KOUGA
local municipality
Good Governance through Service Excellence

VIRTUAL SPECIAL COUNCIL MEETING AGENDA

Date : 12 June 2020
Time : 14:00
Venue : Virtual Meeting

KOUGA MUNICIPALITY (EC108)	UMASIPALA I-KOUGA (EC108)	MUNISIPALITEIT KOUGA (OK108)
NOTICE CONVENING A MEETING	**ISAZISO NGENTLANGANISO**	**KENNISGEWING VAN VERGADERING**
NOTICE IS HEREBY GIVEN in terms of the amended Directions on Municipal Operations and Governance, in terms of Section 27(2) of the Disaster Management Act, 2002, that a virtual Council Meeting will be held on	**OKU KUKWAZISA** malunga neZikhokelo eziLungisiweyo ekuSebenzeni koMasipala kunye noLawulo ngokweMigaqo yeCandelo lama 27(2) loMthetho woLawulo lweNtlekele ka 2002, ukuba kubanjwe intlanganiso ebonakalayo yesigqeba Ye khansile	**KENNIS GESKIED HIERMEE** ingevolge die gewysigde Aanwysings Vir Munisipale Bedrywighede En Bestuur, Ingevolge Artikel 27 (2) van die Wet op Rampbestuur, 2002, dat 'n virtuele raadsvergadering gehou sal word op
DATE: 12 June 2020	**UMHLA: 12 Isilimela 2020**	**DATUM: 12 Junie 2020**
TIME: 14:00	**IXESHA: 14:00**	**TYD: 14:00**
H. BORNMAN **SPEAKER**	**H. BORNMAN** **USOMLOMO**	**H. BORNMAN** **SPEAKER**

Councillors are required to comply with the Standing Rules and Orders of Council and all its Committees By-law as promulgated in the Provincial Gazette on 22 October 2018 No.4134 and applicable to this meeting of Council. Any person who willfully contravenes any provision of these rules shall be guilty of an offence and which contravention shall be dealt with in accordance with the disciplinary procedures for Councillors.

A G E N D A

1. **NOTICE OF MEETING**
2. **OPENING AND WELCOME**
3. **ABSENT WITH LEAVE**
4. **ABSENT WITHOUT LEAVE**
5. **PRESENTATIONS**
6. **ACKNOWLEDGEMENTS, CONDOLENCES & CONGRATULATIONS**

7. **STATEMENTS OR COMMUNICATIONS BY THE SPEAKER**

8. **STATEMENTS OR COMMUNICATIONS BY THE EXECUTIVE MAYOR**

9. **DECLARATION OF INTEREST**

10. **STATUTORY MATTERS**

11. **MATTERS DEALT WITH IN TERMS OF DELEGATED AUTHORITY BY THE EXECUTIVE MAYOR**

(The reports by the Executive Mayor, in terms of the provisions of Section 63 of the Local Government Municipal Systems Act, 32 of 2000, on matters dealt with by the Executive Mayor in terms of delegated authority as detailed in the Minutes to be noted).

12. **REPORTS BY THE EXECUTIVE MAYOR**

12.1 **REPORTS BY THE CHAIRPERSON: FINANCE**

20/06/F2 Medium Term Revenue and Expenditure Framework (MTREF) - Budget for The 2020/21 To 2022/23 Financial Years

Pages 8-16

20/06/F3 Adoption Of The Proposed Property Rates Tariffs For The 2020/21 Financial Year

Pages 17-20

20/06/F4 Revision Of Fees And Charges For The 2020/21 Financial Year: Sports And Recreation

Pages 21-22

20/06/F5 Revision Of Fees And Charges For 2020/21 Financial Year: National Traffic, Licensing Services And Protection Services

Pages 23-25

20/06/F6 Revision Of Fees And Charges For The 2020/21 Financial Year: Fire Fighting Services

Pages 26-31

20/06/F7 Revision Of Fees And Charges For The Hiring Of Municipal Facilities: 2020/21 Financial Year

Pages 32-39

20/06/F8 Community Services Directorate: Revision Of Tariffs, Fees And Charges For The 2020/21 Financial Year

Pages 40-46

20/06/F9 Proposed Water And Sanitation Tariff Increases For 2019/20 Financial Year

Pages 47-73

20/06/F10 Electricity Tariff Increases: 2020/21 Financial Year

Pages 74-91

20/06/F11 Fees And Charges For Electricity Services In Respect Of The 2020/21 Financial Year

Pages 92-97

20/06/F12 Finance Directorate: Revision Of Fees And Charges For The 2020/21 Financial Year

Pages 98-100

20/06/F13 Revision Of Various Tariffs: Planning, Development And Tourism For The 2020/21 Financial Year

Pages 101-110

20/06/F14 2019/20 Special Adjustments Budget

Pages 111-153

13. **REPORT BY THE OFFICE OF THE MUNICIPAL MANAGER**

20/06/MM2 2020/21 Draft IDP Review of the 5 Year IDP (2017/2022)

Pages 155-157

14. **REPORTS BY THE EXECUTIVE MAYOR**

14.1 **REPORTS BY THE CHAIRPERSON: PLANNING & DEVELOPMENT**

20/06/PD1 Approval Of The Draft Review Of The 2015 Kouga Municipal Spatial Development Framework For Public Participation In Terms Of S20(3) Of SPLUMA Act 16 Of 2013

Pages 159-351

20/06/PD2 Approval Of The Final Draft Revised Integrated Land Use Scheme For Kouga Municipality For Public Participation In Terms Of S(24) (1)Of SPLUMA And Kouga SPLUMA By-Law S(17) (18) And (20).

