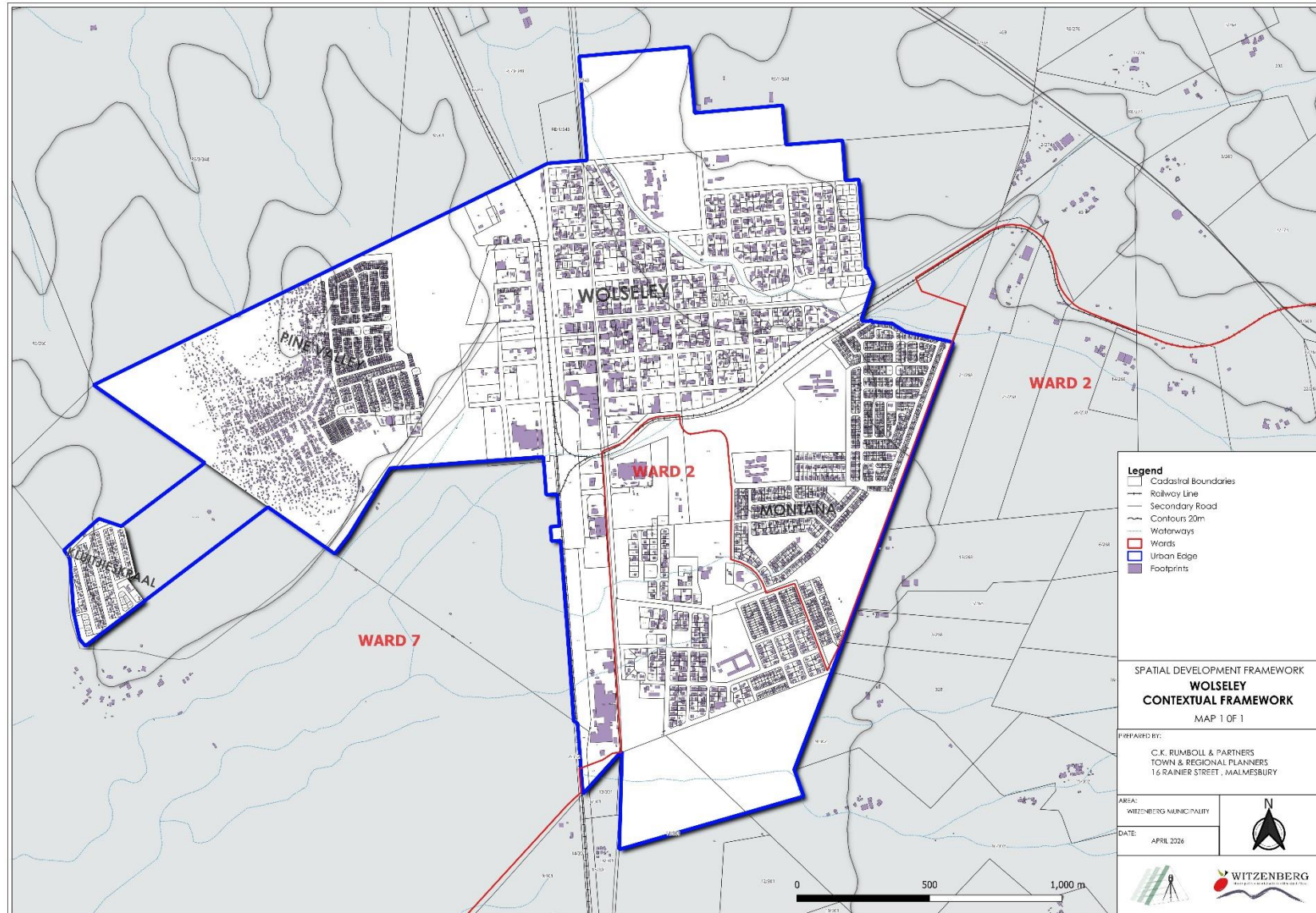
5.2.7 Land Use Zone Proposals

Refer to the land use zone map for Ceres: The urban area of Ceres is divided into ten (10) zones (areas with common features) and the recommended land uses for the different zones are listed in the table below:

CERES LAND USE ZONES		Low-Density Residential Uses	Medium-Density Residential Uses	High-Density Residential Uses	Secondary Educational Uses	Place of Instruction	Professional Uses	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Zone A has a predominantly low-density residential character with pockets of mixed density residential developments throughout the zone. A portion of Zone A falls within the identified historic core of Ceres. The historic core should continue to be the focus of on-going public place improvement, identification and protection of historic places and assets and sensitive redevelopment and infill.	X	X		X	X	X			X	X	X	X	X	
B	Zone B represents a residential area surrounding the Ceres Golf Course.	X	X	X	X	X	X		X 4		X	X		X	
C	Zone C has a mixed density residential character with supporting social services. A portion of Zone C falls within the identified historic core of Ceres. The historic core should continue to be the focus of on-going public place improvement, identification and protection of historic places and assets and sensitive redevelopment and infill.	X	X	X	X	X	X			X	X	X	X	X	
D	Zone D represents the Central Business District and is located along the main activity corridor through the town where commercial and mixed uses occur. Allow for commercial and other compatible uses to enhance the node. A portion of Zone D falls within the identified historic core of Ceres. The historic core should continue to be the focus of on-going public place improvement, identification and protection of historic places and assets and sensitive redevelopment and infill.	X	X	X	X	X	X	X	X	X	X	X	X	X	X 3
E	Zone E represents an industrial zone located to the north of Ceres with potential identified for expansion.					X	X	X	X	X	X		X	X	X
F	Zone F represents an industrial zone located to the south-eastern side of Ceres with potential identified for expansion south of the area. Support development of identified business and mixed use nodes.					X	X	X	X	X	X		X	X	X
G	Zone G represents an approved high density residential development. Support development of community facility at identified area.		X	X	X	X	X		X 1	X	X	X	X	X	
H	Zone H represents Nduli. Informal residential settlements occur where formalisation is required. Support creation of community facility node at identified area. Allow for supporting social and neighbourhood orientated commercial services.		X	X	X	X	X		X 1	X	X	X	X	X	
I	Zone I represents the mixed density residential area of Bella Vista with supporting	X	X	X	X	X	X	X 5	X 1,5	X	X	X	X	X	

	social services. Support strengthening of community facility node.														
K	Zone J represents the Industrial zone of Bella Vista with the opportunity for future expansion.					X	X	X	X	X	X		X	X	X
(1) Along activity streets/corridors (2) At identified business nodes (3) Only service trade (4) At existing node (Clubhouse) (5) At identified mixed use nodes		Business Uses e.g. shop, supermarket, restaurant, offices, service station. Place of Education e.g. Schools, places of instruction. Professional Uses e.g. offices like doctors, dentists, attorneys, architects, engineers and town planners. Secondary Business Uses e.g. neighbourhood business uses such as house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas at discretion of the Municipality. Secondary Educational Uses e.g. Crèches/daycare. Medium density residential – only allowed on erven of 2000m ² or larger. *Find description of proposed land uses for development zones in Annexure 4.													

5.3 Wolseley



5.3.1 Situational Analysis

5.3.1.1 Settlement History

Wolseley was initially the Ceres Road Station railway junction, which was set up in 1875. After expanding over a number of years, it was renamed in 1910, after a former Major-General Sir Garnet Joseph Wolseley, an influential officer of the British Imperial Army, who briefly served as Governor of Natal around the Anglo-Zulu war in 1879/80, as part of his broader activities on behalf of the British Empire (MDSF, 2020: 30).

5.3.1.2 Sub-Regional Location

Wolseley is located 90 kilometres northeast of Cape Town and 35km northwest of Worcester. It is located 15 kilometres south of Tulbagh in the Land van Waveren Valley, 12 kilometres southwest of Ceres through Michell's Pass. Wolseley is situated between the Waterval mountains to the west and the Skurweberg Mountains to the east.

5.3.1.3 Settlement Role and Function

Wolseley is a secondary service town in the Witzenberg Municipal Area. Wolseley functions as an agricultural support centre and significant place of residence. In the Western Cape SDF, 2014, Wolseley falls within the rural development corridor that extends from Swellendam to Tulbagh, including Robertson, Worcester and Ceres. According to the MSDF 2020, Wolseley is

a primary growth centre, with medium socio-economic need and growth potential.

Since the settlement is located on key movement routes, it is an appropriate place for industrial/manufacturing investment. Affordable housing is planned for the western side of the town and infill development is appropriate for future growth of the settlement.

5.3.1.4 Settlement Character and Layout Pattern

Wolseley is established along a north-south axis, made up of Voortrekker Street and the railway line. The railway line runs diagonally north-east through the town towards Ceres. The central area of Wolseley is on Voortrekker Road and concentrated around the historic grid of the town centre.

The centre of Wolseley is primarily characterised by a large square street grid, with free-standing suburban homes set back from the street edge. Property sizes vary in this area, from about 280 – 1 500m², or more.

Montana is located south of Wolseley town centre and is separated from the centre of town by the railway line and a green space buffer. The grid is largely rectilinear. Houses in this area are located on smaller erven of between 220 – 580m², largely made up of low-income housing typologies, which have been adapted and expanded incrementally. Houses are typically set back from the street edge.

Pine Valley is situated in the western part of Wolseley, to the west of the north-south rail line, a stretch of vacant land and Wolseley cemetery. The eastern portion of the area is characterised by free-standing low-income housing on erven of roughly 120m² on a rectilinear grid, while the western side of the area is characterised by dense informal housing, some of which is located on a street grid.

Wolseley is in Wards 2 and 7; Ward 7 includes Wolseley town centre, Pine Valley and part of Chris Hani, as well as the surrounding agricultural areas to the north, extending to Tulbagh. Montana and the Wolseley Farms area is in Ward 2 to the south.

5.3.2 Settlement Services and Infrastructure Analysis

5.3.2.1 Water

Wolseley receives its water supply from the Tierkloof Weir, with purification undertaken through pressure filters and chlorination. The Ceres Road Reservoir (680 kl) and the newly constructed 6 MI Wolseley Reservoir provide storage for the 44 km distribution network, which operates with two pressure zones. The network also includes the 4.5 MI Stamper Street Reservoir, which has been resealed to prevent water losses, as well as a booster pump station. An additional pump station enables the transfer of irrigation water from the Artois Canal to the reservoir during periods of low flow.

5.3.2.2 Sanitation

The WWTW was upgraded in 2022/23 with the construction of a new chlorine dosing facility. At present, the inlet works at the WWTW are being upgraded at a cost of R14 528 214. However, the scope of the works has been reduced due to funding constraints.

Size (ML/Day)	Technology	Operational Flow (% of design capacity)
3.6	Activated Sludge	25

5.3.2.3 Solid Waste

Wolseley currently generates 4 887 tonnes of waste each year and receives servicing through black and green bin bag provision and general waste collection through pick up and provision of 16 skips.

Illegal solid waste dumping, disposal of household waste in skips intended for garden waste and skips being overfull are challenges that face the municipality.

Wolseley landfill site is currently inoperative, despite having capacity to receive more waste. The landfill closed following civil unrest and vandalism of the site and will not be reopened in the short term. The site requires rehabilitation, at an estimated cost of R28,2m. An informal settlement has

been established adjacent to the landfill (within the buffer of the site), posing risks to the community and restricting access to the site.

Strategic management of waste, set out in the IWMP, seeks to improve waste management through public awareness building; and recycling, organic and hazardous waste management practices - programmes that are set to be implemented across the Witzenberg Municipal Area.

There is an option to operate under a regional waste disposal system, with landfill located in Worcester. In the event of its implementation, a transfer station would be established near Wolseley.

The following directives have been provided for improving the waste management in Wolseley:

- Divert organic and hazardous waste into a safe and circular scheme.
- Develop drop-off facilities in each settlement for waste that is not collected, such as builders' rubble, garden refuse and recyclables.

5.3.2.4 Electricity

Wolseley's electrical network is supplied by Eskom by way of a single 11kV bulk metering point, which is located at Wolseley substation. The current Notified Maximum Demand is 5,2 MVA.

The cable capacity for Wolseley is 2,38 MVA and cannot handle the NMD of 5,2 MVA. The 35 mm cables are too small and should be replaced with 70

mm cables. A number of components in the infrastructure supply system do not meet present demands and safety standards and need to be replaced, including oil circuit breakers and outdoor switchgear. Illegal electricity connections, especially in informal settlements, such as the one located in Pine Valley, pose risks to revenue loss and public safety.

5.3.2.5 Transport, Roads & Stormwater

Most roads in the municipality are provincial – providing 1 970km of road network. Major provincial roads around Wolseley include:

- TR22/2 (R46) – which runs from Tulbagh, and runs just north of Wolseley, connecting the settlement to Ceres via Michell's Pass.
- R43 – the R43 splits from the R46, east of Wolseley, and runs south to Worcester.

The municipal roads in Wolseley are mostly made of paved flex and are in good condition, as demonstrated in Table 41 below.

Table 42: Municipal Road Surface Treatment and Extent

Town	Paved (km)	Flex	Paved block (km)	Gravel (km)	Total (km)
Wolseley	38.1		0.0	1.8	39.9

The public transport system in the Witzenberg Municipal Area is predominantly supported by the minibus taxi. There is one minibus taxi rank in Wolseley, which has combined loading and holding areas and 5 bays, with

adequate capacity. There are currently 5 taxi routes to and from Wolseley, as set out in Table 42 below.

Table 43: Minibus Taxi Routes, Distance and Turnaround Time

Origin Name	Destination Name	Route Distance (Km)	Trip Time (One Way) (min)	Turnaround Time (Cycle Time) (min)
Wolseley	Ceres	17.5	19	38
Wolseley	Wolseley Farms	4	6	12
Wolseley	Artos Station	8.2	9	18
Wolseley	Tulbagh	17.5	18	36
Wolseley	Wellington	64.6	47	94

There is a need to upgrade non-motorized transport infrastructure around Wolseley, by constructing surfaced sidewalks in Hope Street and investigating the possibility of a formal walkway across the open fields in the southern part of Wolseley, into Montana.

5.3.2.6 Human Settlements and Tenure

The analysis of human settlement demand for Wolseley shows that a total of 164.30ha of land will be required over the next 5–20 years to provide for residential development across all income groups.

Table 43, provides a breakdown of the projected demand accounting for expected household growth and the municipal waiting list and illustrates the need across income categories, ranging from subsidised housing

(indigent/low income) to gap and market-related housing opportunities (taxable).

The table indicates that 55,85ha of land is required to address the total land required to address housing demand for subsidised housing, including the settlement waiting list and the total estimated additional households that will likely fall within the low-income category. This reflects the number of households still dependent on state-subsidised opportunities.

Land Required:

Land required for the provision of adequate housing across income groups is tabulated below:

Table 44: Land Required

Additional 20 Year Total					
	Subsidised		Taxable		Total Land Required
	WL	Low	Mid	High	
ha	19,64	36,21	86,64	21,82	164,3
%	11,95%	22,04%	52,73%	13,28%	100%

In addition to the current waiting list and the estimated household growth, existing, and the rapid expansion of informal settlements, also contribute to the overall housing need. In 2020 it was estimated that there were about 360 informal structures in Wolseley; this figure has increased significantly to about 3 403 estimated structures in 2025. Table 44 below illustrates the current informal settlements and the number of structures counted in 2020 and 2025.

Table 45: Wolseley Informal Settlements

Informal Settlement & Precinct Name	Zakhele and Pine Valley	
Total Size (ha) of Informal Settlement	43,0	
Date of Establishment	2000	
2020 MSDF	Structures	360
	Population	1 053
2025	Structures (Jan 2025)	3 403
	Population	9 869

Planned Projects:

The Pine Valley Informal Settlement Upgrade, planned from 2026 onwards, targets the upgrading of approximately 3 403 informal structures that currently have limited to no access to basic services, with a combination of in-situ upgrades, super blocks, and the provision of basic services (ABS). Pine Valley 2A is expected to deliver an estimated 120 top structures for qualifying backyard dwellers. In Montana, approximately 700 housing opportunities are planned as part of a long-term top structure project on land to the east of the settlement, subject to the availability of bulk infrastructure, particularly electricity and bulk water storage. In addition, the Kluitjieskraal Development includes the construction of top structures on 10 existing sites.

Land Budget

The land budget addresses the balance between the demand and supply of residential land in Wolseley. The municipal housing waiting list, the current housing pipeline, and projected household growth since the 2019 MSDF, with future projections informed by the MYPE (2024–2035) and a 2.2% growth rate for 2035–2045 is used to determine the demand. To determine “supply” side, account is made of land required to meet the waiting list as well as projected household growth. Projected household growth will be accommodated through opportunities both from within the 2019 urban edge, through infill, repurposing, and allocation of undetermined land, and outside it, where urban edge expansions are guided by strategic settlement roles.

The MSDF proposals constitute 98 ha of residential land. 9.55 ha of additional land for residential development is proposed. The land requirements according to the population projection till 2045 amount to 79 ha of residential land, resulting in an undersupply of -56 ha.

Table 46: Wolseley Land Budget

Land	Hectares
Proposal in 2020 Edge	88,45
Expansion Proposals	9,55
Total Provision, 2025 MSDF	98
Required, 2023 -2025	13
Required 2025 -2035*	63
Required 2035 - 2045	79
Total Required	154
Undersupply	-56

5.3.2.7 Settlement Challenges

- Aging water and sewage systems require upgrading. Existing issues with capacity and pressure could be further exacerbated by population growth.
- Historical buffer zones of infrastructure and open space that separate different suburbs lead to a fragmented spatial form, rendering spaces disconnected and unsafe for pedestrians.
- Need for enhanced access to Pine Valley for pedestrians and to make crossing the rail line safer for residents.
- Existing informal settlement in Pine Valley is not fully supported by access to a road network and basic networked infrastructure, putting households at risk.

5.3.2.8 Settlement Potential

- Wolseley has strong tourism potential, which can build on existing momentum. The natural beauty surrounding Wolseley is a significant attraction for agritourism and ecotourism, including fruit picking, hiking and bird watching.
- Strong regional road linkages: Proximity to the provincial R46 and R303, which connect to the national N1 is a key advantage for logistics support. The rail connections/infrastructure are also to Wolseley's advantage.

- Additional commercial activity to serve more residents closer to home can be encouraged.

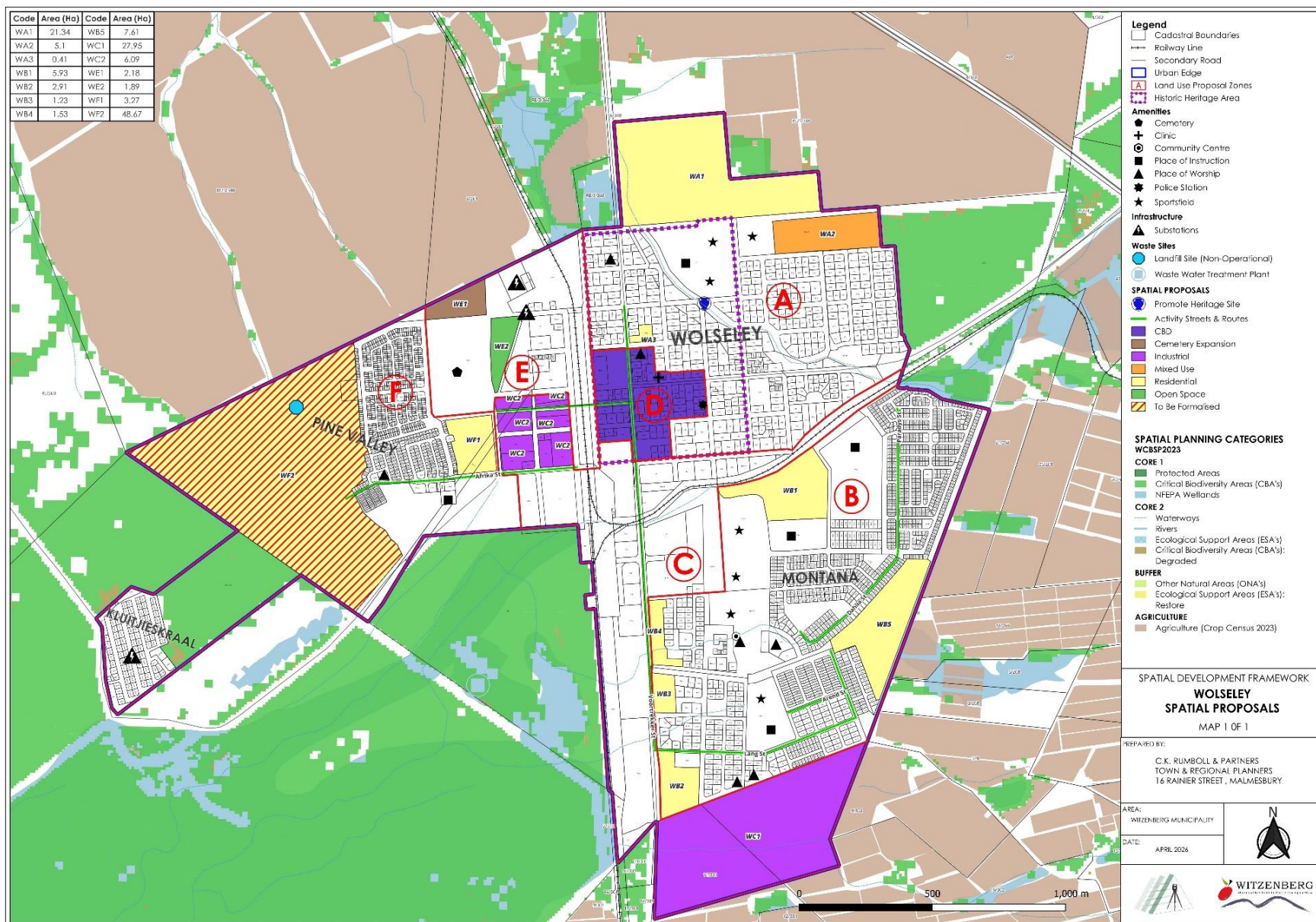
5.3.3 Spatial Proposals

Code	Proposal	Spatial Goal Number
Public Realm (Amenities) and Beautification		
WN1	Promote the following as activity streets: Voortrekker Street, Afrika Street, Lang Street, Eiland Street, Arend Street, Dahlia Street, Paradys Street.	3
WN2	Promote sensitive densification and a mix of uses in the historic centre of Wolseley.	3
WN3	Investigate viability of implementing a Heritage Conservation Area Overlay Zone for the historic centre of Wolseley.	5
Mobility and Access (NMT Routes)		
WN4	Upgrade and expand the formal NMT network throughout town, especially focused on improving existing informal desire lines and on class 4 roads.	3
WN5	Improve pedestrian accessibility to Pine Valley and enhance safe crossing of the railway line.	3
WN6	Support the formalisation of walkways with lighting across open fields in the southern part of Wolseley.	3
Transport Infrastructure (Rail/Transport/Road/Freight)		
WN8	Strengthen trade and mobility corridor along the R46 to Worcester and the Breede River Valley.	5
WN9	Support and promote the conducting of a comprehensive minibus taxi survey to develop appropriate measures for managing and developing taxi ranks and operations, especially of emergent informal ranks.	3
WN10	Lobby for the maintenance of existing facilities for improved and expanded rail services.	5
Basic Infrastructure, Services and Development		
WN11	Develop Wolseley as the major residential town in Witzenberg.	4
WN12	Allow rezoning of agricultural land north of town for expansion, as the cereal production impact is minimal.	4
Tourism, Economic Development and Industry		
WN13	Encourage light industry, housing, and small-scale factories in mixed-use zones.	2
WN14	Support nodal agri-related development to enhance agri-processing and agri-value chains.	2
WN15	Investigate the need for additional industrial land north of Wolseley on the western side of Voortrekker Road. Investigation to include relevant specialist studies to explore the viability of development in terms of access, topography, proximity to workforce etc.	2
Nature and Conservation		
WN16	Incorporate Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) into land use planning to prevent fragmentation and maintain ecosystem services.	3
WN17	Delineate high-risk flood, fire and erosion overlay zones (also supports climate resilience and environmental management).	1

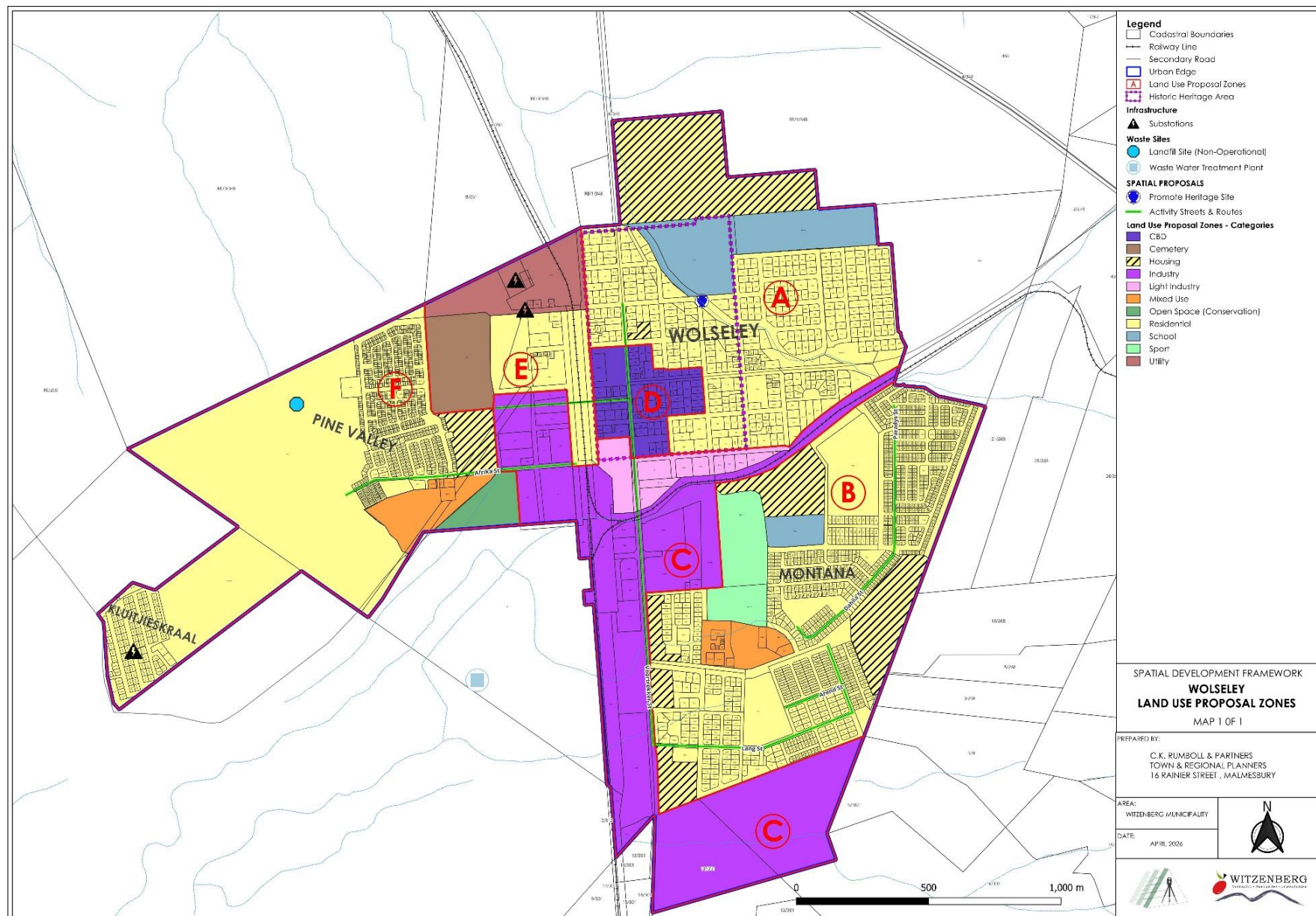
5.3.4 Coded Settlement Proposals

Code	Zone	Use	Proposal	Du/ha	Area(ha)	Spatial Goal Number
WA1	A	Residential	Promote mixed-use residential development.		21,34	4
WA2	A	Mixed Use	Support mixed-use development including community and residential uses.		5,1	3
WA3	A	Residential	Support medium-density residential development.	20	0,41	4
WB1	B	Residential	Support medium-density residential development.	20	5,93	4
WB2	B	Residential	Support medium-density residential development.	20	2,91	4
WB3	B	Residential	Support low to medium-density residential development.	15-20	1,23	4
WB4	B	Residential	Support low to medium-density residential development.	15-20	1,53	4
WB5	B	Residential	Support medium to high-density residential development.	20-60	7,61	4
WC1	C	Industrial	Promote industrial and agri-industrial related development, while incorporating a transitional area to the north of the proposal adjacent to the residential development.		27,95	2
WC2	C	Industrial	Promote medium to low-intensity industrial developments with a low industrial transitional buffer area toward the adjacent residential expansion proposal to the west.		6,09	2
WE1	E	Cemetery Expansion	Promote the expansion of the cemetery.		2,18	3
WE2	E	Open Space	Support and maintain as a public open space.		1,89	3
WF1	F	Residential	Support high-density residential development.	60	3,27	4
WF2	F	To Be Formalised	Promote the formalization of existing informal structures.		48,67	3

5.3.5 Settlement Proposal Map



5.3.6 Land Use Proposal Zones

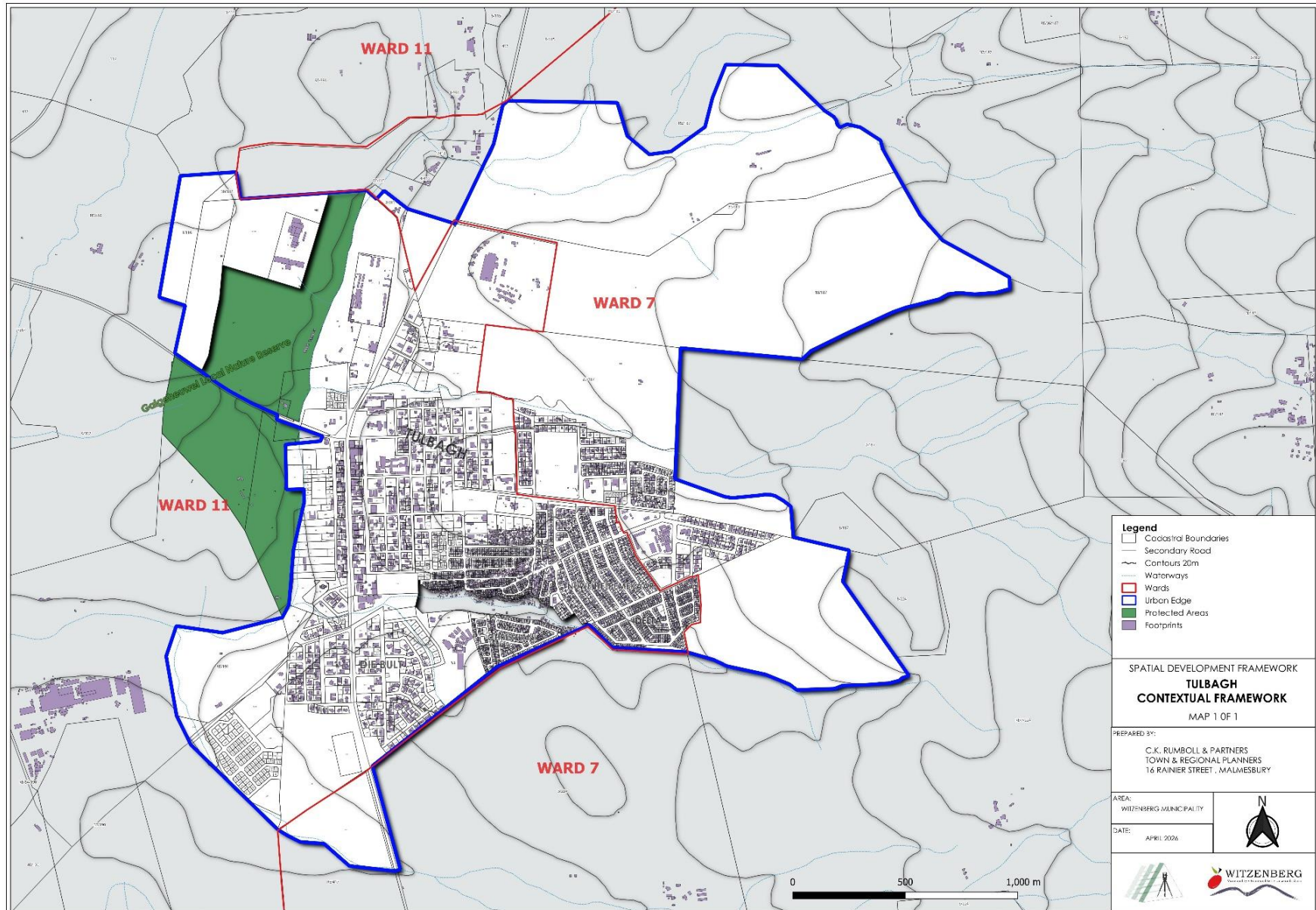


5.3.7 Land Use Zone Proposals

Refer to the land use zone map for Wolseley: The urban area of Wolseley is divided into seven (7) zones (areas with common features) and the recommended land uses for the different zones are listed in the table below:

WOLSELEY LAND USE ZONES		Low-Density Residential Uses	Medium-Density Residential Uses	High-Density Residential Uses	Secondary Educational Uses	Place of Instruction	Professional Services	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Zone A has a low-density residential character with supporting social services. New development area and sport field expansion identified. A portion of Zone A is located within the historic core, and Wolseley town should be the focus of on-going public space improvement, identification and protection of historic places and assets, and sensitive redevelopment and infill.	X	X	X ₄	X	X	X		X _{1,4}	X	X	X	X	X	
B	Zone B has a mixed density residential character with supportive social services. New development areas identified and earmarked for future development.	X	X	X	X	X	X		X _{1,4}	X	X	X	X	X	
C	Zone C represents the industrial zone with the opportunity for future expansion.					X	X	X	X	X	X		X	X	X
D	Zone D represents the Central Business District and is located along the main activity corridor through the town where commercial and mixed uses occur. Allow for commercial and other compatible uses to enhance the node. The historic core of Wolseley town should be the focus of on-going public space improvement, identification and protection of historic places and assets, and sensitive redevelopment and infill.	X	X	X	X	X	X	X	X	X	X	X	X	X	X ₃
E	Zone E represents a mixed-use development area. Support the expansion of the cemetery.	X	X	X	X	X	X	X	X	X	X	X	X	X	
F	Zone F has a high-density residential character. There is a large informal residential settlement where formalisation is required. New development area identified south of cemetery.		X	X	X	X	X	X _{1,4}	X _{1,4}	X	X	X	X	X	
(1) Along activity streets/corridors (2) Flats along activity streets (3) Only service trade (4) At proposed future residential development nodes		Business Uses e.g. shop, supermarket, restaurant, offices, service station. Place of Education e.g. schools, places of instruction. Professional Uses e.g. offices like doctors, dentists, attorneys, architects, engineers and town planners. Secondary Business Uses e.g. neighbourhood business uses such as house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas at discretion of the Municipality. Secondary Educational Uses e.g. crèches/daycare. Medium density residential – only allowed on erven of 2000m ² or larger. *See annexure 4 for description of proposed land uses for development zone.													

5.4 Tulbagh



5.4.1 Situational Analysis

5.4.1.1 Settlement History

According to the MSDF (2012), the Tulbagh valley was known as 'Het Land van Waveren', an Afrikaans name which was given to honour the Waveren family of Amsterdam, which was connected to the mother of Simon van der Stel. Thereafter, the MSDF mentions that farmers began to stream into the well-watered valley after a report relating to the settlement was given by the then Governor.



Figure 28: A panorama of Het Land van Waveren (source: Gordon, Rijksmuseum Collection, accessed 03/09/2025)

According to Augustyn-Clark (2017), the town of Tulbagh is among the oldest towns in South Africa. The establishment of a town can be based on the building of a church, or the establishment of a Drostdy. In this sense, Tulbagh is considered the third-oldest town based on the 1746 establishment of the Roodezandt Church, or the fourth oldest, tied with Graaff-Reinet, based on the 1804 establishment of its Drostdy. The town was named after the Dutch Cape Colony Governor Ryk Tulbagh (Ikin, 2023).

The town underwent substantial reconstruction following the disastrous earthquake of 29 September 1969, which registered 6.4 on the Richter-scale (MSDF 2012). These events rocked the town, causing nine casualties and considerable damage to many of the old buildings. Six months later, a minor earthquake followed, on 14 April 1970.



Figure 29: The Drostdy in state of disrepair after the 1969 earthquake (Source: Strauss, 2022)



Figure 30: A woman demonstrates the level of infrastructure damage caused by the earthquake, by placing her hand in a crack that resulted from the quake (Source: Strauss, 2022)

Figure 29 depicts the aftermath of the earthquake, which left a trail of destruction, and some highly significant buildings in Church Street were destroyed. Whole sections of houses collapsed, many of the soft brick walls burst open, leaving wide cracks and caved-in roofs (Ikin, 2023). The recovery from the earthquake served as impetus to restore and preserve many of the noteworthy heritage buildings on Church Street that form an important component of the tourism industry in Tulbagh today (Strauss, 2022).

5.4.1.2 Sub-Regional Location

Tulbagh is located in the northern settlements area in a valley surrounded by imposing mountain ranges, with the Obiqua Mountains to the west, the Winterhoek Mountains in the north and the Skurweberg Mountains in the east as its natural structuring elements, in the Witzenberg Municipality, Western Cape (MSDF. 2012, 2020).

The settlement was historically accessed via the Roodezand Pass, which made it a key point on the early road out of Cape Town. It is said to have served as the last stop for trekkers before venturing north (Tourism, n.d.). Today, Tulbagh is 90 minutes from Cape Town, firmly located in the Boland Winelands region.

The settlement's position makes Tulbagh an essential location for agri-processing as well as tourism, driven by the town's uniqueness and historic character.

5.4.1.3 Settlement Role and Function

The MSDF (2020) identifies Tulbagh as a secondary service town in Witzenberg Municipality. It functions as a settlement supporting surrounding agriculture, with a substantial residential population and tourism sector centred around its historical core. The Tulbagh Magistrate's court serves as the judiciary in this region.

Together with Ceres, it is classified as an emerging agri-processing industry and economic hub given that the Witzenberg IDP (2025/26) maintains Tulbagh's designation as an agricultural service centre.

5.4.1.4 Settlement Character and Layout Pattern

Tulbagh is characterised by its historic Cape Dutch architecture, with many structures dating back to the 18th and 19th centuries (Witzenberg IDP, 2025). The town is largely linear in form, centred on Van der Stel Street, which remains the main corridor of activity. The street's tree-lined footpaths and low-rise buildings contribute to the town's heritage identity. Place character is maintained through street greenery.

Furthermore, Augustyn-Clark (2017) describes Tulbagh's early layout as a 'river-ribbon town', where the first buildings were sited some distance from the river, leaving a fertile alluvial strip between the street and the waterway.

5.4.2 Settlement Services and Infrastructure Analysis

5.4.2.1 Water

Tulbagh's water supply currently relies primarily on the Moordenaarskloof and Tierkloof sources, supplemented by an additional 1,2 million m³/a from the Klein Berg River following the completion of new infrastructure. Although boreholes were drilled adjacent to Nuwekloof Pass, the yields proved insufficient for supplying the town. The Moordenaarskloof resource is shared equally with SAPCO and Kruys Valley, placing further pressure on available capacity. The existing Dorpsdam remains inadequate to meet storage needs, resulting in annual water restrictions. To address these constraints, the Department of Water and Sanitation (DWS) approved funding for the construction of the Waverenskroon Dam, pump station, and rising main, which have now been completed and are fully operational.

5.4.2.2 Sanitation

The Tulbagh Wastewater Treatment Plant was upgraded in 2015. The associated sewer system includes three booster pump stations.

Size (ML/Day)	Technology	Operational Flow (% of design capacity)
2.46	Activated Sludge	73

5.4.2.3 Solid Waste

The Tulbagh landfill has been closed. A variation waste management license was granted in 2016 but has been set aside after a legal process ruled that the landfill is no longer viable for operations. The site needs to be rehabilitated, at a cost of R33m (IDP 2025 – 26). There is currently a drop-off facility in Tulbagh, which receives garden waste, builders' rubble and recyclables. Weekly black bag pick-up for residential and commercial properties is carried out, with skips provided for garden waste.

5.4.2.4 Electricity

Tulbagh's electrical network is supplied via a bulk 11kV metering point from Eskom's Tulbagh Substation. According to the Municipal Planning Support Report (MPSR), the town's maximum demand (NMD) averaged 4,500 kVA between 2015 and 2017. The study also highlighted the capacity for renewable energy integration without compromising grid stability.

According to the 2025/26 IDP, the future growth of Tulbagh will increase the NMD by 4 MVA. Upgrading the backbone infrastructure to increase NMD capacity is a municipal-wide challenge.

5.4.2.5 Transport, Roads & Stormwater

The road network in Tulbagh is predominantly made up of paved flex, with a few gravel roads. The table below provides an overview of the road network.

Table 47: Type and Extent of Road Network in Tulbagh

Paved Flex (km)	Paved block (km)	Gravel (km)	Total (km)
29.3	0.7	3.3	33.4

Tulbagh's road infrastructure includes a bridge in good condition, although a follow-up inspection is pending for the Twee Jonge Gezellen Street Bridge.

Notably, Tulbagh and Prince Alfred's Hamlet are the only towns in the municipality with formal stormwater plans. However, existing infrastructure is insufficient during heavy rainfall, leading to infrastructure failure due to flooding and access issues.

There are six minibus taxi routes that operate from Tulbagh. The minibus taxi rank on Van der Stel Street has four available bays. During the observation period for the ITP in 2020, these bays were occupied to capacity and over capacity.

Table 48: Minibus Taxi Routes

Origin Name	Destination Name	Route Distance (Km)	Turnaround Time (Cycle Time) (min)
Tulbagh	Tulbagh Railway Station	6	16
Tulbagh	Wellington	53.1	78
Chris Hani Tulbagh	Tulbagh Railway Station	-	-
Chris Hani Tulbagh	Wolseley	17.5	32
Chris Hani Tulbagh	Worcester	60.3	94
Chris Hani Tulbagh	Wellington Railway Station	51.4	74

Van der Stel Street only has one functional sidewalk and is broad, making the street dangerous for pedestrians. There is also an open stormwater channel on Van der Stel Street, which is unsafe for pedestrians. An upgrade to this infrastructure is needed, along with surfaced sidewalks on Steinthal Street, Obiqua Street and Olifant Street. The Tulbagh precinct plan, which is estimated to cost about R7.2 million, also seeks to improve connectivity and accessibility in Tulbagh.

5.4.2.6 Human Settlements and Tenure

Tulbagh has an estimated housing land demand of approximately 149,33 hectares to address the current and projected need across income groups, inclusive of the existing waiting list. Of this demand, 29% relates to subsidised housing requirements, while the remaining 70% is attributed to middle to higher-income households (private housing).

Land required:

Land required for the provision of adequate housing across income groups is tabulated below:

Additional 20 Year Total					
	Subsidised		Taxable		Total Land Required
	WL	Low	Mid	High	
ha	14,97	28,36	74,23	31,76	149,33
%	10,02%	18,99%	49,71%	21,27%	100,00%

Informal Settlements:

In addition to the current waiting list and the estimated household growth, existing and rapidly expanding informal settlements also contribute to the overall housing need. In 2020 it was estimated that there were about 699 informal structures in Tulbagh; this figure has increased significantly to about 2 926 estimated structures in 2025. The table below illustrates the current informal settlements and the number of structures counted in 2020 and 2025.

Informal Settlement Name	Extent (ha)	Date of Establishment	2020 MSDF		2025	
			Structures	Pop	Structures (January 2025)	2025 Population
Helpmekaar	7,17	2013	521	1 560	1 402	4 066
Aslakamp	2,46				1 265	3 669
Die Gaatjie	0,57	2012	48	47	162	470
Kleinbegin	0,38		130	390	97	281
	10,58		699	1 950	2 926	8 485

Planned Projects:

The municipal housing pipeline identifies several projects aimed at addressing the backlog. The Tulbagh 427 Housing Project, initiated in 2013, remains incomplete due to illegal occupation of sites, and can only proceed once the current occupiers have been reallocated (see Project 5). Similarly, the Tulbagh ASLA Camp, located on 10 industrial erven adjacent to the Tulbagh 427 site, is fully occupied by informal structures and is subject to the same reallocation process, with land acquisition currently underway. A major

planned intervention is the Tulbagh New Housing Project (1000 sites), scheduled for 2026–2033 on private farmland to the east of Tulbagh. This integrated township development will require land acquisition, township establishment, environmental authorisation, bulk services provision, and the construction of serviced sites. The estimated cost of bulk services is R60 million, with an additional R70 million required for internal infrastructure. The project’s implementation is dependent on the availability of funding and bulk electricity, with planning expected to commence in 2026.

Land Budget:

The land budget addresses the balance between the demand and supply of residential land in Tulbagh. The municipal housing waiting list, the current housing pipeline, and projected household growth since the 2019 MSDF, with future projections informed by the MYPE (2024–2035) and a 2.2% growth rate for 2035–2045 is used to determine the demand. To determine “supply” side, it accounts for land required to meet the waiting list and projected household growth, drawing from opportunities both within the 2019 urban edge, through infill, repurposing, and allocation of undetermined land, and outside it, where urban edge expansions are guided by strategic settlement roles.

The MSDF supplies 215.32ha of residential land of which 51.64ha is proposed as new residential development. The residential land requirements

according to the population projection till 2045 amount to 66ha, resulting in an oversupply of 85ha.

Land	Hectares
Proposal in 2020 Edge	163.68
Expansion Proposals	51,64
Total Provision, 2025 MSDF	215.32
Required, 2023 - 2025	11
Required 2025 - 2035*	53
Required 2035 - 2045	66
Total Required	131
Undersupply	85

5.4.3 Settlement Challenges

Informal settlement: The informal settlement located in Tulbagh has no basic level of service, the river is polluted which poses a health and environmental threat, and people live in dire conditions.

Waste Management: the reliance on a waste management system that is combined in Ceres, could pose challenges in efficiency and scalability based on the population growth. The completion of the regional waste facility in Worcester in 2026 should address this constraint.

Water Storage Shortage: the 2025/26 IDP indicates that water restrictions are in place in Tulbagh because of inadequate water storage, an issue which is being addressed through the construction of a new storage dam, which is projected to take three years to complete.

Electricity Supply: the current limit on the notified maximum demand for Witzenberg limits the economic and urban growth potential of Tulbagh.

5.4.3.1 Settlement Potential

This further demonstrates the growth and capacity that the settlement may possess to address its social needs, building on its existing economic strengths and potential industrial capacity.

Moreover, its layout provides an opportunity for green corridors in the north and east, adjacent to communities which could be developed as peri-urban farming areas (Witzenberg SDF 2020).

Economic Growth Potential: Tulbagh shows strong economic growth potential, particularly in agri-processing, skills development, and agritourism. As home to the country's oldest wine co-operative, it has a strategic advantage. Recognised by the CWDSDF (2021) as a secondary regional service centre, the town is expanding post-harvest agri-business services and could attract trade and economic opportunities for both Tulbagh and the wider Witzenberg area.

Tourism Growth Potential: Tulbagh's heritage value, which is already well supported by the existing LTA, has the potential to expand further, with the potential to grow the labour market.

Strengthening Place Identity: The municipal IDP outlines that precinct planning had previously been undertaken to link different nodes. The precinct plan promotes place-making principles such as beautifying the area, increasing mobility access and applying NMT principles (Witzenberg IDP, 2025).

5.4.4 Settlement Proposals

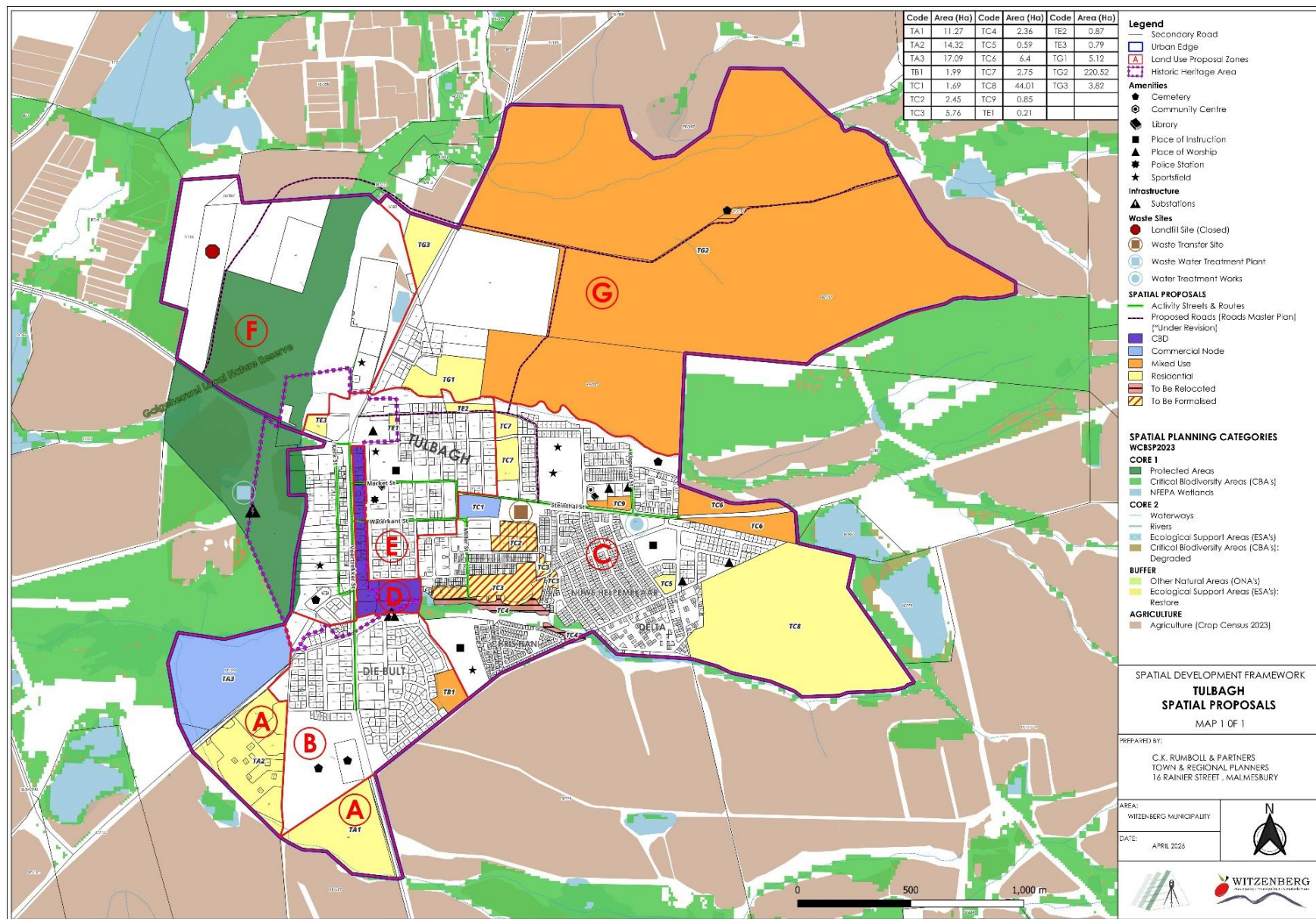
Code	Public Amenities, Heritage & Beautification	Spatial Goal Number
TN1	Implement the Tulbagh Precinct Plan for public realm upgrades to connect nodes, beautify the area, and improve vehicular, pedestrian and cycling movement.	3
TN2	Promote the development of a Heritage Walk linking heritage buildings.	5
TN3	Protect and maintain Church and Van der Stel Streets as heritage and conservation assets.	5
TN4	Improve the pedestrian interface and provide additional parking along Van der Stel Street in a manner that is sensitive to the heritage value of the area.	3
TN5	Adhere to the architectural guidelines as set out in the August 2019 Tulbagh Heritage Survey Report and Inventory.	5
TN6	Protect and promote Tulbagh as heritage and tourism settlement.	2
TN7	Encourage the development of a Tulbagh Local Spatial Development Framework.	1
Mobility and Access (NMT Routes)		
TN8	Enhance public open spaces, cycle paths, and green pedestrian connections through the heritage core.	6
TN9	Upgrade the NMT infrastructure on the western side of Van der Stel Street and expand the formal NMT network throughout town, especially on class 4 collector routes.	3
TN10	Implement traffic calming and pedestrian crossings on Van der Stel Street.	3
TN11	Implement scholar safety measures. Enhance crossings and speed management measures around schools.	3
Transport Infrastructure (Rail / Transport / Road / Freight)		
T12	Encourage the development of western and eastern bypasses to redirect heavy traffic away from the village core.	4
T13	Promote the redesign of Van Der Stel Street with:	3
	- One-way traffic pattern and roundabouts.	
	- Bioswale stormwater system, pedestrian crossings, and tree-lined sidewalks.	
Basic Infrastructure, Services and Development		
T14	Upgrade and improve stormwater system.	3
T16	Retain Tulbagh's heritage village character by limiting large-scale or high-rise development, and prioritise the revitalisation and adaptive reuse of existing buildings over new residential or industrial expansion.	5

T17	Promote Tulbagh as a Heritage and Tourism Village by prioritising cultural revitalisation through museums, neo-traditional architecture, and restored facades, while encouraging tourism-focused businesses such as arts, culture, and hospitality, and discouraging general retail expansion.	5
T18	Support nodal agri-related development to enhance agri-processing and agri-value chains.	2
T19	Preserve the northern valley for export fruit and wine agriculture.	2
T20	Promote the following as activity streets: Market Street, Voortrekker Street, Steinthal Road, Waterkant Street, Miller Street, Kiepersol Street, and Church Street.	3
Nature and Conservation		
T21	Encourage the rehabilitation and protection of the Tulbagh Nature Reserve to meet biodiversity targets.	3
T22	Sustain river rehabilitation programme. Retain the green corridor along the river west of the town.	3
T23	Uphold the Conservation Area Overlay Zone protecting the historic core.	5

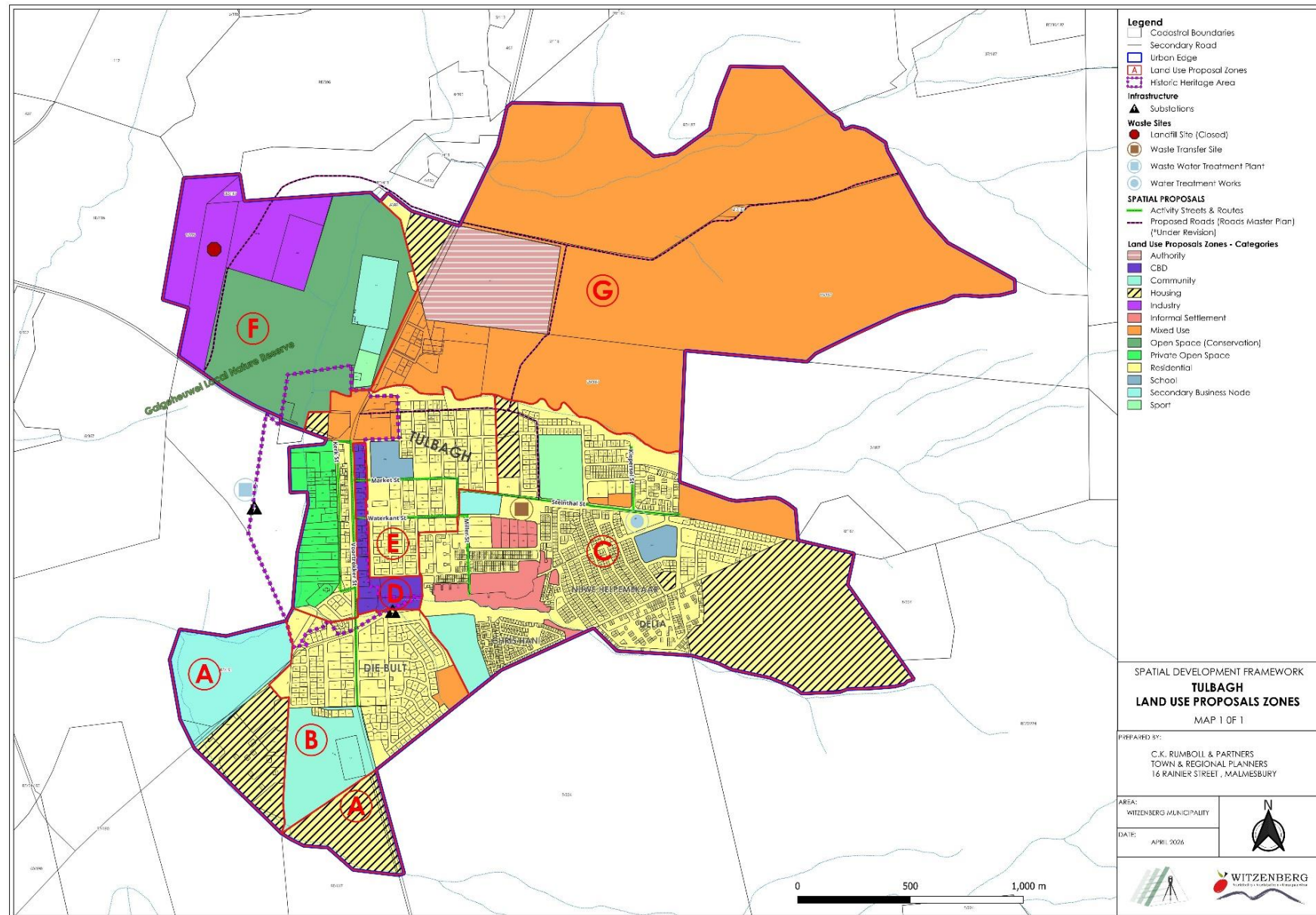
5.4.5 Coded Settlement Proposals

Code	Zone	Use	Description	Du/ha	Area(ha)	Spatial Goal Number
TA1	A	Residential	Promote medium to low-density residential development.	15-20	11,27	4
TA2	A	Residential	Promote medium to low-density residential development.	15-20	14,32	4
TA3	A	Commercial Node	Support the development of commercial uses. (Subject to design guidelines to protect historic character of the settlement and to enhance the settlement as a tourism destination.)		17,09	4
TB1	B	Mixed Use	Promote mixed-use development including commercial and community-oriented uses.		1,99	4
TC1	C	Commercial Node	Support the development of commercial uses.		1,69	4
TC2	C	To Be Formalised	Promote the formalisation of existing informal structures.		2,45	3
TC3	C	To Be Formalised	Promote the formalisation of existing informal structures.		5,76	3
TC4	C	To Be Relocated	Prioritise the relocation of informal structures located on riverbank / River Floodline.		2,36	3
TC5	C	Residential	Promote and encourage infill residential development.		0,59	4
TC6	C	Mixed Use	Promote mixed-use development including commercial and community orientated uses.		6,4	4
TC7	C	Residential	Promote mixed-density residential development as a transitional residential area.		2,75	4
TC8	C	Residential	Promote mixed-density residential development.		44,01	4
TC9	C	Mixed Use	Promote mixed use development including residential (GAP), commercial and community orientated uses.		0,85	4
TE1	E	Residential	Encourage low-density to medium infill residential development.	15-20	0,21	4
TE2	E	Residential	Encourage low-density to medium infill residential development.	15-20	0,87	4
TE3	E	Residential	Encourage low-density to medium residential development.	15-20	0,79	4
TG1	G	Residential	Support mixed-density infill residential development.		5,12	4
TG2	G	Mixed Use	Promote mixed use development.		220,52	4
TG3	G	Residential	Promote medium to low-density residential development.	15-20	3,82	4

5.4.6 Settlement Proposal Map



5.4.7 Land Use Proposal Zones



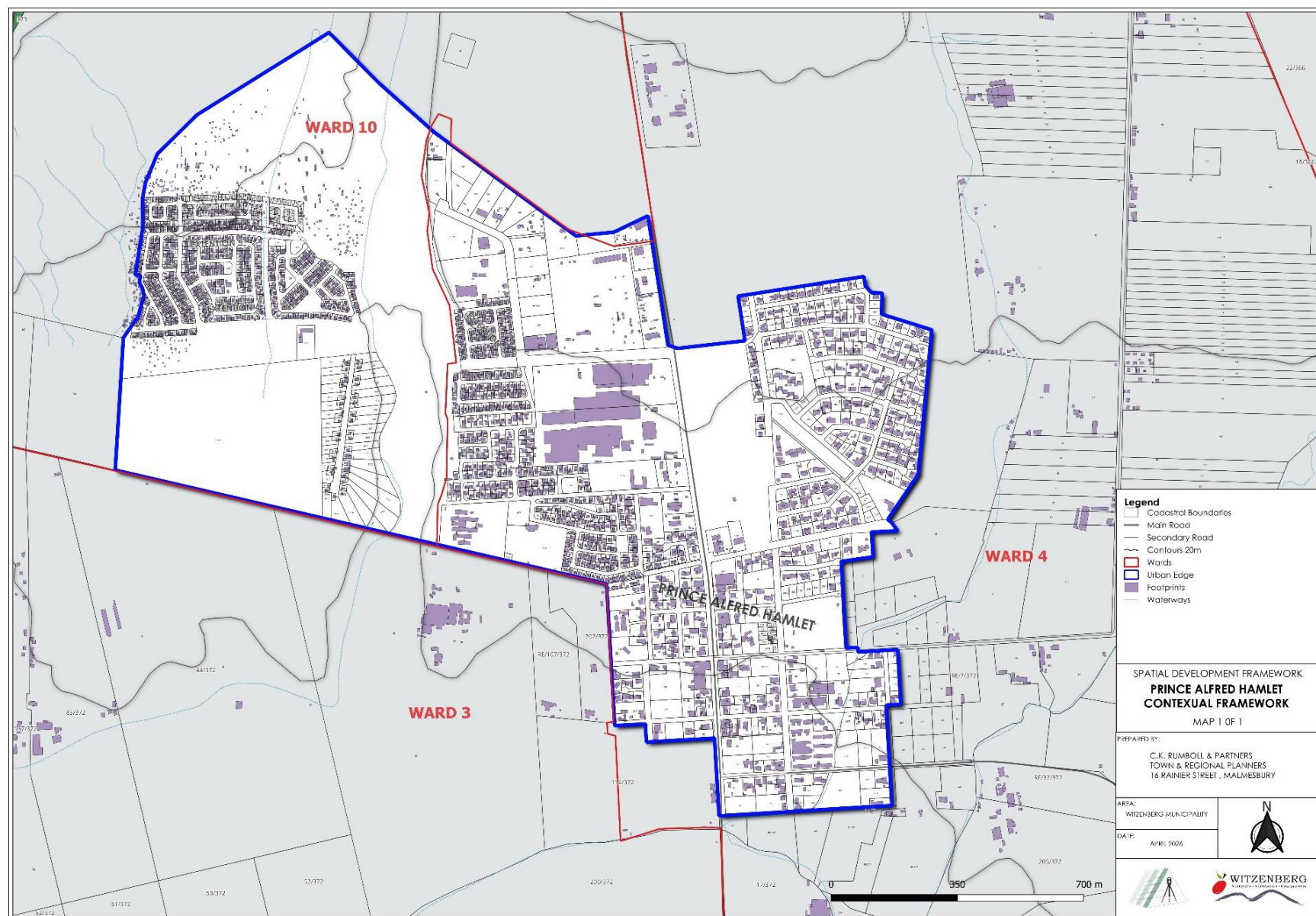
5.4.8 Land Use Zone Proposals

Refer to the land use zone map for Tulbagh: The urban area of Tulbagh has been divided into seven (7) zones (areas with common characteristics) with the relevant development potential relating to specific land uses for every zone.

TULBAGH LAND USE ZONES		Low-Density Residential Uses	Medium-Density Residential Uses	High-Density Residential Uses	Secondary Educational Uses	Place of Instruction	Professional Uses	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sports/Recreational Facilities	Industries & Service Trade
A	Zone A represents a new development node. Allow for mixed density residential uses.	X	X	X	X		X			X	X	X	X	X	
B	Zone B has low density residential character and encompasses the Tulbagh South Cemetery. Allow for expansion of cemetery. Support mixed use development at identified node.	X	X	X 1,2	X	X	X		X 1,2	X	X	X	X	X	
C	Zone C has a predominantly high-density residential character with supporting social services. Areas identified for formalisation where informal settlements occur with a small area earmarked for relocation. Proposed expansion areas identified for possible residential development with supportive services.		X	X	X	X	X	X 2,3	X 1,2 3	X	X	X	X	X	X 4
D	Zone D represents the Central Business District and is located along the main activity corridor through the town where commercial and mixed uses occur. Allow for commercial and other compatible uses to enhance the node. A portion of the CBD is located within the historic core of the town and is protected and managed as a Conservation Area Overlay Zone in terms of the Zoning Scheme. The 2018 inventory that was completed for the town should be considered when applying for new development or refurbishment within the town centre to encourage the maintenance of the unique historic character of the town.	X	X	X	X	X	X	X	X	X	X	X	X	X	X 4
E	Zone E has a low-density residential character with supporting social infrastructure with limited opportunity for infill development. A portion of Zone E is located within the historic core of the town and is protected and managed as a Conservation Area Overlay Zone in terms of the Zoning Scheme. The 2018 inventory that was completed for the town should be considered when applying for new development or refurbishment within the town centre to encourage the maintenance of the unique historic character of the town.	X	X	X 1	X	X	X		X 1	X	X	X	X	X	
F	Zone F represents a portion of the Tulbagh Local Nature Reserve and incorporates the showgrounds, town hall and sports fields.						X				X	X	X	X	X 5
G	Zone G represents a mixed use area with identified new development areas for future residential and mixed use developments.	X	X	X	X	X	X	X 2,3	X 2,3	X	X	X	X	X	

(1) Along activity streets/corridors (2) At identified business or mixed use nodes (3) At proposed future residential development nodes (4) Only service trades (5) At identified industrial node	Business Uses e.g. shop, supermarket, restaurant, offices, service station Place of Education e.g. schools, places of instruction. Professional Uses e.g. offices like doctors, dentists, attorneys, architects, engineers and town planners. Secondary Business Uses e.g. neighbourhood business uses such as house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas at discretion of the Municipality. Secondary Educational Uses e.g. crèches/day care. Medium Density Residential – only allowed on erven of 2000m² or larger. *See Annexure 4 for description of proposed land uses for development zones.
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5.5 Prince Alfred's Hamlet



5.5.1 Situational Analysis Settlement History

Prince Alfred's Hamlet was established on the farm Wagenboomsrivier. Johannes Cornelis Goosen was a farmer who was born in Klein Drakenstein and came to the Warm Bokkeveld as a young man. Goosen bought the farm Wagenboomsrivier from George Sebastiaan Wolfaardt in March 1851. Ten years later he measured out and sold 90 plots. These plots had water rights, and each owner also received one plot of land to cultivate in the Bakovenrivier to grow and feed their animals (Ceres Museum, online).

While Goosen was subdividing the land, the Duke of Edinburgh, Prince Alfred, visited the Cape Colony. Goosen decided to name the new town after the prince and so the name Prince Alfred's Hamlet was established. A Town Council was inaugurated on 8 December 1874 and on 28 December 1910 the town was given the status of Municipality under the Municipality Law of 1882. In 1926 a Town Hall was built and in 1979 the offices next to it were added (Ceres Museum, online).

5.5.1.1 Sub-Regional Location

Prince Alfred's Hamlet is situated 10 km north of Ceres along the R303, with the Gydo Pass to the north. It lies east of the Skurweberg Mountains and south-west of the Gydo Mountain range. This area is strategic for intensive agricultural activities because of the favourable weather conditions and abundance of natural resources. The settlement has a dispersed character, which could contribute to further

segregation, as such, better spatial integration is needed to support the functionality of the settlement for residents and the broader municipality.

5.5.1.2 Settlement Role and Function

Prince Alfred's Hamlet is recognised for its historical value, agricultural base, and growing tourism sector. The Cape Winelands District Spatial Development Framework (2021) identifies it as a secondary regional service centre that plays a support role to Ceres. Additionally, in the National Spatial Development Framework (2022), the town is defined as a rural service centre operating within an eco-resource production region. The Prince Alfred's Hamlet Station, which integrates housing and employment functions, is also located in this settlement, enhancing its role as a local economic node.

5.5.1.3 Settlement Character and Layout Pattern

The R303, which runs along a north-south axis, forms the main road of Prince Alfred's Hamlet, Voortrekker Street. There is a small commercial node on the main road, as well as a civic node. Du Toit Groente, which has an agri-industrial character is located on the western side of Voortrekker Street.

Residential areas are structured, and the layout reflects a combination of historic core and agriculture. The area to the east of Voortrekker Street is characterised by large suburban plots with houses set back from the street. The residential areas to the west are also set back from the street, on smaller plots, with signs of incremental

densification. A residential area, which is accessed via Wabooms Avenue, is located to the west of the Wabooms River, with houses displaying the characteristics of low-income GAP/RDP housing. Informal settlements have been established on the outskirts of this area.

5.5.2 Settlement Services and Infrastructure Analysis

5.5.2.1 Water

Prince Alfred's Hamlet receives its water supply from multiple sources, including the Wabooms River Weir, a natural fountain, three boreholes, and a connection via the agricultural pipeline network from the Koekedouw Dam. Owing to the good quality of the raw water, treatment is limited to chlorination. Storage is provided by four reservoirs with a combined capacity of 2 MI (4 × 500 kl), which supply the 32 km distribution network operating within a single pressure zone.

5.5.2.2 Sanitation

Prince Alfred's Hamlet is on the same sewer network as Ceres, Nduli and Bella Vista and drains to the Ceres wastewater treatment plant. There are three pump stations in Prince Alfred's Hamlet that enable the drainage of sewerage into this system.

5.5.2.3 Solid Waste

According to the Integrated Waste Management Plan, 2021, black bin household waste is collected at least once a week from formal households. Households living in informal settlements are provided with black and green bags and skips. Skips are used in informal settlements and in all towns for garden refuse and C&D waste

storage. There are currently 77 skips (6 m³) placed in the Witzenberg Municipal Area. The number of skips in Prince Alfred's Hamlet is 12.

According to the IDP (2025/26) the landfill site in Prince Alfred's Hamlet is the only operational waste disposal site in Witzenberg. The site is fenced, and access control has been implemented since 2024. These measures have reduced unauthorised access, which was contributing to fires on the site.

5.5.2.4 Electricity

Electricity is supplied by Eskom. However, complete dependency on Eskom may pose a threat, particularly during loadshedding. This is also due to the bulk infrastructure not having the capacity to handle the demand.

5.5.2.5 Transport, Roads & Stormwater

The town's road network, which totals 22.4 km, consists largely of paved flex roads, with some gravel roads.

Stormwater:

Two main culverts (Voortrekker Street and Waboom Street) manage stormwater runoff and are currently in average to acceptable condition. Essentially, this limits its potential to develop a well-functioning road network. However, like other functional areas, the area is mentioned as one that will be evaluated in the Roads Master Plan where the vision is "to provide a safe, reliable, effective and efficient road and transport system to serve the public of Witzenberg Municipality" (Witzenberg IDP 2025).

Non-Motorised Transport:

The R303 runs through the town and is called Voortrekker Street. The provision of sidewalks along Voortrekker Street is adequate, although there is no overhead lighting. There are sections of the street network in the town that do not currently have sidewalks.

5.5.2.6 Human Settlements and Tenure

The analysis of human settlement demand for Prince Alfred's Hamlet shows that a total of 97.56ha of land will be required over the next 5 – 20 years to provide for residential development across all income groups.

The table below, provides a breakdown of the projected demand accounting for expected household growth and the municipal waiting list and illustrates the need across income categories, ranging from subsidised housing (indigent/low income) to gap and market-related housing opportunities (taxable).

The table indicates that about 37,52 ha of land is required to address the total land required to address housing demand for subsidised housing, including the settlement waiting list and the total estimated additional households that will likely fall within the low-income category. This reflects the number of households still dependent on state-subsidised opportunities.

Land Required:

Additional 20 Year Total					
	Subsidised		Taxable		Total Land Required
	WL	Low	Mid	High	
ha	18,41	19,11	47,59	12,46	97,56
%	18,87%	19,59%	48,78%	12,77%	100%

Informal Settlements:

In addition to the current waiting list and the estimated household growth, existing, and the rapid expansion of informal settlements also contribute to the overall housing need. There are no records of informal structures in Prince Alfred's Hamlet in 2020 but 2025 records indicate that there are about 1 013 informal structures in the settlement.

Planned projects:

The municipal housing pipeline identifies several interventions to address the backlog. The Pine Valley Informal Settlement Upgrade, planned from 2026 onwards, targets the upgrading of approximately 3 403 informal structures that currently have limited to no access to basic services, with a combination of in situ upgrades, super blocks, and the provision of basic services (ABS). Pine Valley 2A is expected to deliver an estimated 120 top structures for qualifying backyard dwellers. In Montana, approximately 700 housing opportunities are planned as part of a long-term top structure project on land to the east of the settlement, subject to the availability of bulk infrastructure, particularly electricity and bulk water storage. In addition, the Kluitjieskraal Development includes the construction of top structures on 10 existing sites.

Land Budget:

The land budget addresses the balance between the demand and supply of residential land in Prince Alfred's Hamlet. The municipal housing waiting list, the current housing pipeline, and projected household growth since the 2019 MSDF, with future projections informed by the MYPE (2024–2035) and a 2.2% growth rate for 2035 – 2045 is used to determine the demand. To determine “supply” side, account is made of land required to meet the waiting list and projected household growth, drawing from opportunities both within the 2019 urban edge, through infill, repurposing, and allocation of undetermined land, and outside it, where urban edge expansions are guided by strategic settlement roles.

The MSDF supplies 44.1 ha of residential land of which 41.99 ha is proposed as new residential development. The residential land requirements according to the population projection 2035 - 2045 amount to 42 ha, resulting in an undersupply of - 39ha.

Land	Hectares
Proposal in 2020 Edge	2,11
Expansion Proposals	41,99
Total Provision, 2025 MSDF	44,1
Required, 2023 - 2025	7
Required 2025 - 2035*	34
Required 2035 - 2045	42
Total Required	83
Undersupply	-39

5.5.2.7 Settlement Challenges

Infrastructure: The town faces increasing infrastructure strain because of population growth and urban expansion. Challenges include capacity constraints in basic service provision, especially in informal areas, and ageing infrastructure.

Waste Management: Prince Alfred's Hamlet is the only settlement in Witzenberg municipal area with an operational landfill site. All waste is disposed of in the site, and this creates a health and safety challenge for the relatively small communities.

5.5.2.8 Settlement Potential

Growth Potential through Sensitive Infill: The 2020 MSDF identified Prince Alfred's Hamlet as a settlement with significant growth potential in the Witzenberg region. There are numerous strategically located parcels of land within the urban edge of the settlement that remain either undeveloped or underutilised (MSDF 2020). These sites present the opportunity for sensitive infill development, which could contribute to more efficient land use and improved spatial integration.

Small-Scale Farming: The areas to the north of the town and between Kliprug and the historic core present opportunities for small-scale farming and urban gardening (Witzenberg SDF, 2020). According to the CWDSDF (2021), these initiatives may be able to enhance food security, beautify the town, and support local tourism.

Tourism Route: a particular scenic route has been established, which has the potential to boost the tourism sector, namely the R303 from Ceres via Prince Alfred's Hamlet and Op-die-Berg to Citrusdal overlooking the Witzenberg Pass (MSDF 2020).

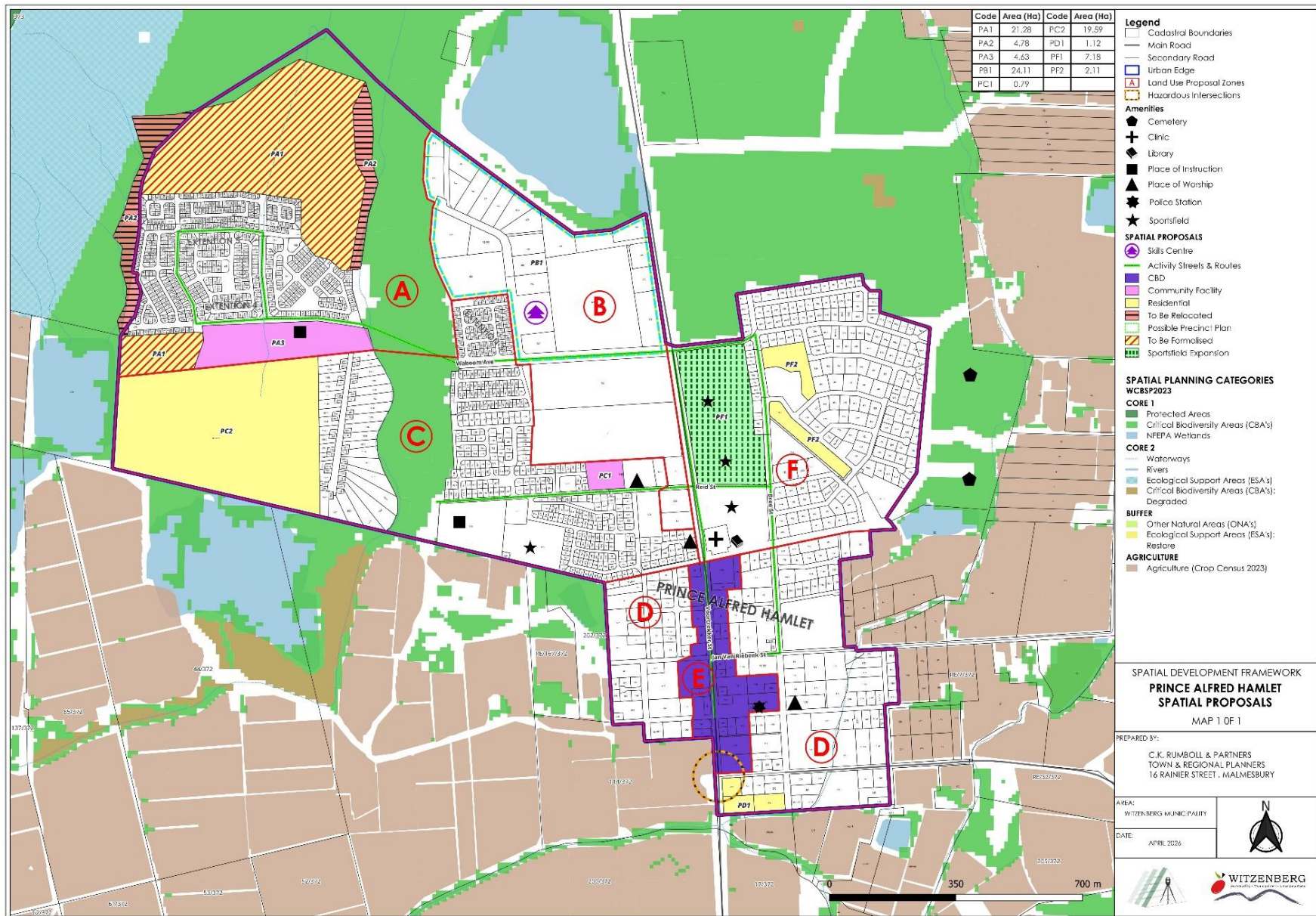
5.5.3 Settlement Proposals

Category	Code	Proposal	Spatial Goal Number
Public Realm (Amenities) and Beautification	PN1	Encourage the investigation of the implementation of a Heritage Conservation Area Overlay Zone for the historic centre of PAH.	3
	PN2	Upgrade and expand street lighting, prioritising high footfall areas.	3
	PN3	Support and encourage the development of a school of skills	3
Mobility and Access (NMT Routes)	PN4	Promote the formalisation of NMT and create a link between Ceres and Bella Vista through improved roads and NMT links.	4
	PN5	Support the expansion of the NMT network, e.g., Waboom Avenue.	3
Transport Infrastructure (Rail / Transport / Road / Freight)	PN6	Promote the following streets/sections of streets as activity corridors: Voortrekker Street, Reid Street, Waboom Avenue,	3
	PN7	Investigate the need and viability of connecting Reid Street and Hugo Street.	4
Basic Infrastructure, Services and Development	PN8	Maintain Prince Alfred's Hamlet's semi-rural village character by focusing on residential use, improving basic services, and promoting greening without large-scale expansion.	4
	PN9	Promote sensitive and strategic densification on and around sites zoned for business, general residential and community.	1
Tourism, Economic Development and Industry	PN10	Support nodal agri-related development to enhance agri-processing and agri-value chains.	1
	PN11	Promote the following as activity streets: Jan Van Riebeeck Street, Waboom Avenue, Reid Street, Voortrekker Street.	6
Nature and Conservation	PN12	Protect valuable agricultural land to the west and south by prioritising development to the north.	3
	PN13	Ground truth and integrate Critical Biodiversity Areas (CBAs) into the zoning scheme.	3
	PN14	Develop a river maintenance plan by delineating and protecting ecological corridors and buffers in the riparian zone and associated wetlands, and biodiversity hotspots.	3

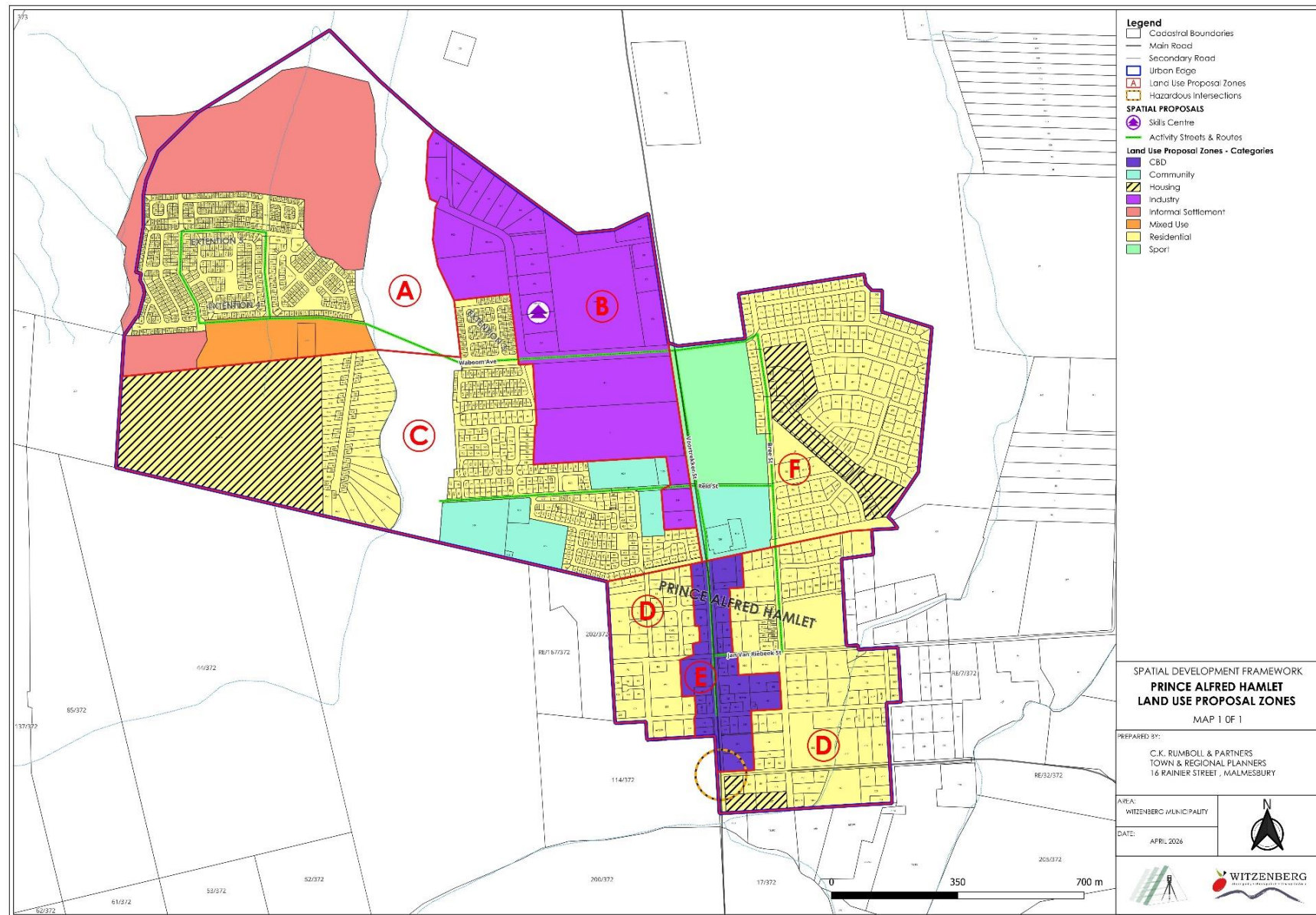
5.5.4 Coded Settlement Proposals

Code	Zone	Use	Proposal	Du/ha	Area(ha)	Spatial Goal Number
PA1	A	To Be Formalised	Promote the formalisation of existing informal structures.		21,28	3
PA2	A	To Be Relocated	Prioritise the relocation of existing informal structures.		4,78	3
PA3	A	Community Facility	Support mixed use community development including commercial, sport and recreation.		4,63	4
PB1	B	Possible Precinct Plan	Encourage the development of a precinct plan to guide the redevelopment of the area, enhance investor appeal, and improve overall safety and public environment.		24,11	4
PC1	C	Community Facility	Promote the development of a community facility.		0,79	3
PC2	C	Residential	Promote mixed-density residential development, provide for a transitional area on eastern and northern boundary.		19,59	3
PD1	D	Residential	Promote mixed-density residential development		1,12	3
PF1	F	Sports field Expansion	Promote mixed use development including uses such as mixed-density residential, community and commercial uses.		7,18	4
PF2	F	Residential	Promote low to medium density infill residential development.	15	2,11	3

5.5.5 Settlement Proposal Map



5.5.6 Land Use Proposal Zones

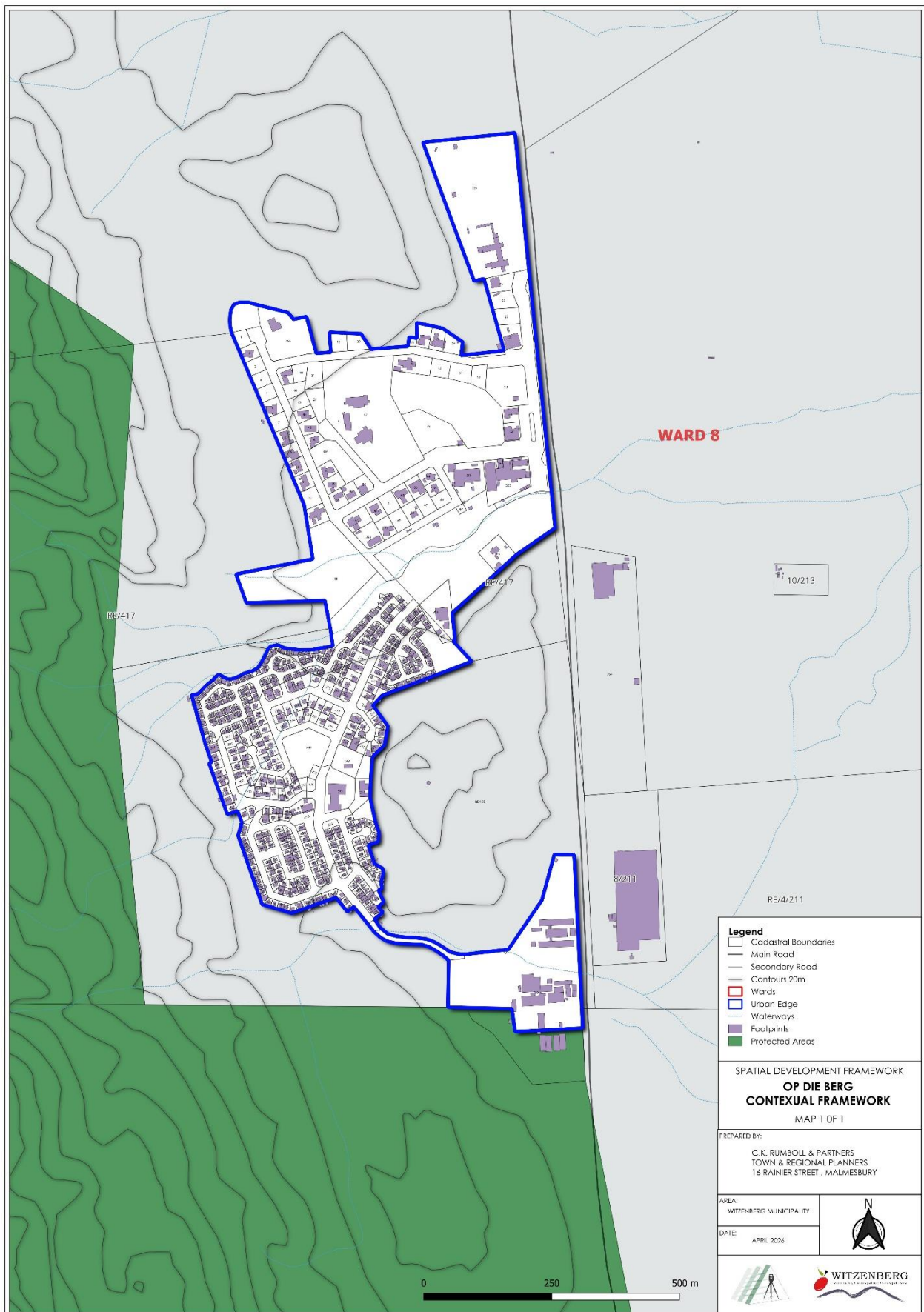


5.5.7 Land Use Zone Proposals

Refer to the land use zone map for Prince Alfred's Hamlet: The urban area of Prince Alfred's Hamlet has been divided into six (6) zones (areas with common characteristics) with the relevant development potential relating to specific land uses for every zone.

PRINCE ALFRED'S HAMLET LAND USE ZONES		Low-Density Residential Uses	Medium-Density Residential Uses	High-Density Residential Uses	Secondary Educational Uses	Place of Instruction	Professional Uses	Business Uses	Secondary Business Uses	Place of Worship	Institution	Guest houses	Authority	Sports/Recreational Facilities	Industries & Service Trade
A	Zone A is a high-density residential area with limited supportive social services and commercial uses. Large area identified for formalisation and relocation where informal settlements occur. Allow for limited commercial opportunities and supportive social functions. Support creation of community facility node and mixed-use precinct at identified area.		X	X	X	X	X	X 1, 4	X 1,4	X	X	X	X	X	
B	Zone B represents an industrial node with limited opportunity for expansion.					X	X	X	X	X	X		X	X	X
C	Zone C is a medium to high density residential area with supportive social services. Support creation of community facility node at identified area.	X	X	X	X	X	X		X 1	X	X	X	X	X	
D	Zone D is a low to medium density residential area situated adjacent to the identified CBD. Allow supporting institutional services.	X	X	X 2	X	X	X		X 1	X	X	X	X	X	
E	Zone E represents the Central Business District and is located along the main activity corridor through the town where commercial and mixed uses occur. Allow for commercial and other compatible uses to enhance the node.	X	X	X	X	X	X	X	X	X	X	X	X	X	X 3
F	Zone F represents a low-density residential area with opportunities for infill development. Strengthen identified mixed use node.	X	X	X 2	X	X	X		X 1,4	X	X	X	X	X	
(1) Along activity streets/corridors (2) Flats along activity streets (3) Only service trades (4) At identified mixed use nodes		Business Uses e.g. shop, supermarket, restaurant, offices, service station. Place of Education e.g. schools, places of instruction. Professional Uses e.g. offices like doctors, dentists, attorneys, architects, engineers and town planners. Secondary Business Uses e.g. neighbourhood business uses such as house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas at discretion of the Municipality. Secondary Educational Uses e.g. crèches/day care. Medium density residential – only allowed on erven of 2000m ² or larger. *See Annexure 4 for description of proposed land uses for development zones.													

5.6 Op-Die-Berg



5.6.1 Situational Analysis

5.6.1.1 Settlement History

Op-Die-Berg was established by the Dutch Reformed Church, for the farming community. Since its inception, the settlement has grown into a small rural service centre with a stable residential community.

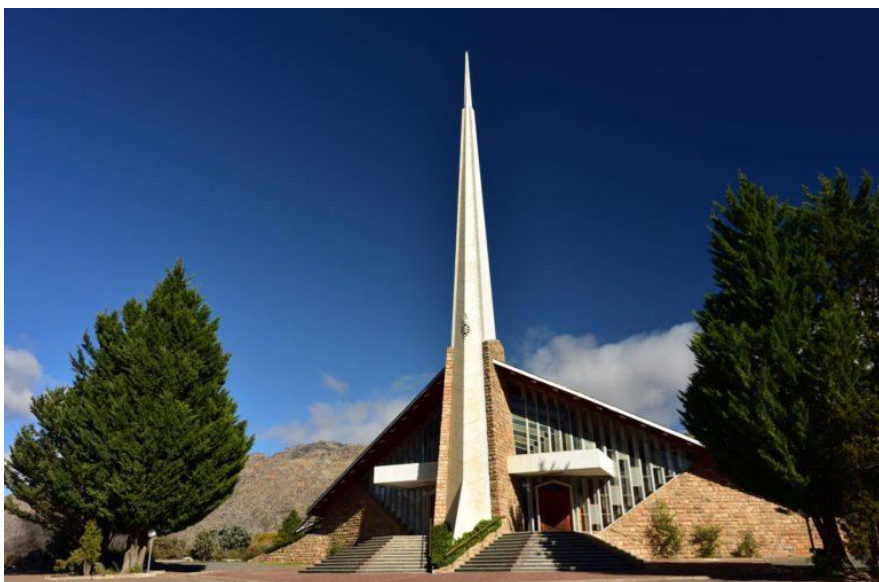


Figure 31: Op-Die-Berg Dutch Reformed Church (source: Steenkamp, 2021)

5.6.1.2 Sub-Regional Location

The settlement is located approximately 50 km north of Ceres and its functional areas along the R303, in the Koue Bokkeveld north of the Gydoo Mountains and east of the Skurweberg Mountains.

5.6.1.3 Settlement Role and Function

Op-Die-Berg serves as an instrumental rural service centre with a residential focus, providing support to the surrounding agricultural communities. It offers access to basic services for the dispersed rural population and has potential as an eco-tourism node. This agri-hub has a large service catchment with an estimated radius of 120km, which represents roughly 60 farms, 80% of which primarily produce deciduous fruit (Steenkamp, 2021).