Pages 352-422

15. **CLOSURE**

Distribution list:
Executive Mayor
Speaker
All Councillors
Municipal Manager
All Directors
Relevant Managers
Committee Services

MATTERS DEALT WITH IN TERMS OF DELEGATED AUTHORITY BY THE EXECUTIVE MAYOR

REPORTS BY THE PORTFOLIO CHAIRPERSON: FINANCE

KOUGA LOCAL MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO: 20/06/F2**

MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK (MTREF) - BUDGET FOR THE 2020/21 TO 2022/23 FINANCIAL YEARS

1. Introduction

The purpose of the report is to table the Medium-Term Revenue and Expenditure Framework (MTREF) – Budget for the 2020/21 – 2022/23 financial years to the Council.

2. Recommendation

2.1 That the Executive Mayor recommends that the Council, by resolution taken by the majority of its full number and in terms of Section 30(2) of the Local Government: Municipal Structures Act No. 117 of 1998 (as amended), read in conjunction with Section 24 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the Annual Budget for the 2020/21 financial year and the indicative allocations for the projected outer years 2021/22 and 2022; and the multi-year and single year capital appropriations, as set out in the following tables, including the associated recommendations.

a) Consolidated Budget Summary [Table A1]
b) Budgeted Financial Performance (revenue and expenditure by standard classification); [Table A2]
c) Budgeted Financial Performance (revenue and expenditure by municipal vote); [Table A3]
d) Budgeted Financial Performance (revenue by source and expenditure by type); [Table A4]
e) Multi-year and single year capital appropriations by municipal vote and standard classification and associated funding by source. [Table A5]

2.2 That the budgeted financial position, budgeted cash flows, cash-backed reserves/accumulated surplus, asset management and basic service delivery targets be noted as set-out in the following tables:

a. Budgeted Financial Position; [Table A6]
b. Budgeted Cash Flows; [Table A7]
c. Cash backed reserves and accumulated surplus reconciliation; [Table A8]
d. Asset management; [Table A9]
e. Basic service delivery measurement. [Table A10]

2.3 That the tariffs be increased as follows, with effect from 1 July 2020:

Property rates	5.25%
Water	8.1%
Sanitation	7%
Refuse	7%
Electricity (average increase in electricity income)	6.25%
Environmental Management Fee	0%

a) Indicative tariffs for 2021/22 and 2022/23 will be increased as follows:

	2021/22	**2022/23**
Property rates	5.25%	5.25%
Water	7.1%	7.1%
Sanitation	6.5%	6.5%
Refuse	6.5%	6.5%
Electricity (average increase in electricity income)	6.25%	6.25%
Environmental Management Fee	0%	0%

Drafted by Manager Budget & Treasury:

Mr. S Abrahams: .....

Approved by CFO:

Mr. R Lorgat :.....

Endorsed by Municipal Manager:

Mr. C Du Plessis:.....

Noted by Portfolio Councillor:.....

Table 1 (Summary of main revenue sources)

Description	Current Year 2019/20	2020/21 Medium Term Revenue & Expenditure Framework		
	Adjusted Budget	Budget Year 2020/21	Budget Year 2021/22	Budget Year 2022/23
R thousands				
Revenue By Source				
Property rates	197 292	205 650	216 447	227 810
electricity revenue	274 470	291 625	309 851	329 217
water revenue	75 713	81 846	88 476	95 642
sanitation revenue	50 051	53 555	57 839	62 466
refuse revenue	52 072	54 690	57 891	61 349
Rental of facilities and equipment	4 037	4 083	4 270	4 467
Interest earned - external investments	15 375	13 013	13 612	14 238
Interest earned - outstanding debtors	10 892	6 993	7 482	8 006
Fines, penalties and forfeits	6 397	6 685	6 993	7 314
Licences and permits	19 822	20 714	21 667	22 663
Transfers and subsidies	133 112	144 597	157 310	170 790
Other revenue	7 088	21 540	10 887	11 250
Total Revenue (excluding capital transfers and contributions)	**846 322**	**904 990**	**952 726**	**1 015 213**

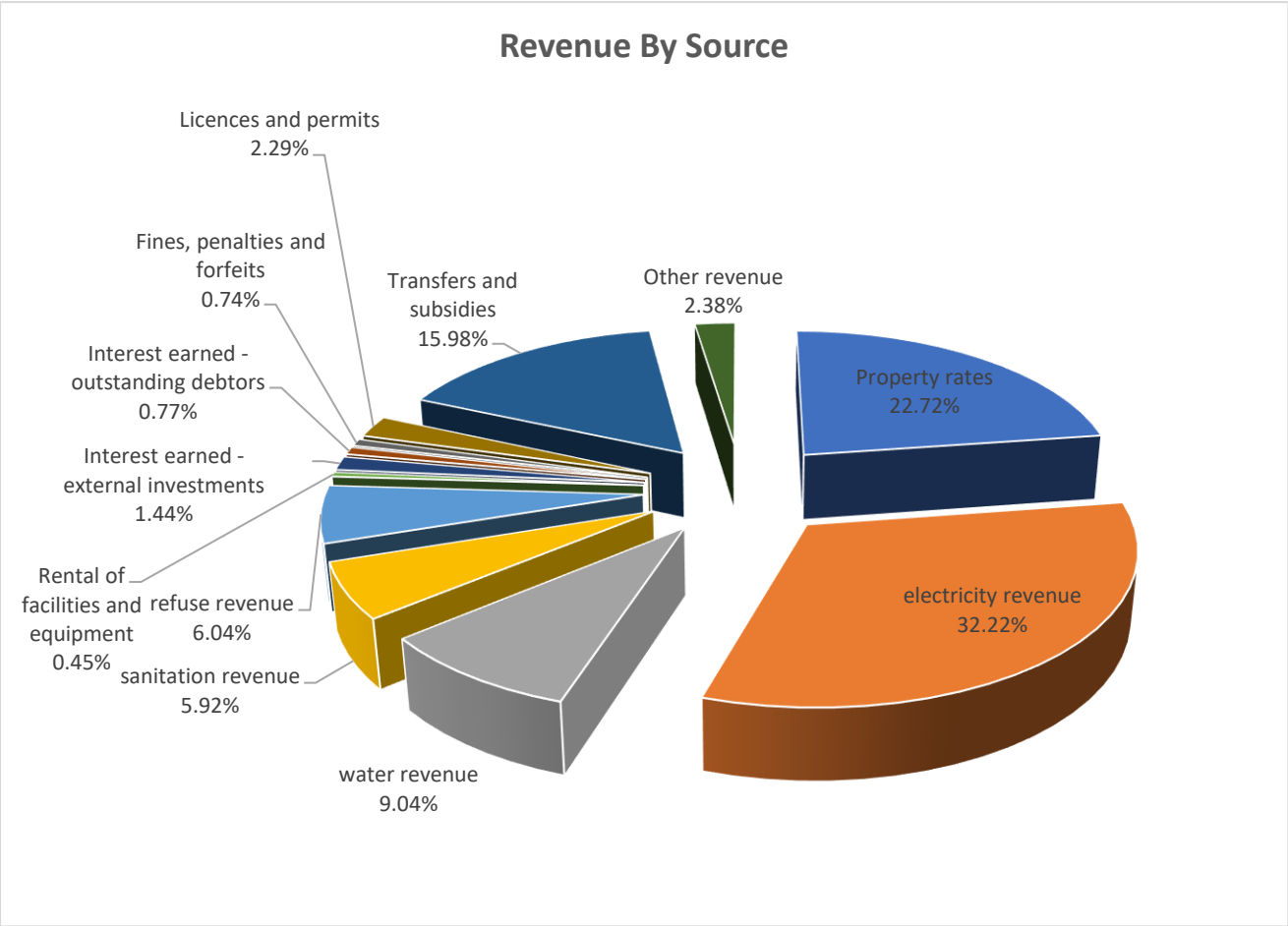

Revenue By Source
Licences and permits 2.29%
Fines, penalties and forfeits 0.74%
Transfers and subsidies 15.98%
Other revenue 2.38%
Interest earned - outstanding debtors 0.77%
Property rates 22.72%
Interest earned - external investments 1.44%
Rental of facilities and equipment 0.45%
refuse revenue 6.04%
electricity revenue 32.22%
sanitation revenue 5.92%
water revenue 9.04%

Table 2 (Summary of operating expenditure by standard classification item)

Description	Current Year 2019/20	2020/21 Medium Term Revenue & Expenditure Framework		
	Adjusted Budget	Budget Year 2020/21	Budget Year 2021/22	Budget Year 2022/23
R thousands				
Expenditure By Type				
Employee related costs	304 894	330 664	338 851	354 438
Remuneration of councillors	13 063	13 651	14 279	14 936
Debt impairment	26 420	89 573	29 519	31 380
Depreciation & asset impairment	85 101	89 271	93 556	98 046
Finance charges	2 201	1 388	716	–
Bulk purchases	271 623	279 744	295 063	320 818
Other materials	32 842	25 059	26 270	31 398
Contracted services	82 327	54 538	56 796	64 166
Transfers and subsidies	250	761	773	946
Other expenditure	106 757	101 631	104 081	109 850
Total Expenditure	**925 477**	**986 278**	**959 904**	**1 025 977**