5.6.1.4 Settlement Character and Layout Pattern

The character of Op-Die-Berg includes activities that are agriculture-based with some agri-processing related to wine, fruit, vegetables and other products (Witzenberg IDP, 2025). A prominent feature of the town is the Dutch Reformed Church. Op-Die-Berg's environment is deeply rooted in its identity as a farming community, with agriculture playing a central role in shaping both the economy and way of life. The settlement is divided by a stream, which creates a spatial and socioeconomic distinction between the lower-income residential area to the south and the commercial and service core to the north (Witzenberg MSDF, 2012).

5.6.2 Settlement Services and Infrastructure Analysis

5.6.2.1 Water

Op-Die-Berg sources its water from a fountain and two boreholes. Owing to the good quality of the water, treatment is limited to chlorination. Storage is provided by three reservoirs with capacities of 50 kl, 60 kl, and 500 kl, supplying the 6 km distribution network that operates within a single pressure zone. An additional 500 kl reservoir was completed in March 2024 at a cost of R4 334 915. The absence of a storage dam, however, places the town at risk during periods of severe drought.

5.6.2.2 Sanitation

The Op-Die-Berg Wastewater Treatment Plant services approximately 75% of consumers, while the remainder rely on septic tanks. Septic tanks are emptied by the municipality on request.

Size (ML/Day)	Technology	Operational Flow (% of design capacity)
0.308	Activated Sludge	86

5.6.2.3 Solid Waste

The landfill site no longer receives landfill and needs to be rehabilitated, which the IDP (2025/26) indicates is estimated to cost R10,5m. The settlement receives door-to-door black bin collection. The settlement is likely to face challenges around waste management because of its remote location, since

waste must be transferred to the regional facility in Worcester that is set to open in January 2026.

5.6.2.4 Electricity

Electricity is supplied by Eskom. However, the complete dependency on Eskom poses a threat, particularly during loadshedding, because the bulk infrastructure does not have the capacity to handle the demand.

5.6.2.5 Transport, Roads and Stormwater

The R303 is a vital thoroughfare that shapes the settlement's layout, connecting Op-Die-Berg and the rest of the settlements in Witzenberg. The road network in town is 6.8km and is a combination of paved and gravel road.

Stormwater Management:

The Houdenbeks River is located to the east of Op-Die-Berg, with two tributaries flowing through the settlement. As a result, all stormwater drains into one of these two streams. Most of the town lies within the 3–10% slope range, while steep mountains border the settlement on the western side.

Very little stormwater infrastructure exists north of the town, close to the Dutch Reformed Church, where the gravel roads act as the only drainage system. Areas around Buitekant and Church Streets have been subject to flooding in the past. The outlets in Madiba and Waterkant Street have been built with litter traps which causes major blockage of the outlets into the existing stream.

Minibus Taxi Facilities:

There is one minibus taxi route that runs between Op-Die-Berg and Ceres, which is 45,5 km long and has a turnaround time of about 80 minutes. The taxi stop in town has three parking bays. At the time of observation for the Integrated Transport Plan in 2020, there were usually 4 or 5 taxis using the stop.

Non-Motorised Transport:

NMT is a common mode of transport in town, especially for school commutes. A section of Church Street, which forms part of the school route, has a sidewalk, however, the whole route does not have a sidewalk. It is recommended to extend the paved sidewalk along Church Street to where the school commuter walkway starts.

Furthermore, improvements in pedestrian pathways are required as there are only 2 bridges, Church Street Pedestrian Bridge, which has not been inspected, and Bergsig Road Pedestrian Bridge, which is in relatively good condition.

5.6.2.6 Human Settlements and Tenure

The analysis of human settlement demand for Op-Die-Berg indicates that a total of 50.38 ha of land will be required over the next 5 – 20 years to provide for residential development across all income groups.

The table below provides a breakdown of the projected demand accounting for expected household growth and the municipal waiting list and illustrates the need across income categories, ranging from subsidised housing (indigent/low income) to gap and market-related housing opportunities (taxable).

The table indicates that 19,87 ha of land is required to address the total land required to address housing demand for subsidised housing, including the settlement waiting list and the total estimated additional households that will likely fall within the low-income category. This reflects the number of households still dependent on state-subsidised opportunities.

Land Required:

Additional 20 Year Total					
	Subsidised		Taxable		Total Land Required
	WL	Low	Mid	High	
ha	13,1	6,77	25,08	5,44	50,38
%	26,00	13,44	49,78	10,80	100,00

Land Budget:

The land budget addresses the balance between the demand and supply of residential land in Op-Die-Berg. The municipal housing waiting list, the current housing pipeline, and projected household growth since the 2019 MSDF, with future projections informed by the MYPE (2024 – 2035) and a 2.2% growth rate for 2035 – 2045, are used to determine the demand. To determine “supply” side, account is taken of land required to meet the waiting

list and projected household growth, drawing from opportunities both within the 2019 urban edge, through infill, repurposing, and allocation of undetermined land, and outside it, where urban edge expansions are guided by strategic settlement roles.

MSDF supplies 4.11ha of residential land of which 2.43 ha is proposed as new residential development. The residential land requirements according to the population projection 2035 - 2045 amount to 18 ha, resulting in an undersupply of -32 ha.

Land	Hectares
Proposal in 2020 Edge	1,68
Expansion Proposals	2,43
Total Provision, 2025 MSDF	4,11
Required, 2023 - 2025	3
Required 2025 - 2035*	15
Required 2035 - 2045	18
Total Required	36
Undersupply	-32

5.6.2.7 Settlement Challenges

The main challenge is infrastructure capacity, particularly in terms of energy supply, which is fully dependent on Eskom. There is not sufficient infrastructure to sustain the residing population.

Another challenge is the location: The village is in a remote mountainous area, dependent on agriculture, and is a relative distance from Ceres, which has the most economic activity in the region (Witzenberg SDF, 2020).

The community also faces dire economic disparities. If left unaddressed, the social needs within the community may not be served and could contribute to deepening inequality and social tension.

5.6.2.8 Settlement Potential

Op-Die-Berg has strategic growth potential because of its location in an agriculturally rich area, which supports the cultivation of crops. The settlement could benefit from focused investment in infrastructure, agri-processing, and improved connectivity to larger towns like Ceres.

Education and training are important for developing human capital. Skurweberg Secondary School, the main school in the town, is recognised for producing a high number of matriculants and for its strong integration of agriculture into its curriculum. Specialised subjects such as Agricultural Technology and Agricultural Management Practices are available, which reflects the community's close engagement with farming. Agricultural education is one pathway for local development. Building on this foundation through targeted after-school/tertiary training and support would be one way to build skills and capacity in this area.

The 2020 MSDF identifies strategic infill sites and areas for mixed-use human settlements, land parcels currently zoned for business, general residential, and community-oriented purposes, which provide potential for targeted densification.

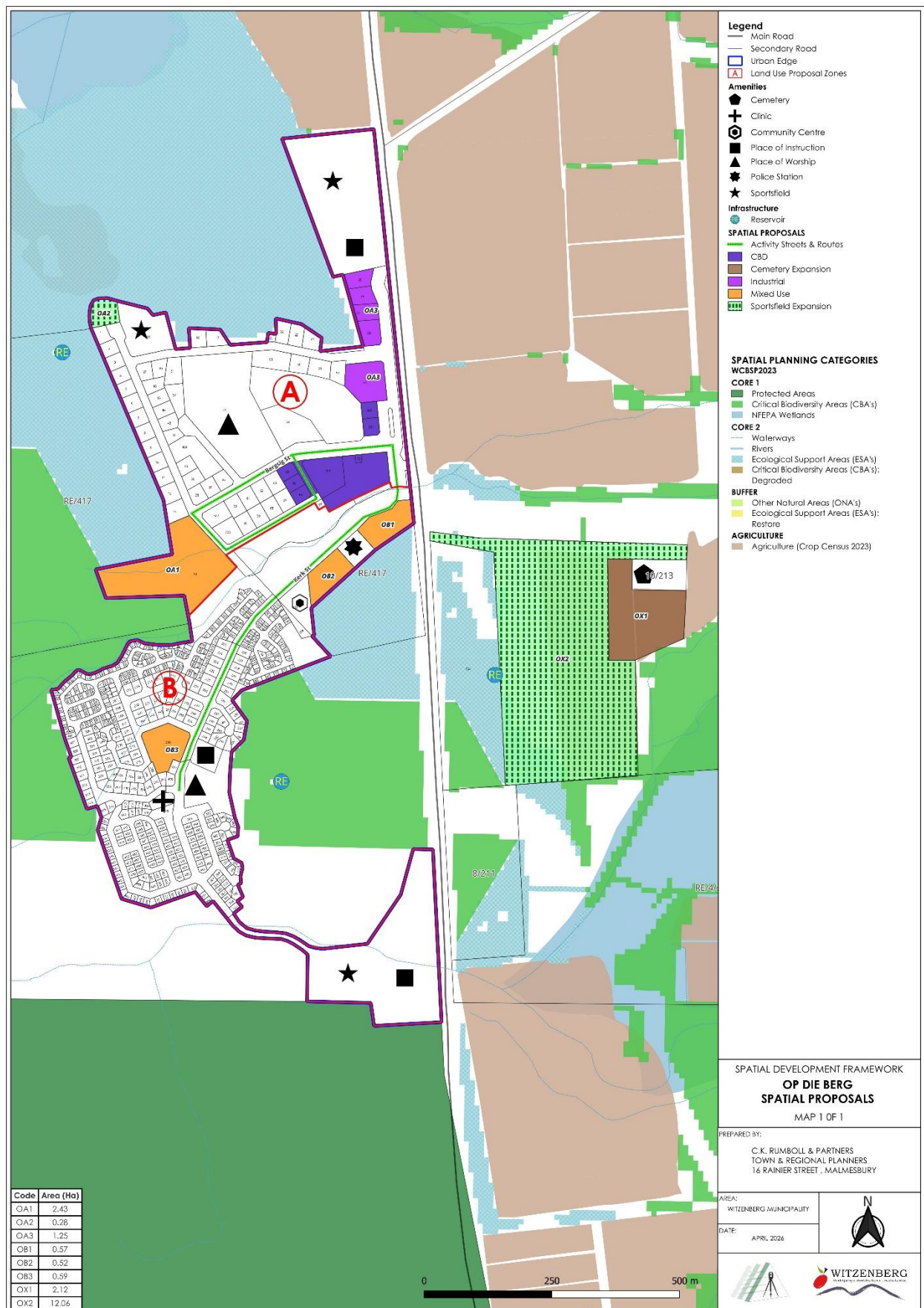
5.6.3 Settlement Proposals

Category	Code	Proposal	Spatial Goal Number
Basic Infrastructure, Services and Development	ON1	Support the existing community with basic services and rural maintenance.	3
	ON2	No residential or retail expansion; focus on maintaining rural integrity.	4
Tourism, Economic Development and Industry	ON3	Support the development of informal trading infrastructure in Op-Die-Berg.	2
Nature and Conservation	ON4	Preserve as a deep rural settlement serving Koue Bokkeveld farms.	6

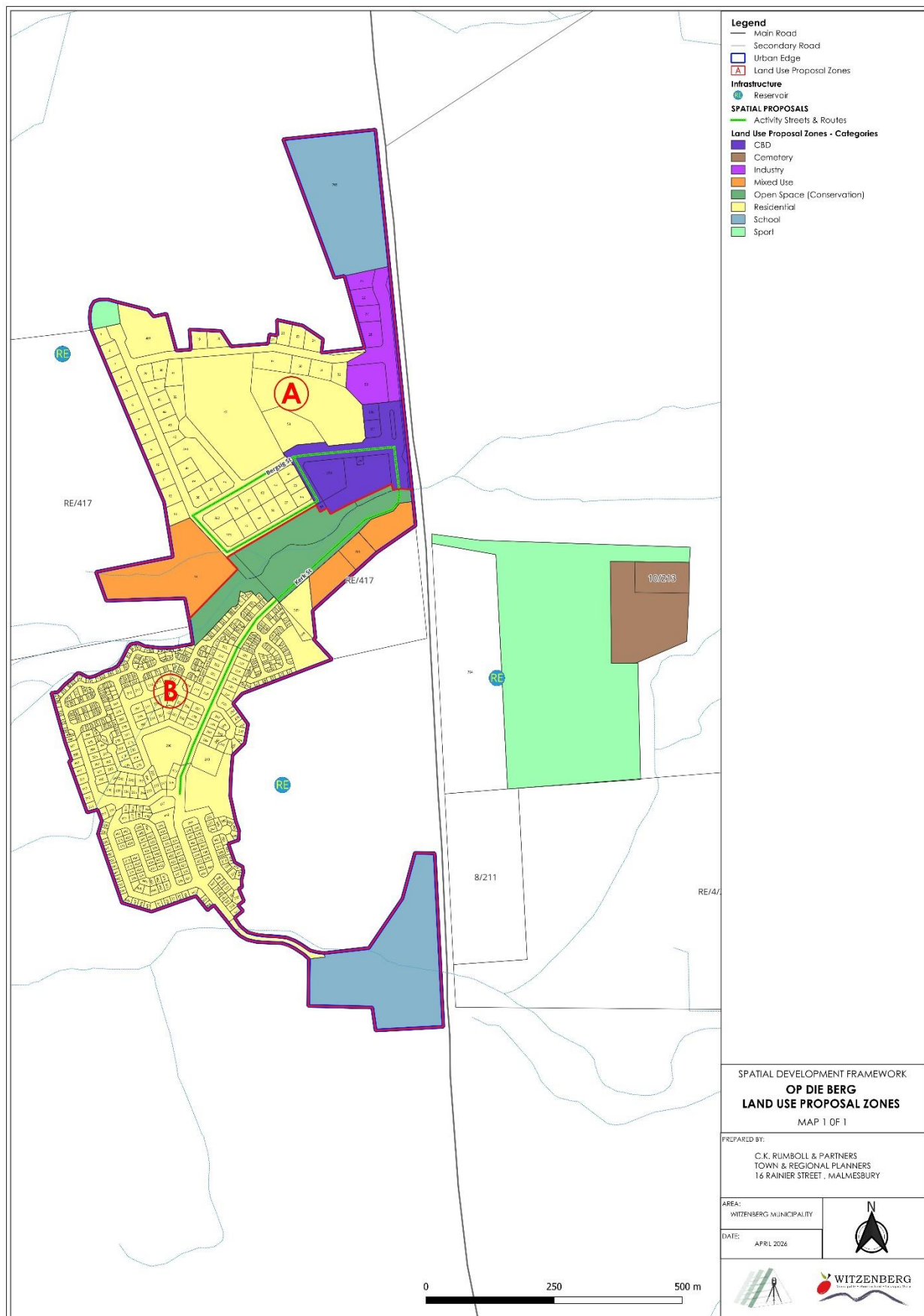
5.6.4 Coded Settlement Proposals

Code	Zone	Use	Description	Area(Ha)	Spatial Goal Number
OA1	A	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	2,43	4
OA2	A	Sports field Expansion	Support the expansion of sports fields.	0,28	3
OA3	A	Industrial	Promote low intensity industrial development.	1,25	4
OB1	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,57	4
OB2	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,52	4
OB3	B	Mixed Use	Support mixed use development including uses such as mixed density residential, community and/or commercial uses.	0,59	4
OX1	X	Cemetery Expansion	Support the expansion of the cemetery.	2,12	3
OX2	X	Sports field Expansion	Support the development of sports and recreation-related facilities	12,06	3

5.6.5 Settlement Proposal Map



5.6.6 Land Use Proposal Zones



5.6.7 Land Use Zone Proposals

Refer to the land use zone map for Op-Die-Berg: The urban area of Op-Die-Berg is divided into two zones (areas with common features) and the recommended land uses for the different zones are listed in the table below:

OP-DIE-BERG LAND USE ZONES		Low-Density Residential Uses	Medium-Density Residential Uses	High-Density Residential Uses	Secondary Educational Uses	Place of Instruction	Professional Uses	Business Uses	Secondary Business Uses	Places of Worship	Institution	Guest houses	Authority	Sports/Recreational Facilities	Industries & Service Trade
A	Zone A represents a mixed-use precinct consisting of a low-density residential area, proposed CBD, and industrial node with supporting institutional services. Opportunity for expansion identified to the north-east. Support mixed uses along identified activity streets.	X	X	X ₄	X	X	X	X _{1,2}	X _{1,2}	X	X	X	X	X	X ₃
B	Zone B is a high-density residential area with relevant supporting uses and infrastructure. Support the expansion of business and other related mixed uses along activity streets and at identified mixed use nodes.	X	X	X	X	X	X	X _{1,2}	X _{1,2}	X	X	X	X	X	
(1) Along activity streets/corridors (2) At identified business or mixed-use nodes (3) At identified industrial node (4) At identified new development node		Business Uses e.g. shop, supermarket, restaurant, offices, service station. Place of Education e.g. schools, places of instruction. Professional Uses e.g. offices like doctors, dentists, attorneys, architects, engineers and town planners. Secondary Business Uses e.g. neighbourhood business uses such as house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas on discretion of the Municipality. Secondary Educational Uses e.g. crèches/day care. Medium density residential – only allowed on erven of 2000m ² or larger. *See Annexure 4 for description of proposed land uses for development zones.													

Description of proposed land uses in the identified Development Zones of Witzenberg towns

Proposed land uses	Description
Low-density Residential Uses	Residential densities of up to 15 units per hectare within the Single Residential Zone I & General Residential Zone I* zonings, can be accommodated within these zones.
Medium-density Residential Uses	Residential densities of up to 20 to 60 units per hectare within the Single Residential Zones II and General Residential Zones II* can be accommodated within these zones. Only allowed on erven larger than 2 000m ² .
High-density Residential Uses	Residential densities of above 60 units per hectare can be accommodated within these zones with proposed zoning General Residential Zone 3*.
Secondary Educational Uses	Allow for educational uses such as Crèches, Aftercare facilities and Day Care Centres and Nursery Schools.
Place of Instruction	Allow for places of education or training at pre-school, schools and post school levels as allowed for as primary use under Community Zone I and consent uses under Business Zones I, II and IV and Community Zone II*: Includes crèche, nursery school, primary school, secondary school, college, university or research institute; Includes ancillary uses like a boarding hostel, sports and recreation centre, tuck shop and a civic facility for the promotion of knowledge to the community including a public library, place of worship, public art gallery, museum and place of instruction in sport.
Professional Use	Means the kind of use which is normally and reasonably associated with professionals such as doctors, dentists, attorneys, architects, engineers and town planners, where services rendered, separate from trading, are one of the distinguishing factors accommodated under Business Zones I to VI*.
Business Uses	Includes business premises with uses like shops, supermarket, restaurant, plant nursery, offices, financial institutions and buildings for similar uses as included under Business Zone I, II, IV, V and VI*.
Secondary Business Uses	Allow for low intensity commercial and mixed uses to provide for the needs of the local neighbourhood in terms of consumer goods and personal services. This includes consent uses like house taverns and house shops. House taverns will only be allowed at the discretion of the Municipality. Other uses include low impact uses under Business Zone III*. These types of uses should be limited and must be able to integrate with surrounding residential areas without negatively impacting these areas.
Place of Worship	Means a church, synagogue, mosque, temple, chapel or other place for practising a faith or religion as allowed for as primary use under Community Zone II or consent use under Business Zones I, II and V, Industrial Zones I and II*. Includes ancillary uses such as a religious leader's dwelling, office, function hall, or place for religious instruction; a wall of remembrance and garden of remembrance, but does not include a funeral parlour, cemetery or crematorium.
Institution	Means a property used as a facility that renders services to the community: This includes a clinic; home for the aged, retired, indigent or handicapped, a frail care facility; a social facility (including a counselling centre, orphanage and rehabilitation centre) that is allowed for as a primary use under

	Community Zone III and consent uses under Business Zone IV and Community Zones I and II*. Also includes ancillary accommodation, administrative uses, tuck shop, health care, training and support services and facilities. Does not include a correctional facility.
Guest Houses	Means a dwelling house, second dwelling, double dwelling house or additional dwelling unit that is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment that exceeds the restrictions of a bed and breakfast establishment (more than 2 guest rooms or 4 guests), and includes business meetings or training sessions by and for guests on the property for up to 12 persons as allowed for as consent uses under Agricultural Zones I and III, Single Residential Zone I and General Residential Zone I*. Does not include agricultural workers' accommodation.
Authority	Means a use which is practised by or on behalf of an organ of state and that cannot be classified or defined under other uses in this zoning scheme, and includes a use practised by the national government (including a military centre or installation, police station or correctional facility); the provincial government (including a road station or road camp) and the Municipality (such as treatment works, dumping grounds, transfer stations, reservoirs, electricity substations, public ablution facilities, fire service or a municipal depot with related uses), including limited accommodation for staff who are required to be on standby for emergencies. Uses as allowed under Authority Zone.
Sport/Recreational Facilities	Allow for sport facilities and other related recreational and tourism facilities like show grounds, picnic and camping areas.
Industrial/Service Trade and Industries	Allow for development of industries, service industries and service trade related uses, with the different types of industries considering the context and locality in the urban areas. Allow for certain commercial uses including shops, restaurants, places of assembly, adult entertainment as well as funeral parlours and places of worship that are allowed for under these zones in accordance with the zoning scheme. Service trade: means an enterprise that is primarily involved in the rendering of a service for the local community including the repair of household appliances or the supply of household services that is not likely to be a source of disturbance to surrounding properties; not likely, in the event of fire, to cause extremely rapid combustion, give rise to poisonous fumes or cause explosions; that includes laundry, bakery, dairy depot, mechanical and engineering services, and similar types of uses. Does not include an abattoir, brick-making site, builder's yard, sewage works, service station, open air motor vehicle display or motor repair garage.

* The proposed zonings are according to the Witzenberg Municipal Land Use Planning By-law 2019 or as may be amended in future. The proposed zonings only provide an indication of the zonings that can be allowed within the zones. Any land use application within the development zones area will still be subject to other regulations that are applicable to the specific areas and within the zoning scheme.

CHAPTER 6: Rural & Regional

This chapter provides an integrated overview of the Witzenberg Municipal area including its urban settlements, rural landscapes, and broader regional relationships. It establishes a strategic spatial understanding of the municipality by identifying functional regions derived from predominant environmental, economic, and landscape characteristics. These functional regions form the analytical basis for the development of spatial proposals and risk-prevention directives that support sustainable land-use management, environmental stewardship, and climate-resilient development.

A range of informants was considered in delineating the functional regions, including landscape character, environmental assets, agricultural activities, biodiversity value, tourism dynamics, agri-processing potential, mining activities, renewable-energy opportunities, and altitude. The landscape character assessment draws on the three archetypal categories: Romantic, Cosmic, and Classic as defined by Christian Norberg-Schulz, which

collectively help articulate the municipality's "spirit of place" (*genius loci*). Through the integration of these variables, four distinct functional regions were identified (refer to Section 6.1 below).

Building on the understanding of how each functional region operates, the chapter further outlines municipal-wide spatial proposals and risk-prevention directives. These directives address the stewardship and sustainable use of natural and man-made resources specifically water, land/soil, minerals, ecosystems and vegetation (including fauna), heritage and sense of place, air/wind, solar exposure, and infrastructural connectors. The proposals collectively support three intersecting themes: land-use management, environmental management, and climate-change mitigation and adaptation and are aligned with relevant national and provincial strategies, as well as ongoing and planned investments by public entities.

6.1 Witzenberg Municipal Functional Regions

The following section sets out the spatial logic underpinning the classification of the Witzenberg Municipal area into four distinct regions. Each region reflects a combination of natural systems, economic activities, landscape character, and settlement patterns. By understanding these regions as coherent functional units, planners can better anticipate development pressures, environmental sensitivities, and opportunities for regional differentiation and sustainable growth. This section provides a description of each functional region, supported by a summary table of key informants and an accompanying map. Collectively, these components serve as a foundational reference for the spatial proposals and risk-prevention directives presented in the subsequent section.

TULBAGH VALLEY

Located south of the Groot Winterhoek Mountain Range and west of the Witzenberg Mountain Range, the Tulbagh Valley enfolds the settlements of Tulbagh and Wolseley. Tulbagh is characterised by its rich cultural and historical heritage and scenic landscape, which positions it as a high-potential tourism destination. In contrast, Wolseley functions primarily as an industrial and service-oriented settlement, supporting the intensive agricultural activities of the surrounding region. The valley is known for its diversified agricultural cultivation, including wine grapes, stone and pome fruit, grains, proteas, nectarines, and almonds.

WARM BOKKEVELD

The Warm Bokkeveld functional region is characterised by intensive agricultural production, with a strong focus on pome fruit, grains, oilseeds and lucerne. The region also accommodates significant agri-processing facilities that add value to primary agriculture. Geographically, the valley is defined by the Hex Rivier Mountains to the south, the Witzenberg and Skurweberg ranges to the west, and the Gydo and Waboom Mountains to the north.

Access to the area is provided exclusively via mountain passes, including the Gydo Pass, Michell's Pass, Karoopoort Pass, and Theronsberg Pass. Compared to the higher-lying Kouebokkeveld, the Warm Bokkeveld experiences a relatively warmer climate, supporting intensive and diversified farming practices.

KOUEBOKKEVELD

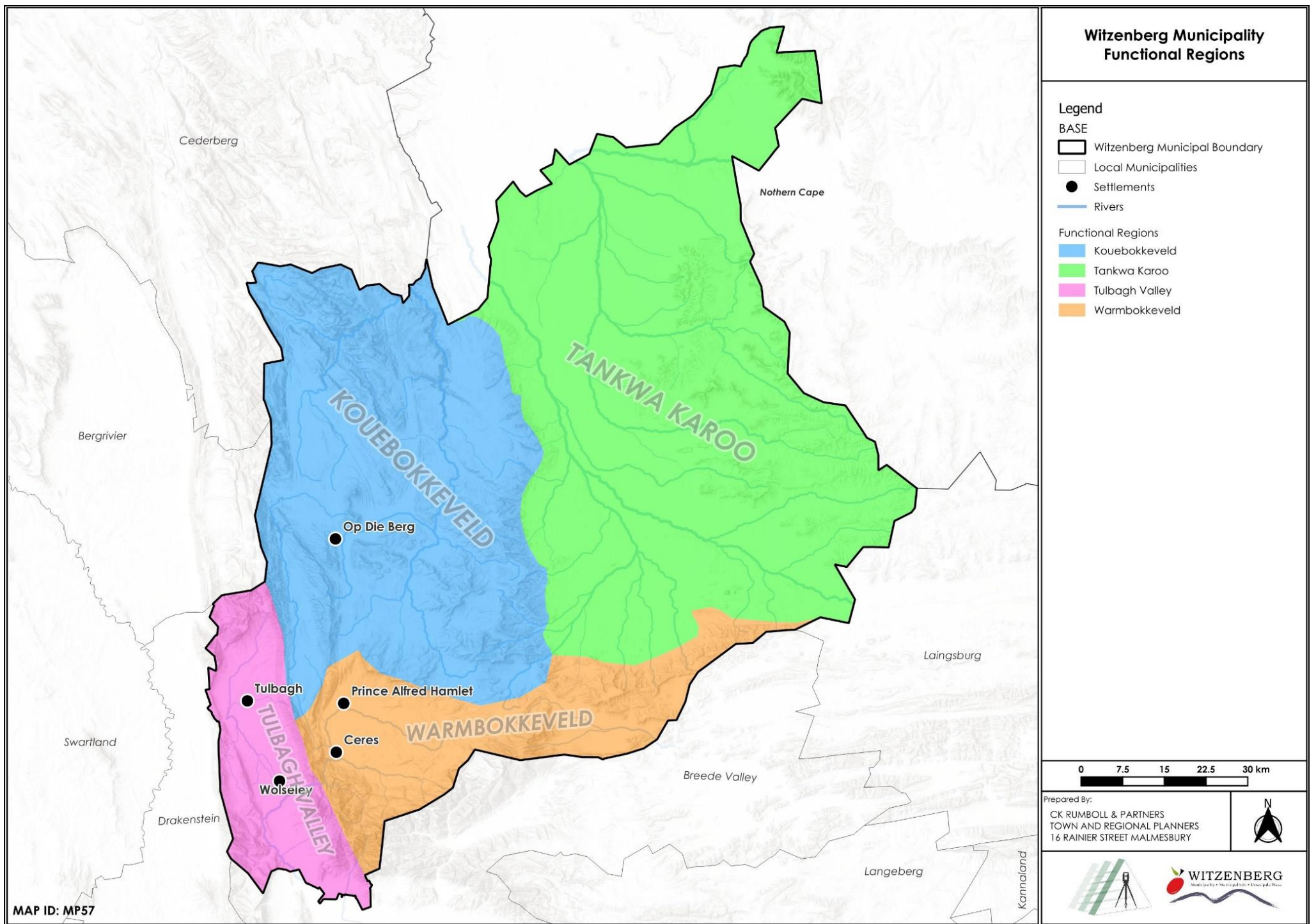
This functional region is situated north of Ceres, Prince Alfred's Hamlet, and the Gydo Pass along the R303 regional route, east of the Groot Winterhoek Mountains, and south of the Middelberg Pass near Citrusdal. The area is distinguished by its intensive agricultural cultivation, primarily focused on pome fruit, grains, lucerne, and rotational fallow systems. Op-Die-Berg is the main service node within the region, supporting surrounding agricultural activities.

TANKWA KAROO

This region is a sparsely populated, arid area characterised by low rainfall, extreme temperature variations, and a predominantly semi-desert landscape. Agricultural activity is limited and generally restricted to small-stock farming

and low-intensity grazing, due to the area's climatic and soil constraints. The region's remoteness and unique ecological character form part of its defining features, with sections of the Tankwa Karoo National Park extending into the area, contributing to conservation, ecotourism, and biodiversity value.

Settlement activity is minimal, with scattered farmsteads rather than concentrated nodes, and the area plays a supporting role in terms of ecological services and tourism rather than intensive agricultural or urban functions.



	Tulbagh Valley	Warm Bokkeveld	Kouebokkeveld	Tankwa Karoo
Altitude (m)	Low (200):	Moderate (500):	High (1000):	Moderate (600):
Agriculture (Primary Economy) - Winter Crop Census 2023	Rich mixed farming including mostly Small Grains, Grapes, Planted Pastures, Stone Fruit, Pome Fruit, Oil Seeds, Berries, Olives, Vegetables, Citrus Fruit, Lupines, Tree Fruit, Flowers, Nuts, Herbs/Essential Oils.	Mixed Farming: Small Grains, Pome Fruit, Stone Fruit, Planted Pastures, Oil, Seeds, Vegetables, Grapes, Lupines, Herbs/Essential Oils, Olives, Berries.	Pome Fruit, Small Grains, Vegetables, Planted Pastures, Stone Fruit, Citrus Fruit, Olives, Grapes, Berries, Nuts, Herbs/Essential Oils.	Limited agriculture. Herbs/Essential Oils, Olives, Stone Fruit, Vegetables.
Mining	Brick Clay.	Stone Aggregate.	None.	Ferricrete and Gravel, Gypsum.
Tourism	High numbers of ecotourism opportunities: Hiking, Wine Tour, Mountain Biking, Restaurants, Fishing, Birding, Camping, Olive/Wine Cellar Tours & Tasting, Farm Stalls.	Moderate number of ecotourism opportunities: Mountain Biking, Hiking, Fishing, Camping, Restaurants, Birding, Olive/Wine Cellar Tours & Tastings, Quad Biking, Farm Stalls, Wine Farm Tours.	Some ecotourism opportunities scattered throughout: Hiking, Mountain Biking, Ecotourism, Fishing, Camping, Birding, Olive/Wine Cellar, Restaurant, Quad Biking.	Limited eco-tourism opportunities scattered throughout the region such as: Hiking, Camping, Mountain Biking, Birding, Restaurants.
Biodiversity - National Vegetation Map (Vegmap 2024 Beta)	Winterhoek Sandstone Fynbos, Breede Shale Fynbos, Breede Shale Renosterveld, Breede Alluvium Fynbos.	Ceres Shale Renosterveld, North Hex Sandstone Fynbos, Kouebokkeveld Shale Fynbos, Matjiesfontein Shale Renosterveld.	Kouebokkeveld Shale Fynbos, Winterhoek Sandstone Fynbos, Ceres Shale Renosterveld, Swartuggens Quartzite Fynbos, Kouebokkeveld Alluvium Fynbos, Cederberg Sandstone Fynbos, Agter-Sederberg Shrubland.	Koedoesberge-Moordenaars Karoo (shrubland), Tanqua Karoo (shrubland), Tanqua Wash Rivier (shrubland).
Agri Industry	Fruit Packers, Cold Storage, Grain Storage, Agri-Processing Plants, Dairies, Piggeries, Chicken Batteries.	Fruit Packers, Grain Storage, Agri-Processing Plants, Dairies, Abattoir, Chicken Batteries.	Agri-processing: Fruit Packers, Cold storage, Grain Storage, Agri-Processing Plants, Piggeries, Dairies.	None.
Renewable energy potential Wind Speed Mean (m/s)	Relatively low wind speed. Moderate levels of solar radiation.	Relatively low wind speed. Relatively high levels of solar radiation.	Relatively low wind speed. Relatively high levels of solar radiation.	Relatively low wind speed. Medium to high levels of solar radiation (REDZ).

Hydrology/ Rivers	Boontjies, Bothaspruit, Brakkloof, Bree, Klein Berg (Perennial), Knolvlei, Wabooms, Watervals.	Adamskraal, Bok, Bothaspruit, Bree (Perennial), Donkies, Dwars, Karee, Koekedou (Perennial), Kolkies, Modder, Sand, Skaap, Smalblaar, Spek, Titus, Vals, Valsgat, Witels.	Driedam, Groot (Perennial), Houdenbek, Koekedou (Perennial), Kruis (Perennial), Lang, Leeu (Perennial), Middeldeer (Perennial), Modder, Olifants (Perennial), Riet (Perennial), Sand, Suurvlei (Perennial), Twee, Welgemoed, Winkelhaak.	Adamskraal, Blesmerrie se Spruit, Brak, Doring, Gemsbok, Groot, Jakkalshok, Karee, Koffiewater se Laagte, Kolkies, Muishond, Ongeluks, Renoster, Sandlaagte, Smitswinkel, Tandskoonmaak se Laagte, Tankwa (Perennial).
Landscape character¹⁰	Romantic	Classical	Classical	Cosmic

Romantic	The romantic landscape is characterized by diversity, irregularity, and emotional resonance. It draws heavily on natural elements that are flexible, mysterious, and less bound by order. Such landscapes evoke a sense of myth, memory, and imagination rather than rational structure. Norberg-Schulz uses the Nordic landscape as an example, noting how it embodies mythological associations with giants, gods, and elemental forces. The romantic landscape is thus subjective, atmospheric, and rooted in natural symbolism, emphasizing emotional experience over spatial clarity.
Cosmic	The cosmic landscape is dominated by universal order and permanence. It conveys an impression of the eternal, unified, and absolute, with natural features that reflect cosmic orientation — earth, sky, and celestial rhythms. In contrast to the diversity of the romantic type, the cosmic landscape emphasizes uniformity, clarity, and an overarching structure that transcends local particularities. It is less about personal interpretation and more about expressing the universal order of existence, aligning human perception with the vastness and regularity of the cosmos.
Classical	The classical landscape represents a synthesis of the romantic and cosmic types, integrated into human life. It is a humanistic landscape that incorporates clear natural elements, meaningful order, and harmonious dwelling space. The classical type emphasizes balance between diversity and order, offering both symbolic richness and spatial clarity. It is neither purely emotional nor purely cosmic, but instead situates human existence within a structured and legible natural environment. In doing so, it creates a measured, articulated, and enduring setting where human life and nature are reconciled.

¹⁰ Landscapes defined by Norberg-Schultz (University of Pretoria 2003)

6.2 Regional and Rural, Environmental Management and Climate Change Proposals

This section translates the spatial understanding of the functional regions into targeted proposals and risk-prevention directives applicable at municipal scale. It outlines interventions aimed at safeguarding critical natural resources, promoting sustainable land-use practices, enhancing climate resilience, and guiding appropriate development across both regional and rural contexts. The directives are organised by thematic resource categories such as water, land/soil, biodiversity, minerals, heritage, renewable energy, and connectivity and set out both new proposals and risk-mitigation directives. Together, these strategies aim to ensure that future development within Witzenberg Municipality aligns with legislative requirements, environmental constraints, regional economic potential, and broader national and provincial planning frameworks.

6.2.1 Water / Hydrology

6.2.1.1 Proposals

Water Catchment Areas, Water Courses, Highly and Averagely Productive Underground Water Sources.

- Promote and delineate natural open space networks and restore, rehabilitate, maintain and enhance river corridors in accordance with the RMMP:
- Ecotourism: Provide for social amenities (soft sport fields and courts, and bird hides) connecting rivers and tributaries within settlements to the rural surroundings.
- Conservation: Restore existing and historical connections between wetlands, drainage ports and rivers/streams and groundwater (and directed by groundwater connections); of moderately and largely modified rivers across the municipal area.
- Support effective and fair management of water resources and catchment areas based on social, economic and environmental impact consideration to secure water volumes and quality including guarding against erosion and mitigating drought and flooding impacts;
- Promote cooperative Management of Protected Areas (National Environmental Management: Protected Areas Act);

Tourism, Sport, and Recreation

- Support the provision of day facilities and picnic areas in addition to resorts including camping, caravan parks, and reserves;

- Promote the use of public amenities for activities and events in accordance with relevant by-laws;
- Encourage “Soft” land uses such as outdoor sport and recreation routes including hiking and mountain biking, bird watching, wildflower viewing, horse trails.
- Promote local community access, either as producers or service providers or employees to economic tourism opportunities and provide spaces for either guided or self-explored experiences in arts and crafts, culture, heritage and food.
- Promote environmental justice by ensuring that adverse environmental impacts are not unfairly distributed, especially among vulnerable and disadvantaged individuals and communities. Implement conditions of Environmental Records of Decision (including water sources) according to approved Environmental Management Plans, which outline directives for management and monitoring;

Cemetery, Sanitation, Waste, and Water Storage

- Promote a regional cemetery as a memorial park where a combination of uses such as passive entertainment and passive recreation activities are allowed and conducted.
- No proposals for Sanitation, Waste, and Water Storage.

6.2.1.2 Risk Prevention

Water Catchment Areas, Water Courses, Highly And Averagely Productive Underground Water Sources

Adhere to the following buffers where no development (permanent structure) is allowed, unless authorised by an environmental impact and/or water use assessment, to limit risks and to reduce and prevent pollution and degradation of water resources. Source documents include NEMA, NWA and City of Cape Town:

- 32 m wide buffer area along rivers and riverbanks (NEMA, 1998);
- The outer edge of the 1:100 year floodline and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, natural channel, lake or dam;
- In the absence of a determined 1:100 year floodline or riparian area, the area within 100 m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench (NWA, 1998);
- A 500 m radius from the delineated boundary (extent) of any wetland or pan, or within the 1:50 year flood line. (NWA, 1998);
- Vlei land buffer up to 75 m from wetland outer edge (refer to Floodplains and Rivers Corridor Management Policy, City of Cape Town, 2009);
- Low-lying areas where the area is exposed to floods not only caused by rivers, but by groundwater or stormwater collection (prohibit

development including Cemeteries, Industrial Areas, Fuel Storage Facilities and Intensive Agricultural Uses).

- Promote and delineate natural open space networks and restore, rehabilitate, maintain and enhance river corridors in accordance with the RMMP.
- Protect and manage ecological infrastructure such as the Klein Berg, Olifants, Houdenberg, Lang, Leeu, Riet, and Winkelhaak Rivers.
 - Investigate all sources of water to supplement existing sources and for future expansion of settlements.
- Promote the undertaking of a comprehensive water sources study to identify and evaluate the most sustainable and feasible options for augmenting additional water sources.
- Establish a continuous groundwater monitoring programme, particularly in catchments with moderate to poor quality (E21, E22, E23, J12), to track salinity levels, seasonal fluctuations, and emerging risks.
- Maintain and update groundwater maps for integration into municipal planning.
- Support water management strategies such as blending high-salinity water with fresher sources, promoting desalination or treatment technologies where feasible, and encouraging water-efficient irrigation practices in agriculture. Protect high-quality catchments (H10, G10, E10, H20) from pollution caused by urban runoff, agricultural chemicals, and industrial activities.

- Implement effective water management systems in line with the Western Cape Ecological Infrastructure Investment Framework, 2021 to ensure the long-term sustainability of local water resources, with specific attention to the Groot Winterhoek and Boland Strategic Water Source Areas (SWSA).
 - Continue efforts under the Ceres River Restoration Programme (CRRP) to improve the ecological integrity of the Dwars, Modder, and Titus Rivers.
 - Support the development of comprehensive Maintenance and Management Plans (MMPs) for stormwater and erosion control across the entire Witzenberg Municipality, building on the recently approved MMP for the Dwars, Breede, Witels, and Titus Rivers in Ceres. These plans should cover all major rivers, tributaries, and critical drainage areas, aiming to mitigate erosion, manage stormwater effectively, protect water quality, and ensure the long-term sustainability of the municipality's watercourses and surrounding ecosystems.
 - Pollution and Risk Control: Improve pollution control, management and monitoring of effluent generating infrastructure and facilities to prevent pollution of water sources.
 - Divert infrastructure and development that may have significant impact on water sources including intensive agricultural activities, waste management (transfer & recycle) sites, fuel storage facilities, industrial development and mines;
 - Consider developments that may have less impact including residential development and extensive agricultural activities.
- Protect and promote maintenance of and reduce risk within water catchment areas inclusive of wetlands and productive underground water sources;
 - Delineate underground water resources and aquifers to guard against overexploitation;
 - Avoid development of infrastructure and waste sites (including cemeteries) and caution development of residential, commercial and industrial developments, intensive agriculture and fuel storage and mines in close proximity to important water sources;
 - Water as a resource:
 - Potable Water Storage: Add at least 10% additional supply capacity (headroom) when considering the maximum 24-hour demand in the highest (peak) demand month of the year;
 - Subject proposed developments to proper investigation of the impact on water sources and long-term sustainability;
 - Vigorously implement Water Demand Management measures, especially in terms of the following:
 - Increased water efficiency;
 - Frequent monitoring of water supply systems;
 - Conduct regular and adequate system maintenance and repairs.
 - Diversify water resources, e.g., surface water and groundwater use and wastewater re-use;

- Plan for, provide and maintain water resources, water storage capacity and networks for settlements and rural areas and expand bulk infrastructure where required.

Waste Management

- Promote and budget for the development of a municipal integrated waste management strategy and secure the funding thereof.
- Secure ongoing use and maintenance of the Ceres Material Recovery Facility (MRF);
- Prioritise the rehabilitation of closed landfill sites such as Ceres (closed since 1999), Op-Die-Berg and Wolseley landfill sites to prevent underground water pollution.
- Secure and manage the ongoing maintenance of the municipality's only operational landfill site (Prince Alfred's Hamlet)
- Waste site:
 - Maintain municipal and sub-regional waste facilities;
 - Prioritise compliance with environmental authorisations for operating Municipal waste management facilities.
- Explore cost saving and climate change friendly models in utilising the Worcester Regional Landfill Site.
- Encourage the ongoing long-term waste management twinning agreement with Essen Municipality in Belgium.
- Promote recycling of domestic waste using separation at source, composting of garden waste and re-use of building rubble.

- Support and empower small waste-related businesses and consider integration of waste pickers in the waste management system (particularly reclamation of recyclable material).

Research and Education

- Promote perennial river health projects in the Warm and Kouebokkeveld as well as the Tulbagh Valley catchment areas.
- Develop awareness and a sense of custodianship in the region and facilitate education, training, capacity building, research and information gathering.
- Promote active waste education and awareness strategies. Implement programmes within the community and its schools to emphasise the value of water resources in light of climate change and water scarcity.

Alternative Water Resources

- Support and promote the use of alternative water resources (boreholes and groundwater, water harvesting, desalination) and the reuse of appropriately treated water (stormwater, waste and grey water) to alleviate water shortages that arise during droughts:
 - Secure operational and maintenance costs of alternative water provision based on reliable financial assessments done during the planning thereof.
 - Provide for establishing alternative water resources e.g., water harvesting and collection of precipitation.

Water Quality And Storm Water Management

- Promote and support monitoring and management to guarantee water quality;
 - River monitoring must take place according to the guidelines of the Department of Water and Sanitation's River Health Programme for all developments e.g., agri and fishing industry and mining.
 - Monitoring boreholes must take place on recommendation of specialist assessment in all developments that could lead to possible groundwater pollution, e.g., landfills and commercial developments;
 - Promote stormwater management and treatment to prevent pollution, particularly in rural areas, e.g., areas of intensive farming practices such as cattle housing above underground water sources;
 - Improve stormwater treatment in urban and rural agri and industrial zones, service stations, and fuel distribution areas and mines;
 - Water quality monitoring is required for all water and stormwater treatment systems;
 - Management, monitoring and evaluation and rehabilitation must be regulated by an integrated Environmental Management Plan.
- Ensure developments in all phases uphold water quality standards and thresholds;
- Monitor supply levels of all water sources, especially surface water resources, and re-evaluate water sources especially where demand is close to the safe 1:20 year yields;
- Require efficient water use in all development proposals;

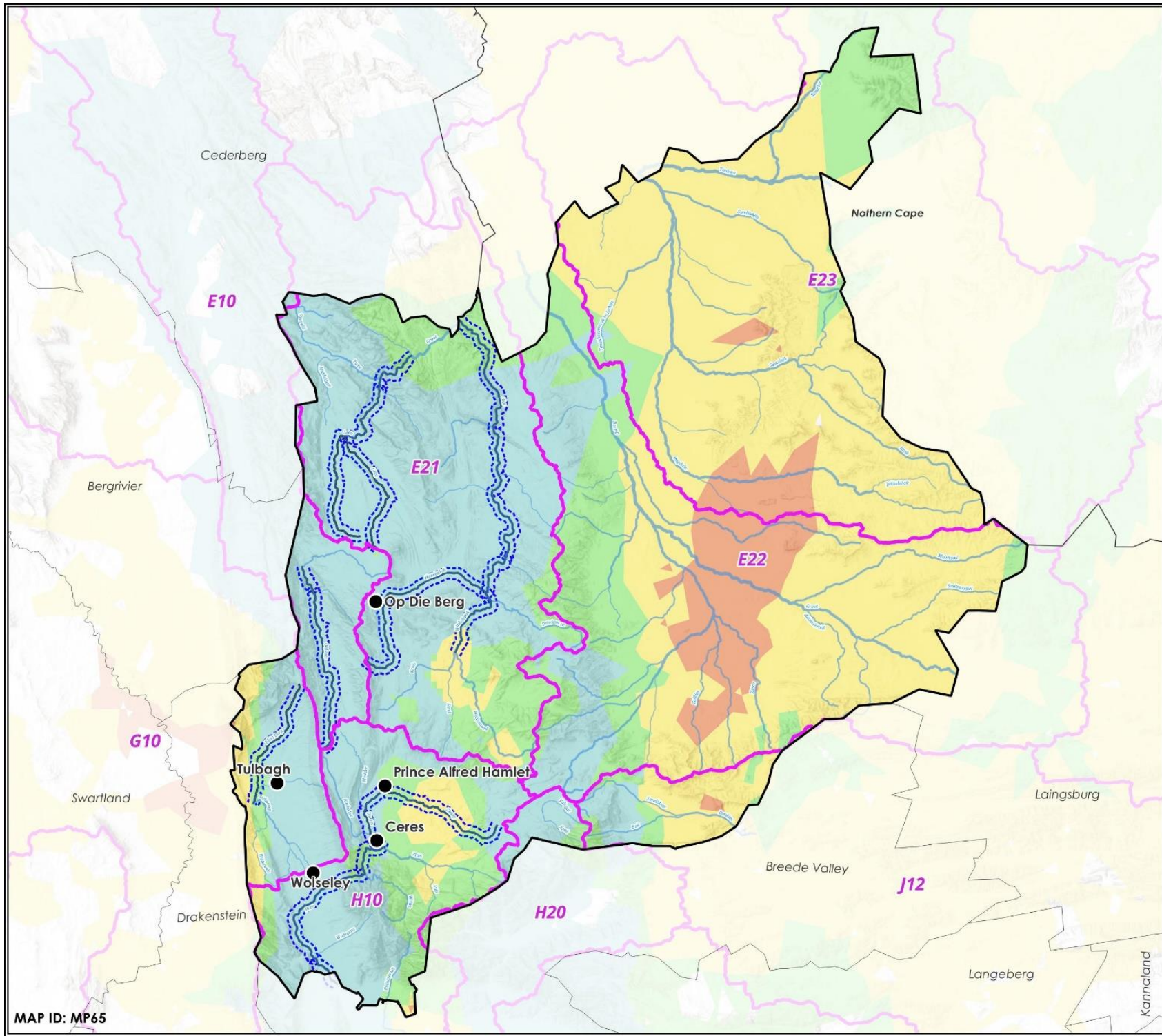
- Consider all relevant guidelines, policies, and legislation when addressing development impacts on freshwater;
- Promote small sewerage treatment package plants and alternative technologies on farms and in rural settlements.

Environmental Justice and Impact Assessment Requirements

- All proposed settlement and infrastructure developments must have environmental approval or confirmation of applicability of the Environmental Management Act before proceeding, including developments that:
 - Cover an area of 50 m² and more and within 32 m from the banks of a water source;
 - Have an impact on terrestrial and heritage environments, conservation- worthy natural vegetation and offset areas.

Cemetery, Sanitation, Waste, and Water Storage

- Sanitation in rural villages and nodes:
 - Maintain sanitation in rural villages and in rural areas according to prescribed standards;
 - Monitor water quality of all water treatment systems;
 - Renew bulk infrastructure where required.
- No proposals for cemeteries.



MAP ID: MP65

Maintain Water Catchment Areas

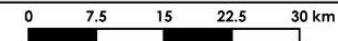
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BASE

- Witzenberg Municipal Boundary
- Local Municipalities
- Settlements
- Rivers (NGI)
- Tertiary Catchment Areas
- Proposed River Maintenance Management Plan

Groundwater Quality (mS/m)

- 0 - 70
- 70 - 150
- 150 - 370
- 370 - 520



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6.2.2 Land And Soil

6.2.2.1 Proposals

Soil Suitability and Agriculture

- Promote the Western Cape Biodiversity Spatial Plan, Climate Change Needs Assessment and Response Plan for the Witzenberg Municipality Western Cape, and the Invasive Alien Species Strategy to address the cumulative impact of ecological degradation and biodiversity loss and mitigate the impacts of climate change.
- Maintain the SmartAgri plan initiated by the Western Cape Government, prioritising sustainable practices encompassing:
 - Conservation agriculture.
 - Ecological infrastructure restoration.
 - Integrated catchment management.
 - Energy efficiency.
 - Climate-resilient agri-processing.
 - Knowledge systems for climate-smart agricultural extension.
- Promote long-term sustainability of agriculture and agricultural development:
 - Support compliance with environmental and water legislation.
 - Apply standard environmental management principles.
 - Provide for management and monitoring of implementation of Environmental Approvals regulated by an approved Environmental Management Plan. Implement conditions of Environmental Records of Decision (on agricultural land) according to approved

Environmental Management Plans, which outline directives for management and monitoring;

Intensive Rural Development Corridors

The Intensive Rural Development Corridor (IRDC) is a designated rural development area located along key transport routes, intersections, and agricultural service centres. Its purpose is to guide and support intensive rural development by promoting agricultural production, agri-processing and related economic activities in a sustainable manner. The IRDC enables more effective use of natural resources, supports agriculturally related industries, encourages commercial opportunities on farms, and strengthens the regional agri-park initiative by creating an integrated environment for value-chain development.

The corridor promotes land uses such as intensive agriculture, mixed rural services, tourism facilities, small-scale agri-processing and rural living opportunities, while ensuring that development remains sensitive to environmental quality, agricultural character and rural landscape integrity. It also creates opportunities for coordinated bulk infrastructure provision, enabling long-term sustainable growth.

A detailed overview along with proposed design guidelines for the IRDC, is provided in Annexure 9.

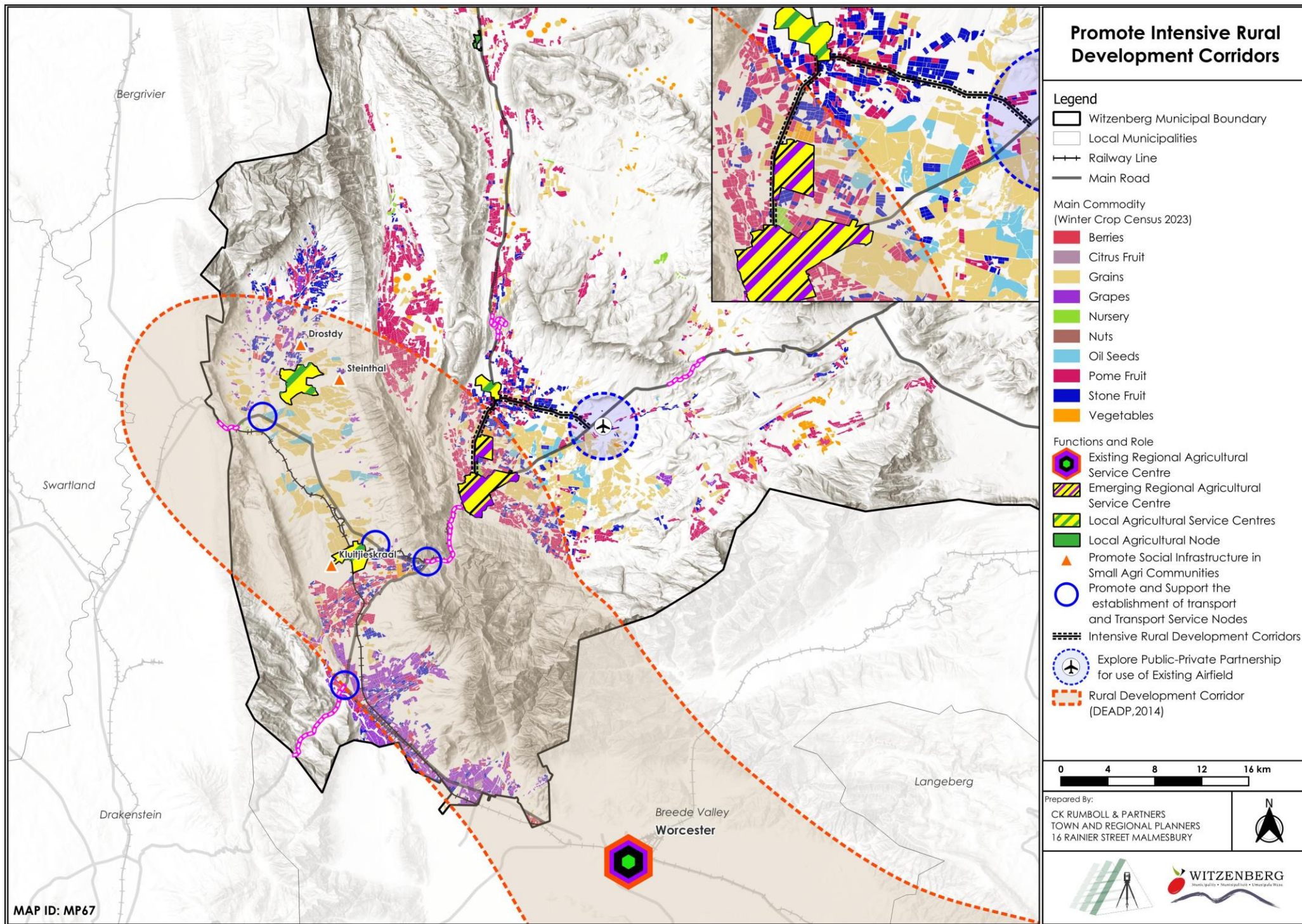
- Promote Ceres as a regional agricultural service centre.
- Promote Tulbagh, Wolseley and Prince Alfred's Hamlet as local agricultural service centres.

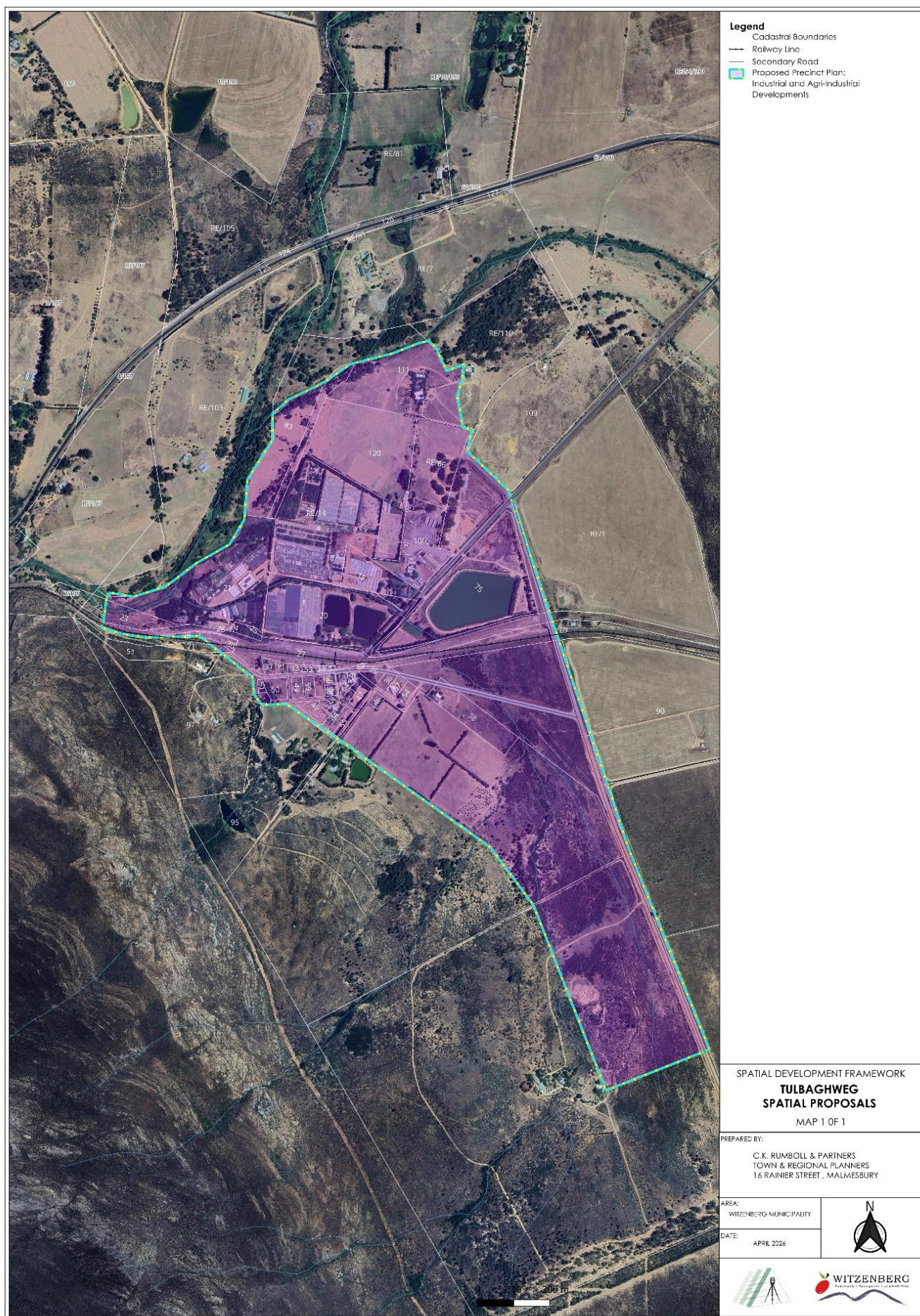
- Support development of IRDCs, including agricultural industries and big box agricultural buildings (to scale within agricultural context), tourist facilities and farm stalls, landmarks and heritage areas in the rural areas along prominent transport links and at intersections such as:
 - Along the R303 between Ceres and Prince Alfred's Hamlet and the R46 to the east of Ceres.
 - Along the R46 between Wolseley and Worcester.
- Strengthen agricultural value chain and support development related to agricultural produce and services along transport networks and tourism routes
 - Distribution facilities (e.g., sheds and cool storage).
 - Agri-related production facilities (e.g., biofuel).
 - Tourism development (protect the food value chain).
 - Agricultural and related industries, including agri-processing (abattoirs processing).
 - Composting.
 - Alternative energy generation.
 - Ancillary services such as repair services.
- Encourage labour intensive processing and manufacturing (for small scale agriculture).
- Support the initiation of commercial activities involving agricultural/farm workers, such as farm stalls and local markets.
- Promote a Witzenberg brand /branded identity for produce from the Witzenberg municipal area.

- Enhance opportunities to establish new markets at local, regional, provincial and national level.
- Promote the cultivation and marketing of agricultural produce (pome fruit, viticulture) and their by-products (agricultural service industries), including researching expansion into new foreign markets.
- Stimulate the growth and diversification of the agricultural sector by combining cultivation with conservation to create new products and markets, such as tourism and by-products.
- Commission the compilation of an area plan for the Ceres, Prince Alfred's Hamlet and Airport Triangle.
 - Intensification of agricultural and agricultural related activities should be encouraged in the rural areas along the roads connecting Ceres, Prince Alfred's Hamlet and the airport. The purpose of this portion of land, called the agricultural and rural development triangle, is to protect agricultural soils and water allocation.
 - Intensive agricultural cultivation and tourism should be encouraged and supported in the Wolseley to Worcester Agriculture and Tourism Corridor. The corridor ends at the boundary of Witzenberg and does not go all the way to Worcester.

Industry and Agri-Industry

Develop a master plan for an industrial and agri-industrial precinct around Tulbagh Weg, address road infrastructure and access to and from Station Road from service roads within the industrial and agri-industrial precinct. (refer to Tulbagh Weg proposal map).





Land Reform and Food Security

- Protect and promote food security cross spectrum (households to global).
- Promote innovative land reform models with access to land and water and allow for various size farm units and rural living smallholdings.
- Identify areas including municipal and state land, with potential for community gardens and small-scale agriculture.
- Promote the revitalisation of the rural economy to address poverty and improve access to local economy (e.g., fruit & vegetable vendors).
- Provide agricultural workers the opportunity to participate in the rural economy within settlements and rural areas (e.g., farm stalls and local markets):
 - Encourage food gardens, community gardens and small-scale agriculture.
 - Encourage the preference for locally produced agricultural products.
 - Promote the production of niche products on farms (value adding) and investigate the production of new agricultural-related and complimentary products (e.g., from fruit processing).
- Re-orientate the existing agricultural model to allow for the creation of agricultural units of various sizes (smallholdings, intensive and extensive agricultural farms, larger residential units) to accommodate intensive cultivation and alternative farming methods.
- Support innovative approaches to food production and encourage diversification.

- Identify locations and provide spaces to establish skills development facilities for agricultural workers to receive training in agriculture, tourism, niche product manufacturing (e.g., biofuel), and business operations / management:
 - Promote a small-scale agricultural forum for informal and small-scale farming areas to deliberate development issues and establish development parameters.
 - Strengthen associations to promote community participation in local development issues and to determine land use/ zoning guidelines.

Landscapes, Historical Areas, Scenic Routes, Public Structured Open Spaces & Networks

- Develop a shade netting practice note.
- Subject proposed large-scale facilities (tourism and big box) larger than 2 000m³ to environmental assessment and ensure environmental approval is obtained before development takes place. (And manage and monitor as per EMPr).
- Specify guidelines for fences, allowing wire or steel palisade structures up to 2.1 meters in height, with limitations on masonry walls and brick piers to preserve visual aesthetics.

Public Utilities

- Promote communication corridors and zones:
 - Improve communication networks.
 - Promote access to information & technology.
 - Prioritise expanding internet infrastructure (ADSL and fibre) to low-income and rural areas.

- Advocate for the establishment and careful placement of communication network facilities, data centres, and telecommunication towers in rural areas and on agricultural land, considering environmental and community sensitivities.
- Provide for adequate bulk infrastructure and space to establish bulk infrastructure.

Tourism

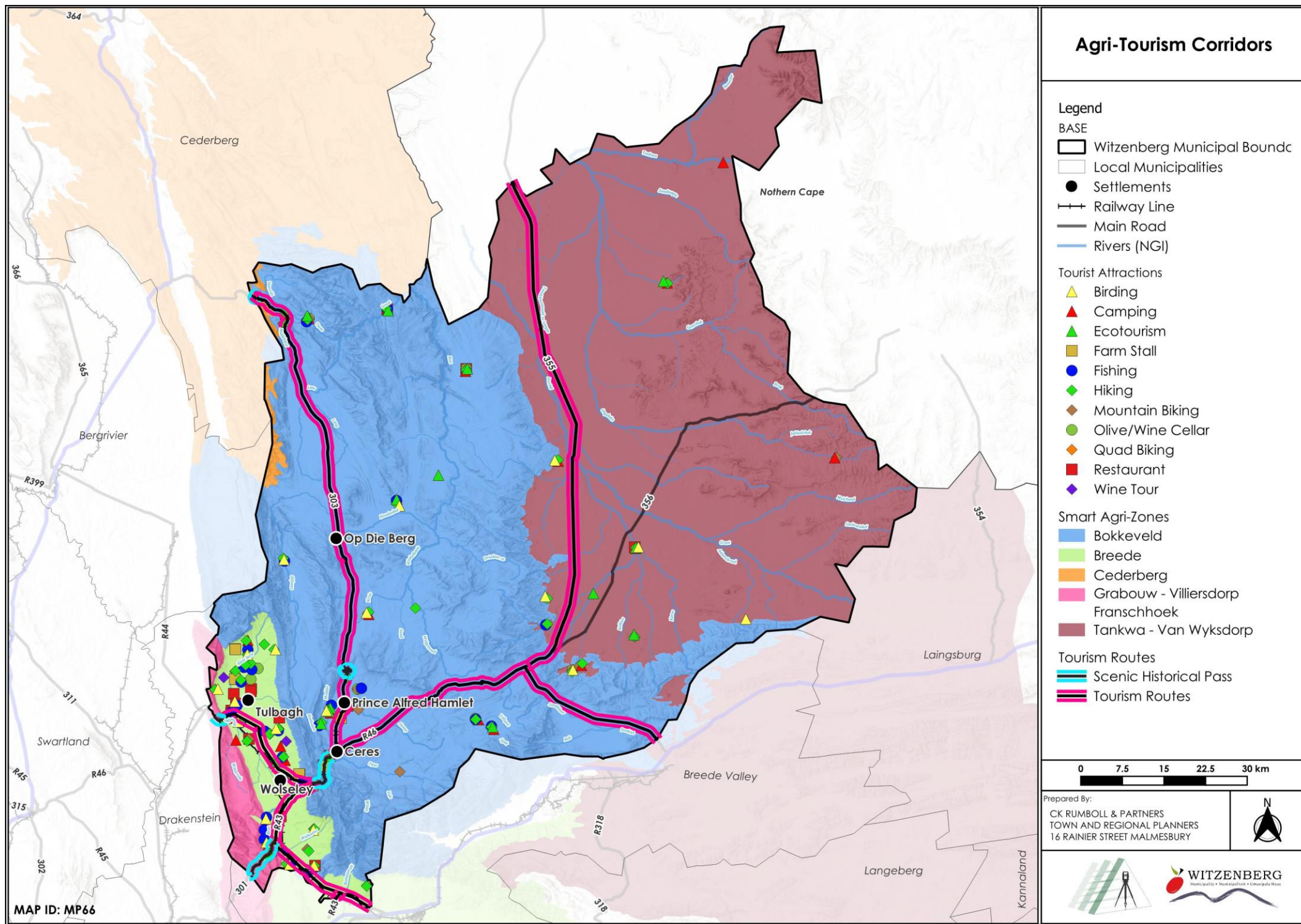
- Support Witzenberg cultivation routes (pome fruit, viticulture) and the development of related infrastructure, facilities and accommodation.
- Provide for and capitalise on recreation and sports events as commercial opportunities on land, water and air (adventure and outdoor tourism, farm stays, fruit and wine tours, heritage and cultural experiences).
- Support proposed and current cross-border tourism routes, scenic historical passes, and destinations, ensuring the preservation of landscapes, sightlines and viewing points:
 - Tourism routes:
 - R43 from Worcester to Wolseley and Ceres.
 - Voortrekker Street between the R43 and Voortrekker Street intersection till Wolseley.
 - R46 between Ceres, Wolseley and Tulbagh.
 - R303 from Ceres via Prince Alfred's Hamlet and Op-Die-Berg to Citrusdal.
 - R355 from Karooport to Calvinia (gravel road).

– Scenic Historical Passes:

- Roodezand Pass/Oudekloof Pass, Nuwekloof Pass, Witzenberg Pass, Michell's Pass, Gydo Pass, Karoo Poort.
- Provide for and capitalise on recreation and sports events as commercial opportunities on land, water and air e.g., adventure and outdoor tourism, farm stays, fruit and wine tours, heritage and cultural experiences.
- Promote events/ festivals and support snow, fruit and wine tourism.
- Promote resorts (camping, caravan parks, and game reserves) and support facility and infrastructure development for festivals, events and celebrations. Provide for tourism infrastructure (roads and services), whilst complying with environmental impact requirements and assessment considerations.
- Encourage film industry uses (business tourism) and industrial tourism.

Advertisements, Signage and Lighting

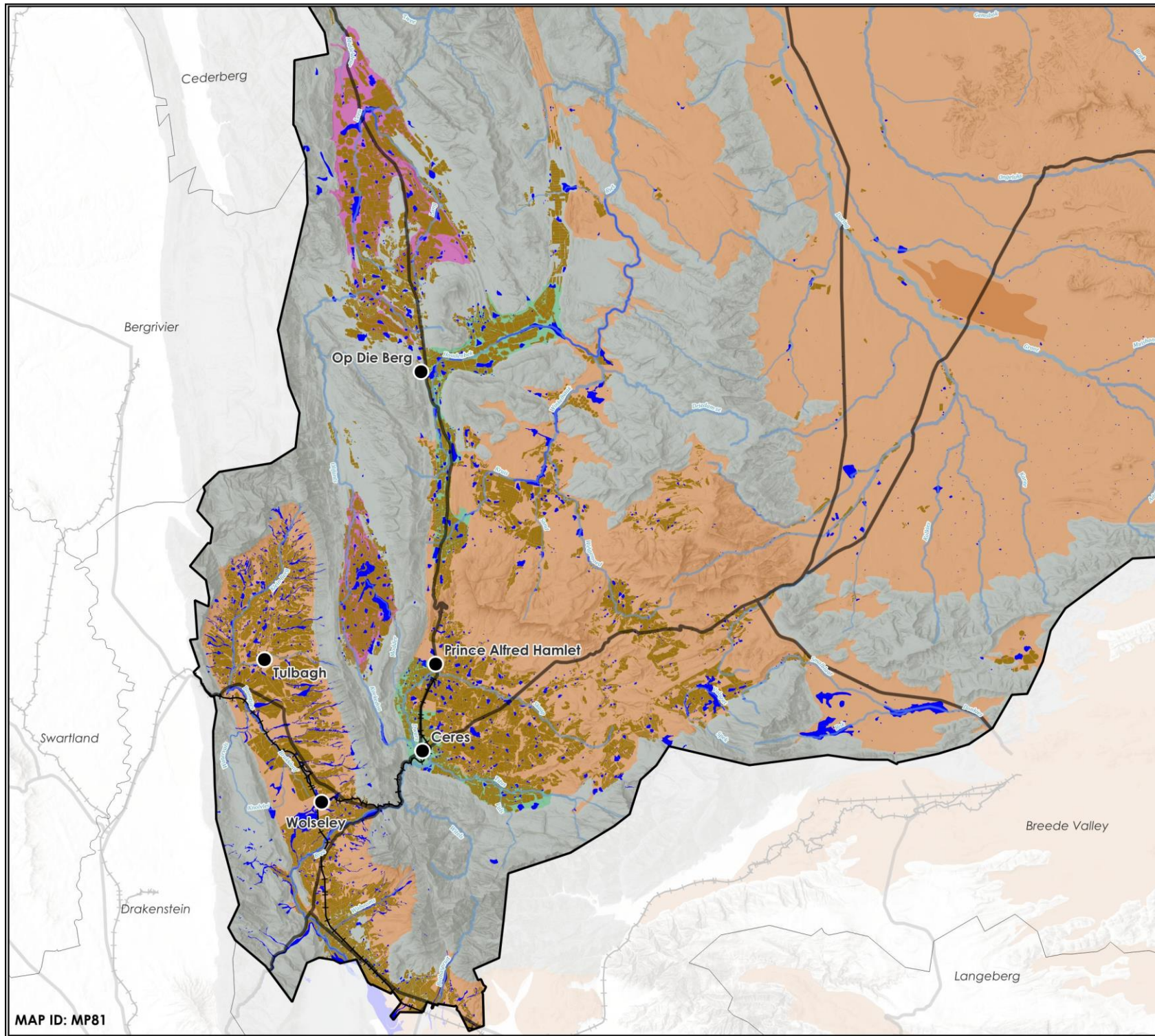
- Encourage tourism-related activities on farms and along waterways such as farm stays; leisure accommodation and resort development; agri-processing; tastings of local produce and food; restaurants; farm stalls; private nature reserves.



6.2.2.2 Risk Prevention

Soil Suitability and Agriculture

- Conserve and preserve high-potential agricultural land:
 - Ensure no cultivation of virgin land takes place without the written consent from the Department of Agriculture.
 - Ensure no land with a slope of more than 20% will be cultivated without the written consent of the Department of Agriculture.
 - Avoid any land use and protect vegetation in a marsh, water sponge or in a floodplain.
 - Prohibit any development that will contradict or may have a significant impact on the cultivation of land with high and significant (medium-high) agricultural potential, whilst allowing for development that will have limited or no significant impact on agricultural areas with medium potential. (See Western Cape Land Use Planning Guidelines - Rural Areas as broad framework).
 - Delineate and protect intensive and extensive agricultural productive land, after consideration of social, economic and environmental impacts, to support effective and fair management of water resources and catchment areas.
- Maintain firebreaks around farms to mitigate the risk of wildfires.
- Protect agricultural cultivation across municipal borders to maintain homogeneous agricultural areas and to promote food security. This includes:
 - Pome fruit in the area north and south of Ceres.
 - Mixed farming including small grain cultivation and conservation in the area in the easternmost part of the valley formed by the Skurweberg Mountains.
 - Grape cultivation and pome fruit in the valley north of Tulbagh and south of Wolseley.
 - Mixed farming including small grain cultivation and conservation in the area between Tulbagh and Wolseley.
- Protect sensitive natural and agricultural environments particularly agricultural land with high soil potential from inappropriate and opportunistic development as agriculture is significant within the municipal context.
- Effectively manage both water and wind erosion through conservation agriculture methods, including planting perennial legumes and implementing contour line management.
- Support ongoing research into the impact of climate change on current crop production and sustainable cultivation methods (Western Cape Agricultural Sector Climate Change Framework and Implementation Plan).
- Implement erosion control measures such as tree planting and sustainable farming to prevent soil degradation in areas such as Tulbagh and Op-Die-Berg which have shallow rocky soils.
- Prevent wetlands from long-term erosion in Wolseley by managing stormwater runoff. Prioritise the protection of soils with greater depths.



MAP ID: MP81

Witzenberg Municipality Soil Suitability

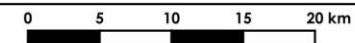
Legend

BASE

- Witzenberg Municipal Boundary
- Local Municipalities
- Settlements
- Railway Line
- Main Road
- Rivers
- NFEPA Wetlands Witzenberg
- Agriculture (Crop Census 2023)

Soil Classification (DEADP)

- Rocky areas
- Soils with a plintic catena
- Soils with a strong texture contrast
- Soils with limited pedological development



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Landscapes, Historical Areas, Scenic Routes, Public Structured Open Spaces & Networks

Netting, tunnels and agricultural and public utilities:

- Ensure mitigation of adverse effects of the placement of:
 - Polytunnels and Agricultural shade netting.
 - Agricultural activities and industries exceeding 2 000 m², (implement mitigating measures such as repositioning or screening after careful consideration of potential visual, aesthetic, scenic, cultural and spiritual (visual defined as per PGWC guidelines) impacts).
- Require decommissioning of polytunnels and agricultural shade netting.
- Encourage repurposing rather than demolition of agri-industrial buildings, so that conversions address concerns about activity intensity and adverse impacts on the surrounding character and cultural amenity.

Tourism

- Protect natural environment and surroundings and carefully consider development along freight routes.
- Ensure ecotourism and tourism-related development do not negatively impact the receiving environment and carefully consider the mass, and scale of such proposed developments.

Advertisements, Signage and Lighting

- Develop a practice note on placement and aesthetics of cell phone and communication masts to counter visual impact of infrastructure.
- Protect natural landscapes and establish development lines around mountains and koppies. Ensure preservation of marshes, water sponges, and floodplains.

6.2.3 Mineral Resources

6.2.3.1 Proposals

Minerals

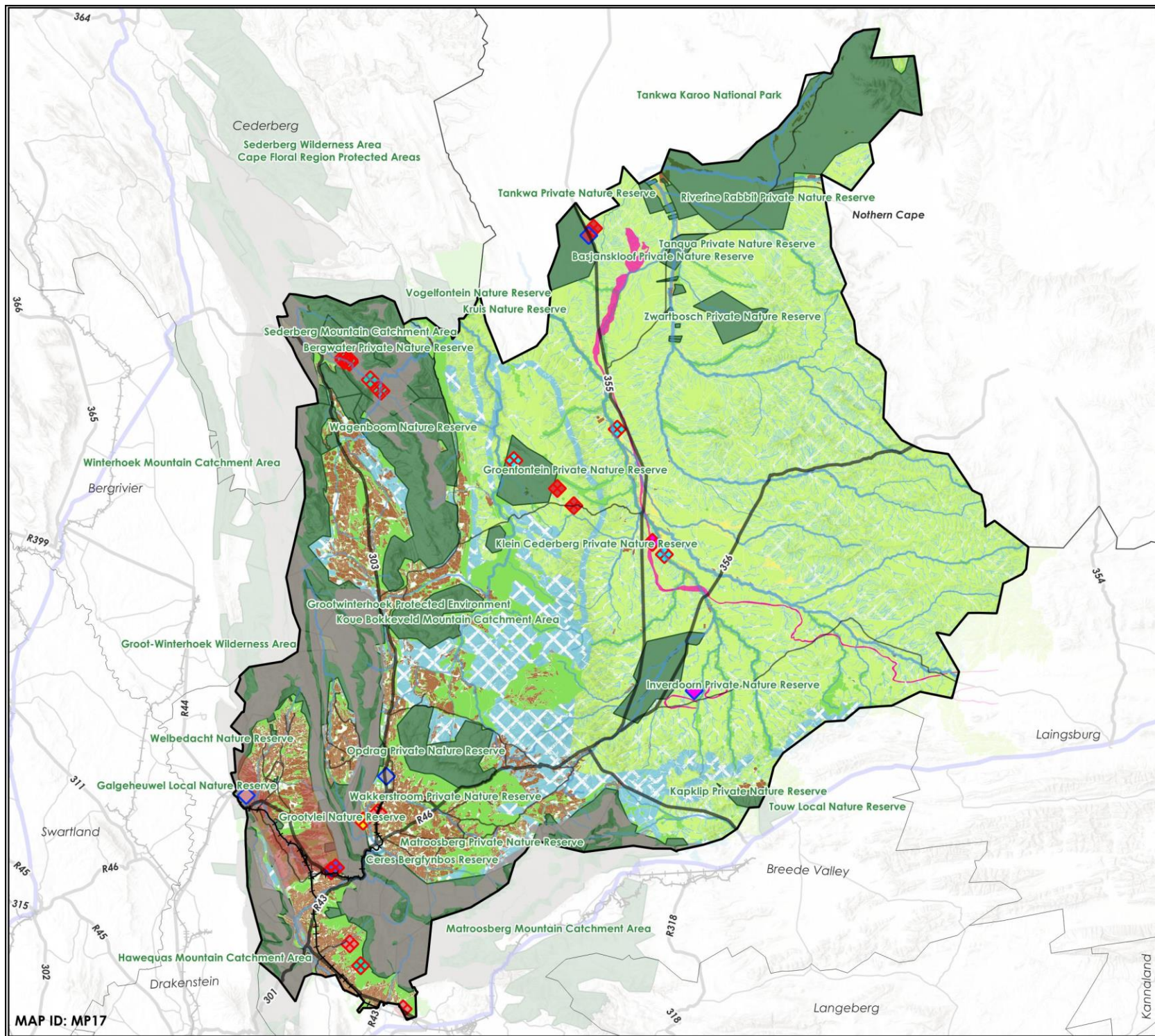
- Support land use changes for mining viable volumes of natural resources which align with sustainability and environmental norms. Ensure mitigation of impacts, effective rehabilitation and utilisation of alternative transportation methods;
- Encourage the development of mining-related industries, mineral beneficiation and support services at long lifespan mines to maximise economic benefits and create labour intensive employment opportunities;
- Promote sustainable mining management of potential cumulative impacts on the landscape (sensitive environments: visual, agricultural resources, natural, cultural).

6.2.3.2 Risk Prevention

Dust, Colouration, Visual Impact and Water Quality

- Ensure mining EMPs limit ecological (dust, water quality) and aesthetic damage (visual intrusion and coloration):
 - Pursue and ensure continuous rehabilitation and/ or repurposing of exploration activities or mines during and after operations as per EMP;
 - Monitor adherence to EMP and application of mitigation measures;
 - Develop land use directives in the absence of an EMP to rehabilitate or repurpose ceased mines;
 - Mitigate and manage co-existence of conflicting uses, e.g., long-term sand mining (30 years+) and conservation.
- Align mining activities, as illustrated in the Mining & Conservation Map, with spatial planning, land use and environmental norms and parameters:
 - Assess cost-benefit ratios locally, nationally, and internationally to inform decision-making when mining in sensitive areas is considered;
- Mandate adherence to sustainable environmental standards to minimise economic, environmental and social impacts;
- Prevent high visual impact, short & long term and cumulative impacts on scenic landscapes and conservation-worthy resources;
- Develop guidelines and detailed Area Plans to avoid sensitive landscapes and to prohibit mining working against tourism;
- Require rehabilitation and repurposing;
- Mitigate existing impacts, e.g., use alternative transport of mined resources;
- Avoid official conservation areas.
- Ensure mines provide for adequate storage of overburden to limit and mitigate potential impact of mine dumps (heaps) on rural landscape.
- Avoid contamination of water sources (the cumulative impact of contamination and water scarcity is highly likely to change the landscape character in the long-term).

- | | |
|---|--|
| <ul style="list-style-type: none">• Caution and mitigate dust generation leading to landscape discoloration.• Prohibit mining that conflicts with conservation of resources of international importance. | <ul style="list-style-type: none">• Caution mining activities which are not viable (all types, but sand mining specifically) and/or are conflicting with and counterproductive to the character and value of the landscape of the entire Municipal area. |
|---|--|



Witzenberg Municipality Mining and Conservation

Legend

BASE

- Witzenberg Municipal Boundary
- Local Municipalities
- Railway Line
- Main Road
- Secondary Road

Conservation (WCBSP 2023)

Core 1

- Critical Biodiversity Areas (CBA's)
- Protected Areas

Core 2

- Rivers (NGI)
- Critical Biodiversity Areas (CBA's) - Degraded
- Ecological Support Areas (ESA's)

Buffer

- Other Natural Areas (ONA's)
- Ecological Support Areas (ESA's) - Restore

No Natural Remaining

- Agriculture (Crop Census 2023)

Mining

Mine Status

(Mineral Resources Database, 2022)

- Closed
- Operational

Mineral Commodities

(Mineral Resources Database, 2023)

- Brick Clay
- Building Sand
- Ferricrete and Gravel
- Gypsum
- Kaolin
- Manganese
- Salt
- Stone Aggregate
- Stone Aggregate Table
- Mountain Group
- Gypsum Whitehill
- Brick Clay

0 7.5 15 22.5 30 km

Prepared By:

CK RUMBOLL & PARTNERS
TOWN AND REGIONAL PLANNERS
16 RAINIER STREET MALMESBURY



6.2.4 Vegetation, Fauna, Ecosystems

6.2.4.1 Proposals

Natural Environment and Ecosystems

- Promote the establishment of cross-border initiatives (important conservation corridors) such as the Greater Cederberg Biodiversity Corridor (including linking the natural environment to the larger network of reserves and conservation areas in the Witzenberg Bay Municipal area and beyond).
- Support the compilation and implementation of a Witzenberg Municipal Environmental Management Framework.
- Promote the establishment and formalisation of ecological corridors and conservancies to facilitate connectivity between different habitat areas, allowing for the movement of wildlife and to protect natural habitat areas.
- Promote the mountains as important conservation corridors across municipal boundaries (including linking the natural environment to the larger network of reserves and conservation areas in Witzenberg Municipal area).
- Establish buffer zones in urban, rural and agricultural areas as part of Open Space and Conservation Network.

6.2.4.2 Risk Prevention

Natural Environment and Ecosystems:

- Protect natural assets, ecosystems and resources.
- Prioritise invasive alien species management in riparian corridors, strategic water source areas and biodiversity priority areas, with strengthened alignment to the Provincial Ecological Infrastructure Investment Framework and its implementation programmes.
- Preserve the critical natural capital within Witzenberg, as it provides for continuous income from ecosystem advantages such as biological diversity, mineral resources and clean air and water (including biodiversity, topography, soils and water resources, geology, hydrology):
 - Promote its natural heritage value and use serving the public interest;
 - Pursue threatened fauna and flora species targets;
 - Promote the establishment of wildflower and nature reserves;
 - Target the inclusion of remnants of natural vegetation, in front of setback lines, behind development lines and within buffers along the

lower reaches of mountains to restore ecological services. Where such remnants occur outside these lines and buffers, extend the conservation area;

- Manage conservation areas in accordance with national norms and standards to ensure their long-term viability;
- Limit internal fences to create natural corridors and areas.

Spatial Planning Categories:

- Promote application of spatial planning categories, and facilitate objective decisions in development applications that require protection of ecosystems and:
 - Core Areas: Nature reserves;
 - Buffer Areas along mountain ranges and Biospheres;

Impact on Landscapes:

- Limit the impact of development and urban growth on significant landscape features by:
 - Delineating development lines for settlements such as Ceres, Prince Alfred's Hamlet and Op-Die-Berg which are located along mountains and hills;
 - Ensuring no land with a slope of more than 20% will be cultivated;
 - Limiting development that:
 - Involves the clearance of 3 00m² or more of indigenous vegetation in areas that meet the criteria specified in the 2021 EIA Listing Notice 3, Activity 12. These include:

- Areas within critically endangered or endangered ecosystems listed under section 52 of the National Environmental Management: Biodiversity Act (NEMBA) or identified as critically endangered in the National Spatial Biodiversity Assessment;
 - Critical biodiversity areas identified in bioregional plans;
 - Land zoned for open space, conservation, or equivalent purposes;
 - Land designated for protection or conservation in an Environmental Management Framework or a Spatial Development Framework adopted by the MEC or Minister.
- Limit the impact of development and urban growth on significant landscape features in accordance with NEMA EIA regulations and WCBSP guidelines.
 - In settlements: On buildings or sites that have cultural or historical value or the demolition of such resources;
 - Landscapes: Uncontrolled, unsightly development;
 - Historical areas: Uncontrolled, unsightly development;
 - Scenic routes: Uncontrolled, unsightly development e.g., wind farms;
 - Structured open space & networks: Commercial, industrial or residential developments;
 - Conservation areas: Critical Biodiversity Areas, any development not focused on ecotourism;

- Critical Biodiversity Areas 2 (Rehabitable & irreplaceable areas) and Critical Ecological Support Areas and Other Ecological Support Areas: Developments that are not closely focused on ecotourism. Limited development after an Environmental Impact Assessment has determined guidelines, could be considered;
- Other natural vegetation areas: Uncontrolled and non-compliant development: Residential, commercial and industrial developments could be considered.
- Issue development and no-development instructions according to the SPCs;
- Encourage development that has no significant impact:
 - In settlements: Restoration of buildings for offices, guest houses, etc.;
 - Landscapes: Limited, low-density development that is not visually intrusive and adds value to the environment;
 - Historical areas: Limited, high-density development that is not visually noticeable and adds value to the environment;
 - Scenic routes: Limited, low-density development that is not visually intrusive;
 - Structured open space & networks: Limited development.

6.2.5 Nature Reserves and Conservancies

6.2.5.1 Proposals

Co-management and Effective Governance:

- Secure financing;
- Ensure adequate resources and capacity;
- Collaborate with local communities and conservation organisations, such as the WWF and CapeNature, to achieve shared conservation goals;
- Encourage private sector involvement which is crucial in biodiversity conservation, as evidenced by the successful reintroduction of rare species;
- Showcase, through the establishment of genetic diverse populations, effective co-management between reserves and conservation authorities.

Public Awareness:

- Make visitors aware to use established routes;
- Work to increase public awareness about the significance of conserving biodiversity and the resultant wilderness character through various educational initiatives;
- Through collaborative efforts with local communities and tourism agencies, promote awareness of the reserves' ecological significance;
- Celebrate events like World Wildlife Day and Earth Hour to raise awareness of environmental issues and the importance of sustainable practices.

Economic Benefits and Ecotourism:

- Provide opportunities for ecotourism and outdoor recreation, which contribute to the local economy through tourism-related activities and services;
- Promote self-drive and guided routes within reserves, including opportunities for guided drives and overnight stays, to foster appreciation of biodiversity and

wilderness while contributing to local economic development and supporting ongoing conservation efforts;

- Attract visitors from both local and international markets to reserves offering a unique wildlife experience;
- Encourage accommodation options which cater to various preferences, from luxury lodges to camping experiences, supporting a range of tourism interests.

Directives:

- Encourage the removal of invasive alien woody plant species and effective fire management;
- Advocate for the management of large game species in accordance with policies to maintain ecological balance and prevent encroachment;
- Ensure any development plans prioritise conservation and sustainable land management, and avoid activities that could degrade natural habitats or disrupt or impact ecosystems;
- Encourage continued collaboration with local communities and conservation organisations to ensure that development efforts align with conservation objectives and benefit present and future generations;
- Carefully plan expansion of infrastructure to avoid disrupting wildlife habitats and pristine wilderness areas;
- Emphasise sustainable tourism practices to prevent overexploitation of natural resources and ensure the long-term viability of reserves;
- Sensitively promote alternative energy where compatible with conservation.

6.2.5.2 Risk Prevention

Conservation of Biodiversity and Wilderness Character:

- Prioritise sustainability in farming and wine production; aim to maintain ecological balance and conserve natural resources.
- Promote intervention farming practices and environmental education initiatives that contribute to the preservation of natural habitats and biodiversity.

Research and Monitoring:

- Maintain ecosystem health and functioning;
- Increase records of scarce species;
- Inform conservation targets and management actions, through vegetation studies conducted to understand and classify vegetation units;
- Continue to demonstrate a commitment to research and conservation through ongoing monitoring of wildlife populations. The presence of healthy populations of reintroduced species indicates successful conservation practices and long-term monitoring strategies.

Economic Benefits and Ecotourism:

- Through sustainable farming practices and conservation efforts, contribute to the preservation of natural ecosystems, and support ecotourism and recreational activities like hiking and birdwatching;
- When considering ecotourism and tourism-related land uses in sensitive environments, the Municipality must carefully evaluate the type, mass, and scale of proposed developments to ensure they do not negatively impact the receiving environment.

Development that Should Not Occur:

- Farming;
- Any urban type of development;
- Exploitation of important species (Fauna and Flora);
- Preserve biodiversity and wilderness character which is essential across all reserves, with careful consideration given to any development that may harm these aspects;
- Mining.

6.2.5.3 Tankwa Karoo National Park

Management Priority	Priority Focus Area
Tankwa Karoo National Park	- The Tankwa Karoo National Park is home to a variety of wildlife and plant species. Small mammal species including duiker, steenbok, porcupine and blackbacked jackal live in the park. Gemsbok, springbok and eland have been reintroduced; - The park hosts significant birdlife, with 188 species recorded, at least 18 of which are endemic to the Karoo; - The flora includes the Succulent Karoo biome, with approximately 6 400 plant species of which 40% are endemic; - The Succulent Karoo biome is particularly notable because it is a world biodiversity hotspot that is home to the largest concentration of succulent plant species, globally.
Conservation of biodiversity and wilderness character	- The park is dedicated to conserving the biodiverse Succulent Karoo Biome and is one of very few arid biodiversity hotspots worldwide, making it a site of global significance; - The park's diverse landscapes, which are delineated by the Roggeveld Escarpment in the east, Cederberg in the west and Klein Roggeveld Mountains in the south, help maintain its wilderness character, offering a natural habitat for a variety of species; - The park is still under development, while the park currently includes about 146,373 ha of land, there are ongoing efforts to consolidate land into the conservation area.
Co-management and effective governance	- The Tankwa Karoo National Park is managed by South African National Parks (SANParks), which ensures effective governance and integration with national conservation strategies; - The Gannaga Lodge is a privately owned lodge, and there is another portion of land that is privately owned within the park, which requires collaboration with these stakeholders to enhance conservation efforts and outcomes; - The Western Cape Biodiversity Plan 2023 emphasises the need for strict controls on land use, particularly regarding agricultural expansion and the introduction of invasive species. Ongoing monitoring and community engagement are vital to ensure sustainable practices that benefit both conservation efforts and local livelihoods.
Research and monitoring	- Research at the park focuses on monitoring bird migration patterns, plant species diversity, and the overall health of its ecosystems; - This includes reintroduction of large mammals and evaluating the effectiveness of conservation measures to protect both flora and fauna.
Economic benefits and ecotourism	- The park attracts ecotourists who come for 4x4, bird and game watching, mountain biking, stargazing, and enjoying the scenic beauty of the area, contributing to the local and regional economy; - Facilities such as 4x4 trails, campsites, cottages, and viewpoints enable visitors to experience this reserve in an immersive way, promoting environmental awareness, which supports ecotourism initiatives; - Gannaga Lodge, has a conference venue, guest house, restaurant and licensed bar;

	There are limited facilities in the park, meaning that Ceres is one of the last places where visitors can refuel and pick up groceries, making it an important link to the park. The Ceres Tourism Bureau can also play a role in supporting the park by providing maps and information to visitors on its website and at the local office.
Public awareness	- The park is still under development and visitors are advised to reach out to the park regarding availability of accommodation; - These efforts help foster a deeper understanding of environmental conservation and encourage responsible tourism.