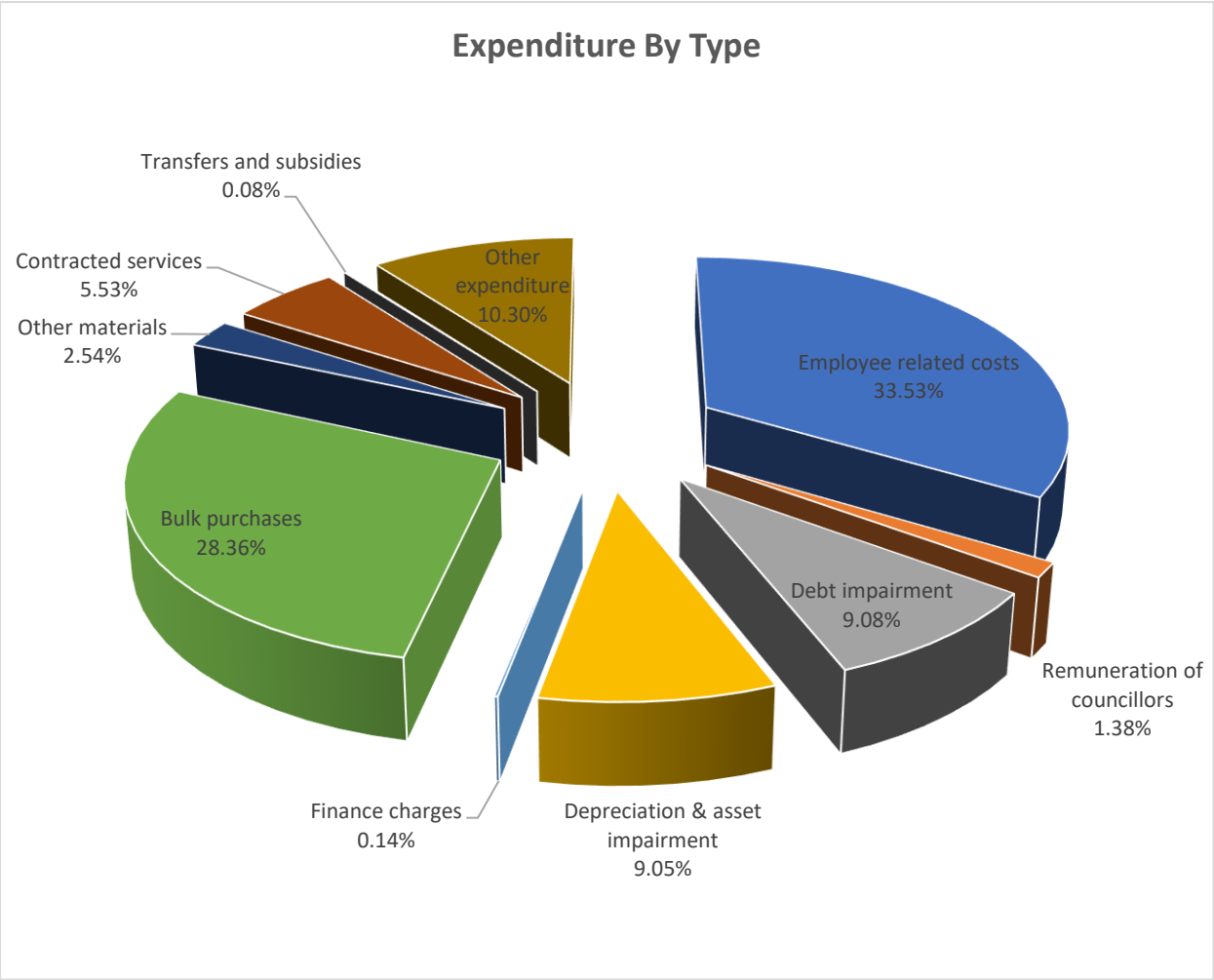

Expenditure By Type
Transfers and subsidies
0.08%
Contracted services
5.53%
Other materials
2.54%
Other
expenditure
10.30%
Employee related costs
33.53%
Bulk purchases
28.36%
Debt impairment
9.08%
Remuneration of
councillors
1.38%
Finance charges
0.14%
Depreciation & asset
impairment
9.05%

Table 3 (Cash Flow Statement)

Description	Current Year 2019/20	2020/21 Medium Term Revenue & Expenditure Framework		
R thousand	**Adjusted Budget**	**Budget Year 2020/21**	**Budget Year 2021/22**	**Budget Year2022/23**
Cash/cash equivalents at the year begin:	**214 228**	**74 455**	**48 229**	**94 544**
Receipts	877 965	853 774	961 537	1 025 005
Payments	(1 017 738)	(880 001)	(915 221)	(970 037)
NET INCREASE/ (DECREASE) IN CASH HELD	(139 773)	(26 227)	46 316	54 968
Cash/cash equivalents at the year end:	**74 455**	**48 229**	**94 544**	**149 512**

Table 4 (Cash Backed Reserves)

Description	Current Year 2019/20	2020/21 Medium Term Revenue & Expenditure Framework		
R thousand	**Adjusted Budget 2019/20**	**Annual Budget 2020/21**	**Annual Budget 2021/22**	**Annual Budget 2022/23**
Cash and investments available				
Cash/cash equivalents at the year end	74 455	48 229	94 544	149 512
Other current investments > 90 days			–	
Non current assets - Investments			–	
Cash and investments available:	**74 455**	**48 229**	**94 544**	**149 512**
Application of cash and investments				
Unspent conditional transfers			–	
Unspent borrowing				
Statutory requirements				
Other working capital requirements	42 920	44 851	46 914	49 072
Other provisions	2 982	3 116	3 260	3 410
Long term investments committed			–	
Reserves to be backed by cash/investments				
Total Application of cash and investments:	**45 902**	**47 967**	**50 174**	**52 482**
Surplus(shortfall)	**28 554**	**261**	**44 370**	**97 030**
Cost Coverage	1.1	**0.7**	**1.3**	**2.0**

Table 4 (Summary of Capital Expenditure)