6.2.5.4 Limietberg Reserve and Waterval Private Nature Reserve

Management Priority	Priority Focus Area
Limietberg Reserve and Waterval Private Nature Reserve	- The CapeNature Limietberg Reserve is an area of 100 000 ha that extends between Franschoek, Drakenstein, and Witzenberg towards the Voelvlei Dam. It forms part of the larger Cape Winelands Biosphere Reserve which is an extensive reserve, covering 322 030 ha of the Western Cape, partially located in the Witzenberg Municipality, and in the Boland Mountains near Wolseley. The Cape Winelands Biosphere Reserve was formally designated by UNESCO in 2007 in accordance with the global Man and the Biosphere (MAB) Programme; - Waterval Private Nature Reserve is located in the mountains near Tulbagh; but falls under the CapeNature Boland Complex Protected Area Management Plan. - These reserves' unique features include the high mountain peaks, river systems with waterfalls, fynbos ecosystems, and historical significance because of the historical passes.
Conservation of biodiversity and wilderness character	- The Limietberg reserve supports a variety of wildlife including small antelope, baboon, caracal and leopard. Endemic birds such as the Cape sugarbird and the protea canary, as well as the black eagle, can also be found here; - The flora consists of two main vegetation types: Hawequas Sandstone Fynbos and Swartland Alluvium Fynbos; - Alien trees, including black wattle, hakea and pine, have invaded sections of the reserve; - Limietberg Nature Reserve is important for conserving fynbos ecosystems. It protects diverse plant and animal species and maintains the wilderness character of the Cape Winelands region. The reserve's preservation efforts include managing invasive species and safeguarding the unique vegetation types and wildlife habitats. The natural environment is relatively undisturbed, contributing to its value as a conservation area.
Co-management and effective governance	- The Limietberg reserve is managed by CapeNature. Effective governance ensures that conservation efforts are aligned with regional and national policies. The reserve's management includes monitoring environmental changes and addressing challenges such as invasive species and visitor impact; - The Waterval Nature Reserve is privately owned;

	The Western Cape Biodiversity Plan 2023 emphasises the need for strict controls on land use, particularly regarding agricultural expansion and the introduction of invasive species. Ongoing monitoring and community engagement are vital to ensure sustainable practices that benefit both conservation efforts and local livelihoods.
Research and monitoring	- Research at Limietberg focuses on understanding the local fauna, flora, and geological features. This includes monitoring bird species, plant communities, and the impact of invasive species; - Waterval Nature Reserve is working with Intaba Environmental Services to restore the riparian system by clearing alien species, removing degradation factors on the stream and reintroducing indigenous area-specific plant species. Research efforts are also being undertaken at Waterval Nature Reserve with CapeNature, SANBI and the Millenium Seed Bank to monitor rare plant species located in this reserve, including <i>Sorocephalus imbricatus</i> and efforts at hand pollination and seed banking.
Economic benefits and ecotourism	- The majority of tourist attractions in Limietberg are in Drakenstein. Attractions include the Tweede Tol campsite and picnic area, which has 25 campsites, with associated facilities, day hiking trails, river rafting and kayaking. Nevertheless, the reserve extends into Witzenberg and collaboration with CapeNature is essential to maintaining the pristine natural environment. The reserve's natural beauty contributes to its appeal as an ecotourism destination; - Waterval Nature Reserve offers conferencing, team building and wedding venue facilities.
Public awareness	Public awareness is promoted through the reserve's facilities and webpages.

6.2.5.5 Groot Winterhoek Complex

Management Priority	Priority Focus Area
Groot Winterhoek Wilderness Area	- The Groot Winterhoek Complex is a CapeNature reserve situated in the Winterhoek mountains north of Tulbagh and is primarily located in the Bergrivier municipal area. It covers an area of 27 330ha; - The area is known for its rugged landscape and is important for protecting mountain fynbos and wildlife. It is also one of twenty-two strategic water source areas of national importance and is a World Heritage Site; - The area also has heritage value, as it includes San and Khoi rock art, which vary between 300 and 6000 years old. There are also remnants of tracks used by early settlers that are still visible.
Conservation of biodiversity and wilderness character	- The complex supports a diverse array of wildlife, including klipspringers, grey rhebok and grysbok which are common and easy to spot. Leopard, caracal, wild cat, mongoose, genet and other predators are more elusive; - The vegetation is primarily Winterhoek Sandstone Fynbos. This includes a range of rare, threatened and endemic species, for instance the <i>Sorocephalus scabridus</i> - a member of the protea family. A large variety of red disas flower abundantly along the streams near the reserve office in January and February. Many erica species flower year-round.

Co-management and effective governance	• The Groot Winterhoek Complex is a CapeNature reserve. Effective governance involves collaboration with local authorities to align conservation strategies with regional policies; • While the majority of facilities are located outside of Witzenberg, cross-boundary collaboration is important for the continued preservation and maintenance of this reserve; • The Western Cape Biodiversity Spatial Plan 2023 emphasises the need for strict controls on land use, particularly regarding agricultural expansion and the introduction of invasive species. Ongoing monitoring and community engagement are vital to ensure sustainable practices that benefit both conservation efforts and local livelihoods.
Research and monitoring	• Research initiatives focus on understanding the unique flora and fauna of the reserve, monitoring species diversity, and evaluating the impacts of environmental changes. This includes tracking populations of key species and assessing habitat health.
Economic benefits and ecotourism	• Groot Winterhoek has four basic hiker huts at De Tronk which are equipped with bunk beds and mattresses only. Located at the edge of the wilderness area, these huts can only be reached via a 3.5 hour hike. Hikers may also overnight anywhere in the reserve or wilderness area. • Educo Africa is an experiential learning NGO that operates from Bosdorp and runs a base camp and environmental sustainability learning centre here.
Public awareness	• Public awareness is promoted through the reserve's facilities and webpages, as well as the ongoing efforts of Educo Africa.

6.2.5.6 Hexriver Complex

Management Priority	Priority Focus Area
Hexriver Complex • Witzenberg Nature Reserve, • Wittebrug Nature Reserve • Fonteintjiesberg Nature Reserve • Ben-Etive Nature Reserve • Bokkeriviere Nature Reserve	• The Hexriver Complex is a protected area of about 19 301 hectares, managed by CapeNature. It forms part of the Cape Floral Region Protected Areas World Heritage Site. • The Complex is made up of five protected areas, the Bokkeriviere Nature Reserve in the east, the Ben-Etive- and Fonteintjiesberg Nature Reserves in the central and the Wittebrug Nature Reserve and Witzenberg Nature Reserve in the west of the Hexriver Mountain range.
Conservation of biodiversity and wilderness character	• The complex is part of the North-western and Karoo Mountain phytogeographical centres of endemism. These centres are characterised by high numbers of endemic plant species, unique to each centre. • The Hexriver Complex provides an extraordinary habitat for plant and animal life, with regulatory functions such as a natural fire regime, it also supports the flow of water through the area, which supports indigenous freshwater fish species, species migration and agriculture. Importantly, this complex contains threatened species that are 'of outstanding universal value' (du Plessis et al., 2021).¹¹ • Freshwater Ecosystems – all natural rivers, riparian zones, streams, wetlands (including buffers), seeps and groundwater. Freshwater invertebrate and fish communities, especially the Endangered <i>Galaxias</i> sp. nov. 'breede', and significant small mammal species, such as the Near Threatened Laminated vlei rat and the Vulnerable Cape march rat (du Plessis et al., 2021).¹² • Terrestrial Ecosystems – terrestrial vegetation that consists of nine distinct vegetation types, two of which are of conservation concern – the Endangered Breede Alluvium Fynbos and Vulnerable Ceres Shale Renosterveld. Important fauna, including small mammal-, bird- and insect species. For instance, the Near Threatened Spectacled dormouse, Vulnerable White-tailed mouse, Verreaux's eagle, and various <i>Colophon</i> beetles (du Plessis et al., 2021).¹³

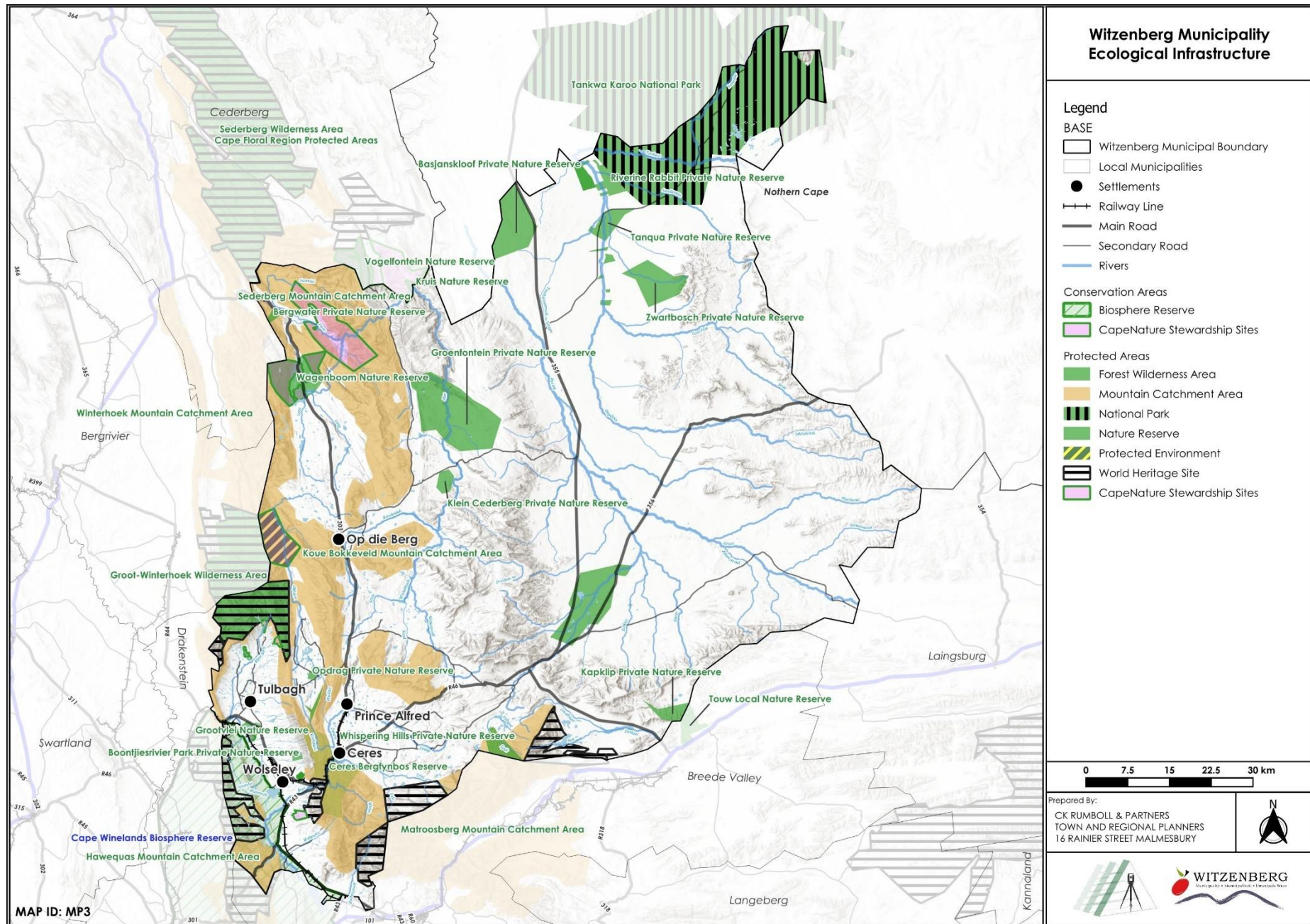
¹¹ Hexriver Complex Protected Area Management Plan, Cape Nature, 2021

¹² Hexriver Complex Protected Area Management Plan, Cape Nature,

¹³ Hexriver Complex Protected Area Management Plan, Cape Nature, 2021

Co-management and effective governance	• The Hexriver Complex is managed by CapeNature, which ensures effective governance and integration with provincial and national conservation strategies. • The complex is managed in terms of the Hexriver Complex Protected Area Management Plan (PAMP), 2021 – 2031, which has six central goals it aims to achieve by 2031, namely: 1. Promoting the macro-invertebrate species communities (ASPT of 6 - ≥8) and indigenous fish in the rivers in the reserve. 2. Restoring the wetland ecosystems to at least near-natural condition, with indigenous cover of at least 75-89% for riparian zones and wetland buffers. 3.1. >85% indigenous species make up the terrestrial ecosystems, with an ecologically healthy fire regime. 4.2. Protect and enhance the provision of water quality and quantity through integrated catchment management, to promote water resilience for the Berg, Breede and Gouritz catchment areas. 5.3. Alignment with CapeNature policy and procedures to manage access to, and utilisation of, natural resources within the Hexriver Complex. 6.4. Implement an environmental education, awareness and interpretation programme to promote the plan's ecological and human well being values.
Research and monitoring	• Research is conducted in terms of the CapeNature Biodiversity Research and Monitoring Strategy. This strategy seeks to provide an evidence base for effective policy interventions (du Plessis et al, 2021). • This strategy aims to support research and monitoring of a range of issues such as priority species, animals that cause damage, human-wildlife conflict, integrated catchment management, the impacts of resource use, land use, rehabilitation processes, ecosystem services, climate change, the efficacy of conservation and heritage site management, as well as its social, and socio-economic impacts (du Plessis et al, 2021).
Economic benefits and ecotourism	• The Hexriver Complex is a vital water catchment area, spanning three separate catchment areas, which forms part of the national Strategic Water Source Areas. This catchment area provides water for the City of Cape Town and towns and settlements in several of the surrounding municipalities. • The PAMP notes that the rural population of Witzenberg faces high levels of poverty and unemployment, with seasonal fluctuations, especially since a significant proportion of the population relies on agricultural work. The Complex is acknowledged as an important source of economic opportunity and job creations, carried out through the following programmes: - Expanded Public Works Programme (EPWP) - Natural Resource Management Programme - CapeNature Integrated Catchment Management (ICM) - Employment of local SMMEs for conservation - Skills development for unskilled workers • At present, access to the complex is managed in a few places, or in agreement with neighbouring landowners. There is signage at all the entrances. There are hiking trails and two structures managed by mountain and ski clubs, but no visitor

	facilities managed by CapeNature, or community use agreements are in place in the Hexriver Complex. Tourism development will follow environmental legislation regulations.
Public awareness	• It is noted that a medium level threat to these protected areas is illegal access, which has resulted in damage to environmental heritage resources, such as smoke damage to rock art in Fonteintjesberg and illegal harvesting of <i>Proteaceae</i> species in Bokkeriviere Nature Reserves, as well as erosion of environmentally sensitive areas through hiking and cycling in Ben-Etive. The Breede river is accessible by road in the Wittebrug Nature Reserve, where people often swim, picnic and braai along the river (du Plessis et al., 2021). • There are currently no tourism initiatives operating within the Hexriver Complex – Tourism development will follow national and provincial regulations and policies. Strategy 4 of the PAMP seeks to ‘support sustainable tourism-based livelihoods in partnership with role players in the Hexriver Complex’ (du Plessis et al., 2021).



6.2.6 Heritage & Sense of Place

6.2.6.1 Proposals

Heritage Management:

- Support the integration of heritage management and planning functions as per National Heritage Resources Act, Act 25 of 1999 (NHRA):
 - Update the urban and rural heritage inventory, inclusive of heritage resources (buildings and structures, archaeology), landscapes and prominent natural features, in areas of jurisdiction (Sections 30 (5) and 31) and heritage overlay zones (special heritage areas). Inventory to be submitted to the relevant provincial heritage authority for formalisation;
 - Protect cultural resources creating Witzenberg's sense of place, and forming the basis of tourism;
 - Grade heritage resources to ensure the effective management and preservation thereof. (Grading has to be overseen by the Provincial Heritage Authority);
 - Establish a formal heritage entity (Heritage Asset Management Forum) to manage graded heritage resources per respective settlements and jointly manage heritage resources in the rural areas.
 - Ensure representation of registered cultural groups, members of the public and field experts on a Heritage Asset Management Forum as required.

Scenic and Heritage Routes:

- Promote scenic and heritage routes and explore alternative and more effective utilisation of conservation areas and heritage resources to

create opportunities for alternative income generation on farms, such as hosting festivals;

- Establish a conservation route along the R355, the gravel road from Karoopoort to Calvinia and along historic mountain passes such as Roodezand Pass/ Oudekloof Pass, Nuwekloof Pass, Witzenberg Pass, Michell's Pass, Gydo Pass, Karoo Poort, including the Hottentotskloof Pass and Theron's Pass).

Gateways and Signage:

- Develop understated, unique and where possible natural gateways to settlements;
- Avoid gateways and gateway precincts becoming advertising spaces;
- Promote improved roadside signage and understated entrance gates in sensitive landscapes;
- Promote information boards as part of the preservation of cultural and heritage resources;
- Utilise heritage sites for recreation and tourism and develop tourism infrastructure sensitive to natural and historical landscapes.

Celebrating Heritage Resources:

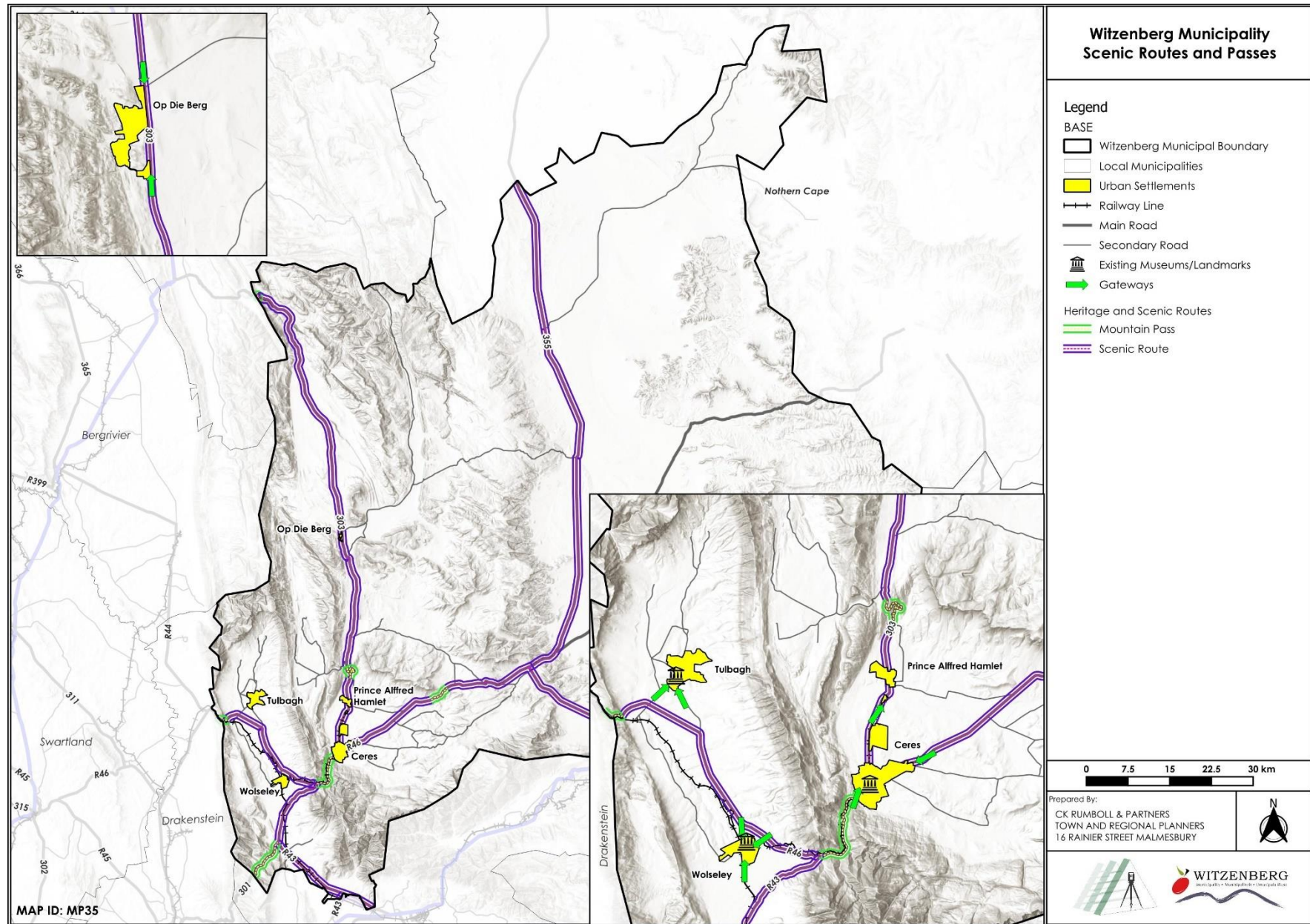
- Promote conservation of natural, cultivated and domestic landscapes, and heritage resources within the municipal area, safeguarding features like heritage elements, old farmsteads, and mature trees. Also, highlight socio-economic resources like biomes, wildflowers, historical & cultural heritage, and agricultural areas such as Ceres, Tulbagh and Wolseley.

- Map heritage landscapes, zones in settlements, significant farmyards and any other heritage resources in rural areas to guide appropriate development;
- Develop information points or centres marking heritage routes in settlements;
- Formally give notice of local heritage areas in settlements and rural areas;
- Manage, rehabilitate and preserve cultural and historical landscapes, graves, monuments, etc., described by the National Heritage Resources Act;
- Improve and rehabilitate: Restore buildings and sites that have heritage value;
- Integrate ecological processes and community needs to ensure sustainable resource use in mountainous and riverine areas, guided by bioregional planning principles;
- Support local home-based tourism initiatives;
- Ensure that the amenity capacity of the biophysical environment is not exceeded;
- Implement economic incentives (for conservation) to stimulate growth (tax rebates);

- Attract more retirees and working people (for whom remote working is an option due to improved technology and connectivity) who want to live in a more tranquil rural environment to settle in Witzenberg municipal area (broadened taxes basis);
- Support the establishment and maintenance of existing cultural centres / museums, providing spaces for cultural expression and education to broaden the tourism experiences offered in the municipal area.
- Support the maintenance and preservation of the historic core in urban settlements. (See individual settlement proposal maps in Chapter 5 of this document)

Creating Heritage:

- Protect heritage resources , while also creating areas with a fresh or new sense of place through urban design and rejuvenation;
- Promote the planting of trees by all households and protect mature trees (20 years and older);
- Promote evolving heritage sites as tourism destinations, including cultural and landscape routes, to celebrate and preserve local history and traditions.



6.2.6.2 Prevention of Risks

Sense of Place and Landscapes:

Preserve and promote the different characters of the Witzenberg municipal area, inclusive of the unique agricultural (vineyards and fruit tree orchards), heritage and natural environment and landscape:

- Develop design parameters to protect settlement patterns and rural landscapes.;
- Conserve historical town centres often determined by the location of drinking water and a church and grid layout pattern;
- Protect unique character of settlement and within settlements:
 - Protect critical biodiversity areas, ecological corridors and ecosystems;
 - Protect unique natural and manmade landscape features (vineyards and fruit tree orchards) and structures;
 - Protect scenic routes.
 - Protect heritage features and landscapes and create future heritage landscapes.
- Include and actively consult minority cultural groups during relevant stages of development projects involving cultural heritage;
- Promote the management, monitoring and maintenance of cultural heritage sites, as set out in their Environmental Management Plans.
- Retain and preserve conservation areas designated as biodiversity priority areas as indicated in the Spatial Development Framework;
- Ensure all monitoring, maintenance and management aspects are set out in a biodiversity environmental management plan, to be drawn up for priority areas.

Promote Guidelines for Rural Areas:

- Maintain existing nodes and a meaningful settlement hierarchy in the Western Cape;
- Promote smart growth by curbing urban sprawl and prioritising infill and densification of existing urban areas;
- Prevent urban development encroachment into agricultural areas, scenic landscapes and biodiversity priority areas;
- Provide housing opportunities and agri-villages or agri-precincts for rural dwellers in existing settlements (in partnership with agricultural workers and farmers) or ensure security of tenure for agricultural workers or ensure their enrolment on the waiting lists.

6.2.7 Air, Wind, Sun and Land

The establishment of commercial renewable energy structures (e.g., photovoltaic, wind turbines) are deemed to be linked to place-specific characteristics and desirability factors not restricted to the confines of an urban edge and can occur in the rural hinterland subject to the desirability evaluation of a relevant land use application and compliance with conditions as per approvals and EMPR. The MSDF therefore refrains from identifying specific localities for such uses.

6.2.7.1 Proposal

Alternative Energy

- Promote alternative energy generation facilities (wind, solar and hydrogen), in accordance with the Renewable Energy Development Zone and informed by specialist studies.

6.2.7.2 Prevention of Risk

Alternative Energy

- Encourage renewable energy development, with specific recognition of the Kromsberg Renewable Energy Development Zone (REDZ) as a strategic focus area for wind energy, while also considering site-specific proposals elsewhere in the Witzenberg municipal area where appropriate, to reduce reliance on fossil fuels and mitigate climate change impacts.

Water

- Implement measures to protect surface and groundwater by:
 - Road design;
 - Treating runoff from roads;
 - Introducing surfaces and disturbances to reduce sedimentation and prevent erosion.

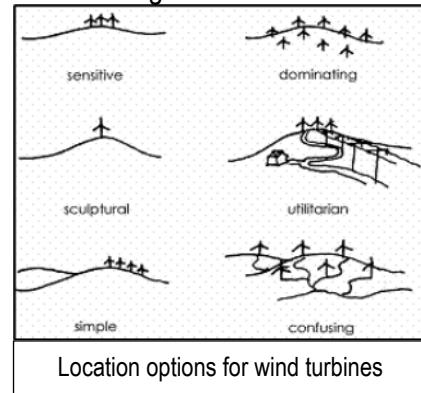
Land

- Prohibit potential erosion originating from road construction by using appropriate soils and re-vegetate barren areas created by road works;
- Conduct a comprehensive vegetation assessment if the proposed development site is not in an agriculturally disturbed area. The assessment should evaluate the location, extent and condition of:
 - Disturbed or alien vegetation;
 - Any natural vegetation;
 - Indigenous and endemic species;
 - Rare and threatened species.
- Consider the following for terrain suitability:
 - Slopes by gradient classes;
 - Presence of rocky areas;
 - Soil type and permeability;
 - Natural watercourses and areas with high water tables, rainfall data;
 - Vegetation.

Wind

The natural landscape contributes significantly to the cultural integrity and future heritage of the environment of Witzenberg as conservation and ecotourism destination.

- Consider wind turbine placement on slopes given impact on:
 - Wind potential – slopes, up to a certain gradient, orientated towards prevailing wind directions, tend to augment average wind speed.
 - Solar radiation – slopes influence placement and various technologies require different placement direction.
 - Visibility – wind and solar farms on slopes have increased visibility.
 - Road layout and design – slopes to be considered in road layout to reduce erosion potential, of road runoff, rockfall and landslide potential.
 - Tower foundation/ pedestal design – need to consider falls across the platforms.
 - Soil stabilisation – steep road verges and cuts require re-vegetation to reduce erosion from runoff.



- Promote and encourage efforts to reduce air pollutants and GHG emissions;
- Enhance enforcement and management of air quality compliance. Increase awareness regarding air quality management. Upgrade existing air quality management tools;
- Invest in adequate human and financial resources to ensure effective implementation and management of air quality;
- Integrate Climate Change and Air Quality Management;
- Pollution Sources:

Where information is available or where emission factors can be applied to quantify emissions, an emissions inventory for air pollution sources has been compiled. (See SANS 1929: 2005 - Ambient Air Quality - Limits for common pollutants and National Environmental Management: Air Quality Act 39 of 2004). According to the Air Quality Management Plan, air pollution sources in Witzenberg include:

- Industrial emissions.
 - Motor vehicles.
 - Residential fuel burning.
 - Agricultural emissions.
 - Biomass burning.
 - Pesticide use.
- Agricultural activities - although not quantified, agricultural activities are a contributor to ambient particulate concentrations. Since agriculture is a dominant land use within Witzenberg, pollution from agricultural activities and pesticide use should be monitored and mitigated;
 - Activities such as:

Air Quality:

Manage and monitor air quality:

- Water quality.
- Waste loading and unloading.
- Resource loading and unloading.
- Exposed screening plants.
- Waste dumps.
- Stock yards.
- Exposed pit surfaces.
- Transport roads and haul roads.
- Biomass burning (veld fires) - also not quantified, owing to the irregular and seasonal nature of this source;
- Vehicle and generator tailpipe emissions - from petrol and diesel vehicles along major roads and generators (to generate energy during loadshedding) but this is not considered to be a significant air pollution source (Particulate and gaseous emissions).

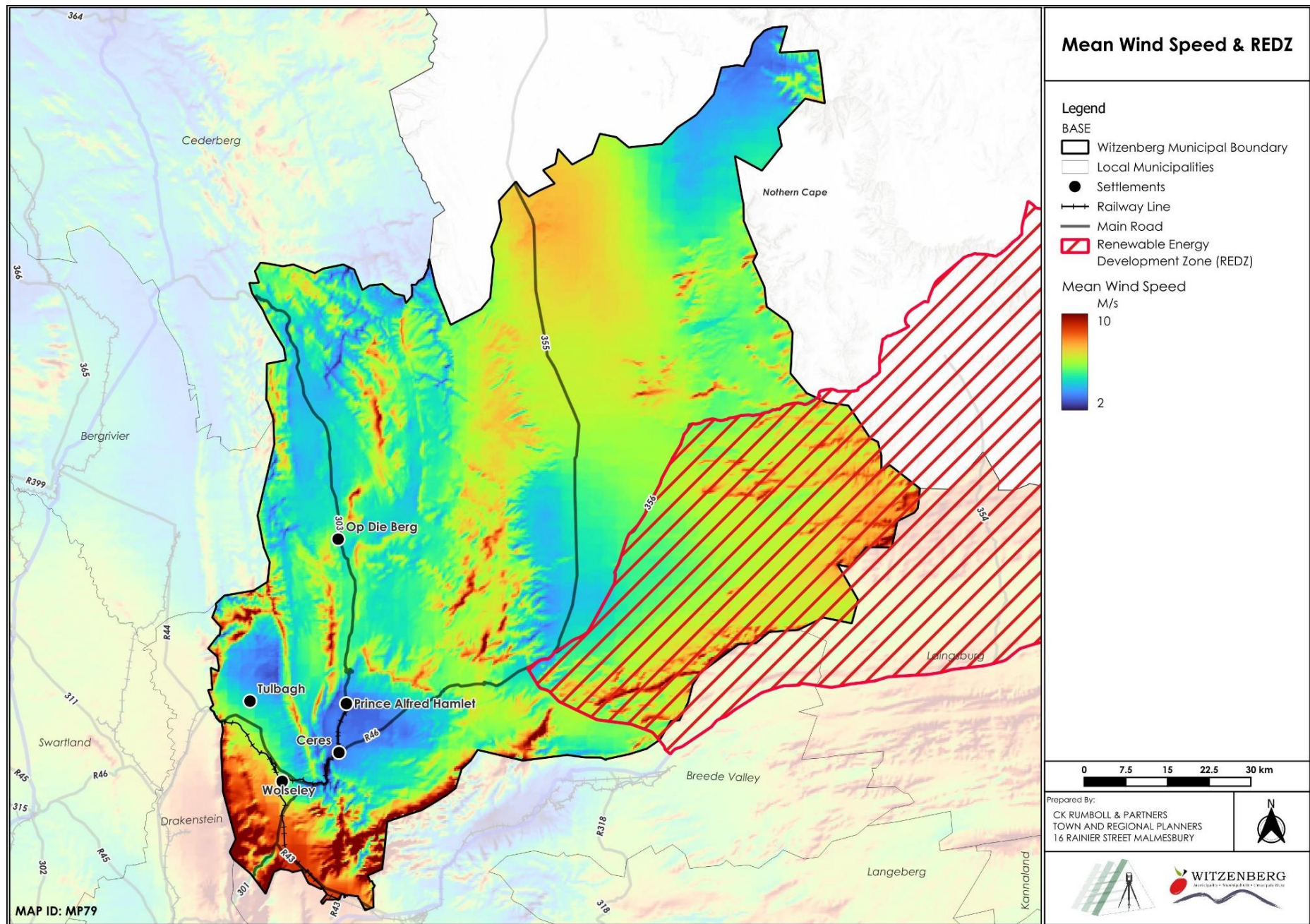
Manage (avoid, mitigate or reduce) air pollution:

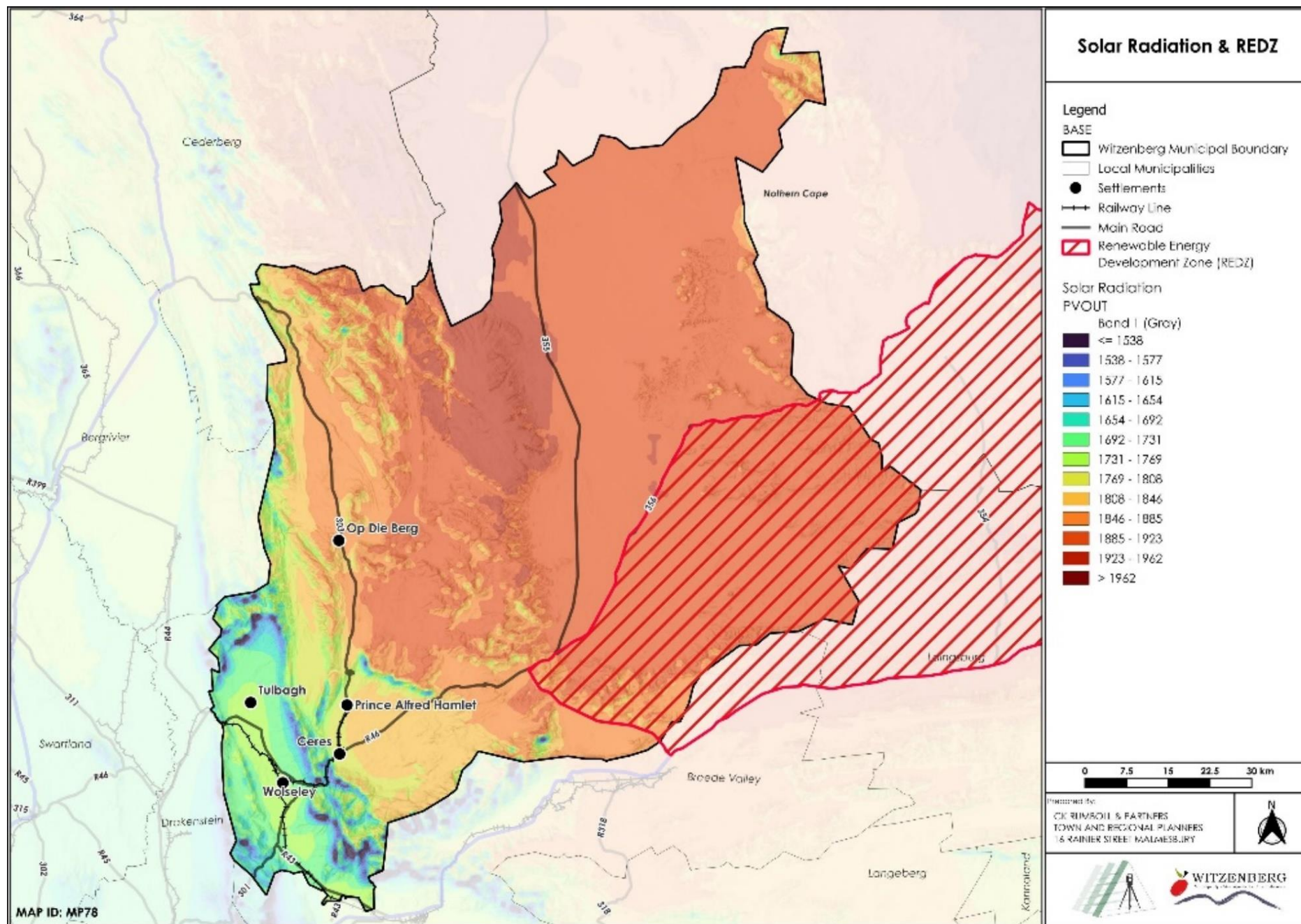
- Ensure that air pollution is avoided, or where it cannot be altogether avoided, mitigated or minimised in accordance with the Witzenberg Municipality Draft Air Quality Plan, 2019, or any other related laws;
- Develop an Air Quality By-Law for the Witzenberg Municipality;
- Maintain implementation of Air Quality Management Plan (AQMP) and measures to mitigate potential air pollution sources in the Witzenberg municipal area;
- All monitoring and management aspects as set out in the Witzenberg Municipality Draft Air Quality Plan, 2019, to be drawn up for priority areas to serve as informant of future development in close proximity and guided by an environmental impact study:

- Utilities (sewerage, waste);
- Monitor implementation of mitigation measures to prevent increased air pollution episodes that contribute to climate change. Measures to address climate change include:
 - Increasing the number of monitoring stations in the Western Cape.
 - Effective dissemination of air quality information.
 - Introducing cleaner fuel programmes for households and transport.
 - Witzenberg Municipality to refine priority pollutants list according to its by-laws.
- Ensure that buffer zones between proposed residential expansion areas are significantly increased to prevent developments near areas that face air quality challenges. Such as in Ceres and Prince Alfred's Hamlet.
- Support and facilitate the undertaking of a detailed pollution dispersion study, for future housing and small scale agricultural developments near industrial zones, wastewater treatment plants (WWTPs), and landfill sites. This study should incorporate an assessment of noise, dust, odour, predominant wind patterns and seasonal shifts to pinpoint areas more vulnerable to pollutant exposure and could be, where applicable, part of the Environmental Impact Assessment (EIA) process;
- Develop an Emission Inventory for the Witzenberg Municipality to address the increase in air pollution and resulting greenhouse gas (GHG) emissions, which significantly impact climate change;
- Conduct a comprehensive health risk assessment to evaluate the cumulative impacts of pollutants, including pesticide usage, on local communities.

Prevention and reduction measures:

- Prepare for wildfires in conservation areas and delineate firebreak buffers around towns such as Ceres, Op-Die-Berg, Prince Alfred's Hamlet, and Wolseley.
- Promote the incorporation of trees and plants that enhance air quality in all development projects. Advocate for mitigation measures to address dust, discoloration, and visual impacts associated with agricultural and agri-processing activities.
- Adopt climate change mitigations to reduce GHG emissions. This is done to build a sustainable low carbon economy including but not limited to: a reduction in need for transport fuels, compact settlement planning, a reduction in energy use and a switch to renewable energy.





6.2.8 Connectors

6.2.8.1 Proposals

See Annexure 10 for directives of the Department of Infrastructure (DOI) Transport Infrastructure Branch.

Mobility, Transport Networks & Economic Links:

Roads as connectors:

- Functionally (easy access): Integrate rural and urban areas as connector roads within Witzenberg Municipal area to link with:
 - Western Cape region;
 - Northern Cape and Namibia;
 - Karoo and Southern Cape.
- Maintain existing important freight and scenic routes, across the region;
- Support the enhancement of the following freight routes:
 - R44 / R46 loop via:
 - Somerset West – Klapmuts – Wellington – Tulbagh – Ceres – Touws River and;
 - Provide opportunities for freight and distribution related industries along the route;
 - R60 linking Worcester (N1) – Robertson – Ashton – Swellendam (N2);
 - R43 – linking Wolseley – Worcester

Transport nodes:

Promote and support the establishment of transport and transport service nodes along key provincial and national roads and at their intersections, such as the R43, R46, R303 and R355:

- Require the development of the intersections as nodes to be aligned with the requirements of DOI Transport Infrastructure Branch;
- Adhere to SANRAL and Department of Transport and Public Works' criteria such as distance between nodes and visibility where applicable;
- Develop new transport infrastructure (farm stalls or convenience shops) sensitively within the agricultural and conservation landscape to support economic activity and seamlessly integrate and harmonise into the environment;
- Enhance mobility between rural and urban areas;
- Focus node development along routes:
 - Tourism and mobility;
 - Agricultural support services;
 - Freight distribution;
 - Enhancing service stations.
- Should an Arterial Management Plan be required for the development of nodes, it is subject to approval by the DTPW Roads Branch, to preserve the mobility function of routes.
- Provide access along Proclaimed Provincial and National Roads in accordance with the WCG DTPW Access Management Guidelines (2020) and SANRAL policies.
- Ensure visibility of node development to safeguard intersection nodes:

Transport Modes and Mobility:

Promote improved mobility in rural areas:

- Provide for upgrading of pedestrian routes and adequate lighting;

- Where freight routes intersect with settlements, locate pedestrian and NMT routes away from freight route;
- Along freight routes outside settlement, locate pedestrian and NMT routes at a safe distance or away from freight route;
- Identify and provide for safe/all-weather bus/taxi stops along main transport network to serve the rural community.

Public Transport, motorised:

Investigate the feasibility and reliability of a public transport service:

- Along the R303 – Between Ceres, Bella Vista & Prince Alfred's Hamlet.
- Along the R46 – Between Ceres and Nduli.
- Along the R46 – Between Wolseley and Worcester.

Rail:

Encourage the use of rail as an alternative mode of transport, particularly for freight (agriculture and mining):

- Introduce passenger rail services for commuters and tourists in Cape Winelands District (Tulbagh, Wolseley and Ceres) (inter-municipal route);
- Support the implementation of special train trips along the Tulbagh, Wolseley, Ceres route;

Air:

Investigate a potential public / private partnership in terms of utilising existing airstrips as a tourist amenity.

Functional Nodes and Nodal Support

- Prioritise infrastructure investment in Ceres to reinforce its role as the primary service centre and administrative head of the municipal area.
- Prioritise social amenities in and around Tulbagh and Wolseley to strengthen their capacity as secondary service centres/small service towns supporting surrounding rural communities, including Tulbagh Road, Waterval, Drosdy, and Steinthal.
- Prioritise targeted infrastructure upgrading, economic development initiatives, and expansion of light-industrial capacity in Wolseley to optimise the town's strategic connectivity to the regional service centre in Worcester via the R43 and the rail corridor.
- Maintain and promote inter-settlement linkages between Worcester, Ceres, Wolseley, Tulbagh, and rural villages to ensure an integrated and functional regional settlement network.

Social amenities:

Well-distributed regional amenities such as clinics, public transport facilities, community services, i.e courts and tertiary institutions, and commercial nodes serve as shared points of access, interaction, and service delivery across a wider municipal area. They create functional linkages between settlements by drawing people in for daily needs, employment, and social activities. These shared destinations strengthen movement patterns, support economic integration, and enhance social cohesion by ensuring that residents of different settlements interact within common spaces.

- Provide social amenities in accordance with CSIR standards to enhance the well-being of residents.

Access to education:

- Promote access for agri workers and rural dwellers to education and development programmes;
- Provide for and support development of early childhood education facilities and opportunities on farms and rural areas;
- Establish a skills training facility and short-term accommodation in Ceres and/ or Wolseley.

Repurposing of railway infrastructure and stations:

- Promote the renewal, upgrading, and redevelopment of existing station buildings at:
 - Tulbagh and sidings;
 - Additionally, improve siding infrastructure including storage facilities.

Mobile social services:

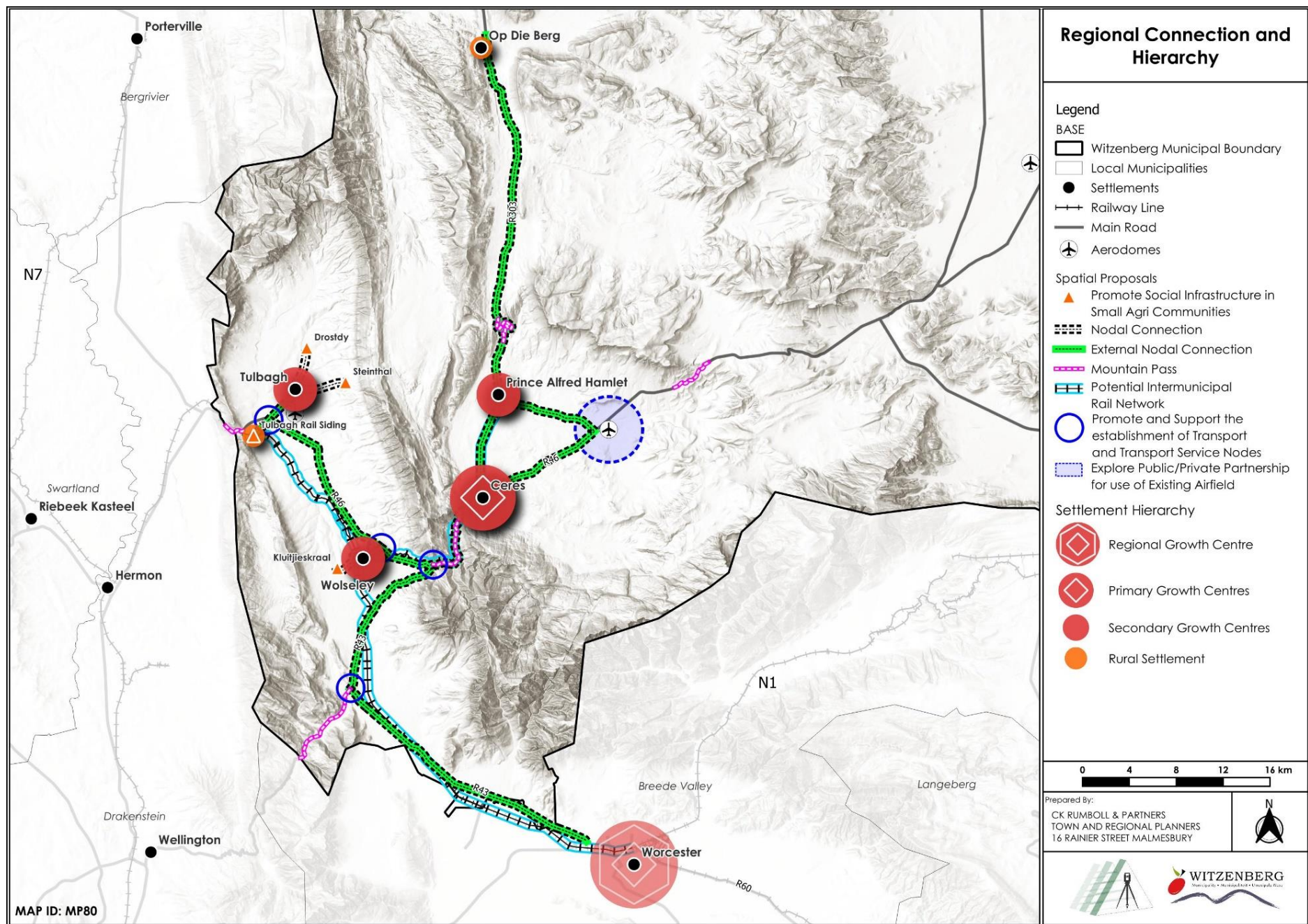
- Provide for mobile social services in rural areas and prevent deterioration in the Human Development Index, including:
 - Mobile clinics;
 - Early childhood education facilities;
 - Mobile libraries;
 - Firefighting;
 - Ambulance service;
 - Busses and taxis;
 - Law enforcement.
- Develop a practice note or by-laws for migration and settlement growth initiated by migrants securing tenure;
- Develop a practice note for small scale agriculture.

Rural public open spaces:

- Promote the identification and formalisation of public open spaces along specific water courses in rural areas;
- Enhance public areas or spaces through promoting urban design and landscaping.

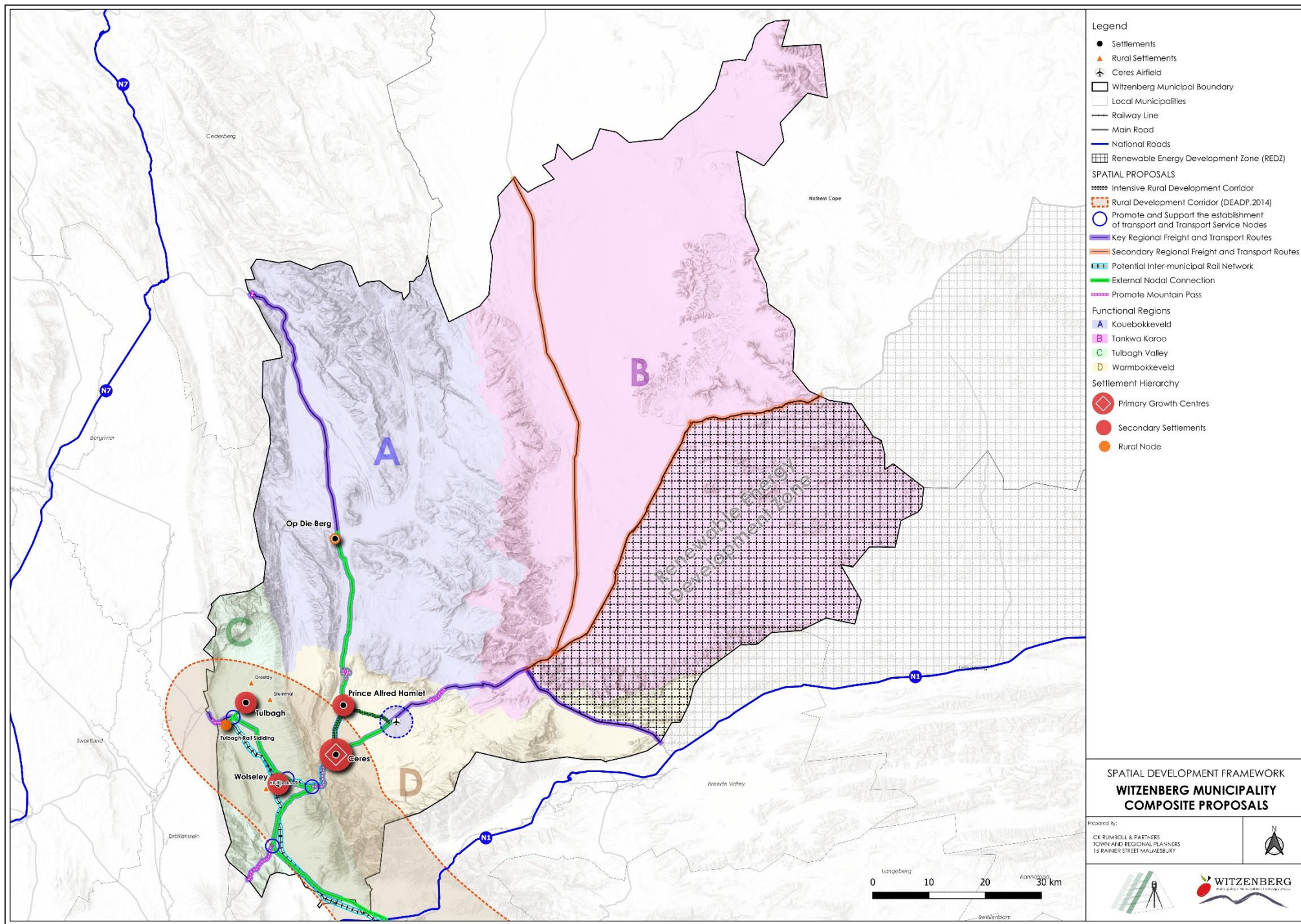
Strategic rural sites:

- Identify strategic rural sites to provide for consolidated, centralised social and sport infrastructure in highly accessible nodes, e.g., sport complexes combined with community facilities.



6.3 Composite Map

The composite map below illustrates all rural and regional proposals and risk-prevention directives outlined in this chapter. Collectively, these proposals and risk-prevention directives provide the spatial mechanisms required to ensure Witzenberg's long-term spatial vision of becoming a dynamic, resilient municipality that drives inclusive and diversified economic growth, encourages spatial transformation and creates sustainable, liveable spaces that attract investment, foster innovation and empower future generations. The identified and mapped proposals and directives enable the municipality to be adaptable to changing trends and needs, strengthen the primary economic driver while supporting and stimulating complementary economic drivers, attract investment (commercial, industrial, residential), elevate municipal role at regional, provincial & national levels and retain wealth generated within the municipal boundary.

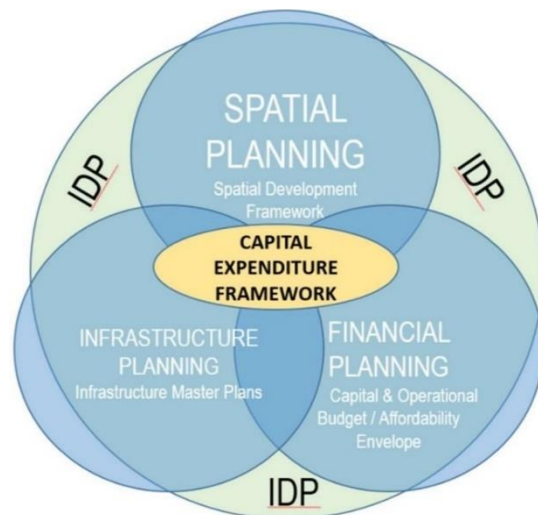


CHAPTER 7: Capital Expenditure Framework

7.1 Capital Expenditure Purpose

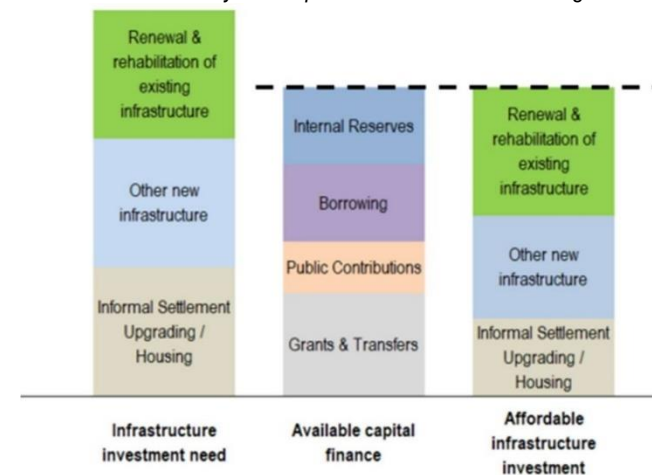
A Capital Expenditure Framework (CEF) for Witzenberg Municipality (WM) is required by Section 21(n) of SPLUMA, which requires an MSDF to include a CEF for the municipality's development programmes, depicted spatially. Illustrated in the figure below, the intention is to create a 10-year prioritised programme of capital infrastructure that links the spatial planning strategy, infrastructure plans, and broader capital-based project needs of the municipality within the available capital budget.

Figure 32: The Capital Expenditure Framework as the meeting point between Spatial Planning, Infrastructure Planning & Financial Planning



The importance of including financial planning is to ensure that a consolidated and prioritized programme of project needs, is affordable and that strategies to address affordability constraints are identified and, where possible, addressed. This CEF therefore engages with WM's financial parameters to determine a prioritised capital expenditure programme. Figure 33 below illustrates this concept that, invariably, the level of need for infrastructure investment within South African municipalities is usually greater than what can be afforded.

Figure 33: The Capital Expenditure Framework assists in determining what is affordable, within the 'affordability envelope' that is set out in the Long-Term Financial Plan



7.1.1 Governance And Institutional Consideration

The ideal relationship between the MSDF, infrastructure master plans, IDP, and municipal budgets from a built-environment perspective is shown on this page.

Ideally, the infrastructure and built environment programmes articulated in the 5-year IDP should align with the spatial objectives of the MSDF. However, a contributing factor to the lack of integration and spatial transformation is that strategic policy seldom leads the implementation agenda. Rather, implementation, and more specifically budget spending, tends to focus on the short-term, which is further entrenched in the 5-year programme of the “term of office” political structure (contained in the IDP) and the 3-year budget cycles (contained in the MTREF). The CEF seeks to ensure a strategy-led approach to project identification, budgeting, and implementation.

It’s worth disclaiming that WM’s councillors and officials, pending the needs and risks that arise, will likely make annual changes to the CEF’s prioritised capital portfolio of projects. Nonetheless, the goal of this CEF remains to put WM in a better position to prepare 3-10-year project prioritisation, budgeting and to ensure that the most strategy-aligned projects are implemented. The CEF is therefore an iterative tool that will assist the municipality and other spheres of government in prioritizing needs

(projects), based on municipal spatial strategy, and developing accountable and defensible budgets.

The CEF must be co-owned by all departments within the municipality. This is expected to be the case since the capital portfolio of projects emanates from the sector plans and needs of the municipality. WM officials, and specifically the town planning, infrastructure services and finance office, will therefore need to be trained to keep the capital project portfolio updated and scored in line with WM’s changing needs and priorities.

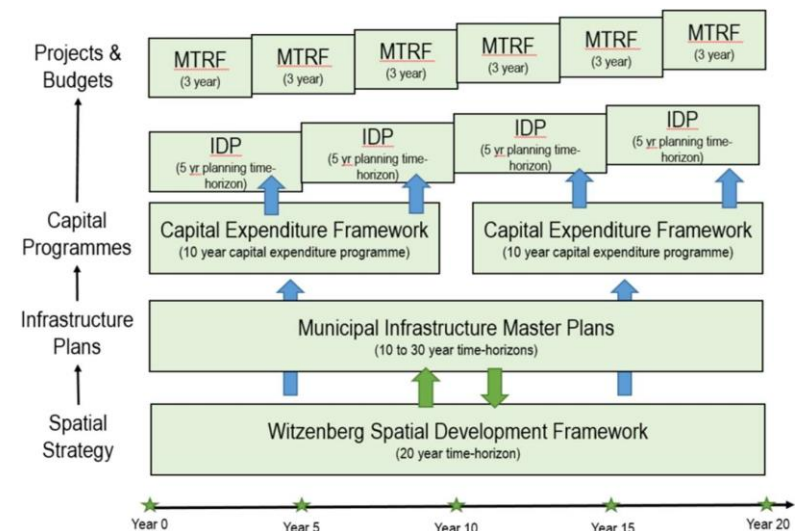


Figure 34 Articulating the ideal relationship between municipal planning tools from a built environment perspective

7.1.2 Methodology

COGTA's "Guide to Preparing a CEF" highlights three key components of a CEF:

- Spatial Alignment - seeks to understand the spatial agenda that directs the capital expenditure requirements that inform the CEF. The SDF with its spatial vision, has to address issues of lack of integration, inaccessibility and inequality, and to translate spatial transformation (a more sustainable urban form) and urban functionality (keep the lights on) into capital programmes.
- Technical Assessment - intended to develop a longer-term perspective (longer than 5 years but at least 10 years) to estimate and project the demand for new and current services and the necessary infrastructure to provide such services.
- Financial Alignment - intended to develop a longer-term perspective (longer than 3 years but at least 10 years) to estimate and project the potential revenue of the municipality and link that with the cost of running the municipality and to determine its potential to generate reserves as an entity (municipality) to increase its financial credibility and in so doing improving its borrowing capacity.

A CEF is developed in 5 phases and consist of 3 main parts. A high-level overview of each part is provided below. Each 'Main Part' is accompanied by a separate database where information was recorded and then cross-analysed.

7.1.2.1 Part A: Infrastructure Demand Determination

Part A is made up of Phases 1, 2a & 2b, which are interdependent, and whose purpose is to determine the infrastructure demand that the MSDF will generate over a 10-year period.

Phase 1 involves –

- reflecting on WM's infrastructure status, risks, and economic informants;
- and then recording all of these infrastructure investment projects from various sources (the IDP, tabled budget documents, infrastructure master plans, municipal sector plans, MIG capital investment programme, and WM 5-year capital plan 2020, and the MSDF itself) into a single consolidated infrastructure portfolio of projects.

The output of Phase 1 is a consolidated master source Excel database of current and potential infrastructure and capital investments for the entire municipality, identifying new, upgrade, renewal, maintenance, and planning investments needed in the municipality. The master database consists of infrastructure projects (water, waste, roads, sanitation, etc.) and planning projects (such as new engineering master plans), and their cost for budgeting purposes. These projects are, as far as possible, geo-located to align with the spatial strategy in the Witzenberg SDF.

Phase 2a develops –

- a socio-economic and spatial profile of the local municipal area, highlighting the features that will impact long-term growth within the municipality.
- The aim is to develop a socio-economic and spatial profile of each of the functional areas of the municipality, determine the population and household growth trends per functional area over a 10-year period, and translate this into the anticipated yields and land required across land uses to meet this demand.

The aim of Phase 2b –

- based on the land yield demand (from phase 2a), determine what land needs to be acquired to accommodate the future growth, what infrastructure investments are required over a 10-year period,
- and to determine the bulk infrastructure demand per service type over a 10-year period. The outputs of Phase 2b are based upon the Western Cape Government's Development Contributions (DC) calculator. The projects generated in phase 2b are then cross-checked with projects in the consolidated database (from phase 1) that may already cater for the future need. The MSDF projects are then included within the broader project needs and wants.

7.1.2.2 Part B: Affordability and Funding Envelope

The aim of Part B (Phase 3 being the only phase in this part) –

- is to ascertain the forecast of municipal revenue and expenses over a 10-year period and;

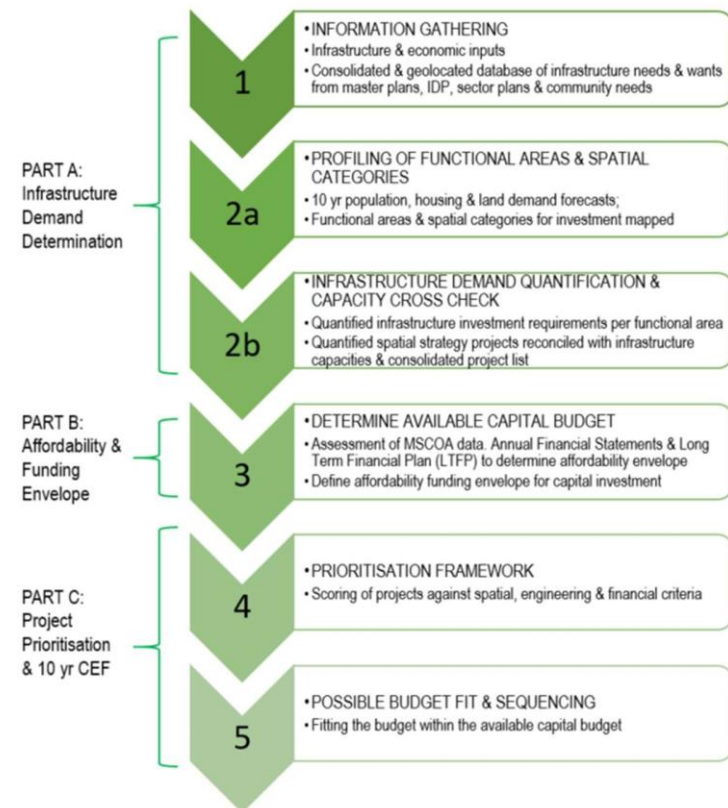
- the forecast of the capital available for infrastructure investment for WM (known as the “affordability envelope”). It involves reflecting on WM's long-term financial plan to determine the available capital budget, which would be used to fund the projects.

WM's Long Term Financial Plan (LTFP) projects the municipality's revenue & expenses between 2016 and 2025. The LTFP is also outdated and does not consider the 2020 economic recession caused by COVID-19 and the associated lockdown measures. As a result, data from the audited Annual Financial Statements were used to project revenue and expenses using conservative growth assumptions. From the projected revenue and expenses, an affordability envelope (budget available for capital expenditure) was extracted. Several assumptions were made and changes in these assumptions can and will significantly alter the amount available for capital expenditure.

7.1.2.3 Part C: Project Prioritisation and 10-year Capital Expenditure Programme

The aim of Part C (made up of Phases 4 and 5) is to apply a capital portfolio project prioritization tool, based on the spatial, financial, and engineering imperatives of the municipality. The tool will be used to score and rank the unfunded portfolio of infrastructure projects. When the tool is applied, a prioritized list of infrastructure projects is identified (based on scoring). Using the prioritized list of infrastructure projects with the defined funding envelope from phase 3, the prioritized infrastructure projects are fitted within the 10-year funding envelope. Here, one identifies which projects fall within the affordability envelope and which do not, considering interdependencies and sequencing of infrastructure investments. These projects are then tailored or phased in the form of a proposed Capital Expenditure Programme within the defined capital expenditure envelope from phase 3.

The criteria for the prioritisation tool can be refined as and when required, to reflect municipal strategy, as they have a material and direct impact on which projects are prioritized. Currently, the provincial prioritization tool is used.



7.2 Part A: Infrastructure Demand Determination

7.2.1 Phase 1: Information Gathering & Infrastructure Status

7.2.1.1 Purpose of CEF Phase 1

The purpose of this Phase is to document all infrastructure investment projects (new, renewal, maintenance) for 10 years into a consolidated table.

Deliverable:

- Consolidated List of Projects, Annexure 11

7.2.1.2 Municipal Services Infrastructure Challenge

By planning for a population baseline that neared 150,000 residents as early as 2020, the Services Master Plans and Spatial Development Framework (SDF) highlight several critical structural realities for the municipality:

- An ever-increasing population threatens WM's ability to provide basic services in a financially viable manner. The increased population is made up mainly of people who do not have the means to pay for services such as an ongoing influx of job seekers and resulting illegal land invasions, growth in informal settlements, and rising number of backyards.
- This challenge is further compounded by Eskom's inability to upgrade bulk electrical infrastructure, as the municipality has

reached its Notified Maximum Demand (NMD). As a result, new developments and investment opportunities are being constrained, limiting economic growth and job creation. The lack of investment further exacerbates poverty and inequality, as population growth is not matched by corresponding economic development and income-generating opportunities.

A summary of the key engineering and infrastructure constraints across the municipality is provided below.

7.2.1.3 Municipal Services Infrastructure Status Quo:

(i) Water and specifically the lack of water sources and bulk water storage in the towns of Wolseley, Prince Alfred's Hamlet and Op-Die-Berg is a significant concern and risk, which not only prevents future growth but can also lead to water disruptions or complete system failure ("day zero") in severe drought situations.

- Construction has been completed to provide an additional 1,2 x 106 m3/a from the Klein Berg River serving Tulbagh.
- The Tulbagh Bulk Water Supply Project secured the 1 238.4 megalitre Waverenskroon Dam, bulk pump station, and interconnected high-pressure bulk pipelines. The R48 million project was primarily funded by the national government's Regional

Bulk Infrastructure Grant (R43 million) with a R5 million internal contribution from the municipality.

- Nduli and Ceres Bulk Pipeline Upgrades:
 - The construction and upgrading of the Nduli Bulk Water Supply Pipeline, a R5.55 million MIC financed project is required to connect expanding residential zones to the central water treatment grid, securing proper flow rates and municipal water pressure capacity.
 - The Ceres Bulk Pipeline also provides bulk water to Prince Alfred Hamlet, where water supply capacity is constrained.

(ii) All towns have operational Waste Water Treatment Works (WWTW) apart from Prince Alfred's Hamlet, where sewerage generated is pumped to the Ceres WWTW. Sanitation infrastructure and its operations are affected by winter and extended load-shedding periods. To protect localized water tables and align with national Green Drop standards, active maintenance is executed.

- The Wolseley WWTW is in the process of being upgraded to address under-capacity. The pockets of informal settlement cause existing infrastructure to be under-capacitated due to high population and densities, leading to periodic sewage blockages and spills.

- Prince Alfred Hamlet and Op-die-Berg require sewerage system upgrades triggered by rapid population growth.
- Municipal-Wide Sewer Network Replacement Project, a multi-year project replacing aging, clay, and asbestos-cement outfall sewer lines across Ceres, Tulbagh, and Wolseley that are prone to structural collapse and root ingress.
- Load-Shedding Mitigation and Spillage Control due to electrical disruptions crippled pumps operating the wastewater network. The municipality prioritized equipping major sewer pump stations with dedicated backup generators.
- Plant Security Upgrades intend to combat infrastructure sabotage, vandalism and metal theft, and WWTW perimeter controls are being secured.

(iii) In terms of solid waste management and landfill capacity, the major issues refer to capacity and licensing of existing landfill sites. Currently, only the landfill site at Prince Alfred's Hamlet is operational, accepting waste from all other towns, but is plagued with illegal recycling and periodic fires.

- At Prince Alfred Hamlet, a hollow-core concrete fence with a lockable gate was installed in 2024.

- The Material Recovery Facility constructed at Ceres in 2022 is being operated at a low capacity. Operations should increase to minimise solid waste dumping.
 - Landfill sites at Ceres, Wolseley, Tulbagh & Op-Die-Berg, although not operational, have not been officially closed and rehabilitated. The annual budgeted provision for rehabilitation is significant and places a burden on the operational budget.
- (iv) There are 22 km or 10% of the municipal road network is in a poor or very poor condition with towns of Tulbagh, Op-Die-Berg & Prince Alfred's Hamlet most affected. The condition of the road surface indicated that 66% of the surfacing is in good or very good condition. The corresponding value for road structure is 79%. If road surface conditions deteriorate too much, the road structure will be adversely affected.
- The overall backlog in road maintenance remains significant (±R80 million).
 - Precinct planning was previously done in Ceres and Tulbagh. A variety of projects were proposed to connect nodes with the general beautification of the area, improve vehicular, pedestrian, and cycle movements. The 2020 SDF and precinct plans were used to assess new road infrastructure required. Various new bridge connections were identified in Ceres and Tulbagh. Six intersections that previously exceeded LOS D were further analysed at a 3.7% traffic

growth over the next 5 years. Proposals to upgrade these intersections were formulated. An additional two intersections in Nduli, which did not exceed the LOS D, were also analysed with a growth of 3.7% over the next 5 years, as these intersections are expected to see a rapid growth in traffic volumes upon completion of the Vredebes development.

(v) Witzenberg's stormwater infrastructure comprises 68.6km of reticulation and 35.6km of open-channel infrastructure. The condition of the stormwater infrastructure was assessed by considering blockage and structural integrity. 92% were found to be less than 25% blocked, 3% were found to be partially blocked, and 5% were full of material (litter or debris). 46% of the structures were in good condition, 39% were found to be in fair condition, and 15% were found to be in poor (damaged or broken) condition.

- According to the Witzenberg PCSWMM model (existing minor system), 28% of the stormwater infrastructure requires new stormwater infrastructure (upgrades, replacements, and additional stormwater systems). This report proposes pipe replacement and new minor systems to address problem areas, along with preliminary cost estimates.
- The hydrological analyses indicated that future developments require the inclusion of detention facilities in their modelling to

reduce the estimated post-development flood peaks to pre-development flood peaks.

- While water pipelines are ready to service the upcoming top-structures, the Vredebes Housing Development remains constrained by subsequent funding needs for bulk stormwater networks and separate Eskom electrical supply limits.

(vi) Electricity: all erven within the boundaries of Witzenberg Municipality have access to electricity. ESKOM supplies electricity to Op-die-Berg, Prince Alfred's Hamlet and the rural areas. The municipality has a license to distribute electricity to all other developed areas. All qualifying and identified indigent households receive free basic water and electricity as per national government policy. However, servicing informal settlements with electricity is a continuous challenge. The Electricity Master Plan for Ceres, Wolseley and Tulbagh was updated during the 2022/23 financial year with MER funding from the Western Cape Government. It also included a condition assessment of the major network components, information that will be considered critical when determining future budget requirements.

- The Romansrivier – Ceres 66/132kV Double-Circuit Transmission Line requires the construction of a new bulk high-voltage powerline and substation upgrade spanning 11.4-kilometre along the river valley and across the mountainous from the Romansrivier

substation (near Wolseley) to the Ceres substation. A132kV terminal bay at the Ceres Substation has to replace the outdated 11kV bulk intake limits.

- Rebuilding and Expansion of the Ceres Substation is another priority. A full cable transfer project and control system replacement to modernize high-voltage feeders will ensure that local distribution loops do not overload when industrial cold-storage and fruit-packaging plants spike their electricity usage.
- High-Voltage Overhead Line and Pole Upgrades: Rural distribution networks, serving the agricultural sectors of Tulbagh, and Wolseley, require immediate stabilization against weather and wear.
- Vredebes Housing Project requires an additional 5 Megavolt-Amperes (MVA) of dedicated power capacity. Currently, the network cannot supply this without collapsing the broader Ceres grid stability. Laying high-capacity underground internal cables, mini-substations, and dedicated transformer banks specifically ring-fenced for Phase 2 and Phase 3 of the Vredebes and Nduli residential developments.
- Illegal connections, bypassed boxes, and old mechanical meters create unmetered power drains. The municipality is conducting door-to-door audits to remove bypassed gear and install tamper-

proof Split Prepaid Smart Meters. This system helps balance real-time electricity loads and eliminates unmetered consumption.

- Unregulated solar systems feeding power back into local mini-substations risk tripping protection relays and damaging municipal infrastructure. The Standardizing Private Small-Scale Embedded Generation (SSEG) Levy technical model permits commercial solar grids (installed by local farms and cold storage units) to interconnect seamlessly with the municipal network using approved zero-risk technical configurations.

(vii) The table following illustrates the priority bulk services infrastructure needs in Witzenberg:

	Ceres	Op die Berg	PAH	Wolseley	Tulbagh
Water		2	1	1	
Sewer		1	1		2
Electricity	1				1
Roads	2	3	2		3

7.2.1.4 Classifying Municipal Services Infrastructure:

To classify infrastructure, *projects* (an mSCOA segment) have to be classified as capital or operations projects.

- *Operational projects* refer to maintenance, running costs, infrastructure projects and non-infrastructure projects.
- *Capital projects* refer to immovable infrastructure.

Capital projects are further classified as:

- Rehabilitation /Renewal of Infrastructure;
- New Infrastructure;
- Informal Settlement Upgrading.

Municipal Standard Chart of Accounts (mSCOA) requires municipal budgets to comply with 7 segments. The CEF is required to comply with 3 segments: *Project* (Capital or Operations), *Fund*, and *Regional Indicator (location)*. Operations refer to maintenance, running costs, and infrastructure & non-infrastructure projects.

Firstly, differentiates between engineering infrastructure and social infrastructure.

- *Engineering infrastructure* includes water supply, sanitation, electricity, solid waste, roads and public transport.
- *Social infrastructure* includes community halls, sporting facilities, fire stations and so on and is largely buildings or built public spaces.

Secondly, classify the unit in which the infrastructure is provided and accessed.

- *Plot-based services* include water supply, sanitation, electricity and solid waste (the trading services),
- while *publicly accessed services* include roads, public transport and the other social infrastructure services mentioned above. Demand for plot/stand/erven-based infrastructure is driven, as the name

suggests, by the number of plots/stands/erven provided with these services; while demand for publicly accessed services is driven by population size or number of households.

Distinguish between infrastructure used within a particular service, most notably water supply and sanitation. This classification is between:

- bulk infrastructure and
- distribution infrastructure (which includes connector (or link) infrastructure and internal infrastructure).

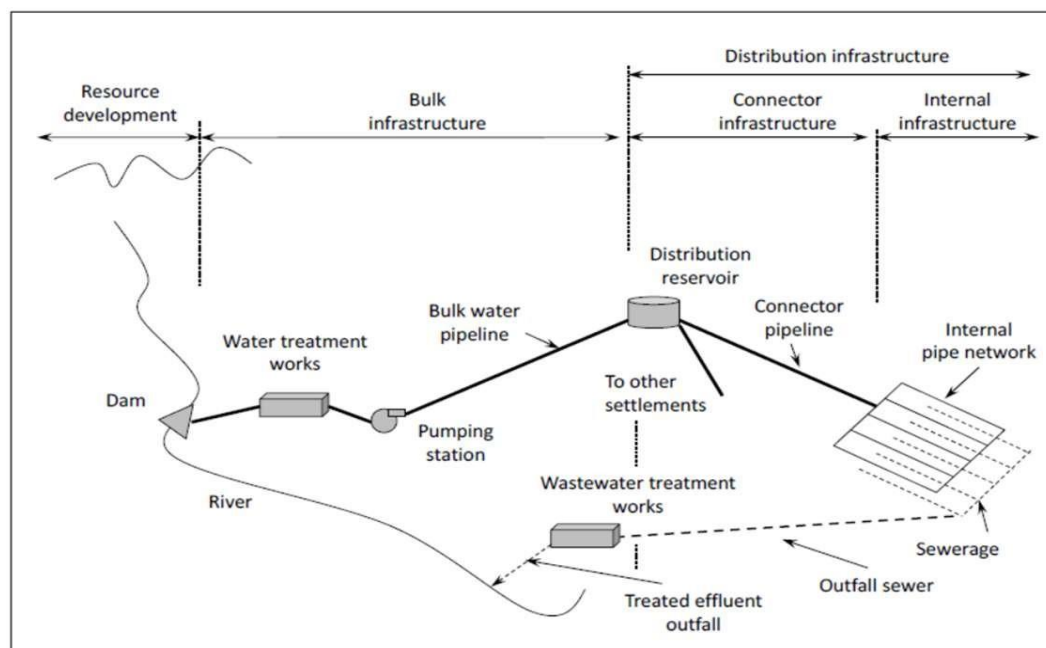


Figure 36: Classifying Infrastructure

7.2.1.5 Municipal Service Infrastructure Needs Overview:

After spatial mapping of the WM infrastructure, infrastructure needs were added to the maps at the end of this section (Phase 1). Infrastructure needs and informants for the towns of Ceres (including Bella Vista & Nduli), Tulbagh, Wolseley, Prince Alfred's Hamlet & Op-Die-Berg were added from the updated and approved amended IDP. The spatial mapping of WM infrastructure underscores the severe mismatch between Witzenberg's rapid population growth and its underfunded asset maintenance framework.

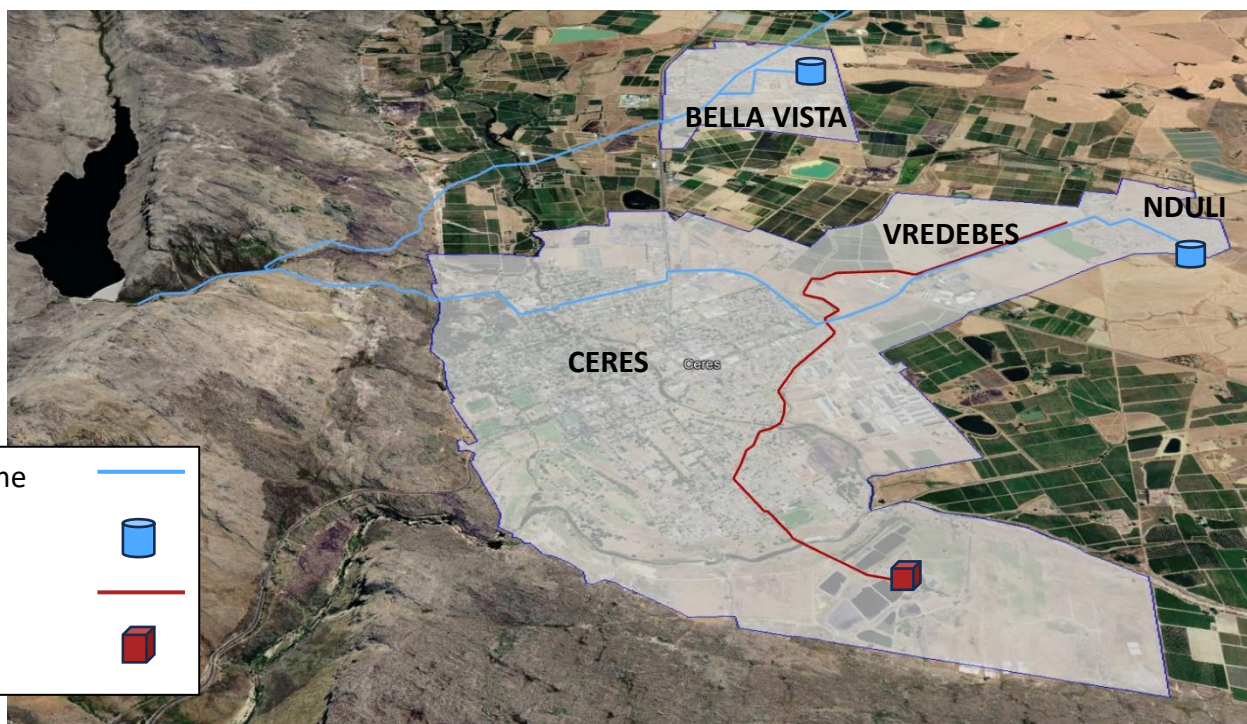
The table and maps following illustrate the status quo and community needs identified whilst compiling the IDP.

Community IDP and Ward Committee Contributions: 2025/26						
Towns	Renewal & Rehabilitation of Existing Infrastructure		New Infrastructure		Settlements	
	Engineering Infrastructure	Social Infrastructure	Engineering Infrastructure	Social Infrastructure	Informal Settlements	Top Structures & Serviced Sites
Ceres	Upgrading of street lighting (including Owen Street, walkways, and areas where lights are outdated or obstructed by trees)	Lyell Street library to be upgraded and modernized	Development of pedestrian walkways and sidewalks (Owen Street, hospital route, Egoli-Albert Crescent, nature reserve routes)	Playgrounds - northeastern part of Rooikamp	Homelessness is increasing and becoming unmanageable	Gap housing developments required
	Stormwater network problems	Establishment of CPFs and increased SAPS patrols	Installation of the mainmast and solar emergency lighting	Recreational facilities comparable to neighbouring municipalities		Improved inspection and regulation of shops used as accommodation
	The railway line requires regular cleaning and improved fencing	Gambling occurring on street corners; enforcement required	Provision of bus shelters for scholars on outer rural roads	Conversion of some playparks to gym parks		
	Sidewalks to be tarred or paved	Bathroom facilities are required at cemeteries		Community "Clean Green" programmes		
	Traffic congestion on main roads, particularly over weekends					
	Speed-calming measures and improved street signage are required					
	Weekends the Town Main Roads have too much traffic					
	Heavy vehicles to be restricted to main routes					
Nduli	Upgrading of older streetlights	Library services should be restored	Water resources for small farmers	Development of sports facilities	Informal housing is getting out of control	Development of vacant land/property
	Provide street/security lights in unsafe areas	More secure fencing at public facilities	JOJO tank subsidies for small farmers	Mini CBD to be developed in N'duli	More ablution facilities (Chris Hani area & ASLA Camp)	Gap housing developments
	The sewer network needs to be improved	Better dialogue with the youth	Safe "walkway" / bridge between N'duli and Vredebes	Implementation of recycling projects/programmes		
	Electrical theft needs to be clamped down on	Sports grounds to be restored/upgraded				
	Skips programme needs to be sustained					
Bella Vista & Prince Alfred Hamlet	Better controlled refuse removal in Phases areas	Upgrade of Bella Vista Community Hall	Land availability required for small-scale farmers	Community hall required for Phases 3, 4 and 5	Backyard dwellers increasing; housing needed	Availability of church sites
	Clamp down on illegal dumping of refuse	Bella Vista Clinic too small	Walkway needed around Jakaranda, Vrede Street, and Mooi Uitsig School	Sports facilities required for Phases 3, 4 and 5		Gap housing developments
	Clamp down on illegal dumping of refuse	Upgrade and better utilisation of existing sports grounds (including the need for pavilions)	Walkway required from Mooi Uitsig School to Vrede Street	Development of a youth centre at one of the municipal facilities		
	Sewer network problems at the graveyard			Business hub / mini-CBD proposed for Kliprug area & Bella Vista		
	Not all dwellings are connected to the main sewer line			More electrical selling points required, including at the Thusong Centre		
	Ongoing speed control programmes			Xhosa medium school required for Prince Alfred's Hamlet area		
	Off-ramp lanes required at Bella Vista entrances			Bus and taxi shelters required for scholars		
	Vandalisation of municipal property			Thusong Centre to be open on Saturdays from 09:00 to 12:00		

Community IDP and Ward Committee Contributions: 2025/26						
Towns	Renewal & Rehabilitation of Existing Infrastructure		New Infrastructure		Settlements	
	Engineering Infrastructure	Social Infrastructure	Engineering Infrastructure	Social Infrastructure	Informal Settlements	Top Structures & Serviced Sites
Wolseley	Bathroom facilities in the graveyard areas	Pine Valley library	Wolseley requires a fire station	Job creation programmes	Bathroom facilities at informal settlements	RDP houses are being sold to foreigners
	Secure fencing at the graveyard	Mobile library service for the Breederivier area	The piece of land between Kluitjieskraal and Pine Valley is to be developed or made available for development (e.g., food gardens, small-scale farming)	More tourism programmes to be rolled out Training programmes needed for people in the Breederivier farming area Skills development programmes in the agricultural sector	Back-yard dwellers still a problem; housing needed	Foreigners' activities (illegal) still a problem
	The water canal in Wolseley is still a safety concern	Neighbourhood watches in all areas		Building a playpark in Kluitjieskraal and Pine Valley	Substance abuse is escalating, particularly among scholars	Communal and church plots at Kluitjieskraal
	Taxi rank placements to be investigated	Public bathroom facilities in the CBD		ECD centres to be formalised	Illegal shebeens and off-sales	
	Drop-off and pick-up points at Die Bossie as you enter Wolseley	Pine Valley swimming pool			Homeless shelter required	
Op-Die-Berg	Ambulance services remain a problem	SAPS services to be intensified	Fire station required for Op-die-Berg and the surrounding areas	Clinic required for the Agter Witzenberg area	Illegal shebeens need to be closed	Business development support programmes required
	Bus and taxi shelters along main routes are required	The bridge in Phase 5 is to be repaired	Speed calming still a problem	E-Centres Required	Illegal house shops need to be regulated	River rehabilitation programme to be sustained
	Speed calming remains a problem	Tarring of CBD open spaces and sidewalks	Streets that need tarring: Grond, Bokveld Street, etc.	Promotion of tourism/ecotourism in the area	Illegal hawkers to be marked/numbered	More municipal services to be rendered at Op-die-Berg offices
	Sports grounds require secure fencing	Subsidised water storage tanks are required for all houses	No pavement curbs along main CBD routes	Swimming pool required for Op-die-Berg		Servicing of unserved erven
	Playgrounds and parks considered unsafe Streets requiring tarring (including Grond, Bokveld Street, etc.)		Spotlights floodlights needed at the walkway - foot bridge	Christmas and holiday lights to be budgeted for Op-die-Berg		
	Spotlights/floodlights required at the walkway over the footbridge					
Tulbagh	Replacement and maintenance of roads	Parks and playgrounds to be upgraded	Water shortage is a problem during the summer months	Small-scale farmers need land for their animals	Informal housing is getting out of control	Gap housing developments
	Upgrading of street lights			Animal control must be intensified	More ablution facilities - Chris Hani area, and ASLA Camp	Development of vacant land/property
	The stormwater network is maintained regularly			Development of Sports Facilities		
	The sewerage network in Chris Hani is maintained regularly					
	Speed calming					
	Scholar road safety, school road/street crossings, traffic signage					
Colour Code	Electricity	Roads & Storm Water	Sewerage	Water	Solid Waste & Public CBD facilities	Housing
	Libraries	Sports fields & Parks	Community Halls	Cemeteries	Health and Safety	

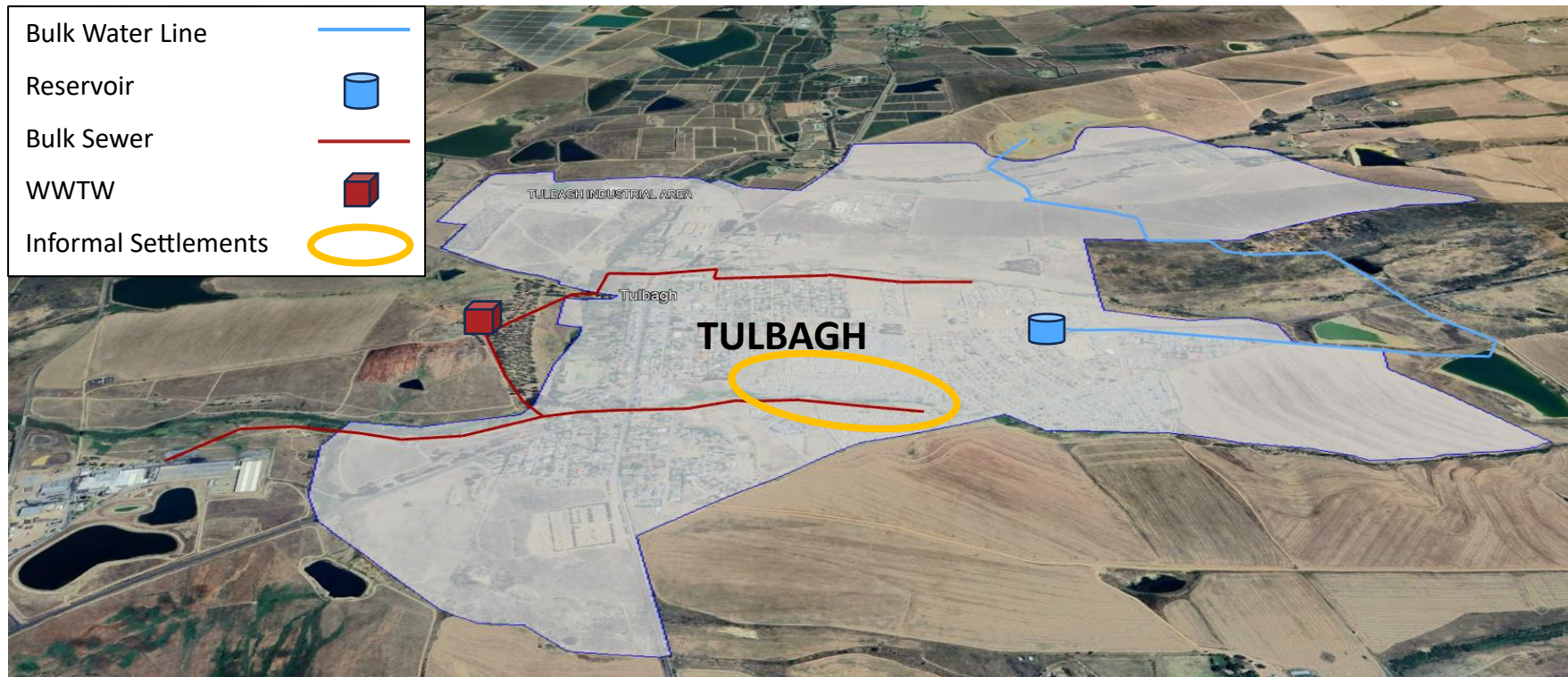
Infrastructure Informants & Needs from Witzenberg IDP 2025/26

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Bulk electricity supply Eskom • Regional cemetery • Nduli informal settlements <ul style="list-style-type: none"> - Provision of basic services - Capacity of networks - De-canting - Provision of serviced sites | <ul style="list-style-type: none"> • Skoonvlei industrial area – servicing of erven • Vredebes <ul style="list-style-type: none"> - Incremental housing - Sportsground development - Business development & taxi rank - Development of a school • Electrical network – switchgear • Water- & Sanitation network | <ul style="list-style-type: none"> • Van Breda bridge • Upgrade/resealing of roads • Water/Sanitation – pipe replacement • Drop-off sites – BV & Nduli • Nduli Library • Nduli Police Station |
|--|--|---|



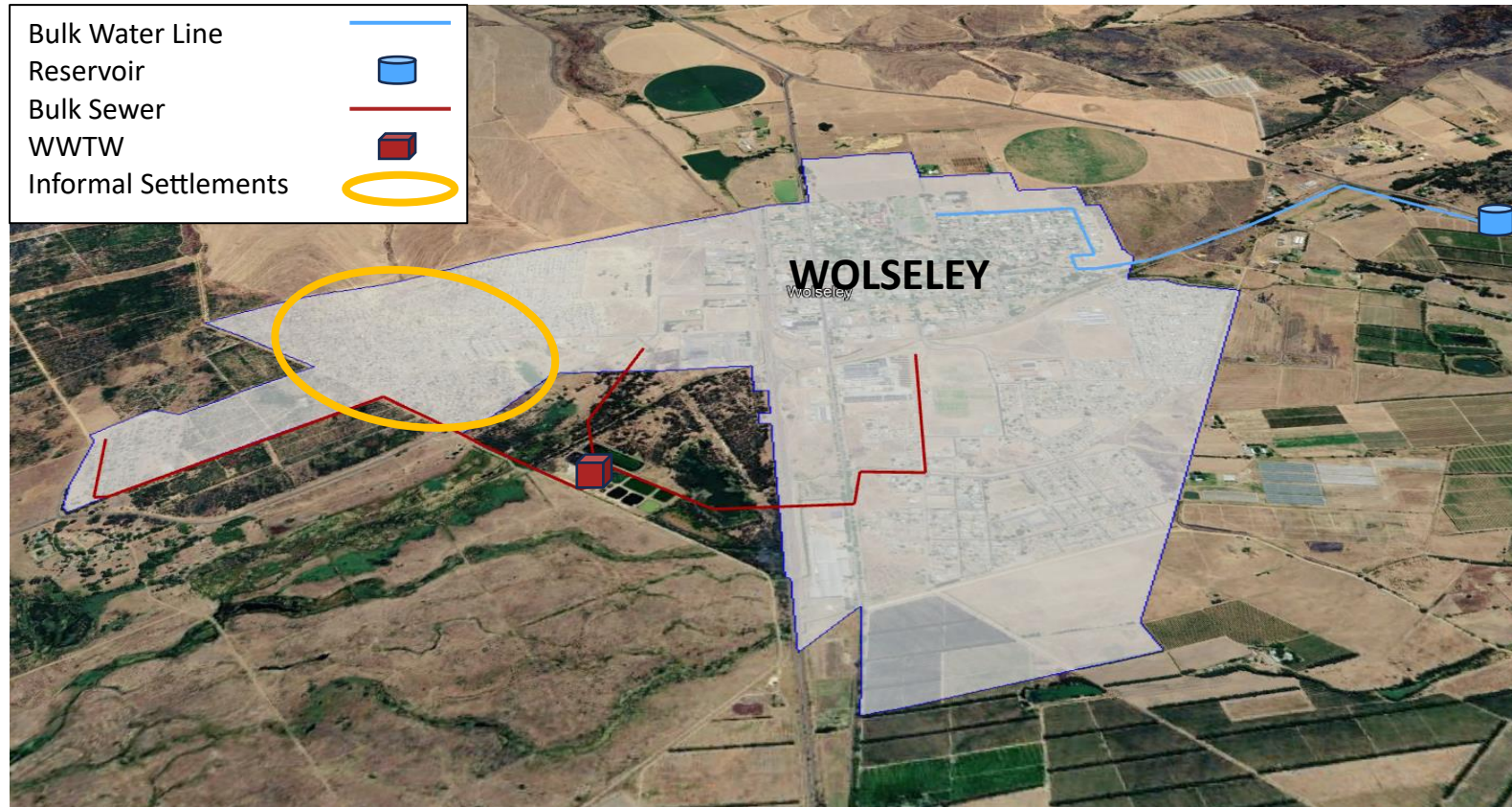
Infrastructure Informants & Needs from Witzenberg IDP 2025/26

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Water shortage & storage • Informal settlements <ul style="list-style-type: none"> - Provision of basic services - New developments (Relocation and Upgrading) | <ul style="list-style-type: none"> • Upgrade of roads • Services/roads area north of Steintal road | <ul style="list-style-type: none"> • Upgrade sports facilities |
|--|--|---|



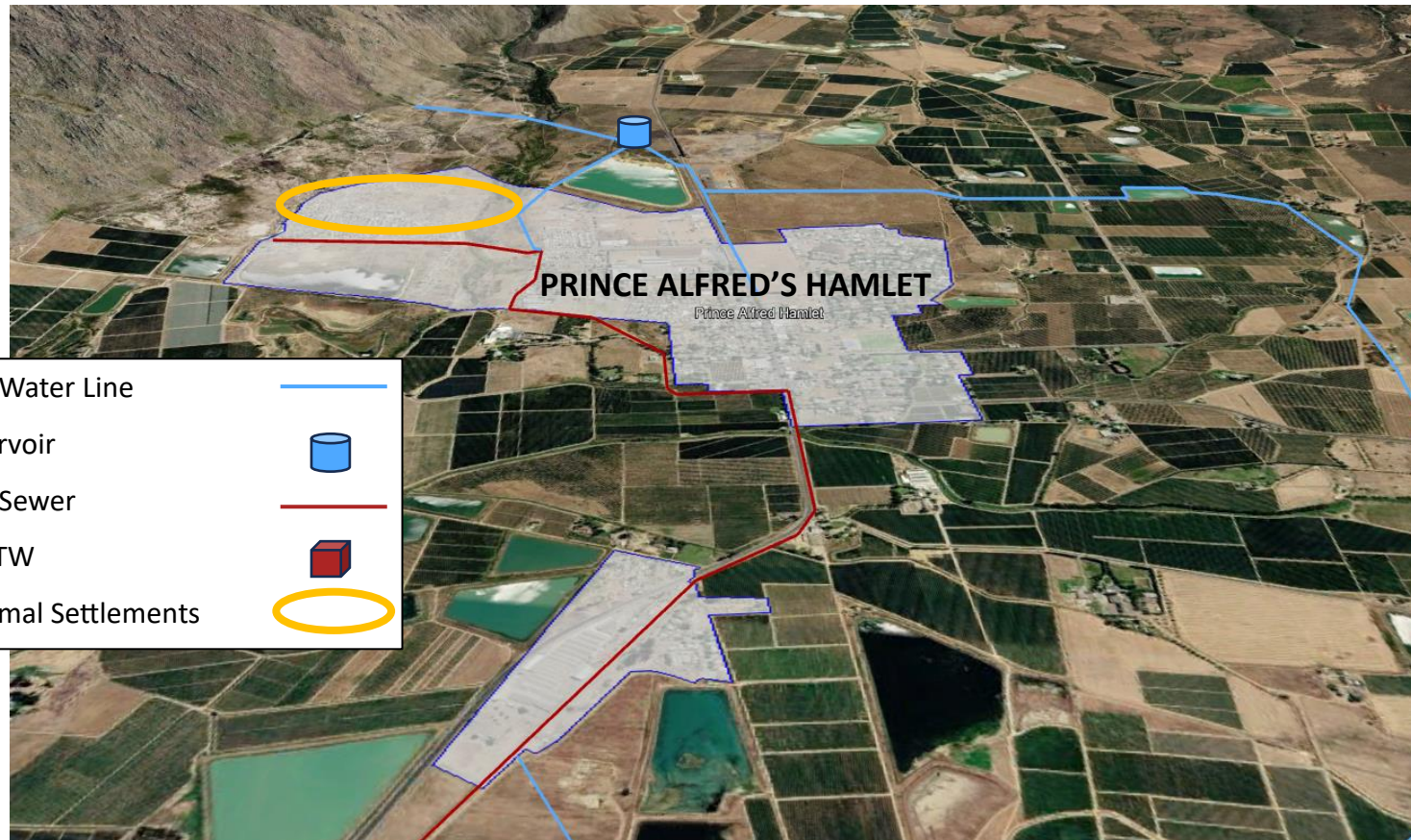
Infrastructure Informants & Needs from Witzenberg IDP 2025/26

- | | |
|--|--|
| <ul style="list-style-type: none"> • Informal settlements <ul style="list-style-type: none"> - Provision of basic services - De-canting / Relocating - New developments / Upgrading | <ul style="list-style-type: none"> • Upgrade of roads • Upgrade WWTW |
|--|--|



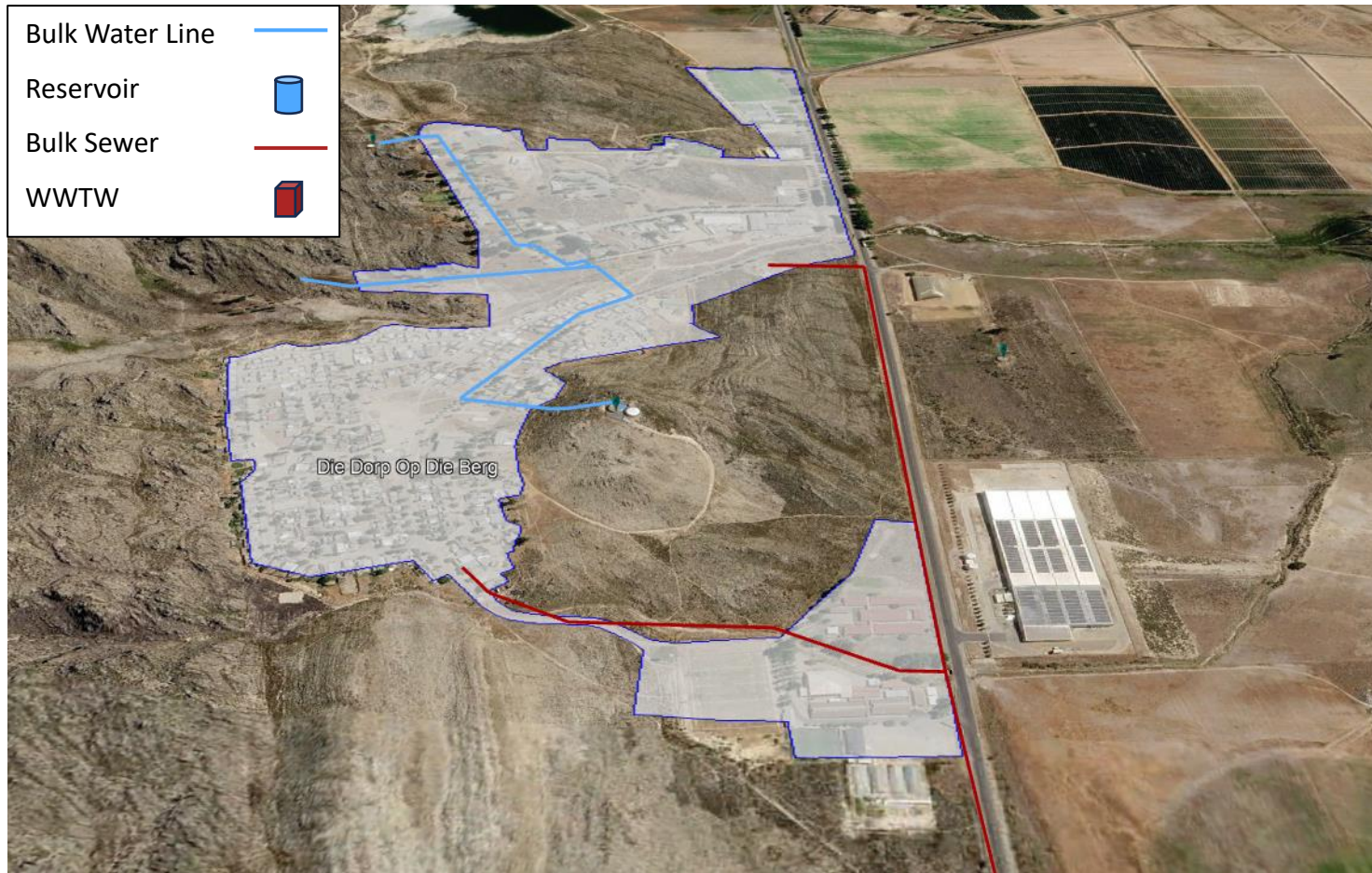
Infrastructure Informants & Needs from Witzenberg IDP 2025/26

- | | |
|--|--|
| <ul style="list-style-type: none"> • Informal settlements <ul style="list-style-type: none"> - Provision of basic services - De-canting / Relocating - New developments / Upgrading | <ul style="list-style-type: none"> • Solid Waste Landfill Site • Erven is connected to the sewer network |
|--|--|



Infrastructure Informants & Needs from Witzenberg IDP 2025/26

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • New sports facilities • Extend the cemetery | <ul style="list-style-type: none"> • New reservoir • Erven is connected to the sewer network | <ul style="list-style-type: none"> • Upgrade gravel roads |
|--|--|--|



7.2.1.6 Planned Infrastructure & Consolidated List of Projects

The Services Master Plans and Sector Plans were used to generate a List of Projects. Source documents are listed in the table below:

Sector Plan	Status	Adopted Date
IDP, 3rd review 2025-2026 (2022- 2027),	Adopted	2025
Spatial Development Framework	Draft 1	2025
Local Economic Development Plan 2025 -2030	Adopted	2025
Long Term Financial Plan	Adopted	2016
Capital Expenditure Framework: 2025/2025 – 2034/2035	Planning	2024
Disaster Management Plan	Adopted	2021
Water Services Development Plan	Adopted	2024
Air Quality Management, 2nd Generation	Adopted	2024
Integrated Transport and Roads Plan	Adopted	2020
Electricity / Energy Master Plan	Adopted	2023
Housing Pipeline	Adopted	2025
Human Settlement Plan	Draft	
Integrated Waste Management Plan	Adopted	2021

The consolidated list of infrastructure projects includes, for each of the next 10 financial years per financial year, the:

- infrastructure type (water, sewer, electricity, roads, stormwater)
- project type (new, renewal, maintenance)
- spatial location of each project; and
- applicable mSCOA classification.

Infrastructure projects were added from the draft and tabled 2025/26 budget for the MTREF, 3-year capital plan as included in the IDP, new and upgrading projects as prioritised in the various sectoral plans, community

inputs and projects presented at the IDP institutional analysis, 2025 and CEF 2024/2025 – 2034/2035 for planning purposes

7.2.1.7 Conclusions and Recommendations

- The Master Plans provided information on dependencies between infrastructure projects and where sequencing is required. This information could be improved.
- Master and Sector Plans do not address sequencings and dependencies between sectors.
- Some Sector Plans particularly lack budgets. This influence prioritization and allocating funds.
- Master and Sector Plans need to include partnerships and funding sources. Examples include for example the National Department of Water and Sanitation (DWS) and the Western Cape Provincial Government attend to bulk water and sanitation upgrades.
- The annual maintenance budget remains significantly below the recognised asset maintenance norm of at least 8% of total Property, Plant and Equipment (PPE) value, mandated by National Treasury, which is expected to contribute to a continued deterioration in asset condition over the CEF period. WM underspends on this benchmark, typically allocating less than 3% of its asset book value to repairs.

Annexures:

See attached Annexure 11 for a consolidated list of projects.

7.2.2 Phase 2: Functional Area and Spatial Category for Investment Planning, Profiling & Demand Quantification

7.2.2.1 Purpose of CEF Phase 2

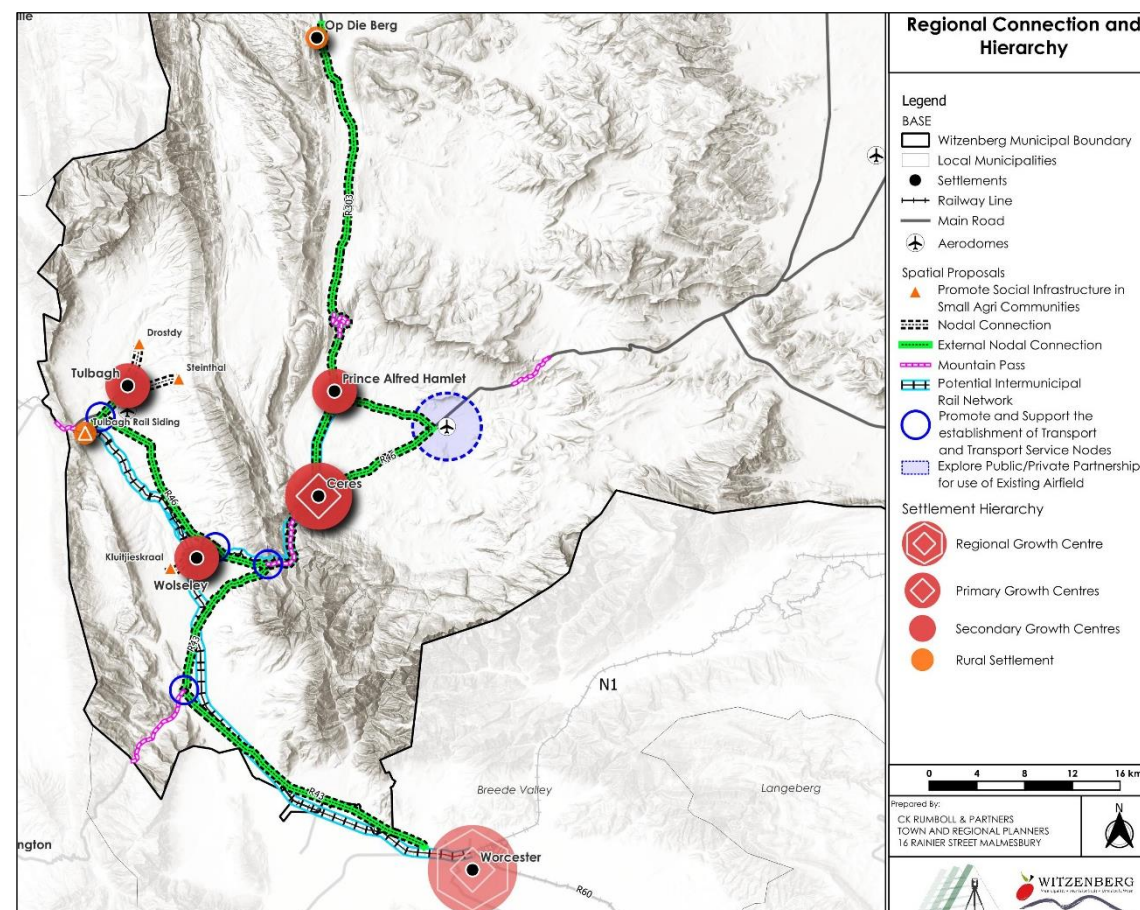
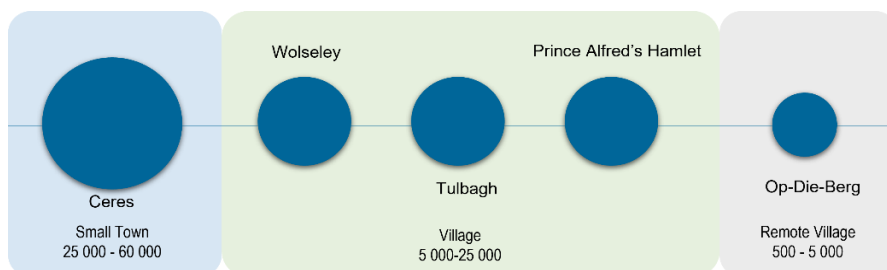
The purpose of this Phase is to:

- Define the hierarchy and typology of Witzenberg settlements, priority development areas, and refine the investment strategy.
- Define the functional areas.
- Determine the population and household growth trends per functional area based on a ten-year horizon for the local municipal area, and
- Determine the anticipated land required across land uses to meet this demand and refine the investment strategy.

7.2.2.2 Classifying Settlement Spaces

7.2.2.2.1 Settlement Hierarchy and Typology

- CSIR classifies settlements into a hierarchical structure informed by their population figures and their catchment size:



- The map illustrates the hierarchy of settlements in Witzenberg according to their growth potential, another classification criterion used by the NSDF and informed by the CSIR. The result is a hierarchy similar to the one based on population size and catchment areas classification.
- **Priority Investment Areas** are areas, “nodes” or “corridors” in the municipality that occupy the highest development priority. These

areas are the focus of spatial targeting of municipal investments and generally require significant or “catalytic” investments to upgrade urban space, improve urban functionality or reinforce existing urban assets. Given the challenges that Witzenberg Municipality faces, the investment strategy promotes focusing expenditure where it will have the greatest multiplier effect.

7.2.2.2.2 Functional Areas:

Functional Areas are areas with similar characteristics, service levels, and service requirements, such as low-density established suburbs, industrial areas, high-density informal areas, or central business districts. These areas usually share the same engineering and utility service requirements and levels of service (or have similar upgrading needs). The demarcation of Functional Areas takes the lead from the spatial articulation of the engineering or infrastructure master plans, which sets the drainage areas and parameters for existing or future infrastructure needs. There are also instances where a Functional Area will correspond to population census enumeration.

Spatial Categories for investment planning, on the other hand, are areas that have distinct investment needs and desired outcomes, in line with the

spatial logic set out in the MSDF proposals chapter. These areas will have different infrastructure planning requirements and spatial planning intent, and hence will require different infrastructure investment approaches or strategies.

At the broadest level of municipal planning, desired land use patterns are reflected in the delineation of landscape-wide or municipal-wide Spatial Planning Categories (SPCs), namely Core, Buffer, Agriculture and Settlement categories. The definition of SPCs is based on the Western Cape Biodiversity Spatial Plan, 2023 (WCBSP), which delineates the Western Cape’s biodiversity network.

Settlements are the focus of functional areas in the CEF. Together with the industry and mining category, representing linear infrastructure (roads), it represents the capital investment options. Functional areas typically need to accommodate infrastructure service catchments, i.e., water treatment works, which provide additional capacity to the functional region as a whole or vice versa if the facility is constrained.

Town-scale functional areas used in this CEF are defined according to the urban edges of settlements.

7.2.3 Phase 2a: Household growth, Land Requirements & Social Facility Demand

7.2.3.1 Purpose of CEF Phase 2a

The purpose of this Phase is to:

- Determine the population and household growth trends per functional area based on a ten-year horizon for the local municipal area.
- Determine the land that is required to support future growth.
- Identify the land that should be acquired and developed across land uses.
- Update the investment strategy to reflect these needs.

Deliverables:

- *Functional Area Maps and Spatial Planning Categories for Investment Planning Maps.*
- *Current and projected population, household, and land needs per functional area, split between land uses, and aligned with MSDF.*
- *Identification in each functional area that will accommodate increased households or increased rights (formalising informal settlements).*
- *Total development yield per functional area, based on identified sites, and projected household growth, Annexure 15.*

7.2.3.2 The Spatial Challenge

7.2.3.2.1 Population and Household Growth

7.2.3.2.1.1 According to Statistical Sources

According to the MYPE 2024, the population of the Witzenberg Municipality was estimated at almost 150,000 in 2020. The MYPE further projects that the population has now (2025) increased to 165,727, reflecting a total growth of approximately 11.7% over the five years.

Population growth for each settlement is difficult to determine as only figures from the 2011 Census are available. The growth rate also differs significantly between settlements and is mainly influenced by the following factors:

- Economic growth, such as in the agricultural and secondary sectors, such as packaging and processing.
- Implementation of subsidised housing projects.
- Vacant land occupied through land invasions and illegal settlements.
- Backyard dwellers.

While the population growth is estimated at an annual growth rate of 2,1 % as per the 2024 Socio-Economic Profile published by the Western Cape Provincial Government. The municipality has expressed concerns regarding undercounting during the national census. Other factors that

affect population statistics, such as the rapid growth of informal settlements, which are not included in figures published by StatsSA and MYPE, contribute to the inaccuracy of population figures. The lack of credible data to inform population figures bears implications for municipal services and requisite infrastructure provision.

The anticipated growth of the various settlements will largely be accommodated through backyard dwellings, informal housing, and, in some cases, land invasions. Growth patterns differ across settlements depending on the availability of land and existing housing capacity.

In Ceres, Bella Vista, and Op-die-Berg, growth is expected to follow normal demographic trends and will largely be accommodated by backyard dwellings, property subdivisions, and other available housing options. While backyard dwellings are predominantly occupied by family members, renting these structures to migrant job seekers is increasingly common, particularly in Bella Vista.

In Nduli, Tulbagh, and Vredebes, growth is accommodated through a combination of backyard dwellings occupied by family members and migrant job seekers. However, informal settlement areas in Nduli and Tulbagh are nearing full capacity, limiting opportunities for further expansion and resulting in more moderate future growth.

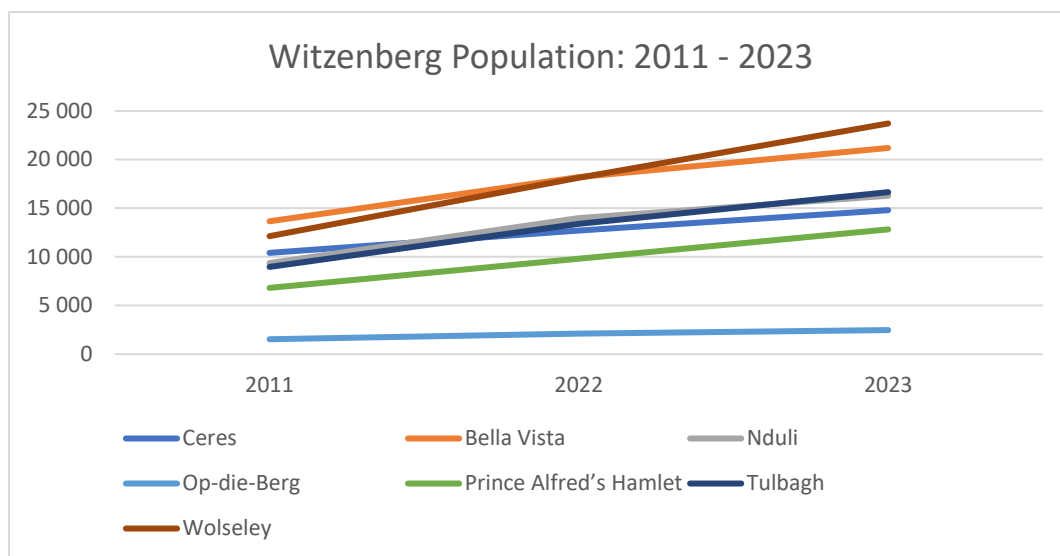
Prince Alfred's Hamlet and Wolseley are experiencing the highest growth pressures due to the availability of vacant land, which has contributed to land invasions and high levels of backyard occupation. Unless effective development controls are implemented, these settlements are expected to experience accelerated growth over the coming years.

The historic population growth for the various settlements is shown below. The final column presents the MYPE figures, with SA Census 2011 population data ratios applied to split the population of Ceres into its three precincts. The remaining total Ceres population was allocated to Nduli.

Table 49: Witzenberg Population Growth 2011 to 2023

Settlement	2011	Annual Growth	2022 SEP Est.	Annual Growth	2023	2023 MYPE
Ceres	10 413	2,0%	12 704	1,5%	14 800	13 948
Bella Vista	13 660	3,2%	18 198	1,5%	21 201	18 029
Nduli	9 361	4,5%	13 980	1,5%	16 286	18 800
Op-die-Berg	1 531	3,5%	2 120	1,5%	2 470	4 760
Prince Alfred's Hamlet	6 810	4,0%	9 806	2,8%	12 827	11 107
Tulbagh	8 969	4,5%	13 409	2,2%	16 654	17 454
Wolseley	12 130	4,5%	18 134	2,8%	23 720	20 628
Non-Urban	52 200	2,2%	64 832	2,2%	80 522	53 950
Total	114 864	165 727	184 736	205 971	229 647	256 044

Figure 37: Witzenberg Population Growth 2011 to 2023



Tulbagh, Prince Alfred Hamlet, and Wolseley have experienced significantly higher growth rates than most other settlements. Nduli's growth rate increased significantly until 2022, after which it aligned with the rates of the other settlements. Op-die-Berg recorded a lower growth rate than the other settlements.

Population growth to 2045 was projected using a fixed annual growth rate of 2.1% across all settlements. The resulting forecasts follow:

Table 50: Witzenberg Population Estimates: 2025 - 2045

Settlement	2023	2025	2030	2035	2040	2045
Ceres	50 777	53 033	59 115	65 911	73 487	81 934
Op-die-Berg	4 760	4 972	5 542	6 179	6 889	7 681
Prince Alfred's Hamlet	11 107	11 601	12 932	14 418	16 075	17 923
Tulbagh	17 454	18 230	20 321	22 657	25 261	28 165
Wolseley	20 628	21 545	24 016	26 776	29 854	33 286
Non-Urban	53 950	56 347	62 810	70 030	78 080	87 055
Total	158 677	165 727	184 736	205 971	229 647	256 044

It is estimated that nearly 7 348 households and 22 043 people migrated to Witzenberg, settling in Ceres, Tulbagh, Wolseley and Prince Alfred's Hamlet. Over the 20-year planning period, should these figures be considered, 10 637 households and 31 911 people should be added to the MYPE 2024 estimates of 30 105 households and 256 044 people: A 12% increase in population and a 35% increase in households. National Treasury (2021 SEP) confirmed that the number of households has increased as the average household size shrunk from 4.0 to 3.0 individuals.

Year	Informal Settlement Population	Estimated Households
2025	22 043	7348
2030	24 577	8192
2035	27 402	9134
2040	30 441	10184
2045	31 911	10637

While some (1 314) of the informal households were included in the 2011 census, a large portion (7 348) of the current informal settlement population

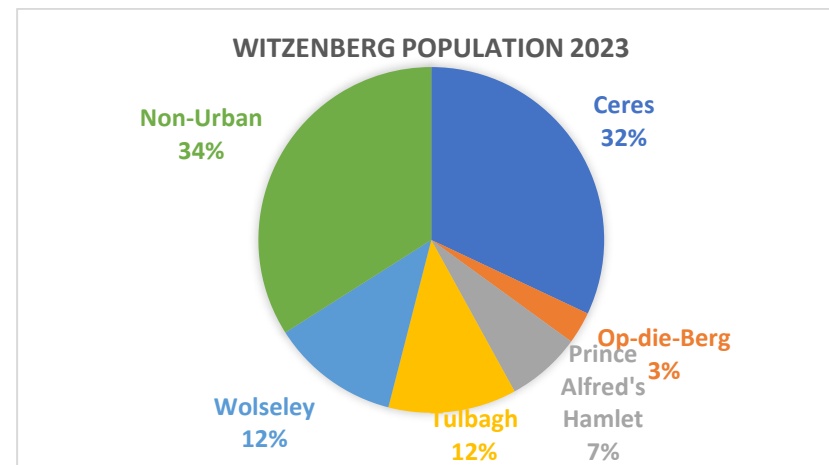
(8 662) was not. Excluding the households included in the 2011 census, 7 348 households should be added to the MYPE 2024 figures. These population figures amended to include influx require confirmation, and were not considered during the writing of the CEF. The presence of foreigners further complicates the population figures and household numbers that require services.

According to the 2023 SEP, Witzenberg had a population of 103 765, of which approximately 34% (around 35 000 people) resided in rural areas. A further 32% (about 33 000 people) lived in the greater Ceres urban area, comprising Bella Vista (12%), eNduli (11%), and Ceres (9%).

Tulbagh accounted for approximately 12% of the population, while the greater Wolseley area, including Pine Valley (7%) and Montana (5%), represented a further 12%. Prince Alfred Hamlet contributed 7% of the municipality's urban population, and Op-Die-Berg contributed to 3% of the municipality's population.

The most significant urbanisation occurred between 2001 and 2021, during which the urban population grew substantially relative to the rural population.

Figure 38: Witzenberg population 2023, per settlement and rural area



7.2.3.2.1.2 According to Proxies (Utility Bills)

Instead of population figures, demand can be used to determine the need for settlement growth. The following table shows the ratio of existing users (the number of water accounts in use) to demand. The demand is made up of the number of:

- informal structures in informal settlements and
- applications on the WM housing database waiting list.

Though the waiting list will include households living in informal settlements, the majority of applicants on the waiting list reside as backyard dwellers and farm dwellers in non-urban areas.

Town	Housing Waiting List	Informal Households	Nr of accounts				
			Water	Sanitation	Electricity Pre-Paid	Electricity Conventional	Refuse
Nduli	4196	1133	1492	1503	2522	10	1491
Ceres			2549	2719	3305	1470	3166
Bella Vista			2579	2599	2328	188	2590
Hamlet	1227	1200	1326	1373	Eskom	Eskom	1365
ODB	873	0	533	479	Eskom	Eskom	522
Tulbagh	998	2926	1819	1864	2061	194	1894
Wolseley	1309	3403	2542	2612	2520	250	2631
TOTALS	8603	8662	12840	13149	12736	2112	13659

Population estimates present the following challenges:

- The StatsSA, MYPE 2024 and SEP(several) differs and impact on future population projections.
- The existing demand is not comparable to the 2023 SEP and MYPE 2024 figures, which are much higher.
- Foreign nationals are not accounted for.

7.2.3.3 Spatial Needs Overview

7.2.3.3.1 Land budget and requirements:

While the MSDF proposals (2020-2030) provided for approximately 461ha of residential land, an additional 316ha of residential land will be required to accommodate the estimated population and household growth by 2035.

Land (Ha)	Proposal: MSDF 2025 incl. MSDF 2020	Over/ (undersupply)
Ceres	95,97	(274)
Op-die-berg	4,11	(32)
Prince Alfred Hamlet	44,1	(39)
Tulbagh	215,32	85
Wolseley	98,0	(56)
Die Bossie	3,58	4
Total Witzenberg	461,08	(313)

An estimated 404 ha of land would be required to accommodate the rural population should further urbanisation occur.

The challenges to provide the land need are as follows:

- Unavailability of land and the subsequent insufficient SDF Land budget to accommodate population growth require a long-term strategy to deal with densification & densities (intensification) and the provision of services.
- Availability of suitable land causes liberal expansion of settlements and has implications for infrastructure provision. In the case of Tulbagh, for example, the services infrastructure (Waste Water Treatment Works, Water Storage & Treatment, Bulk Electricity) needs to double in capacity to provide for future demand.
- Servicing available land is prescribed by National Government policy on incremental housing. For example, the construction of incremental

housing in Phase H, Vredebes and the decanting of Nduli informal settlement with households moving to Phase H. requires an amendment of National Government policy on incremental housing to use funds available for stormwater and electrical infrastructure instead of water, sewerage and roads services already installed.

- Tenure for large numbers of foreigners residing in the Nduli informal settlement hinders the further implementation of the housing pipeline.

7.2.3.3.2 Social Facilities and requirements:

The need for new social facilities can be determined from the estimated population growth for each settlement. The table includes new facilities where social infrastructure backlog exists, for example Op-Die- Berg sport facilities, and excludes schools and upgrading of facilities.

	Cer	BV	Vrbes	Wols	Tulb	ODB	PAH
Creches			X	X	X		X
Primary School			X	X			X
Secondary School			X	X			X
Sports Facilities			X	X	X	X	X
Community Halls			X				
Cemeteries	X	X	X		X	X	X
Parks & Open Spaces			X	X	X		X

Some of these facilities are included in the consolidated list of projects or from financial frameworks (MTREF & CEF). The list of social facilities requirements over 10 years follows, where schools were included. See Annexure 17

Table 51: Extract of list of social facility requirements over 10-years

Social Infrastructure Projects per Settlement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Ceres	R29 372 130	R30 368 252	R19 986 000	R12 000 000	R4 500 000	R4 000 000				
Bella Vista	R455 000	R0	R0							
Health	R425 000	R0	R0							
Ceres - BV Clinic - HT - General maintenance (Alpha)	R425 000	R0	R0							
LED	R30 000									
Installation of solar panels for Gate motors at Skoonvlei Business Hub_BV	R30 000									
Ceres	R26 148 000	R23 509 000	R7 986 000							
Health	R26 148 000	R23 509 000	R7 986 000							
Ceres - Ceres CDC - Enabling work and rehabilitation	R20 597 000	R4 000	R0							
Ceres - Ceres CDC - HT - Enabling work and rehabilitation	R2 040 000	R7 846 000	R0							
Ceres - Ceres CDC - HT - Enabling work for Hospital OPD	R881 000	R1 869 000	R0							
Ceres - Ceres Hospital - Hospital and nurses home repairs and renovation	R2 629 000	R11 856 000	R7 986 000							
Ceres - Ceres Hospital - HT - Hospital and Nurses Home Repairs and Renovation	R0	R1 934 000	R0							
Ceres - Ceres Hospital - New Acute Psychiatric Ward	R1 000	R0	R0							
Sport Grounds & Stadiums										
Lyellstr, Ceres										
Nduli	R2 769 130	R6 859 252			R4 500 000					
Libraries	R2 739 130	R6 859 252								
Nduli Library 1	R1 739 130									
Nduli Library 2	R1 000 000									
Nduli Library 3	R0	R6 859 252								
Swimming Pools	R30 000				R4 500 000					
Nduli repair	R30 000				R4 500 000					
Vredebes			R12 000 000	R12 000 000		R4 000 000				
Sport Grounds & Stadiums			R12 000 000	R12 000 000		R4 000 000				
Vredebes new			R12 000 000	R12 000 000		R4 000 000				
Municipal Wide	R3 017 174	R460 000	R1 000 000	R9 980 000	R4 150 000	R3 170 000	R11 054 000	R3 650 000	R3 750 000	R5 870 000

7.2.3.3.3 Total development yield per settlement and projected household growth

The total development yield (ha) per settlement is:

Proposal per Settlement	Area (Ha)
Ceres	499,83
Bella Vista - Institutional Facility, Mixed Use & Residential	19,09
Ceres CBD - Public Transport Hub	0,33
Nduli - Cemetery Expansion, Community Facility, To Be Formalised & To Be Relocated	27,64
Paddavlei - Commercial Node, Industrial & Residential	33,20
Rooikamp - Authority Use, Industrial & Residential	147,19
Skoonvlei - Industrial	27,41
Uzumaai – Industrial, Mixed Use, Possible Precinct Plan & Residential	96,69
Vredebes - Approved Layout, Industrial & Institutional Facility	148,28
Die Bossie	3,58
Die Bossie - Mixed Use	3,58
Op Die Berg	19,82
Op Die Berg - Cemetery Expansion, Industrial, Mixed Use, Sportsfield Expansion	19,82
Prince Alfred Hamlet	85,59
Extension 3 - Possible Precinct Plan	24,11
Extension 4 - Community Facility & Residential	24,22
Extension 5 - To Be Formalised & To Be Relocated	26,06
Prince Alfred Hamlet - Community Facility, Residential & Sportsfield Expansion	11,20
Tulbagh	342,86
Chris Hani - To Be Relocated	2,36
Delta - Residential	44,01
Die Bult - Commercial Node, Mixed Use & Residential	44,67
Nuwe Helpmekaar – Residential & To Be Formalised	8,80
Tulbagh - Commercial Node, Mixed Use & Residential	243,02
Wolseley	136,11
Montana – Industrial & Residential	47,16
Pine Valley - Cemetery Expansion, Industrial, Open Space, Residential & To Be Formalised	62,10
Wolseley - Mixed Use & Residential	26,85
Grand Total	1 087,79

A summary of the MSDF development yield or residential proposals highlights that 4 722 units or households can be accommodated. This means that the MSDF provides for less than 20% of the estimated households by 2040.

Settlement Areas	2026 to 2040 additional HH	Housing Waiting List	Total Housing Demand 2026 to 2040 + Waiting List	Units Potentially Yielded in 2025 - 2030 SDF	Surplus or Under Supply (SDF Yield minus 2040 total housing demand)
Ceres	6 641	4 196	10 837	1 334	-9 504
Die Bossie	0	0	0	0	0
Op Die Berg	623	873	1 496	0	-1 496
Prince Alfred Hamlet	1 453	1 227	2 680	530	-2 150
Tulbagh	2 283	998	3 281	1 710	-1 571
Wolseley	2 698	1 309	4 007	1 148	-2 859
Non Urban	7 057	0	7 057	0	-7 057
Grand Total	20 755	8 603	29 358	4 722	-24 636

7.2.3.4 Planned Classified Spatial Proposals

7.2.3.4.1 Functional areas at the Municipal-wide Scale

The highest investment priority in the Municipality is Ceres, which includes Bella Vista & Nduli, which is a primary investment node. Investments made in Ceres will have the greatest multiplier effect and impact on the greatest number of people. The town occupies a high order in terms of services, facilities and employment opportunities and has the largest population size and economic growth potential within the municipality.

The primary routes for intergovernmental investment focus are the R46 (Wolseley & Ceres) as a linkage between the West Coast, N1 Worcester and N1 North. The north-south railway line passes through Wolseley and provides a major opportunity for economic development.

7.2.3.4.2 Functional Areas at the Settlement Scale

Wolseley and Tulbagh are identified as secondary economic growth centres. Tulbagh, as a tourism destination due to its historic significance and Wolseley as an industry and agri-industrial hub, due to its location on major road and rail networks.

Prince Alfred's Hamlet and Op-Die-Berg are also secondary settlements. Tulbagh and Prince Alfred's Hamlet are destined to become future consolidation nodes once informal settlement precincts are formalized, whilst Op-die-Berg is a consolidation node. As Infrastructure renewal and maintenance are the focus in consolidation nodes to prevent financial strain on the municipality to supply further services without commensurate economic development.

The following sections set out the proposals for each settlement's future growth, as well as the spatial planning categories for investment planning:

7.2.3.4.3 Spatial categories for investment planning

Spatial categories guide investment planning within Witzenberg. The following section details these investment categories per MSDF development proposal per settlement

Spatial categories include the following areas:

- priority development (PDAs)/ priority investment areas (PIAs).
- upgrading areas (UA)/ restructuring areas; (*Area that will accommodate increased households or increased rights*).
- consolidation/ infill areas (Cons).

- new development.
- long-term development areas (10 - 20 years) (LTA).
- densification areas (Dens)/ intensification areas (IA).

The following section describes the Functional Areas and Spatial Categories that inform Investment Planning within each settlement.

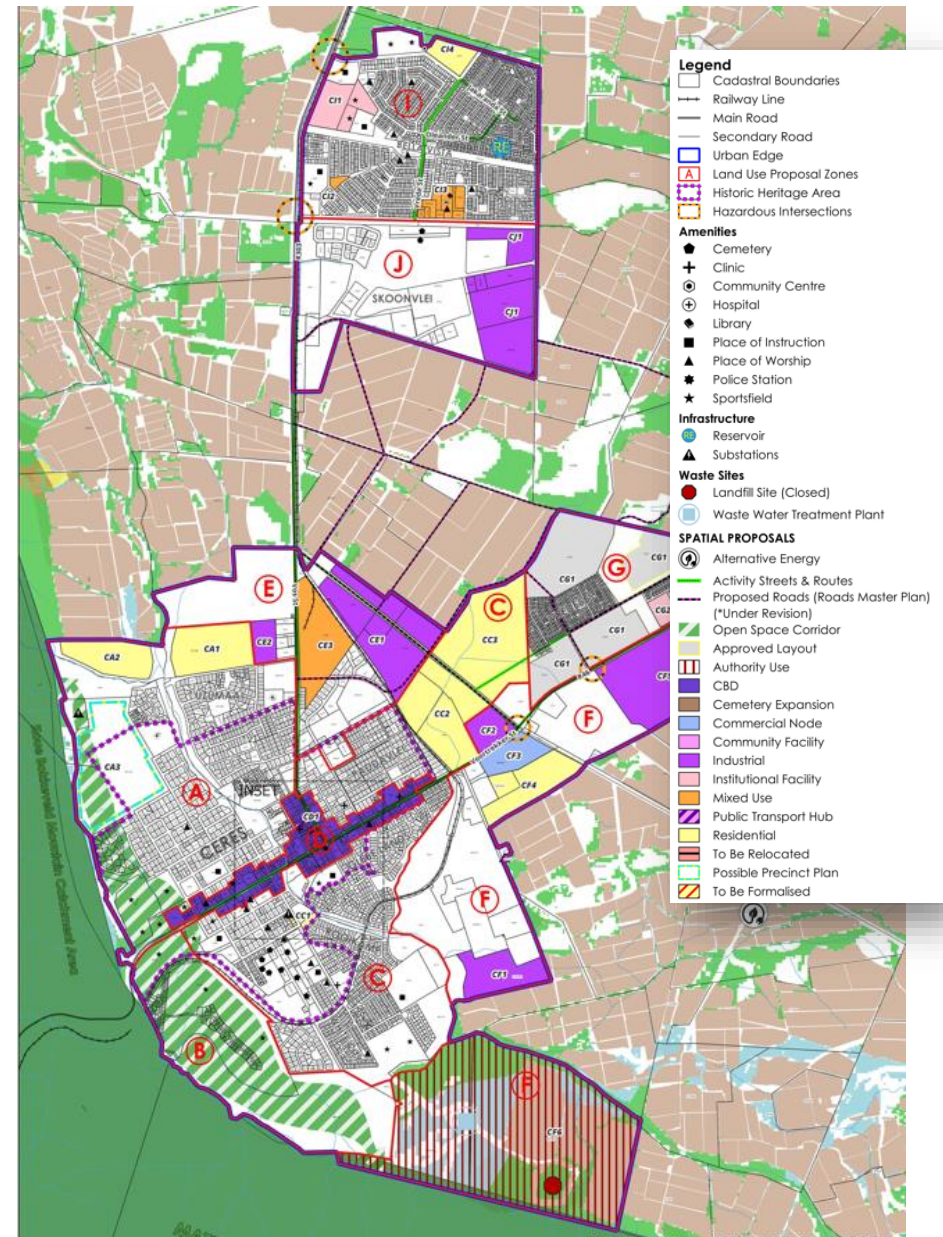
7.2.3.4.3.1 Functional Area 1 - Ceres (including Bella Vista and Nduli)

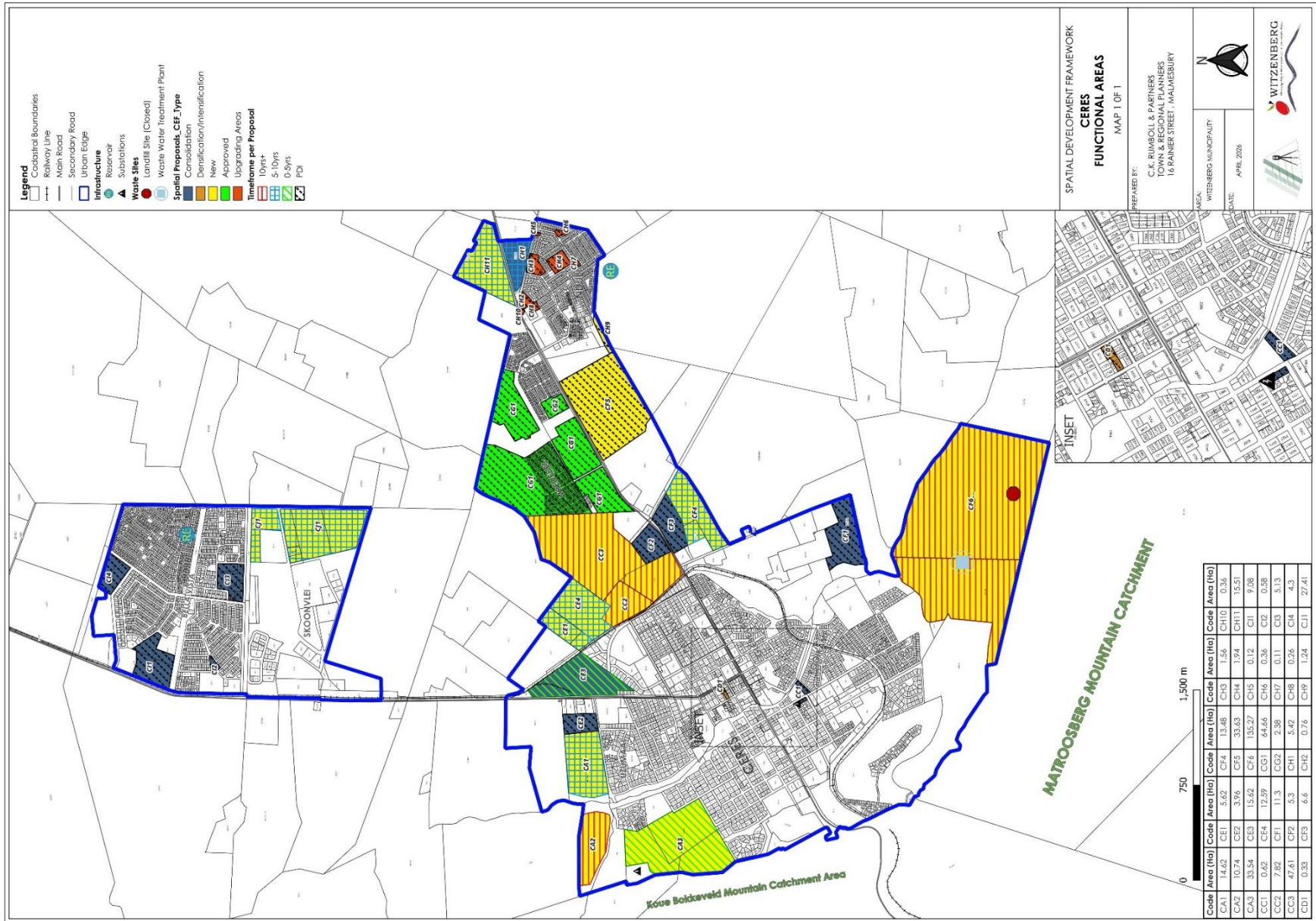
Ceres remains the most significant settlement in Witzenberg Municipality and functions as a centre of governance, administration, higher-order community facilities, commercial and financial services, an agricultural support centre and a significant place of residence. Nduli and Bella Vista primarily function as a residential area with supporting social infrastructure.

The functional area is expected to retain and grow its half share of the urban population in Witzenberg Municipality. This functional area promotes future development – both housing, industrial activity, and associated uses. Whilst a green buffer of low-density residential development, sport and recreational uses introduce the transition between the mountains and the settlement, intensification of the central business district and densification and mixed-use development is encouraged to the east.

The spatial categories provide the framework for investment planning in Ceres:

Map Code	Type	Description
CA1,	New	Residential, low density
CF4	New	Residential, medium density
CC1	Consol	Residential, medium density
CD1	Intensi.	Acquisition of land for a formal taxi rank
CC2, CE1	Long T	Residential, transition, medium
CE4	Long T	Mixed use
CF1,2,5, CC3, CJ1	New/PDI	Industrial expansion
CG1, CG2	New/PDI	Vredebes Housing, high density (Nduli)
CF3	Consol	Commercial node.
CH2,3,4,5,6 & 10	UA/PDI	Formalisation / Relocate informal structures
CH8, CH1	Consol	Social facilities (eNudli)
CI4	Infill	Residential development, medium density
CI1	Consol	Social facilities (eNudli)
CI2, CI3	Infill	Mixed-use, commercial and community facilities





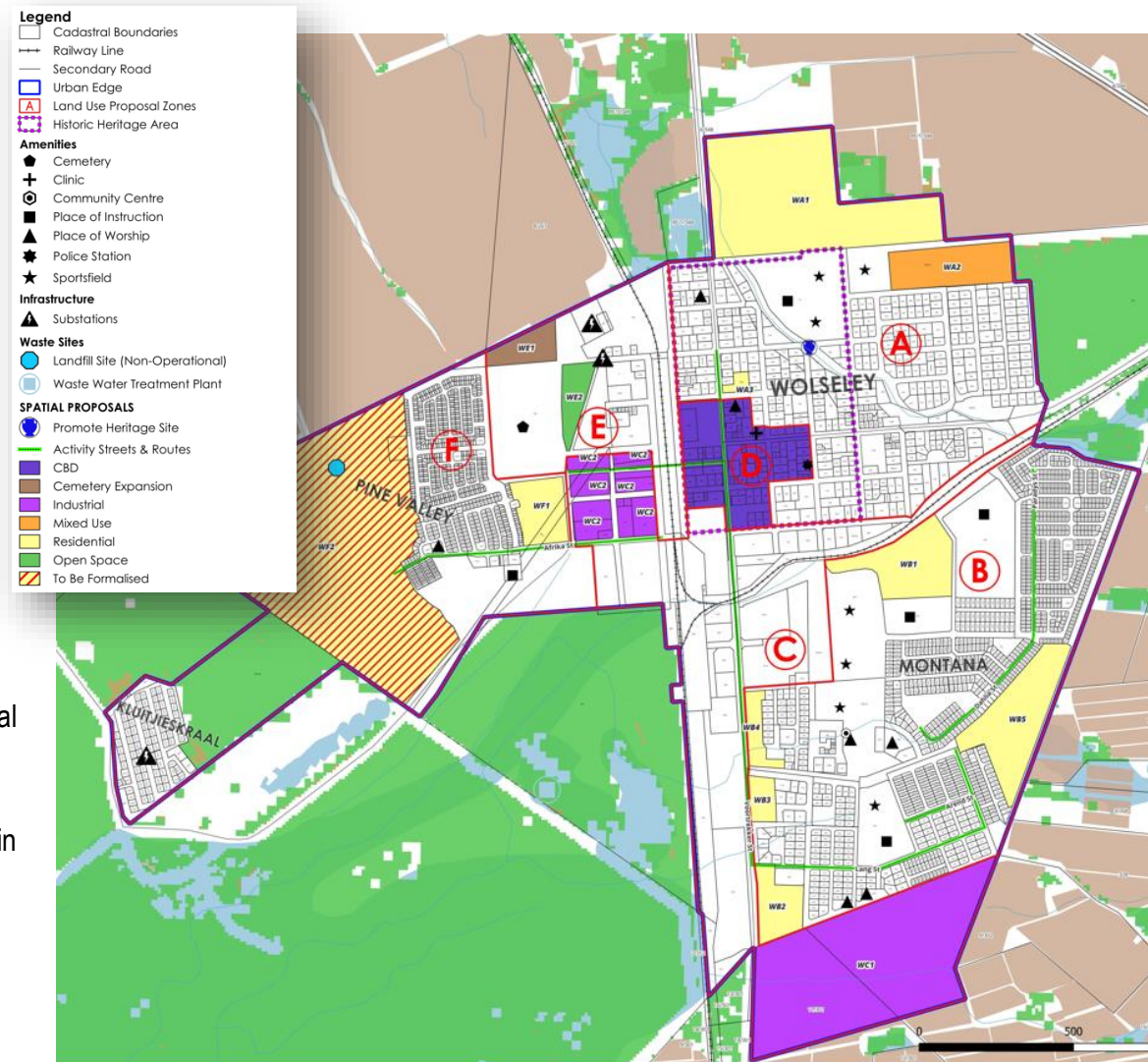
7.2.3.4.3.2 Functional Area 2 - Wolseley

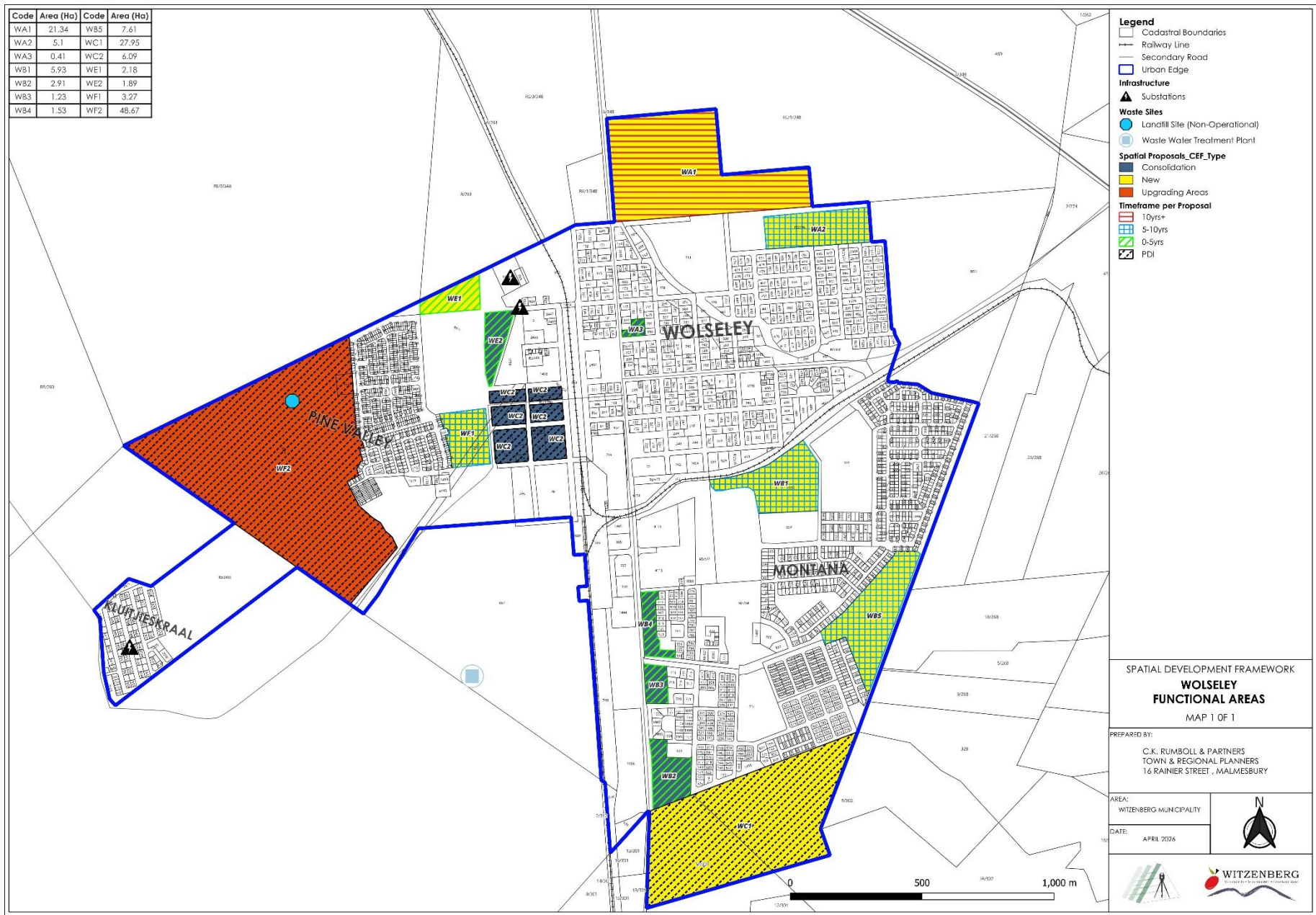
Wolseley remains as a secondary service town in Witzenberg Municipality, an agricultural support centre and significant place of residence for a sizable portion of the urban population. Given a favourable location on key movement routes, Wolseley is well- placed for further industrial/ manufacturing development. While further affordable housing is envisaged towards the west to accommodate known and expected demand, there is a significant opportunity for infill residential and mixed-use development closer to the centre of town.

The settlement is expected to retain and grow its share of half of the urban population in Witzenberg Municipality. This functional area welcomes future development including housing, industrial activity, and associated uses. Ongoing settlement upgrading to address informal settlements is a priority.

The spatial categories provide the framework for investment planning in Wolseley:

Map Code	Type	Description
WA1,3	New	Residential, low-density, new, infill
WA2	Consol	Sports field expansion
WB1,2,3,4,5	LT	Residential, medium density, Infill
WF1	UA, PD1	Residential, high-density
WE1	New	Cemetery expansion
WC2	PD1	Industrial development
WF2	UA, PD1	Relocation and/or upgrading of informal settlements/structures





7.2.3.4.3.3 Functional Area 3 - Tulbagh

Tulbagh is a secondary service town in Witzenberg Municipality, an agricultural support centre and significant place of residence for a sizable portion of the urban population. The town also contains a very significant historic precinct and is a centre for tourism. Over the past years, the Municipality's focus has been on infill housing and informal settlement upgrade, with associated social facilities located in the centre of town.

A high-priority intervention and upgrading of an informal settlement area is located on the northern bank of the Klipriver tributary flowing eastwards. Projects associated with the Housing Pipeline are directed in an easterly direction. As a first step, the municipality has to secure the land on which eastern precinct is proposed.

It is not foreseen that the Waverenskroon development to the north and some of the development to the south-west will commence within the 10-year planning period.

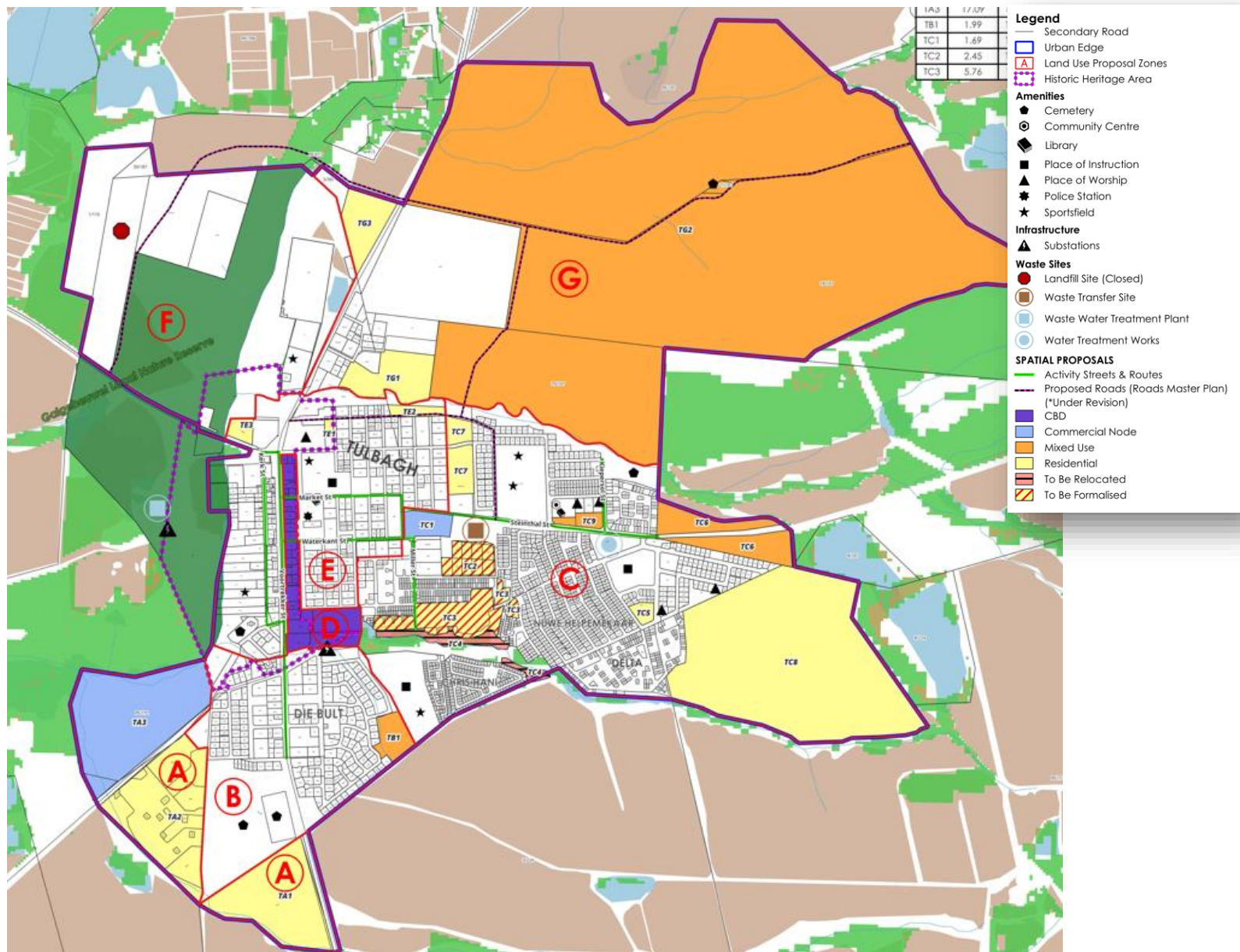
As a result of the development of Waverenskroon, the south-western residential precincts, and the eastern subsidized housing precinct, a concerted effort to protect and reinforce Tulbagh's well-established historic core and tourism character remains a priority.

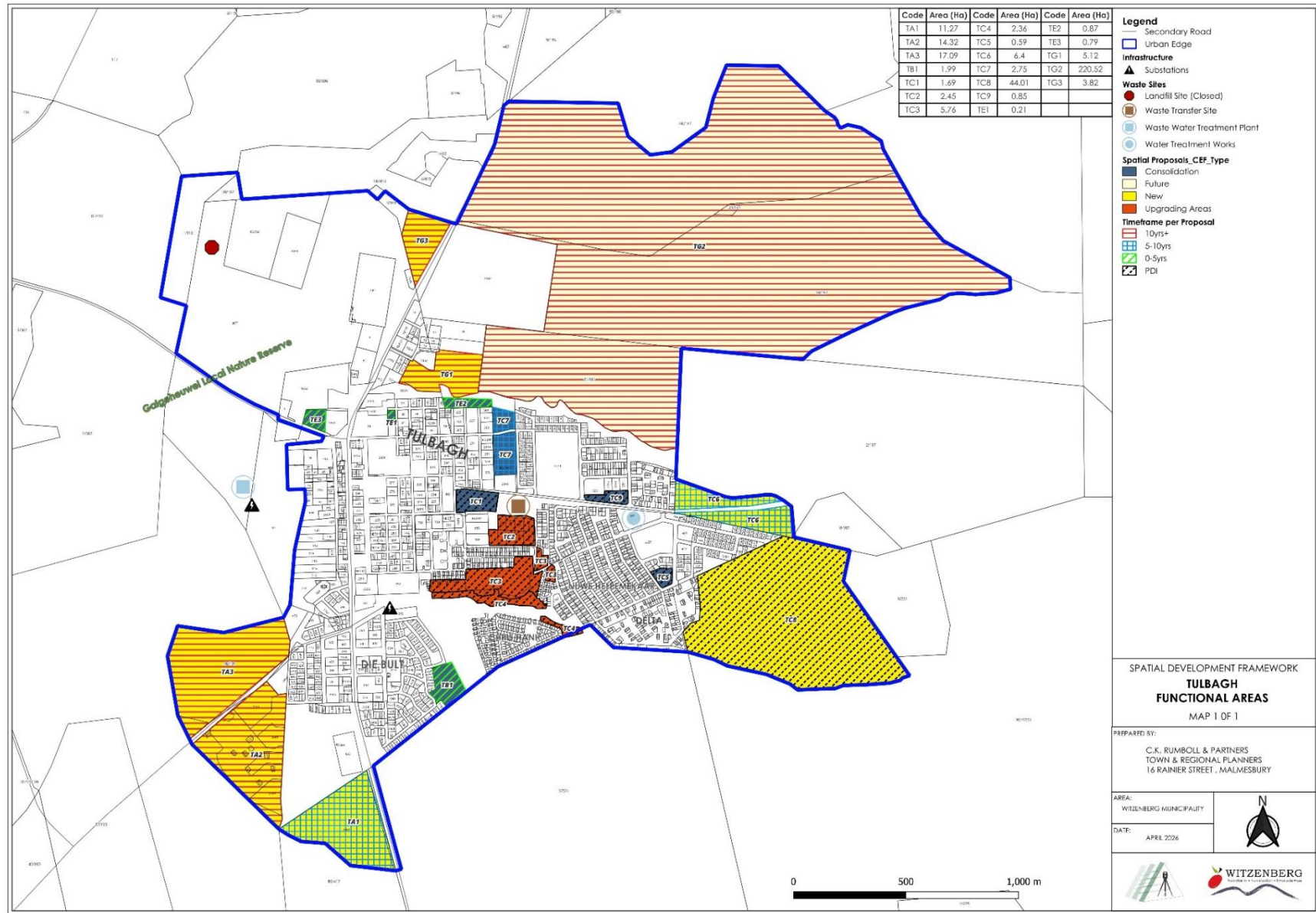
Identified strategic infill and mixed-use sites, together with designated community land uses and business-zoned areas, provide opportunities for appropriate densification. Intensification should be encouraged strategically along activity routes, while within the historic settlement centre, *Witzenberg Spatial Development Framework 2026-2031*

development should be carefully managed to strengthen the tourism function and preserve the area's unique heritage character.

The spatial categories provide the framework for investment planning in Tulbagh:

Map Code	Type	Description
TA1,2 TG1,3 TE1,2,3	New Infill Infill	Residential, low density, infill, new
TC5,7	Infill	Residential, medium density, infill
TB1, TC6 & TC9	Infil, new	Mixed-use, incl. residential, social/institutional facilities.
TA3	New	Commercial development
TC1,2,3	UA, PDA	Upgrade of informal settlement
TC4	UA, PDI	Relocation of informal structures
TC8	New	Residential, high-density, new
TC1	Consol, PDI	Commercial development
TG2	LT	Mixed-use



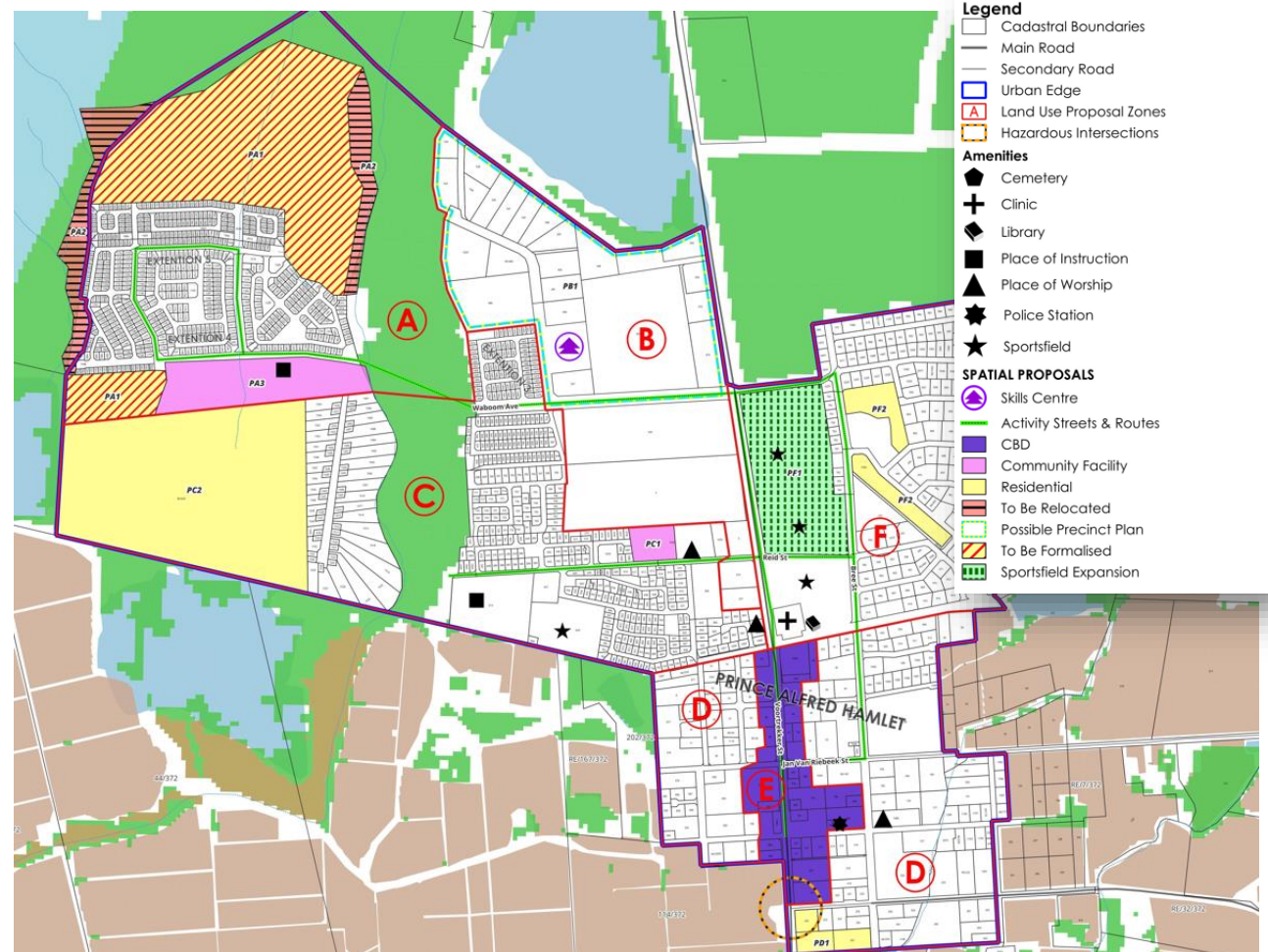


7.2.3.4.3.4 Functional Area 4 - Prince Alfred's Hamlet

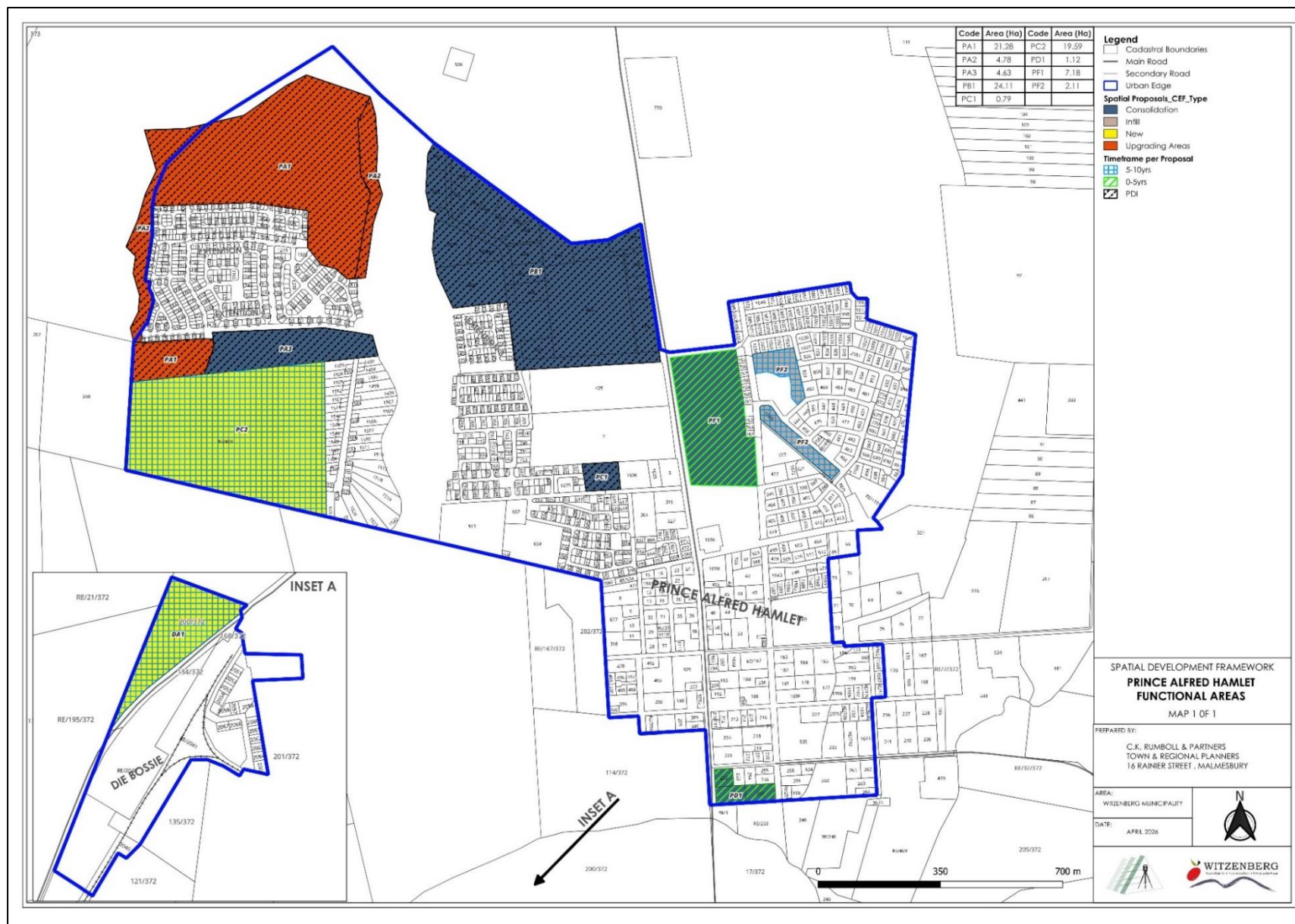
Prince Alfred's Hamlet is a secondary service town in Witzenberg Municipality, an agricultural support centre and significant place of residence for a sizable portion of the urban population. Situated in an area of intensive agriculture and valuable natural vegetation (particularly the commonage), the town is regarded as having limited potential for growth and job creation.

As a result of the need to accommodate a residential precinct for agri-worker housing and ongoing settlement upgrading to address informal settlement, this functional area will focus on retaining its existing settlement form while protecting and enhancing its highly significant historic precinct, which serves as an important tourism destination. In addition, strategic infill development, selective central business district intensification, and appropriately scaled community land uses will support the retention of its distinctive hamlet character.

The spatial categories provide the framework for investment planning in Prince Alfred's Hamlet:



Map Code	Type	Description
PF2	Infill	Residential, low density
PA3	Consol	Community facilities
PA1	UA, PDI	Upgrading of the informal settlement
PA2	UA, PDI	Relocation of informal structures
PC1	Consol	Community facilities
PF1	Consol	Sportsfields expansion



7.2.3.4.3.5 Functional Area 5 - Op-Die-Berg

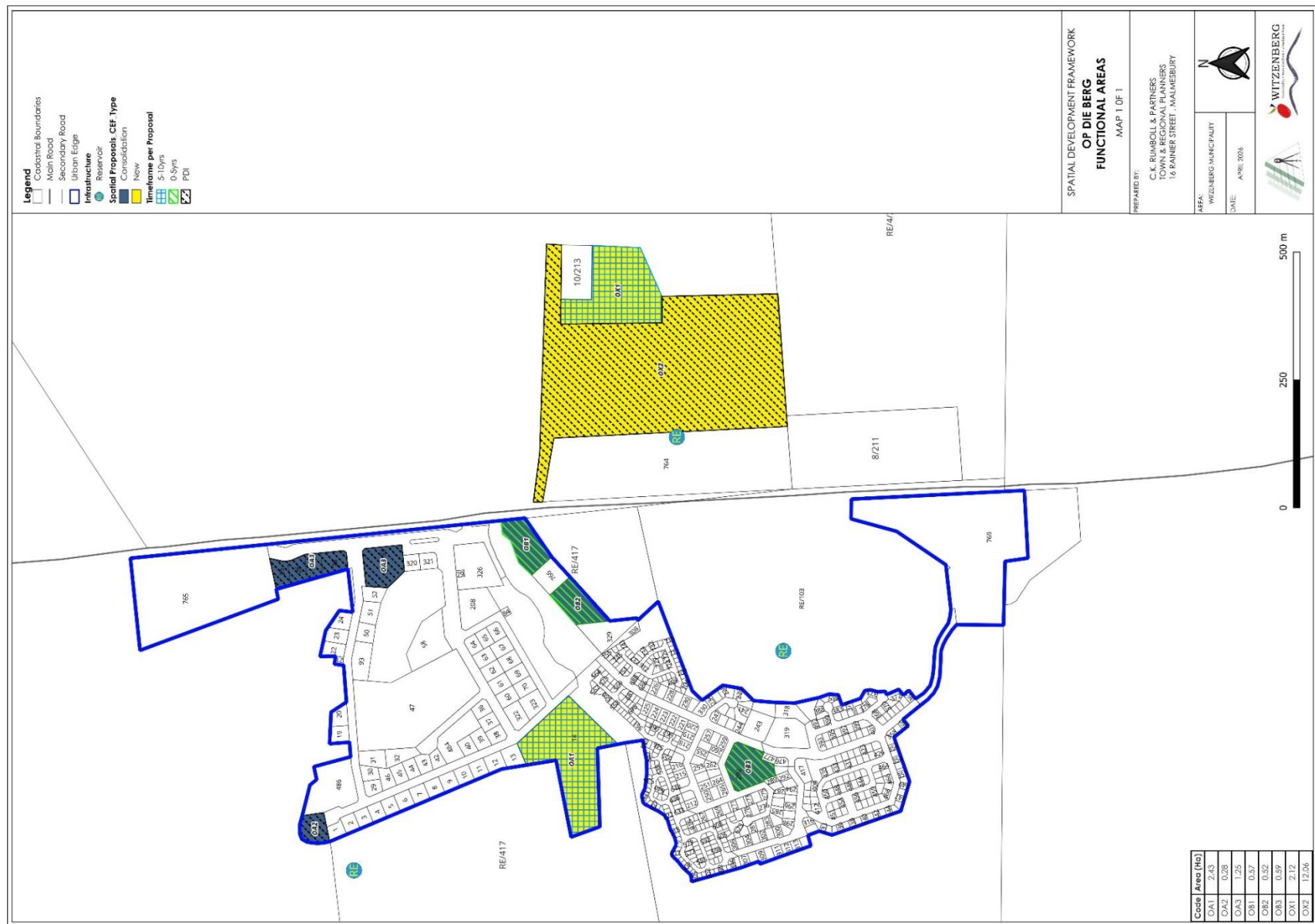
Op-Die-Berg is a small settlement with limited facilities surrounded by an agricultural community. The settlement is not envisaged to accommodate significant growth. This functional area will focus on retaining a compact settlement form, supporting ongoing settlement upgrading to address informal settlement, and maintaining a strong historic and tourism character through sensitive infill development.

In addition to the identified strategic infill and mixed-use human settlement sites, the areas zoned for business, general residential, and community land uses allow for densification through mechanisms such as additional dwellings and should be encouraged strategically along activity routes and in settlement centres.

The spatial categories provide the framework for investment planning in Op-die-Berg:

Map Code	Type	Description
OA1, OB3, OB2 and OB1	Infill	Mixed-use, including residential, commercial, and community uses.
OA3	Consol	Industrial Development
OA2	Consol	Sports field expansion
OX1	New	Cemetery expansion





7.2.3.4.4 Priority Investment Areas (PIAs)

PIAs or Priority Development Areas, within the Witzenberg Municipal area, having the highest development priority are earmarked for municipal investments as generally significant or “catalytic” investments to upgrade urban space, improve urban functionality or reinforce existing urban assets are required.

7.2.3.4.4.1 Priority investment area at the municipal-wide scale

Ceres is a priority investment area at the municipal-wide scale as the settlement is regarded as:

- An investment priority within the regional context;
- Having economic growth potential within the region;
- Occupies a high order in terms of the services, facilities and employment opportunities;
- Has the largest population and the greatest social need.

Investments made in Ceres will impact on the greatest number of people and have the greatest multiplier effect.

- Ceres Industrial Areas (CE1, CF1, CF2, CF5) subsidised and single residential areas (CF4, CC2, CA1), CBD.

7.2.3.4.4.2 Priority investment area at the settlement scale

Tulbagh and Wolseley are priority investment areas at the settlement scale as both settlements have the potential to become municipal-wide investment priority areas:

	Tulbagh	Wolseley
Principal transport & activity corridors;	R46	Located on the R46, R42, R303
CBD,	Restore the core to enhance tourism. Create a neighbourhood core amid the precinct where the most people live.	Intensify core to enhance business agglomeration. Create a new core amid the precinct where the most people live.
Secondary nodes and priority public transport-oriented development nodes connected by the corridors;	Tulbagh Weg (south) Drostdy (north) Little Berg Valley (north) Steinthal	Kluitjiekraal Romans Rivier Botha Kelder Waveren
Restructuring zone, which seeks to reinforce the centre.	CBD & proposed business node east of CBD	CBD and infill development

These settlements must get the basics right as well as adding value through new investment to facilitate social inclusion, attract economic activity and private sector & household investment.

The basics include:

- Subsidised residential areas (TC3, TC4, TC8) and residential development (TG 1 & TG3).
- Subsidised residential areas (TC1, 2, 3, 4 & TC8) and residential areas (TC5,6,7 & 9, TB1)
- In Wolseley, there is scope for residential, commercial, and industrial growth whilst in Tulbagh industrial growth is replaced with tourism (Commercial and Tourism destination area (TA3), CBD & Tourism Zone including water erven)

These development areas and the priority nodes within Tulbagh and Wolseley (including Ceres), should specifically be the focus of municipal investment incentives, including expedited land-use development procedures and/or relaxation of development controls, such as parking requirements. This should be done in a way that creates a public realm and streetscape that enhances the integrity of the Witzenberg and Cape Winelands identity and attractiveness and must be kept intact.

Investments made in Tulbagh will impact on the greatest number of people and have the greatest multiplier effect.

Tulbagh Weg is earmarked for an Industrial, transport & freight Node, facilitating R64 and R303/N1 connections, and is entirely dependent on private funding.

The Witzenberg Municipality is dedicated to maintaining, strengthening and intensifying CBDs of Wittenberg's settlements as their primary economic activity centres. Incentives for private investment in the upgrading and redevelopment of the CBD's buildings, in line with the historic character of the settlements, will be supported and promoted. Key spatial actions related to the CBD are to:

- Continue to resist the trend of "dispersed" business development in the CBD, specifically the spread of business development into surrounding residential areas as in Wolseley and in Tulbagh with a neighbourhood CBD node in the eastern precinct;
- Retain office activities in the CBD;
- Support residential densification along key CBD routes;
- Implement public space upgrades to ensure a vibrant, integrated, and safe pedestrian environment;
- Promote high-quality urban design to reduce crime and improve the overall appeal of the CBD and confidence for private sector investment.

7.2.3.4.3 Specific Priority Development areas at the settlement scale

- Ceres, Upgrading informal areas, (CH2, 3, 4, 5, 6 & 10), subsidised (CG1, CG2), Industrial Expansion (CF1,2 & 5, CC3, CJ1).
- Wolseley, Industrial Areas (WC1 & 2) Upgrading informal areas (WF2), subsidised (WB 1, 2, 3, 4 & 5) and CBD.

- Tulbagh, Upgrading of informal areas (TC1, 2, 3 & 4), Commercial development (TC1).
- Prince Alfred's Hamlet, community facility precinct (PA3, PC1), Upgrading informal areas (PA1) & removal of informal area (PA2). Lack of land for small-scale agriculture.

7.2.3.4.4 *Upgrading Areas at the municipal-wide scale*

Tulbagh is an upgrading area at the municipal-wide scale as it has:

- Have considerable populations, services and some job opportunities, but they are not seen as primary service centres at the municipal scale and beyond;
- are a major rural settlement that play a role in the agricultural and tourism economy of the region, but also have pressing social needs;
- Further significant expansion of Tulbagh is not advised.

Tulbagh is identified as being upgrading areas at the municipal scale.

7.2.3.4.5 Upgrading Areas at the settlement scale

Prince Alfred Hamlet is an upgrading area at the settlement scale and its informal settlement is the primary focus together with its agri-worker precinct. These areas require upgrading and improvement/ development to bring them to an acceptable standard of performance as residential precincts.

Prince Alfred's Hamlet has been identified as an upgraded area at the settlement scale. Tulbagh follows suit.

Upgrading areas do not have the same levels of service as established urban areas or suburban areas of the municipality, and hence the levels of service in these areas need to be upgraded, in line with what is affordable to the municipality and commensurate with what the residents of the area can afford to sustainably pay for rates or service charges. Ceres, Wolseley and Tulbagh have upgrading areas.

7.2.3.4.6 Consolidation areas at the municipal-wide scale

Op-die-Berg is a consolidation area at the settlement scale having acceptable levels of service in line with its function and the desired spatial strategy of the municipality. Here, the focus is to ensure the provision and maintenance of services so that the areas may perform well within their current functions with no further expansion or growth of these areas, as far as possible, to maintain these levels of service, with routine maintenance and asset care.

7.2.3.4.6.1 Consolidation areas at the settlement scale include:

Consolidation areas were identified at the settlement level. Any growth in these settlement areas will depend on private sector investment.

Consolidation areas are also areas that are infill areas; these areas can be accommodated within the capacity of existing services and can connect thereto without creating a need for bulk service infrastructure.

7.2.3.4.7 Long-term (speculative) development area:

At the settlement scale, Waverenskroon in Tulbagh and Tulbagh Weg Industrial precinct are speculative, long-term development areas driven by *private investment*. Speculative development may occur only in 10 to 20 years (i.e., after 2030) and allows for engineering infrastructure planning to be responsive to this intent and be undertaken timeously to accommodate the long-term services plan for the municipality.

7.2.3.4.8 Densification encouragement areas:

Densification areas are intended to accommodate increased gross dwelling unit densities and improve urban efficiency. As a result, infrastructure services may need to be upgraded or expanded to support the additional development.

Densification encouragement areas are generally well-established residential areas that are extremely low density (with erf sizes ranging from

500 to 2000m² - translating to a net dwelling unit density of between 5 to 20 dwelling units per hectare) that could accommodate densification in the form of subdivisions to accommodate one or two additional houses, as well as accommodating 'granny flats'. The intention here is to double the density of the neighbourhood over the long term and to allow the infrastructure systems to be utilised more effectively. This densification should not drastically alter the nature or feel of these neighbourhoods. It should be noted that the current zoning scheme bylaw already provides for second dwellings as a consent use. Densification encouragement areas include all the single residential areas and activity streets in all settlements.

All central business districts in Witzenberg are designated intensification areas where the efficient use of space and urban vibrancy are prioritised. As a result, infrastructure services may need to be upgraded to accommodate increased activity and development.

The following table provides a summary of the investment classes per settlement:

Settlement	CERES	TULBAGH	WOLSELEY	PRINCE ALFRED'S HAMLET	OP DIE BERG
Hierarchy	Regional	Municipal	Municipal	Settlement	Settlement
Growth Hierarchy	Primary Growth Centre	Secondary Growth Centre	Secondary Growth Centre	Secondary Growth Centre	Rural Settlement
New & Priority Investment Area (PIA) ¹⁴	Industrial CF1,2,5, CC3 , CJ1	Commercial / Tourism TA3	Retirement Village WA1, Low Density Residential WA3	Residential, Low Density, PF2	
	Medium Residential CF4, Low Density Residential CA1	TA1, 2 Residential	Industrial (WC2)		
Upgrading Area & PIAs	Nduli Incremental CH2, 3, 4, 5, 6, & 7, Mooiblom Relocation CH10	Incremental & Subsidized TC8	Incremental WF2, Relocation WF2	Incremental PA1, Relocate informal structures PA2	
	Vredebes Residential Subsidized & School CG1 & CG2	Incremental TC1,2 & 3 , Relocation TC4			
Consolidation Area	Residential CC1, CI4 Social Facilities, CH1, CH8, CI1, CI2	Commercial, TC1 TG1,3, TE1,2,3, TC5,6,7,9 TB1, Residential Low Density	Medium Density Residential, Infill, WB1,2, 3, 4 & 5	Community Facilities, PA3, PC1, PF1	Mixed Use, OA1, OB2 & 3
Long-term development Area (10 - 20 year)	Residential CC2, CE1, Mixed Use CE4, CI3 Mixed Use.		Cemetery Expansion		Cemetery Expansion OX1
	Regional Cemetery				
Densification Area		Large plot character		Large plot character	Large plot character
Intensification Area	CBD	CBD	CBD	CBD	
	Activity Streets	Activity Streets	Activity Streets	Activity Streets	Activity Streets
	Taxi Rank CD1			Relocate small farmers PA2	

¹⁴ Priority Investment Areas (PIAs) are printed in blue.

7.2.4 Phase 2b: Land Yield and Infrastructure Demand

7.2.4.1 Purpose of CEF Phase 2b

The purpose of this phase is to determine:

- to determine the infrastructure investment requirements over 10 years (informed by both the population growth and land requirements);
- to determine the bulk infrastructure demand per service type (water, sanitation, roads, stormwater, solid waste and electricity) over 10 years.

Deliverables:

- *A reconciled municipal project portfolio comparing infrastructure investment derived from the land yields, and the engineering master plans. Annexure 16A.*
- *Infrastructure investment (and cost of infrastructure) per infrastructure type (for the 10 years). Annexure 16B.*
- *All infrastructure requirements mapped*

7.2.4.2 Municipal Service Infrastructure Demand

7.2.4.2.1 Planned Infrastructure (Master Plans)

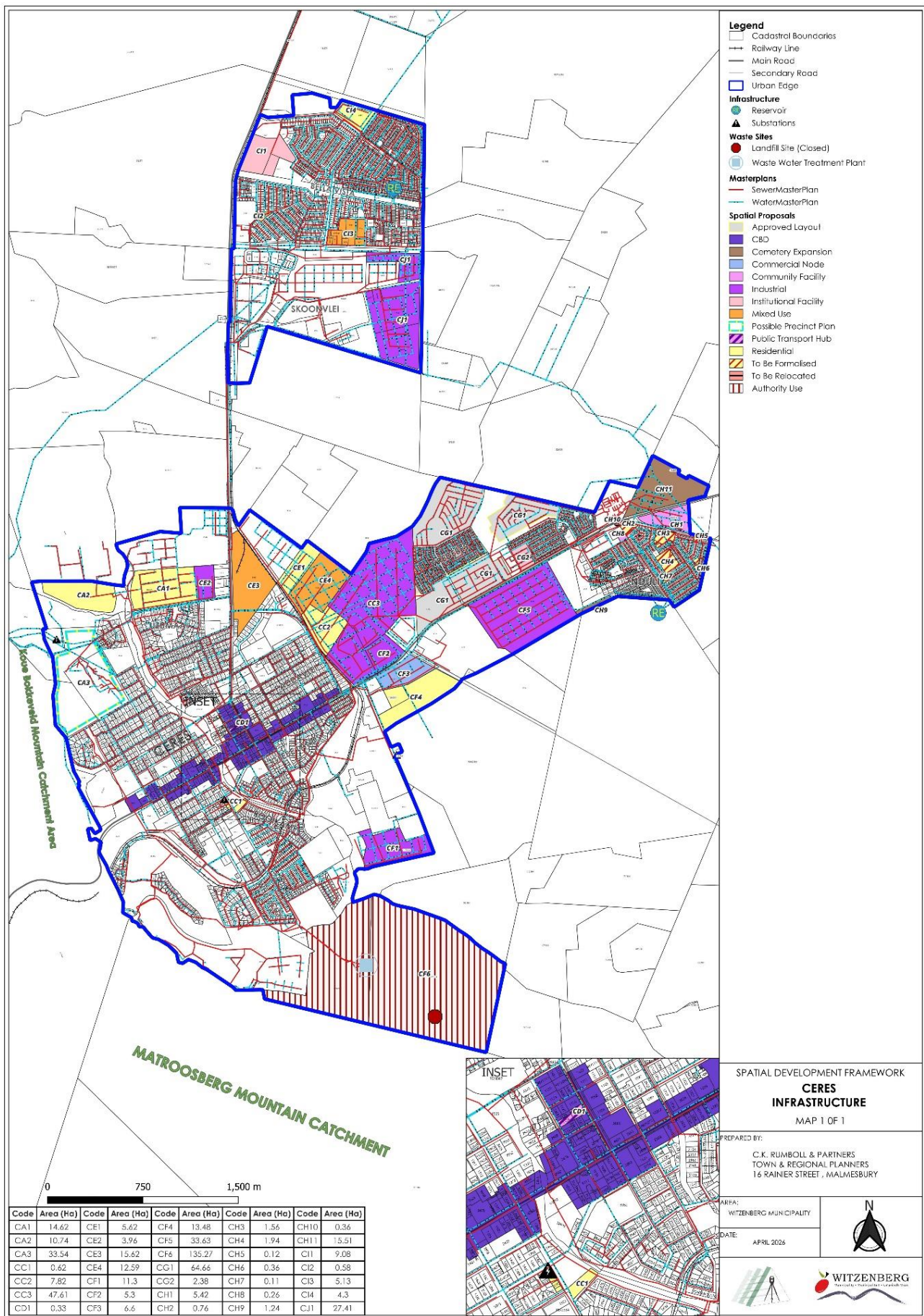
The following maps illustrate existing services and services planned for in the Master Plans according to the 2020 MSDF proposals. The 2025 MSDF

proposals were added to the maps to highlight the service infrastructure gaps. The identified gaps are addressed in the section following.