Project Description	Funding Source	Annual Budget 2020/21	Annual Budget 2021/22	Annual Budget 2022/23
CORPORATE SERVICES				
Biometric Systems	Internal	200 000	209 200	218 823
Computer Equipment	Internal	200 000	-	-
Computer Software and Applications	Internal	50 000	-	-
EDMS	Internal	799 455	-	-
Fencing of municipal buildings	Internal	100 000	100 000	100 000
Electronic Queing System	Internal	-	250 000	-
		1 349 455	**559 200**	**318 823**
EXECUTIVE & COUNCIL				
Computer Equipment	Internal	85 000	150 000	150 000
Furniture and Equipment	Internal	-	100 000	-
Ward Councillors' Capital Projects	Internal	750 000	750 000	750 000
		835 000	**1 000 000**	**900 000**
FINANCE				
Cibex Software	Internal	600 000	600 000	600 000
Computer Equipment	Internal	200 000	-	-
		800 000	**600 000**	**600 000**
INFRASTRUCTURE & ENGINEERING				
Construct emergency overflow pond Koraal Sewer pump station	Internal	2 400 000	-	-
Fencing Kruisfontein waste water treatment plant	Internal	800 000	-	400 000
Fencing Mainsubstation Jeffrey's Bay	Internal	500 000	-	-
Fencing Sea Vista Reservoir	Internal	-	700 000	-
Generator 2	Internal	500 000	-	-
Humansdorp, Kruisfontein and Osean View Electrific	INEP	4 521 739	3 478 261	4 442 609
Machinery and Equipment	Internal	300 000	-	-
New by-pass sewer rising main and pump stations Jbay	Internal	1 500 000	6 000 000	11 000 000
New overheadlines 66kv overheadlines(Jbay to Melk	Internal	1 300 000	1 000 000	-
Patensie Sewage Package Plant	MIG	6 379 942	-	-
Piped Reticulation in St Francis	Internal	-	2 000 000	2 000 000
Repair leaking concrete water tower Paradise Beach	Internal	300 000	2 800 000	-
Replace 250mm Watermain Canal Rd, St Francis	Internal	1 500 000	1 000 000	-
Replace 250mm Watermain Mimosa Str Jbay	Internal	330 000	2 000 000	-
Replace main waterline Sout Rivier bridge crossing St Francis Bay	Internal	1 000 000	5 000 000	-
Retrofit oil circuit breakers Main substation Jeffrey's Bay	Internal	-	800 000	800 000
Saffery Substation	Internal	1 500 000	-	-
Security Cameras & Substation Security	Internal	200 000	1 000 000	-
Sewer pump station level monitoring	Internal	-	-	250 000
Upgrade Centerton sewer pump station	Internal	1 000 000	-	2 000 000
Upgrade Hankey water treatment works	Internal	600 000	5 000 000	9 450 000
Upgrade Loerie sewer pump station	Internal	3 000 000	-	-
Upgrade Sanitation System Old Hankey	MIG	7 902 794	15 652 174	17 036 336
Upgrade sewer rising mains Jbay (La Mer-4A-4B) Prep	Internal	2 100 000	-	-
Upgrading of Gravel Roads in Jeffreys Bay	MIG	7 890 511	8 270 189	8 166 090
Upgrading of Sports Facilities	MIG	3 912 926	4 221 593	4 447 487
		49 437 913	**58 922 218**	**59 992 522**

Project Description	Funding Source	Annual Budget 2020/21	Annual Budget 2021/22	Annual Budget 2022/23
PLANNING, DEVELOPMENT & TOURISM				
Commonage Land Agricultural Support	Internal	-	550 000	1 102 500
Computer Equipment	Internal	30 000	66 150	69 458
Computer Software and Applications	Internal	315 000	330 750	347 288
Furniture and equipment	Internal	-	430 500	452 025
Land acquisition housing projects	Internal	-	500 000	750 000
LED Project: Establishment of Business Support Centre (Ocean View)	Internal	300 000	315 000	330 750
Tourism: Restoration of Fisherman Gravesite	Internal	100 000	105 000	-
Tourism: Upgrading / Renovation of the Phillips Tunnel	Internal	-	105 000	110 250
Vehicles	Internal	400 000	-	-
		1 145 000	**2 402 400**	**3 162 270**
COMMUNITY SERVICES				
Wheelie Bins	MDRG	1 192 000	-	-
Computer Equipment	Internal	30 000	63 000	66 150
Fencing community halls	Internal	750 000	1 050 000	1 102 500
Fencing of Cemeteries	Internal	-	825 000	903 750
Fencing of Yellow Woods	Internal	200 000	210 000	220 500
Furniture and equipment	Internal	-	210 000	220 500
Humansdorp Fire Station , Fencing	Internal	200 000	-	-
Jack Hammer and water pump	Internal	350 000	735 000	771 750
Security Cameras	Internal	750 000	1 000 000	1 000 000
Machinery and Equipment	Internal	278 500	287 425	296 796
skip bins	Internal	200 000	210 000	220 500
Upgrading of Pellsrus, Kabeljous, Cape St Francis	Internal	150 000	165 000	180 750
Vehicles	Internal	1 325 000	1 441 250	1 563 312
Vehicles	DISTR	1 965 100	1 965 100	1 965 100
Spit - St Francis (New)	Internal	2 000 000		
		9 390 600	**8 161 775**	**8 511 608**
CAPITAL BUDGET		**62 957 968**	**71 645 593**	**73 485 223**
Internally generated funds		29 192 955	38 058 275	37 427 601
Transfers recognised - capital		33 765 013	33 587 318	36 057 622
Total		**62 957 968**	**71 645 593**	**73 485 223**

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM No.: 20/06/F3**

ADOPTION OF THE PROPOSED PROPERTY RATES TARIFFS FOR THE 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is for Council to consider and approve the proposed property rates tariffs for the 2020/21 financial year.

2. Background

The property rates tariffs have been increased by 5,25%.

In view of the above and to ensure that all property owners are paying rates on an equitable basis, the following tariffs (rounded to the nearest two decimals) and rebates are proposed in line with the Municipal Property Rates Act (MPRA), the Municipality's Rates Policy and By-Laws:

CATEGORY	**Ratios**	**Cent/Rand**	
		Proposed Tariffs for 2020/21	**Current Tariffs 2019/2020**
Residential	1:1	0.8743	0.8307
Industrial/ Mining	1:1.04	0.9093	0.8639
Business / Commercial	1:1.04	0.9093	0.8639
Farms-Agricultural	1:0.25	0.2186	0.2077
Farms-Other Business/Wind Farms and Other Industrial Purposes	1:1.04	0.9093	0.8639
Farms-Residential	1:1	0.8743	0.8307
Farms-Private Towns	1:1	0.8743	0.8307
Smallholding-Agricultural	1:0.25	0.2186	0.2077
State Owned	1:1	0.8743	0.8307
Private Towns	1:1	0.8743	0.8307
Informal and Formal Settlements	1:1	0.8743	0.8307
Multiple Purposes	1:1	0.8743	0.8307
Municipal Property/Land	1:1	0.8743	0.8307