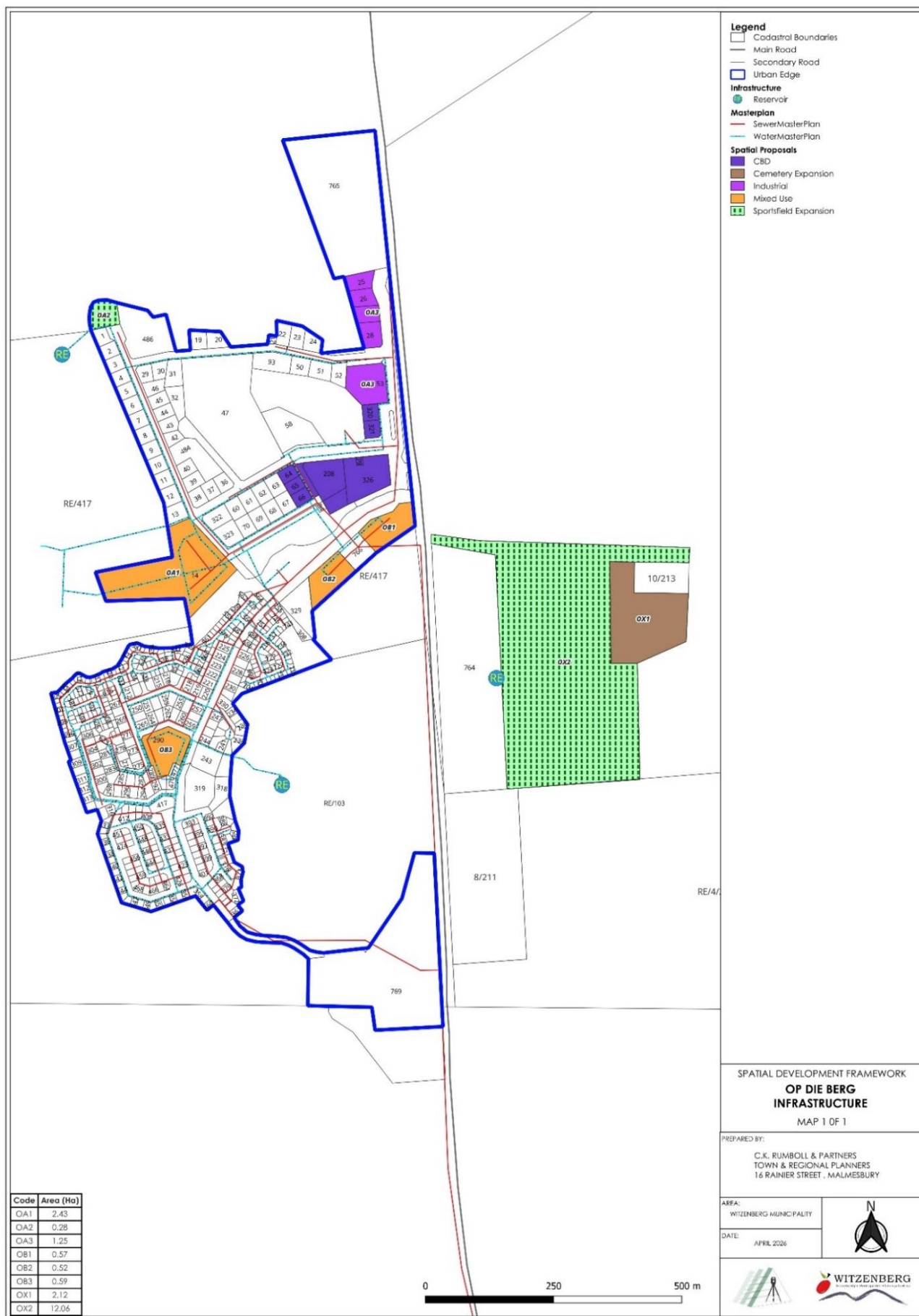
These maps:

- determine the infrastructure investment requirements over 10 years, informed by population growth and land requirements limited to the MSDF proposals;
- illustrate the bulk infrastructure demand per two service types i.e., water and sanitation over 10 years and beyond. The service types roads, stormwater, solid waste and electricity are not mapped.
- The population growth limited to the MSDF proposals approach is driven by the lack of reliable population estimates. This approach allows growth to be absorbed by densification proposals

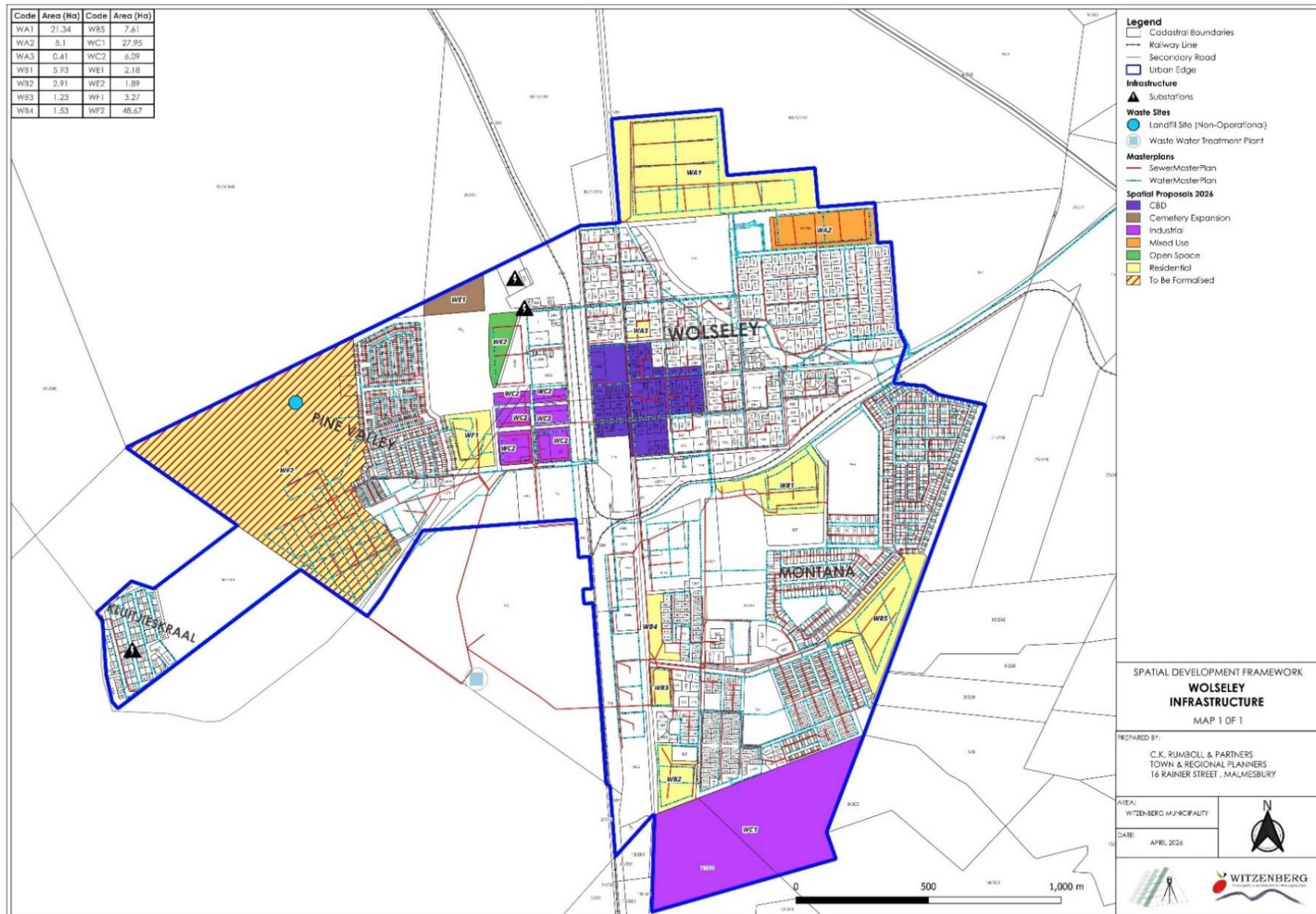
Map 24: Ceres, Services Infrastructure as per Master Plans



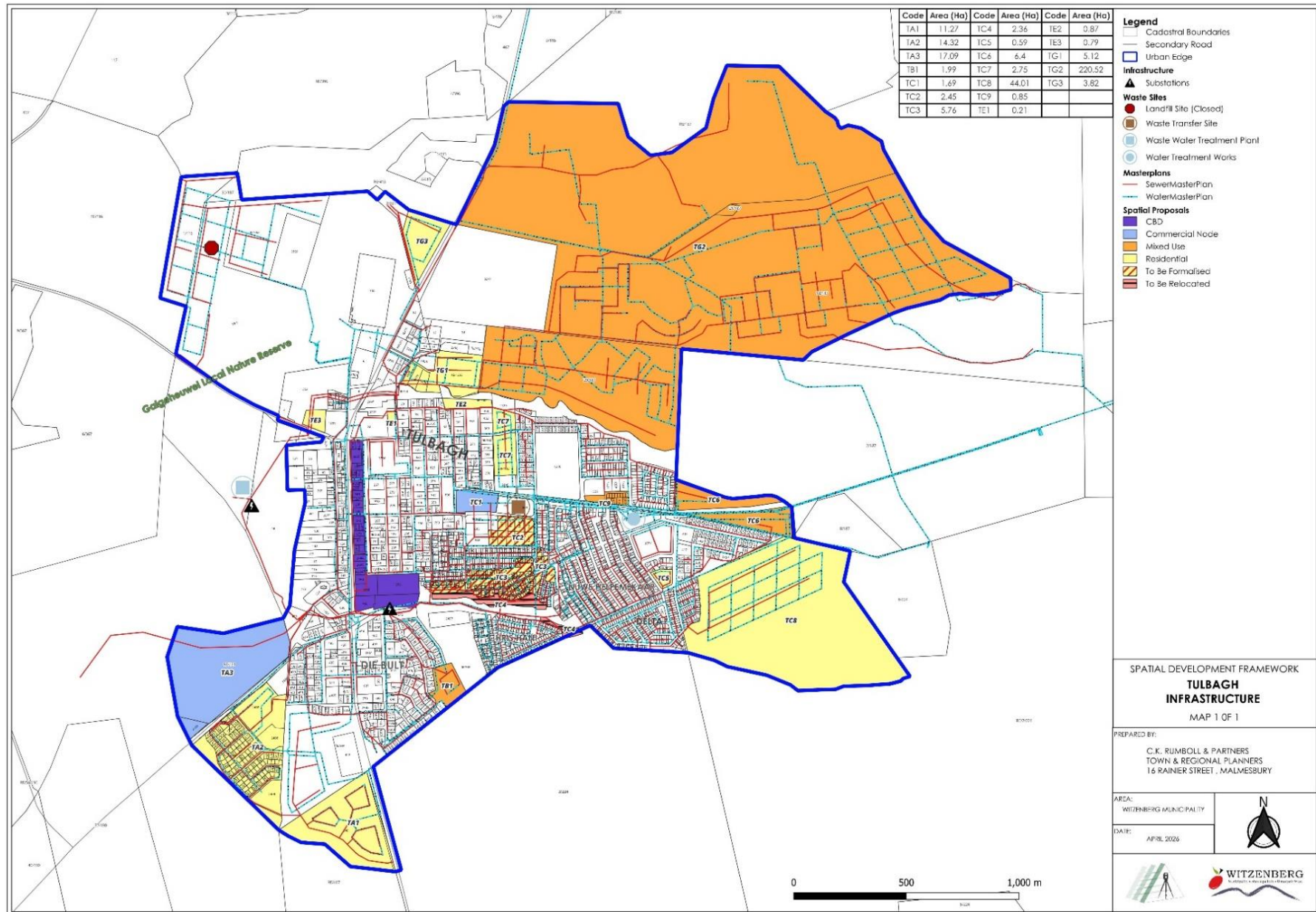
Map 25: Op-die-Berg, Services Infrastructure as per Master Plans



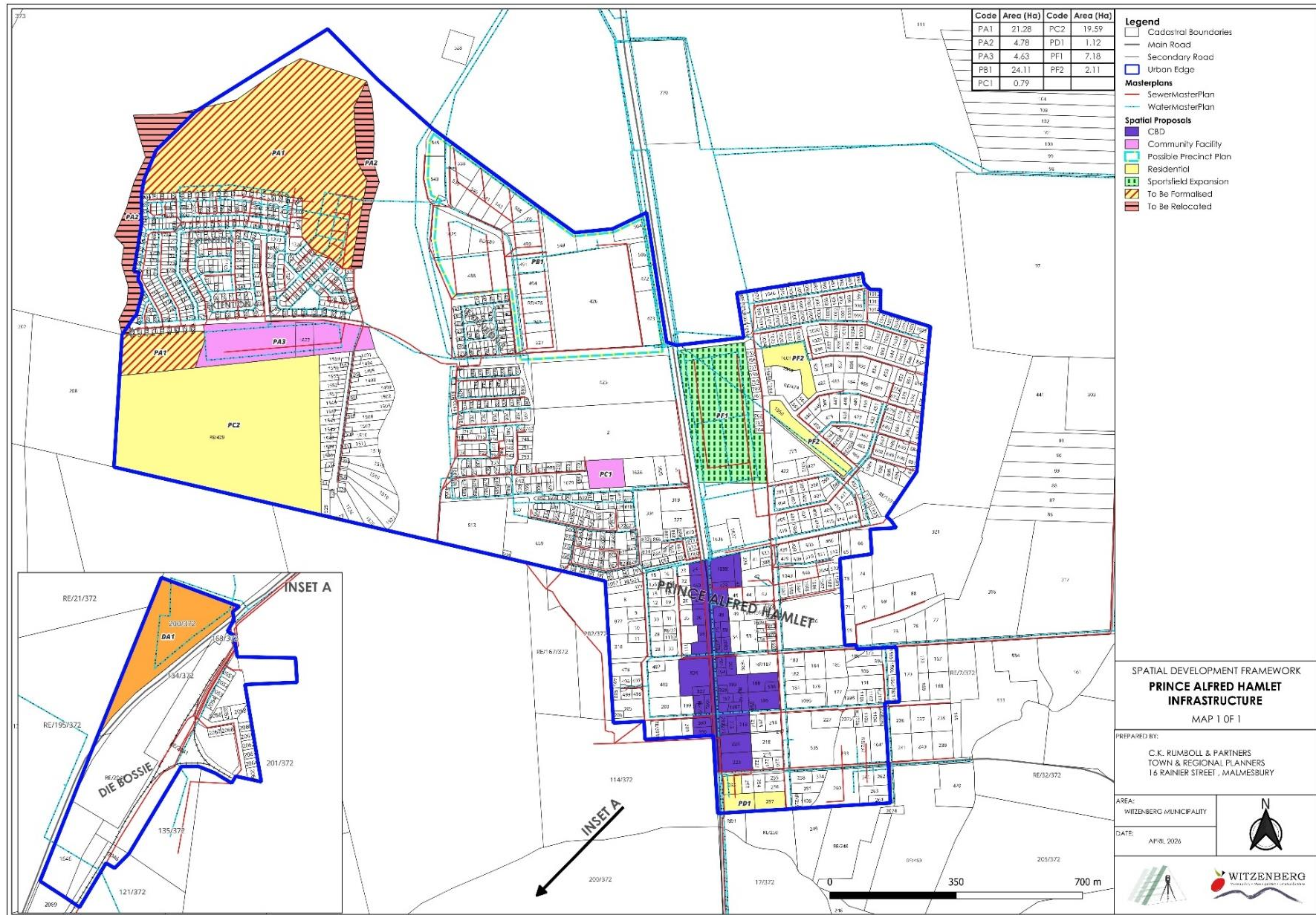
Map 26: Wolseley, Services Infrastructure as per Master Plans



Map 27: Tulbagh, Services Infrastructure as per Master Plans



Map 28: Prince Alfred's Hamlet, Services Infrastructure as per Master Plans



7.2.4.2.2 Services Infrastructure for Priority Investment Areas

Priority Investment Areas (PIAs) in Ceres, Prince Alfred Hamlet, Wolseley, and Tulbagh address part of the identified service infrastructure demand gaps. As these developments are expected to generate significant future infrastructure demand and associated costs for municipal services—including water, sanitation, roads, stormwater, solid waste, and electricity—detailed planning information for each site and functional area is provided below.

7.2.4.2.2.1 Tulbagh (TC8) (Remainder of Portion 7 of the Farm Zagte Valley No. 224)

The informal settlement has expanded onto the remaining undeveloped land within the settlement, leaving no suitable public land available.



The settlement has encroached on a housing project initiated in 2012, where disputes over beneficiary allocations led to illegal occupation and project delays. The area is now overcrowded and under-served, resulting in frequent infrastructure failures and sewer spills.

The proposed solution is to acquire private land to the south-east of Tulbagh, within the urban edge. The proposed 44 ha development (27 ha plus an additional 17 ha) could accommodate approximately 1,630 serviced sites, together with the required social facilities and services. Significant upgrades to bulk infrastructure, including pump stations, water and wastewater treatment works, will be required. Relocating a portion of the informal settlement to this site would enable the completion of the existing housing project.

7.2.4.2.2.2 Wolseley (WF2) (Remainder Erf 1)

The Zakhele informal settlement, located west of Wolseley in Pine Valley, has expanded through illegal occupation, with approximately 3,403 structures established on municipal land, including part of a rehabilitated landfill site. A significant portion of occupiers are deemed to be non-South Africans who would not qualify as beneficiaries of a serviced site project. Given the scale of the settlement, the development of fully serviced sites within the 10-year planning horizon is unlikely; however, the provision of bulk infrastructure remains a priority.



An in-situ upgrade approach, including de-canting, basic access roads, stormwater management, high-mast lighting, and communal water and sanitation facilities, is considered the most feasible intervention. Approximately 70 communal facilities are required to meet service standards. Additional earthworks will be needed to contain and discourage further expansion. Relocating a portion of the settlement to this site would enable the completion of the existing housing project.

7.2.4.3 Prince Alfred's Hamlet (PA1 & PA2) (Remainder Erf 1)

Illegal occupation of municipal commonage north-west of Prince Alfred's Hamlet has resulted in approximately 1,013 informal structures adjacent to housing Phases 4, 5 and 6. The site falls within a critical biodiversity area

and floodplain, with portions also occupied by small-scale farmers requiring formalisation.

A significant portion of occupiers are deemed to be non-South Africans who would not qualify as beneficiaries of a serviced site project. Given the environmental constraints, peripheral location and beneficiaries, the development of serviced sites is not considered feasible within the 10-year planning horizon. An in-situ upgrade, including de-canting, communal water and sanitation facilities, access roads, stormwater infrastructure and high-mast lighting, is the most feasible short- to medium-term intervention.

To achieve the general norm of 50 households per toilet, at least 20 communal water and sanitation facilities need to be placed throughout the area to ensure access within 200m. Basic access roads and stormwater infrastructure must be constructed, and high-mast lighting must be installed. Further earthworks are required on the edge of the development to prevent and discourage further expansion.

7.2.4.4 Ceres, Nduli (various portions (CH2 - CH7) of informal settlements)

The Nduli informal settlement comprises four areas:

Area Name	Nr of structures	Nr of sites to develop	Erf Number
A. Mooiblom	85	33	5645
B. Eluxolweni	319	47	7348
C. Mnandi	575	88	5809
D. Zibonele	95	15	7486 & 7491 (POS)

Mooibloom and Eluxolweni have been prioritised for relocation to the 529 serviced sites in Phase H of the adjacent Vredebes housing development. Following relocation, these areas will be redeveloped for qualifying beneficiaries. Project implementation is currently delayed due to uncertainty regarding incremental housing policy in Phase H. The existing sewer network is also operating beyond capacity, resulting in recurring sewer overflows.

7.2.4.5 Ceres Skoonvlei Industrial Erven (Remainder of Erf 2622)

As a designated Agri Hub under the national Agri-Park Programme, the project has received funding from the Department of Rural Development and Land Reform. While investment in fruit packaging and cold storage facilities has attracted major commercial enterprises, opportunities for emerging businesses have remained limited.

To address this, Council initiated the development of affordable industrial land and an economic hub with container-based business units for small enterprises. Phase 2 includes the development of nine industrial erven (1,700–8,500 m²), with six subsidised erven allocated to qualifying previously disadvantaged entrepreneurs and three sold at market value to support infrastructure costs.

7.2.4.6 Costs of Infrastructure not Planned for (from phase 2b)

The development cost of these Priority Development Areas follows:

Functional Area: Tulbagh				
PIA	Project	Breakdown		Est Cost
Erven 187/2 & 224/7	Serviced sites	1 630 x R 55 000	2030/31	R 90m
	Toilets (incl. extended network)	1 630 x R 22 000	2030/31	R 36m
	Internal Bus Routes		2029/30	R 7, 5m
	Connector & upgrade Steinthal Rd		2029/30	R 40m
	Bulk sewer network & pump station upgrades		2025/26-2028/29	R 4,5m
	Wastewater Treatment Works Upgrade		2025/26 - 2028/29	R9 8m
	Bulk water network		2028/29	R 3, 5m
	Water Treatment Works Upgrade		2028/29	R 2, 5m
	Electrical network	100 x R13 000	2030/31	R13m
	Internal streetlights		2030/31	R 3,2m
	Streetlights Steinthal Road		2030/31	R 0.5
	TOTAL (estimated)(Exclude land sale)			R 180m

Functional Area: Wolseley				
PIA	Project	Breakdown		Est Cost
Remainder Erf 1	Communal toilets & water points	50 x R 22 000	2025/26, 2028/29	R 1,1m
	Water & sewer network		2026/27-2028/29	R 12m
	Basic roads & stormwater		2025/26 -2027/28	R 5,5m
	High mast lighting			R2,8m
	Earthworks			R1,5m
	TOTAL (estimated)			R 19,9m

Functional Area: Prince Alfred's Hamlet				
PIA	Project	Breakdown		Est Cost
Remainder Erf 1	Communal toilets & water points	10 x R 22 000	2025/26- 2028/29	R 0,3m
	Water & sewer network		2032/33- 2033/34	R 1,2m
	Basic roads & stormwater		2025/26	R 1,5m
	High mast lighting			R 1,8m
	Earthworks			R 1, 5m
TOTAL (estimated)				R 6,3m

Functional Area: Ceres (Including Bella Vista & Nduli)				
PIA	Project	Breakdown		Est Cost
Mooibloom, Eluxolweni	Serviced sites	80 x R 55 000	2025/26 -2026/27	R 4,4m
	Top Structures	80 x R 125 000	Future	R 10m
	Electrical network	80 x R 13 000	2025/26 -2028/29	R 1m
	Internal streetlights		Future	R 0,5m
	Sewer network upgrade		2024/25	R 25 m
SUB TOTAL (estimated)				R 40,9m
Ceres, Skoonvlei Industrial Area	Upgrading of Bankstr & portion of Meulstr		2029/30 -2032/33	R 16,4m
	Water & Sewer network/connections		2031/32	R 2,1m
	Electrical network & Streetlights		2025/26	R 5.6m
SUB TOTAL (estimated)				R 24,1m
TOTAL (estimated)				R 65 m

The service infrastructure demand and associated costs identified for the Priority Investment Areas, combined with those in the services infrastructure Master Plans for each settlement, account for the majority of the projected demand. The difference between the MSDF proposals and these quantified demand estimates reflects the remaining infrastructure demand.

7.2.4.6.1 Service Infrastructure Gaps and Costs

The gaps (land yield from MSDF proposals without infrastructure plans) identified, after considering the Masterplans and detail costing for the PIA, are as follows:

	Gaps	Type	Extent (ha)
Ceres	CF4	Residential	13,48
	CF6	Services Infrastructure	135,27
	CA3	Dennebos Future Development	33,54
	CE3	Mixed use	15,62
Wolseley	WC1	Industrial	27,95
Tulbagh	TA3	Business	17,09
PAH	PC2	Agri-Village	19,59
OdB	None		

The detailed costs to upgrade informal settlements in Wolseley (WF2), Tulbagh (TC8) and Prince Alfred Hamlet (PA1) were included in the compilation of the CEP and therefore excluded in the list above.

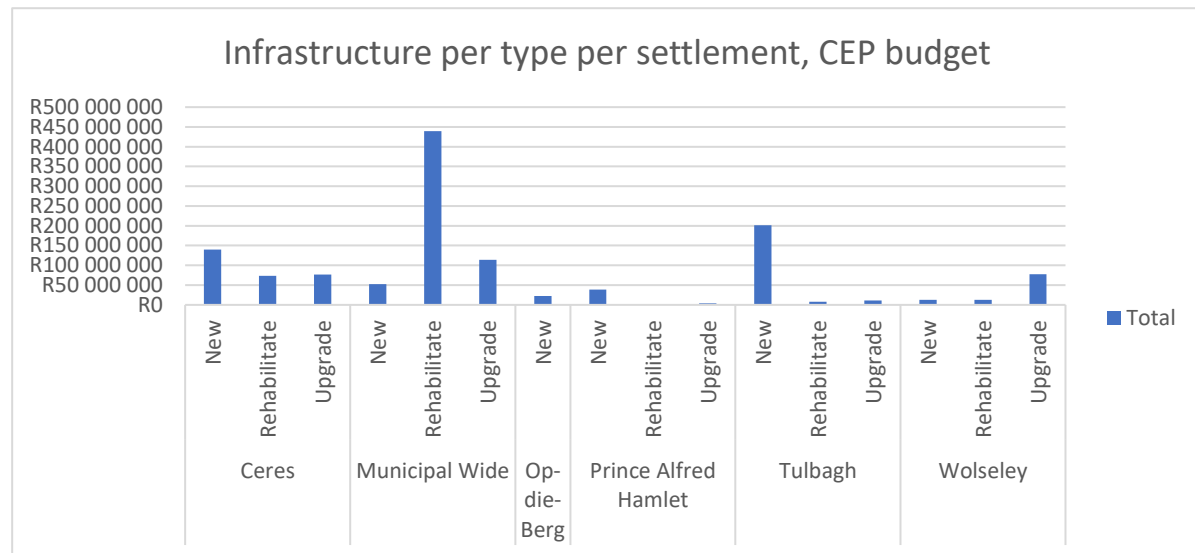
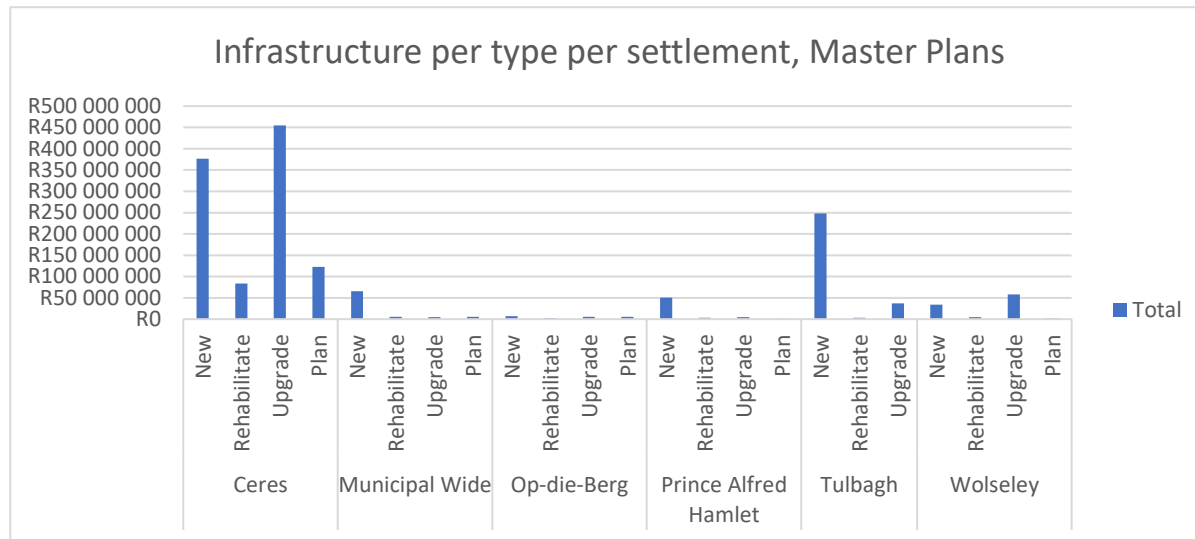
7.2.4.7 Reconciled Municipal Capital Project Portfolio

Project Type per Settlement	Sum of Total Project Value Budgeted	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Ceres	R290 484 652	R66 108 800	R35 456 430	R52 150 350	R16 053 914	R10 800 000	R15 000 000	R10 100 000	R3 000 000		R2 500 000
Bella Vista	R51 340 354	R4 730 000	R1 250 787	R18 759 567		R3 000 000	R8 000 000	R10 100 000	R3 000 000		R2 500 000
New	R51 340 354	R4 730 000	R1 250 787	R18 759 567		R3 000 000	R8 000 000	R10 100 000	R3 000 000		R2 500 000
Nduli	R71 617 009	R15 230 800	R10 696 643	R4 020 870	R4 053 914	R4 500 000					
New	R55 918 384	R10 432 175	R10 696 643	R4 020 870	R566 957						
Rehabilitate	R4 530 000	R30 000				R4 500 000					
Upgrade	R11 168 625	R4 768 625			R3 486 957						
Vredebes	R32 734 863			R12 000 000	R12 000 000		R4 000 000				
New	R32 734 863			R12 000 000	R12 000 000		R4 000 000				
Ceres	R134 792 425	R46 148 000	R23 509 000	R17 369 913	R0	R3 300 000	R3 000 000				
Rehabilitate	R69 275 913	R30 266 000	R21 640 000	R17 369 913	R0						
Upgrade	R65 516 512	R15 882 000	R1 869 000	R0	R3 300 000	R3 000 000					
Municipal Wide	R605 674 996	R201 915 185	R75 046 116	R87 679 869	R33 580 000	R21 550 000	R26 743 129	R40 078 131	R18 690 000	R19 650 000	R44 100 000
Municipal Wide	R605 674 996	R201 915 185	R75 046 116	R87 679 869	R33 580 000	R21 550 000	R26 743 129	R40 078 131	R18 690 000	R19 650 000	R44 100 000
New	R52 338 861	R1 735 000	R934 600	R3 015 956	R15 930 000	R4 050 000	R540 000	R10 429 000	R340 000	R1 700 000	R300 000
Rehabilitate	R439 611 266	R185 599 750	R71 511 516	R77 250 000	R13 700 000	R12 000 000	R12 700 000	R11 750 000	R12 800 000	R12 600 000	R14 800 000
Upgrade	R113 724 869	R14 580 435	R2 600 000	R7 413 913	R3 950 000	R5 500 000	R13 503 129	R17 899 131	R5 550 000	R5 350 000	R29 000 000
Op-die-Berg	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
Op-die-Berg	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
New	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
Prince Alfred Hamlet	R44 900 000	R6 300 000		R4 600 000	R4 000 000				R15 000 000	R15 000 000	
Kliprug	R8 600 000			R4 600 000	R4 000 000						
New	R2 500 000			R2 500 000							
Rehabilitate	R2 100 000			R2 100 000							
Upgrade	R4 000 000				R4 000 000						
Prince Alfred Hamlet	R36 300 000	R6 300 000							R15 000 000	R15 000 000	
New	R36 300 000	R6 300 000							R15 000 000	R15 000 000	
Tulbagh	R220 624 674	R12 709 987	R20 153 662	R4 373 277	R24 276 957	R20 000 000	R127 000 000				
Tulbagh	R219 624 674	R11 709 987	R20 153 662	R4 373 277	R24 276 957	R20 000 000	R127 000 000				
New	R201 156 168	R6 708 437	R12 160 619	R1 373 277	R24 276 957	R20 000 000	R127 000 000				
Rehabilitate	R8 166 956		R7 993 043	R0	R0						
Upgrade	R10 301 550	R5 001 550		R3 000 000							
Chris Hani	R1 000 000	R1 000 000	R0	R0							
Upgrade	R1 000 000	R1 000 000	R0	R0							
Wolseley	R102 676 573	R7 203 007	R13 920 000	R26 954 112	R10 695 652	R2 500 000					
Tierhokskloof	R27 945 773	R1 423 503									
Upgrade	R27 945 773	R1 423 503									
Wolseley	R29 189 062	R5 779 504	R13 400 000	R8 171 504	R0						
New	R12 500 000		R12 500 000								
Rehabilitate	R11 822 601	R1 000 000	R900 000	R8 171 504	R0						
Upgrade	R4 866 461	R4 779 504									
Montana	R520 000		R520 000								
Rehabilitate	R520 000		R520 000								
Pine Valley	R45 021 738			R18 782 608	R10 695 652	R2 500 000					
Upgrade	R45 021 738			R18 782 608	R10 695 652	R2 500 000					
Grand Total	R1 286 841 564	R294 236 979	R144 576 208	R178 257 608	R91 106 523	R54 850 000	R180 243 129	R53 478 131	R36 690 000	R34 650 000	R46 600 000

The table summarises the 10-year bulk infrastructure demand for water, sanitation, roads, stormwater, solid waste, and electricity. Based on the Capital Expenditure Programme Budget for the Consolidated List of Projects priorities, the total investment requirement exceeds R1.2 billion, incorporating master planned services infrastructure, Priority Investment Areas (PIAs), and identified infrastructure gaps.

These investment requirements are based on projected population growth and land needs associated with the MSDF proposals. Given the lack of reliable population estimates, growth has been constrained to the MSDF proposals, with additional demand to be accommodated through densification.

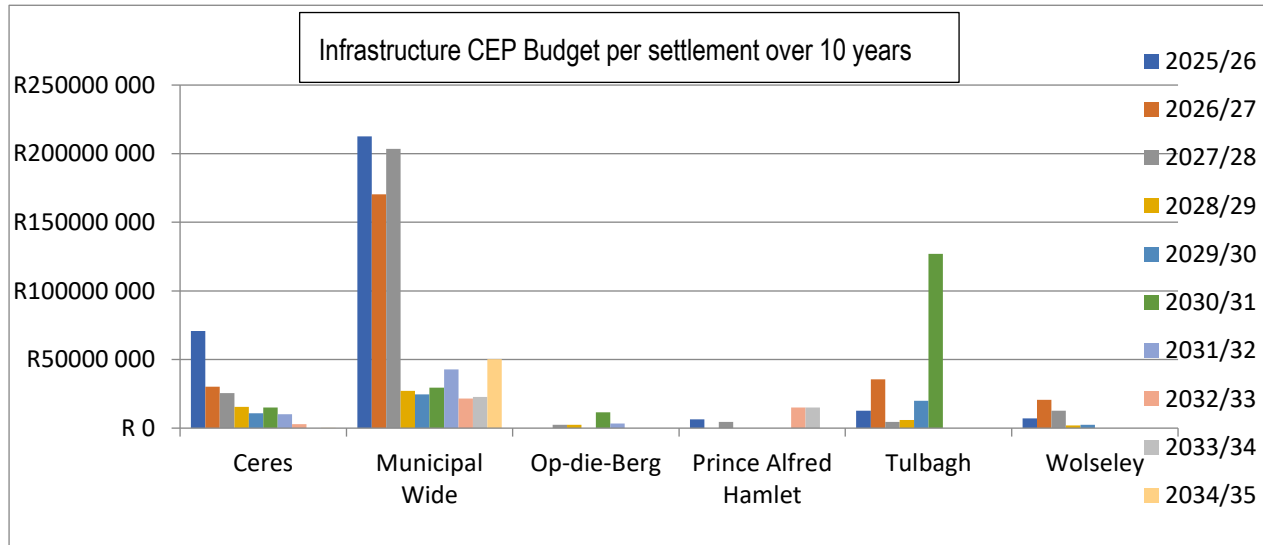
The master planned infrastructure budget vs CEP budget allocation per infrastructure type per settlement graphs reflect some priorities may have been implemented or shifted, and that minimal maintenance expenditure caused the municipal-wide expenditure to increase significantly.



The table below reconciles the master plan investment and municipal capital project portfolio:

Settlement	Infrastructure Investment from 10-Year CEP	Infrastructure Investment from Master Plans
Ceres	R290 484 652	R1 036 902 282
Municipal Wide	R605 674 996	R80 809 500
Op-die-Berg	R22 480 669	R19 604 244
Prince Alfred Hamlet	R44 900 000	R58 447 000
Tulbagh	R220 624 674	R288 474 618
Wolseley	R102 676 573	R97 854 880
Total	R1 286 841 564	R1 582 092 524

The graph illustrates the infrastructure investment requirements per functional area over 10 years.



7.2.4.8 Investment Strategy for Prioritization

The previous section outlined the estimated development costs of prioritised vacant land parcels within the municipality and established a 10-year development pipeline. Consequently, several development proposals identified are not anticipated to be implemented within these 10 years.

The prioritisation of vacant land parcel development was guided by the extent to which proposed developments would:

- Improve access to basic services.
- Address health and social well-being risks, thereby improving living conditions.
- Improve environmental conditions resulting from inadequate engineering services.
- Stimulate and strengthen the local economy.

Given the municipality's emphasis on economic growth and job creation, economic development initiatives are prioritised in the short and medium term, yet dependent on several factors, including:

- attractiveness to secure private investment and land ownership,
- relative ease to obtain statutory authorisations (environmental and land-use), zoning status;
- funding and establishment of bulk infrastructure and services, either privately or grant funded (MIG and INEP).

- WM uses a prioritization "tool" applying broad criteria and projects are prioritised accordingly. The criteria selected for the prioritisation of vacant land parcel development are specific sub-categories of the broad criteria and are contextually related to Witzenberg. Hence, these criteria informed the investment strategy.

As the implementation of the proposed prioritized projects is determined by provincial and national approval of implementation plans and budgets, the priorities may change. The prioritized projects for the 2025 CEF are:

- 2026/27: Ceres, Skoonvlei;
- 2025/26; 2027/28: Prince Alfred's Hamlet;
- 2025/26; 2026/27; 2027/28, 2028/29: Ceres, Nduli, Bella Vista, Skoonvlei;
- 2026/27; 2027/28: Wolseley, Pine Valley;
- 2026/27; 2029/30; 2030/31: Tulbagh.

Funds are dedicated, and cannot be used across infrastructure types. For example, servicing available land is prescribed by National Government policy on incremental housing. For example, the construction of incremental housing in Phase H, Vredebes and the decanting of Nduli informal settlement with households moving to Phase H. requires an amendment of National Government policy on incremental housing to use funds available for stormwater and electrical infrastructure instead of water, sewerage and roads services already installed.

There has been significant growth in informal settlements since 2019. Other factors, such as Eskom's inability to upgrade the electrical bulk supply infrastructure, have significantly influenced the proposed strategies.

The unavailability of land and subsequent insufficient SDF Land budget to accommodate population growth require a long-term strategy to deal with the rapid growth of informal settlements. The 2025 MSDF focussed on infill development particularly in Wolseley, Tulbagh and Prince Alfred's Hamlet. For the long-term densification, densities (intensification) and the provision of services should be the focus to deal with the unavailability of land.

Land (Ha)	Proposals: MSDF 2025 incl. MSDF 2020	Supply: Over/ (Under)
Ceres	95,97	(274)
Op-die-berg	4,11	(32)
Prince Alfred Hamlet	44,1	(39)
Tulbagh	215,32	85
Wolseley	98,0	(56)
Die Bossie	3,58	4
Total Witzenberg	461,08	(313)

Urbanisation of non-urban residents requires 404 ha of land.

To develop effective strategies, the population statistics and verification of non-South Africans, require confirmation: It was estimated that nearly 5 348 households and 22 043 people migrated to Witzenberg, settling in Ceres, Tulbagh, Wolseley and Prince Alfred's Hamlet. Over the 20-year planning period, should these figures be considered, 10 637 households and 31 911

people should be added to the MYPE 2024 estimates of 30 105 households and 256 044 people: A 12% increase in population and a 35% increase in households.

Protecting and growing the broader economy is core to spatial planning. As agriculture and tourism are the drivers of the Witzenberg economy, infrastructure, water quality and settlement character (living surroundings) are key.

The Witzenberg 2025 SDF and CEF strategy is:

- first, address critical infrastructure needs;
- second, formalise informal settlements through relocation, incremental development, and upgrading; and
- third, implement a densification and intensification strategy.
- In parallel with and equal to the second and third strategies will be, growing the regional economy.

The first and second priorities should be accommodated within the five-year cycle of the 2025 MSDF. The third priority, which is dependent on private-sector investment, is expected to become the focus during the next MSDF review in five years.

7.3 Part B: Define an affordable funding envelope

7.3.1 Purpose of CEF Phase 3

The purpose of this Phase is to:

- Forecast municipal revenues and operating expenses over 10 years and assess the capital funding available for future infrastructure investment.
- Develop a Long-Term Financial Strategy (LTFS) for the municipality based on the LTFP projected revenue and expenses to fund the infrastructure investments needed.

Deliverables:

- *A table forecasting revenue, operational expenditure, and capital expenditure, defining the funding envelope for capital expenditure.*
- *Determine the financial parameters for the implementation of the 10-year capital expenditure programme.*
- *Identify strategies and financial policies that should be used to fund the capital expenditure and infrastructure investment of the municipality based on the LTFS developed.*

Note:

The 2025 – 2035 CEF and its revised capital expenditure programme represents an update of and was informed by the 2024 – 2034 CEF

The 3rd revision of the 2025- 2026 2022-2027 IDP budget was included in the 2025 capital expenditure program (CEP) as was the 2026 draft budget.

7.3.2 Projected Revenue and Expenses

The forecasted revenue, operational expenditure, and capital expenditure define the “funding envelope”.

Table 52: Funding Envelope

Description R thousands	2021/22	2022/23	2023/24	Current Year 2024/25	2025/26 Medium Term Revenue & Expenditure Framework			Estimate						
	Audited Outcome	Audited Outcome	Audited Outcome	Pre-audit outcome	Budget Year 2025/26	Budget Year +1 2026/27	Budget Year +2 2027/28	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2024/2035
Financial Performance														
Total Revenue (excluding capital transfers and	715 220	763 389	924 741	807 235	982 936	1 054 551	1 145 229	1037387	1078883	1122038	1166920	1213596	1262140	1312626
Total Expenditure	688 735	700 168	866 587	699 061	1 019 335	1 090 772	1 181 745	1037637	1079143	1122309	1167201	1213889	1262445	1312942
Surplus/(Deficit)	26 486	63 221	58 154	108 173	(36 399)	(36 221)	(36 516)	-250	-260	-271	-282	-293	-305	-317
Surplus/(Deficit) after capital transfers &	90 730	128 914	94 691	108 173	(8 865)	(1 030)	(6 966)	23741	24691	25678	26706	27774	28885	30040
Surplus/(Deficit) for the year	90 730	128 914	94 691	108 173	(8 865)	(1 030)	(6 966)	23741	24691	25678	26706	27774	28885	30040
Capital expenditure & funds sources														
Capital expenditure	72 390	(3 080)	86 610	42 151	80 047	56 891	49 950	59550	61932	64409	66986	69665	72452	75350
Transfers recognised – capital	64 143	65 693	37 926	25 046	30 013	35 191	33 564	32192	33479	34818	36211	37660	39166	40733
Borrowing	1 478	–	1 460	618	15 000	–	–	4061	4223	4392	4568	4750	4940	5138
Internally generated funds	9 398	21 496	43 815	16 487	35 034	21 700	16 386	23298	24230	25199	26207	27255	28345	29479
Total sources of capital funds	75 019	87 190	83 202	42 151	80 047	56 891	49 950	59550	61932	64409	66986	69665	72452	75350
Financial position														
Community wealth/Equity	1 040 061	1 155 050	1 221 231	1 209 471	1 275 870	1 274 841	1 267 875	1307295	1359587	1413970	1470529	1529350	1590524	1654145

7.3.3 Long Term Financial Planning

WM's Long-Term Financial Plan (LTFP) was developed in 2016. The LTFP projected revenue and expenses between 2017 and 2026; however, it is now outdated due to the economic effects of the COVID-19 pandemic and associated recession in 2020. WM is experiencing some of the lowest payment rates on record, although slightly improved since 2020/21, meaning there's less money for operations than pre-2020. From a financial perspective, stringent financial management is being implemented, including monitoring financial targets, implementing expenditure reductions, monitoring debt levels, revenue and debt collection targets, gearing ratios, cost coverages, and liquidity requirements.

7.3.3.1 Municipal financial health status quo assessment

Growing Witzenberg's economy through prioritised capital investments is premised on an analysis of the optimal future financial position of the Municipality, and the financial plan for managing it sustainably. The what (significant items), how (financial terms) and when (a recommended financial plan within a timeframe) is recommended.

7.3.3.1.1 Surplus/ (Deficit) from Operations

Historically and in recent projections, the municipality has shown an operating surplus before capital transfers, though it remains reliant on grants for capital expenditure.

The 2025/2026 adopted operating budget of just over a billion (R1011 billion) is primarily derived from service charges (electricity, water) and property rates, with R798 million (79%) generated internally.

- The R80 million capital budget is funded by:
 - R35m own revenue (from service charges and property rates) (37,5%),
 - R30m grants (Municipal Infrastructure Grant as primary source) (43,7%), and
 - R15m external loans (18,8%).

Witzenberg Municipality's financial model structurally targets an operating surplus to ensure daily sustainability but remains highly vulnerable to external infrastructure funding. This fiscal dynamic is shaped by three key operational directives across the 2024/2025 and 2025/2026 fiscal periods:

7.3.3.1.1.1 Limited Revenue Streams

To secure day-to-day operations from running into a deficit, the municipality relies heavily on its own internal revenue streams for service delivery:

- Own-Source Funding: Out of the R1 011 million operating revenue budget, R798 million is generated internally via property rates and basic service charges (electricity, water, sanitation, and refuse).
- Grant Gap: The balance is secured by operational government grants, leaving little to no internal liquid cash to absorb unexpected infrastructure shocks.

a) High Capital Dependency

Because operating surpluses are heavily re-invested into keeping basic services functional, large-scale infrastructure expansion cannot be self-

funded. Witzenberg municipality is entirely reliant on national and provincial capital transfers to fund asset upgrades, water infrastructure, and electrification.

7.3.3.1.1.2 Cash Flow Constraints

While Witzenberg Municipality operates on a technical surplus (as reflected in the financials), cash flow is limited by two operational hurdles:

- **Collection Deficit:** The debtor collection rate hovers between 90% and 91%. Missing the national National Treasury norm of 94% means a portion of the recorded operating surplus exists only as uncollected debt.
- **Grant Payment Delays:** Delays from national departments—such as a past R11.7 million shortfall from the Department of Water Affairs—frequently force the municipality to pause capital rollouts.

7.3.3.1.2 Operational Revenue

Total operational revenue for the Witzenberg Municipality's 2025/2026 adopted budget is set at R1 011 million, obtained from two primary sources:

7.3.3.1.2.1 Own-Source Revenue (R798 million)

The municipality generates 79% of its operational funding internally, insulating its day-to-day operations from complete grant dependency:

- **Service Charges:** The bulk of own revenue comes from billing households and businesses for core services, specifically electricity, water, sanitation, and refuse removal.
- **Property Rates:** The balance of own-source revenue comes from collecting taxes levied against the assessed valuation of properties within the municipal boundaries.

7.3.3.1.2.2 Operational Grants (R213 million)

The balance of the operating budget is financed through national and provincial government transfers:

- **Equitable Share:** Unconditional funding used to subsidise free basic services for registered indigent households.
- **Conditional Grants:** Earmarked operational funding for targeted programs, such as provincial housing allocations or environmental management.

7.3.3.1.3 Operational Expenditure

Witzenberg Municipality's total operational expenditure budget ranges between R980 million and R1,02 billion across recent Medium-Term Revenue and Expenditure Framework (MTREF) cycles. The Municipal Finance Management Act (MFMA) requires municipal expenditure to remain below total operating revenue, securing the targeted operational surplus. The municipality's daily operational spending is derived from four primary cost categories:

7.3.3.1.3.1 Bulk Electricity Purchases (±40% to 42%)

Bulk purchases remain the largest expense of the operational cash flow. The municipality buys electricity directly from Eskom to redistribute it to local residential and commercial grids. This category is highly vulnerable to annual double-digit tariff hikes imposed by Eskom, directly inflating local operational overheads.

7.3.3.1.3.2 *Employee-Related Costs & Councillor Allowances (±30% to 32%)*

Salaries, wages, allowances, and benefits paid to municipal staff and elected councillors is the second largest expense. Salaries represent a fixed operational cost that stays constant during fluctuating and seasonal collection trends or fiscal downturns.

7.3.3.1.3.3 *Contracted Services & General Expenses (±20%)*

Essential contracted services include refuse handling, local safety programs, legal fees, and administrative materials. General expenses captures debt impairment provisions—the non-cash expense accounting for billed service revenue that the municipality realistically expects will never be collected due to local indigent conditions.

7.3.3.1.3.4 *Repairs, Maintenance, and Depreciation (±8% to 10%)*

Repairs and maintenance include the upkeep of existing municipal infrastructure, including roads, water treatment plants, and vehicle fleets. Keeping this expenditure optimized ensures that old utility networks do not fail prematurely, which would otherwise trigger expensive emergency capital replacements.

7.3.3.1.4 **Risks and Recommendations**

Billing vs. Actual Payment of Services Accounts:

While the budget targets R1 011 million, the actual cash collected is limited by local socio-economic constraints:

- Nearly 40% of households represent the Unbilled Sector: Out of an estimated 19 656 households in the municipal valley, 7 480 reside in informal areas and receive basic service delivery without being billed.
- Debtors Payment Profile reflects inconsistent payment dynamics: Of the remaining 9,193 households that are actively billed, only 4 595 (half) maintain a consistent payment rate above 80%, dragging the total debtor collection average down to 91%.

7.3.3.1.4.1 *Considerations regarding cash generation:*

- Witzenberg is increasing electricity tariffs by roughly 11.32%.
- Indigent support includes 50% subsidy on rates and free basic services.
- Witzenberg is facing challenges with non-payment, particularly in areas where Eskom supplies electricity, hindering credit control.

7.3.3.1.4.2 *Witzenberg's economy:*

Witzenberg's economic growth is primarily driven by its robust agricultural sector, serving as a major economic hub within the Cape Winelands District.

Based on 2021 estimates (constant 2020 prices), the Witzenberg Municipality's economy recorded a Gross Value Added (GVA) of approximately R10.36 billion, with a projected 1.3% growth trend. Key GVA Sector contributions (2021e) were made by:

- Tertiary Sector (Services and Trade) (63.0%): R6.53 billion (Driven by Finance, Insurance, Real Estate, and Business Services at 20.8%).
- Secondary Sector (22.4%): R2.32 billion.

- Primary Sector (Agriculture) (14.6%): R1.51 billion (Mainly Agriculture, forestry, and fishing).

The estimated GVA per Capita (2021/2022) at roughly R100,000 - R105,000 is most likely more aligned in 2026 with the lower provincial norm in 2024 of R88 000 to R90 000.

7.3.3.1.4.3 Service Delivery:

- Safeguarding and growing the Municipality's ability to deliver a reliable electricity service at affordable tariffs is a priority. This priority should be included in the CEF prioritisation model.
- Reliance on income from other services charges is increased as income from government grants decline.
- Management of municipal liquidity should intensify through continual monitoring of actual data vs forecast data. Effective monitoring will ensure effective management of and utilization of surpluses in keeping tariffs affordable while maintaining and growing the Municipality's ability to meet operational and capital investment needs.
- Employee related costs have to align over the forecast period to support effective implementation of increased capital expenditure. Continuous monitoring and adjustment of capital expenditure implementation levels are a necessity.
- Depreciation expense is increased for the replacement of ageing municipal infrastructure assets.
- Continual monitoring of actual data vs forecast data will assist in determining whether additional surplus will be realised, from which

the repairs and maintenance expense may be considered for additional increases.

7.3.3.2 Assets and Liabilities

Tough Witzenberg Municipality maintains a positive net asset position (meaning its total assets consistently exceed its total liabilities), its financial position remains constrained by illiquid consumer debt and long-term infrastructure funding gaps.

The municipal balance sheet, prepared according to the Standards of Generally Recognised Accounting Practice (GRAP), is structured across four primary asset and liability areas:

7.3.3.2.1 Assets

7.3.3.2.1.1 Capital and Non-Current Assets

The absolute bulk of Witzenberg's wealth is tied up in non-liquid, long-term infrastructure assets required for municipal service delivery:

- Property, Plant, and Equipment (PPE): This includes heavy infrastructure such as water treatment plants, electrical substations, municipal vehicle fleets, and roads.
- Investment Property: Land and municipal buildings leased out to generate commercial rental revenue.
- Community Property: Public parks, community halls, and sport recreational facilities which are non-revenue-generating but essential for local development.

7.3.3.2.1.2 *Current Assets and Financial Risks*

Current assets keep day-to-day operations running, yet local economic factors distort their book value :

- Cash and Cash Equivalents: Liquid cash stored in commercial bank accounts and short-term call investments, tightly monitored via national cost coverage ratios.
- Consumer Debtors (Receivables): Running into millions in unpaid water, electricity, and rates accounts. While classified as an asset, its actual liquidity is poor due to an average 91% collection rate, forcing the municipality to write off uncollectable debt (running high debt impairment provisions).

7.3.3.2.2 **Liabilities**

7.3.3.2.2.1 *Current and Current Liabilities*

The short-term financial obligations the municipality must settle within a standard 12-month fiscal cycle include:

- Trade and Other Payables: Money owed to commercial vendors, service contractors, and bulk utility providers (specifically Eskom for monthly power purchases).
- Unspent Conditional Grants: Grant funding received from national or provincial treasuries that has not yet been physically spent on its designated project. If capital implementation delays occur, this money remains on the books as a liability until spent.

7.3.3.2.2.2 *Non-Current Liabilities and Debt Strategy*

Witzenberg utilizes a conservative borrowing framework to fund critical operational assets without overextending its long-term financial health:

- Long-Term Borrowings: Fixed-interest bank loans used specifically for capital replacement, such as a 5-year vehicle replacement programme (R5.79 million at a 9.45% fixed rate) and local rollouts for Prepaid Water Meters (R2.5 million at a 9.47% fixed rate).
- Employee Benefit Obligations: Long-term provisions for post-retirement medical aid subsidies and long-service awards owed to municipal workers.
- Landfill Rehabilitation Provisions: A legally mandated long-term liability estimating the future cost required to environmentally close and rehabilitate local waste disposal sites.

7.3.3.2.3 **Risks and Recommendations**

- Debtors' management needs to be actively monitored, specifically towards the continued reduction in net debtors' days.
- Write-off against the provision for bad debts need to be monitored. If the write-off continues to be more than the provision, bad debt provisions should be reconsidered.
- Balanced investment between infrastructure and non-infrastructure assets needs to be monitored as implementation progresses.
- Declining external debt levels will only be possible with increased internally generated funds, same which need to be monitored continually and adapted accordingly.

7.3.3.3 **Liquidity Management**

Witzenberg Municipality operates with a stable but tightly constrained liquidity position, balancing immediate obligations against a very low cash growth. According to the 2025/2026 Adopted Budget, the municipality maintains enough cash and short-term investments to cover approximately 3 months of

operational expenditure. The municipality manages its cash flows according to strict Cash Management and Investment Policies to ensure daily solvency:

7.3.3.3.1 Key Liquidity Ratios

The health of Witzenberg's working capital is monitored using National Treasury financial metrics:

- **Current Ratio:** Historically ranging between 1.4:1 and 1.7:1. This means for every R1 of short-term liability due within 12 months, the municipality holds roughly R1.40 to R1.70 in current assets, meeting the acceptable standard of 1:1.
- **Acid-Test / Liquidity Ratio:** Drops to around 0.6:1 to 0.7:1 when excluding slow-moving inventory and consumer debtors. This highlights that a large portion of short-term assets is tied up in uncollected debt rather than liquid cash.
- **Cost Coverage:** Sitting at roughly 3 months, this is safely above the critical National Treasury warning threshold of 1 month, as a buffer to pay wages and bulk utility bills.

7.3.3.3.2 Constraints on Cash Equivalents

The growth in Witzenberg's cash reserves has stagnate:

- **Limited Growth:** There has been little to no increase in cash and cash equivalents over the 2023–2026 medium-term cycles.
- **Capital Impact:** Because cash reserves are stagnant, the municipality has almost zero capacity to self-fund repairs, maintenance, or capital replacements out of its own pocket, enforcing 100% dependency on infrastructure grants.

7.3.3.3.3 Intervention Strategies

To protect cash reserves from deteriorating due to local collection pressures, the administration uses two targeted financial mechanisms:

- **Prepaid Auxiliaries:** To combat the falling debtor collections, the municipality enforces a 30% auxiliary deduction mechanism on prepaid electricity. When defaulting residents buy power, 30% of the transaction is automatically diverted to settle their historical water, rates, or refuse arrears.
- **Daily Positioning:** The budget office requests a daily cash position summary linked to a rolling 12-month cash flow forecast, on its unified primary banking account. This allows for investment of short-term surpluses into interest-bearing call accounts immediately, maximizing non-rate revenue.

7.3.3.3.4 Risks and Recommendations

Implementing the 10-year capital expenditure programme, must consider the following financial parameters:

- The current ratio levels are essential in supporting the financial position of the Municipality, especially given the general forecast reduction in external funding sources for both operations and capital expenditure.
- The combination of an unchanged current ratio and a large write-off exceeding 50% of gross receivables works heavily against achieving a reduced provision for bad debt over the forecast period. These dynamics legally and structurally lock the Witzenberg Municipality into maintaining a high bad debt provision.

- To meet cash cover of minimum working capital requirements, the Municipality would need to temporarily allow reduced cover of other liabilities and reserves over the MTREF period, except CRR.
- While sound municipal financial theory dictates that an amount equivalent to annual depreciation should be cash-backed and transferred to the CRR to save for future asset replacement, Witzenberg's liquidity constraints prevent this from happening.
- To preserve necessary short-term liquidity, Witzenberg Municipality must strictly manage its Capital Replacement Reserve (CRR) balance toward its historic average of 20% to 30% of total cash and cash equivalents. Given that total cash and cash equivalents have remained similar, over-funding the CRR directly compromises the municipality's core operational cash flow as cash is kept in reserve.

7.3.3.3.5 Funding Capital Expenditure

Witzenberg Municipality funds its capital expenditure (CapEx) almost entirely through external fiscal transfers, as its flat cash reserves leave it with virtually zero capacity to self-fund major infrastructure upgrades. The capital budget is financed through the following:

7.3.3.3.5.1 National and Provincial Government Grants (The Primary Source)

Because the municipality faces flat internal cash growth, it is heavily dependent on government grant allocations to build and upgrade public infrastructure. These include:

- Municipal Infrastructure Grant (MIG): A national allocation used exclusively to fund bulk basic service infrastructure, such as

upgrading wastewater treatment works and constructing new water pipelines.

- Integrated National Electrification Programme (INEP): Earmarked funds utilized specifically to extend electrical grids and install connections in informal and newly developed low-income settlements.
- Provincial Housing & Human Settlements Grants: Transferred from the Western Department of Infrastructure to fund the internal civil services (roads, water, and sewerage lines) required for low-cost housing rollouts.

7.3.3.3.5.2 Conservative External Borrowing (Loans)

- Witzenberg utilizes a highly restricted borrowing framework, using long-term commercial bank loans only for essential, revenue-generating or cost-saving capital assets. Examples of this strategy include:
- Prepaid Water Meter Rollouts: Funded via targeted loans (e.g., R2.5 million at fixed rates) to curb water losses and improve future cash collection.
- Vehicle Fleet Replacement: Financing the structured replacement of service delivery vehicles (such as refuse compactors and bakkies) over 5-year loan cycles to avoid sudden, massive cash outlays.

7.3.3.3.6 Capital Replacement Reserve (CRR) (Minimal Contribution)

- The CRR is the municipality's internal savings account for infrastructure. Ideally, a portion of the annual operating surplus should be transferred here to self-fund asset replacements. However, because actual cash flow is restricted by a 91% debtor

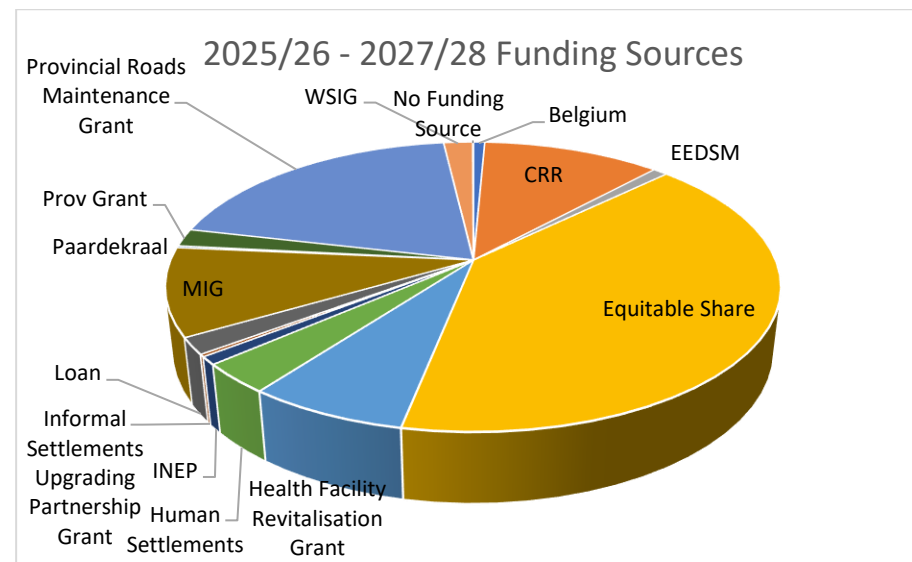
collection rate and high debt impairment, the cash contributions to the CRR remain minimal. This internal reserve is generally restricted to financing minor administrative assets (like IT hardware or office equipment) rather than heavy civil engineering works.

7.3.3.4 Affordability

For this CEF, a double-looped model is used based on the projections and movement (growth or decline) of CRR (Capital Replacement Reserve) to determine available own funding over the ten years. These projections should not replace the full quantum or work that an updated LTFP would provide, and are underpinned by several assumptions (growth rates) that, if changed, significantly alter the projected revenues and available capital budget of the municipality.

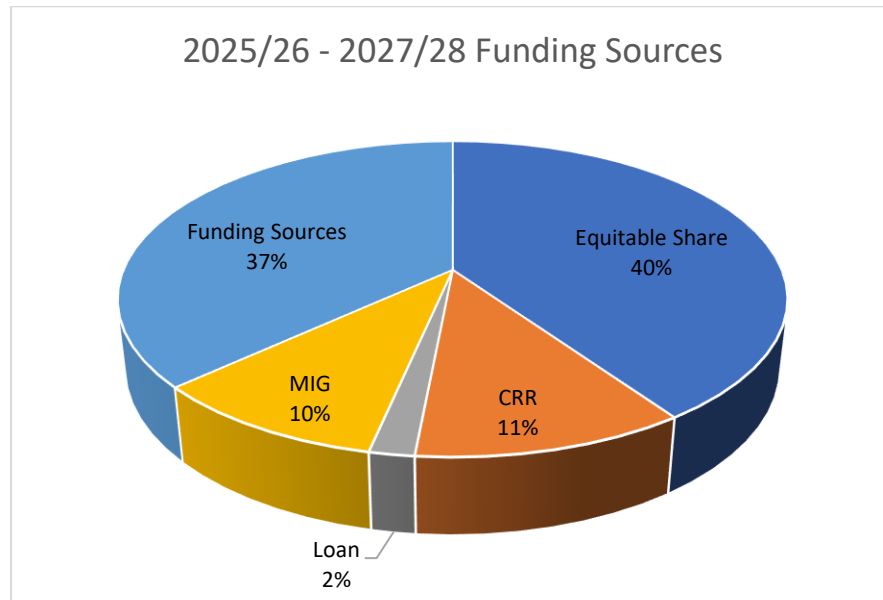
Apart from the CRR fund, it is only the Municipal Infrastructure Grant (MIG) that is an annual allocation within which approved projects are prioritised. All other grants, which will be sourced to fund the projects, are allocated and approved on an ad hoc project-based principle, determined by the relevant departments' available funding. As the funding timeframe for all other projects is uncertain, these projects will have to be adjusted as and when funding becomes available.

The funding sources for the draft 2025/26 Capital Budget are various grants as illustrated by the graphs below:



The funding sources graph highlights that forty percent (40%) of the municipal funding comes from Equitable Share Capital and is used for operations, a quarter (23%) comes from MIG, Loans and CRR and is used for capital expenses. The remaining forty percent (37%) comes from other grants and is approved on an ad hoc project basis, having an uncertain funding timeframe, to be adjusted as and when funding becomes available.

To determine affordability, only the quarter (23%) of the funds that are consistent and secured shall be considered.



- second, formalise informal settlements through relocation, incremental development, and upgrading; and
- grow the regional economy, in parallel with and equal to these strategies.
 - The first and second priorities should be accommodated within the five-year cycle of the 2025 MSDF.
- third, implement a densification and intensification strategy.
 - The third priority becomes the focus of the next MSDF cycle.

7.3.3.5 Strategies and Policy amendments

The LTFS risks and recommendations aforementioned:

- Determine the financial parameters for the implementation of the 10-year capital expenditure programme.
- inform the strategies and identify the financial policies that may require amendments to fund the capital expenditure and infrastructure investment of the municipality.

Whilst the parameters are recommended in the aforementioned section, the Investment strategy for prioritization (phase 2) sets the result the CEF intends to achieve:

- first, address critical infrastructure needs;

7.4 Part C: Project Prioritisation and 10 Year Capital Expenditure

Part C brings together Parts A and B in the form of a prioritized portfolio of infrastructure projects within the projected capital envelope from CEF 2024/2025 (or 2025/2026 now) – 2034/2035 for planning purposes. This timeframe is chosen because the current MTEF budget is already considered prioritised. (See Annexure 12)

7.4.1 Phase 4: Applying Prioritization & Developing a Prioritized Portfolio of Infrastructure Projects

7.4.1.1 Purpose of CEF Phase 4

Phase 4 sets out the prioritization against which the ‘unfunded’ projects are assessed.

Deliverables:

- *A project prioritization tool for infrastructure project prioritization.*
- Infrastructure projects ranked to arrive at a list of infrastructure projects. Annexure 13

WM used a prioritization “tool” and projects are prioritized, making use of the following broad criteria:

- Constitutional and legislative conditions.
- Achievement of Municipal Strategic Objectives.
- Inter-related projects (usually housing projects where bulk services are required).
- Feasibility of projects.
- Prioritization as per sectoral plans.

- Preventing increased maintenance costs.

These criteria are not fixed and can be adjusted as the situation dictates.

The criteria selected for the prioritisation of vacant land parcel development are specific sub-categories of the broad criteria and are contextually related to Witzenberg.

This is an amendment of the first iteration of the WM CEF, and it is possible that some capital projects may not have been included in the consolidated project database, while others may be duplicated, although extensive effort went into scoring all sector and master plans for project identification, and a check for project duplication was done.

As the CEF methodology is iterative, the tools provided can be used to refine and improve the identification of strategy-aligned and affordable projects.

Ideally, a strategic prioritisation process by the municipality’s strategic planners, town and spatial planners, civil and electrical services engineers, finance officers, and municipal council should be facilitated, once phases 1 to 3 of the CEF method are concluded. Critical, however, is that the project list is informed by reliable data on infrastructure demand and capacity.

Cross-checking household growth figures with infrastructure capacities to determine an ideal sequencing of infrastructure projects listed in the database was not possible in the compilation of this CEF:

- some infrastructure master plans are outdated and
- there is insufficient and unreliable data on available bulk capacity for various services such as water and wastewater.

Further to the prioritization criteria, the items from the list of projects were scored after MSDF proposal codes were linked to items from the list. The scoring was informed by :

- the MSDF vision and weighted spatial goals associated with immediate (<5 years), medium (5 – 10 years), longer term (10 years+) and future (20 years+) time frames.
- Combined categories for coded and non-coded proposals were generated and scored.
- Activities were scored by applying the prioritisation tool.

7.4.2 List of prioritised projects

Below is an extract of the list of prioritised projects in Annexure 13.

The following table RANKS all of the Capital Projects according to the 13 prioritisation criteria agreed to within the municipality, through Phase 4, from 100% (for projects that are most aligned to municipal strategy) to 0% (for projects that are least aligned to criteria).									FINAL SCORE	
Project ID	Project Name	Project Source	Municipal Department	MSCOA Function (asset class)	Funding Source	Total Project Value	Town or Area	Functional Area (as per CEF map from MSDF)	COMPOSITE SCORE	COMPOSITE PERCENTAGE
10	Upgrade Power Station, Ceres	IDP 2025-2026	Technical	Electricity Administration	Loan	R31 517 686.00	Ceres		40	95%
134	Ceres Nduli electrical	IDP 2025-2026	Community	Housing	INEP	R8 640 000.00	Ceres	Nduli	39	93%
128	Tulbagh (1000) bulk sewer & WWTW	CEF 2024/25-2034/35	Community	Housing	MIG	R20 022 613.00	Tulbagh		38	90%
132	Ceres Nduli serviced sites	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R9 680 002.00	Ceres	Nduli	38	90%
82	Tulbagh Reservoir	IDP 2025-2026	Technical	Water Distribution	MIG	R24 786 555.00	Tulbagh		34	81%
121	Wolseley informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R12 500 000.00	Wolseley		34	81%
127	Tulbagh (1000) busroutes, connector, Steinthal Rd	CEF 2024/25-2034/35	Community	Housing	MIG	R20 000 000.00	Tulbagh		34	81%
129	Tulbagh (1000) bulk water & WTW	CEF 2024/25-2034/35	Community	Housing	MIG	R6 000 000.00	Tulbagh		34	81%
50	Nduli bulk supply R46	IDP 2025-2026	Technical	Water Distribution	MIG	R9 416 451.00	Ceres	Nduli	33	79%
130	Tulbagh (1000) electrical network	CEF 2024/25-2034/35	Community	Housing	INEP	R13 000 000.00	Tulbagh		33	79%
49	Nduli bulk supply R46	IDP 2025-2026	Technical	Water Distribution	CRR	R1 752 174.00	Ceres	Nduli	32	76%
122	PAH informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R6 300 000.00	Prince Alfred Hamlet		32	76%
122	PAH informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R6 300 000.00	Prince Alfred Hamlet		32	76%
126	Tulbagh (1000) serviced sites & toilets	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R77 000 000.00	Tulbagh		32	76%
131	Tulbagh (1000) streetlights	CEF 2024/25-2034/35	Community	Housing	MIG	R37 000 000.00	Tulbagh		32	76%
38	Upgrade WWTW Wolseley (Own Contribution)	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R8 500 000.00	Wolseley		31	74%
45	Wolseley Tierhokskloof	IDP 2025-2026	Technical	Water Distribution	MIG	R21 712 251.00	Wolseley	Tierhokskloof	31	74%
46	Wolseley Tierhokskloof	IDP 2025-2026	Technical	Water Distribution	CRR	R6 233 522.00	Wolseley	Tierhokskloof	31	74%
83	Tulbagh Reservoir	IDP 2025-2026	Technical	Water Distribution	CRR	R2 200 000.00	Tulbagh		31	74%

7.4.3 Phase 5: Budget Fit and Sequencing

7.4.3.1 Purpose of CEF Phase 5

The purpose of this CEF phase is to:

- Determine the prioritised portfolio of infrastructure investments for a 10-year period using the prioritisation tool developed, aligned to the MSDF, and within the affordability envelop as defined in phase 3.
- Develop a 3-year MTREF pipeline of projects, based on this 10-year programme.

Deliverables:

- *A defined funding envelope.*
- *Infrastructure interdependencies and sequence considerations*
- *Spatial reference capital project portfolio*
- *Funding strategies (Phase 3)*
- *Spatial analysis of prioritised Capital Expenditure Programme (10-years): Annexure 13*
- *A MTREF (3 -year) project expenditure programme for entire municipality.*

7.4.3.2 Interdependencies and sequencing

A further sequencing revision is needed once completed master plans have been developed, and phase 1 database has been updated. Notwithstanding this, the priority investment areas provide a comprehensive understanding of unit loadings and cost implications per site, which can be used to cross-check with available bulk capacity (once determined):

Witzenberg Spatial Development Framework 2026-2031

- Tulbagh (TC8) (Re/Portion 7 of Farm Zagte Valley No. 224)
- Wolseley (WF2) (Remainder Erf 1)
- Prince Alfred's Hamlet (PA1 & PA2) (Remainder Erf 1)
- *Ceres, Nduli (various portions of informal settlements: Mooiblom, Eluxolweni and Ceres, Skoonvlei Industrial Area)*

Over planning cycles, an improved sequencing of projects will be achieved.

7.4.3.3 A defined funding Envelope

As per the Adopted Budget for the 2025/2026 – 2027/2028 financial years, the total Capital Budget for the 2025/2026 financial year is estimated at R80 million and is reliant on R30 million from grants, R15 million from proposed loans, and R35 million in own revenue. Across the three financial years of the Medium-Term Revenue and Expenditure Framework (MTREF), the capital budget reflects a decrease in planned capital spending over the outer years, from R80 million to around **R65 to R70 million per year**. The figures are as follows:

Financial Year	2025/2026	2026/2027	2027/2028
Funding Source	Budget	Indicative	Indicative
Grants & Subsidies	R30 million	R31.5 million	R33 million
External Loans / Borrowing	R15 million	R5 million	R2 million
Own Revenue / CRR Funds	R35 million	R28.5 million	R35 million

Using the three financial years of the MTREF as a baseline, the projected capital investment ranges between R680 and R750 million.

- Years 1–3 (Short-Term): R65 million to R80 million annually.
- Years 4–10 (Medium to Long-Term): Increasing the baseline average with an inflation rate of 4.5% to 5.5% per year, the annual capital trends at R75 million to R95 million by the mid-2030s.

The affordability of Witzenberg Municipality's capital programme is determined by reliable annual funding sources, in accordance with the applicable grant conditions and project scope set out below.

Authority/ Institution	Fund	Secured funding type
Witzenberg Municipality	Capital Replacement Reserve (CRR)	Rehabilitation and upgrading of existing infrastructure (mostly roads)
National Government	Municipal Infrastructure grant (MIG)	Bulk Infrastructure due to Informal Settlement Upgrades
Department of Infrastructure: Human settlements	Pipeline	Subsidized housing
Bank	Bank Loan	Electrical Infrastructure Upgrade

Additional funding sources are summarised in the table below. Items on the consolidated listed projects not funded from CRR and MIG funds will be funded from these sources.

Funding Source	Consolidate Database	Project
Ad Hoc application		
- Energy Resilience Fund	R0	
- Provincial Grant	R19 182 695	
- WSIG	R23 478 260	

- Human Settlements	R104 147 828
- INEP	R20 770 435
- Rural Development	R0

7.4.3.4 Consolidated Projects Capital Requirements

The total capital budget from the Consolidated Project Database amounts to just over R1 billion for the 10 years: 2025/2026 to 2035/2036. Projections for the outer years are indicative and provided for long-term planning purposes. The following table contains the proposed, Prioritized and Sequenced 10-year Capital Portfolio (specified grant allocations and funding sources).

Funding Sources for Prioritized and Sequenced 10-year Capital Portfolio:

Funding Source ¹⁵	Est Project Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/2035
Belgium	R5 761 516	R300 000	R5 461 516								
CRR	R337 958 556	R35 964 000	R23 049 600	R31 905 956	R33 350 000	R36 800 000	R35 770 000	R34 675 000	R39 540 000	R37 600 000	R29 304 000
EEDSM	R7 492 174	R3 478 261		R4 013 913							
Human Settlements	R104 147 828	R13 419 132	R13 728 696				R77 000 000				
INEP	R20 770 435	R573 913	R2 608 695	R4 020 870	R566 957		R13 000 000				
Loan	R15 000 000	R15 000 000									
MIG	R249 175 799	R18 634 619	R18 070 658	R43 304 348	R50 513 914	R20 000 000	R57 053 129	R20 599 131			R21 000 000
Paardekraal	R1 739 130	R1 739 130									
Prov Grant	R19 182 695	R2 201 739	R7 993 043	R5 883 913	R1 400 000	R750 000		R954 000			
WSIG	R23 478 260			R14 782 608	R8 695 652						
No Funding Source	R1 115 000	R185 000	R50 000	R180 000	R180 000	R250 000	R270 000				
Total	R785 821 393	R91 495 794	R70 962 208	R104 091 608	R94 706 523	R57 800 000	R183 093 129	R56 228 131	R39 540 000	R37 600 000	R50 304 000

The planned and funded provincial infrastructure projects and programmes for the Witzenberg MTEF period (2025/26–2027/28) follows to provide an overview of the total capital investment being made by government within the municipal area.

Funding Source	Est Project Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/2035
Equitable Share (Provincial)	R328 144 000	R65 409 000	R99 140 000	R163 595 000							
Health Facility Revitalisation (Provincial)	R58 068 000	R26 573 000	R23 509 000	R7 986 000							
Informal Settlements Upgrading Partnership Grant (Provincial)	R2 147 000	R2 147 000	R0	R0							
Provincial Roads Maintenance Grant (Provincial)	R158 740 750	R114 990 750	R43 750 000	R0							
Total	R547 099 750	R209 119 750	R166 399 000	R171 581 000	R0	R0	R0	R0	R0	R0	
Grand Total	R1 332 921 143	R300 615 544	R237 361 208	R275 672 608	R94 706 523	R57 800 000	R183 093 129	R56 228 131	R39 540 000	R37 600 000	R50 304 000

¹⁵ Sources: 2024 Witzenberg CEF, 3rd revision 2025-2026 of 2022-2027 IDP budget and draft 2026 budget

7.4.3.4.1 Affordability per CRR, Loans & MIG Funding

The CRR, Loans Fund, and MIG grant allocations are projected over 10 years and are presented on the following page. The Long-Term Secured Funding Source Budget (2025/26–2034/35) illustrates preliminary affordability. Other grants are allocated on an ad hoc project basis and therefore their timing remains uncertain. As a result, the CEF will be updated annually while maintaining alignment with medium- and long-term planning horizons. The Long-Term Capital Budget for Secure Funding Sources: 2025/26 – 2034/35, illustrates the shortfall between the priority projects planned and the estimates of funds for CRR, MIG and loans from the 2025/26 – 2027/28 MTREF Budget.

Budget from CEF

Funding Source	Sum of Est Project Cost	Sum of 2025/26	Sum of 2026/27	Sum of 2027/28	Sum of 2028/29	Sum of 2029/30	Sum of 2030/31	Sum of 2031/32	Sum of 2032/33	Sum of 2033/34	Sum of 2034/35
CRR	R337 958 556	R35 964 000	R23 049 600	R31 905 956	R33 350 000	R36 800 000	R35 770 000	R34 675 000	R39 540 000	R37 600 000	R29 304 000
Loan	R15 000 000	R15 000 000	R0	R0	R0	R0	R0	R0	R0	R0	R0
MIG	R249 175 799	R18 634 619	R18 070 658	R43 304 348	R50 513 914	R20 000 000	R57 053 129	R20 599 131			R21 000 000
Grand Total	R602 134 355	R69 598 619	R41 120 258	R75 210 304	R83 863 914	R56 800 000	R92 823 129	R55 274 131	R39 540 000	R37 600 000	R50 304 000

Budget from MTREF & Estimated Long term projections

Funds	Sum of Funding	Sum of 2025/26	Sum of 2026/27	Sum of 2027/28	Sum of 2028/29	Sum of 2029/30	Sum of 2030/31	Sum of 2031/32	Sum of 2032/33	Sum of 2033/34	Sum of 2034/35
Transfers recognised – capital (incl CRR & MIG)	R353 027 000	R30 013 000	R35 191 000	R33 564 000	R32 192 000	R33 479 000	R34 818 000	R36 211 000	R37 660 000	R39 166 000	R40 733 000
Borrowing	R47 072 000	R15 000 000	R0	R0	R4 061 000	R4 223 000	R4 392 000	R4 568 000	R4 750 000	R4 940 000	R5 138 000
Grand Total	R400 099 000	R45 013 000	R35 191 000	R33 564 000	R36 253 000	R37 702 000	R39 210 000	R40 779 000	R42 410 000	R44 106 000	R45 871 000
Budget Fit Total	66%	65%	86%	45%	43%	66%	42%	74%	107%	117%	91%

Note: Budget Fit expresses the Funds as a percentage of the Budget.

7.5 Institutional Arrangements, Findings and Recommendations of the CEF

Many municipalities lack a framework for project recording and prioritizing in connection to the budget, and the IDP has noticeably evolved into a location where projects from all sector plans are documented. There is a need to address the fact that many sector plans lack the detailed articulation of projects and the provision of life cycle costs.

Together with projects from other sector plans, this CEF has helped to translate the MSDF's spatial strategy into actual projects and finances. To guarantee that the most beneficial CEF- prioritized project list can be established, the municipality must regularly review its infrastructure master plans and ensure that they relate to the MSDF and CEF.

The CEF can be used repeatedly to help the municipality and other levels of government identify and prioritize needs.

7.5.1.1 Recommendations

- **Infrastructure sector plans** should be reviewed to align with the MSDF & CEF.

The long-term capital expenditure should be heavily weighted towards upgrading bulk infrastructure backlogs to service population growth and indirectly local economic growth:

- **Bulk Water Security & Storage:** Upgrading bulk pipelines and storage reservoirs in Ceres, Tulbagh, and Op-die-Berg.

- **Electrical Grid Expansion:** Substations and grid connection upgrades and particularly Ceres.

Witzenberg's 10-year capital realization depends on overcoming two core financial structural realities:

- **Persistent Grant Reliance:** The municipality expects national and provincial grants (like the Municipal Infrastructure Grant) to fund at least 45% to 50% of long-term capital requirements.
- **Credit Control and Own Revenue:** To scale internal Capital Replacement Reserves (CRR) higher in the outer years, the municipality must consistently elevate its consumer debt collection rate toward the 94% national benchmark.

7.5.1.2 Institutional Requirements

The Projects, Performance and Risk unit should become the custodian of the CEF data and monitoring the implementation thereof. The Town Planning office is responsible for the compilation, amendment and revision of the CEF. Monitoring is required to inform amendments and revisions. The PPR and Town Planning offices, both part of the Technical Services, jointly manage the CEF.

Witzenberg Municipality requires partnerships with the private and government sector. A municipal committee that includes members of the private sector is proposed to assess the implementation and to promote partnerships.

CHAPTER 8: Implementation Plan

This chapter includes the implementation plan for both urban and rural spatial proposals, and the related costs to secure infrastructure as well as ranking / prioritisation in terms of the 3-year capital expenditure budget:

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
Energy				
	See CEF: Ranked projects	Ranked projects		
	Upgrade Bon Chretien substation, west of Ceres	Very high (highest)	Environmental and Land Use Authorizations obtained, 2028. Completed according to specs, 2030.	Technical Services (Electricity)
	Ceres-Romansrivier 132kV Eskom Line (Ceres to Wolseley)	Very high	Funds secured by 2028. Environmental and Land Use Authorizations obtained, 2030. Completed according to specs, 2032.	Technical Services (Electricity)
	Upgrade Witzenberg station, Tulbagh	Very high	Funds secured by 2030.	Technical Services (Electricity)
Wastewater				
	See CEF: Ranked Projects	Ranked projects		
	Upgrade Op-die-Berg treatment plant (sewage works)	Very high	Funds secured by 2028. Environmental and Land Use Authorizations obtained, 2030. Completed according to specs, 2032.	Technical Services (Wastewater)
	Upgrade sewerage works (pipeline connection) between PAH and Ceres	Very high	Funds secured by 2028. Environmental and Land Use Authorizations obtained, 2030. Completed according to specs, 2032.	Technical Services (Water/Stormwater); Technical Services (Wastewater)
	Upgrade Tulbagh sewerage works	Very high	Funds secured by 2030. Environmental and Land Use Authorizations obtained, 2032. Completed according to specs, 2034.	Technical Services (Wastewater)
Water				
	See CEF: Ranked Projects	Ranked projects		
	Upgrade the bulk water pipeline between PAH and Ceres	Very high	Funds secured by 2028. Environmental and Land Use Authorizations obtained, 2030. Completed according to specs, 2032.	Technical Services (Water/Stormwater)
	Build bulk storage capacity (dam) for Wolseley	Very high	Funds secured by 2028. Environmental and Land Use Authorizations obtained, 2030. Completed according to specs, 2032.	Technical Services (Water/Stormwater)
Solid Waste				
	See CEF: Ranked Projects	Ranked projects	Environmental and Land Use Authorizations obtained. Completed according to specs.	

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
Roads				
T15	Upgrade and improve the stormwater system in Tulbagh.	High	Funds secured 2027. Environmental and Land Use Authorizations obtained 2028. Completed according to specs 2029.	Technical Services (Water/Stormwater)
	Solve traffic congestion in Ceres		Investigation completed by 2028. Funds secured by 2029. Solutions initiated by 2030.	Technical Services (Roads/Transport)
	Capitalize on regional road infrastructure at Wolseley (R46, R303)	Very High	Secure zoned land to drive economic growth, 2030.	Technical Services (Roads/Transport)
	Capitalize on road infrastructure between Tulbagh and Tulbaghweg (local and regional intersection)	High	Secure zoned land to drive economic growth, 2035.	Technical Services (Roads/Transport)
CN7	Rehabilitation of Cillier Street, Ceres.	High	Rehabilitated according to specs.	Technical Services (Roads/Transport); Complete CN7 by 2025/26
CN11	Provide street furniture to create rest areas and shade along the NMT adjacent to the R46 and along the R303. (Nduli), Ceres.	Medium	Benches along R46 (direction) and R303, Nduli Tree lanes planted at benches.	Technical Services (Roads/Transport); Complete CN11 by 2033/34
Ranked projects				
CG1	Prioritise the completion of the housing development, Ceres, Vredebes.	Very high	Approvals (land-use and environmental management) extended (where development did not vest).	Human Settlements / Community Services
CH3, CH4, CH5, CH6, CH7, WF2, PA1	Formalisation of existing informal settlements, Ceres (Nduli), Wolseley (Pine Valley), PAH West.	Very high: WF2, PA1, CH3, CH4, CH5, CH6, CH7 High: TC2, TC3	Included in housing pipeline, 2027. Project Initiation documentation submitted to DOI.	Human Settlements / Community Services Complete CH3 - CH7 by 2026/27 - 2028/29 Complete WF2 by 2026/27 Complete PA1 by 2025/26
CH2	Relocate informal structures constructed in the road reserve and encourage the formalization of structures located outside the road reserve. (Part of the Mooibloom Informal Settlement), Ceres, Nduli.	Very high	Included in housing pipeline, 2027. Project Initiation documentation submitted to DOI.	Technical Services (Roads/Transport); Human Settlements / Community Services Complete CH2 by 2026/27 - 2028/29
TC4	Relocation of informal structures located in riverbank / River Floodline, Tulbagh, Chris Hani.	Very high	Included in housing pipeline, 2027. Project Initiation documentation submitted to DOI.	Technical Services (Water/Stormwater); Environmental Management
PA2	Prioritise the relocation of existing informal structures, PAH West	Very high	Develop a relocation strategy. Included in housing pipeline, 2027. Project Initiation and application documentation submitted to DOI.	Technical Services (Roads/Transport); Human Settlements / Community Services
CH10	Formalisation of existing informal settlements, Ceres, Nduli.	Very high	Included in housing pipeline, 2027. Project Initiation and application documentation submitted to DOI.	Human Settlements / Community Services Complete CH10 by 2026/27 - 2028/29
TC2, TC3	Formalisation and relocation of informal settlement, Tulbagh.	Very high	Included in housing pipeline, 2027. Project Initiation and application documentation submitted to DOI.	Human Settlements / Community Services

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
Community Facilities & Urban Design				
WN6	Support the formalisation of walkways with lighting across open fields in the southern part, Wolseley.	Medium	Walkways formalized. Street lights installed.	Technical Services (Roads/Transport); Environmental Management Complete WN6 by 2034/35
PN2	Upgrade and expand street lighting, prioritising high footfall areas, PAH.	Medium	Streetlighting upgraded.2027. High footfall areas mapped, 2027. Street lights installed in high footfall areas, 2028.	Technical Services (Roads/Transport); Environmental Management Complete PN2 by 2034/35
PN8	Maintain Prince Alfred Hamlet's semi-rural village character by containing residential use, improving basic services, and promoting greening without large-scale expansion, PAH.	Medium	Character intact: - Residential & related uses focus. - Basic services are provided to all inhabitants. - Expansion is retained within urban edge. - Tree planting programme developed. - Tree planting programme implemented.	Human Settlements / Community Services; Environmental Management Complete PN8 by 2025/26
CN2	Upgrading of public spaces in Bella Vista, Ceres.	Low	Public spaces in BV & Ceres, fenced	Technical Services (Roads/Transport); Environmental Management
CN3	Develop a library for Nduli, Ceres.	Low	eNduli Library completed and operational	Community Services Complete CN3 by 2025/26
CN5	Revitalization and redevelopment of derelict buildings for community use, Ceres.	Low	Funds secured to redevelop earmarked buildings. Tender specs compiled and service provider appointed.	Community Services
CN6	Support the acquisition of land for the development of a regional cemetery, Bella Vista, Ceres.	Low	Funds secured. Geotechnical and Geohydrological assessments completed. Land procured and transferred.	Human Settlements / Community Services Complete CN6 by 2031/32
CN33	Protect existing urban green spaces and expand them as climate mitigation assets, such as the Dennebos Caravan Park and Victoria Park Sports Grounds, Ceres.	Low	Tree planting and maintenance plans compiled. Tree planting implemented. Icon trees are protected and maintained. Urban green spaces are maintained	Environmental Management
CD1	Acquisition of land to develop a formal taxi rank, Ceres.	Low	Funds secured. Land procured and transferred.	Community Services Complete CD1 by 2034/35
CH1	Development of a community facility in line with the Witzenberg Zoning Scheme By-Law, Ceres, Nduli.		Facilitate alignment with the Scheme. Community facility supported. Community facility built.	Human Settlements / Community Services; Spatial Planning / Town Planning
CH8	Encourage the redevelopment of existing derelict building for the use of a community facility, Ceres, Nduli.	Low	Funds secured to redevelop earmarked buildings. Tender specs compiled and service provider appointed.	Human Settlements / Community Services Complete CH8 by 2025/26
CH9	Expansion of the Nduli cemetery, Ceres, Nduli.	Low	Geotechnical and Geohydrological assessments completed. Funds secured to purchase land. Land procured and transferred. Land-use and eNduli cemetery expanded	Human Settlements / Community Services Complete CH9 by 2034/35

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
CJ2, WE2	Maintain as open spaces, Ceres, Wolseley.	Low	Open spaces secured (fenced)	Environmental Management
PF1, OA2	Expand the existing sports facilities, Wolseley, PAH, ODB.	Low	Funds secured. Sports facilities expanded	Community Services Complete PF1 by 2027/28 Complete OA2 by 2030/31
WE1, OX1	Expand existing cemetery, Wolseley East, ODB.	Low	Geotechnical and Geohydrological assessments were completed. ODB: Funds secured to purchase land. ODB: Fund procured and transferred. Land use and environmental applications facilitated. Wolseley and ODB cemeteries expanded	Human Settlements / Community Services Complete WE1 by 2034/35 Complete OX1 by 2034/35
PC1	Promote the development of a community facility, PAH.	Low	Funds secured. Tender specs compiled and service provider appointed.	Human Settlements / Community Services
LED / Economic Development				
CF1	Support the expansion of existing industrial use, Ceres East.	High	Industrial use expansion facilitated. Zoned land available.	
CJ1	Promote industrial development, Ceres, Skoonvlei.	Medium	Industrial development facilitated. Zoned land available.	Complete CJ1 by 2032/33
CN29	Densification and mixed-use development (or redevelopment) in the Central Business District, Ceres.	Low	CBD redevelopment (densification and mixed-use) supported.	
CN30	Spatially plan for designated accessible, well-serviced areas for hawkers, street traders, and small enterprises to operate legally and safely, supporting local entrepreneurship and livelihoods, Ceres.	Low	Funds secured. Informal trading plan compiled and trading areas delineated. Trading areas gazette. Trading areas formalized (secured, serviced, furnished or refurbished)	Technical Services (Roads/Transport); Spatial Planning / Town Planning; Environmental Management Complete CN30 by 2030/31
CF2, WC2	Promote medium to low intensity industrial developments with a low industrial transitional buffer area toward the adjacent residential expansion proposal, Ceres East, Wolseley South.	Low	Medium to low intensity industrial developments with a transition buffer area along adjacent residential expansion, supported	Human Settlements / Community Services; LED / Economic Development
CF3	Promote the development of a commercial node, Ceres East.	Low	Commercial node facilitated. Zoned land available.	LED
CF5	Promote industrial or commercial developments, Ceres East.	Low	Industrial and commercial developments facilitated. Zoned land available.	LED
OA3	Promote low intensity industrial development, ODB.	Low	Light industrial development facilitated.	
TA3, TC1	Support commercial development (Subject to design guidelines to protect historic character of the settlement and to enhance the settlement as a tourism destination), Tulbagh central & Tulbagh south.	Low	Commercial development facilitated. Zoned land available in central & southern Tulbagh	LED / Economic Development
CN28	Promote the following streets/sections of streets as activity corridors: Voortrekker Street (R46), Vos Street (R303), Vrede Street, Chris Hani Avenue,	Low		Technical Services (Roads/Transport); Environmental Management

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
	Onder-Swaarmoed Street, Jakaranda Street, Magnolia Street and Oleander, Ceres.			
TN4	Promote Van der Stel Street, Waterkant, Steinthal Street and Market Street as activity streets, Tulbagh.	Low		Technical Services (Water/Stormwater); Technical Services (Roads/Transport); LED / Economic Development; Environmental Management
T20	Promote the following as activity streets; Market Street, Voortrekker Street, Steinthal Street, Waterkant Street, Miller Street, Kiepersol Street, Kerk Street, Tulbagh.	Low		Technical Services (Water/Stormwater); Technical Services (Roads/Transport); LED / Economic Development; Environmental Management
PN6, PN11	Promote the following streets/sections of streets as activity corridors: Voortrekker Street, Reid Street, Waboom Avenue, Jan Van Riebeeck Street, Waboom Avenue, Reid Street, Voortrekker Street, PAH.	Low		Technical Services (Roads/Transport); Environmental Management
PN4	Promote the formalisation of NMT and create a link between Ceres and Bella Vista through improved roads and NMT links, PAH.	Low		Technical Services (Roads/Transport)
PN7	Investigate the need and viability of connecting Reid Street and Hugo Street, PAH.	Low		Technical Services (Roads/Transport); Environmental Management
Roads & Transport				
CN22	Rehabilitation of Loverslane Bridge, Ceres.	High	Funds secured. Rehabilitated according to specs.	Technical Services (Roads/Transport) Complete CN22 by 2027/28
CN8	Widening of sidewalks along Voortrekker Street, Ceres.	Medium	Funds secured. Sidewalks widened according to specs.	Technical Services (Roads/Transport); Environmental Management
CN9	Development of a formal NMT route along Jakaranda Street, Bella Vista, Ceres.	Medium	Funds secured NMT route built according to specs.	Technical Services (Roads/Transport); Environmental Management Complete CN9 by 2033/34
CN10	Formalisation of unsurfaced NMT route along the R46 up to Onder-Swaarmoed Road, Nduli, Ceres.	Medium	Funds secured. NMT route built according to specs	Technical Services (Roads/Transport) Complete CN10 by 2033/34
CN12	Formalise NMT routes along Eluxolweni Avenue, Nduli, Ceres.	Medium	Funds secured. NMT route built according to specs.	Technical Services (Roads/Transport) Complete CN12 by 2033/34
CN13	Extension of the existing bicycle route network, Ceres.	Medium	Funds secured. Bicycle route extended according to specs	
CN16	Implementation of intersection upgrades to improve road safety measures, Ceres.	Medium	Funds secured. Intersection upgrade tender allocated Intersection upgraded	Technical Services (Roads/Transport)
CN17	Investigate traffic congestion and compile a traffic management plan.	Medium	By-pass roads tender allocated	Technical Services (Roads/Transport)
CN18	Development of a Petroport/ truck stop facility outside Ceres to provide space for trucks to	Medium	Feasibility assessment for truckstop locations concluded.	Technical Services (Roads/Transport)

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
	overnight, eliminating the need to park illegally within the settlement, Ceres.			
CN20	Creation of a pedestrian crossing along Voortrekker Street at Charlie Hofmeyr High School, Ceres.	Medium	Funds secured. Pedestrian crossing completed according to specs.	Technical Services (Roads/Transport); Environmental Management
TN10	Upgrade the NMT infrastructure on the western side of Van der Stel Street and expand the formal NMT network throughout town, especially on class 4 collector routes, Tulbagh.	Medium	Funds secured. Specifications developed to expand NMT along collector roads. NMT upgraded on the western side of Van der Stel according to specs.	Technical Services (Roads/Transport); Environmental Management Complete TN10 by 2033/34
T12	Implement scholar safety measures – enhance crossings and speed management measures around schools, Tulbagh.	Medium	Scholar safety measures implemented	Technical Services (Roads/Transport)
T13	Encourage the development of western and eastern bypasses to redirect heavy traffic away from the village core, Tulbagh.	Medium	Development of by-passes	Technical Services (Roads/Transport)
T14	Promote the redesign of Van Der Stel Street with: – One-way traffic pattern and roundabouts. 3 – Bioswale stormwater system, pedestrian crossings, and tree-lined sidewalks, Tulbagh.	Medium	Funds secured. Redesigned Van Der Stel Street according to specs.	Technical Services (Water/Stormwater); Technical Services (Roads/Transport); Environmental Management
PN5	Support the expansion of the NMT network, e.g., Waboom Avenue, PAH.	Medium	Funds secured. NMT network expanded according to specs.	Technical Services (Roads/Transport) Complete PN5 by 2033/34
WN4	Upgrade and expand the formal NMT network throughout town, especially focused on improving existing informal desire lines and on class 4 roads, Wolseley.	Medium	Funds secured. NMT network expanded and upgraded according to specs.	Technical Services (Roads/Transport) Complete WN4 by 2033/34
WN5	Improve pedestrian accessibility to Pine Valley and enhance safe crossing across the railway line, Wolseley.	Medium	Funds secured. Improved accessibility according to specs.	Technical Services (Roads/Transport)
CN14	Revitalization and subsequent utilization of existing railway infrastructure for commuting between Wolseley and Ceres.	Low	Joint strategy development (Transnet, municipality, private providers) Revitalized railway infrastructure. Freight and or passengers travelling by train serve as an alternative transport mode.	Technical Services (Roads/Transport)
CN15	Initiate talks with PRASA to get clarity on the intended plans for a rail service in Witzenberg. Municipality to lobby for the maintenance of existing facilities for improved and expanded rail services, Ceres.	Low	Improved and maintained rail infrastructure. Joint strategy development (Transnet, municipality, private providers) Revitalized railway infrastructure.	Technical Services (Roads/Transport)
CN27	Expansion of the Ceres Rail Company (currently only operational between Cape Town and Elgin), Ceres.	Low	Ceres Rail Company/ private provider appointed as service provider to transport passengers between Wolseley and Ceres.	Technical Services (Roads/Transport)
TN5	Improve the pedestrian interface and provide additional parking along Van der Stel Street in a manner that is sensitive to the heritage value of the area, Tulbagh.	Low	Fine-scale refurbishment plan developed and approved. Funds secured. Improved pedestrian interface.	Technical Services (Roads/Transport); Environmental Management

*Report /Map reference number	Projects	Priority Status (Very High: 100 - 85%, High 75-84%, Medium 74-50%, Low <50%)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
Education				
CN4	Development of training and other institutional facilities, Ceres.	Low	Funds secured in Provincial / National Department budget. Developed training facilities	Community Services
CG2	Development of an institutional facility, Ceres.	Low	Funds secured in Provincial / National Department budget Developed Institutional Facilities	Community Services
CI1	Expansion of existing adjacent institutional facility, Ceres, Vredebes.	Low	Funds secured in Provincial / National Department budget Expanded Institutional Facility	Community Services
PN4	Support and encourage the development of a school of skills, Prince Alfred Hamlet.			Community Services

8.1 Non – capital projects requiring budget, research, collaboration, and implementation.

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
Human Settlement				
CA1	Promote medium density residential development similar to the adjacent Uzumaai residential development. Include a transitional buffer between adjacent industrial uses (Northern and eastern boundary), Ceres, Uzumaai.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services; LED / Economic Development
CA2	Promote mixed density residential development.			Human Settlements / Community Services
CC1	Promote medium-density residential development similar to the adjacent Rooikamp residential development, Ceres, Rooikamp	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
CC2	Promote a mixed-density residential development, Ceres East.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
CC3	Promote a mixed-density residential development transitioning into the Vredebes Residential Development to the east, Ceres East.	Medium	Residential development facilitated. Zoned land available	Human Settlements / Community Services
CF4	Promote medium-density residential development, Ceres East.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
CI4	Encourage high-density residential development, Ceres, Bella Vista.	Medium	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services
WB3, WB4, TA1, TA2, TG3, PF2	Promote medium to low-density residential development, Wolseley (Montana), Tulbagh South, PAH East	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
TC5	Promote and encourage infill residential development, Tulbagh, Nuwe Helpmekaar	Low	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
TC7	Promote mixed-density residential development as a transitional residential area, Tulbagh.	Low	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services
TC8	Promote mixed density residential development, Tulbagh East.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services Complete TC8 by 2026/27 - 2030/31
TC9	Promote mixed use development including residential (GAP), commercial and community orientated uses, Tulbagh.	Low	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services; LED / Economic Development Complete TC9 by 2026/27 - 2030/31
WA1	Promote mixed-use residential development, Wolseley.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
WA3, WB1, WB2	Support medium-density residential development, Wolseley, Montana.	Low	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services
TE1, TE2,	Encourage low-density to medium infill residential development, Tulbagh.	Med	Residential development facilitated. Zoned land available	Human Settlements / Community Services
WB5, WF1	Support medium to high-density residential development, Wolseley, Montana & Pine Valley.	High	HS pipeline project approval Residential development facilitated. Zoned land available	Human Settlements / Community Services
PC2	Promote mixed-density residential development, provide for a transitional area on eastern and northern boundary.			Human Settlements / Community Services
PD1	Promote mixed-density residential development.			Human Settlements / Community Services
ON1, ON2	Support the existing community with basic services and rural maintenance, ODB.	High	HS pipeline project approval Residential development facilitated. Zoned land available	
TE3	Encourage low-density to medium residential development, Tulbagh.	Med	Residential development facilitated. Zoned land available	Human Settlements / Community Services
TG1	Support mixed-density infill residential development, Tulbagh North.	Low	Residential development facilitated. Zoned land available	Human Settlements / Community Services
Roads & Transport				
PN4	Promote the formalisation of NMT and create a link between Ceres and Bella Vista through improved roads and NMT links, PAH.	Low		Technical Services (Roads/Transport) Complete PN4 by 2033/34
PN7	Investigate the need and viability of connecting Reid Street and Hugo Street, PAH.	Low		Technical Services (Roads/Transport); Environmental Management
LED / Economic Development				
CN23	Support the role of Ceres as main administrative "capital" of the municipality.			

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
CN28	Promote the following streets/sections of streets as activity corridors: Voortrekker Street (R46), Vos Street (R303), Vrede Street, Chris Hani Avenue, Onder-Swaarmoed Street, Jakaranda Street, Magnolia Street and Oleander, Ceres.	Low		Technical Services (Roads/Transport); Environmental Management
TN4	Promote Van der Stel Street, Waterkant Street, Steintal Street and Market Street as activity streets, Tulbagh.	Low		Technical Services (Water/Stormwater); Technical Services (Roads/Transport); LED / Economic Development; Environmental Management
T20	Promote the following as activity streets; Market Street, Voortrekker Street, Steintal Street, Waterkant Street, Miller Street, Kiepersol Street, Kerk Street, Tulbagh.	Low		Technical Services (Water/Stormwater); Technical Services (Roads/Transport); LED / Economic Development; Environmental Management
PN6, PN11	Promote the following streets/sections of streets as activity corridors: Voortrekker Street, Reid Street, Waboom Avenue, Jan Van Riebeeck Street, Waboom Avenue, Reid Street, Voortrekker Street, PAH.	Low		Technical Services (Roads/Transport); Environmental Management
Practice Notes / Policies / Strategies / Bylaws				
CN1	Implement a Ceres Precinct Plan for public realm upgrades to connect nodes, beautify the area, and improve vehicular, pedestrian and cycling movement, Ceres.	Med	Secure funds. Tender specs compiled and service provider appointed.	Technical Services (Roads/Transport); Spatial Planning / Town Planning
CN19	Conduct of a comprehensive minibus taxi survey to develop appropriate measures for managing and developing ranking and operations, especially of emergent informal ranks, Ceres.	Med	Secure funds. Tender specs compiled and service provider appointed.	Community Services
CN24	Promote an industrial and agri industrial precinct. Develop a master plan for an industrial corridor on the eastern side of the R303, opposite Bella Vista, including road infrastructure and access to and from the R303 from service roads within the industrial and agri-industrial precinct.			Technical Services (Roads/Transport); Spatial Planning / Town Planning; LED / Economic Development
CN32	Combat urban decay of the existing CBD through the undertaking of an urban design study that will assist in guiding targeted investment and intervention measures by the municipality to procure reinvestment in the CBD, Ceres.	Med	Secure funds. Tender specs compiled and service provider appointed.	LED / Economic Development
CN34, PN13	Ground-truth and integrate CBAs into the zoning scheme, Ceres, PAH.	Low	Secure funds. Tender specs compiled and service provider appointed.	Spatial Planning / Town Planning
CA3	Commission a precinct plan for the potential redevelopment of the Dennebos municipal resort.			Spatial Planning / Town Planning
TN1	Implement the Tulbagh Precinct Plan for public realm upgrades to connect nodes, beautify the area, and improve vehicular, pedestrian and cycling movement, Tulbagh.	Med	Secure funds. Tender specs compiled and service provider appointed.	Technical Services (Roads/Transport); Spatial Planning / Town Planning

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
TN6	Adhere to the architectural guidelines as set out in the August 2019 Tulbagh Heritage Survey Report and Inventory, Tulbagh.	Med	Compliance with architectural guidelines is scrutinized with every building plan application.	Environmental Management
TN8	Encourage the development of a Tulbagh Local Spatial Development Framework.			Spatial Planning / Town Planning
PN14	Develop a river maintenance plan by delineating and protecting ecological corridors and buffers in the riparian zone and associated wetlands, and biodiversity hotspots, PAH.	High	Fund secured. Tender specs compiled and service provider appointed.	Technical Services (Water/Stormwater); Environmental Management
PB1	Encourage the development of a precinct plan to guide the redevelopment of the area, enhance investor appeal, and improve overall safety and public environment, PAH North.	Med	Fund secured. Tender specs compiled and service provider appointed.	Spatial Planning / Town Planning; Environmental Management
WN10	Lobby for the maintenance of existing facilities for improved and expanded rail services, Wolseley.	Med	Partnership entered into with Transnet	Technical Services (Roads/Transport)
WN11	Develop as the major residential town in Witzenberg, Wolseley.	Med	Residential development facilitated.	Human Settlements / Community Services
WN12	Allow rezoning of agricultural land north of town for expansion, as cereal production impact is minimal, Wolseley.	Med	Development north of Wolseley investigated.	Spatial Planning / Town Planning; LED / Economic Development
Environmental & Ecological Infrastructure and Disaster Management				
CN21	Maintain 1:100 Koekedow Flood lines, Ceres.	Very High	River Management Plan	Environmental Management
CN35	Encourage new developments to incorporate green infrastructure (e.g., permeable surfaces, tree planting, green roofs, rain gardens) to manage heat, stormwater, and air quality, Ceres.	Med	Compliance when obtaining rights Compliance when submitting building plans	Technical Services (Water/Stormwater); Environmental Management
CN36	Promote an open space corridor between the Skurweberg Mountain Range and the Ceres settlement that primarily accommodates recreational uses, while allowing limited settlement development that remains consistent with the area's recreational and conservation character.			Environmental Management
T21	Encourage the rehabilitation and protection of the Tulbagh Nature Reserve to meet biodiversity targets, Tulbagh.	Med	Biodiversity targets improved.	Environmental Management
T22	Sustain river rehabilitation programme – retain the green corridor along the river west of the town, Tulbagh.	Med	Boontjies River Management Plan	Technical Services (Water/Stormwater); Environmental Management
T23	Uphold Conservation Area Overlay Zone protecting the historic core, Tulbagh.	High	Compliance when obtaining rights.	Spatial Planning / Town Planning; Environmental Management
WN15	Incorporate Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) into land use planning to prevent fragmentation and maintain ecosystem services, Wolseley.	Med	Open space corridor Master plan developed. Compliance when obtaining rights by setting conditions	Spatial Planning / Town Planning; Environmental Management
WN16	Delineate high-risk flood, fire and erosion overlay zones (also supports climate resilience and environmental management), Wolseley.	Very High	High-risk flood, fire and erosion overlay zones delineated for Wolseley	Spatial Planning / Town Planning; Environmental Management

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
ON4	Preserve as a deep rural settlement serving Kouebokkeveld farms, ODB.	High	Expansion Limited. Tree planting programme implemented.	
Heritage including Scenic Resources & Agricultural Landscapes				
TN2	Development of a Heritage Walk linking heritage buildings, Tulbagh.	Low	Heritage Walk mapped	Environmental Management
TN3	Protect and maintain Church and Van der Stel Streets as heritage and conservation assets, Tulbagh.	Med	Church & Van der Stel Streetscapes graded	Technical Services (Roads/Transport); Environmental Management
TN7	Protect and promote Tulbagh as heritage and tourism settlement.			LED / Economic Development; Environmental Management
TN9	Enhance public open spaces, cycle paths, and green pedestrian connections through the heritage core.	Low	NMT routes determined and mapped in Tulbagh heritage core	Technical Services (Roads/Transport); Environmental Management
T16	Retain Tulbagh's heritage village character by limiting large-scale or high-rise development, and prioritise the revitalisation and adaptive reuse of existing buildings over new residential or industrial expansion, Tulbagh.	Low	Tulbagh heritage character maintained.	Human Settlements / Community Services; LED / Economic Development; Environmental Management
T17	Promote Tulbagh as a Heritage and Tourism Village by prioritising cultural revitalisation through museums, neo-traditional architecture, and restored facades, while encouraging tourism-focused businesses such as arts, culture, and hospitality, and discouraging general retail expansion, Tulbagh.	Med	Annual Heritage programme promoted.	LED / Economic Development; Environmental Management
PN1	Encourage the investigation of implementing a Heritage Conservation Area Overlay Zone for the historic centre, PAH.	Low	Historic core for PAH delineated in MSDF, Included as Overlay zone in Zoning scheme	Spatial Planning / Town Planning; Environmental Management
PN12	Protect valuable agricultural land to the west and south by prioritizing development to the north, PAH.	High	Retain MSDF urban edge.	LED / Economic Development
WN2	Promote sensitive densification and a mix of uses in the historic centre, Wolseley.	Med	Guideline developed for densification in Wolseley.	
Local Economic Development				
CE1	Promote industrial development, Ceres North.	Med		LED / Economic Development
CE2	Promote light, non-noxious industrial development.			LED / Economic Development
CN25	Promote seasonal outdoor activities as tourist attractions such as cherry picking in the summer months and snow during winter, Ceres.	Low		LED / Economic Development
CN26	Promote Ceres as a Local Tourism Agency (destination), Ceres.	Low		LED / Economic Development
CN31, T18, PN10	Support nodal agri-related development to enhance agri-processing and agri-value chains, Ceres, Tulbagh, PAH.	Med		LED / Economic Development
CE3	Promote mixed-use development that accommodates economic and commercial activities.			LED / Economic Development
CF6	Promote authority uses.			

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Monitoring Indicators (Timeframe, scope in this SDF planning cycle)	Responsible Municipal Department(s) & Timeframe
CI2	Encourage mixed use such as community and commercial uses, Ceres, Bella Vista.	Med		LED / Economic Development
CI3	Encourage mixed-use development to accommodate uses such as residential, community and commercial use, Ceres, Bella Vista.	Med		Human Settlements / Community Services; LED / Economic Development
TB1, TC6,	Promote mixed use development including commercial and community-oriented uses, Tulbagh, Die Bult.	Med		LED / Economic Development Complete TC6 by 2026/27 - 2030/31
TG1	Promote mixed use development, Tulbagh North.	Low		
T19	Preserve the northern valley for export fruit and wine agriculture, Tulbagh.	High		LED / Economic Development
WN8	Strengthen trade and mobility corridor along the R46 to Worcester and the Breede River Valley, Wolseley.	High		Technical Services (Water/Stormwater)
WN9	Conduct a comprehensive minibus taxi survey to develop appropriate measures for managing and developing ranking and operations, especially of emergent informal ranks, Wolseley.	Med		
WN13	Encourage light industry, housing, and small-scale factories in mixed-use zones, Wolseley.	Med		Human Settlements / Community Services
WN14	Support nodal agri-related development to enhance agri-processing and agri-value chains, Wolseley.	Med		LED / Economic Development
WA2	Support mixed-use development including community and residential uses.			Human Settlements / Community Services
PN9	Promote sensitive and strategic densification on and around sites zoned for business, general residential and community, PAH.	Med		Human Settlements / Community Services; LED / Economic Development
PA3, OA1, OB1, OB2, OB3	Support mixed use development, including commercial, residential, community, sport and recreational uses, PAH West, ODB North and South.	Med		Human Settlements / Community Services; LED / Economic Development
ON3	Support the development of informal trading infrastructure, ODB.	Med		LED / Economic Development

8.2 Amendments to the Land Use Scheme

Mapping reference number	Practice Notes, Plans, Frameworks, Guidelines etc.	Priority Status (Very High, High, Medium, and Low)	Responsible Municipal Department(s)
WN3, PN1	Investigate viability of implementing a Heritage Conservation Area Overlay Zone for the historic centres of the settlements, Wolseley, PAH.	Med	Spatial Planning / Town Planning; Environmental Management
PN13	Ground-truth and integrate Critical Biodiversity Areas (CBAs) into the zoning scheme, PAH.	Med	Spatial Planning / Town Planning; Environmental Management

8.3 Rural Implementation Plan

*Report /Map reference number	Projects	Priority Status (Very High, High, Medium, Low)	Responsible Municipal Department(s)
Water / Catchment Areas			
	Protect and manage ecological infrastructure such as the Klein Berg, Olifants, Houdenberg, Lang, Leeu, Riet, and Winkelhaak Rivers.	Med	Technical Services (Water/Stormwater); Environmental Management
E21, E22, E23, J12	Establish a continuous groundwater monitoring programme, particularly in catchments with moderate to poor quality), to track salinity levels, seasonal fluctuations, and emerging risks.	Med	Technical Services (Water/Stormwater)
H10, G10, E10, H20	Protect high-quality catchments from pollution caused by urban runoff, agricultural chemicals, and industrial activities.	Med	Technical Services (Water/Stormwater); LED / Economic Development
	Support the development of comprehensive Maintenance and Management Plans (MMPs) for stormwater and erosion control across the entire Witzenberg Municipality, building on the recently approved MMP for the Dwars, Breede, Witels, and Titus rivers in Ceres	High	Technical Services (Water/Stormwater); Environmental Management
	Promote perennial river health projects in the Warm and Kouebokkeveld as well as the Tulbagh Valley catchment areas.	Med	Technical Services (Water/Stormwater)
Intensive Rural Development Corridor's			
	Promote Ceres as a regional agricultural service centre	High	LED / Economic Development
	Promote Tulbagh, Wolseley and Prince Alfred Hamlet as local agricultural service centres	High	LED / Economic Development
	Support development of IRDC's along prominent transport links and at intersections such as: - The R303 between Ceres and Prince Alfred Hamlet and the R46 to the east of Ceres. - Along the R46 between Wolseley and Worcester	Med	Technical Services (Roads/Transport)
	Commission the compilation of an area plan for the Ceres, Prince Alfred Hamlet and Airport Triangle: - The rural areas along the roads connecting Ceres Prince Alfred Hamlet and the airport and the land in between, referred to as the triangle agricultural and rural development should be encouraged. - Intensive agricultural cultivation and tourism should be encouraged and supported in the Wolseley to Worcester Agriculture and Tourism Corridor. The corridor ends at the boundary of Witzenberg and does not go all the way to Worcester	Low	Technical Services (Roads/Transport); LED / Economic Development

*Report /Map reference number	Projects	Priority Status (Very High, High, Medium, Low)	Responsible Municipal Department(s)
	– Agri-industry is encouraged at the Tulbagh Station.		
Agritourism Corridors			
	Support proposed and current cross-border tourism routes, scenic historical passes, and destinations. <u>Tourism routes:</u> – R43 from Worcester to Wolseley and Ceres – Voortrekker Street between the R43 and Voortrekker Street intersection till Wolseley. – R46 between Ceres, Wolesley and Tulbagh – R303 from Ceres via Prince Alfred Hamlet and Op-Die-Berg to Citrusdal – R355 from Karooport to Calvinia (gravel road) <u>Scenic Historical Passes:</u> Roodezandt Pass/Oudekloof Pass, Nuwekloof, Witzenberg Pass, Mitchell's Pass, Gydo Pass, Karooport Pass	Med	Technical Services (Roads/Transport); LED / Economic Development; Environmental Management
Soil suitability			
	Protect agricultural cultivation across municipal borders to maintain homogeneous agricultural areas and to promote food security. This includes: – Pome fruit in the area north and south of Ceres. – Mixed farming including small grain cultivation and conservation in the area in the easternmost part of the valley formed by the Skurweberge. – Grape cultivation and pome fruit in the valley north of Tulbagh and south of Wolseley. Mixed farming including small grain cultivation and conservation in the area between Tulbagh and Wolseley.	Med	LED / Economic Development; Environmental Management
	Implement erosion control measures such as tree planting and sustainable farming to prevent soil degradation in areas such as Tulbagh and Op-die-Berg, which have shallow, rocky soils.	High	Environmental Management
	Prevent wetlands from long-term erosion in Wolseley by managing stormwater runoff. Prioritise the protection of soils with greater depths	High	Technical Services (Water/Stormwater); Environmental Management
Environmental & Heritage Conservation			
	Support the compilation and implementation of a Witzenberg Municipal Environmental Management Framework.	Low	Environmental Management
	Limit the impact of development and urban growth on significant landscape features by: – Delineating development lines for settlements such as Ceres, Prince Alfred's Hamlet and Op-Die-Berg which are located along mountains and hills.	High	
	Establish a conservation route along the R355 the gravel road from Karooport to Calvinia and along historic mountain passes such as: Roodezandt Pass/ Oudekloof Pass, Nuwekloof, Witzenberg Pass, Mitchell's Pass, Gydo Pass, Karooport Pass, including the Hottentotskloof and Theronberg Pass.	Low	Technical Services (Roads/Transport); Environmental Management
Connectors			
	Support the enhancement of the following freight routes:	High	Technical Services (Water/Stormwater)

*Report /Map reference number	Projects	Priority Status (Very High, High, Medium, Low)	Responsible Municipal Department(s)
	- R44 / R46 loop via: ▪ Somerset West – Klapmuts – Wellington – Tulbagh – Ceres – Touws River and; ▪ Providing opportunities for freight and distribution related industries along the route; - R60 linking Worcester (N1) – Robertson – Ashton – Swellendam (N2); - R43 – linking Wolseley – Worcester		
	Promote and support the establishment of transport and transport service nodes along key provincial and national roads and at their intersections, such as the R43, R46, R303 and R355:	High	Technical Services (Roads/Transport)
	Investigate the feasibility and reliability of a public transport service along: - Along the R303 – Between Ceres, Bella Vista & Prince Alfred's Hamlet - Along the R46 – Between Ceres and Nduli - Along the R46 – Between Wolseley and Worcester	High	Technical Services (Roads/Transport)

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ANNEXURES

ANNEXURE 01 - DEADP Practice note on MSDF's

Steps in the process of compiling a Municipal Spatial Development Framework (MSDF) as set out by the Department of Environmental Affairs and Development Planning's Practice Note on MSDF "adoption" vs "Review" vs "Amendment".

STEP	STEPS TO BE UNDERTAKEN	UNDERPINNING LEGISLATION
1	The Council must decide whether or not to establish an Intergovernmental Steering Committee (ISC)	LUPA – Section 11 (a) and (b) and the Relevant Bylaw on Municipal Planning, Chapter 2, Section 5
2	Notice of the proposal to compile an MSDF must be published in two of the official languages of the Province, most spoken in the area, in two newspapers circulating in the area. The notices must indicate: The Municipal intention to compile an MSDF The process to be followed for the compilation of the MSDF	Relevant Bylaw on Municipal Planning, Chapter 2 Section 3 (2) (a) (i)(ii)
3	The Municipality must inform the Provincial Minister in writing of the intention to compile the MSDF, indicate whether or not the ISC process will be under- taken and the process to be followed in the compilation	Relevant Bylaw on Municipal Planning Chapter 2 Section 3(2)(b) (i-iii)
4	Register relevant stakeholders who may be invited to comment on the draft MSDF	Relevant Bylaw on Municipal Planning Chapter 2 Section 3(2)(c)
5	The Municipality must establish a project committee. The project committee should consist of: the Municipal Manager (or a municipal employee designated by the Municipal Manager) Municipal employees appointed by the Municipal Manager from at least the following municipal departments – IDP, Spatial Planning, Engineering, LED and Housing	Relevant Bylaw on Municipal Planning Chapter 2 Section 4(1) and (2)
If the decision above was to establish an Intergovernmental Steering Committee (ISC):		

6	The Municipality must invite, in writing, written nominations for representatives to serve on the IGSC from the following persons or organs of state: The head of the provincial department responsible for land use planning; The head of the provincial department responsible for environmental affairs Other relevant organs of state	Relevant Bylaw on Municipal Planning Chapter 2 Section 5
7	The project committee should compile a draft status quo report setting out an assessment of the existing levels of development and development challenges and submit it to the ISC for comment	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(1)
8	The project committee must consider the comments of the ISC, finalise the status quo report and submit it to the Council for adoption	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(2)
9	The project committee must compile a first draft of the municipal spatial development framework and submit it to the ISC for comment	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(3)
10	After considering the comments of the ISC, the project committee must finalise the first draft of the municipal SDF and submit it to Council to approve the publication thereof for public comment in accordance with the process adopted in terms of section 28 and 29 of the MSA A municipality must give the local community at least 21 days to comment on the final draft of the MSDF. This time period can run concurrently with the 60 days referred to in SPLUMA (see step 12 below)	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(4) MSA Regulations Chapter 4 Section 15(3)
11	The Municipal Council must give notice of the proposed municipal spatial development framework in the Gazette and the media	SPLUMA - Section 20(3)(a)
12	The public / local community must be invited to submit written comment on the proposed MSDF within 60 days of the publication thereof	SPLUMA – Section 20(3)
13	The District Municipality must be consulted and given an opportunity to comment in writing.	MSA Regulations Chapter 2 Section 3(6)
14	After consideration of the comments and representations received through the public participation process, the project committee must compile a final	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(5)

	draft of the MSDF and submit it to the ISC for comment	
15	After considering the comments of the ISC, the project committee must finalise the final draft of the MSDF and submit it to Council for adoption.	Relevant Bylaw on Municipal Planning Chapter 2 Section 6(6)
If the decision was not to establish an ISC:		
16	If the Municipality has decided not to establish an ISC, then the project committee must draft a status quo report setting out an assessment of the existing levels of development and development challenges in the municipal area and submit it to the Council for adoption.	Relevant Bylaw on Municipal Planning Chapter 2 Section 7(1)(a)
17	Once the status quo report has been adopted, the first draft of the municipal SDF should be prepared by the project committee and submitted to Council for approval for it to be published for public comment. Once approval is granted, the draft SDF must be submitted to the Provincial Minister for written comment.	Relevant Bylaw on Municipal Planning Chapter 2 Section 7(1)(b) and (c) LUPA – Section 13
18	The Council must give notice of the draft MSDF in the Gazette and the media	SPLUMA – Section 20 (3)
19	The Council must invite the public to submit written representations on the draft SDF to the Council within 60 days after the publication of the notice. In addition, any organs of state or other role players must be identified and consulted on the proposed MSDF. All representations received must be considered.	SPLUMA – Section 20 (3) MSA, Section 29(1)(b)(iii)
20	The Provincial Minister must submit written comment to the Municipality within 60 days (The period can be extended if the municipality agrees) The municipality may not adopt its MSDF, until comment has been received from the Provincial Minister or 60 days have passed.	LUPA – Section 13 (2) LUPA – Section 13 (1) (b)
21	A municipality must give the local community at least 21 days to comment on the final draft of the MSDF This time period can run concurrently with the 60 days referred to in both SPLUMA and LUPA (see steps 19 and 20 above)	MSA Regulations Chapter 4 Section 15(3)
22	The project committee must consider the input received from the public and the Provincial Minister, make any amendments that are required and prepare the final draft of the	Relevant Bylaw on Municipal Planning Chapter 2 Section 7(1)(d)

	municipal SDF for the adoption of Council	
23	If the final draft of the MSDF is materially different from what was published, the Municipality must follow a further consultation and public participation process before the MSDF is adopted by Council	Relevant Bylaw on Municipal Planning, Chapter 2, Sections 6(7) and 7(2)
24	Once adopted by the Council, a notice of this adoption must appear in the media and the Provincial Gazette, within 14 days of the date of adoption.	SPLUMA Section 20(1) Relevant Bylaw on Municipal Planning, Chapter 2, Sections 6(9) and 7(3)
25	Once adopted, the Municipal Manager must submit a copy of the MSDF as adopted by the Council to the MEC for Local Government, within 10 days of the adoption. This submission must include: a summary of the public participation process a statement that the process set out in Section 29(1) of the MSA has been complied with a copy of the relevant Districts Framework for Integrated Development Planning (See Section 27 of the MSA)	MSA Section 32 (1)
26	The Municipal Manager must also within 10 days of the adoption of the MSDF, submit: a written notice of the decision to adopt or amend a municipal spatial development framework, the adopted or amended MSDF a report setting out the response of the municipality to the comments of the ISC to the Provincial Minister.	LUPA Section 14 (a) – (c)
27	Within 30 days from the date of receipt of the adopted MSDF, the MEC for Local Government must determine if: the drafting process and content of the MSDF complies with the MSA whether the MSDF is in line with any development plans and strategies of other affected municipalities or organs of state the public participation process outlined in Section 29 of the MSA has been complied with	MSA Section 32(2)

28	Should the adopted MSDF not comply with the above, the MEC for Local Government should request the relevant municipal council to amend the MSDF	MSA Section 32 (2)
29	The Municipal Council must consider the MEC's request to amend the MSDF, and within 30 days of receiving the MEC's request, the Council must consider: If it agrees with the proposals to adjust the MSDF in accordance with the MEC's request. Object to the MEC's request and furnish the MEC with reasons in writing why it disagrees	MSA Section 32(3)
30	If the Municipality objects to the MEC's request, the MEC may refer the municipality's objection to an ad hoc committee (see Section 33 of the MSA). The MEC must refer an objection to the ad hoc committee within 21 days of receiving the objection.	MSA Section 32 (4)
31	See Section 33 of the MSA which deals with the Ad Hoc Committee process	
32	Also note Section 22(3) of the SPLUMA which states that where a PSDF is inconsistent with a MSDF, the Premier must in accordance with the Intergovernmental Relations Framework Act, take the necessary steps to support the revision of those spatial development frameworks in order to ensure consistency between the two	

* Please note:

1. That the Section numbers referred to in the "Relevant Bylaw on Municipal Planning" relates to the numbering in the LUPA Proposed Standard Draft By-Law, which may be different from the corresponding numbers in your own Municipal Planning By-law.
2. That in those instances where only the Standard Draft By-Law is referred to, it is not necessary for a District Municipality to undertake this step.

ANNEXURE 02 - Key Legislation, Policies and Frameworks

1 National Legislation & Policy

1.1 Spatial Planning and Land Use Management Act

SPLUMA, short for the Spatial Planning and Land Use Management Act, was introduced in 2013 to bring order, fairness, and efficiency to the way land is planned and managed in South Africa. Before this, planning laws were fragmented and inconsistent, often reinforcing past inequalities. SPLUMA changes by ensuring that all municipalities follow the same set of rules, making land use planning more predictable and transparent. One of its key requirements is that every level of government must create a Spatial Development Framework (SDF), a roadmap that lays out the long-term vision for how land should be used and developed. These frameworks help guide decisions on infrastructure, economic growth, and environmental management, while also making sure that different government sectors work together.

Although SDFs do not dictate every detail of land use, they provide a structured approach to managing growth and change. They include Local Spatial Development Frameworks (LSDFs) or Precinct Plans, which focus on

specific areas within a municipality and help turn broad strategies into real projects on the ground. SPLUMA also ensures that zoning regulations and land use management systems are clear and enforceable, preventing unplanned development and ensuring that land is used efficiently and sustainably.

At its core, SPLUMA is built on five key development principles:

- **Spatial Justice** – Redressing past spatial inequalities and ensuring fair access to land, services, and opportunities.
- **Spatial Sustainability** – Encouraging compact, resource-efficient, and environmentally responsible development while protecting valuable land.
- **Efficiency** – Making the best use of space, infrastructure, and resources while reducing unnecessary costs and travel distances.
- **Spatial Resilience** – Helping communities, especially vulnerable ones, withstand and recover from economic or environmental shocks.
- **Good Administration** – Promoting transparent, integrated, and well-coordinated planning across all levels of government.

SPLUMA also recognizes real-world challenges like rapid urbanization, ageing infrastructure, and tight municipal budgets. It pushes for smarter, more integrated planning that helps cities and towns grow in a way that is sustainable, inclusive, and well-coordinated. By guiding development in a way that balances economic growth, social needs, and environmental

protection, SPLUMA helps ensure that South Africa's cities and rural areas are better places to live and work for the present generation and in the future.

Implications for the Witzenberg Municipality include:

- Compact and integrated urban areas that are vibrant and support a mix of opportunities whilst optimizing the use of existing resources and infrastructure should be encouraged.
- Environmentally sensitive conservation areas should be identified for preservation and urban development effectively managed in rural areas.
- Emphasize the creation of integrated settlements, especially regarding poorer communities and their proximity to services and employment.
- Create compact urban environments to reduce expenditure on infrastructure and support public transport.

1.2 National Development Plan

The National Development Plan 2030 (NDP) provides a broader national vision that guides South Africa's development. It sees government as a catalyst for growth, creating the right conditions for people to thrive whether through better infrastructure, skills development, or business-friendly policies. The NDP promotes an entrepreneurial and innovative economy through renewable energy initiatives to reduce poverty and inequality by 2030. Together, the NDP, PSDF, and other provincial policies work to create

a future where economic opportunity, social justice, and environmental sustainability go hand in hand, shaping a more resilient and thriving Western Cape for generations to come.

NDP key objectives:

- Revitalizing Rural Economies by creating over 600,000 new jobs in agriculture, agro-processing, and related fields by 2030.
- Improve roads, water, electricity, and services to support rural businesses and communities.
- Ensure secure land rights, especially for women farmers, with fair financing options.
- Support small farmers and rural entrepreneurs, while holding mining companies accountable for social investment.
- Caring for the Environment through reducing pollution and acting against climate change to protect future generations.
- Improving Education and Skills by strengthening early childhood education to give every child a strong start.
- Encourage youth involvement in community development and safety initiatives.
- Better Healthcare for all by ensuring equal access to quality healthcare, regardless of income.
- Support struggling areas, especially agricultural districts, with targeted job programmes.

Ultimately, the plan aims to create a prosperous country where poverty, the effects of apartheid and colonial discrimination would be a thing of the past.

A total of seven central challenges were identified:

1. Economic Exclusion in Rural Areas - Over one-third of South Africans live in former “homelands” and remain economically marginalized.
2. Many rural communities lack infrastructure, job opportunities, and access to markets.
3. Urban-Rural Divide and Poor Infrastructure - Spatial misalignment and poor planning make it difficult for people in rural areas to access economic opportunities.
4. Environmental Pressures and Climate Change - The need to grow the economy often conflicts with protecting natural resources.
5. Limited Access to Quality Education and Skills Development - Poor education systems limit employment prospects and keep people in poverty.
6. Healthcare Inequality - Many South Africans struggle to access quality healthcare, especially in lower-income areas.
7. Unemployment and Limited Job Growth - A lack of job opportunities, especially in rural areas, leads to poverty and migration to cities.

New industries and skills development are needed to create sustainable employment.

Recommendations / implications set out in *Chapter 8: Transforming Human Settlements and the National Space Economy* of relevance to the Witzenberg include:

- Upgrading of all informal settlements on suitable well-located land.
- Increasing urban densities to support public transport and reduce sprawl.
- Promoting mixed housing strategies and compact urban development near services and livelihood opportunities.
- Investing in public transport infrastructure and systems (with a special focus on commuter rail) to ensure more affordable, safe, reliable, and coordinated public transport.
- Furthermore, given the fact that tourism (local and international) is expected to increase, the Municipality should prepare a comprehensive strategy to assist in its marketing.
- The design / spatial planning of the settlements needs to consider that people will tend to travel less and will need to plan to consider the effects of climate change. This can be addressed by reducing the spread-out nature of towns and making them more environmentally sustainable and economically efficient.

1.3 National Spatial Development Framework (NSDF)

The National Spatial Development Framework (NSDF) is a long-term strategic spatial plan that sets the direction for South Africa's development towards 2050.

- It indicates the country's primary national spatial development policy, shaping the way land, infrastructure, and resources are planned and invested across all levels of government.
- Aims to create a more integrated, inclusive, and sustainable spatial future, breaking away from the fragmented and unequal patterns inherited from the past.
- Provides a visual representation of the country's desired spatial development pattern, along with a set of national spatial directives to guide infrastructure investment and development spending.

It identifies key strategic spatial areas where targeted investment in both public and private can drive meaningful transformation. This approach ensures that growth is coordinated, and sustainable, and benefits all South Africans, whether they live in urban centres or rural regions.

The framework is driven by a National Transformation Logic with a distinct spatial dimension. While there is a strong focus on the development of urban regions like Gauteng, eThekweni, and Cape Town, the NSDF also prioritizes the growth and resilience of rural regions. It promotes the creation of

productive, functional rural areas that are well-connected and equipped with essential services such as clinics, police stations, schools, cultural hubs, sports facilities, and modern communication networks. These rural service centres will act as anchors, ensuring that people in remote areas have access to opportunities and resources.

To achieve its vision, the NSDF is structured around five key spatial frames:

- Urban Regions, Clusters, and Development Corridors – Driving national transformation and economic growth by focusing development on key urban hubs and corridors.
- Productive Rural Regions and Regional Development Anchors – Strengthening rural economies, ensuring food security, and improving quality of life through well-planned rural service anchors.
- National Ecological Infrastructure System – Protecting and sustainably managing natural resources, particularly water, to secure the country's environmental future.
- National Connectivity and Economic Infrastructure Networks – Expanding and maintaining transport, trade, and communication networks to support national, regional, and local economic development.
- National Social Service and Settlement Infrastructure Network – Ensuring that all South Africans have access to quality services in well-connected urban and rural nodes.

The NSDF provides a strategic roadmap for South Africa's spatial future, balancing economic growth, environmental sustainability, and social equity. It envisions a more integrated, inclusive, and competitive national space economy, ensuring that all South Africans, regardless of location, benefit from a well-planned and resilient built environment.

The following implications for Witzenberg Municipality were identified:

- The implications of climate change need to be considered not only from a disaster management perspective but also from its impact on infrastructure provision, such as buildings, agriculture, and the natural environment.
- The design / spatial planning of the settlements needs to consider that people will tend to travel less and will need to plan considering the effects of climate change. This can be addressed by reducing the spread-out nature of towns and making them more environmentally sustainable and economically efficient.

1.4 National Biodiversity Strategy and Action Plan 2015-2025

The National Biodiversity Strategy and Action Plan (NBSAP) outlines a framework and action plan for conserving and sustainably using South Africa's biological diversity, ensuring the equitable sharing of benefits derived from it.

The vision emphasizes conserving, managing and sustainably using biodiversity to ensure equitable benefits to the people of South Africa, now and in the future.

The strategic objectives of the NBSAP can be summarized as follows:

- Enhancing Biodiversity's Contribution to Economic Development: Managing biodiversity assets and ecological infrastructure guarantees the long-term sustainability of agriculture, tourism, and natural resource-based industries.
- Investing in Ecological Infrastructure for Climate Resilience: Strategic investments in ecological infrastructure bolster resilience against climate change and land degradation, ensuring ongoing economic and social benefits.
- Mainstreaming Biodiversity in Development Planning: Biodiversity considerations are incorporated into land-use planning, municipal policies, and economic strategies to mitigate the effects of increasing

development demands while securing long-term ecological sustainability.

- **Mobilizing Communities and Stakeholders for Sustainable Practices:** Local communities, farmers, businesses, and conservation organizations participate in biodiversity-friendly land-use practices, ensuring the sustainable use of natural resources.
- **Strengthening Knowledge, Research, and Innovation:** Scientific research, Indigenous knowledge, and citizen science play a pivotal role in informing decision-making, promoting sustainable land-use practices, and enhancing ecological and economic resilience.

Based on the set objectives the Western Cape Biodiversity Spatial Plan 2023 prioritizes conservation actions by setting quantitative biodiversity thresholds. It aims to protect biodiversity patterns, including key species and habitats, while maintaining ecological and evolutionary processes necessary for long-term biodiversity conservation.

This relates mostly to the strategic objective of enhancing biodiversity's contribution to economic development because it involves managing biodiversity assets and ecological infrastructure to ensure long-term sustainability. This aligns with the focuss on maintaining ecological and evolutionary processes and conserving biodiversity patterns.

Secondly by strengthening knowledge, research, and innovation through setting quantitative biodiversity thresholds and identifying representative biodiversity patterns which implies the use of scientific research, monitoring, and data collection as the core aspects of this objective.

1.5 National Environmental Management Act

The National Environmental Management Act (NEMA) (Act 107 of 1998) provides a framework for the management and protection of South Africa's environment. Similar to the Spatial Planning and Land Use Management Act (SPLUMA), NEMA establishes overarching principles that guide environmental legislation, and all activities related to environmental management. It places significant emphasis on environmental sustainability, resilience to climate change, and the wise use of natural resources, recognizing their critical role in both current and future socio-economic well-being.

In the context of municipal and spatial planning, NEMA requires municipalities to integrate environmental considerations into their planning and decision-making processes. This includes assessing potential environmental impacts of proposed developments and taking steps to mitigate or prevent negative consequences. The Act also enables the development of Environmental Management Frameworks (EMFs) to guide sustainable land use and development within municipal areas.

Overall, NEMA promotes sustainable development and the protection of natural resources through a collaborative and integrated approach to planning at national, provincial, and municipal levels. Its principles are intended to be applied alongside SPLUMA's development principles, ensuring a coordinated and balanced approach to land use and environmental management that supports both economic growth and ecological integrity.

By law each local authority is compelled to manage air quality in its own jurisdiction. The National Environmental Management: Air Quality Act, 2004 (Act no. 39 of 2004) gives direction and is to be enforced as a legislative tool. The purpose of the Act is to protect the environment and enhance the quality of air, to prevent air pollution and ecological degradation, to secure ecologically sustainable development and to promote economic and social development and to secure an environment that is not harmful to the health and well-being of people.

NEMA spatial principles are:

- Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged people.
- Development must be socially, environmentally, and economically sustainable. Sustainable development requires the consideration of all relevant factors, including that:
 - Disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimized and remedied.
 - Pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimized and remedied.
 - The use and exploitation of non-renewable natural resources is responsible and equitable and considers the consequences of the depletion of the resource.
 - That the development, use, and exploitation of renewable resources and the ecosystems of which they are part, does not exceed the level beyond which their integrity is jeopardized.
 - Waste is avoided, or where it cannot be altogether avoided, minimized, and re-used or recycled where possible and otherwise disposed of responsibly.
 - A risk-averse and cautious approach is applied, which considers the limits of current knowledge about the consequences of decisions and actions.

- Decisions are taken openly and transparently, and access to information is provided under the law.

1.6 National Climate Change Adaptation Strategy, 2019

The National Climate Change Adaptation Strategy (NCCAS) serves as South Africa's framework for enhancing climate resilience and adaptive capacity across all levels of society. Approved in 2019, it aligns with the country's obligations under the Paris Agreement and integrates climate adaptation into national development planning. The NCCAS builds upon South Africa's National Climate Change Response Policy (NCCRP), the National Development Plan (NDP), the National Strategy for Sustainable Development (NSSD), as well as various sectoral, provincial, and municipal adaptation plans.

The strategy provides a unified vision for climate adaptation, ensuring that national objectives guide resource allocation, policy decisions, and sectoral responses. It defines South Africa's vulnerabilities; outlines a plan to mitigate risks and identifies opportunities for resilience-building. The NCCAS emphasizes that adaptation and mitigation actions often intersect, reinforcing or, at times, conflict with each other. It recognizes that while greenhouse gas mitigation is addressed in separate policies, adaptation remains a critical component of sustainable development.

Given the various species that grow in the area and the impact of climate change, the protection for riverine corridors, south-facing slopes, and topographically diverse areas that provide vital refuges for species, contribute to maintaining micro-climates, and offer climate resilience. This is by regulating temperature and moisture levels. (Areas such as kloofs and hills that offer connectivity for species migration and temperature/moisture refuges.)

To incorporate climate resilience, Witzenberg Municipality supports the development of renewable energy within the identified Komsberg Renewable Energy Development Zone (REDZ). As part of the REDZ, the municipality encourages large scale wind (East and West) energy projects within this boundary, where the environmental authorization process is streamlined. Proposals outside the REDZ will be considered on a case-by-case basis, subject to compliance with environmental and spatial criteria.

A key focus is the integration of adaptation responses into development planning to enhance resilience in critical sectors such as agriculture, water, health, and biodiversity.

To achieve its vision, the NCCAS is structured around four strategic objectives:

- **Objective 1:** Building climate resilience and adaptive capacity to reduce climate risks and vulnerabilities.

- **Objective 2:** Integrating climate adaptation into policy, planning, and implementation across all sectors.
- **Objective 3:** Strengthening understanding of climate change impacts, and enhancing response capacity.
- **Objective 4:** Ensuring sufficient resources, governance frameworks, and systems for adaptation implementation.

Supporting these objectives, some strategic interventions outline specific actions to strengthen South Africa's adaptive capacity:

- **Intervention 1:** Reducing human, economic, and ecological vulnerabilities while enhancing resilience, particularly in agricultural and rural communities.
- **Intervention 2:** Developing a coordinated climate services system to provide targeted climate data for sectors like farming, water management, and disaster response.
- **Intervention 3:** Establishing a vulnerability and resilience framework that integrates biophysical and socio-economic factors, addressing risks such as droughts and extreme weather events.

- **Intervention 4:** Mainstreaming adaptation into sectoral planning and development initiatives, ensuring that municipal policies incorporate climate resilience.
- **Intervention 5:** Promoting research, technology development, and knowledge-sharing to support climate-smart agriculture, water conservation, and sustainable land use.
- **Intervention 6:** Strengthening capacity-building and public awareness of climate adaptation, with a focus on local communities, businesses, and municipal governance structures.

However, from an agricultural outlook, to enable climate change adaptation, the institutionalisation of the SmartAgri Plan and climate change within Western Cape Department of Agriculture (WC-DOA) means a strong foundation has been set from which refinement and acceleration of implementation of SmartAgri can proceed.

1.7 National Infrastructure Plan

The National Infrastructure Plan 2050 (NIP 2050), prepared by Infrastructure South Africa (ISA), aligns with the NDP's vision of inclusive growth. NIP 2050 sets out a strategic plan that addresses key infrastructure delivery challenges, and institutional blockages, and aims to build stronger institutions for long-term success. The plan focuses on four critical infrastructure sectors: energy, freight transport, water, and digital communications, which form the foundation for South Africa's infrastructure development.

NIP 2050 is divided into six sections, starting with the four mission-critical infrastructure areas. It then covers regional infrastructure, financing, institutional strengthening, rebuilding the civil construction sector, and monitoring progress. Each section includes a vision, an assessment of current conditions, essential success factors, and actionable steps to achieve the vision. NIP 2050 emphasizes short-term corrective actions while focusing on long-term sustainability.

Key priorities of NIP 2050 include:

1. **Knowledge and Innovation Services:** Enhancing capabilities in planning, monitoring, budgeting, project management, and sector-specific innovation to improve infrastructure quality and delivery.

2. **Public-Private Cooperation:** Stimulating competition in infrastructure delivery through partnerships where appropriate.
3. **Spatial Transformation:** Promoting inclusive development in line with the National Spatial Development Framework (NSDF).
4. **Blended and Green Finance:** Utilizing innovative financing solutions to support infrastructure projects.
5. **Capacity Building:** Strengthening executive management and technical capabilities within the state and its entities for stable, confident delivery.
6. **Industrial Development and Localization:** Fostering the growth of local industries, particularly through the establishment of Special Economic Zones and stimulating the civil construction sector.
7. **Efficient Delivery:** Ensuring safe, secure, and ethical infrastructure delivery processes.
8. **Regional Infrastructure:** Expanding South Africa's role in the broader African infrastructure development agenda.

1.8 The National Transport Master Plan 2005-2050

The National Transport Master Plan (NATMAP) Vision focuses on developing an integrated, smart, and efficient transport system to enhance economic

vitality, sustainable growth, public health, social inclusion, and environmental conservation. It aligns with recent policies, legislation, and planning frameworks. NATMAP 2050 is a long-term policy document developed by the South African government to guide the country's transportation system over 25 years, to create a safe and efficient system that promotes public transport, reduces private vehicle dependence, and improves transport access for disadvantaged communities.

Key implementation actions for the Western Cape include:

- Developing a Regional Rapid Transit system: A system connecting major economic and residential areas with dedicated bus lanes, stations, and integration with rail and minibus taxis.
- Promoting cycling and walking: Encouraging active transport modes through improved infrastructure and awareness campaigns to reduce congestion and improve health.
- Upgrading existing road infrastructure: Expanding key roads, adding interchanges, and implementing intelligent transportation systems to ease congestion and improve traffic flow.
- Investing in public transport services: Expanding bus, train, and minibus taxi services, particularly in underserved areas, to improve access to transport.

NATMAP aims to provide a cohesive framework for transport development at national, provincial, and local levels, contributing to sustainable development and a better quality of life for South Africans.

The following implications in terms of Witzenberg Municipality include:

In the case of Witzenberg the quality of roads will be used to transport fresh produce, the fact that heavy vehicles en route between the N1 and the West Coast and other parts of the Western Cape pass through the town of Ceres (on Main Road) has been noted as a concern. Therefore, the introduction of a weighbridge in the area has been put forward as a solution to at least discourage heavy vehicles who try to avoid weighbridges on the N1 to use this route.

1.9 Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF), approved by the National Cabinet in 2016, aims to steer urban growth towards a sustainable growth model of compact, connected and coordinated cities and towns. Fueled by the NDP's vision for South African urban spaces, the IUDF aims to guide the development of inclusive, resilient, and liveable urban settlements. In support of the NDP's vision for spatial transportation, four overall strategic goals have been introduced in focusing on integrated development within urban spaces:

Spatial integration- To forge new spatial forms in settlements, transport, social and economic areas.	Inclusion and Access- To ensure that 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 the state and its citizens to work together to achieve spatial and social integration.

These strategic goals inform nine policy levers, premised on the understanding that integrated urban planning forms the basis for achieving integrated urban development. Transport needs to inform targeted investments, specifically integrated into human settlements, underpinned by integrated infrastructure network systems and efficient land governance. The IUDF states that, taken all together, these levers can trigger economic diversification, inclusion and empowered communities if supported by effective governance and financial reform.

1.10 Municipal Systems Act

The Municipal Systems Act (MSA), Act 32 of 2000, establishes the legal framework for how municipalities are governed and how they should operate. It sets out requirements for integrated development planning, financial management, performance management, and stakeholder engagement,

among other aspects of municipal governance. A key provision of the MSA is the requirement for municipalities to develop Integrated Development Plans (IDPs), which outline their development objectives, strategies, and plans for service delivery. These IDPs must be formulated through a consultative process involving various stakeholders, including the public, ensuring that local development is inclusive and responsive to community needs.

Overall, the MSA has a significant impact on municipal planning by mandating integrated planning processes, stakeholder engagement, and the development of spatial frameworks that guide resource allocation and development decisions. It reinforces the importance of spatially informed, collaborative, and forward-thinking municipal governance that aligns local priorities with national and provincial development goals.

1.11 Local Government Municipal Planning and Performance Management Regulations

The Local Government Municipal Planning and Performance Management Regulations provide regulations for the development of integrated development plans (IDPs) and performance management systems (PMSs) by municipalities in South Africa. The regulations set out requirements for the content and structure of IDPs, which must align with national, provincial, and local development priorities. The IDPs must also be developed through a

participatory process that involves stakeholders, including community members. The regulations also require municipalities to establish PMSs that monitor and evaluate the implementation of their IDPs and other plans. The PMSs must include performance indicators, targets, and regular reporting to stakeholders. The regulations further require municipalities to establish ward committees, which are forums for community participation in local government decision-making. The ward committees must be involved in the development and review of IDPs and other municipal plans.

Chapter 2 Section 2 (4) of the LG: MP&PM regulations, published in terms of the Municipal Systems Act, 2000 (Act 32 of 2000) outlines that:

A spatial development framework reflected in a municipality's integrated development plan must:

- A. Give effect to the principles contained in Chapter 1 of the Development Facilitation Act, 1995 (Act No. 67 of 1995).
- B. Set out objectives that reflect the desired spatial form of the municipality.
- C. Contain strategies and policies regarding the manner in which to achieve the objectives referred to in paragraph (b), which strategies and policies must-
 - (i) indicate desired patterns of land use within the municipality;
 - (ii) address the spatial reconstruction of the municipality;

- (iii) provide strategic guidance in respect of the location and nature of development within the municipality.

- D. Set out basic guidelines for a land use management system in the municipality.
- E. Set out a capital investment framework for the municipality's development programs.
- F. Contain a strategic assessment of the environmental impact of the spatial development framework;
- G. Identify programmes and projects for the development of land within the municipality.
- H. Align with the spatial development frameworks reflected in the integrated development plans of neighboring municipalities; and
- I. Provide a visual representation of the desired spatial form of the municipality, which representation must -
 - (i). indicate where public and private land development and infrastructure investment should take place;
 - (ii). indicate desired or undesired utilization of space in a particular area;
 - (iii). identify areas where strategic intervention is required;
 - (iv). indicate areas where priority spending is required.
 - (v). may delineate the urban edge.

2 Provincial Legislation & Policy

2.1 Western Cape Land Use Planning Act, Act 3 of 2014

The Western Cape Land Use Planning Act (LUPA) serves as the primary legislative instrument governing land use planning and development management within the province. It consolidates various pieces of legislation to create a cohesive and standardized approach to spatial planning, applying across provincial, regional, urban, and rural development. The Act provides the legal framework for municipal planning, land use regulation, and development coordination, ensuring that municipal spatial development frameworks (SDFs) align with provincial objectives. The act establishes provincial spatial development frameworks and sets minimum standards to ensure efficient coordination of these frameworks. It also sets minimum norms and standards for effective municipal development management and regulates provincial development management. Additionally, the act addresses the impact of land development on agriculture, outlines key land use planning principles, repeals outdated laws, and covers other related matters.

2.2 Western Cape Provincial Spatial Development Framework (2014)

The Provincial Spatial Development Framework (PSDF) is shaped by the National Development Plan (NDP) and OneCape 2040 vision, focusing on three key themes: natural resources, the space economy, and human

settlements, all underpinned by strong spatial governance. At its core, the PSDF aims to create a more inclusive, sustainable, and resilient Western Cape, where people have better access to economic opportunities, social services, and a well-balanced living environment. By guiding where and how public investment happens, the framework ensures that development supports the province's long-term growth and improves the quality of life for all communities.

A major focus of the PSDF is spatial transformation, recognizing that the demographics, socio-economic conditions, and economic landscape of the Western Cape are constantly evolving. With urbanization on the rise and economic opportunities often concentrated in certain areas, the PSDF seeks to bridge these divides by promoting equitable access to land, housing, and jobs. It also considers the state of the provincial economy, ensuring that spatial planning supports industries, businesses, and entrepreneurs to drive sustainable economic growth. At the same time, it acknowledges the fragile balance between development and environmental resilience, prioritizing the protection of natural resources, climate adaptation, and the sustainability of both urban and rural settlements.

The goal of the PSDF is to:

- Address the lingering spatial inequalities caused by apartheid-era planning, which continue to limit access to jobs, skills, education, housing, and essential services.
- Support sustainable economic growth by directing development to areas with the greatest potential for job creation and investment.
- Enhance resilience in both natural and built environments, ensuring that future growth does not compromise environmental sustainability.

The PSDF identifies various spatial challenges:

The province faces challenges that affect communities and the economy. The legacy of apartheid-era spatial planning has left unequal and inefficient settlement patterns, which make it difficult for communities to access jobs and services. Furthermore, high unemployment, a lack of skills and ongoing socio-economic exclusion make it difficult for the communities to thrive. Crime, violence and social unrest add to these struggles which then creates uncertainty within the economy.

To address these challenges, the PSDF focuses on:

- Fostering economic growth in partnership with the private sector, NGOs, and community-based organisations.
- Using infrastructure investment as a tool to drive urban and rural spatial transformation.

- Improving oversight and governance to ensure responsible and sustainable land use.

To address these issues, the Provincial Spatial Development Framework (PSDF) aims to restructure urban and rural landscapes to create socio-economic opportunities for all, especially those historically marginalized.

Amendment of Chapter 4: Implementing the provincial Spatial Agenda that was done in 2020. This amendment aims to provide a clear indication of how the provincial spatial development agenda set out in the PSDF will be implemented going forward, building on progress that has been made, and shifting emphasis where needed.

The amendment focuses on several key areas: governance, growth, economy, infrastructure, transport, and the environment. It outlines strategic interventions and priorities for regional development, with a significant emphasis on spatial planning, sustainable development, and addressing regional disparities.

To implement the PSDF, regional spatial implementation frameworks (RSIFs) have been developed for priority regions over the past five years. These RSIFs are regional plans that provide long-term strategic direction and coordination for growth, spatial development, land use management, and conservation in these areas. They aim to spatially inform and align the

medium to long-term capital investment programmes of government spheres and state-owned enterprises (SOEs) operating in the regions. By focusing on environmental aspects, space economy, and human settlements that cross local authority boundaries, the RSIFs complement municipal planning. Additionally, they address transversal regional interventions, including the delivery of regional infrastructure and management considerations.

The following summary pertains to the Witzenberg Municipality as part of the Regional Spatial Implementation Framework:

A strategic land reform approach is essential to unlocking opportunities within Witzenberg Local Municipality and the Greater Cape Winelands District. The focus is encouraging cooperative farming initiatives that empower local farmers, create a more competitive and inclusive economy, and help tackle poverty and food insecurity. Ensuring that land reform is not just about ownership but also about productivity and sustainability; this furthermore can foster long-term economic growth that benefits everyone.

Strengthening Food Security: Land reform can help communities grow their food by shifting ownership patterns and encouraging local food production. This reduces dependence on external suppliers and also diversifies agricultural production which strengthens Witzenberg Municipality's resilience to climate challenges and poverty.

Small-scale farmers, emerging entrepreneurs, and farmworkers often struggle to compete in an industry dominated by large agribusinesses. Encouraging collaborative farming models where farmers share resources, knowledge, and skills can create stronger, more competitive local enterprises. This approach also ensures fair trade and economic participation, particularly for historically disadvantaged communities.

Strategic Interventions

To make land reform and agricultural transformation a reality, the following key actions need to be prioritized:

- **Improving Rural Infrastructure and Connectivity:** Better roads, irrigation systems, and storage facilities will help farmers get their products to market more efficiently and reduce post-harvest losses.
- **Building Skills and Capacity:** Training in modern agricultural techniques, agribusiness management, and climate-smart farming will ensure that farmers are equipped to succeed.
- **Expanding Financial and Technical Support:** Farmers need access to grants, loans, and mentorship programmes to help them start and grow their businesses.
- **Adapting to Climate Change:** Water scarcity and extreme weather pose serious risks to agriculture. Promoting water-wise farming, soil conservation, and renewable energy solutions.

2.3 Department of Infrastructure Strategic Plan

The Witzenberg Local Municipality plays a critical role in advancing sustainable land reform and agricultural transformation within the Greater Cape Winelands District. A strategic and inclusive approach to land reform is essential to unlocking economic opportunities, promoting cooperative farming initiatives, and addressing poverty and food insecurity. This vision prioritizes not only land ownership but also long-term productivity, sustainability, and resilience against climate change. Strengthening rural infrastructure, expanding financial and technical support for emerging farmers, and fostering collaboration among stakeholders will be key to ensuring that land reform translates into meaningful economic growth and food security.

At the core of this strategy is the recognition that well-planned infrastructure investments are vital to enabling agricultural transformation and rural development. Improved roads, irrigation systems, and market access will enhance the competitiveness of small-scale farmers and cooperatives, fostering a more inclusive local economy. Additionally, investments in climate-adaptive solutions such as water-wise farming techniques and renewable energy will strengthen Witzenberg's resilience against environmental challenges.

Over the next five-year strategic planning period, the Department will align its programmes and strategies and institutionalize the principles of the OneCape 2040 Vision and Provincial Strategic Plan 2019–2024, the Western Cape Recovery Plan, the Provincial Spatial Development Framework (PSDF), the Growth4Jobs strategic imperative, and the Western Cape Infrastructure Framework 2050 (WCIF).

This suite of policies and frameworks seeks to transform the development paradigms of the past radically, target investment sustainably across the province, and foster partnerships with the private sector to help achieve government objectives.

2.4 Provincial Strategic Plan 2025–2030

The PSP's vision is to be “a government that people trust”. The Western Cape Government (WCG) devised five Vision-Inspired Priorities (VIPs) for the 5-year strategic planning period to give effect to its Vision and Plan of Action.

The vision and VIPs are depicted in the table below:

Vision-Inspired Priority	Focus areas
Safe and Cohesive Communities	Enhancing capacity and effectiveness of policing and law enforcement. – Strengthen youth-at-risk referral pathways and child-and-family-centred initiatives to reduce violence. – Increase social cohesion and safety of public spaces.

Growth and Jobs	Increasing investment. – Building and maintaining infrastructure. – Growing the economy through export growth. – Creating opportunities for job creation through skills development. Creating an enabling environment for economic growth through resource resilience.
Empowering People	Children and Families, Education and Learning, Youth and Skills Health and Wellness
Mobility and Spatial Transformation	Create better linkage between places through safe, efficient and affordable public transport. – Inclusive places of opportunity. – More opportunities for people to live in better locations. – Improving the places where people live.
Innovation and Culture	Citizen-centric culture Innovation for Impact Integrated service delivery Governance transformation Talent and staff development

The following implications are relevant for Witzenberg municipality

- Regional economy- It should be maintained and sustained by expanding agricultural assets in Witzenberg.
- Strengthening the agricultural sector—It should be strengthened through strategic investment and policies that enhance its resilience and productivity.

- Diversity—Farmers should earn a diverse income, which will support the economy rather than compromise it, particularly farming areas and landscapes.
- Fostering agri-tourism and agri-industries — This creates additional economic opportunities for communities.
- Enhance access to agriculture—Small-scale entrepreneurs and emerging farmers should be allowed to participate actively in a more inclusive and competitive agricultural sector.

2.5 Western Cape Land Use Planning Guidelines Rural Areas March 2019

Witzenberg's rural landscapes are more than just open spaces—they are the foundation of the local economy, a source of livelihood for many, and a reflection of the region's unique heritage. As agriculture remains the backbone of this economy, it is essential to support its growth while ensuring that development does not compromise the very land that sustains it. The challenge lies in finding the right balance: maintaining productive farmlands, enabling new opportunities for small-scale farmers, and diversifying income streams without undermining the integrity of these rural areas.

The Western Cape Land Use Planning Guidelines for Rural Areas (March 2019) provide a framework to achieve this balance. These guidelines ensure that growth and development in Witzenberg and across the province align

with principles of sustainability, conservation, and responsible land use. By protecting natural resources, supporting agricultural viability, and fostering inclusive rural economies, the guidelines help shape a future where economic progress and environmental stewardship go hand in hand.

Through thoughtful planning and collaboration with local communities, Witzenberg can harness its agricultural strengths while creating new opportunities for emerging farmers and entrepreneurs. This approach not only secures the long-term sustainability of the region but also ensures that future generations can continue to benefit from its rich rural character and agricultural potential.

Objectives of the Rural Areas Guideline

Forming part of the roll-out of the PSDF, the objectives of the Rural Areas Guideline are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape, and ensure the inclusive growth of the rural economy;
- Safeguard priority biodiversity areas and the functionality of the Province's life supporting ecological infrastructure and ecosystem services (e.g., environmental goods and services);

- Maintain the integrity, authenticity and accessibility of the Western Cape's significant farming, ecological, coastal, cultural and scenic rural landscapes, and natural resources;
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a proactive manner;
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development;
- Be viewed as a gender mainstreaming tool which will move the Western Cape further along the trajectory towards the achievement of equality, particularly the youth and gender equality imperatives in rural land use planning.

The following implications were identified in terms of Witzenberg Municipality:

- A specialist study reaffirmed that the Western Cape's cultural and scenic landscapes are significant assets underpinning the rural-space economy. As part of the Cape Winelands District, Witzenberg falls within this broader context, with its rural landscapes of scenic and cultural importance facing increasing pressure from urban development.

- These findings align with the three key spatial themes: Resources (landscape and scenic assets), Space Economy (rural-space economy), and Settlements (informality, housing, inclusion, and the land market).

2.6 Western Cape Inclusionary Housing Policy Framework

The specific enabling legislation for the introduction of this Policy Framework is to be found in the Constitution:

Section 125(2) The Premier exercises the executive authority, together with the other members of the Executive Council, by-

“(d) Developing and implementing provincial policy”.

This Policy Framework is therefore primarily aimed at encouraging and supporting the development of municipal inclusionary housing policy and its application in an informed, fair and consistent manner. Taking cognisance of the limitations of municipal capacity, and efficiencies to be gained from peer learning, the WCG will further explore tools, systems and best practice to support the adoption and implementation of such municipal policies in a consistent way across the province without impeding on necessary adaptations to ensure local relevance and the municipal planning mandate.

The Western Cape Inclusionary Housing Policy Framework is underpinned by constitutional mandates that empower provincial governments to develop policies and provide guidance to municipalities. The authority to implement this framework is derived from Section 125(2)(d) of the Constitution, which

mandates the Premier and the Executive Council by: *“(d) Developing and implementing provincial policy”.*

In doing so, the Western Cape Government is providing support and guidance to local governments in line with Sections 154(1) and 155(6) and (7) of the Constitution. Section 155(7) of the Constitution provides that provincial governments *“have the legislative and executive authority to see to the effective performance by municipalities of their functions in respect of matters listed in Schedules 4 and 5, by regulating the exercise by municipalities of their executive authority referred to in section 156 (1)”*. It is on this authority that the provincial government regulates, through the Land Use Planning Act, 2014 (Act 3 of 2014) (“LUPA”), how municipalities exercise municipal planning, and provide guidelines on land use management in terms of inclusionary housing.

In addition, it is the duty of provincial government in terms of Section 154(1) of the Constitution, to, by legislative and other measures *“support and strengthen the capacity of municipalities to manage their own affairs, to exercise their powers and to perform their functions”*, Furthermore, Section 155(6) of the Constitution imposes a duty on Provincial Government *“to provide for the monitoring and support of local government in the province”* (Section 155(6)(a)) and to *“promote the development of local government*

capacity to enable municipalities to perform their functions and manage their own affairs" (Section 156(6)(b)).

The expectation of national or provincial inclusionary housing policy is presented in Section 21(i) of the SPLUMA. A Policy Framework approach is being taken because "inclusionary housing must be understood as a planning and land use regulation tool governed by land use regulatory powers" (Development Action Group, 2020) and these powers sit, primarily, at the municipal level. Also, the nature of considerations that input into the development of an inclusionary housing policy ideally require local-level research, feasibility analysis and determination (discussed in section 1.14 of this Policy Framework).

While inclusionary housing policies are often associated with urban development, they are closely aligned with strategic land reform objectives in rural areas. In Witzenberg and the broader Cape Winelands District, equitable land access, sustainable agricultural development, and economic inclusion are critical to ensuring a more competitive and resilient rural economy.

Key interventions that reflect the principles of both land reform and inclusionary development include:

- Expanding Access to Land – Strengthening land tenure security for emerging farmers and historically disadvantaged groups aligns with the inclusionary development principles outlined in SPLUMA and LUPA.
- Strengthening Local Livelihoods – Land reform initiatives, such as cooperative farming models, promote economic participation and resilience, just as inclusionary housing aims to create more equitable access to housing and land in urban areas.
- Enhancing Municipal Capacity – Just as municipalities require support to implement inclusionary housing policies, land reform efforts depend on institutional capacity-building to ensure sustainable agricultural and economic development.

The following implications were identified for Witzenberg Municipality:

The implementation of housing programmes, such as RDP and FLISP, should be a key component of Witzenberg's broader strategy to support the poor and vulnerable through targeted policy and development initiatives. However, one of the greatest challenges facing the municipality is the rapid growth of informality, marked by the expansion of informal settlements and the increasing number of households living in makeshift backyard shelters.

To address these challenges, Witzenberg must focus on incremental, integrated, and sustainable human settlement development, ensuring that housing solutions are accessible, well-located, and linked to economic opportunities.

Key elements for successful urban restructuring include:

- Higher-density housing developments in well-located areas to optimize land use and improve spatial efficiency.
- Major improvements in public transport to connect historically fragmented areas, ensuring that residents have better access to jobs, education, and services.
- Increased employment opportunities within townships and informal settlements to foster local economic growth and reduce the need for long-distance commuting.

3 District Legislation

3.1 Integrated Development Planning District Framework (IDP) 2022/23 – 2026/27 - Adopted 26 May 2022

The Cape Winelands District Municipality (CWDM) operates under the credo: “A unified Cape Winelands of excellence for sustainable development.” This vision is reflected in its strategic goals, which include promoting social and economic development across all communities, particularly through empowering the poor, supporting sustainable infrastructure and transport systems, and delivering efficient financial and strategic support services.

Aligned with the National Development Plan and the 2022 State of the Province Address, CWDM’s Integrated Development Plan (IDP) aims to move beyond the COVID-19 crisis and address economic stagnation and unemployment. Central to this effort is a focus on job creation, economic growth, public safety, infrastructure renewal, poverty alleviation, and overall community wellness. These goals will be pursued through innovation, intergovernmental collaboration, and coordinated frameworks such as the Joint District Management Approach (JDMA) and the Whole of Society Approach (WOSA).

Key priorities identified in the district IDP include:

- Developing a regional landfill site for improved waste management;
- Ensuring stability in environmental health services;

- Supporting tourism recovery and local economic development;
- Addressing socio-economic challenges like youth unemployment, substance abuse, gender-based violence, and crime;
- Maintaining rural gravel roads to improve accessibility and service delivery.

District IDP Vision Mission and core values

Vision
A unified Cape Winelands of excellence for sustainable development
Mission
Working together towards effective, efficient and economically sustainable development
Core Values
• Commitment to the development of people • Integrity in the performing of our duty • Transparency for our action • Regular consultation with customers on the quality of service • Efficient spending and responsible utilisation of municipal assets • Celebrating Diversity

CWDM IDP Objectives

1	Provide sustainable strategic financial management and support services
	- The municipality aims to create sustainable sources of funding and management thereof, ensuring long-term financial viability. - Resources are efficiently used to maximise contributions to LED and support services.
2	Foster good governance processes as prescribed by legislation and best practice
	- A foundation for effective governance that promotes political and administrative stability, the mitigation of identified risks, an improved ethical culture and functional oversight, has been established and is adhered to.
3	Provide sustainable infrastructure services and transport planning services that enable social and economic opportunities
	- Infrastructure services and resources are financially supported and measured. - Municipal infrastructure and transport planning systems are developed in a resilient and well-functioning manner as to result in longevity, and a safe and secure communal environment facilitating socio- economic opportunities
4	Monitor and promote a clean, healthy and safe living environment whilst providing emergency response services for all residents throughout the district
	- All residents have equal access to basic service delivery. - Resources, including stable infrastructure, technological and spatial resources, as well as the promotion of water services, are efficiently utilized to ensure the long-term well-being and unity of the community.

	- Disaster response plans are well-established and regularly tested, enabling an improved response to incidents, which creates stronger relationships within the district and a well-coordinated disaster management centre. - A well-coordinated fire services division, establishing a fire safe environment for all. - The provision of municipal health services and air quality management.
5	Establish a skilled workforce and performance orientated administration to promote the growth and development of the organisation
	- A capable and knowledgeable workforce that positively contributes and successfully provides high-quality services to the community, and becomes enablers of development. Consequence/ development management and a performance management system embedded into the functioning of the municipality in order to promote optimal performance.
6	Facilitate partnerships that cultivate economic growth and development throughout the district
	- Achieving an enabled environment by creating inclusive and equitable economies, and developmental growth through the economic benefits generated from niche markets, innovation, and partnerships.

Horizontal alignment with District and Local Municipalities

	Cape Winelands	Witzenberg
Vision	A Unified Cape Winelands of excellence for sustainable development.	A Municipality that cares for its community, creating growth and opportunities.
Mission	Working together towards effective, efficient and economically sustainable development	Improving the quality of life of community by: - Providing and maintaining affordable services. - Promoting Social and Economic Development; - The effective and efficient use of available resources; and - Effective Stakeholder and Community participation
Objectives	- Sustainable strategic financial management & support services - Good governance processes - Sustainable infrastructure services and transport planning services - Healthy and safe living environment - A skilled workforce - Partnerships that cultivate economic growth and development	- Essential Services - Governance - Communal Services - Socio-Economic Support Services

3.2 Cape Winelands Regional Socio-Economic Strategy 2019

The purpose of this document is to outline the development and rationale of a comprehensive Local Economic Development (LED) Strategy, grounded in South Africa's post-1994 shift toward developmental local government. It aims to provide a clear framework for municipalities to fulfil their constitutional mandate to promote social and economic development at the local level.

The key objectives of the document are:

- To improve the economic well-being of communities through initiatives that support job creation, job retention, and tax base enhancement.
- To align local economic efforts with broader national and provincial development policies.
- To promote inclusive and sustainable economic growth that enhances quality of life and supports equitable income distribution.
- To develop informed, locally driven responses to economic challenges using coordinated stakeholder input.
- To create a unified and coherent strategy that integrates the skills and resources of all relevant stakeholders in order to achieve sustainable local economic development.

Key issues identified for ongoing socio-economic development:

- Employment creation, training and skills development and working together in industry.
- Role of the private sector in employment creation and training and improving relationship between private and public sector.
- Stakeholders most frequently listed the improvement of roads and parking as an infrastructural need in the Winelands District.
- Importance of developing new and innovative tourism products.
- Improving visitors perception of the district through marketing, and creating clean and safe environment.
- Skills development and additional information centres in townships being cited as the greatest resource needs in the tourism sector in the Cape Winelands District.
- Better public transport, followed by more guided tours/tourist guides.
- Lack of skills training and investment as tools to promote out-of-season tourism.

Strategic Goals of the Strategy

Goal	Detail
Working towards building safe, healthy, active and productive communities together.	
Growing and thriving entrepreneurship and innovation.	
Investment attraction, retention and opportunities.	Investment Attraction, Business Retention and Expansion, Investment Opportunities, Creating Competitiveness
Environmental protection that promotes sustainable development and economic growth.	Environmental Sustainability, Diversifying the rural economy, Improving access to opportunities for rural communities, Culture, diversity and rural places

4 Municipal Legislation

4.1 Witzenberg Integrated Development Plan, 2012-2017

The municipal IDP identifies the municipal vision as a being a " Municipality that cares for its community, creating growth and opportunities."

The IDP highlights the mission being "The Witzenberg Municipality is committed to improve the quality of life of its community by:

- Providing & maintaining affordable services
- Promoting Social & Economic Development
- The effective & efficient use of resources

- Effective stakeholder & community participation.

Municipal KPA		Pre-determined Objectives	
1	Essential Services	1,1	Sustainable provision & maintenance of basic infrastructure
		1,2	Provide for the needs of informal settlements through improved services
2	Governance	2,1	Support Institutional Transformation & Development
		2,2	Ensure financial viability.
		2,3	To maintain and strengthen relations with international & inter-governmental partners as well as the local community through the creation of participative structures.
3	Communal Services	3,1	Provide & maintain facilities that make citizens feel at home.
4	Socio-Economic Support Services	4,1	Support the poor & vulnerable through programmes & policy.

4.2 Witzenberg Municipal Spatial Development Framework 2020

Key Focus Areas of the MSDF 2020

The MSDF outlines five key focus areas to guide development in Witzenberg, emphasizing environmental integrity, infrastructure availability, agricultural cultivation, community access to amenities and natural resources, and settlement development opportunities. Whilst development needs were balanced with sustainability, the following principles served as departure:

- Protects the natural environment and ecosystem services.
- Expands regional infrastructure to support economic development.
- Maintains and grows agricultural assets, protecting high-value land.
- Enhances access to unique landscapes and promotes spatial justice.
- Manages settlements for efficient infrastructure and sustainable growth.

Status Quo, Challenges, and Opportunities

The Witzenberg Municipality faced various challenges and opportunities in spatial planning as presented by historical, regional, biophysical, socio-economic, built environment, and institutional contexts. These contexts shaped the status in 2020 and future direction of development in the area.

- Its history highlighted the evolution of settlements and infrastructure in Witzenberg, with significant agricultural roots.

- The regional context emphasized Witzenberg's role in the Cape Winelands District, contributing 11.7% to provincial GDP and 14.2% to employment.
- Its biophysical context posed challenges including biodiversity loss, drought risks, and the need for sustainable land use practices.
- Socio-economically high unemployment rates, a growing population, and the need for improved access to services and opportunities were experienced.
- The built environment revealed inadequate infrastructure, housing shortages, and the need for better integration of settlements.
- Municipal and institutional challenges included limited financial resources and human capacity for effective planning and management.

Vision and Concept for Witzenberg

The vision for Witzenberg Municipality aimed to manage spatial development while safeguarding natural, agricultural, and cultural assets, ultimately enhancing livelihood opportunities for all citizens. Key considerations included environmental integrity, infrastructure maintenance, agricultural support, cultural preservation, and efficient settlement management.

- The vision emphasized a caring municipality that fosters growth and opportunities for its community.

- Key considerations focused on protecting natural resources, expanding infrastructure, supporting agriculture, enhancing cultural identity, and ensuring efficient settlement patterns.
- The conceptual approach included maintaining biodiversity, strengthening regional infrastructure, protecting agricultural land, and promoting integrated communities.

Settlement Hierarchy and Categorization

- Ceres: Major regional service centre with a population of approximately 10,412.
- Wolseley, Tulbagh, and Prince Alfred Hamlet: Small service towns with populations ranging from 1,528 to 8,969.
- Op-die-Berg: A rural settlement with a population of 1,530, serving as a small service centre.

Growth Potential and Socioeconomic Needs

- Ceres: Identified as having the best growth potential and highest socioeconomic need.
- Prince Alfred Hamlet: Recognized for medium growth potential.
- Op-die-Berg, Tulbagh, and Wolseley: Classified as having low growth potential and socioeconomic needs.

Plans and Settlement Proposals for Development

	Proposal	Prioritisation Level
Ceres	- Agri-industrial activity between Ceres, Bella Vista, Vredebes, and Nduli. - upgrading informal settlements and providing housing for lower-income groups - Urban edge changes were not deemed necessary outside the identified growth area.	High - PFA1 – Strategic Restructuring and Integration Precinct Plan focus Area - PFA2 – Public Investment Area for Infill , Informal Upgrading and POS. - PFA3 – Public Investment Area for Social Services and POS
Wolseley	- Infill residential and mixed-use development was encouraged closer to the town centre. - No urban edge changes were proposed, maintaining the 2012 MSDF urban edge.	High - PFA1 – Strategic Restructuring, Recreational Community-oriented Integration Zone Precinct Plan with Food Gardens - PFA2 – Public Investment Area for Informal Upgrading - PFA3 – Strategic Restructuring and Integration Zone Precinct Plan with infill development.
Tulbagh	- No urban edge changes were proposed, maintaining the 2012 MSDF urban edge.	High - PFA1 – Strategic Area for Mixed Use Precinct Plan with Infill and community facilities. - PFA2 – Mixed Use Recreational Community orientated Precinct Plan

Prince Alfred	Areas for peri-urban farming opportunities were identified to support small-scale farming. No urban edge changes were proposed, retaining the 2012 MSDF urban edge.	Medium PFA1 – Strategic Area for Mixed Use opportunities
Op-die-Berg	The settlement aimed to retain a compact form and focus on infill development. No urban edge changes were proposed, maintaining the 2012 MSDF urban edge.	Medium PFA1 – Strategic Area for Mixed Use opportunities for new gateway (R303)

Landscape-wide Spatial Planning Categories

- Core Areas must be maintained in a natural state to sustain biodiversity; human impact is restricted.
- Support conservation and sustainable agriculture; development is allowed under strict guidelines.
- Focus on intensive agricultural use; additional dwelling units are permitted under specific conditions.
- Settlement Areas: Existing towns and villages that support economic and social functions; new developments must prevent encroachment into sensitive areas.

Managing Specific Activities in Rural Areas

- Development should not compromise existing farming activities or lead to urban sprawl.
- Specific activities like conservation, agriculture, and tourism are regulated to align with environmental and economic goals.
- Community facilities should be located within existing settlements to enhance accessibility and service delivery.

Renewable Energy Development Guidelines

- The draft MSDF currently restricted renewable energy developments to REDZs, which some stakeholders argue is too rigid.
- Proposals for renewable energy projects outside REDZs should be assessed on a case-by-case basis.
- The MSDF must comply with REDZ provisions while allowing for project-specific evaluations.

Map: 1 MSDF 2020 Composite Map

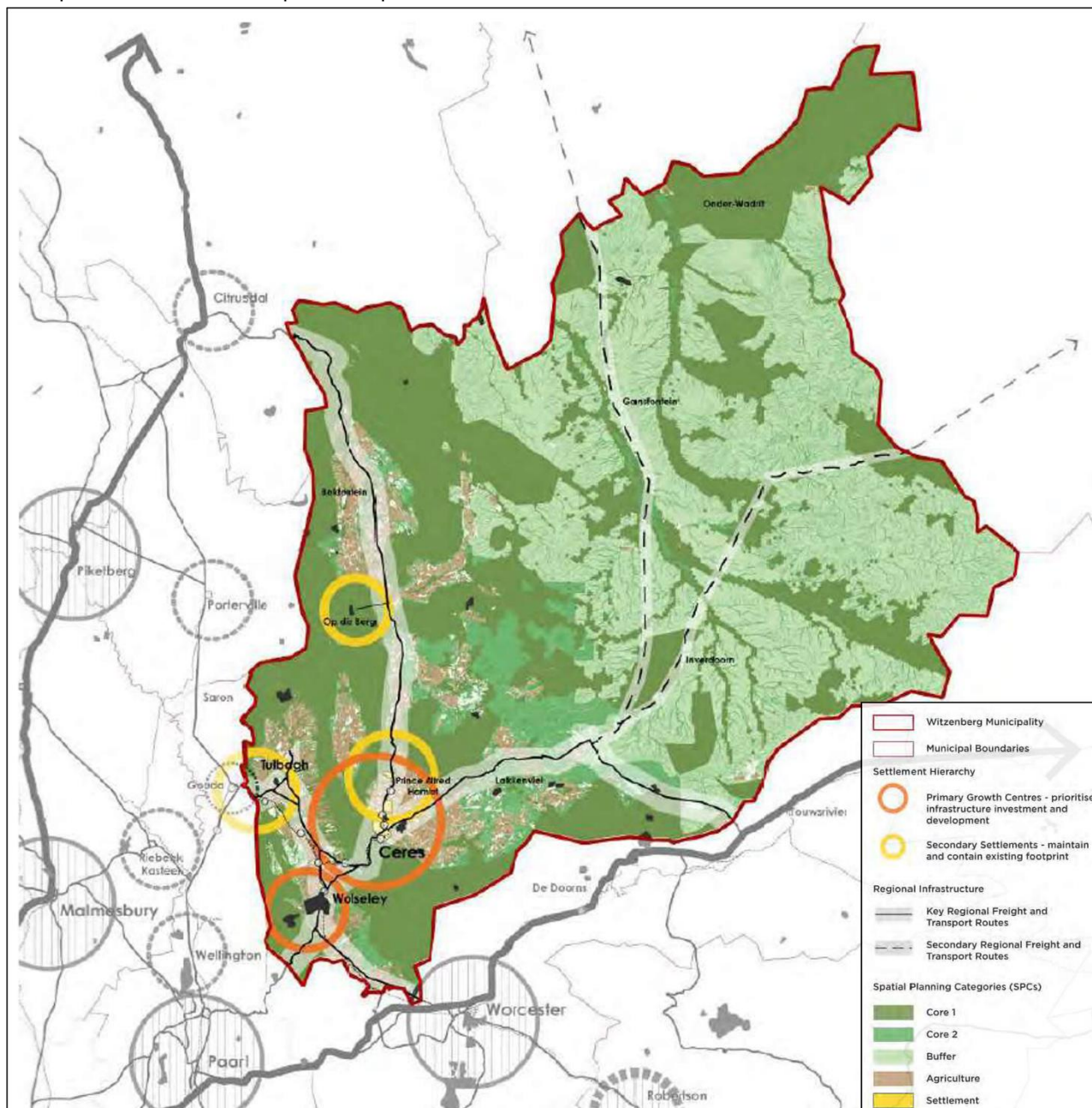


Table 1 CBA & ESA Map Categories, recommended corresponding Spatial Planning Category

Map Category (SPCs)	DEFINITION	DESIRED MANAGEMENT OBJECTIVE	SUB-CATEGORY
Protected Area (Core 1)	Areas that are proclaimed as protected under national or provincial legislation.	Must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. A benchmark for biodiversity.	n/a
Critical Biodiversity Area 1 – CBA 1 (Core 1)	Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.	Maintain in a natural or near-natural state, with no further loss of habitat. Degraded areas should be rehabilitated. Only low-impact, biodiversity-sensitive land uses are appropriate.	CBA: River
			CBA: Estuary
			CBA: Wetland
			CBA: Forest
			CBA: Terrestrial
Critical Biodiversity Area 2 – CBA 2 (Core 2)	Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.	Maintain in a functional, natural or near-natural state, with no further loss of natural habitat. These areas should be rehabilitated.	CBA: Degraded
Ecological Support Area 1 – ESA 1 (Core 2)	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.	Maintain in a functional, near-natural state. Some habitat loss is acceptable, provided the underlying biodiversity objectives and ecological functioning are not compromised.	ESA: Foredune
			ESA: Forest
			ESA: Climate Adaptation Corridor
			ESA: Coastal Resource Protection
			ESA: Endangered Ecosystem
			ESA: River
			ESA: Estuary
			ESA: Wetland
			ESA: Watercourse Protection
			ESA: Water Source Protection
			ESA: Water Recharge Protection
Ecological Support Area 2 – ESA 2 (Buffer 2)	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.	Restore and manage to minimize impact on ecological infrastructure, especially soil and water-related services.	ESA: Restore from NNR
Ecological Support Area: Species Specific Overlay	Terrestrial NNR modified areas that provide a critical support function to a threatened or protected species, for example agricultural land or dams associated with nesting/roosting sites.	Maintain current land-use or rehabilitate to functional natural area.	ESA: Species Specific
ONA: Natural to Near-Natural (Buffer 1 & 2)	Areas that have not been identified as a priority in the current systematic biodiversity plan, but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritised for biodiversity, they are still an important part of the natural ecosystem.	Minimise habitat and species loss and ensure ecosystem functionality through strategic landscape planning. Offers flexibility in permissible land uses, but some authorisation may still be required for high-impact land uses.	ONA: Natural to Near-Natural
			Degraded
No Natural Remaining (Intensive Agriculture Settlements, Industry, Mining)	Areas that have been modified by human activity to the extent that they are no longer natural, and do not contribute to biodiversity targets. These areas may still provide limited biodiversity and ecological infrastructure functions, even if they are never prioritised for conservation action.	Manage in a biodiversity-sensitive manner, aiming to maximise ecological functionality. Offers the most flexibility regarding potential land uses, but some authorisation may still be required for high-impact land uses.	No Natural Remaining

Table 2 Biodiversity Priority Areas, Categories, and Land-use Zones with Desired Management Objectives

Yes Permissible land uses that are unlikely to compromise the biodiversity objective			Restricted Land uses that may compromise the biodiversity objective and are only permissible under certain conditions					No Land uses that will compromise the biodiversity objective and are not permissible			
Map and Land use Categories		Protected Area	Critical Biodiversity Area 1	Critical Biodiversity Area 2	Ecological Support Area 1: Terrestrial	Ecological Support Area 1: Aquatic	Ecological Support Area 2	Ecological Support Area: Species Specific Overlay	ONA: Natural to Near Natural	ONA: Degraded	No Natural Remaining
Conservation	Proclaimed Protected Areas	Land use within proclaimed protected areas is subject to a management plan drawn up for that specific protected area.	Yes	Yes	Yes	Yes	Yes	Restricted	Yes	Restricted	Restricted
	Conservation Areas		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Restricted	Restricted
Agriculture	Intensive Agriculture		No	No	No	No	No	Restricted	Restricted	Restricted	Yes
	Extensive Agriculture		Restricted	Restricted	Restricted	Restricted	Restricted	Restricted	Yes	Yes	Yes
Tourism and Recreational	Low Impact Facilities		No	Restricted	Restricted	Restricted	Restricted	Restricted	Restricted	Yes	Yes
	High Impact Facilities		No	No	No	No	No	No	Restricted	Restricted	Yes
Rural Accommodation	Agri-worker Accommodation		No	No	No	No	No	Restricted	Restricted	Restricted	Yes
	Smallholdings		No	No	No	No	Restricted	Restricted	Restricted	Yes	Yes
Urban	Existing settlements and urban expansion		No	No	No	No	No	Restricted	Restricted	Restricted	Yes
	Community Facilities and Institutions		No	No	No	ANo	No	Restricted	Restricted	Restricted	Yes

OPTION	LEVEL 1 CONSERVATION AREA	LEVEL 2 BIODIVERSITY AGREEMENTS	LEVEL 2 PROTECTED ENVIRONMENT	LEVEL 3 NATURE RESERVES
Which option applies to your land?	- Any natural land is suitable. - If rare or endangered habitats, rather progress to higher level of conservation security. - Can use this as a stepping stone to more security later on in process.	- Suitable for any conservation-worthy land. - Focuses on improving the management of specific biodiversity features or elements	- Useful to pursue where large landscapes require some form of conservation management, but where it is unnecessary or unsuitable to restrict other forms of extractive land use. - Multiple properties, buffers to statutory Protected Areas.	- Priority areas adjacent to statutory reserves or sufficiently large to be self-contained ecosystems. - Containing critically important species, habitats and self-contained sites.
Legal status/ duration	- Flexible option with no defined period of commitment. - Registration document with the conservation agency.	- Has legal status by virtue of a legal contract between the landowner and the conservation agency. - Minimum period of 10 years suggested but may be longer or in perpetuity.	- Legal declaration under the Protected Area Act. - The duration for Protected Environments declared for other purposes is not prescribed.	Minimum of 30 years, but preferably in perpetuity.
Qualifying criteria?	Any landowner (s) willing to conserve the natural systems on their land.	Site must have been assessed to the standard of the provincial agency and found to contain biodiversity features identified as important or a priority for the province.	The landowner must be willing to submit to the declaration of the area as a Protected Environment, and to manage (or have managed) the site according to the norms and standards laid down for a Protected Area, but with fewer restrictions than a nature reserve.	- The site must contain significant biodiversity and/or process value to receive this status. - The landowner must consent to the declaration of the area as a nature reserve, and to manage (or have managed) the site according to the norms and standards laid down for nature reserves.
Possible land use limitations	Very few, but the area needs to maintain its natural character & there has to be an Alien Invasive Plant clearing plan in place.	Land must be managed in a way that will support natural processes.	There is no limitation on activities other than those specifically listed in the gazetting notice of the establishment of the Protected Environment.	- Land use rights must be consistent with the provisions of the Protected Areas Legislation. - Access and resident rights are unrestricted. - Owners retain title.
Benefits to the land-owners	- Advice and support through basic extension services. - Guidance with management plans and farm maps.	- Specific agreements for fire, alien species, plant and animal management. - Advanced extension services (e.g. alien clearing planning).	- Advanced extension services (e.g. alien clearing planning). - Regulate the use of the landscape through co-operation between various landowners.	- Substantial assistance with habitat management - Increased recognition and marketing exposure. - Conservation authorities will be able to lobby on your behalf for incentives.

ANNEXURE 04 - Key sources and limitations of the Socio-Economic Environment Analysis

Understanding the importance of an accurate Socio-Economic Analysis, a concerted effort was made to provide the most accurate and contextually relevant analysis of the socio-economic environment for Witzenberg Municipality. This, however, proved challenging due to the unavailability of recent, settlement-specific data and the reliance on partially outdated sources. The most current datasets listed below, offer valuable insights at the municipal level but lack disaggregated information for individual settlements. To compensate for these limitations, data from various sources were incorporated, based on the assumption that proportional growth patterns across settlements have remained relatively stable over time.

Three primary data sources were used to compile this analysis. Each source consulted carries inherent limitations, yet together they contribute toward forming a reasonably coherent and credible understanding of population dynamics and demographic trends across the municipality.