Special Rating Area	1:0:25	0:2186	0:2077
Private Towns (Exempt)	1:1	0.8743	0.8307
Communal Land	1:1	0.8743	0.8307
State Trust Land	1:1	0.8743	0.8307
Restitution and Redistribution Properties	1:1	0.8743	0.8307
Protected Areas	1:1	0.8743	0.8307
National Monuments/ Heritage Sites	1:1	0.8743	0.8307
Public Benefit Organisations	1:1	0.8743	0.8307

3. Recommendation

3.1 That the Council, in terms of Section 30(2) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended) and the Local Government: Municipal Property Rates Act, Act 6 of 2004, read in conjunction with the Local Government: Municipal Systems Act, Act 32 of 2000, the Municipality's Rating Policy and with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, and **by resolution taken by majority of its full number**, levies the following rates in the Rand for the period 1 July 2020 to 30 June 2021, in respect of the various categories of properties as set out below:

CATEGORY	**PROPOSED TARIFFS FOR 2020/21 CENT/RAND**
Residential	0.008743
Industrial / Mining	0.009093
Business / Commercial	0.009093
Farms-Agricultural	0.002186
Farms-Other Business/Wind Farms and Other Industrial Purposes	0.009093
Farms-Residential	0.008743
Farms-Private Towns	0.008743
Smallholding-Agricultural	0.002186
State Owned	0.008743
Municipal	0.008743
Special Rating Area	0.002186
Private Towns	0.008743
Private Towns (Exempt)	0.008743
Formal and Informal Settlements	0.008743
Communal Land	0.008743
State Trust Land	0.008743
Restitution and Redistribution Properties	0.008743
Protected Areas	0.008743
National Monuments/Heritage Sites	0.008743

Public Benefit Organisation	0.008743
Multiple Purposes	0.008743
Public Service Infrastructure (P.S.I.)	0.008743

3.2 That the Council, in terms of Section 30(2) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended) and the Local Government: Municipal Property Rates Act, Act 6 of 2004, read in conjunction with the Local Government: Municipal Systems Act, Act 32 of 2000, the Municipality's Rating Policy and with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, and **by resolution taken by majority of its full number**, grants the following rebates for the period 1 July 2020 to 30 June 2021, in respect of the following categories and owners of properties as set out below:

	Rebates for 2019/20
R15 000 on Residential Properties	R15 000
National Monuments/Heritage Sites	-100%
Provisions of Land Act	- 100%
Communal Property Association	-100%
Protected Areas	-100%
Welfare/Churches/Public Benefit Organisations	-100%
Municipal Properties	-100%
Rebates:	
Private Towns:	-20%
- Kromme River (Suburb 70010)	
- Air Park (Suburb 10001)	
- Gamtoos Mouth (Suburb 90003)	
- Edenglen (Suburb 40004)	
- St Francis Bay Links (Suburb 70009)	
- Marina Martinique (Suburb 40013)	
- Lifestyle Estate (Suburb 40054)	
- Sea View Resort (Suburb 40011)	
R 85 000 on Informal and Formal Settlements	R85 000

R 85 000 for Owners who qualify for Equitable Share	R85 000
R 85 000 for Rate Payer 60 years and older with a household income not more than R15 000.00	R85 000

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F4**

REVISION OF FEES AND CHARGES FOR THE 2020/21 FINANCIAL YEAR: SPORTS AND RECREATION

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges for sports and recreational facilities, for the 2020/21 financial year.

2. Background

Directorates, in consultation with the Chief Financial Officer are required to review the fees and charges, at least once a year.

The fees and charges have not been increased as reflected in Annexure 'A'

3. Recommendation

3.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the fees and charges for Sports and Recreation, as reflected in **Annexure 'A'**, with effect from 1 July 2020.

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE A		R	R	R	
SPORTS AND RECREATION	800				
Sportsfield Rental per day : Music Concerts, Festivals, Sport Tournaments					
Profitable Functions		4,917.00	4,275.33	4,091.23	4.50
Sports Tournaments		2,500.00			**NEW**
Non-Profitable Functions : NGO's, Churches, PO's		1,788.00	1,554.67	1,487.72	4.50
Sports Affiliation per year		447.00	388.67	371.93	4.50
Country Club Tariffs					
Hall only		-	-	704.80	
Side Hall		-	-	412.84	
Hall & Side Hall		-	-	836.84	
Braai Area		-	-	141.33	
Complex		-	-	2,106.98	
Welfare organisations per year		636.00	552.88	529.07	4.50
Deposit					
Damages			1,000.00	1,000.00	0.00

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM: 20/06/F5**

REVISION OF FEES AND CHARGES FOR 2020/21 FINANCIAL YEAR: NATIONAL TRAFFIC, LICENSING SERVICES AND PROTECTION SERVICES

1. Purpose

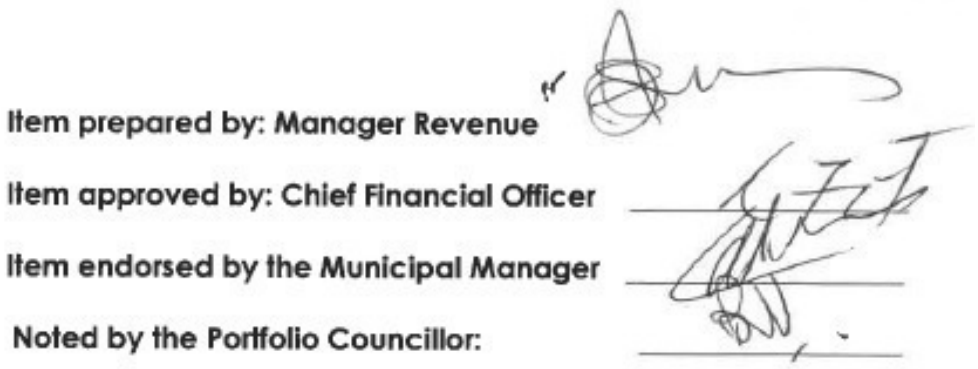
The purpose of this report is to request the approval of the proposed fees and charges for National Traffic, Licensing Services and Protection Services for the 2020/21 Financial year.