- **MYPE 2024**¹, produced by National Treasury, can be considered to be the most reliable source currently available. However, it only
- provides municipal-level population estimates, with projections limited to the year 2030 and no breakdown per settlement.
- **Stats SA (2011 Census)**², while outdated, offers comprehensive baseline data. It was used cautiously under the assumption that relative growth rates and other statistics have remained proportionally consistent since the last census.
- **SEP 2023**³, although relatively recent, has not been updated in the past year and lacks specific data for certain settlements. Nonetheless, it includes estimated population growth percentages and broader municipal trends.
- Statistical Observations from inhabitants (including municipal officials)

Together, these sources were used and correlated to derive the most reasonable demographic and socio-economic profile possible under current data constraints

¹ Municipal Population Estimates (MYPE) 2024 – The Department of Environmental Affairs and Development Planning (DEADP)

² Stats SA 2011 (<https://www.statssa.gov.za/>) – National Government

³ Municipal Socio-Economic Profile (SEP) 2023 - Western Cape Government:

ANNEXURE 05 - Detailed Required Amenities

Settlement Type	D Small to medium towns/regional service centres				E Small towns/isolated regional service centres				G Village						H Remote Village			
Settlement	NORM	Ceres			NORM	Wolseley				Tulbagh			PAH			ODB		
2035 Population		65 911				26 776				22 657			14 418			6 179		
		Ha norm	Nr of Facilities Required	Total Ha Required		HA Norm	Nr of Facilities Required	Total HA Required	NORM	Ha Norm	Nr of Facilities Required	Total HA Required	Nr of Facilities Required	Total HA Required	NORM	HA Norm	Nr of Facilities Required	Total HA Required
Health Care																		
Community Health Centre	60 000-140 000	1,5	1	2	60000	2	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Primary Health Clinic	24 000 - 70 0000	1	-1	0	24 000 - 70 0000	1	4	2	5 000 - 7 000	0	4	1	2	0	5 000 - 7 000	0,2	0	0
Public Services (Cultural & Social																		
Community Performing Arts Centre	50 000	0,1	0	0	50000	0	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Local Library	20 000	0,1	-1	0	20000	0	0	0	5000	0	3	0	2	0	V	0,1	0	0
Community Hall – medium/small (fringe areas) (24km)	10 000 - 15 000 (15km)	0,1	0	0	10 000 - 15 000 (15km)	0	2	0	10 000 - 15 000	0	-1	0	0	0	NR	0,2	0	0
Local Market	5 000	0,02	13	0	5000	0	5	0	5000	0	5	0	3	0	5000	0,02	1	0,02
Civic																		
Home Affairs – medium office	N/R	0,1	0	0	NR	NR	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Home Affairs – small office	40 000	0,1	1	0	40000		1	0	NR	NR	0	0	0	0	NR	NR	0	0
Thusong Centre (community-based “onestop” development centres)	1 Per Local Mun	0,1	0	0	1 Per Mun	NR	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Education																		

Further Education and Training	V	0,1	1	1,00	V	NR	0	0,00	NR	NR	0	0,00	0	0,00	NR	NR	0	0,00
Secondary School	12 500 (5km)	4,0	1	4,00	12 500 (5km)	4,0	1	4,00	12500	4,0	1	3,25	1	4,00	2500	2,6	1	2,60
Primary School (Inclu intermediate school & Private)	7 000 (5km)	3,5	3	10,50	7 000 (5km)	3,5	1	3,50	7000	3,5	0	0,00	0	0,00	1000	1,9	5	9,84
Grade R Class at Primary School	1 000	0,006	46	0,28	1000	0,006	19	0,11	1000	0,006	17	0,10	9	0,06	1000	0,01	4	0,02
ECD Resource Hub and Care Centre	20000 (5km)	0,1	2	0,20	20000 (5km)	0,10	0	0,00	NR	NR	0	0,00	0	0,00	NR	NR	0	0,00
Small Crèche / Early Childhood Development Centre	3 000	0,02	27	0,55	2 400- 3 000	0,02	11	0,22	2 400 - 3 000	0,02	9	0,19	6	6,01	V	V	0	0,00
Recreation Facilities																		
Local/Neighbourhood Park (includes play equipment for children)	60 000	0,08	1	0	NR	0	13	1	0,5ha/1 000 people	0	11	1	7	1	1000	0,1	6	0,31
Grassed Surface (2 football fields equivalent) with or without	15 000	1	2	2	15000	1	0	0	15000	1	-1	0	-3	0	NR	NR	0	0
Sports Complex (grouping of fields and / or sports complexes)	60 000 (10km)	1,5	-1	0	60 000 (10km)	NR	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Cricket Oval	60 000 (10km)	0,1	-1	0	60000	2	-1	0	NR	2	0	0	0	0	NR	NR	0	0
Athletics/Cricket Stadium (grassed field/ athletics track stands 3000/ seats)	60 000 (10km)	0,1	-2	0	60000	1	-3	0	NR	NR	0	0	0	0	NR	NR	0	0
Combi-court surface (x2)	15 000 (3km)	1	-7	0	15000	1	-2	0	15000	0	-3	0	-2	0	NR	NR	0	0
Combi-court surface (x4)	60 000 (10km)	1	1	1	60000	1	0	0	NR	NR	0	0	0	0	NR	NR	0	0
Swimming Pool	10 000	0,18	5	1	10000	0	2	0	10000	0	1	1	0	0	NR	NR	0	0

ANNEXURE 06 - List of Funded Provincial Infrastructure Investment Projects and Programmes in the Municipality for the MTEF

Sector	Nature of Investment	Project no	Project Name	Funding	Lat	Long	Delivery mechanism	Total Project Cost	Previous Years Expenditure	MTEF 1 2025/26	MTEF 2 2026/27	MTEF 3 2027/28	MTEF Total (Rand)
Environmental Affairs	Upgrading and Additions	25-26 Boland hiking	Boland Mountain Complex	Equitable Share	-33	19	Individual Project	900000	0	900000	0	0	900000
Environmental Affairs	Upgrading and Additions	25-26 Wolwe Ablution	Wolwekloof Upgrade	Equitable Share	-33	19	Individual Project	5000000	0	5000000	0	0	5000000
Health	Rehabilitation, Renovations & Refurbishment	HC1810020	Ceres - Ceres CDC - Enabling work and rehabilitation	Health Facility Revitalisation Grant	-33	19	Individual Project	38800000	4938332	20597000	4000	0	20601000
Health	Rehabilitation, Renovations & Refurbishment	CI830120	Ceres - Ceres Hospital - Hospital and nurses home repairs and renovation	Health Facility Revitalisation Grant	-33	19	Individual Project	41091000	4716352	2629000	11856000	7986000	22471000
Health	Upgrading and Additions	CI830114	Ceres - Ceres Hospital - New Acute Psychiatric Ward	Health Facility Revitalisation Grant	-33	19	Individual Project	6441000	5759259	1000	0	0	1000
Human Settlements	Infrastructure Transfers - Capital	ISUPG Tulbagh (500)	Tulbagh (500)	Informal Settlements Upgrading Partnership Grant	-33	19	Individual Project	4400000	0	1147000	0	0	1147000
Human Settlements	Infrastructure Transfers - Capital	tulbagh ibs - chris hani & die gaatjie - isupg	tulbagh ibs - chris hani & die gaatjie - isupg	Informal Settlements Upgrading Partnership Grant	-33	19	Individual Project	5000000	0	1000000	0	0	1000000
Transport	Maintenance and Repairs	RRM CW DM	Routine Maintenance CW DM	Equitable Share	-33	20	Packaged with Sub-Contracts	700000000	486261000	0	89140000	93595000	182735000
Transport	Rehabilitation, Renovations & Refurbishment	C1216	C1216 Reseal/rehab Ceres-Opdie Berg-Citrusdal	Equitable Share	-33	19	Individual Project	115489000	19924000	59509000	10000000	0	69509000
Transport	Rehabilitation, Renovations & Refurbishment	C1116.1 PRMG	C1116.1 Reseal Wolseley - Ceres - Touwsrivier 86km	Provincial Roads Maintenance Grant	-33	19	Individual Project	144520000	82920000	14500000	3750000	0	18250000

Transport	Rehabilitation, Renovations & Refurbishment	C1216 PRMG	C1216 Reseal/rehab Ceres-Opdie Berg-Citrusdal	Provincial Roads Maintenance Grant	-33	19	Individual Project	542654859	194694000	100490750	40000000	0	140490750
Transport	Upgrading and Additions	C1116	C1116 Reseal Wolseley - Ceres - Touwsrivier Wolseley Ceres	Equitable Share	-33	19	Individual Project	127000000	0	0	0	70000000	70000000
TOTAL								1749839859	800068457	209119750	166399000	171581000	547099750

Budgeted National and Provincial Allocations (R'000)

Source	Department	Transfer Description	2023/24	2024/25	2025/26
National	National Treasury	Equitable Share	135729	149825	166319
National	Cooperative Governance	Municipal Infrastructure Grant	26051	27072	28136
WCG	Department of Infrastructure	Financial assistance for maintenance and construction of transport infrastructure.	23130	1375	1400
WCG	Cultural Affairs and Sport	Library service: Replacement funding for most vulnerable B3 Municipalities.	6406	6295	6571
WCG	Department of Infrastructure	Title-Deeds Restoration	5600	2384	5280
WCG	Mineral Resources and Energy	Integrated National Electrification Programme (Municipal) Grant	3900	1000	1000
WCG	Public works and infrastructure	Expanded Public Works Programme Integrated Grant for Municipalities	3439	0	0
National	Culture Affairs and Sport	Community Library services Grant	3367	3498	3655
National	National Treasury	Local Government Financial Management Grant	1550	1550	1688
WCG	Local Government	Fire Services Capacity Building Grant	985	0	0
National	Cultural Affairs and Sport	Development of Sports and Recreation Facilities	423	0	0

WCG	Department of Infrastructure	Municipal accreditation and capacity building grant	245	249	249
WCG	DEADP	Regional Socio-Economic Projects (RSEP) Programme Municipal Projects	200	0	0
WCG	Provincial Treasury	Western Cape Financial Management Capacity Grant	150	0	0
WCG	Local Government	Community Development Worker Operational Support Grant	1320	132	132
WCG	Local Government	Thusong Service Centres Grant (Sustainability: Operational Grant)	0	150	145
			211307	193589	214575

ANNEXURE 07 - Additional IAS in WLM

No.	Genus	Species	Common Name	NEM:BA category
1	<i>Acacia</i>	<i>baileyana</i>	Baileys Wattle	3
2	<i>Acacia</i>	<i>cyclops</i>	Red Eye	2
3	<i>Acacia</i>	<i>dealbata</i>	Silver Wattle	1b
4	<i>Acacia</i>	<i>elata</i>	Peppertree Wattle	1b
5	<i>Acacia</i>	<i>implexa</i>	Screw - pod wattle	1a
6	<i>Acacia</i>	<i>longifolia</i>	Long-leafed Wattle	1b
7	<i>Acacia</i>	<i>mearnsii</i>	Black Wattle	2
8	<i>Acacia</i>	<i>melanoxylon</i>	Blackwood	2
9	<i>Acacia</i>	<i>saligna</i>	Port Jackson Willow	1b
10	<i>Agave</i>	<i>americana</i>	American Agave	
11	<i>Agave</i>	<i>sisalana</i>	Sisal	
12	<i>Arundo</i>	<i>donax</i>	Giant Spanish Reed	1b
13	<i>Atriplex</i>	<i>nummularia</i>	Old Man Saltbush	2
14	<i>Caesalpinia</i>	<i>decapetala</i>	Mauritius Thorn	
15	<i>Cereus</i>	<i>jamacaru (C. peruvianus)</i>	Queen-of-the-Night	1b
16	<i>Cestrum</i>	<i>aurantiacum</i>	Yellow or Orange Cestrum	
17	<i>Cestrum</i>	<i>laevigatum</i>	Ink Berry	1b
18	<i>Cestrum</i>	<i>parqui</i>	Chilean Cestrum	
19	<i>Chromolaena</i>	<i>odorata</i>	Paraffin/Triffid Weed	1a
20	<i>Eucalyptus</i>	<i>camaldulensis</i>	River Red Gum	2
21	<i>Eucalyptus</i>	<i>cladocalyx</i>	Sugar Gum	2
22	<i>Eucalyptus</i>	<i>conferruminata</i>	Bald Island Marlock	2
23	<i>Eucalyptus</i>	<i>diversicolor</i>	Karri	2
24	<i>Eucalyptus</i>	<i>grandis</i>	Saligna Gum	2
25	<i>Eucalyptus</i>	<i>lehmanii</i>	Spider Gum	
26	<i>Eucalyptus</i>	<i>macarthurii</i>	Woollybutt gum	2
27	<i>Eucalyptus</i>	<i>maculata</i>	Spotted Gum	
28	<i>Eucalyptus</i>	<i>paniculata</i>	Grey Ironbark	
29	<i>Eucalyptus</i>	<i>sideroxylon</i>	Black Ironbark	
30	<i>Eucalyptus</i>	<i>smithii</i>	Blackbutt Peppermint	
31	<i>Eucalyptus</i>	<i>tereticornis</i>	Forest Red Gum	2

ANNEXURE 08 - Areas identified for incremental upgrading

Areas identified for incremental upgrading have been tabulated below, along with their associated projects in accordance with the approved housing pipeline.

Settlement	Project name	Location	Project Detail
Ceres	Nduli 181	- Mooiblom - Eluxolweni - Mnandi - Nkonjane - Amos - Zibonele	- Combination of top structures, serviced sites, in-situ upgrading and provision of basic services. - Project requires the re-allocation of a portion of informal beneficiaries to Phase H (529 serviced sites) in Vredebes. - The re-allocation of structures in R46 road reserve (Mooiblom) is urgent as the road is prioritized for upgrading due to current poor condition but also as a pre-requisite for the further development of Vredebes.
Tulbagh	Tulbagh 427 Housing project (completion of project)	- Kleinbegin - Helpmekaar	- 2013 project was not completed as sites was illegally occupied preventing any further continuation of the project. - Project can only be completed when occupiers has been reallocated
Wolseley	Pine Valley Informal Settlement	- Pine Valley Informal Settlement	- Limited to no availability of basic services. - Future project likely to include a combination of in-situ upgrades, super blocks and basic services (ABS).
Wolseley	Montana (700)	- Montana	- Long term top structure project consisting of development of portion of land to the east of Montana for qualifying beneficiaries. - Availability of electricity and bulk infrastructure (especially bulk water storage) to be addressed before project can commence.
Prince Alfred's Hamlet	Prince Alfred's Hamlet Informal Settlement	- Prince Alfred's Hamlet Informal Settlement	- No availability of basic services. - Project would likely include a combination of in-situ upgrades, super blocks and basic services (ABS). - In some cases, re-allocation would be required.

ANNEXURE 09 – Intensive Rural Development Corridors

An Intensive Rural Development Corridor (IRDC) is a designated development area or precinct located along or in proximity of prominent transport links and at intersections, regional, emerging regional and local agricultural service centres and rural settlements. intended to guide and support intensive rural development activities. The purpose of the IRDC is to promote agricultural production through the intensification of land use and rural activities that will result in the effective and sustainable utilisation of natural resources such as land and water, with improved economic outcomes. The IRDC is therefore aimed at mobilising and expanding access to rural resources while accommodating the sustainable growth and management of this unique area.

The intention of the IRDC is to support and allow intensive agriculture, agriculturally related industries and commercial opportunities, exhibition centres, and the internal densification of agricultural units in order to stimulate growth and economic development along the corridor. The corridor also supports the development of commercial infrastructure on farms within the IRDC area. In addition, the IRDC aligns with the broader strategic direction of the Provincial Spatial Development Framework and the Municipal Integrated Development Plan, which emphasise strengthening the regional agri-park initiative. By creating an integrated spatial environment for agri-processing, value-chain development and agri-business support services, the IRDC contributes to the long-term functionality and growth of the agri-park system within the wider rural landscape.

To achieve its purpose, the IRDC promotes specific land uses such as intensive agricultural and agricultural-related production and processing, mixed uses accommodating service industries, transport services, tourism-related facilities, rural living opportunities on smaller agricultural units, and small-scale agri-processing on farms. The IRDC aims to ensure a responsible and sustainable rural development pattern that protects the essence, integrity, and character of the rural area.

Implementation of the IRDC should therefore be undertaken with sensitivity towards space, agricultural uses, natural resources, and the natural beauty of the environment. New planned developments within the corridor will also assist the municipality in creating opportunities for the provision of bulk service infrastructure, which will reduce environmental impact and enable more sustainable development within this unique rural landscape.

The following design guidelines should inform development within the IRDC:

- Landscape and Environmental Sensitivity
 - Maintain the visual quality and natural beauty of the rural environment
 - Integrate buildings, infrastructure and land uses into the landscape by using natural topography, vegetation and existing farm patterns.
 - Avoid development on visually prominent ridgelines, sensitive ecological areas and high-value agricultural land where possible.
- Agricultural Support and Intensification

- Prioritise land uses that directly support agricultural production, agri-processing and rural enterprise development.
- Encourage clustering of agricultural support facilities to enhance efficiency and reduce infrastructure demand.
- Allow internal densification of agricultural units only where it improves productivity and does not conflict with core agricultural operations.
- Reinforce the regional agri-park initiative by enabling facilities, infrastructure and land uses that support agri-processing, storage, training, logistics and other value-chain functions required for the agri-park model.
- Built Form and Rural Character
 - Ensure that new built structures contribute to the rural character, using simple, functional and context-appropriate forms.
 - Limit building heights and bulk to maintain openness and avoid dominating the rural landscape.
 - Use materials and colours that blend with the surrounding environment.
- Infrastructure and Servicing
 - Align new developments with the municipality's plans for bulk infrastructure provision to promote long-term sustainability.
- Support shared infrastructure solutions (e.g., shared access roads, water systems, and energy solutions) where feasible.
- Apply water-wise and resource-efficient design principles to minimise pressure on natural resources.
- Facilitate efficient linkages between primary producers, agri-processing facilities and distribution networks to strengthen the operational integration of the agri-park system.
- Mobility and Access
 - Maintain and enhance safe, efficient rural mobility networks for agricultural transport, workers and service providers.
 - Ensure that access points to the corridor are safe and do not compromise agricultural activities or rural character.
- Socio-Economic Integration
 - Support land uses that create economic opportunities for rural communities, including tourism, service industries and small-scale agri-processing.
 - Promote mixed uses where appropriate to strengthen rural livelihoods while maintaining the agricultural focus of the corridor.

ANNEXURE 10 - Directives of the Department of Infrastructure (DOI) Transport Infrastructure Branch

DOI Transport Infrastructure Branch approval is required for land use change and developments adjacent to the Proclaimed Provincial Road Network.

Open Space Systems

Proposals for occasional activities at modal interchanges and intersections, accommodating a variety of users in and uses along major vehicular and public transport routes, appropriate road cross-section widths (provide for vehicle traffic, parking, pedestrian movement, cycling and landscaping) and open space systems.

Opportunities to promote Agri-industries and Processing, Land Reform and Agritourism including development of tourism and recreational routes and destinations, activities or establishment of farm stalls and accommodation facilities.

Development of Tourism routes and destinations to be undertaken in collaboration with and to the approval of the Regional Tourism Liaison Committee (RTLCL) and DOI Transport Infrastructure Branch.

Tourism and Agritourism: Provision of farm stall accesses and tourism view or interest points to be provided subject to DOI Transport Infrastructure Branch approval where access is obtained from the Proclaimed Provincial Road network.

Tourism and Agritourism: Settlements and Rural Settlements and Sense of Place

Landscape/Develop:

- Promote improved roadside signage and buildings in sensitive landscapes;
- Develop understated, unique gateways/entry point features to settlements;
- Develop support infrastructure and spaces for festivals, events and celebrations;
- Promote scenic and heritage routes and the development of special management guidelines.

All proposals adjacent to or within the road reserve or the Proclaimed Provincial Road Network are subject to DOI Transport Infrastructure Branch approval.

All measures along the Proclaimed Provincial Road Network are subject to DOI Transport Infrastructure Branch approval.

DOI Transport Infrastructure Branch, Sub-directorate Road Use Management decision (approval) is required, and it will need to be consulted about any impact (direct or indirect) on or adjacent to the Proclaimed Provincial Road Network assets including:

a) Corridor development including but not limited to scenic, tourism, freight, etc. Consider applicable Arterial Management Plans where these exist or where warranted. Arterial Management Plans are to be developed or approved by the DOI Transport Infrastructure Branch;

b) Activity Streets;

c) Node Development/ Access Provision;

d) Identification of scenic routes and/or rural areas and any Scenic Drive (or similar) Policy to promote the Cultural Landscape and sense of place;

e) Outdoor Advertising (adjacent to, and within the road reserve of the Proclaimed Provincial Road Network) and development of related Policy are subject to DOI Transport Infrastructure Branch approval;

f) Traffic Calming as the Proclaimed Provincial Road Network serves a vital mobility function, providing connections between provincial towns and settlements and for the movement of citizens and goods, and in so doing, supports economic activity in the Western Cape;

g) Public Transport proposed projects and new links;

h) Renewal Energy Generation: Wind and Solar Farm Sites;

i) Location of bulk utilities sites to provide key bulk infrastructure needs;

j) Land use changes;

k) Any intensification including sensitive infill or redevelopment of major arterial axes (develop both sides of activity streets and corridors to concentrate activities);

l) Expansion of biospheres and nature reserves where there are roads and infrastructure present;

m) Project Implementation: Implementation timing and funding of DOI led projects is to be determined by DOI Transport Infrastructure Branch in accordance with the relevant Provincial Budget, commonly referred to as Vote 10. This includes maintenance, upgrade and new construction works as applicable;

n) Road Authority Boundaries/Urban Edge: Amendment to the urban edge has an impact on road authority boundaries. Any amendments made to formal, agreed upon, urban edge boundaries need to be made in consultation with the relevant Road Authority/authorities; o) Proposals for occasional activities at modal interchanges and intersections, accommodating a variety of users in and uses along major vehicular and public transport routes, appropriate road cross sections widths (provide for vehicle traffic, parking, pedestrian movement, cycling and landscaping) and open space systems;

p) Development of intersections as nodes;

q) Opportunities to promote Agri-industries and Processing, Land Reform and Agritourism including development of tourism and recreational routes and destinations, activities or establishment of farm stalls and accommodation facilities. Development of Tourism routes and destinations to be undertaken in collaboration with and to the approval of the Regional Tourism Liaison Committee (RTLCLC);

r) Tourism and Agritourism: Provision of farm stall accesses and tourism view or interest points where access is obtained from the Proclaimed Provincial Road network;

s) Tourism and Agritourism: Settlements and Rural Settlements and Sense of Place;

t) Landscape: improved roadside signage and building placement in sensitive landscapes, understated, unique gateways/entry point features to settlements, support infrastructure and spaces

- for festivals, events and celebrations and scenic and heritage routes and the development of special management guidelines.

Roads Master Plans: The Municipality is responsible for the development of a Municipal Roads Master Plan. The DOI Transport Infrastructure Branch is to be

consulted where proposals impact (directly or indirectly) the Proclaimed Provincial Road Network.

Provision of access to and from the Proclaimed Provincial Road Network is to be assessed and provided in accordance with the WCG DTPW (now DOI) Access Management Guidelines (2020). Property Developments need to be undertaken with due consideration not only of the provision of direct access and egress, but also the impact on the surrounding road network.

Provision of farm stall accesses and tourism view or interest points where access is obtained from the Proclaimed Provincial Road network.

Annexure 11: Consolidated List of Projects

KEY:
In CEF 2024/25-2034/35
Similar/repeat projects in CEF and Master Plans with different amounts
In PIIP 2025/26 - 2027/78
Similar/repeat projects in CEF and Master Plans with similar amounts

Project ID	Project Name	Project Source	Project Source 2	Municipal Department	MSCOA Function (asset class) (Capacity, reticulation, equipment, monitoring/safety)	Funding Source	Project_Type: New, Upgrade, Rehabilitate, Maintenance, Equipment or Plan?	Total Project Value Budgeted (Project Source 1)	Total Project Value Budgeted (Project Source 2)	Town or Area	Functional Area (as per CEF map from MSDP)	Asset Type	Asset Sub Type	MSCOA Action	MSCOA Sub-Action
1	MV Substation Equipment	IDP 2025-2026		Technical	Electricity Administration	CRR	Equipment	14 730 000,00		Municipal Wide		Electrical Infrastructure	MV Networks	No Selection	
2	Upgrade of LV Network Cables	IDP 2025-2026		Technical	Electricity Administration	CRR	Upgrade	4 200 000,00		Municipal Wide		Electrical Infrastructure	LV Networks	Existing	Upgrade
3	MV Network Equipment	IDP 2025-2026		Technical	Electricity Administration	CRR	Equipment	10 600 000,00		Municipal Wide		Electrical Infrastructure	MV Networks	No Selection	
4	Upgrade of MV Cables	IDP 2025-2026		Technical	Electricity Administration	CRR	Upgrade	13 200 000,00		Municipal Wide		Electrical Infrastructure	MV Networks	Existing	Upgrade
5	Electrical Network Refurbishment	IDP 2025-2026		Technical	Electricity Administration	CRR	Rehabilitate	10 500 000,00		Municipal Wide		Electrical Infrastructure	MV Networks	Existing	Renewal
6	Equipment	IDP 2025-2026		Technical	Electricity Administration	CRR	Equipment	2 000 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
7	Fencing Tulbagh depot	CEF 2024/25-2034/35		Technical	Electricity Administration	CRR	Upgrade	2 000 000,00		Tulbagh		Machinery and Equipment	Machinery and Equipment	Existing	Upgrade
8	Switchgear	CEF 2024/25-2034/35		Technical	Electricity Administration	Energy Resilient Fund	New	608 696,00		Municipal Wide		Electrical Infrastructure	MV Switching Station	New	
9	Renewal	CEF 2024/25-2034/35		Technical	Electricity Administration	Energy Resilient Fund	Rehabilitate	-		Municipal Wide		Electrical Infrastructure	Unspecified	Existing	Renewal
10	Upgrade Power Station, Ceres	IDP 2025-2026		Technical	Electricity Administration	Loan	Upgrade	31 517 686,00		Ceres		Electrical Infrastructure	HV Substations	Existing	Upgrade
11	Streetlights	IDP 2025-2026		Technical	Electricity Administration	EEDSM	Upgrade	10 535 652,00		Municipal Wide		Electrical Infrastructure	LV Networks	Existing	Upgrade
12	Streetlights	IDP 2025-2026		Technical	Electricity Administration	CRR	Upgrade	3 360 000,00		Municipal Wide		Electrical Infrastructure	LV Networks	Existing	Upgrade
13	Network streets	IDP 2025-2026		Technical	Roads	CRR	Rehabilitate	58 000 000,00		Municipal Wide		Road Infrastructure	Roads	Existing	Renewal
14	Network streets Tulbagh	CEF 2024/25-2034/35		Technical	Roads	CRR	Rehabilitate	-		Tulbagh		Road Infrastructure	Roads	Existing	Renewal
15	Equipment	CEF 2024/25-2034/35		Technical	Roads	CRR	Equipment	800 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
16	NMT Sidewalks	CEF 2024/25-2034/35		Technical	Roads	CRR	New	675 000,00		Municipal Wide		Road Infrastructure	Road Structures	New	
17	NMT Sidewalks	CEF 2024/25-2034/35		Technical	Roads	District	New	434 783,00		Municipal Wide		Road Infrastructure	Road Structures	New	
18	Traffic Calming	IDP 2025-2026	Roads MP 2020	Technical	Roads	CRR	New	2 360 506,00	850 000,00	Municipal Wide		Road Infrastructure	Road Structures	New	
19	Road maintenance & upgrade	CEF 2024/25-2034/35	Roads MP 2020	Technical	Roads	MIG	Upgrade	42 852 260,00		Municipal Wide		Road Infrastructure	Roads	Existing	Upgrade
20	Van Breda Bridge	CEF 2024/25-2034/35	Roads MP 2020	Technical	Roads	Prov Grant	Upgrade	20 113 043,48	49 170 434,00	Ceres		Road Infrastructure	Road Structures	Existing	Upgrade
21	Van Breda Bridge	CEF 2024/25-2034/35	Roads MP 2020	Technical	Roads	CRR	Upgrade	4 400 000,00	49 170 434,00	Ceres		Road Infrastructure	Road Structures	Existing	Upgrade
22	Rehab Cillierstr, Ceres	IDP 2025-2026		Technical	Roads	CRR	Rehabilitate	5 000 000,00		Ceres		Road Infrastructure	Roads	Existing	Renewal
23	Tulbagh Rossouwstr	CEF 2024/25-2034/35		Technical	Roads	MIG	Rehabilitate	-		Tulbagh		Road Infrastructure	Roads	Existing	Renewal
24	Rehab Loverslane Bridge, Ceres	CEF 2024/25-2034/35		Technical	Roads	CRR	Rehabilitate	3 500 000,00		Ceres		Road Infrastructure	Road Structures	Existing	Renewal
25	Wolseley Rehabilitation of Roads	IDP 2025-2026		Technical	Roads	MIG	Rehabilitate	9 922 601,00		Wolseley		Road Infrastructure	Roads	Existing	Renewal
26	Wolseley Rehabilitation of Roads	CEF 2024/25-2034/35		Technical	Roads	CRR	Rehabilitate	1 900 000,00		Wolseley		Road Infrastructure	Roads	Existing	Renewal
27	Tulbagh NE	CEF 2024/25-2034/35		Technical	Roads	MIG	Rehabilitate	1 900 000,00		Tulbagh		Road Infrastructure	Roads	Existing	Renewal
28	Main Roads Ceres	IDP 2025-2026	Roads MP 2020	Technical	Roads	Prov Grant	Rehabilitate	5 883 913,00	50 000 000,00	Ceres		Road Infrastructure	Roads	Existing	Renewal
29	Main Roads Tulbagh	IDP 2025-2026	Roads MP 2020	Technical	Roads	Prov Grant	Rehabilitate	7 993 043,00	8 564 741,00	Tulbagh		Road Infrastructure	Roads	Existing	Renewal
30	Workshop building upgrade	IDP 2025-2026		Technical	Fleet	CRR	Upgrade	600 000,00		Municipal Wide		Operational Buildings	Workshops	Existing	Upgrade
31	Upgrades	CEF 2024/25-2034/35		Technical	Stormwater	CRR	Upgrade	3 700 000,00		Municipal Wide		Stormwater Infrastructure	Stormwater Conveyance	Existing	Upgrade
32	Aerator replacement programme	IDP 2025-2026	WSDP 2024	Technical	Sewerage	CRR	Rehabilitate	4 300 000,00		Municipal Wide		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Renewal
33	Refurbishment WWTW	CEF 2024/25-2034/35		Technical	Sewerage	CRR	Rehabilitate	6 750 000,00		Municipal Wide		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Renewal
34	Sewer Pumps-replacement	IDP 2025-2026	WSDP 2024	Technical	Sewerage	CRR	Rehabilitate	2 050 000,00		Municipal Wide		Sanitation Infrastructure	Reticulation	Existing	Renewal
35	Sewer Network Replacement	IDP 2025-2026		Technical	Sewerage	CRR	Rehabilitate	17 850 000,00		Municipal Wide		Sanitation Infrastructure	Reticulation	Existing	Renewal
36	Security upgrades	CEF 2024/25-2034/35		Technical	Sewerage	CRR	Upgrade	3 000 000,00		Municipal Wide		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Upgrade
37	Upgrade WWTW Wolseley	CEF 2024/25-2034/35		Technical	Sewerage	WSIG	Upgrade	36 521 738,00		Wolseley		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Upgrade
38	Upgrade WWTW Wolseley (Own Contribution)	CEF 2024/25-2034/35		Technical	Sewerage	CRR	Upgrade	8 500 000,00		Wolseley		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Upgrade
39	Shandstr Tulb	CEF 2024/25-2034/35		Technical	Sewerage	MIG	Upgrade	3 000 000,00		Tulbagh		Sanitation Infrastructure	Reticulation	Existing	Upgrade
40	Security upgrades	IDP 2025-2026		Technical	Water Distribution	CRR	Upgrade	3 050 000,00		Municipal Wide		Water Supply Infrastructure	Water Treatment Works	Existing	Upgrade
41	Infrastructure Management System	CEF 2024/25-2034/35		Technical	Water Distribution	CRR	Rehabilitate	1 200 000,00		Municipal Wide		Licenses and Rights	Computer Software and Applications	Existing	Renewal
42	Plant & Equipment	CEF 2024/25-2034/35		Technical	Water Distribution	CRR	Equipment	400 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
43	Pipe replacements	IDP 2025-2026		Technical	Water Distribution	CRR	Rehabilitate	17 850 000,00		Municipal Wide		Water Supply Infrastructure	Distribution	Existing	Renewal
44	Bella Vistabulk supply	CEF 2024/25-2034/35	Water MP	Technical	Water Distribution	CRR	New	-	10 057 000,00	Ceres	Bella Vista	Water Supply Infrastructure	Bulk Mains	New	
45	Wolseley Tierhokskloof	IDP 2025-2026	Water MP	Technical	Water Distribution	MIG	Upgrade	21 712 251,00	29 010 000,00	Wolseley	Tierhokskloof	Water Supply Infrastructure	Bulk Mains	Existing	Upgrade
46	Wolseley Tierhokskloof	IDP 2025-2026	Water MP	Technical	Water Distribution	CRR	Upgrade	6 233 522,00	29 010 000,00	Wolseley	Tierhokskloof	Water Supply Infrastructure	Bulk Mains	Existing	Upgrade
47	Grey water system	CEF 2024/25-2034/35		Technical	Water Distribution	CRR	New	1 500 000,00		Municipal Wide		Water Supply Infrastructure	Reticulation	New	
48	Existing main Voortrekker Street Ceres	CEF 2024/25-2034/35		Technical	Water Distribution	CRR	Upgrade	6 300 000,00		Ceres		Water Supply Infrastructure	Bulk Mains	Existing	Upgrade

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49	Nduli bulk supply R46	IDP 2025-2026	Water MP	Technical	Water Distribution	CRR	Upgrade	1 752 174,00	3 916 000,00	Ceres	Nduli	Water Supply Infrastructure	Bulk Mains	Existing	Upgrade
50	Nduli bulk supply R46	IDP 2025-2026	Water MP	Technical	Water Distribution	MIG	Upgrade	9 416 451,00	3 916 000,00	Ceres	Nduli	Water Supply Infrastructure	Bulk Mains	Existing	Upgrade
51	Irrigation equipment	IDP 2025-2026		Community	Community Parks	CRR	Equipment	1 100 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
52	Equipment	IDP 2025-2026		Community	Community Parks	CRR	Equipment	950 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
53	Landscaping	IDP 2025-2026		Community	Community Parks	CRR	Upgrade	1 900 000,00		Municipal Wide		Community Facilities	Parks	Existing	Upgrade
54	Brushcutters	IDP 2025-2026		Community	Community Parks	CRR	Equipment	380 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
55	Chainsaws	IDP 2025-2026		Community	Community Parks	CRR	Equipment	420 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
56	Expansion	IDP 2025-2026		Community	Cemeteries	CRR	Upgrade	900 000,00		Municipal Wide		Community Facilities	Cemeteries/Crematoria	Existing	Upgrade
57	Nduli repair	CEF 2024/25-2034/35		Community	Swimming Pools	CRR	Rehabilitate	4 530 000,00		Ceres	Nduli	Community Facilities	Outdoor Facilities	Existing	Renewal
58	Repair & upgrade	CEF 2024/25-2034/35		Community	Swimming Pools	CRR	Rehabilitate	3 000 000,00		Municipal Wide		Community Facilities	Outdoor Facilities	Existing	Renewal
59	Pine Forest upgrades	CEF 2024/25-2034/35		Community	Resorts	CRR	Upgrade	3 400 000,00		Municipal Wide		Community Facilities	Outdoor Facilities	Existing	Upgrade
60	Kliprug changerooms	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	CRR	New	2 500 000,00		Prince Alfred Hamlet	Kliprug	Sports and Recreation Facilities	Indoor Facilities	New	
61	Resurfacing courts	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	CRR	Rehabilitate	2 800 000,00		Municipal Wide		Sports and Recreation Facilities	Outdoor Facilities	Existing	Renewal
62	General upgrades	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	CRR	Upgrade	4 550 000,00		Municipal Wide		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
63	Tulbagh sports facilities upgrade	IDP 2025-2026		Community	Sport Grounds & Stadiums	MIG	Upgrade	4 301 550,00		Tulbagh		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
64	Sports Facilities Upgrade Tulbagh	IDP 2025-2026		Community	Sport Grounds & Stadiums	CRR	Upgrade	700 000,00		Tulbagh		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
65	Wolseley sports facilities upgrade	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	MIG	Upgrade	4 779 504,00		Wolseley		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
66	Specific Projects	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	Prov Grant	New	2 127 000,00		Municipal Wide		Sports and Recreation Facilities	Outdoor Facilities	New	
67	Sportsground Development & Upgrading	IDP 2025-2026		Community	Sport Grounds & Stadiums	CRR	Upgrade	200 000,00		Municipal Wide		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
68	Upgrade of sports facilities	IDP 2025-2026		Community	Recreational Land	Prov Grant	Upgrade	832 174,00		Municipal Wide		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
69	Upgrade of Busy Bee building Tulbagh	CEF 2024/25-2034/35		Community	LED	CRR	Upgrade	300 000,00		Tulbagh		Community Facilities	Markets	Existing	Upgrade
70	Replace asbestos roof Kliprug Community hall_PAH	IDP 2025-2026		Community	Community Halls	CRR	Rehabilitate	2 100 000,00		Prince Alfred Hamlet		Community Facilities	Halls	Existing	Renewal
71	Replace vinyl flooring Montana Comm hall_Wolseley	IDP 2025-2026		Community	Community Halls	CRR	Rehabilitate	520 000,00		Wolseley		Community Facilities	Halls	Existing	Renewal
72	Council Chambers Furniture	IDP 2025-2026		Corporate	Director: Corporate	CRR	Equipment	500 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
73	Access Control	IDP 2025-2026		Corporate	Marketing & Communication	CRR	Equipment	450 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
74	Traffic Department	IDP 2025-2026		Corporate	Traffic	CRR	Upgrade	1 350 000,00		Municipal Wide		Operational Buildings	Municipal Offices	Existing	Upgrade
75	IT Upgrades	IDP 2025-2026		Corporate	Information Technology	CRR	Upgrade	3 100 000,00		Municipal Wide		Computer Equipment	Computer Equipment	Existing	Upgrade
76	Camera Equipment	IDP 2025-2026		Corporate	Marketing & Communication	CRR	Equipment	65 000,00		Municipal Wide		Computer Equipment	Computer Equipment	No Selection	
77	Transfer stations / Drop-offs	CEF 2024/25-2034/35		Technical	Solid Waste	CRR	New	14 900 000,00		Municipal Wide		Solid Waste Infrastructure	Waste Transfer Stations	New	
78	New waste vehicles	CEF 2024/25-2034/35		Technical	Solid Waste	MIG	New	5 047 826,00		Municipal Wide		Transport Assets	Transport Assets	New	
79	Bulk waste container bins	IDP 2025-2026		Technical	Solid Waste	CRR	New	2 170 556,00		Municipal Wide		Solid Waste Infrastructure	Machinery and Equipment	New	
80	Fencing Landfill site	CEF 2024/25-2034/35		Technical	Solid Waste	CRR	Rehabilitate	3 000 000,00		Municipal Wide		Solid Waste Infrastructure	Landfill Sites	Existing	Renewal
81	Op-Die-Berg Reservoir	CEF 2024/25-2034/35	WSDP 2024	Technical	Water Distribution	MIG	New	2 680 669,00		Op-die-Berg		Water Supply Infrastructure	Reservoirs	New	
82	Tulbagh Reservoir	IDP 2025-2026	WSDP 2024	Technical	Water Distribution	MIG	New	24 786 555,00		Tulbagh		Water Supply Infrastructure	Reservoirs	New	
83	Tulbagh Reservoir	IDP 2025-2026		Technical	Water Distribution	CRR	New	2 200 000,00		Tulbagh		Water Supply Infrastructure	Reservoirs	New	
84	Vredebes Bulk internal water pipeline	CEF 2024/25-2034/35	WSDP 2024	Technical	Water Distribution	MIG	New	907 372,17		Ceres	Vredebes	Water Supply Infrastructure	Bulk Mains	New	
85	Op-Die-Berg	CEF 2024/25-2034/35		Technical	Sewerage	CRR	New	7 800 000,00		Op-die-Berg		Sanitation Infrastructure	Reticulation	New	
86	Prince Alfred's Hamlet	CEF 2024/25-2034/35		Technical	Sewerage	CRR	New	30 000 000,00		Prince Alfred Hamlet		Sanitation Infrastructure	Reticulation	New	
87	Grey water system	CEF 2024/25-2034/35		Technical	Sewerage	CRR	New	3 000 000,00		Municipal Wide		Sanitation Infrastructure	Reticulation	New	
88	Equipment	IDP 2025-2026		Technical	Fleet		Equipment	100 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
89	Vehicle new & replacement	IDP 2025-2026		Technical	Fleet	CRR	Rehabilitate	8 300 000,00		Municipal Wide		Transport Assets	Transport Assets	Existing	Renewal
90	Vehicle new & replacement	IDP 2025-2026		Technical	Fleet	Belgium	Rehabilitate	5 761 516,00		Municipal Wide		Transport Assets	Transport Assets	Existing	Renewal
91	Pavement upgrading	CEF 2024/25-2034/35		Technical	Roads	CWDM	Upgrade	434 783,00		Municipal Wide		Road Infrastructure	Road Structures	Existing	Upgrade
92	Skoonvlei industrial	CEF 2024/25-2034/35		Technical	Roads	CRR	New	16 400 000,00		Ceres	Bella Vista	Road Infrastructure	Roads	New	
93	Skoonvlei industrial	CEF 2024/25-2034/35		Technical	Sewerage	CRR	New	2 100 000,00		Ceres	Bella Vista	Sanitation Infrastructure	Reticulation	New	
94	Skoonvlei industrial	CEF 2024/25-2034/35		Technical	Electricity Administration	CRR	New	5 600 000,00		Ceres	Bella Vista	Electrical Infrastructure	LV Networks	New	
95	New Regional Cemetery	IDP 2025-2026		Community	Cemeteries	MIG	New	16 050 000,00		Municipal Wide		Community Facilities	Cemeteries/Crematoria	New	

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96	Fire fighting Equipment	IDP 2025-2026		Community	Fire Fighting & Protection	CRR	Equipment	950 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
97	Rescue Equipment	IDP 2025-2026		Community	Fire Fighting & Protection	Prov Grant	Equipment	1 726 087,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
98	Nduli Library 1	IDP 2025-2026		Community	Libraries	Paardekraal	New	4 739 130,00		Ceres	Nduli	Community Facilities	Libraries	New	
99	Nduli Library 2	IDP 2025-2026		Community	Libraries	CRR	New	1 000 000,00		Ceres	Nduli	Community Facilities	Libraries	New	
100	Nduli Library 3	IDP 2025-2026		Community	Libraries	MIG	New	6 859 252,00		Ceres	Nduli	Community Facilities	Libraries	New	
101	Equipment	IDP 2025-2026		Community	Libraries	CRR	Equipment	940 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
102	Vredebess new	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	MIG	New	28 000 000,00		Ceres	Vredebess	Sports and Recreation Facilities	Outdoor Facilities	New	
103	Op-Die-Berg new	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	MIG	New	12 000 000,00		Op-die-Berg		Sports and Recreation Facilities	Outdoor Facilities	New	
104	Lyellstr, Ceres	CEF 2024/25-2034/35		Community	Sport Grounds & Stadiums	MIG	Upgrade			Ceres		Sports and Recreation Facilities	Outdoor Facilities	Existing	Upgrade
105	Tulbagh taxi rank	CEF 2024/25-2034/35		Technical	Roads	Prov Grant	Rehabilitate	434 783,00		Tulbagh		Road Infrastructure	Road Structures	Existing	Renewal
106	Ceres Bella Vista Taxi Rank	IDP 2025-2026		Technical	Roads	MIG	New	17 510 354,00		Municipal Wide		Roads Infrastructure	Road Structures	New	
107	Ceres Bella Vista Taxi Rank	IDP 2025-2026		Technical	Roads	CRR	New	9 700 000,00		Municipal Wide		Roads Infrastructure	Road Structures	New	
108	Furniture & Equipment	IDP 2025-2026		Finance	Director: Finance	CRR	Equipment	330 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
109	Furniture & Equipment	IDP 2025-2026		Technical	Director: Technical	CRR	Equipment	200 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
110	Furniture & Equipment	IDP 2025-2026		Technical	Municipal Manager	CRR	Equipment	200 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
111	Furniture & Equipment	IDP 2025-2026		Community	Director: Community	CRR	Equipment	200 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
112	Youth recreational infrastructure (BV, Vredebess, Tulbagh, Wolseley, ODB)	CEF 2024/25-2034/35		Community	Social		New	360 000,00		Municipal Wide		Community Facilities	Centres	New	
113	Office equipment	IDP 2025-2026		Corporate	Director: Corporate	CRR	Equipment	390 000,00		Municipal Wide		Furniture and Office Equipment	Furniture and Office Equipment	No Selection	
114	Wolseley hawker stands roofing	CEF 2024/25-2034/35		Community	LED	CWDM	Upgrade	86 957,00		Wolseley		Community Facilities	Markets	Existing	Upgrade
115	Informal trader infrastructure (ODB, Vredebess/Nduli)	IDP 2025-2026		Community	LED		New	705 000,00		Municipal Wide		Machinery and Equipment	Markets	New	
116	Business Hubs & extension (Tulbagh, PAH & Wolseley)	IDP 2025-2026		Community	LED	CRR	Upgrade	6 260 000,00		Municipal Wide		Community Facilities	Markets	Existing	Upgrade
117	Installation of solar panels for Gate motors at Skoonvlei Business Hub_Bella Vista	IDP 2025-2026		Community	LED	CRR	New	30 000,00		Ceres	Bella Vista	Machinery & Equipment	Machinery & Equipment	New	
118	Office furniture (office chairs)_Ceres	IDP 2025-2026		Community	LED	CRR	Equipment	28 000,00		Ceres		Furniture & Office Equipment	Furniture & Office Equipment	No Selection	
119	Air quality equipment_all	IDP 2025-2026		Community	Environmental Management	CRR	Equipment	440 000,00		Municipal Wide		Machinery & Equipment	Machinery & Equipment	No Selection	
120	Communal Toilets	IDP 2025-2026		Technical	Sewerage	Prov Grant	New	1 900 000,00		Municipal Wide		Sanitation Infrastructure	Toilets	New	
121	Wolseley informal	CEF 2024/25-2034/35		Community	Housing	Human Settlements	New	12 500 000,00		Wolseley		Housing	Housing	New	
122	PAH informal	CEF 2024/25-2034/35		Community	Housing	Human Settlements	New	6 300 000,00		Prince Alfred Hamlet		Housing	Housing	New	
123	Fencing (Flats)	CEF 2024/25-2034/35		Community	Housing	CRR	New	500 000,00		Municipal Wide		Housing	Housing	New	
124	Vredebess Phase H Electrical	CEF 2024/25-2034/35		Community	Housing	INEP	New	3 391 304,00		Ceres	Vredebess	Electrical Infrastructure	LV Networks	New	
125	Vredebess Access Collector	CEF 2024/25-2034/35		Community	Housing	CRR	New	436 187,00		Ceres	Vredebess	Road Infrastructure	Roads	New	
126	Tulbagh (1000) serviced sites & toilets	CEF 2024/25-2034/35		Community	Housing	Human Settlements	New	77 000 000,00		Tulbagh		Housing	Housing	New	
127	Tulbagh (1000) busroutes, connector, Steinthal Rd	CEF 2024/25-2034/35		Community	Housing	MIG	New	20 000 000,00		Tulbagh		Road Infrastructure	Roads	New	
128	Tulbagh (1000) bulk sewer & WWTW	CEF 2024/25-2034/35		Community	Housing	MIG	New	20 022 613,00		Tulbagh		Sanitation Infrastructure	Waste Water Treatment Works	New	
129	Tulbagh (1000) bulk water & WTW	CEF 2024/25-2034/35		Community	Housing	MIG	New	6 000 000,00		Tulbagh		Water Supply Infrastructure	Water Treatment Works	New	
130	Tulbagh (1000) electrical network	CEF 2024/25-2034/35		Community	Housing	INEP	New	13 000 000,00		Tulbagh		Electrical Infrastructure	LV Networks	New	
131	Tulbagh (1000) streetlights	CEF 2024/25-2034/35		Community	Housing	MIG	New	37 000 000,00		Tulbagh		Electrical Infrastructure	LV Networks	New	
132	Ceres Nduli serviced sites	CEF 2024/25-2034/35		Community	Housing	Human Settlements	New	9 680 002,00		Ceres	Nduli	Housing	Housing	New	
133	Ceres Nduli top structures	CEF 2024/25-2034/35		Community	Housing	Human Settlements	New	-		Ceres	Nduli	Housing	Housing	New	
134	Ceres Nduli electrical	IDP 2025-2026		Community	Housing	INEP	New	8 640 000,00		Ceres	Nduli	Electrical Infrastructure	LV Networks	New	
135	Ceres Nduli streetlights	CEF 2024/25-2034/35		Community	Housing	MIG	New	-		Ceres	Nduli	Electrical Infrastructure	LV Networks	New	
136	Ceres Nduli bulk sewer	CEF 2024/25-2034/35		Community	Housing	Rural Dev	New	25 000 000,00		Ceres	Nduli	Sanitation Infrastructure	Reticulation	New	
	Plant & Equipment	Draft Budget 2026/27 - 2028/29		Technical	Sewerage	CRR	Equipment	150 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
	Plant & Equipment	Draft Budget 2026/27 - 2028/29		Technical	Stormwater	CRR	Equipment	150 000,00		Municipal Wide		Machinery and Equipment	Machinery and Equipment	No Selection	
	Upgrade of Kliprug Community Hall	Draft Budget 2026/27 - 2028/29		Community	Community Halls	CRR	Upgrade	4 000 000,00		Prince Alfred Hamlet	Kliprug	Community Facilities	Halls	Existing	Upgrade
	Upgrade of Waste Water Treatment Works	Draft Budget 2026/27 - 2028/29		Technical	Sewerage	CRR	Upgrade	400 000,00		Municipal Wide		Sanitation Infrastructure	Waste Water Treatment Works	Existing	Upgrade
137	Boland Mountain Complex	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Environmental Affairs	Equitable Share	Upgrade	900 000,00							
138	Wolwekloof Upgrade	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Environmental Affairs	Equitable Share	Upgrade	5 000 000,00							
139	Ceres - Ceres CDC - Enabling work and rehabilitation	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Health	Health Facility Revitalisation Grant	Rehabilitate	20 601 000,00		Ceres					
140	Ceres - Ceres Hospital - Hospital and nurses home repairs and renovation	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Health	Health Facility Revitalisation Grant	Rehabilitate	22 471 000,00		Ceres					
141	Ceres - Ceres Hospital - New Acute Psychiatric Ward	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Health	Health Facility Revitalisation Grant	Upgrade	1 000,00		Ceres					
142	Ceres - Ceres CDC - HT - Enabling work for Hospital OPD	PIIPP 2025/26 - 2027/78			Health	Health Facility Revitalisation Grant	Upgrade	2 750 000,00		Ceres					
143	Ceres - Ceres Hospital - HT - Hospital and Nurses Home Repairs and Renovation	PIIPP 2025/26 - 2027/78			Health	Health Facility Revitalisation Grant	Rehabilitate	1 934 000,00		Ceres					
144	Ceres - Ceres CDC - HT - Enabling work and rehabilitation	PIIPP 2025/26 - 2027/78			Health	Health Facility Revitalisation Grant	Rehabilitate	9 886 000,00		Ceres					

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145	Ceres - Bella Vista Clinic - HT - General maintenance (Alpha)	PIIPP 2025/26 - 2027/78			Health	Health Facility Revitalisation Grant	Maintenance	425 000.00		Ceres					
146	Tulbagh (500)	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Human Settlements	Informal Settlements Upgrading Partnership Grant	New	1 147 000.00		Tulbagh					
147	tulbagh ibs - chris hani & die gaatjie - isugp	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Human Settlements	Informal Settlements Upgrading Partnership Grant	Upgrade	1 000 000.00		Tulbagh					
148	Routine Maintenance CWDM	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Transport	Equitable Share	Maintenance	182 735 000.00		Municipal Wide					
149	C1216 Reseal/rehab Ceres-Op die Berg- Citrusdal	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Transport	Equitable Share	Rehabilitate	69 509 000.00		Municipal Wide					
150	C1116.1 Reseal Wolsley - Ceres - Touwsrivier 86km	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Transport	Provincial Roads Maintenance Grant	Rehabilitate	18 250 000.00		Municipal Wide					
151	C1216 Reseal/rehab Ceres-Op die Berg- Citrusdal	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Transport	Provincial Roads Maintenance Grant	Rehabilitate	140 490 750.00		Municipal Wide					
152	C1116 Reseal Wolsley - Ceres - Touwsrivier Wolsley Ceres	PIIPP 2025/26 - 2027/78	Draft SDF Sep 2025		Transport	Equitable Share	Rehabilitate	70 000 000.00		Municipal Wide					
153	Sewer Network Replacement	WSDP 2024	PRI-WBS-101		Sanitation		Rehabilitate	100 000.00		Municipal Wide					
154	Tierhokskloof Bulk pipeline	WSDP 2024	PRI-WWW-102		Water		New	11 776 000.00		Wolsley					
155	Tulbagh Reservoir	WSDP 2024	IDP 2023-2024		Water		New	2 701 000.00		Tulbagh					
156	Op-Die-Berg Reservoir	WSDP 2024	IDP 2023-2024		Water		New	2 681 000.00		Op-die-Berg					
157	Network, Water pipes and valve replacement	WSDP 2024	PRI-WBW-101		Water		Rehabilitate	100 000.00		Municipal Wide					
158	Sewer Pumps Replacement	WSDP 2024	IDP 2023-2024		Sanitation		Rehabilitate	250 000.00		Municipal Wide					
159	Network Replacement	WSDP 2024	PRI-WBS-104		Sanitation		Rehabilitate	2 000 000.00		Municipal Wide					
160	Security Upgrades sewer pumpstations	WSDP 2024	PRI-WBS-105		Sanitation		Upgrade	300 000.00		Municipal Wide					
161	Vrededeles Bulk Internal Water Pipeline	WSDP 2024	IDP 2023-2024		Water		New	807 000.00		Ceres					
162	NDuli Upgrade & Replace water pipeline along R46	WSDP 2024	PRI-WCW-102		Water		Upgrade	3 913 000.00		Ceres					
163	Tulbagh Reservoir	WSDP 2024	PRI-WTW-102		Water		New	4 526 000.00		Tulbagh					
164	Aerator replacement programme for all WWTWs	WSDP 2024	IDP 2023-2024		Sanitation		Rehabilitate	500 000.00		Municipal Wide					
165	Refurbishment WWTW	WSDP 2024	PRI-WBS-102		Sanitation		Rehabilitate	750 000.00		Municipal Wide					
166	Network, Water pipes and valve replacement	WSDP 2024	PRI-WBW-101		Water		Rehabilitate	2 000 000.00		Municipal Wide					
167	Greywater system	WSDP 2024	PRI-WBW-102		Water		New	500 000.00		Municipal Wide					
168	Tulbagh Bulk Low-cost Housing	WSDP 2024	PRI-WTS-103		Sanitation		New	10 435 000.00		Tulbagh					
169	Greywater System	WSDP 2024	PRI-WBW-103		Water		New	1 000 000.00		Municipal Wide					
170	New Sewer PS	WSDP 2024	WB1415003		Sanitation		New	-		Municipal Wide					
171	New Sewer PS	WSDP 2024	WB1415029		Sanitation		New	-		Municipal Wide					
172	New upper reservoir and pumping station	WSDP 2024	WB1415031		Water		New	-		Municipal Wide					
173	Op die Berg: New reservoir	WSDP 2024	WB1415036		Water		New	-		Op-die-Berg					
174	WDM Interventions	WSDP 2024	WB1415038		Water		New	-		Municipal Wide					
175	New Sewer PS	WSDP 2024	WB1415004		Sanitation		New	-		Municipal Wide					
176	Tulbagh: Very high reservoir	WSDP 2024	WB1415011		Water		New	-		Tulbagh					
177	Tulbagh: New reservoir	WSDP 2024	WB1415012		Water		New	-		Tulbagh					
178	Upgrade Stamper Str PS & Reinforce feeder main	WSDP 2024	WB1415022		Water		Upgrade	-		Wolsley					
179	Upgrade Pine Valley Booster PS	WSDP 2024	WB1415023		Water		Upgrade	-		Wolsley					
180	New High Level Booster PS	WSDP 2024	WB1415024		Water		New	-		Municipal Wide					
181	New Sewer PS	WSDP 2024	WB1415028		Sanitation		New	-		Municipal Wide					
182	Tulbagh: Upgrade water PS	WSDP 2024	WB1415013		Water		Upgrade	-		Tulbagh					
183	Ceres: New reservoir at Groenplaaitjie	WSDP 2024	WB1415007		Water		New	-		Ceres					
184	Ceres: WWTW	WSDP 2024	WB1415001		Sanitation		New	-		Ceres					
185	Wolsley: Wolsley new reservoir Pine Valley	WSDP 2024	WB1415025		Water		New	-		Wolsley					
186	Op die Berg: New reservoir	WSDP 2024	WB1415037		Water		New	-		Op-die-Berg					
187	New Sewer PS	WSDP 2024	WB1415002		Sanitation		New	-		Municipal Wide					
188	New Bulk Infrastructure Contribution Policy	Electric MP (2022-2032)	EMP G8.1		Electricity		New	150 000.00		Municipal Wide					
189	Updating of Master Plans	Electric MP (2022-2032)	EMP G8.2		Electricity		Upgrade	1 000 000.00		Municipal Wide					
190	Updating of GIS database	Electric MP (2022-2032)	EMP G8.3		Electricity		Upgrade	600 000.00		Municipal Wide					
191	Replace circuit breaker panels in De Bos Switching Station and install new 300mm2 11kV cables between Bon Chretien and De Bos	Electric MP (2022-2032)	EMP C6.1.5		Electricity		Rehabilitate	7 000 000.00		Ceres					
192	Internal services and streetlighting for Vrededeles low cost housing project	Electric MP (2022-2032)	EMP C6.1.17		Electricity		New	34 000 000.00		Ceres					
193	Replace circuit breaker panels in Power Station Switching Station	Electric MP (2022-2032)	EMP C6.1.2		Electricity		Rehabilitate	6 500 000.00		Ceres					
194	11kV equipment re-labelling	Electric MP (2022-2032)	EMP C6.2.1		Electricity		Equipment	80 000.00		Ceres					
195	Replace existing cables between Eskom and Power Station Switching Station with 500mm2 single core type (2 x single cores per phase)	Electric MP (2022-2032)	EMP C6.1.3		Electricity		Rehabilitate	1 800 000.00		Ceres					
196	New Chicaadee line from Bon Chretien Switching Station to point on Eselfontein line, and install new ring main unit at end of new line, plus new circuit breaker panel in Bon Chretien	Electric MP (2022-2032)	EMP C6.1.6		Electricity		New	3 200 000.00		Ceres					
197	Replace sections of cable on the Bon Chretien Farms/Eselfontein line with new 185mm2 11kV cables	Electric MP (2022-2032)	EMP C6.1.7		Electricity		Rehabilitate	620 000.00		Ceres					
198	SCADA systems for Switching Stations in Ceres	Electric MP (2022-2032)	EMP C6.2.2		Electricity		New	750 000.00		Ceres					
199	Miniature substation and transformers upgrading (ongoing)	Electric MP (2022-2032)	EMP C6.1.15		Electricity		Upgrade	2 600 000.00		Ceres					
200	Ring main unit upgrading (ongoing)	Electric MP (2022-2032)	EMP C6.1.14		Electricity		Upgrade	1 750 000.00		Ceres					
201	Replace the existing circuit breaker panels in Lyell Switching Station	Electric MP (2022-2032)	EMP C6.1.9		Electricity		Rehabilitate	2 800 000.00		Ceres					
202	New circuit breaker panels for the PFC facility in Bon Chretien Switching Station	Electric MP (2022-2032)	EMP C6.1.1		Electricity		New	800 000.00		Ceres					
203	Install new 95mm2 11kV cable between MS Jasmyn and overhead line in Panorama Road	Electric MP (2022-2032)	EMP C6.1.10		Electricity		New	340 000.00		Ceres					
204	Replace the existing cable between Bon Chretien Switching Station and the Calvinia Road overhead line with new 185mm2 11kV cable	Electric MP (2022-2032)	EMP C6.1.8		Electricity		Rehabilitate	170 000.00		Ceres					
205	Pole audit, replacement of unsafe poles, re-conductoring, new insulators	Electric MP (2022-2032)	EMP C6.1.11		Electricity		Rehabilitate	300 000.00		Ceres					
206	Power factor correction and PV plant installation investigation	Electric MP (2022-2032)	EMP C6.2.3		Electricity		Maintenance	180 000.00		Ceres					
207	Install pole mounted auto-reclosers	Electric MP (2022-2032)	EMP C6.1.12		Electricity		New	1 200 000.00		Ceres					
208	Install pole mounted earth fault indicators	Electric MP (2022-2032)	EMP C6.1.13		Electricity		New	150 000.00		Ceres					
209	Upgrading of cables between Eskom and Bon Chretien Switching Station	Electric MP (2022-2032)	EMP C6.1.4		Electricity		Upgrade	2 600 000.00		Ceres					
210	New 2 x 40MVA 66/11kV substation and link line to Eskom	Electric MP (2022-2032)	EMP C6.1.16		Electricity		New	65 000 000.00		Ceres					

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211	New Wolseley Main Switching Station and 500mm2 single core feeder cables + Interim new 185mm2 feeder from Eskom	Electric MP (2022-2032)	EMP W6.1.1		Electricity		New	6 100 000,00		Wolseley					
212	Separate municipal and private networks at Wolfpack 11kV metering point	Electric MP (2022-2032)	EMP W6.1.14		Electricity		New	50 000,00		Wolseley					
213	New 95mm2 MV cable between RMU Solomon and Pine Valley and replace RMU Solomon	Electric MP (2022-2032)	EMP W6.1.2		Electricity		New	1 400 000,00		Wolseley					
214	11kV equipment re-labelling	Electric MP (2022-2032)	EMP W6.2.1		Electricity		Equipment	80 000,00		Wolseley					
215	SCADA system for Main SS	Electric MP (2022-2032)	EMP W6.2.2		Electricity		New	750 000,00		Wolseley					
216	Miniature substation upgrading (ongoing)	Electric MP (2022-2032)	EMP W6.1.13		Electricity		Upgrade	4 050 000,00		Wolseley					
217	Ring Main Unit upgrading (ongoing)	Electric MP (2022-2032)	EMP W6.1.12		Electricity		Upgrade	2 000 000,00		Wolseley					
218	New 95mm2 MV cable between Wolseley Main SS and Voortrekker Sub	Electric MP (2022-2032)	EMP W6.1.3		Electricity		New	1 500 000,00		Wolseley					
219	Power factor correction and PV plant installation investigation	Electric MP (2022-2032)	EMP W6.2.3		Electricity		Maintenance	180 000,00		Wolseley					
220	Replacement of overhead line between Main SS and RMU Mill with new 95mm2 cable	Electric MP (2022-2032)	EMP W6.1.4		Electricity		Rehabilitate	450 000,00		Wolseley					
221	Replacement of existing cable between Main SS and overhead feeder to RMU Solomon with new 95mm2 cable	Electric MP (2022-2032)	EMP W6.1.5		Electricity		Rehabilitate	80 000,00		Wolseley					
222	Re-conductoring of overhead line between RMU Montana and T-off to RMU Sportsfield with HARE, and replacement of existing cable between RMU Montana and the re-conducted overhead line with new 95mm2 cable	Electric MP (2022-2032)	EMP W6.1.6		Electricity		Rehabilitate	750 000,00		Wolseley					
223	Re-conductoring of overhead line between RMU Dif and the Wolfpack metering point with HARE	Electric MP (2022-2032)	EMP W6.1.7		Electricity		Maintenance	250 000,00		Wolseley					
224	Installation of an alternative supply to Wolfpack	Electric MP (2022-2032)	EMP W6.1.8		Electricity		New	750 000,00		Wolseley					
225	Re-conductoring of all 16mm2 sections of overhead line with HARE conductors	Electric MP (2022-2032)	EMP W6.1.9		Electricity		Maintenance	600 000,00		Wolseley					
226	Replacement of all 16mm2 sections of cable with new 95mm2 cable	Electric MP (2022-2032)	EMP W6.1.10		Electricity		Rehabilitate	900 000,00		Wolseley					
227	Bulk works for Goedgevonden Development (Municipal cost)	Electric MP (2022-2032)	EMP W6.1.11		Electricity		New	1 200 000,00		Wolseley					
228	11kV metering point for Tulpak	Electric MP (2022-2032)	EMP T6.1.7		Electricity		New	40 000,00		Tulbagh					
229	Change MS Spar from radial feed to part of ring	Electric MP (2022-2032)	EMP T6.1.5		Electricity		New	60 000,00		Tulbagh					
230	11kV equipment re-labelling	Electric MP (2022-2032)	EMP T6.2.1		Electricity		Equipment	80 000,00		Tulbagh					
231	Second Eskom supply feeder and Main switching station upgrade	Electric MP (2022-2032)	EMP T6.1.1		Electricity		New	6 200 000,00		Tulbagh					
232	Disconnection of existing cable from RMU WWTW to MS WWTW and connect to new circuit breaker in Main switching station	Electric MP (2022-2032)	EMP T6.1.2		Electricity		Maintenance	100 000,00		Tulbagh					
233	Install new Marais Switching Station, new cable to overhead in Muller street	Electric MP (2022-2032)	EMP T6.1.3		Electricity		New	3 500 000,00		Tulbagh					
234	New 95mm2 11kV cable between RMU Marais and Main switching station	Electric MP (2022-2032)	EMP T6.1.4		Electricity		New	1 600 000,00		Tulbagh					
235	Replace 11kV circuit breaker panels in Stasieweg switching station	Electric MP (2022-2032)	EMP T6.1.8		Electricity		Rehabilitate	2 600 000,00		Tulbagh					
236	Power factor correction and PV plant installation investigation	Electric MP (2022-2032)	EMP T6.2.3		Electricity		Maintenance	180 000,00		Tulbagh					
237	SCADA system for Main SS and Stasieweg SS	Electric MP (2022-2032)	EMP T6.2.2		Electricity		New	500 000,00		Tulbagh					
238	Change network to make MS Eerstelaan part of Obiqua street ring	Electric MP (2022-2032)	EMP T6.1.9		Electricity		New	200 000,00		Tulbagh					
239	Overhead link line between Olifant and Kasuur streets	Electric MP (2022-2032)	EMP T6.1.6		Electricity		New	250 000,00		Tulbagh					
240	Internal and external services for low cost housing project	Electric MP (2022-2032)	EMP T6.1.10		Electricity		New	4 000 000,00		Tulbagh					
241	Miniature substation and transformers upgrading (ongoing)	Electric MP (2022-2032)	EMP T6.1.14		Electricity		Upgrade	3 400 000,00		Tulbagh					
242	Ring main unit upgrading (ongoing)	Electric MP (2022-2032)	EMP T6.1.13		Electricity		Upgrade	2 100 000,00		Tulbagh					
243	External works for Tulbagh Lifestyle Village	Electric MP (2022-2032)	EMP T6.1.12		Electricity		New	3 000 000,00		Tulbagh					
244	Re-conductoring of all 35mm2 Cu, Fox and Rabbit sections of overhead line with HARE conductors	Electric MP (2022-2032)	EMP T6.1.11		Electricity		Rehabilitate	500 000,00		Tulbagh					
245	New 66kV feeder line and 66/11kV substation	Electric MP (2022-2032)	EMP T6.1.15		Electricity		New	60 000 000,00		Tulbagh					
246	Road Maintenance	Roads MP 2020			Roads		Maintenance	11 000 000,00		Bella Vista					
247	Road Maintenance	Roads MP 2020			Roads		Maintenance	26 000 000,00		Ceres					
248	Road Maintenance	Roads MP 2020			Roads		Maintenance	2 200 000,00		Nduli					
249	Road Maintenance	Roads MP 2020			Roads		Maintenance	1 500 000,00		Op-die-Berg					
250	Road Maintenance	Roads MP 2020			Roads		Maintenance	4 900 000,00		Prince Alfred Hamlet					
251	Road Maintenance	Roads MP 2020			Roads		Maintenance	20 000 000,00		Tulbagh					
252	Road Maintenance	Roads MP 2020			Roads		Maintenance	14 800 000,00		Wolseley					
253	Upgrade Van Breda Bridge	Roads MP 2020	IDP 2019-2020		Roads		Upgrade	49 170 434,00		Ceres					
254	Maintain bridges	Roads MP 2020	CWDM RRAMS 2019		Roads		Maintenance	6 000 000,00		Municipal Wide					
255	Upgrade low water bridges Hugo & Pretorius	Roads MP 2020	2020 RMP		Roads		Upgrade	40 000 000,00		Ceres					
256	New bridge crossing Dwaars River tributary	Roads MP 2020			Roads		New	19 000 000,00		Tulbagh					
257	New bridge connecting Retief Street to New Eastern developments as per SDF	Roads MP 2020	2020 RMP		Roads		New	31 000 000,00		SDF					
258	Traffic Calming	Roads MP 2020	IDP 2023-2024		Roads		New	850 000,00		Municipal Wide					
259	Road signs	Roads MP 2020	2020 RMP		Roads		New	750 000,00		Municipal Wide					
260	New SDF 2020 Roads (class 3 & 4 roads)*	Roads MP 2020	2020 SDF		Roads		New	160 371 758,00		Ceres					
261	New SDF 2020 Roads (class 3, 4 and 5 roads)*	Roads MP 2020	2020 SDF		Roads		New	67 190 877,00		Tulbagh					
262	Gravel to Block paved roads	Roads MP 2020			Roads		New	40 000 000,00		Municipal Wide					
263	Ceres CBD Main Road Upgrading	Roads MP 2020	Ceres Precinct Plan		Roads		Upgrade	50 000 000,00		Ceres					
264	Tulbagh CBD Main Road Upgrading	Roads MP 2020	Tulbagh Precinct Plan		Roads		Upgrade	8 564 741,00		Tulbagh					
265	Intersection Upgrades Vos/Panorama	Roads MP 2020			Roads		Upgrade	4 000 000,00		Bella Vista					
266	Intersection Upgrades Vos/Freesand	Roads MP 2020			Roads		Upgrade	3 000 000,00		Bella Vista					
267	Intersection Upgrades Vos/Buitekant	Roads MP 2020			Roads		Upgrade	4 000 000,00		Bella Vista					
268	Intersection Upgrades Vos/Retief	Roads MP 2020			Roads		Upgrade	2 500 000,00		Ceres					
269	Ceres CBD Drop kerbs at pedestrian crossings	Roads MP 2020			Roads		New	150 000,00		Ceres					
270	By-Pass route North (Survey, Design, EIA)	Roads MP 2020			Roads		Plan	58 590 874,00		Ceres					
271	By-Pass routes South (Survey, Design, EIA)	Roads MP 2020			Roads		Plan	62 559 356,00		Ceres					
272	One-Way Roads system (Investigation)	Roads MP 2020			Roads		Plan	650 000,00		Ceres					
273	New Taxi Facility (Cnr Vos Str. and Orange Str.) – excluding purchase price of property	Roads MP 2020	IDP 2019-2020		Roads		New	7 000 000,00		Ceres					
274	Improvements to existing taxi rank in Voortrekker Street	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		Upgrade	1 742 218,00		Ceres					
275	Public Transport embayment's at Spar (Voortrekker Str.)	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		New	34 844,00		Ceres					

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276	Feasibility study for a Taxi Facility at the Clinic	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		Plan	300 000,00		Nduli					
277	Pavement Upgrading	Roads MP 2020	IDP 2019-2020		Roads		Upgrade	2 500 000,00		Municipal Wide					
278	Sidewalk (including cycle path) along Voortrekker Street (both sides) between Nduli and Ceres CBD, 2.5km	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		New	-		Ceres					
279	Sidewalk (including cycle path) along Vos Str from Bella Vista to Skurweberg Str, 2.9km	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		New	12 963 846,00		Ceres					
280	Provide end of trip cycling facilities	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	15 000,00		Ceres					
281	Upgrade pavement Vos Street: Retief Street to edge of town	Roads MP 2020	IDP 2019-2020		Roads		Upgrade	2 608 000,00		Ceres					
282	Upgrade pavement Vos Street: Retief Street to edge of town	Roads MP 2020	IDP 2019-2020		Roads		Upgrade	1 400 000,00		Ceres					
283	Sidewalk widening along Voortrekker Str. between Cilliers Str & Munnik Str, including brick paving of Voortrekker & Vos intersection	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		Upgrade	5 337 936,00		Ceres					
284	Sidewalk widening along Vos Str between Orange and Voortrekker Str.	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		Upgrade	1 097 597,00		Ceres					
285	Converting existing pedestrian crossing at Voortrekker / Krige intersection to a signalised pedestrian crossing	Roads MP 2020	Ceres CBD Transport Plan, Draft 1		Roads		Rehabilitate	325 120,00		Ceres					
286	NMT Sidewalks	Roads MP 2020	IDP 2019-2020		Roads		New	1 000 000,00		Ceres					
287	Provide signage on R46 alerting drivers of pedestrians crossing	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	50 000,00		Nduli					
288	R46 between Ceres and Nduli to get an urban cross section to safeguard pedestrians crossing the road	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	-		Nduli					
289	Pedestrian route along R46/Nduli	Roads MP 2020	IDP 2019-2020		Roads		New	870 000,00		Nduli					
290	Provide a paved shoulder (on the north side) from the CBD to the Kliprug community	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	-		Prince Alfred Hamlet					
291	Provide a paved shoulder (on the north side) from the CBD to the Kliprug community and pick up points for farm workers	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	-		Prince Alfred Hamlet					
292	Provide paved shoulder along Steinthal way	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	2 000 000,00		Tulbagh					
293	Provide sidewalk on western side of Van der Stel street where it is non-existent	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	-		Tulbagh					
294	Paint shoulders on Waterkant and Oblique Streets	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		Maintenance	25 000,00		Tulbagh					
295	Provide continuous paved sidewalks on Angelier Street	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	1 200 000,00		Wolseley					
296	Provide a sidewalk on White Street to improve the north-south pedestrian movement	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	2 000 000,00		Wolseley					
297	Provide a pedestrian link from the residential settlement along Kerk Street in the west to the school on the south	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	600 000,00		Op-die-Berg					
298	Provide a new link across the perennial stream	Roads MP 2020	Cape Winelands NMT Mplan Framework, 2015		Roads		New	250 000,00		Op-die-Berg					
299	Network upgrades for PS 5 catchment	Sewer MP 2021	PRJ-WCS-001		Sanitation		Upgrade	743 000,00		Ceres					
300	Network upgrades for PS 4 catchment: Phase 1	Sewer MP 2021	PRJ-WCS-002		Sanitation		Upgrade	2 663 000,00		Ceres					
301	Network upgrades for PS 4 catchment: Phase 4 (along railway for Vos St to Voortrekker Rd)	Sewer MP 2021	PRJ-WCS-003		Sanitation		Upgrade	3 000,00		Ceres					
302	Network upgrades for PS 3 catchment	Sewer MP 2021	PRJ-WCS-004		Sanitation		Upgrade	2 462 000,00		Ceres					
303	New collector sewer for Vredebes development	Sewer MP 2021	PRJ-WCS-005		Sanitation		New	880 000,00		Ceres					
304	Infrastructure required for Golf Estate development	Sewer MP 2021	PRJ-WCS-006		Sanitation		New	-		Ceres					
305	Investigate system layout: Route of rising mains	Sewer MP 2021	PRJ-WCS-007		Sanitation		Plan	-		Ceres					
306	New pumping station and rising main for future area CE10	Sewer MP 2021	PRJ-WCS-008		Sanitation		New	-		Ceres					
307	New pumping station and rising main for future area CE12	Sewer MP 2021	PRJ-WCS-009		Sanitation		New	-		Ceres					
308	Network upgrades for PS 4 catchment: Phase 6 (Bella Vista, Panorama to Viceland St)	Sewer MP 2021	PRJ-WCS-010		Sanitation		Upgrade	7 279 000,00		Ceres					
309	Network upgrades for PS 4 catchment: Phase 7 (Bella Vista to Ceres)	Sewer MP 2021	PRJ-WCS-011		Sanitation		Upgrade	5 353 000,00		Ceres					
310	Network upgrades for PS 2 catchment	Sewer MP 2021	PRJ-WCS-012		Sanitation		Upgrade	1 103 000,00		Ceres					
311	Network upgrades for PS 4 catchment: Phase 2 (Cilliers & St Paul Streets)	Sewer MP 2021	PRJ-WCS-013		Sanitation		Upgrade	2 867 000,00		Ceres					
312	Re-route rising main of PS 1	Sewer MP 2021	PRJ-WCS-014		Sanitation		Rehabilitate	574 000,00		Ceres					
313	Network upgrades for PS 4 catchment: Phase 3 (Bella Vista, Buiten Street)	Sewer MP 2021	PRJ-WCS-015		Sanitation		Upgrade	793 000,00		Ceres					
314	Network upgrades for PS 4 catchment: Phase 5 (PS & rising main upgrade)	Sewer MP 2021	PRJ-WCS-016		Sanitation		Upgrade	15 891 000,00		Ceres					
315	Telemetry	Sewer MP 2021	Other		Sanitation		New	750 000,00		Ceres					
316	Network upgrades for Tulbagh PS 1 Catchment	Sewer MP 2021	PRJ-WTS-001		Sanitation		Upgrade	2 522 000,00		Tulbagh					
317	Upgrade rising main of Tulbagh PS 1	Sewer MP 2021	PRJ-WTS-002		Sanitation		Upgrade	1 973 000,00		Tulbagh					
318	Infrastructure for when FDA's TB15 - TB17 develop	Sewer MP 2021	PRJ-WTS-003		Sanitation		New	6 221 000,00		Tulbagh					
319	New outfall sewer and upgrade to pumping station and rising main	Sewer MP 2021	PRJ-WTS-004		Sanitation		New	5 957 000,00		Tulbagh					
320	New pumping station and rising main (Future PS T2)	Sewer MP 2021	PRJ-WTS-005		Sanitation		New	-		Tulbagh					
321	New pumping station, rising main and collector sewer (Industrial area)	Sewer MP 2021	PRJ-WTS-006		Sanitation		New	4 001 000,00		Tulbagh					
322	New pumping station and rising main (Future PS T3)	Sewer MP 2021	PRJ-WTS-007		Sanitation		New			Tulbagh					
323	Telemetry	Sewer MP 2021	Other		Sanitation		New	400 000,00		Tulbagh					

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324	Sanitation system for unserviced erven in Prince Alfred Hamlet (Phase 1)	Sewer MP 2021	PRJ-WPS-001		Sanitation		New	12 636 000,00		Prince Alfred Hamlet					
325	Investigate route of main outfall sewer	Sewer MP 2021	PRJ-WPS-002		Sanitation		Plan	6 000,00		Prince Alfred Hamlet					
326	Network upgrades for PAH PS 2 catchment	Sewer MP 2021	PRJ-WPS-003		Sanitation		Upgrade	2 802 000,00		Prince Alfred Hamlet					
327	Upgrade pumping stations	Sewer MP 2021	PRJ-WPS-004		Sanitation		Upgrade	1 590 000,00		Prince Alfred Hamlet					
328	Sanitation system for unserviced erven in Prince Alfred Hamlet (Phase 2)	Sewer MP 2021	PRJ-WPS-005		Sanitation		New	13 453 000,00		Prince Alfred Hamlet					
329	Telemetry	Sewer MP 2021	Other		Sanitation		New	1 500 000,00		Prince Alfred Hamlet					
330	Sanitation system for unserviced erven in Op-Die-Berg	Sewer MP 2021	PRJ-WOS-001		Sanitation		New	3 047 000,00		Op-die-Berg					
331	Telemetry	Sewer MP 2021	Other		Sanitation		New	150 000,00		Op-die-Berg					
332	Network upgrades for Pine Valley PS catchment: (Phase 1 Afrika Street)	Sewer MP 2021	PRJ-WWS-001		Sanitation		Upgrade	1 372 000,00		Wolseley					
333	Upgrade existing Pine Valley PS and rising main	Sewer MP 2021	PRJ-WWS-002		Sanitation		Upgrade	2 334 000,00		Wolseley					
334	Network & PS upgrades for Ramanstraat catchment	Sewer MP 2021	PRJ-WWS-003		Sanitation		Upgrade	1 618 000,00		Wolseley					
335	Network upgrades for Swanebergpark PS2 catchment	Sewer MP 2021	PRJ-WWS-005		Sanitation		Upgrade	417 000,00		Wolseley					
336	New pumping station and rising main for FDA W01	Sewer MP 2021	PRJ-WWS-006		Sanitation		New	-		Wolseley					
337	Investigate pumping station capacity and rising main diameter	Sewer MP 2021	PRJ-WWS-007		Sanitation		Plan	1 355 000,00		Wolseley					
338	Network upgrades for Pine Valley PS catchment (Phase 2)	Sewer MP 2021	PRJ-WWS-008		Sanitation		Upgrade	2 882 000,00		Wolseley					
339	Telemetry	Sewer MP 2021	Other		Sanitation		New	400 000,00		Wolseley					
340	Reinforcement to Main Supply zone (Groen plaatjie to Plantasie Street)	Water MP 2021	PRJ-WCW-001		Water		Rehabilitate	10 350 000,00		Ceres					
341	Reinforcements to Bella Vista network	Water MP 2021	PRJ-WCW-003		Water		Rehabilitate	851 000,00		Ceres					
342	Supply to new development areas	Water MP 2021	PRJ-WCW-004		Water		New	3 462 000,00		Ceres					
343	Ceres water demand management: Implement Ceres PRV 2 zone	Water MP 2021	PRJ-WCW-005		Water		New	613 000,00		Ceres					
344	Ceres pipe replacement & network reinforcement	Water MP 2021	PRJ-WCW-006		Water		Rehabilitate	8 003 000,00		Ceres					
345	Ceres water demand management: Implement Ceres PRV 1 b zone	Water MP 2021	PRJ-WCW-007		Water		New	2 480 000,00		Ceres					
346	Ceres water demand management: Implement Ceres PRV 3 zone	Water MP 2021	PRJ-WCW-008		Water		New	424 000,00		Ceres					
347	Nduli booster PS upgrade	Water MP 2021	PRJ-WCW-801		Water		Upgrade	603 000,00		Ceres					
348	New Bella Vista booster pumping station	Water MP 2021	PRJ-WCW-802		Water		New	649 000,00		Ceres					
349	Additional storage capacity for Ceres (Can be phased)	Water MP 2021	PRJ-WCW-803		Water		Upgrade	36 323 000,00		Ceres					
350	Additional reservoir storage for Bella Vista	Water MP 2021	PRJ-WCW-804		Water		Upgrade	8 294 000,00		Ceres					
351	Upgrade of bulk supply to Bella Vista	Water MP 2021	PRJ-WCW-805		Water		Upgrade	10 057 000,00		Ceres					
352	Upgrade of bulk supply to Nduli	Water MP 2021	PRJ-WCW-806		Water		Upgrade	3 916 000,00		Ceres					
353	Reinforcement of Main Supply zone (R303 Road to R46 Road)	Water MP 2021	PRJ-WCW-807		Water		Rehabilitate	6 967 000,00		Ceres					
354	Additional reservoir storage for Nduli	Water MP 2021	PRJ-WCW-808		Water		Upgrade	8 294 000,00		Ceres					
355	Telemetry	Water MP 2021	Other		Water		New	850 000,00		Ceres					
356	Development related items for Tulbagh Upper reservoir zone	Water MP 2021	PRJ-WTW-002		Water		New	3 571 000,00		Tulbagh					
357	Network upgrades for Tulbagh Lower reservoir zone	Water MP 2021	PRJ-WTW-003		Water		Upgrade	1 174 000,00		Tulbagh					
358	Development related items for Tulbagh Lower reservoir zone	Water MP 2021	PRJ-WTW-004		Water		New	5 596 000,00		Tulbagh					
359	Network upgrades when FDA TB18 develops	Water MP 2021	PRJ-WTW-005		Water		Upgrade	1 973 000,00		Tulbagh					
360	Rezoning and network upgrades for Tulbagh Upper reservoir zone (After PRJ-WTW-801 is implemented)	Water MP 2021	PRJ-WTW-006		Water		Upgrade	2 996 000,00		Tulbagh					
361	New Tulbagh Upper reservoir, pumping station & supply pipes	Water MP 2021	PRJ-WTW801		Water		New	30 806 000,00		Tulbagh					
362	New Tulbagh Very High reservoir, PS & supply pipes	Water MP 2021	PRJ-WTW802		Water		New	5 957 000,00		Tulbagh					
363	Additional storage capacity for Tulbagh Lower reservoir zone and supply pipes	Water MP 2021	PRJ-WTW803		Water		Upgrade	12 410 000,00		Tulbagh					
364	Telemetry	Water MP 2021	Other		Water		New	550 000,00		Tulbagh					
365	Implement PAH Upper reservoir zone (After PRJ-WPW_801 is implemented)	Water MP 2021	PRJ-WPW-001		Water		New	1 435 000,00		Prince Alfred Hamlet					
366	Reinforce network of the PAH Upper reservoir zone	Water MP 2021	PRJ-WPW-002		Water		Rehabilitate	304 000,00		Prince Alfred Hamlet					
367	Reinforce network of the PAH Lower reservoir zone	Water MP 2021	PRJ-WPW-003		Water		Rehabilitate	3 256 000,00		Prince Alfred Hamlet					
368	Supply to developments of PAH Upper reservoir zone	Water MP 2021	PRJ-WPW-004		Water		New	475 000,00		Prince Alfred Hamlet					
369	Supply to developments of PAH Lower reservoir zone	Water MP 2021	PRJ-WPW-005		Water		New	506 000,00		Prince Alfred Hamlet					
370	New PAH Upper reservoir, pumping station and supply pipe	Water MP 2021	PRJ-WPW-801		Water		New	19 984 000,00		Prince Alfred Hamlet					
371	Telemetry	Water MP 2021	Other		Water		New	500 000,00		Prince Alfred Hamlet					
372	Reinforce existing ODB water network	Water MP 2021	PRJ-WOW-001		Water		Rehabilitate	795 000,00		Op-die-Berg					
373	Additional reservoir storage for Fontein zone	Water MP 2021	PRJ-WOW-801		Water		Upgrade	1 601 000,00		Op-die-Berg					
374	Additional reservoir storage for Odendaal zone	Water MP 2021	PRJ-WOW-802		Water		Upgrade	3 321 000,00		Op-die-Berg					
375	Telemetry	Water MP 2021	Other		Water		New	300 000,00		Op-die-Berg					
376	Rezoning and network upgrades for Cerespad reservoir zone	Water MP 2021	PRJ-WWW-001		Water		Upgrade	1 058 000,00		Wolseley					
377	Stamper Street network upgrades for improved conveyance (Phase 1)	Water MP 2021	PRJ-WWW-002		Water		Upgrade	144 000,00		Wolseley					
378	Development related items for Stamperstraat reservoir zone	Water MP 2021	PRJ-WWW-003		Water		New	1 733 000,00		Wolseley					
379	Development related upgrades for Cerespad reservoir zone	Water MP 2021	PRJ-WWW-004		Water		Upgrade	781 000,00		Wolseley					
380	Stamper Street network upgrades for improved conveyance (Phase 2)	Water MP 2021	PRJ-WWW-005		Water		Upgrade	1 704 000,00		Wolseley					
381	Reinforce feeder main to Stamper Street reservoir	Water MP 2021	PRJ-WWW-801		Water		Rehabilitate	2 195 000,00		Wolseley					
382	Upgrade Pine Valley booster pumping station	Water MP 2021	PRJ-WWW-802		Water		Upgrade	435 000,00		Wolseley					
383	Upgrade Tierhoekskloof bulk supply pipeline to Wolseley	Water MP 2021	PRJ-WWW-804		Water		Upgrade	29 010 000,00		Wolseley					
384	Telemetry	Water MP 2021	Other		Water		New	400 000,00		Wolseley					
385	Upgrade 67m of existing 250mm diameter pipe to 450mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	329 401,08		Ceres					
386	Upgrade 157m of existing 375mm diameter pipe to 600mm diameter pipe. Existing network have negative grades. Confirm on site.	Stormwater MP 2020			Stormwater		Upgrade	966 027,80		Ceres					
387	Upgrade 325m of existing 525mm diameter pipe to 750mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	1 944 646,60		Ceres					

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388	Upgrade 200m of existing 525mm diameter pipe to 825mm diameter pipe. Construct a new Outfall. Existing grades are less than required minimum slope.	Stormwater MP 2020			Stormwater		Upgrade	1 494 535,96		Ceres					
389	Confirm the geometry of the open channel adjacent Kaap Agri and Walleit Fruit.	Stormwater MP 2020			Stormwater		Plan	1 855,91		Ceres					
390	Confirm the geometry of the open channel at the back of Witzenberg Besproeiing, Ceres Boards and Big Bite Road House.	Stormwater MP 2020			Stormwater		Plan	1 855,91		Ceres					
391	Existing network reduce from a 825mm diameter pipe to a 675mm diameter pipe causing a bottleneck. Pipe grade is also extremely flat. Replace 61m of existing 675mm diameter pipe with 825mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	601 641,53		Ceres					
392	Existing pipe network reduce from a 825mm diameter pipe to a 750mm pipe at COM1157. Existing pipes (1141) have a negative slope causing surcharge of manholes. Investigation of pipe slopes included in Capital Cost estimation. Replace pipe 1315 with a 900mm diameter pipe. Replace pipe 1141 with a 1050mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	2 032 603,37		Ceres					
393	Upgrade 285m of existing 825mm diameter pipeline to a 1050mm diameter pipeline. Existing pipe from COM842 to COM809 have a slope less than the required minimum slope. Confirm existing IL and CL. Investigation of pipe slopes	Stormwater MP 2020			Stormwater		Upgrade	2 846 266,45		Ceres					
394	Replace 132m of 300mm diameter pipe with 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	588 285,62		Ceres					
395	Construct 178m of new 675mm diameter pipeline.	Stormwater MP 2020			Stormwater		New	1 084 425,43		Ceres					
396	Replace 126m of 300mm diameter pipe with 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	564 256,92		Ceres					
397	Replace 103m of 450mm diameter pipe with 600mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	539 183,61		Ceres					
398	Replace 117m of 250mm diameter pipe with 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	463 888,11		Ceres					
399	Replace 45m of 250mm diameter pipe with 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	179 757,92		Ceres					
400	Replace 52m of 200mm diameter pipe with 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	267 902,93		Ceres					
401	Replace 300mm diameter pipe from COM768 to COM765 with 375mm diameter pipe. Replace 375mm diameter pipe from COM765 to COM761 with 450mm diameter pipe. Replace 375mm diameter pipe from COM761 to COM754 with 675mm diameter pipe. Replace 375mm diameter pipe from	Stormwater MP 2020			Stormwater		Rehabilitate	1 920 918,82		Ceres					
402	Replace 300mm diameter pipe from COM783 to COM778 with 450mm diameter pipe. Replace 300mm diameter pipe from COM778 to outfall COM771 with 525mm diameter pipe. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Extremely flat grades along pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	1 004 783,13		Ceres					
403	Upgrade 178m, of 375mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	752 481,75		Ceres					
404	Construct 28m of new 375mm diameter pipeline.	Stormwater MP 2020			Stormwater		New	138 434,81		Ceres					
405	Upgrade 82m of 375mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	388 046,44		Ceres					
406	Construct a new 450mm diameter pipeline. Pipe 654 causing a bottleneck.	Stormwater MP 2020			Stormwater		New	439 306,61		Ceres					
407	Upgrade 375mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	695 656,51		Ceres					
408	Replace 100m of 250mm diameter pipe with 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	404 190,18		Ceres					
409	Replace 120m of 375mm diameter pipe with 525mm diameter pipe. Extremely flat grades along pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	406 443,79		Ceres					
410	Replace 132m of 450mm diameter pipe 600mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	630 494,27		Ceres					
411	Replace 186m of 375mm diameter pipe with 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	1 129 529,29		Ceres					
412	Replace 154m of 300mm diameter pipe with 450mm diameter pipe. Existing system have negative pipe slopes. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	593 818,88		Ceres					
413	Replace 351m of 375mm diameter pipe with 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	1 465 333,25		Ceres					
414	Replace 94m of 525mm diameter pipe with 750mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	683 780,03		Ceres					
415	Existing pipeline reduce from a 600mm diameter pipe to a 525mm diameter pipe at COM1195. Replace 98m of 525mm diameter pipe with 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	633 386,83		Ceres					
416	Upgrade and construct a new section of 900mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 958 760,78		Ceres					
417	Replace 123m of 250mm and 375mm diameter pipe with 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	552 242,57		Ceres					
418	Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Extremely flat grades along pipeline. Upgrade 180m of mm diameter pipe to 1.2m diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	2 260 734,20		Ceres					
419	Replace 28m of 300mm diameter pipe with 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	151 351,92		Ceres					
420	Replace 83m of 375mm diameter pipe with 450mm	Stormwater MP 2020			Stormwater		Rehabilitate	344 492,26		Ceres					
421	Existing pipeline reduce from a 300mm diameter pipeline to a 150mm diameter pipe. Replace 197m of pipeline with 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	1 191 547,10		Ceres					
422	Replace 276m of 300mm diameter pipe with 750mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	1 825 460,21		Ceres					
423	Replace 53m of 300mm diameter pipe with 600mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	310 906,96		Ceres					
424	Upgrade 345m of pipeline to 750mm diameter pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Extremely flat and negative grades along pipeline.	Stormwater MP 2020			Stormwater		Upgrade	2 258 295,01		Ceres					
425	Upgrade 257m of pipeline to 900mm diameter pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Extremely flat and	Stormwater MP 2020			Stormwater		Upgrade	2 256 888,49		Ceres					
426	Construct 161m of new pipeline, 450mm diameter pipes.	Stormwater MP 2020			Stormwater		New	693 962,33		Ceres					
427	Upgrade 2x 300mm diameter pipe to 600mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	459 363,67		Ceres					
428	Upgrade 20m of 250mm diameter pipe to 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	104 195,96		Ceres					
429	Upgrade 60m of 600mm diameter pipe to 750mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	470 499,12		Ceres					
430	Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Negative slopes along pipeline. Upgrade 156m of 250mm and 375mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	600 842,16		Ceres					
431	Upgrade 170m of 375mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	740 467,40		Ceres					
432	Upgrade 51m of 375mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	248 027,48		Ceres					
433	Upgrade outfall to a 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	195 816,82		Ceres					
434	Upgrade to a 450mm diameter pipeline. The existing network consist of section of 300mm diameter pipes which creates a bottleneck in the pipeline.	Stormwater MP 2020			Stormwater		Upgrade	713 214,72		Ceres					