2. Background

Directorates, in consultation with the Chief Financial Officer are required to review the fees and charges at least once a year. The Traffic and Licensing Services Fees, are gazetted in the Provincial Gazette by the Department of Transport. The fees and charges for Protection Services have been increased on average, by 4,50%. The proposed fees and charges are reflected in Annexure 'B'.

3. Recommendation

3.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003 approves the fees and charges as reflected in **Annexure 'B'**, with effect from 1 July 2020.



ANNEXURE B SERVICE DESCRIPTION	2020/21 VAT Inclusive R	2020/21 15% Exclusive R	2019/20 15% Exclusive R	% Increase
NATIONAL TRAFFIC (NATIS) 590				
Drivers Licence : Application : Light Vehicle	No VAT	294.00	294.00	
Drivers Licence : Application : Heavy Vehicle	No VAT	345.00	345.00	
Drivers Licence : Temporary	No VAT	96.00	96.00	
Drivers Licence: Issue renewal	No VAT	216.00	216.00	
Duplicate : Learners Licence	No VAT	180.00	180.00	
Duplicate : Registration Certificate	No VAT	642.00	642.00	
Learners Licence : Application	No VAT	213.00	213.00	
Learners Licence : Certificate	No VAT	69.00	69.00	
Instructor Certificate : Application	No VAT	345.00	345.00	
Public Driving Permit : Application	No VAT	108.00	108.00	
Roadworthy Certificate	No VAT	69.00	69.00	
Roadworthy Certificate : Application : Motor Cycles	No VAT	105.00	105.00	
Roadworthy Certificate : Application : Other Vehicle	No VAT	183.00	183.00	
Roadworthy Certificate : Application : Goods Vehicle	No VAT	213.00	213.00	
Roadworthy Certificate : Application : Busses	No VAT	225.00	225.00	
Vehicle Licences (81%)	No VAT	Sundry Amounts	Sundry Amounts	
Vehicle Licences (19%)	No VAT	Sundry Amounts	Sundry Amounts	
Vehicle Registration	No VAT	132.00	132.00	
Vehicle Registration Penalties	No VAT	Sundry Amounts	Sundry Amounts	
Vehicle De-Registration	No VAT	Sundry Amounts	Sundry Amounts	
Temporary Permit	No VAT	105.00	105.00	
Special Permit	No VAT	81.00	81.00	

Disabled Parking Disc	No VAT	111.00	111.00	
RTMC (Transaction Fees)	No VAT	72.00	72.00	
IMPOUNDMENT OF VEHICLES				
First time offenders	2,673.00	2,324.56	2,324.56	0.00
Second time offenders	4,277.00	3,719.31	3,719.31	0.00
Third time offenders	8,554.00	7,438.60	7,438.60	0.00
PROTECTION SERVICES **710**				
Towage fees	Plus VAT	COST +20%	COST +20%	
Storage fees per day (Sold after 3 months)	45.00	39.13	37.45	4.50
Storage fees per day - exceeding 30 days	105.00	90.87	86.96	4.50
Enquiries vehicle accident	166.00	144.20	137.99	4.50
Selling of Vehicles on a site approved by Council (Per Day)	89.00	77.25	73.92	4.50
Traffic Assistance				
Events (Per Hour)	354.00	307.96	294.70	4.50
Funerals (Flat Rate)	621.00	539.70	516.46	4.50

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F6**

REVISION OF FEES AND CHARGES FOR THE 2020/21 FINANCIAL YEAR: FIRE FIGHTING SERVICES

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges for firefighting services, for the 2020/21 financial year.

2. Background

Directorates, in consultation with the Chief Financial Officer are required to review fees and charges, at least once a year. The fees and charges have been increased on average, by 4,50%. The proposed fees and charges are reflected in Annexure 'C'.

3. Recommendation

3.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government : Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the fees and charges for Fire Fighting Services as reflected in **Annexure 'C'**, with effect from 1 July 2020.

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE C	2020/21	2020/21	2019/20	%
SERVICE DESCRIPTION	VAT Inclusive R	15% Exclusive R	15% Exclusive R	Increase
FIRE FIGHTING SERVICES 230				
Fires				
Major Spillages road or rail				
Vegetation fires				
Tariffs per hour or part thereof				
Major appliance (inclusive of manpower)				
Rescue pumps/Aerial appliance	1,959.00	1,703.57	1,630.21	4.50
Auxiliary appliance (Inclusive of manpower)				
Off-Road, light/heavy rescue, hazmat units	888.00	772.47	739.21	4.50
Service vehicles (Inclusive of manpower)				
LDV's and transporters	513.00	445.97	426.77	4.50
Trailers & units (inclusive of manpower)				
Fuel/hydrant trailer, BA trailer and command unit	259.00	225.57	215.85	4.50
Personnel charges (cost if additional personnel required)				
Senior Officer	513.00	445.97	426.77	4.50
Officers	259.00	225.57	215.85	4.50
Fire Fighters	133.00	115.36	110.39	4.50
Humanitarian calls				