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435	Upgrade from a 450mm diameter pipeline to a 675mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 862 467,01		Ceres					
436	Upgrade from a 600mm and 675mm diameter pipeline to a 825mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	711 540,43		Ceres					
437	Upgrade 155m of 375mm diameter pipe to a 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	680 395,65		Ceres					
438	Upgrade 208m of 250mm and 300mm diameter pipes to 450mm diameter pipes.	Stormwater MP 2020			Stormwater		Upgrade	783 447,57		Ceres					
439	Upgrade 83m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	344 492,26		Ceres					
440	Upgrade 73m of 300mm diameter pipe to 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	264 387,31		Ceres					
441	Replace 225m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	833 865,96		Ceres					
442	Upgrade 72m of 110mm diameter pipe to 375mm diameter pipe. Existing pipeline has a flat grade.	Stormwater MP 2020			Stormwater		Upgrade	261 364,83		Ceres					
443	Upgrade 70m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	255 319,87		Ceres					
444	Upgrade 52m of 375mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	235 631,34		Ceres					
445	Upgrade 62m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	270 747,77		Ceres					
446	Upgrade 152m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	586 795,59		Ceres					
447	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade 72m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	323 627,88		Ceres					
448	Upgrade 129m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	506 027,82		Ceres					
449	Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Extremely flat grades along pipeline.	Stormwater MP 2020			Stormwater		Plan	1 855,91		Ceres					
450	Upgrade 125m of 375mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	560 252,14		Ceres					
451	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade 154m of 300mm and 375mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	687 526,31		Ceres					
452	Negative slopes along pipeline. Confirm existing IL and CL. Pipe diameters reduce along pipeline causing a bottleneck. Investigation of pipe slopes included in Capital Cost estimation. Upgrade to 600mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	630 494,27		Ceres					
453	Upgrade 193m of 300mm diameter pipe to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	832 577,43		Ceres					
454	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	555 190,81		Ceres					
455	Upgrade 122m of 300mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	481 446,32		Ceres					
456	Upgrade 55m of 300mm diameter pipe to 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	355 061,66		Ceres					
457	Upgrade 202m of 300mm diameter pipe to 525mm diameter pipe. Existing pipe network reduce from a 375mm diameter pipe to a 300mm diameter pipe at the outfall.	Stormwater MP 2020			Stormwater		Upgrade	861 028,49		Ceres					
458	Upgrade 111m of 300mm and 375mm diameter pipe to 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	442 818,25		Ceres					
459	Upgrade 98m of 375mm pipeline to 600mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	516 355,94		Ceres					
460	Upgrade the outfall to a 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	526 265,17		Ceres					
461	Construct a new 525mm diameter pipeline.	Stormwater MP 2020			Stormwater		New	525 479,06		Ceres					
462	Existing pipe network reduce from a 375mm diameter pipe to a 300mm diameter pipe creating a bottleneck. Upgrade to a 450mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	488 469,60		Ceres					
463	Upgrade from a 375mm diameter pipeline to a 600mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	854 205,38		Ceres					
464	Upgrade 52m of 525mm diameter pipeline to a 675mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	374 039,64		Ceres					
465	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade to 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	803 727,34		Ceres					
466	Upgrade to a 600mm diameter outfall.	Stormwater MP 2020			Stormwater		Upgrade	527 692,89		Ceres					
467	Upgrade 89m of 375mm diameter pipeline to 525mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	416 079,92		Ceres					
468	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade to 675mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	3 065 213,18		Ceres					
469	Negative slopes along pipeline. Confirm existing IL and CL. Investigation of pipe slopes included in Capital Cost estimation. Upgrade to 525mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	942 562,50		Ceres					
470	Upgrade 129m of 450mm diameter to 600mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	657 887,46		Ceres					
471	Upgrade 187m of 600mm diameter pipeline to 750mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 267 166,06		Ceres					
472	Upgrade outfall to a 825mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	703 887,46		Ceres					
473	Upgrade from a 300mm diameter pipeline to a 375mm diameter pipeline. Currently a bottleneck occurs.	Stormwater MP 2020			Stormwater		Upgrade	50,00		Ceres					
474	Construct a new 450mm diameter outfall.	Stormwater MP 2020			Stormwater		New	98 325,99		Ceres					
475	Upgrade 88m of 450mm diameter pipeline to 600mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	406 332,43		Ceres					
476	Upgrade 82m of 375mm diameter pipeline to 450mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	340 980,62		Ceres					
477	Upgrade the existing 450mm diameter pipeline to a 675mm diameter pipeline.	Stormwater MP 2020			Stormwater		Upgrade	729 232,53		Ceres					
478	Upgrade 242m of 600mm/675mm diameter pipeline to 825mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 757 722,23		Bella Vista					
479	Upgrade 262m of 300mm/375mm diameter pipeline to 525mm diameter concrete pipe. Existing system connections were assumed. Confirm IL and CL on site before construction. Investigation included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Upgrade	1 097 506,93		Bella Vista					
480	Upgrade 26m of 300mm/375mm diameter concrete pipeline	Stormwater MP 2020			Stormwater		Upgrade	129 020,05		Bella Vista					
481	Upgrade 59m of 300mm diameter pipeline to 450mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	248 282,01		Bella Vista					
482	Upgrade 25m of 300mm diameter pipeline to 375mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	130 940,92		Bella Vista					

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483	Upgrade 295m of 300mm/375mm diameter pipeline to 675mm diameter concrete pipe. Existing system contains sections of pipe with negative slopes. Existing network connections were assumed. Confirm IL and CL on site before construction. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Upgrade	1 711 458,43		Bella Vista					
484	Upgrade 107m of 300mm diameter pipeline to 525mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	469 606,95		Bella Vista					
485	Upgrade 94m of 300mm diameter pipeline to 375mm concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	358 977,62		Bella Vista					
486	Upgrade 58m of 375mm diameter pipeline to 600mm diameter concrete pipeline. To be upgraded in conjunction with C66-7 to C66-5, and C84-1.	Stormwater MP 2020			Stormwater		Upgrade	311 198,60		Bella Vista					
487	Upgrade 121m of 300mm/375mm diameter pipeline to 600mm diameter concrete pipe. Existing system contains sections of pipe with negative slopes. Existing system connections were assumed. Confirm IL and CL on site before construction to confirm current negative slopes in the network.	Stormwater MP 2020			Stormwater		Upgrade	598 827,18		Bella Vista					
488	Upgrade 58m of 300mm diameter pipeline to 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	273 372,55		Bella Vista					
489	Upgrade 20m of 300mm diameter pipeline to 375mm diameter concrete pipeline	Stormwater MP 2020			Stormwater		Upgrade	108 729,68		Bella Vista					
490	Upgrade 20m of 300mm diameter pipeline to 375mm diameter concrete pipeline	Stormwater MP 2020			Stormwater		Upgrade	108 729,68		Bella Vista					
491	Upgrade 41m of 300 diameter pipeline to 375mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	183 127,72		Bella Vista					
492	Upgrade 202m of 375mm diameter pipeline to 450mm diameter concrete pipeline. Confirm on site the connection/outlet pipe (C71-4) of kerb inlet J74-1.	Stormwater MP 2020			Stormwater		Upgrade	750 446,88		Bella Vista					
493	Upgrade 96 m of 375mm diameter pipeline to 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	380 864,08		Bella Vista					
494	Upgrade 148m of existing 375mm diameter pipeline to 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	639 105,68		Bella Vista					
495	Upgrade 273m of existing 300mm and 375mm diameter pipeline to 0,675mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 582 915,61		Bella Vista					
496	Upgrade the existing 600mm/675mm diameter pipes to 750mm diameter concrete pipes.	Stormwater MP 2020			Stormwater		Upgrade	770 891,03		Bella Vista					
497	Replace 111m of 525mm diameter pipeline with 675mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	685 470,23		Bella Vista					
498	Replace 56m of 300mm/375mm diameter pipeline with 525mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	408 487,94		Bella Vista					
499	Upgrade 66m of 375mm diameter pipeline with 450mm diameter concrete pipe. Wittenberg Municipality confirmed flooding of roads in Moegane Crescent, thus regular maintenance is advised to ensure no blockage of the double kerb inlets (J160-2 and J171-1). Alternatively, Replace the 300mm diameter pipe (C160-1) with a 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Upgrade	278 166,10		Bella Vista					
500	Upgrade 78m of 300mm diameter pipe with 375mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	263 774,86		Bella Vista					
501	Replace 43m of 375mm diameter pipeline with 450mm diameter concrete pipe. Confirm connection of existing pipe C142-1 with manhole J129-5.	Stormwater MP 2020			Stormwater		Rehabilitate	231 865,18		Bella Vista					
502	Upgrade 297m of 600mm diameter pipeline to 675mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 743 414,51		Bella Vista					
503	Replace 95m of 375mm diameter pipe with 450mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Rehabilitate	380 003,73		Bella Vista					
504	Upgrade 115m of 300mm diameter pipeline to 375mm diameter concrete pipe. Confirm Pipe 132-1 connection to manhole J128-7 on site. Investigation included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Upgrade	459 688,45		Bella Vista					
505	Replace 45m of 300mm diameter pipeline to 375mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	193 272,90		Bella Vista					
506	Replace 83m of 375mm diameter pipe with 450mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Rehabilitate	337 864,02		Bella Vista					
507	Confirm existing pipe sizes, IL and CL and replace 114m of 300mm diameter pipe with new 450mm diameter concrete pipes. Investigation included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Plan	448 580,85		Bella Vista					
508	Replace 53m of 450mm diameter pipe with 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	265 279,47		Bella Vista					
509	Replace the existing 500mm/600mm diameter pipes (139m) with 675mm diameter pipes.	Stormwater MP 2020			Stormwater		Rehabilitate	852 613,28		Bella Vista					
510	Replace 55m of 375mm diameter pipe with 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	239 538,03		Bella Vista					
511	Replace 40m of 525mm diameter pipe with 600mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	242 275,49		Bella Vista					
512	Construct 464m new 675mm diameter pipeline. This new network will create capacity for the existing pipe network in Panorama Street. Construct new outfall and 38m of new 825mm diameter outlet pipe.	Stormwater MP 2020			Stormwater		New	2 960 196,65		Bella Vista					
513	Replace 130m of 375mm diameter pipe with 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	567 019,57		Bella Vista					
514	Replace 94m of existing 375mm/450mm diameter pipe with 600mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	482 186,03		Bella Vista					
515	Replace 50m of 300mm diameter pipe with 375mm diameter pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	160 337,17		Bella Vista					
516	Repace 73m of 375mm diameter pipe with 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	300 096,30		Bella Vista					
517	Replace 156m of 375mm diameter pipe with 600mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	758 620,83		Bella Vista					

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518	Replace 260m of 375mm diameter pipe with a 750mm diameter pipe. Confirm outlet invert level to the existing wetland. Proposed pipe size can be reduced to a 675mm diameter pipe once invert is confirmed. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	1 119 828,19		Bella Vista					
519	Replace 135m of 375mm diameter of pipe with 675mm diameter pipe. Confirm connection of C181-6 with C181-5. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	608 180,95		Bella Vista					
520	Replace 95m of 375mm diameter pipe with 450mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	380 003,73		Bella Vista					
521	Replace 48m of 375mm diameter pipe with 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	238 627,31		Bella Vista					
522	Replace 112m of 300mm/375mm diameter pipe with 600mm diameter concrete pipes.	Stormwater MP 2020			Stormwater		Rehabilitate	557 737,38		Bella Vista					
523	Replace 175m of 300mm to 600mm diameter pipes with 675mm diameter concrete pipes. Confirm invert level of outfall (OUT 235-1). Investigation of invert levels included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	856 766,53		Bella Vista					
524	Upgrade 75m (C262-11) of 375mm diameter pipe to 525mm diameter concrete pipe. Upgrade 100m (C262-10) of 375mm diameter pipe to 750mm diameter concrete pipe. Pipe 262-10 is currently creating a bottleneck since pipe C262-9 is a 750mm diameter pipe running at full flow capacity. Witzenberg Municipality also noted inundation of the streets at the corner of Lang Street and Akasia Street as well as at the corner of Lang Street and Watsonia Street.	Stormwater MP 2020			Stormwater		Upgrade	1 068 174,31		Bella Vista					
525	Upgrade 68m of 525/600mm diameter pipe to 675mm diameter concrete pipeline. Needs to be upgraded in conjunction with C262-11 to C262-10.	Stormwater MP 2020			Stormwater		Upgrade	429 780,50		Bella Vista					
526	Replace 170m of existing 300mm/375mm diameter pipe with 675mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	1 004 854,71		Bella Vista					
527	Replace 116m of existing 450mm/525mm/675mm diameter pipes with 825mm diameter pipes. Confirm invert level of outfall (OUT 260-1). Investigation of invert levels included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	886 503,48		Bella Vista					
528	Upgrade 39m of 375mm diameter pipe to 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	180 700,45		Nduli					
529	Upgrade 32m of 375mm diameter pipe to 450mm diameter concrete pipeline. Construct a new manhole at J12-02, 300mm lower than the existing manhole structure.	Stormwater MP 2020			Stormwater		Upgrade	158 770,25		Nduli					
530	Replace 12m of 375mm diameter pipe with 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	88 537,40		Nduli					
531	Upgrade 72m of the existing network to 2 x 525mm diameter piped system. To be constructed in conjunction with J12-03 to J12-0, J15-02 to J15-01, and C15-01.	Stormwater MP 2020			Stormwater		Upgrade	503 152,49		Nduli					
532	Replace 64m of 2 x 450mm diameter pipe network with 2 x 600mm diameter pipe network.	Stormwater MP 2020			Stormwater		Rehabilitate	517 278,59		Nduli					
533	Replace 86m of 300mm/375mm diameter pipe with 450mm diameter pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	348 398,95		Nduli					
534	Upgrade 66m of 375mm diameter pipe to 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	310 713,42		Nduli					
535	Upgrade 234m of 375mm/525mm diameter pipe to 600mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	1 127 988,89		Nduli					
536	Upgrade 58m of 250mm/300mm diameter pipe to 375mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Upgrade	237 235,38		Nduli					
537	Construct 70m of new 375mm diameter pipeline to resolve road inundation.	Stormwater MP 2020			Stormwater		New	280 467,42		Nduli					
538	Replace 50m of 375mm diameter pipe with 450mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	221 979,82		Nduli					
539	Replace 35m of 375mm diameter pipe with 525mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	186 565,12		Nduli					
540	Replace 114m of 300mm/375mm diameter pipe with 600mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	566 868,45		Nduli					
541	The existing closed concrete channel in Onder-Swaarmoed Road does not have sufficient capacity to accommodate a new connection at J58-03. Thus, replace 31m of 525mm diameter pipe with 675mm diameter concrete pipe to increase the capacity of outlet OUT44-01. To be constructed in conjunction with J45-03 to J44-02.	Stormwater MP 2020			Stormwater		Rehabilitate	208 163,91		Nduli					
542	Replace 40m of 300mm diameter pipe with 375mm diameter concrete pipeline.	Stormwater MP 2020			Stormwater		Rehabilitate	176 364,26		Nduli					
543	Construct new 141m of 450mm diameter concrete pipeline. 150m of pipe (C3-03) had insufficient capacity in 2nd Street and drains to Chris Hani Avenue. The new underground system will create additional capacity for the major system of Chris Hani Avenue.	Stormwater MP 2020			Stormwater		New	587 936,98		Nduli					
544	Upgrade 35m of 450mm diameter pipe to 525mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	193 193,36		Op-die-Berg					
545	Upgrade 20m of 525mm diameter pipe to 675mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	172 413,83		Op-die-Berg					
546	Replace 29m of 450mm diameter pipe with 525mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	169 164,66		Op-die-Berg					
547	Replace 14 m of 300mm diameter pipe with 375mm diameter pipe. Confirm on site existing pipe diameter.	Stormwater MP 2020			Stormwater		Rehabilitate	90 295,21		Op-die-Berg					
548	Replace 85m of 300mm diameter pipe with 375mm diameter concrete pipeline. Confirm IL and CL of manholes and catchpit. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	330 397,97		Op-die-Berg					
549	Replace 13m of 300mm diameter pipe with 450mm diameter pipeline. Confirm IL and CL of manholes and catchpit. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	88 602,36		Op-die-Berg					
550	Replace 54m of 275mm diameter pipe with 375mm diameter pipe.	Stormwater MP 2020			Stormwater		Rehabilitate	223 708,46		Op-die-Berg					
551	Upgrade 108m of 300mm diameter pipe to 525mm diameter concrete pipeline. Confirm IL and CL of manholes and catchpit. Investigation of pipe slopes included in Capital Cost estimation.	Stormwater MP 2020			Stormwater		Rehabilitate	475 467,65		Op-die-Berg					

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552	Witzenberg Municipality confirmed flooding in the area of Bultenkant Street and Kerk Street towards the outlet OUT37-01. Construct a cut off drain towards the existing stream.	Stormwater MP 2020			Stormwater		New	16 000,00		Op-die-Berg					
553	Upgrade 160m of 600mm diameter pipe to 750mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	728 364,23		Wolseley					
554	Upgrade 130m of 375mm diameter pipe to 450mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	502 911,22		Wolseley					
555	Upgrade 20m of 375mm diameter pipe to 525mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	50 798,85		Wolseley					
556	Upgrade 140m of 200mm diameter pipe to 525mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	391 384,42		Wolseley					
557	Upgrade a 130m long 0.2mx0.69m concrete channel to a 0.25mx0.9m concrete channel	Stormwater MP 2020			Stormwater		Upgrade			Wolseley					
558	Upgrade a 132m long 0.61mx0.16m concrete channel to a 0.25mx0.9m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	208 000,00		Wolseley					
559	Upgrade a 66m long 0.74mx0.33m concrete channel to a 0.25mx0.9m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	105 600,00		Wolseley					
560	Upgrade 134m of 150mm diameter pipe to a 0.25mx0.75m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	187 600,00		Wolseley					
561	Upgrade 92m of 250mm diameter pipe to 525mm concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	428 094,28		Wolseley					
562	Upgrade 55m of 300mm diameter pipe to 450 mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	193 140,34		Wolseley					
563	Upgrade a 150m long 0.25mx0.58m concrete channel to a 0.25mx0.9m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	240 000,00		Wolseley					
564	Upgrade a 150m long 0.34mx0.19m concrete channel to a 0.25mx0.7m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	210 000,00		Wolseley					
565	Upgrade a 410m long concrete channel along Collard Street to a 0.25mx0.7m concrete channel	Stormwater MP 2020			Stormwater		Upgrade	574 000,00		Wolseley					
566	Upgrade 66m of 250mm diameter pipe to a 450mm concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	154 162,30		Wolseley					
567	Upgrade 93m of 300mm diameter pipe to 525mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	372 444,88		Wolseley					
568	Upgrade 115m of 300mm diameter pipe to 450mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	403 838,89		Wolseley					
569	Upgrade 92m of 300mm diameter pipe to 450mm diameter concrete pipe.	Stormwater MP 2020			Stormwater		Upgrade	323 071,11		Wolseley					
570	Upgrade 66m of 400mm diameter pipe to 525mm diameter pipe	Stormwater MP 2020			Stormwater		Upgrade	264 315,72		Wolseley					
571	Upgrade 70m of existing pipe to a 525mm diameter concrete pipeline	Stormwater MP 2020			Stormwater		Upgrade	280 334,86		Wolseley					
572	Upgrade 216m of 300mm pipe to 450mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	758 514,78		Wolseley					
573	Upgrade 83m of 350mm diameter pipe to 525mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	332 397,05		Wolseley					
574	Upgrade 70m of 300mm diameter pipe to 450mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	245 814,98		Wolseley					
575	Upgrade 140m of 300mm diameter pipe to 450mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	491 629,95		Wolseley					
576	Upgrade 174m of 300mm diameter pipe to 525mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	611 025,80		Wolseley					
577	Upgrade 163m of 300mm diameter pipe to 525mm diameter concrete pipe	Stormwater MP 2020			Stormwater		Upgrade	652 779,74		Wolseley					
578	Upgrade 72m of 300mm diameter pipe to 525mm diameter pipe	Stormwater MP 2020			Stormwater		Upgrade	288 344,43		Wolseley					
579	Upgrade 80m of 300mm diameter pipe to 525mm diameter pipe	Stormwater MP 2020			Stormwater		Upgrade	320 382,70		Wolseley					
580	Upgrade existing pipeline (257m) to a 525mm diameter concrete pipeline	Stormwater MP 2020			Stormwater		Upgrade	1 029 229,41		Wolseley					
581	Review and update the collection schedule to ensure efficient and cost-effective waste collection	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
582	Identify illegal dumping hotspots and add receptacles at these areas.	IWMP 2021			Solid Waste		New	-		Municipal Wide					
583	Launch waste awareness campaigns to educate the community on proper waste management and disposal practices.	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
584	Evaluate waste collection vehicles	IWMP 2021			Solid Waste		Rehabilitate	-		Municipal Wide					
585	Budget to provide bags to households for recyclables	IWMP 2021			Solid Waste		Plan	3 000 000,00		Municipal Wide					
586	Implement recycling competitions and other awareness programmes at schools	IWMP 2021			Solid Waste		Plan	12 000,00		Municipal Wide					
587	Establish buy-back centres in low-income areas	IWMP 2021			Solid Waste		Plan	10 000,00		Municipal Wide					
588	Provide public recycling drop-off facilities in secured areas and have material removed regularly to prevent overflowing containers	IWMP 2021			Solid Waste		New	6 000,00		Municipal Wide					
589	Draft a plan documenting the initiatives to reduce organic waste sent to landfills	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
590	Facilitate for municipalities to ringfence avoided landfill disposal costs for allocation to processors providing evidence of waste diverted from landfill	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
591	Establish swap-shops in low-income areas	IWMP 2021			Solid Waste		New	1 000 000,00		Municipal Wide					
592	Establish drop-off facilities and ensure for adequate record keeping	IWMP 2021			Solid Waste		New	-		Municipal Wide					
593	Provide household hazardous waste containers at the new public drop-off facility in Wolseley	IWMP 2021			Solid Waste		New	1 500,00		Wolseley					
594	Have household hazardous waste collected and disposed of in Wolseley	IWMP 2021			Solid Waste		New	5 000 000,00		Wolseley					
595	Ensure that appropriate facilities are available for the safe storage, bliking, transport, and disposal of hazardous waste generated by industry	IWMP 2021			Solid Waste		New	-		Municipal Wide					
596	Establish a hazardous waste collection company to transport sewerage sludge to a hazardous landfill site	IWMP 2021			Solid Waste		New	-		Municipal Wide					
597	Appoint a team to establish a plan for the implementation of waste awareness campaigns	IWMP 2021			Solid Waste		New	21 000 000,00		Municipal Wide					
598	Initiate community-based waste management education and awareness programmes for rural councillors and communities	IWMP 2021			Solid Waste		Plan	14 000,00		Municipal Wide					
599	Budget and ensure personnel in the waste management department go for regular training to ensure compliance and enforcement of waste management acts, regulations and strategies	IWMP 2021			Solid Waste		Plan	7 500,00		Municipal Wide					
600	Provide guidelines to households on how to properly dispose of hazardous waste at appropriate facilities	IWMP 2021			Solid Waste		Plan	10 000,00		Municipal Wide					
601	Undertake a survey to determine the staff compliment required and adjust the organogram accordingly	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					

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602	Budget and plan for the rehabilitation of the Op-die-Berg landfill site	IWMP 2021			Solid Waste		Plan	5 000 000,00		Op-die-Berg					
603	Appoint suitably qualified consultants and contractors to execute the rehabilitation of the Op-die-Berg landfill site	IWMP 2021			Solid Waste		Plan	100 000,00		Op-die-Berg					
604	Budget for the implementation of management facilities	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
605	Appoint a service provider to conduct a cost benefit analysis (feasibility) study to evaluate the effect that the disposal at the new regional landfill site in Worcester, together with associated transfer and transport costs, will have on the waste management operational costs	IWMP 2021			Solid Waste		Plan	1 500 000,00		Municipal Wide					
606	Appoint an external consultant to conduct annual external audits at all waste management facilities	IWMP 2021			Solid Waste		Plan	500 000,00		Municipal Wide					
607	Appoint a suitably qualified consultant to assist with closure and rehabilitation of existing unlined cells, and development of new lined cells in accordance with the relevant legislation	IWMP 2021			Solid Waste		Plan	300 000,00		Municipal Wide					
608	Once the MMF is established in Ceres, develop a recording system to ensure mass is captured correctly	IWMP 2021			Solid Waste		Plan	-		Municipal Wide					
609	Implement an effective communication system	IWMP 2021			Solid Waste		Plan	100 000,00		Municipal Wide					
610	SEDFA (Small Enterprise Finance Development Agency) support	LED 2025-2030						-							
611	Contractor business & administration development and support	LED 2025-2030						-							
612	Tax compliance workshops	LED 2025-2030						-							
613	Supply chain process workshops	LED 2025-2030						-							
614	Targeted business capacity building in financial management, marketing, digital skills & business plan development	LED 2025-2030						-							
615	COVIDA workshops	LED 2025-2030						-							
616	Online entrepreneurship academy	LED 2025-2030						-							
617	Youth entrepreneurship development	LED 2025-2030						-							
618	International business capacity building missions	LED 2025-2030						-							
619	CEI Entrepreneurship programme	LED 2025-2030						-							
620	Municipal Mentorship incubator project	LED 2025-2030						-							
621	SMME database	LED 2025-2030						-							
622	Linkage with funding opportunities	LED 2025-2030						-							
623	SMME email network	LED 2025-2030						-							
624	Supply chain database registration assistance	LED 2025-2030						-							
625	SMME Expo's	LED 2025-2030						-							
626	Supplier & funding registration Days	LED 2025-2030						-							
627	Witzenberg Vocal for Locals & buy local campaigns (showcasing local entrepreneurs & market days)	LED 2025-2030						-							
628	Assistance with entity registrations	LED 2025-2030						-							
629	Linkage with Government support programmes	LED 2025-2030						-							
630	Assist with identifying potentially suitable agricultural land	LED 2025-2030						-							
631	Utilisation of effective marketing channels	LED 2025-2030						-							
632	Expedite business rezoning applications	LED 2025-2030						-							
633	Rezoned & service vacant municipal land earmarked for economic development purposes	LED 2025-2030						-							
634	Construction of SMME Business Hubs	LED 2025-2030						-							
635	Waste entrepreneurship & recycling development	LED 2025-2030						-							
636	Implement Projects as per approved budget	LED 2025-2030						-							
637	Update Policy for the Management of Business Property for LED purposes with its aim of capacitating Previous Disadvantaged Communities	LED 2025-2030						-							
638	Fast track municipal land applications for LED Development and LED related community projects	LED 2025-2030						-							
639	Identifying & linking with funding sources to service municipal land	LED 2025-2030						-							
640	Identifying suitable Government-owned land	LED 2025-2030						-							
641	Annual review	LED 2025-2030						-							
642	Collate & disseminate economic data on an annual basis	LED 2025-2030						-							
643	Agreements with Government Departments for business intelligence	LED 2025-2030						-							
644	Fast tracking energy provision	LED 2025-2030						-							
645	Alternative energy investment and initiatives; business solar drive	LED 2025-2030						-							
646	Developing and maintaining strategic economic corridor infrastructure	LED 2025-2030						-							
647	Municipal Law enforcement of bylaws	LED 2025-2030						-							
648	CBD security camera project	LED 2025-2030						-							
649	Evaluate performance against base benchmarks	LED 2025-2030						-							
650	Development of SOP's & checklists	LED 2025-2030						-							
651	Align LED priorities with District, Provincial & National Government programmes and initiatives	LED 2025-2030						-							
652	Dialogue with Government Departments & potential investors regarding future rail and air development	LED 2025-2030						-							
653	Review existing incentive policy	LED 2025-2030						-							
654	Infrastructure investment policy	LED 2025-2030						-							
655	Investigate areas with investment potential for improvement	LED 2025-2030						-							
656	Pre-packaged investment opportunities	LED 2025-2030						-							
657	Developing investment profile	LED 2025-2030						-							
658	Investigate Priority focussed areas	LED 2025-2030						-							
659	Municipal Film permit policy	LED 2025-2030						-							
660	Incorporate recommendations in forward investment planning	LED 2025-2030						-							
661	Identify & plan for future industrial land in manufacturing & agro-processing sector	LED 2025-2030						-							

Project ID	Project Name	Project Source	Project Source 2	Municipal Department	MSCOA Function (asset class) (Capacity, reticulation, equipment, monitoring/safety)	Funding Source	Project_Type: New, Upgrade, Rehabilitate, Maintenance, Equipment or Plan?	Total Project Value Budgeted (Project Source 1)	Total Project Value Budgeted (Project Source 2)	Town or Area	Functional Area (as per CEF map from MSDP)	Asset Type	Asset Sub Type	MSCOA Action	MSCOA Sub-Action
662	Evaluate process maps of informal trader permits, business licences and land use applications	LED 2025-2030						-							
663	Development and review of a Case management system	LED 2025-2030						-							
664	Marketing drive for investment into the Municipal area	LED 2025-2030						-							
665	IPP engagement, investment readiness & attraction	LED 2025-2030						-							
666	Inputs in tender specifications to ensure maximum output for utilising local labour & to accommodate local contractors	LED 2025-2030						-							
667	Development of Local labour policy for tenders	LED 2025-2030						-							
668	Expedite supply-chain registration process	LED 2025-2030						-							
669	Business Dialogue & engagement	LED 2025-2030						-							
670	Encouraging formation of local business forums & networking	LED 2025-2030						-							
671	Inter-Governmental relations	LED 2025-2030						-							
672	Maintain International relations & explore future international collaboration	LED 2025-2030						-							
673	Attend quarterly CBI meetings for inputs	LED 2025-2030						-							
674	Update of CBI agreement	LED 2025-2030						-							
675	Supporting & complimenting agro-processing critical skills development	LED 2025-2030						-							
676	Apprenticeships with youth & women	LED 2025-2030						-							
677	Youth skills development	LED 2025-2030						-							
678	Job readiness training	LED 2025-2030						-							
679	4th Industrial Revolution Initiatives	LED 2025-2030						-							
680	Implement EPWP Phase 5	LED 2025-2030						-							
681	Training: soft & hard skills	LED 2025-2030						-							
682	Development of electronic database	LED 2025-2030						-							
683	Review of EPWP Policy	LED 2025-2030						-							
684	Unemployment database campaigns	LED 2025-2030						-							
685	Update existing stalls audit	LED 2025-2030						-							
686	Development of informal trader site plan	LED 2025-2030						-							
687	Exploring & identification of alternative vendor space	LED 2025-2030						-							
688	Annual maintenance plan for trader infrastructure	LED 2025-2030						-							
689	Development of SOP's for trader application process	LED 2025-2030						-							
690	Maintenance of informal trader and business licence register & system	LED 2025-2030						-							
691	House shop bylaw review	LED 2025-2030						-							
692	Informal Trader Bylaw	LED 2025-2030						-							
693	Funding support	LED 2025-2030						-							
694	Facilitating formation of informal trading platform	LED 2025-2030						-							
695	Business development support	LED 2025-2030						-							
696	Economic profiling & mapping	LED 2025-2030						-							
697	Linkage of traders with value chain of tourism route	LED 2025-2030						-							
698	Assistance with facilitation of organised markets	LED 2025-2030						-							
699	Formulating development & support plan for informal area economy	LED 2025-2030						-							
700	Localising house shops	LED 2025-2030						-							
701	Development of Service Delivery Charter	LED 2025-2030						-							
702	Incorporate in SDBIP (Service Delivery Budget Implementation Plan)	LED 2025-2030						-							
703	Memorandum of Agreement (MOA) for funding support	LED 2025-2030						-							
704	Destination marketing plan	LED 2025-2030						-							
705	Local Tourism Awareness campaigns	LED 2025-2030						-							
706	Tourism Route development	LED 2025-2030						-							
707	Market Platform development for arts & crafts	LED 2025-2030						-							
708	Town heritage plan development	LED 2025-2030						-							
709	Town image & entrance enhancement	LED 2025-2030						-							
710	Tourism facilities and accommodation audit	LED 2025-2030						-							
711	Township tourism development	LED 2025-2030						-							
712	Tourist safety interventions	LED 2025-2030						-							
713	Coordinated marketing initiatives	LED 2025-2030						-							
714	Tourism marketing plan	LED 2025-2030						-							
715	Upgrading & restoring tourism facilities	LED 2025-2030						-							
716	PPP (Public Private Partnership) promotion	LED 2025-2030						-							
717	Utilisation of vacant municipal buildings	LED 2025-2030						-							
718	Vredebes Phase 1c (1110 top structures)	Housing Pipeline						-							
719	Vredebes Phase 1d (1111 top structures)	Housing Pipeline						-							
720	Vredebes GAP Housing	Housing Pipeline						-							
721	Nduli 181	Housing Pipeline						-							
722	Tulbagh 427 Housing project (completion of project)	Housing Pipeline						-							
723	Tulbagh ASLA camp	Housing Pipeline						-							
724	Tulbagh new housing project (1000 sites)	Housing Pipeline						-							
725	Pine Valley Informal Settlement	Housing Pipeline						-							
726	Pine Valley 2a – IRDP (120)	Housing Pipeline						-							
727	Prince Alfred's Hamlet Informal Settlement	Housing Pipeline						-							
728	Montana (700)	Housing Pipeline						-							
729	Klutijskraal (10)	Housing Pipeline						-							
730	Die Bossie	Housing Pipeline						-							
731	Upgrade Van Breda bridge	LITP 2022	CEF 2024-2034				Upgrade	50 000 000.00		Ceres					
732	Pedestrian Sidewalks Rooikamp	LITP 2022					New	500 000.00		Ceres					
733	Nduli Infill Internal Roads	LITP 2022					New	2 820 000.00		Ceres					
734	Nduli Infill Internal Storm water	LITP 2022					New	2 820 000.00		Ceres					
735	Sidewalk (including cycling path) along Voortrekker Road (both sides) between Nduli and Ceres CBD, 2.5 km	LITP 2022					New	18 060 129.00		Ceres					
736	Landscaping and sidewalk provision along Voortrekker Street	LITP 2022						-							
737	Sidewalk (3m wide) on northern side	LITP 2022						5 464 800.00							
738	Sidewalk (3m wide) on southern side	LITP 2022						5 464 800.00							
739	Trees on Northern side	LITP 2022						1 805 764.50							
740	Trees on Southern side	LITP 2022						1 805 764.50							
741	Streetlighting	LITP 2022						345 000.00							

Project ID	Project Name	Project Source	Project Source 2	Municipal Department	MSCOA Function (asset class) (Capacity, reticulation, equipment, monitoring/safety)	Funding Source	Project_Type: New, Upgrade, Rehabilitate, Maintenance, Equipment or Plan?	Total Project Value Budgeted (Project Source 1)	Total Project Value Budgeted (Project Source 2)	Town or Area	Functional Area (as per CEF map from MSDP)	Asset Type	Asset Sub Type	MSCOA Action	MSCOA Sub-Action
742	Signage and Road markings	LITP 2022						69 000.00							
743	Intersection upgrade of Nduli access on Voortrekker Road	LITP 2022					Upgrade	4 374 600.00		Ceres					
744	Assume lump sum amount	LITP 2022						4 140 000.00							
745	Landscaping	LITP 2022						69 000.00							
746	Accommodation of services	LITP 2022						138 000.00							
747	Road signs and markings	LITP 2022						27 600.00							
748	Sidewalk widening along Voortrekker Road between Cilliers Street and Munnik Street, Including brick paving of Voortrekker and Vos intersection	LITP 2022					Upgrade	4 228 145.00		Ceres					
749	Sidewalk widening with new kerbs and channels	LITP 2022						1 092 960.00							
750	Brick paving of Voortrekker/Vos intersection	LITP 2022						1 062 600.00							
751	Landscaping within the CBD node	LITP 2022						1 175 585.09							
752	Road signs and markings	LITP 2022						69 000.00							
753	Accommodation of services	LITP 2022						690 000.00							
754	Urban Furniture	LITP 2022						138 000.00							
755	Sidewalk widening along Vos Street between Orange and Voortrekker Street	LITP 2022					Upgrade	869 400.00							
756	Sidewalk widening with new kerbs and channels	LITP 2022						455 400.00							
757	Landscaping	LITP 2022						69 000.00							
758	Road signs and markings	LITP 2022						27 600.00							
759	Accommodation of services	LITP 2022						276 000.00							
760	Urban Furniture	LITP 2022						41 400.00							
761	Improvements along Vos Street between Orange and Voortrekker Street	LITP 2022					Upgrade	279 036.00		Ceres					
762	Sidewalk widening with new kerbs and channels	LITP 2022						154 836.00							
763	Landscaping	LITP 2022						27 600.00							
764	Road signs and markings	LITP 2022						13 800.00							
765	Accommodation of services	LITP 2022						40 000.00							
766	Urban Furniture	LITP 2022						13 800.00							
767	New premix in parking areas	LITP 2022						29 000.00							
768	Improvements along Pretorius Street between Muunik Street and Fabrick Street	LITP 2022					Upgrade	817 650.00		Ceres					
769	New brick paving in limited sections	LITP 2022						334 650.00							
770	Raised pedestrian crossing	LITP 2022						96 600.00							
771	Raised Intersection	LITP 2022						276 000.00							
772	Landscaping	LITP 2022						69 000.00							
773	Road signs and markings	LITP 2022						13 800.00							
774	Accommodation of services	LITP 2022						27 600.00							
775	New taxi facility at the corner of Vos and Orange Street (excluding purchase price of property)	LITP 2022					New	4 776 180.00		Ceres					
776	Sidewalks, including kerbs and channels	LITP 2022						182 160.00							
777	Sidewalks, including kerbs and channels	LITP 2022						910 800.00							
778	Paving in taxi area	LITP 2022						1 366 200.00							
779	New offices and ablution facilities	LITP 2022						207 000.00							
780	Landscaping (soft)	LITP 2022						69 000.00							
781	Urban furniture	LITP 2022						138 000.00							
782	Road signs and markings	LITP 2022						13 800.00							
783	Accommodation of services	LITP 2022						138 000.00							
784	Brick paving of taxi rank access	LITP 2022						53 130.00							
785	Signalisation of Vos and Orange Street, including brick paving of intersection	LITP 2022					New	169 800.00		Ceres					
786	Signalisation of intersection	LITP 2022						966 000.00							
787	Brick paving of intersection	LITP 2022						690 690.00							
788	Landscaping	LITP 2022						-							
789	Road signs and markings	LITP 2022						13 800.00							
790	Accommodation of services	LITP 2022						27 600.00							
791	Sidewalk (including cycle path) along Vos Street from BellaVista to Skurweberg Street, 2.9 km	LITP 2022					New	10 268 580.00		Ceres					
792	Landscaping and sidewalk provision along Vos Street	LITP 2022						-							
793	Sidewalk (3m wide) on southern side	LITP 2022						6 147 900.00							
794	Tree planting (southern side)	LITP 2022						49 680.00							
795	Streetlighting	LITP 2022						4 002 000.00							
796	Signage and road markings	LITP 2022						69 000.00							
797	Intersection upgrade of Bella Vista intersection on Vos Street	LITP 2022					Upgrade	43 746 000.00		Ceres					
798	Assume lump sum amount	LITP 2022						4 140 000.00							
799	Landscaping	LITP 2022						69 000.00							
800	Accommodation of services	LITP 2022						138 000.00							
801	Road signs and markings	LITP 2022						27 600.00							
802	Universal access upgrades at various intersections	LITP 2022					Upgrade	1 035 000.00		Ceres					
803	Intersection improvements	LITP 2022						1 035 000.00							
804	Landscaping improvements to existing parking area	LITP 2022					Upgrade	276 000.00		Ceres					
805	Assume lump sum amount	LITP 2022						276 000.00							
806	Improvements to existing taxi rank in Voortrekker Street	LITP 2022					Upgrade	1 380 000.00		Ceres					
807	Assume lump sum amount	LITP 2022						1 380 000.00							
808	Brick paving of Voortrekker Road between Retief and Bon Chretien	LITP 2022					Rehabilitate	2 456 400.00		Ceres					
809	Re-surfacing of intersection	LITP 2022						1 062 600.00							
810	Landscaping	LITP 2022						-							
811	Accommodation of services	LITP 2022						276 000.00							
812	Urban furniture	LITP 2022						27 600.00							
813	Road signs and markings	LITP 2022						27 600.00							
814	Brick paving of Voortrekker Road/Cilliers Street intersection	LITP 2022					Rehabilitate	1 159 200.00		Ceres					
815	Re-surfacing of intersection	LITP 2022						1 062 600.00							
816	Landscaping	LITP 2022						-							
817	Accommodation of services	LITP 2022						69 000.00							
818	Urban furniture	LITP 2022						13 800.00							
819	Road signs and markings	LITP 2022						13 800.00							
820	Optimization of signal plans for Voortrekker/OwenIntersection	LITP 2022					Upgrade	70 000.00		Ceres					
821	Optimisation of signal plans	LITP 2022						70 000.00							
822	Converting existing pedestrian crossing at Voortrekker/Krige intersection to a signalled crossing	LITP 2022					Rehabilitate	210 000.00		Ceres					

Project ID	Project Name	Project Source	Project Source 2	Municipal Department	MSCOA Function (asset class) (Capacity, reticulation, equipment, monitoring/safety)	Funding Source	Project Type: New, Upgrade, Rehabilitate, Maintenance, Equipment or Plan?	Total Project Value Budgeted (Project Source 1)	Total Project Value Budgeted (Project Source 2)	Town or Area	Functional Area (as per CEF map from MSDP)	Asset Type	Asset Sub Type	MSCOA Action	MSCOA Sub-Action
823	Conversion of pedestrian crossing	LITP 2022						210 000,00							
824	Public transport embayments at Spar in Voortrekker Road	LITP 2022					New	27 600,00		Ceres					
825	Road markings and signage	LITP 2022						27 600,00							

Annexure 12: 10 Year capital expenditure budget

Witzenberg Capital Expenditure Framework 2025 - 2035

Category	Sub-Category	Department	Programme / Project	Town	Est Project Cost	Funding Source	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	MV Substation Equipment	Municipal Wide	14 230 000	CRR	1 630 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Upgrade of LV Network Cables	Municipal Wide	4 100 000	CRR	500 000	400 000	400 000	400 000	400 000	400 000	400 000	400 000	400 000	400 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	MV Network Equipment	Municipal Wide	10 000 000	CRR	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Upgrade of MV Cables	Municipal Wide	14 100 000	CRR	1 500 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000	1 400 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Electrical Network Refurbishment	Municipal Wide	10 000 000	CRR	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000	1 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Equipment	Municipal Wide	2 050 000	CRR	250 000	200 000	200 000	200 000	200 000	200 000	200 000	200 000	200 000	200 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Upgrade Power Station, Ceres	Ceres	15 000 000	Loan	15 000 000									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Streetlights	Municipal Wide	7 492 174	EEDSM	3 478 261		4 013 913							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Electricity	Streetlights	Municipal Wide	1 460 000	CRR	210 000	100 000	100 000	150 000	150 000	150 000	150 000	150 000	150 000	150 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Network streets	Municipal Wide	54 000 000	CRR	6 000 000	8 000 000	5 000 000	5 000 000	5 000 000	5 000 000	5 000 000	5 000 000	5 000 000	5 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Equipment	Municipal Wide	750 000	CRR			150 000	150 000		150 000		150 000		150 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	NMT Sidewalks	Municipal Wide	625 000	CRR			100 000		150 000		175 000		200 000	
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Traffic Calming	Municipal Wide	810 000	CRR	50 000		0	150 000		170 000		240 000		200 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Road maintenance & upgrade	Municipal Wide	42 852 260	MIG						9 053 129	12 799 131			21 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Rehab Cilliersstr, Ceres	Ceres	5 000 000	CRR	5 000 000									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Rehab Loverslane Bridge, Ceres	Ceres	3 500 000	CRR			3 500 000							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Wolsley Rehabilitation of Roads	Wolsley	15 354 064	MIG	0	6 741 820	8 612 244							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Wolsley Rehabilitation of Roads	Wolsley	1 900 000	CRR	1 000 000	900 000								
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Main Roads Ceres	Ceres	6 303 913	Prov Grant		4 822 174	1 481 739							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Roads	Main Roads Tulbagh	Tulbagh	6 303 913	Prov Grant		4 822 174	1 481 739							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Fleet	Workshop building upgrade	Municipal Wide	300 000	CRR	300 000									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Storm water	Upgrades	Municipal Wide	3 250 000	CRR			500 000	500 000	450 000		450 000	450 000	450 000	450 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Aerator replacement programme	Municipal Wide	4 300 000	CRR	400 000	200 000	200 000	500 000	500 000	500 000	500 000	500 000	500 000	500 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Refurbishment WWTW	Municipal Wide	6 000 000	CRR			750 000	750 000	750 000	750 000	750 000	750 000	750 000	750 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Sewer Pumps-replacement	Municipal Wide	2 050 000	CRR	100 000	100 000	100 000	250 000	250 000	250 000	250 000	250 000	250 000	250 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Sewer Network Replacement	Municipal Wide	13 750 000	CRR	1 000 000		0	750 000	2 000 000	2 000 000	2 000 000	2 000 000	2 000 000	2 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Security upgrades	Municipal Wide	2 400 000	CRR			600 000	600 000		300 000		300 000	300 000	300 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Upgrade WWTW Wolsley (Own Contribution)	Wolsley	8 500 000	CRR			4 000 000	2 000 000	2 500 000					
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Sewerage	Shandstr Tub	Tulbagh	3 000 000	MIG			3 000 000							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Security upgrades	Municipal Wide	2 550 000	CRR	500 000	200 000	0	500 000	450 000		450 000			450 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Infrastructure Management System	Municipal Wide	1 000 000	CRR			200 000	200 000		200 000		200 000		200 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Plant & Equipment	Municipal Wide	250 000	CRR			50 000	50 000		50 000		50 000		50 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Pipe replacements	Municipal Wide	15 500 000	CRR	1 000 000	1 000 000	0	1 500 000	2 000 000	2 000 000	2 000 000	2 000 000	2 000 000	2 000 000
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Wolsley Tienhokskloof	Wolsley	723 503	MIG	723 503									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Wolsley Tienhokskloof	Wolsley	700 000	CRR	700 000									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Grey water system	Municipal Wide	1 500 000	CRR				1 500 000						
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Existing main Voortrekker Street Ceres	Ceres	6 300 000	CRR					3 300 000	3 000 000				
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Nduli bulk supply R46	Ceres	1 500 000	CRR	1 500 000									
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Water	Nduli bulk supply R46	Ceres	6 755 582	MIG	3 268 625			3 486 957						
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Parks	Irrigation equipment	Municipal Wide	1 100 000	CRR	200 000		100 000	100 000	300 000		100 000		300 000	
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Parks	Equipment	Municipal Wide	850 000	CRR	300 000	200 000	0	50 000	50 000	50 000	50 000	50 000	50 000	50 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Parks	Landscaping	Municipal Wide	1 900 000	CRR	200 000		0	100 000		100 000		500 000	500 000	500 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Parks	Brushcutters	Municipal Wide	380 000	CRR	110 000	120 000	150 000							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Parks	Chainsaws	Municipal Wide	420 000	CRR	130 000	140 000	150 000							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Cemeteries	Expansion	Municipal Wide	800 000	CRR	100 000		0		300 000			200 000		200 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Swimming Pools	Nduli repair	Ceres	4 530 000	CRR	30 000				4 500 000					
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Swimming Pools	Repair & upgrade	Municipal Wide	3 000 000	CRR				500 000		1 000 000		500 000	500 000	500 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Resorts	Pine Forest upgrades	Municipal Wide	2 950 000	CRR			200 000			650 000		700 000	700 000	700 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Klipgug changersooms	Prince Alfred Hamlet	2 500 000	CRR			2 500 000							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Resurfacing courts	Municipal Wide	2 800 000	CRR				250 000	500 000		250 000	600 000	600 000	600 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	General upgrades	Municipal Wide	4 550 000	CRR	200 000			250 000		800 000		1 100 000	1 100 000	1 100 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Tulbagh sports facilities upgrade	Tulbagh	4 301 550	MIG	4 301 550									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Sports Facilities Upgrade Tulbagh	Tulbagh	700 000	CRR	700 000									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Wolsley sports facilities upgrade	Wolsley	4 779 504	MIG	4 779 504									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Specific Projects	Municipal Wide	1 704 000	Prov Grant					750 000		954 000			
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Sportsground Development & Upgrading	Municipal Wide	200 000	CRR	200 000									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Sport facilities	Upgrade of sports facilities	Municipal Wide	832 174	Prov Grant	832 174									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Community Halls	Replace asbestos roof Klipgug Community Hall, PAH	Prince Alfred Hamlet	2 100 000	CRR		2 100 000								
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Community Halls	Replace vinyl flooring Montane Comm Hall, Wolsley	Wolsley	520 000	CRR		520 000								
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Corporate	Council Chambers Furniture	Municipal Wide	500 000	CRR	500 000									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Corporate	Access Control	Municipal Wide	350 000	CRR	100 000	250 000								
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Corporate	Traffic Department	Municipal Wide	300 000	CRR	300 000									
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Corporate	IT Upgrades	Municipal Wide	3 050 000	CRR	300 000	300 000	0	350 000	350 000	350 000	350 000	350 000	350 000	350 000
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Corporate	Camera Equipment	Municipal Wide	65 000	CRR	30 000	35 000								
New Infrastructure	Engineering Infrastructure	Solid Waste	Transfer stations / Drop-offs	Municipal Wide	8 900 000	CRR			2 000 000	4 000 000	2 900 000					
New Infrastructure	Engineering Infrastructure	Solid Waste	Bulk waste container bins	Municipal Wide	2 070 556	CRR	1 000 000	434 600	235 956	100 000		100 000		100 000		100 000
New Infrastructure	Engineering Infrastructure	Water	Tulbagh Reservoir	Tulbagh	14 780 281	MIG	5 189 058	9 591 223								
New Infrastructure	Engineering Infrastructure	Solid Waste	Tulbagh Reservoir	Tulbagh	2 200 000	CRR		2 200 000								
New Infrastructure	Engineering Infrastructure	Sewer network	Op-Die-Berg	Op-Die-Berg	7 800 000	CRR						4 500 000	3 300 000			
New Infrastructure	Engineering Infrastructure	Sewer network	Prince Alfred's Hamlet	Prince Alfred Hamlet	30 000 000	CRR								15 000 000	15 000 000	
New Infrastructure	Engineering Infrastructure	Sewer network	Grey water system	Municipal Wide	3 000 000	CRR							1 500 000		1 500 000	
New Infrastructure	Engineering Infrastructure	Fleet	Equipment	Municipal Wide	50 000	CRR		50 000				</				

Key
Not in IDP 2025
Project is Completed
Values are the same as in IDP
Added values from IDP
New projects from IDP

Category	Sub-Category	Department	Programme / Project	Town	Est Project Cost	Funding Source	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
New Infrastructure	Social Infrastructure	Cemeteries	New Regional Cemetery	Municipal Wide	15 800 000	MIG			8 000 000				7 800 000			
New Infrastructure	Social Infrastructure	Fire & Rescue	Fire fighting Equipment	Municipal Wide	600 000	CRR	150 000			150 000						150 000
New Infrastructure	Social Infrastructure	Fire & Rescue	Rescue Equipment	Municipal Wide	869 565	Prov Grant	869 565									
New Infrastructure	Social Infrastructure	Libraries	Nduli Library 1	Ceres	1 739 130	Paandekraal	1 739 130									
New Infrastructure	Social Infrastructure	Libraries	Nduli Library 2	Ceres	1 000 000	CRR	1 000 000									
New Infrastructure	Social Infrastructure	Libraries	Nduli Library 3	Ceres	8 925 959	MIG	8 925 959									
New Infrastructure	Social Infrastructure	Libraries	Equipment	Municipal Wide	840 000	CRR	200 000		220 000	200 000						220 000
New Infrastructure	Social Infrastructure	Sport facilities	Vredesbees new	Ceres	28 000 000	MIG			12 000 000	12 000 000		4 000 000				
New Infrastructure	Social Infrastructure	Sport facilities	Op-die-Berg new	Op-die-Berg	12 000 000	MIG			2 500 000	2 500 000		7 000 000				
New Infrastructure	Social Infrastructure	Sport facilities	Ceres Bella Vista Taxi Rank	Ceres	17 391 304	MIG		8 695 652	8 695 652							
New Infrastructure	Social Infrastructure	Sport facilities	Ceres Bella Vista Taxi Rank	Ceres	9 700 000	CRR	4 700 000	2 500 000								2 500 000
New Infrastructure	Social Infrastructure	Finance	Furniture & Equipment	Municipal Wide	200 000	CRR	50 000	50 000	50 000							50 000
New Infrastructure	Social Infrastructure	Director: Tech	Furniture & Equipment	Municipal Wide	200 000	CRR	50 000	50 000	50 000							50 000
New Infrastructure	Social Infrastructure	Municipal Manager	Furniture & Equipment	Municipal Wide	200 000	CRR	50 000	50 000	50 000							50 000
New Infrastructure	Social Infrastructure	Director: Comm	Furniture & Equipment	Municipal Wide	200 000	CRR	50 000	50 000	50 000							50 000
New Infrastructure	Social Infrastructure	Social	Youth recreational infrastructure (BV, Vredesbees, Tulbagh, Wolsley, ODB)	Municipal Wide	360 000				180 000	180 000						
New Infrastructure	Social Infrastructure	Corporate	Office equipment	Municipal Wide	200 000	CRR	50 000	50 000	50 000							50 000
New Infrastructure	Social Infrastructure	LED	Informal trader infrastructure (ODB, Vredesbees/Nduli)	Municipal Wide	705 000		185 000				250 000	270 000				
New Infrastructure	Social Infrastructure	LED	Business Hubs & extension (Tulbagh, PAH & Wolsley)	Municipal Wide	6 260 000	CRR	60 000				2 300 000		1 900 000			2 000 000
New Infrastructure	Social Infrastructure	LED	Installation of solar panels for Gate motors at Skoonvlei Business Hub, Bella Vista	Ceres	30 000	CRR	30 000									
New Infrastructure	Social Infrastructure	LED	Office furniture (office chairs), Ceres	Ceres	28 000	CRR	14 000									14 000
New Infrastructure	Social Infrastructure	Environmental Management	Air quality equipment, all	Municipal Wide	440 000	CRR	220 000									220 000
Informal Settlement Upgrading / Housing	Informal Settlements	Sewerage	Communal Toilets	Municipal Wide	500 000	Prov Grant	500 000									
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Wolsley informal	Wolsley	12 500 000			12 500 000								
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	PAH informal	Prince Alfred Hamlet	6 300 000	Human Settlements	6 300 000									
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) serviced sites & toilets	Tulbagh	77 000 000	Human Settlements						77 000 000				
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) bus routes, connector, Steinthal Rd	Tulbagh	20 000 000	MIG					20 000 000					
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) bulk sewer & WWTW	Tulbagh	19 348 211	MIG	372 379	18 975 832								
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) bulk water & WTW	Tulbagh	6 000 000	MIG				6 000 000						
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) electrical network	Tulbagh	13 000 000	INEP						13 000 000				
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Tulbagh (1000) streetlights	Tulbagh	37 000 000	MIG						37 000 000				
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Ceres Nduli serviced sites	Ceres	8 347 628	Human Settlements	7 119 132	1 228 696								
Informal Settlement Upgrading / Housing	Informal Settlements	Housing	Ceres Nduli electrical	Ceres	1 634 782	INEP	573 913	518 261	542 608							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Environmental Affairs	Soland Mountain Complex		900 000	Equitable Share (Prov)	900 000	0	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Environmental Affairs	Wolwekkloof Upgrade		5 000 000	Equitable Share (Prov)	5 000 000	0	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres CDC - Enabling work and rehabilitation	Ceres	20 601 000	Health Facility Revital	20 597 000	4 000	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres Hospital - Hospital and nurses home repairs and renovation	Ceres	22 471 000	Health Facility Revital	2 629 000	11 856 000	7 986 000							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres Hospital - New Acute Psychiatric Ward	Ceres	1 000	Health Facility Revital	1 000	0	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres CDC - HT - Enabling work for Hospital OPD	Ceres	2 750 000	Health Facility Revital	881 000	1 869 000	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres Hospital - HT - Hospital and Nurses Home Repairs and Renovation	Ceres	1 934 000	Health Facility Revital	0	1 934 000	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Ceres CDC - HT - Enabling work and rehabilitation	Ceres	9 886 000	Health Facility Revital	2 040 000	7 846 000	0							
Renewal & rehabilitation of existing infrastructure	Social Infrastructure	Health	Ceres - Bella Vista Clinic - HT - General maintenance (Alpha)	Ceres	425 000	Health Facility Revital	425 000	0	0							
Informal Settlement Upgrading / Housing	Informal Settlements	Human Settlements	Tulbagh (500)	Tulbagh	1 147 000	Informal Settlements U	1 147 000	0	0							
Informal Settlement Upgrading / Housing	Informal Settlements	Human Settlements	tulbagh ibs - chris hani & die gaatjie - isugp	Tulbagh	1 000 000	Informal Settlements U	1 000 000	0	0							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Transport	Routine Maintenance CWDM	Municipal Wide	182 735 000	Equitable Share (Prov)	0	89 140 000	93 595 000							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Transport	C1216 Reseal/rehab Ceres-Op die Berg-Citrusdal		69 509 000	Equitable Share (Prov)	59 509 000	10 000 000	0							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Transport	C1116.1 Reseal Wolsley - Ceres - Trouwshier 80km		18 250 000	Provincial Roads Maint	14 500 000	3 750 000	0							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Transport	C1216 Reseal/rehab Ceres-Op die Berg-Citrusdal		140 490 750	Provincial Roads Maint	100 490 750	40 000 000	0							
Renewal & rehabilitation of existing infrastructure	Engineering Infrastructure	Transport	C1116 Reseal Wolsley - Ceres - Trouwshier Wolsley Ceres		70 000 000	Equitable Share (Prov)	0	0	70 000 000							
Total Cost					1 297 263 003		309 541 503	256 694 432	253 294 851	53 166 957	57 800 000	183 093 129	56 228 131	39 540 000	37 600 000	50 304 000

Annexure 13: Priority Projects

The following table RANKS all of the Capital Projects according to the 13 prioritisation criteria agreed to within the municipality, through Phase 4, from 100% (for projects that are most aligned to municipal strategy) to 0% (for projects that are least aligned to criteria).									FINAL SCORE	
Project ID	Project Name	Project Source	Municipal Department	MSCOA Function (asset class)	Funding Source	Total Project Value	Town or Area	Functional Area (as per CEF map from MSDP)	COMPOSITE SCORE	COMPOSITE PERCENTAGE
10	Upgrade Power Station, Ceres	IDP 2025-2026	Technical	Electricity Administration	Loan	R31 517 686,00	Ceres		40	95%
134	Ceres Nduli electrical	IDP 2025-2026	Community	Housing	INEP	R8 640 000,00	Ceres	Nduli	39	93%
128	Tulbagh (1000) bulk sewer & WWTW	CEF 2024/25-2034/35	Community	Housing	MIG	R20 022 613,00	Tulbagh		38	90%
132	Ceres Nduli serviced sites	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R9 680 002,00	Ceres	Nduli	38	90%
82	Tulbagh Reservoir	IDP 2025-2026	Technical	Water Distribution	MIG	R24 786 555,00	Tulbagh		34	81%
121	Wolseley informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R12 500 000,00	Wolseley		34	81%
127	Tulbagh (1000) busroutes, connector, Steinthal Rd	CEF 2024/25-2034/35	Community	Housing	MIG	R20 000 000,00	Tulbagh		34	81%
129	Tulbagh (1000) bulk water & WTW	CEF 2024/25-2034/35	Community	Housing	MIG	R6 000 000,00	Tulbagh		34	81%
50	Nduli bulk supply R46	IDP 2025-2026	Technical	Water Distribution	MIG	R9 416 451,00	Ceres	Nduli	33	79%
130	Tulbagh (1000) electrical network	CEF 2024/25-2034/35	Community	Housing	INEP	R13 000 000,00	Tulbagh		33	79%
49	Nduli bulk supply R46	IDP 2025-2026	Technical	Water Distribution	CRR	R1 752 174,00	Ceres	Nduli	32	76%
122	PAH informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R6 300 000,00	Prince Alfred Hamlet		32	76%
122	PAH informal	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R6 300 000,00	Prince Alfred Hamlet		32	76%
126	Tulbagh (1000) serviced sites & toilets	CEF 2024/25-2034/35	Community	Housing	Human Settlements	R77 000 000,00	Tulbagh		32	76%
131	Tulbagh (1000) streetlights	CEF 2024/25-2034/35	Community	Housing	MIG	R37 000 000,00	Tulbagh		32	76%
38	Upgrade WWTW Wolseley (Own Contribution)	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R8 500 000,00	Wolseley		31	74%
45	Wolseley Tierhokskloof	IDP 2025-2026	Technical	Water Distribution	MIG	R21 712 251,00	Wolseley	Tierhokskloof	31	74%
46	Wolseley Tierhokskloof	IDP 2025-2026	Technical	Water Distribution	CRR	R6 233 522,00	Wolseley	Tierhokskloof	31	74%
83	Tulbagh Reservoir	IDP 2025-2026	Technical	Water Distribution	CRR	R2 200 000,00	Tulbagh		31	74%
31	Upgrades	CEF 2024/25-2034/35	Technical	Stormwater	CRR	R3 700 000,00	Municipal Wide		29	69%
32	Aerator replacement programme	IDP 2025-2026	Technical	Sewerage	CRR	R4 300 000,00	Municipal Wide		29	69%
33	Refurbishment WWTW	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R6 750 000,00	Municipal Wide		29	69%
34	Sewer Pumps-replacement	IDP 2025-2026	Technical	Sewerage	CRR	R2 050 000,00	Municipal Wide		29	69%
77	Transfer stations / Drop-offs	CEF 2024/25-2034/35	Technical	Solid Waste	CRR	R14 900 000,00	Municipal Wide		29	69%
2	Upgrade of LV Network Cables	IDP 2025-2026	Technical	Electricity Administration	CRR	R4 200 000,00	Municipal Wide		28	67%
4	Upgrade of MV Cables	IDP 2025-2026	Technical	Electricity Administration	CRR	R13 200 000,00	Municipal Wide		28	67%
5	Electrical Network Refurbishment	IDP 2025-2026	Technical	Electricity Administration	CRR	R10 500 000,00	Municipal Wide		28	67%
13	Network streets	IDP 2025-2026	Technical	Roads	CRR	R58 000 000,00	Municipal Wide		28	67%
16	NMT Sidewalks	CEF 2024/25-2034/35	Technical	Roads	CRR	R675 000,00	Municipal Wide		28	67%
16	NMT Sidewalks	CEF 2024/25-2034/35	Technical	Roads	CRR	R675 000,00	Municipal Wide		28	67%
16	NMT Sidewalks	CEF 2024/25-2034/35	Technical	Roads	CRR	R675 000,00	Municipal Wide		28	67%
16	NMT Sidewalks	CEF 2024/25-2034/35	Technical	Roads	CRR	R675 000,00	Municipal Wide		28	67%
35	Sewer Network Replacement	IDP 2025-2026	Technical	Sewerage	CRR	R17 850 000,00	Municipal Wide		28	67%
41	Infrastructure Management System	CEF 2024/25-2034/35	Technical	Water Distribution	CRR	R1 200 000,00	Municipal Wide		28	67%
43	Pipe replacements	IDP 2025-2026	Technical	Water Distribution	CRR	R17 850 000,00	Municipal Wide		28	67%
79	Bulk waste container bins	IDP 2025-2026	Technical	Solid Waste	CRR	R2 170 556,00	Municipal Wide		28	67%
1	MV Substation Equipment	IDP 2025-2026	Technical	Electricity Administration	CRR	R14 730 000,00	Municipal Wide		27	64%
3	MV Network Equipment	IDP 2025-2026	Technical	Electricity Administration	CRR	R10 600 000,00	Municipal Wide		27	64%
6	Equipment	IDP 2025-2026	Technical	Electricity Administration	CRR	R2 000 000,00	Municipal Wide		27	64%
25	Wolseley Rehabilitation of Roads	IDP 2025-2026	Technical	Roads	MIG	R9 922 601,00	Wolseley		27	64%
26	Wolseley Rehabilitation of Roads	CEF 2024/25-2034/35	Technical	Roads	CRR	R1 900 000,00	Wolseley		27	64%
42	Plant & Equipment	CEF 2024/25-2034/35	Technical	Water Distribution	CRR	R400 000,00	Municipal Wide		27	64%
12	Streetlights	IDP 2025-2026	Technical	Electricity Administration	CRR	R3 360 000,00	Municipal Wide		26	62%
12	Streetlights	IDP 2025-2026	Technical	Electricity Administration	CRR	R3 360 000,00	Municipal Wide		26	62%
18	Traffic Calming	IDP 2025-2026	Technical	Roads	CRR	R2 360 000,00	Municipal Wide		26	62%
22	Rehab Cillierstr, Ceres	IDP 2025-2026	Technical	Roads	CRR	R5 000 000,00	Ceres		26	62%
36	Security upgrades	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R3 000 000,00	Municipal Wide		26	62%
39	Shandstr Tulb	CEF 2024/25-2034/35	Technical	Sewerage	MIG	R3 000 000,00	Tulbagh		26	62%
40	Security upgrades	IDP 2025-2026	Technical	Water Distribution	CRR	R3 050 000,00	Municipal Wide		26	62%
120	Communal Toilets	IDP 2025-2026	Technical	Sewerage	Prov Grant	R1 900 000,00	Municipal Wide		26	62%
120	Communal Toilets	IDP 2025-2026	Technical	Sewerage	Prov Grant	R1 900 000,00	Municipal Wide		26	62%
120	Communal Toilets	IDP 2025-2026	Technical	Sewerage	Prov Grant	R1 900 000,00	Municipal Wide		26	62%
11	Streetlights	IDP 2025-2026	Technical	Electricity Administration	EEDSM	R10 535 652,00	Municipal Wide		25	60%
11	Streetlights	IDP 2025-2026	Technical	Electricity Administration	EEDSM	R10 535 652,00	Municipal Wide		25	60%
15	Equipment	CEF 2024/25-2034/35	Technical	Roads	CRR	R800 000,00	Municipal Wide		25	60%
24	Rehab Loverslane Bridge, Ceres	CEF 2024/25-2034/35	Technical	Roads	CRR	R3 500 000,00	Ceres		25	60%
48	Existing main Voortrekker Street Ceres	CEF 2024/25-2034/35	Technical	Water Distribution	CRR	R6 300 000,00	Ceres		25	60%
86	Prince Alfred's Hamlet	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R30 000 000,00	Prince Alfred Hamlet		25	60%
92	Skoonvlei industrial	CEF 2024/25-2034/35	Technical	Roads	CRR	R16 400 000,00	Ceres	Bella Vista	24	57%
75	IT Upgrades	IDP 2025-2026	Corporate	Information Technology	CRR	R3 100 000,00	Municipal Wide		23	55%
28	Main Roads Ceres	IDP 2025-2026	Technical	Roads	Prov Grant	R5 883 913,00	Ceres		22	52%
29	Main Roads Tulbagh	IDP 2025-2026	Technical	Roads	Prov Grant	R7 993 043,00	Tulbagh		22	52%
93	Skoonvlei industrial	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R2 100 000,00	Ceres	Bella Vista	22	52%
94	Skoonvlei industrial	CEF 2024/25-2034/35	Technical	Electricity Administration	CRR	R5 600 000,00	Ceres	Bella Vista	22	52%
116	Business Hubs & extension (Tulbagh, PAH & Wolseley)	IDP 2025-2026	Community	LED	CRR	R6 260 000,00	Municipal Wide		22	52%
19	Road maintenance & upgrade	CEF 2024/25-2034/35	Technical	Roads	MIG	R42 852 260,00	Municipal Wide		21	50%
47	Grey water system	CEF 2024/25-2034/35	Technical	Water Distribution	CRR	R1 500 000,00	Municipal Wide		21	50%

87	Grey water system	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R3 000 000,00	Municipal Wide		20	48%
107	Ceres Bella Vista Taxi Rank	IDP 2025-2026	Technical	Roads	CRR	R9 700 000,00	Ceres	Bella Vista	20	48%
115	Informal trader infrastructure (ODB, Vredebes/Nduli)	IDP 2025-2026	Community	LED		R705 000,00	Municipal Wide		20	48%
59	Pine Forest upgrades	CEF 2024/25-2034/35	Community	Resorts	CRR	R3 400 000,00	Municipal Wide		18	43%
85	Op-Die-Berg	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R7 800 000,00	Op-die-Berg		18	43%
85	Op-Die-Berg	CEF 2024/25-2034/35	Technical	Sewerage	CRR	R7 800 000,00	Op-die-Berg		18	43%
117	Installation of solar panels for Gate motors at Skoonvlei Business Hub_Bella Vista	IDP 2025-2026	Community	LED	CRR	R30 000,00	Ceres	Bella Vista	18	43%
89	Vehicle new & replacement	IDP 2025-2026	Technical	Fleet	CRR	R8 300 000,00	Municipal Wide		17	40%
106	Ceres Bella Vista Taxi Rank	IDP 2025-2026	Technical	Roads	MIG	R17 510 354,00	Ceres	Bella Vista	17	40%
51	Irrigation equipment	IDP 2025-2026	Community	Community Parks	CRR	R1 100 000,00	Municipal Wide		16	38%
52	Equipment	IDP 2025-2026	Community	Community Parks	CRR	R950 000,00	Municipal Wide		16	38%
53	Landscaping	IDP 2025-2026	Community	Community Parks	CRR	R1 900 000,00	Municipal Wide		16	38%
57	Nduli repair	CEF 2024/25-2034/35	Community	Swimming Pools	CRR	R4 530 000,00	Ceres	Nduli	16	38%
96	Fire fighting Equipment	IDP 2025-2026	Community	Fire Fighting & Protection	CRR	R950 000,00	Municipal Wide		16	38%
101	Equipment	IDP 2025-2026	Community	Libraries	CRR	R940 000,00	Municipal Wide		16	38%
108	Furniture & Equipment	IDP 2025-2026	Finance	Director: Finance	CRR	R330 000,00	Municipal Wide		16	38%
56	Expansion	IDP 2025-2026	Community	Cemeteries	CRR	R900 000,00	Municipal Wide		15	36%
56	Expansion	IDP 2025-2026	Community	Cemeteries	CRR	R900 000,00	Municipal Wide		15	36%
56	Expansion	IDP 2025-2026	Community	Cemeteries	CRR	R900 000,00	Municipal Wide		15	36%
62	General upgrades	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	CRR	R4 550 000,00	Municipal Wide		15	36%
63	Tulbagh sports facilities upgrade	IDP 2025-2026	Community	Sport Grounds & Stadiums	MIG	R4 301 550,00	Tulbagh		15	36%
66	Specific Projects	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	Prov Grant	R2 127 000,00	Municipal Wide		15	36%
98	Nduli Library 1	IDP 2025-2026	Community	Libraries	Paardekraal	R4 739 130,00	Ceres	Nduli	15	36%
102	Vredebes new	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	MIG	R28 000 000,00	Ceres	Vredebes	15	36%
102	Vredebes new	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	MIG	R28 000 000,00	Ceres	Vredebes	15	36%
112	Youth recreational infrastructure (BV, Vredebes, Tulbagh, Wolseley, ODB)	CEF 2024/25-2034/35	Community	Social		R360 000,00	Municipal Wide		15	36%
30	Workshop building upgrade	IDP 2025-2026	Technical	Fleet	CRR	R600 000,00	Municipal Wide		14	33%
65	Wolseley sports facilities upgrade	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	MIG	R4 779 504,00	Wolseley		14	33%
73	Access Control	IDP 2025-2026	Corporate	Marketing & Communication	CRR	R450 000,00	Municipal Wide		14	33%
90	Vehicle new & replacement	IDP 2025-2026	Technical	Fleet	Belgium	R5 761 516,00	Municipal Wide		14	33%
95	New Regional Cemetery	IDP 2025-2026	Community	Cemeteries	MIG	R16 050 000,00	Municipal Wide		14	33%
113	Office equipment	IDP 2025-2026	Corporate	Director: Corporate	CRR	R390 000,00	Municipal Wide		14	33%
118	Office furniture (office chairs)_Ceres	IDP 2025-2026	Community	LED	CRR	R28 000,00	Ceres		14	33%
54	Brushcutters	IDP 2025-2026	Community	Community Parks	CRR	R380 000,00	Municipal Wide		13	31%
55	Chainsaws	IDP 2025-2026	Community	Community Parks	CRR	R420 000,00	Municipal Wide		13	31%
58	Repair & upgrade	CEF 2024/25-2034/35	Community	Swimming Pools	CRR	R3 000 000,00	Municipal Wide		13	31%
60	Kliprug changerooms	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	CRR	R2 500 000,00	Prince Alfred Hamlet	Kliprug	13	31%
64	Sports Facilities Upgrade Tulbagh	IDP 2025-2026	Community	Sport Grounds & Stadiums	CRR	R700 000,00	Tulbagh		13	31%
67	Sportsground Development & Upgrading	IDP 2025-2026	Community	Sport Grounds & Stadiums	CRR	R200 000,00	Municipal Wide		13	31%
68	Upgrade of sports facilities	IDP 2025-2026	Community	Recreational Land	Prov Grant	R832 174,00	Municipal Wide		13	31%
74	Traffic Department	IDP 2025-2026	Corporate	Traffic	CRR	R1 350 000,00	Municipal Wide		13	31%
88	Equipment	IDP 2025-2026	Technical	Fleet		R100 000,00	Municipal Wide		13	31%
97	Rescue Equipment	IDP 2025-2026	Community	Fire Fighting & Protection	Prov Grant	R1 726 087,00	Municipal Wide		13	31%
99	Nduli Library 2	IDP 2025-2026	Community	Libraries	CRR	R1 000 000,00	Ceres	Nduli	13	31%
100	Nduli Library 3	IDP 2025-2026	Community	Libraries	MIG	R6 859 252,00	Ceres	Nduli	13	31%
103	Op-Die-Berg new	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	MIG	R12 000 000,00	Op-die-Berg		13	31%
61	Resurfacing courts	CEF 2024/25-2034/35	Community	Sport Grounds & Stadiums	CRR	R2 800 000,00	Municipal Wide		12	29%
70	Replace asbestos roof Kliprug Community hall_PAH	IDP 2025-2026	Community	Community Halls	CRR	R2 100 000,00	Prince Alfred Hamlet		12	29%
71	Replace vinyl flooring Montana Comm hall_Wolseley	IDP 2025-2026	Community	Community Halls	CRR	R520 000,00	Wolseley		12	29%
72	Council Chambers Furniture	IDP 2025-2026	Corporate	Director: Corporate	CRR	R500 000,00	Municipal Wide		11	26%
76	Camera Equipment	IDP 2025-2026	Corporate	Marketing & Communication	CRR	R65 000,00	Municipal Wide		11	26%
109	Furniture & Equipment	IDP 2025-2026	Technical	Director: Technical	CRR	R200 000,00	Municipal Wide		11	26%
110	Furniture & Equipment	IDP 2025-2026	Technical	Municipal Manager	CRR	R200 000,00	Municipal Wide		11	26%
111	Furniture & Equipment	IDP 2025-2026	Community	Director: Community	CRR	R200 000,00	Municipal Wide		11	26%
119	Air quality equipment_all	IDP 2025-2026	Community	Environmental Management	CRR	R440 000,00	Municipal Wide		10	24%

Annexure 14: Capital Expenditure Programme Summary per Funding Source

Budget Summary per Funding Source

Funding Source	Est Project Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Belgium	R5 761 516	R300 000	R5 461 516								
CRR	R337 958 556	R35 964 000	R23 049 600	R31 905 956	R33 350 000	R36 800 000	R35 770 000	R34 675 000	R39 540 000	R37 600 000	R29 304 000
EEDSM	R7 492 174	R3 478 261		R4 013 913							
Human Settlements	R104 147 828	R13 419 132	R13 728 696				R77 000 000				
INEP	R20 770 435	R573 913	R2 608 695	R4 020 870	R566 957		R13 000 000				
Loan	R15 000 000	R15 000 000									
MIG	R249 175 799	R18 634 619	R18 070 658	R43 304 348	R50 513 914	R20 000 000	R57 053 129	R20 599 131			R21 000 000
Paardekraal	R1 739 130	R1 739 130									
Prov Grant	R19 182 695	R2 201 739	R7 993 043	R5 883 913	R1 400 000	R750 000		R954 000			
WSIG	R23 478 260			R14 782 608	R8 695 652						
No Funding Source	R1 115 000	R185 000	R50 000	R180 000	R180 000	R250 000	R270 000				
Total	R785 821 393	R91 495 794	R70 962 208	R104 091 608	R94 706 523	R57 800 000	R183 093 129	R56 228 131	R39 540 000	R37 600 000	R50 304 000
Equitable Share	R328 144 000	R65 409 000	R99 140 000	R163 595 000							
Health Facility Revitalisation Grant	R58 068 000	R26 573 000	R23 509 000	R7 986 000							
Informal Settlements Upgrading Partnership Grant	R2 147 000	R2 147 000	R0	R0							
Provincial Roads Maintenance Grant	R158 740 750	R114 990 750	R43 750 000	R0							
Total PIIP	R547 099 750	R209 119 750	R166 399 000	R171 581 000							
Grand Total	R1 332 921 143	R300 615 544	R237 361 208	R275 672 608	R94 706 523	R57 800 000	R183 093 129	R56 228 131	R39 540 000	R37 600 000	R50 304 000

Budget Summary for CRR, MIG & Loan

Funding Sources	Est Project Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
CRR	R337 958 556	R35 964 000	R23 049 600	R31 905 956	R33 350 000	R36 800 000	R35 770 000	R34 675 000	R39 540 000	R37 600 000	R29 304 000
Loan	R15 000 000	R15 000 000									
MIG	R249 175 799	R18 634 619	R18 070 658	R43 304 348	R50 513 914	R20 000 000	R57 053 129	R20 599 131			R21 000 000
Grand Total	R602 134 355	R69 598 619	R41 120 258	R75 210 304	R83 863 914	R56 800 000	R92 823 129	R55 274 131	R39 540 000	R37 600 000	R50 304 000

Expected Funding

Funds	Sum of Funding	Sum of 2025/26	Sum of 2026/27	Sum of 2027/28	Sum of 2028/29	Sum of 2029/30	Sum of 2030/31	Sum of 2031/32	Sum of 2032/33	Sum of 2033/34	Sum of 2034/35
Transfers recognised – capital (incl CRR & MIG)	R353 027 000	R30 013 000	R35 191 000	R33 564 000	R32 192 000	R33 479 000	R34 818 000	R36 211 000	R37 660 000	R39 166 000	R40 733 000
Borrowing	R47 072 000	R15 000 000	R0	R0	R4 061 000	R4 223 000	R4 392 000	R4 568 000	R4 750 000	R4 940 000	R5 138 000
Grand Total	R400 099 000	R45 013 000	R35 191 000	R33 564 000	R36 253 000	R37 702 000	R39 210 000	R40 779 000	R42 410 000	R44 106 000	R45 871 000
Budget Fit Total	66%	65%	86%	45%	43%	66%	42%	74%	107%	117%	91%

Annexure 15: Total development yield per functional area, based on identified sites, and projected household growth

Settlement Areas	2026 to 2040 additional HH	Housing Waiting List	Total Housing Demand 2026 to 2040 + Waiting List	Units Potentially Yielded in 2025 - 2030 SDF	Surplus or Under Supply (SDF Yield minus 2040 total housing demand)
Ceres	6 641	4 196	10 837	1 334	-9 504
Die Bossie	0	0	0	0	0
Op Die Berg	623	873	1 496	0	-1 496
Prince Alfred Hamlet	1 453	1 227	2 680	530	-2 150
Tulbagh	2 283	998	3 281	1 710	-1 571
Wolseley	2 698	1 309	4 007	1 148	-2 859
Non Urban	7 057	0	7 057	0	-7 057
Grand Total	20 755	8 603	29 358	4 722	-24 636

Annexure 16A: A reconciled municipal project portfolio comparing infrastructure investment per CEP & infrastructure investment per Master Plans

Settlement	Infrastructure Investment from 10-Year CEP	Infrastructure Investment from Master Plans
Ceres	R290 484 652	R1 036 902 282
Municipal Wide	R605 674 996	R80 809 500
Op-die-Berg	R22 480 669	R19 604 244
Prince Alfred Hamlet	R44 900 000	R58 447 000
Tulbagh	R220 624 674	R288 474 618
Wolseley	R102 676 573	R97 854 880
Total	R1 286 841 564	R1 582 092 524

Annexure 16B: Infrastructure Investment

- **Infrastructure investment derived from CEP**
- **Infrastructure investment derived from Master Plans**

Project Type per Settlement	Sum of Total Project Value Budgeted	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Ceres	R290 484 652	R66 108 800	R35 456 430	R52 150 350	R16 053 914	R10 800 000	R15 000 000	R10 100 000	R3 000 000		R2 500 000
Bella Vista	R51 340 354	R4 730 000	R1 250 787	R18 759 567		R3 000 000	R8 000 000	R10 100 000	R3 000 000		R2 500 000
New	R51 340 354	R4 730 000	R1 250 787	R18 759 567		R3 000 000	R8 000 000	R10 100 000	R3 000 000		R2 500 000
Nduli	R71 617 009	R15 230 800	R10 696 643	R4 020 870	R4 053 914	R4 500 000					
New	R55 918 384	R10 432 175	R10 696 643	R4 020 870	R566 957						
Rehabilitate	R4 530 000	R30 000				R4 500 000					
Upgrade	R11 168 625	R4 768 625			R3 486 957						
Vredebes	R32 734 863			R12 000 000	R12 000 000		R4 000 000				
New	R32 734 863			R12 000 000	R12 000 000		R4 000 000				
Ceres	R134 792 425	R46 148 000	R23 509 000	R17 369 913	R0	R3 300 000	R3 000 000				
Rehabilitate	R69 275 913	R30 266 000	R21 640 000	R17 369 913	R0						
Upgrade	R65 516 512	R15 882 000	R1 869 000	R0		R3 300 000	R3 000 000				
Municipal Wide	R605 674 996	R201 915 185	R75 046 116	R87 679 869	R33 580 000	R21 550 000	R26 743 129	R40 078 131	R18 690 000	R19 650 000	R44 100 000
Municipal Wide	R605 674 996	R201 915 185	R75 046 116	R87 679 869	R33 580 000	R21 550 000	R26 743 129	R40 078 131	R18 690 000	R19 650 000	R44 100 000
New	R52 338 861	R1 735 000	R934 600	R3 015 956	R15 930 000	R4 050 000	R540 000	R10 429 000	R340 000	R1 700 000	R300 000
Rehabilitate	R439 611 266	R185 599 750	R71 511 516	R77 250 000	R13 700 000	R12 000 000	R12 700 000	R11 750 000	R12 800 000	R12 600 000	R14 800 000
Upgrade	R113 724 869	R14 580 435	R2 600 000	R7 413 913	R3 950 000	R5 500 000	R13 503 129	R17 899 131	R5 550 000	R5 350 000	R29 000 000
Op-die-Berg	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
Op-die-Berg	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
New	R22 480 669			R2 500 000	R2 500 000		R11 500 000	R3 300 000			
Prince Alfred Hamlet	R44 900 000	R6 300 000		R4 600 000	R4 000 000				R15 000 000	R15 000 000	
Kliprug	R8 600 000			R4 600 000	R4 000 000						
New	R2 500 000			R2 500 000							
Rehabilitate	R2 100 000			R2 100 000							
Upgrade	R4 000 000				R4 000 000						
Prince Alfred Hamlet	R36 300 000	R6 300 000							R15 000 000	R15 000 000	
New	R36 300 000	R6 300 000							R15 000 000	R15 000 000	
Tulbagh	R220 624 674	R12 709 987	R20 153 662	R4 373 277	R24 276 957	R20 000 000	R127 000 000				
Tulbagh	R219 624 674	R11 709 987	R20 153 662	R4 373 277	R24 276 957	R20 000 000	R127 000 000				
New	R201 156 168	R6 708 437	R12 160 619	R1 373 277	R24 276 957	R20 000 000	R127 000 000				
Rehabilitate	R8 166 956		R7 993 043	R0	R0						
Upgrade	R10 301 550	R5 001 550		R3 000 000							
Chris Hani	R1 000 000	R1 000 000	R0	R0							
Upgrade	R1 000 000	R1 000 000	R0	R0							
Wolseley	R102 676 573	R7 203 007	R13 920 000	R26 954 112	R10 695 652	R2 500 000					
Tierhokskloof	R27 945 773	R1 423 503									
Upgrade	R27 945 773	R1 423 503									
Wolseley	R29 189 062	R5 779 504	R13 400 000	R8 171 504	R0						
New	R12 500 000		R12 500 000								
Rehabilitate	R11 822 601	R1 000 000	R900 000	R8 171 504	R0						
Upgrade	R4 866 461	R4 779 504									
Montana	R520 000		R520 000								
Rehabilitate	R520 000		R520 000								
Pine Valley	R45 021 738			R18 782 608	R10 695 652	R2 500 000					
Upgrade	R45 021 738			R18 782 608	R10 695 652	R2 500 000					
Grand Total	R1 286 841 564	R294 236 979	R144 576 208	R178 257 608	R91 106 523	R54 850 000	R180 243 129	R53 478 131	R36 690 000	R34 650 000	R46 600 000

Project Type per Settlement	Mater Plans Total Project Value	2021/2022	2022/2023	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Ceres	R1 036 902 282	R26 624 090	R49 759 474	R129 887 968	R78 388 773	R73 099 940	R91 983 613	R17 179 675	R33 871 949	R43 361 753	R92 479 748	R500 000
New	R376 261 272	R11 913 872	R23 566 528	R46 502 870	R43 761 586	R57 258 796	R59 608 796	R1 940 000	R10 000 000	R250 000	R65 000 000	
Plan	R122 554 379	R300 000		R650 000	R3 821 144	R3 821 144	R9 174 817	R14 269 675	R23 271 949	R42 311 753	R24 479 748	
Rehabilitate	R83 477 374	R60 000	R265 120	R5 350 000	R9 950 000	R620 000	R2 800 000	R470 000				
Upgrade	R454 609 257	R14 350 218	R25 927 826	R77 385 098	R20 856 043	R11 400 000	R20 400 000	R500 000	R600 000	R800 000	R3 000 000	R500 000
Municipal Wide	R80 809 500	R13 577 000	R13 577 000	R12 427 000	R18 577 000	R12 827 000	R3 405 000	R3 202 000			R200 000	R600 000
New	R65 256 000	R11 571 000	R11 571 000	R11 721 000	R12 071 000	R12 321 000	R3 001 000	R3 000 000				
Plan	R5 453 500	R1 506 000	R1 506 000	R6 000	R6 000	R6 000	R4 000	R2 000				
Rehabilitate	R5 700 000			R200 000	R5 500 000							
Upgrade	R4 400 000	R500 000	R500 000	R500 000	R1 000 000	R500 000	R400 000	R200 000			R200 000	R600 000
Op-die-Berg	R19 604 244	R3 100 000	R2 750 000	R2 681 000								
New	R7 044 000	R600 000	R250 000	R2 681 000								
Plan	R5 100 000	R2 500 000	R2 500 000									
Rehabilitate	R2 172 636											
Upgrade	R5 287 607											
Prince Alfred Hamlet	R58 447 000											
New	R50 489 000											
Plan	R6 000											
Rehabilitate	R3 560 000											
Upgrade	R4 392 000											
Tulbagh	R288 474 618		R6 814 741	R12 101 000	R9 826 000	R38 212 666	R9 577 666	R16 257 109	R26 264 218	R22 214 218	R600 000	R60 500 000
New	R248 261 877		R1 100 000	R7 701 000	R9 476 000	R37 812 666	R7 377 666	R14 807 109	R25 514 218	R21 414 218		R60 000 000
Rehabilitate	R3 100 000						R1 800 000	R950 000	R150 000		R200 000	
Upgrade	R37 112 741		R5 714 741	R4 400 000	R350 000	R400 000	R400 000	R500 000	R600 000	R800 000	R400 000	R500 000
Wolseley	R97 854 880	R2 600 000	R2 600 000	R18 026 000	R6 250 000	R3 830 000	R1 950 000	R1 100 000	R450 000	R1 100 000	R450 000	R1 100 000
New	R33 760 500	R2 600 000	R2 600 000	R18 026 000	R4 750 000	R2 500 000	R750 000					
Plan	R1 355 000											
Rehabilitate	R4 375 000					R530 000	R750 000	R300 000		R300 000		R300 000
Upgrade	R58 364 380				R1 500 000	R800 000	R450 000	R800 000	R450 000	R800 000	R450 000	R800 000
Grand Total	R1 582 092 524	R45 901 090	R75 501 215	R175 122 968	R113 041 773	R127 969 606	R106 916 279	R37 738 784	R60 586 167	R66 675 971	R93 729 748	R62 700 000

Annexure 17: Social Infrastructure as per CEP

Social Infrastructure Projects per Settlement	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Ceres	R29 372 130	R30 368 252	R19 986 000	R12 000 000	R4 500 000	R4 000 000				
Bella Vista	R455 000	R0	R0							
Health	R425 000	R0	R0							
Ceres - Bella Vista Clinic - HT - General maintenance (Alpha)	R425 000	R0	R0							
LED	R30 000									
Installation of solar panels for Gate motors at Skoonvlei Business Hub, Bella Vista	R30 000									
Ceres	R26 148 000	R23 509 000	R7 986 000							
Health	R26 148 000	R23 509 000	R7 986 000							
Ceres - Ceres CDC - Enabling work and rehabilitation	R20 597 000	R4 000	R0							
Ceres - Ceres CDC - HT - Enabling work and rehabilitation	R2 040 000	R7 846 000	R0							
Ceres - Ceres CDC - HT - Enabling work for Hospital OPD	R881 000	R1 869 000	R0							
Ceres - Ceres Hospital - Hospital and nurses home repairs and renovation	R2 629 000	R11 856 000	R7 986 000							
Ceres - Ceres Hospital - HT - Hospital and Nurses Home Repairs and Renovation	R0	R1 934 000	R0							
Ceres - Ceres Hospital - New Acute Psychiatric Ward	R1 000	R0	R0							
Sport Grounds & Stadiums										
Lyellstr, Ceres										
Nduli	R2 769 130	R6 859 252			R4 500 000					
Libraries	R2 739 130	R6 859 252								
Nduli Library 1	R1 739 130									
Nduli Library 2	R1 000 000									
Nduli Library 3	R0	R6 859 252								
Swimming Pools	R30 000				R4 500 000					
Nduli repair	R30 000				R4 500 000					
Vredebes			R12 000 000	R12 000 000		R4 000 000				
Sport Grounds & Stadiums			R12 000 000	R12 000 000		R4 000 000				
Vredebes new			R12 000 000	R12 000 000		R4 000 000				
Municipal Wide	R3 017 174	R460 000	R1 000 000	R9 980 000	R4 150 000	R3 170 000	R11 054 000	R3 650 000	R3 750 000	R5 870 000
Municipal Wide	R3 017 174	R460 000	R1 000 000	R9 980 000	R4 150 000	R3 170 000	R11 054 000	R3 650 000	R3 750 000	R5 870 000
Cemeteries	R100 000		R0	R8 250 000		R300 000	R7 800 000	R200 000		R200 000
Expansion	R100 000		R0			R300 000		R200 000		R200 000
New Regional Cemetery			R0	R8 250 000			R7 800 000			
Community Parks	R940 000	R460 000	R400 000	R350 000	R350 000	R150 000	R150 000	R550 000	R850 000	R550 000
Brushcutters	R110 000	R120 000	R150 000							
Chainsaws	R130 000	R140 000	R150 000							
Equipment	R300 000	R200 000	R0	R150 000	R50 000	R50 000	R50 000	R50 000	R50 000	R50 000
Irrigation equipment	R200 000		R100 000	R100 000	R300 000		R100 000		R300 000	
Landscaping	R200 000		R0	R100 000		R100 000		R500 000	R500 000	R500 000
LED	R245 000				R2 550 000	R270 000	R1 900 000			R2 000 000
Business Hubs & extension (Tulbagh, PAH & Wolseley)	R60 000				R2 300 000		R1 900 000			R2 000 000

Swimming Pools				R500 000		R1 000 000		R500 000	R500 000	R500 000
Repair & upgrade				R500 000		R1 000 000		R500 000	R500 000	R500 000
Traffic	R300 000									
Traffic Department	R300 000									
Op-die-Berg			R2 500 000	R2 500 000		R7 000 000				
Op-die-Berg			R2 500 000	R2 500 000		R7 000 000				
Sport Grounds & Stadiums			R2 500 000	R2 500 000		R7 000 000				
Op-Die-Berg new			R2 500 000	R2 500 000		R7 000 000				
Prince Alfred Hamlet			R4 600 000	R4 000 000						
Kliprug			R4 600 000	R4 000 000						
Community Halls			R2 100 000	R4 000 000						
Replace asbestos roof Kliprug Community hall_PAH			R2 100 000							
Upgrade of Kliprug Community Hall				R4 000 000						
Sport Grounds & Stadiums			R2 500 000							
Kliprug changerooms			R2 500 000							
Tulbagh	R5 001 550									
Tulbagh	R5 001 550									
LED										
Upgrade of Busy Bee building Tulbagh										
Sport Grounds & Stadiums	R5 001 550									
Sports Facilities Upgrade Tulbagh	R700 000									
Tulbagh sports facilities upgrade	R4 301 550									
Wolseley	R4 779 504	R520 000								
Montana		R520 000								
Community Halls		R520 000								
Replace vinyl flooring Montana Comm hall_Wolseley		R520 000								
Wolseley	R4 779 504									
LED										
Wolseley hawkker stands roofing										
Sport Grounds & Stadiums	R4 779 504									
Wolseley sports facilities upgrade	R4 779 504									
Grand Total	R42 170 358	R31 348 252	R28 086 000	R28 480 000	R8 650 000	R14 170 000	R11 054 000	R3 650 000	R3 750 000	R5 870 000