Motor vehicle accidents	No charge	No charge	No charge	
Rescues	No charge	No charge	No charge	
Service rendered outside area of jurisdiction				
Tariffs per hour or part thereof				
Major appliance (inclusive of manpower)				
Rescue pumps/Aerial appliance	3,918.00	3,407.14	3,260.42	4.50
Auxiliary appliance (Inclusive of manpower)				
Off-Road, light/heavy rescue, hazmat units	1,776.00	1,544.95	1,478.42	4.50
Service vehicles (Inclusive of manpower)				
LDV's and transporters	1,026.00	891.95	853.54	4.50
Trailers & units (inclusive of manpower)				
Fuel/hydrant trailer, BA trailer and command unit	518.00	451.13	431.70	4.50
Personnel charges (cost if additional personnel required)				
Senior Officer	1,026.00	891.95	853.54	4.50
Officers	518.00	451.14	431.71	4.50
Fire Fighters	266.00	230.72	220.79	4.50
Standby duties				
Water jets (65mm hose)	412.00	358.42	342.99	4.50
Monitoring of incidents				
Tariffs per hour or part thereof				
Major appliance (inclusive of manpower)				
Rescue pumps/Aerial appliance	979.50	851.78	815.10	4.50
Auxiliary appliance (Inclusive of manpower)				

Off-Road, light/heavy rescue, hazmat units	444.00	386.23	369.60	4.50
Service vehicles (Inclusive of manpower)				
LDV's and transporters	256.50	222.99	213.38	4.50
Trailers & units (inclusive of manpower)				
Fuel/hydrant trailer, BA trailer and command unit	129.50	112.77	107.92	4.50
Personnel charges (cost if additional personnel required)				
Senior Officer	256.50	222.99	213.38	4.50
Officers	129.50	112.77	107.92	4.50
Fire Fighters	66.50	57.49	55.01	4.50
Service rendered outside area of jurisdiction				
Tariffs per hour or part thereof				
Major appliance (inclusive of manpower)				
Rescue pumps/Aerial appliance	1,959.00	1,703.57	1,630.21	4.50
Auxiliary appliance (Inclusive of manpower)				
Off-Road, light/heavy rescue, hazmat units	888.00	772.47	739.21	4.50
Service vehicles (Inclusive of manpower)				
LDV's and transporters	513.00	445.97	426.77	4.50
Trailers & units (inclusive of manpower)				
Fuel/hydrant trailer, BA trailer and command unit	259.00	225.57	215.85	4.50
Personnel charges (cost if additional personnel required)				
Senior Officer	513.00	445.97	426.77	4.50
Officers	259.00	225.57	215.85	4.50

Fire Fighters	133.00	115.36	110.39	4.50
Other				
Certified copy of incident report	156.00	135.96	130.10	4.50
Population certificate	248.00	238.88	228.59	4.50
Training Attendance of training courses held under the auspices of the Fire and Emergency Services				
Per person per day	499.00	433.62	414.95	4.50
Per person per half day or part thereof	259.00	225.57	215.85	4.50
Re-issue Certificates	133.00	115.36	110.39	4.50
Fire prevention tariff per hour or part thereof				
Renewal of licence to store petroleum/liquified petroleum gas	336.00	292.51	279.91	4.50
Approval of LPG installation plans	336.00	292.51	279.91	4.50
Approval of petroleum storage plans	336.00	292.51	279.91	4.50
Approval of bulk storage hazardous installation	958.00	833.24	797.36	4.50
Inspections	958.00	833.24	797.36	4.50
Survey	958.00	833.24	797.36	4.50
Certification of premises	336.00	292.51	279.91	4.50
Issuing of control burning permits	336.00	292.51	279.91	4.50
Investigation	958.00	833.24	797.36	4.50
Lectures/evacuation drills	958.00	833.24	797.36	4.50

Issuing of certificate of competency	958.00	833.24	797.36	4.50
Public education	No charge	No charge	No charge	
Approval of rational designs	336.00	292.51	279.91	4.50
Approval of major hazardous installation reports	336.00	292.51	279.91	4.50

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F7**

REVISION OF FEES AND CHARGES FOR THE HIRING OF MUNICIPAL FACILITIES: 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges for the hiring of municipal facilities for the 2020/21 financial year.

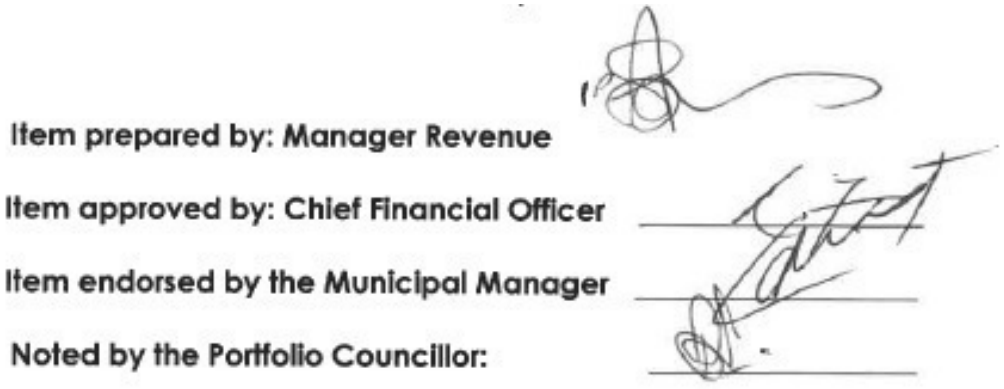
2. Background

Directorates, in consultation with the Chief Financial Officer, are required to review fees and charges, at least once a year.

The fees and charges for the hiring of Municipal Facilities have been increased, with 4,50%. The fees and charges for Caravan Parks, have been increased between 0,00% to 4,50%, with boat registration fees being increased between 7% - 30% on average, as reflected in Annexure 'D'.

3. Recommendation

3.1 That the Council, by resolution taken by majority of its full number and in terms of Section 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Financial Management Act, Act 56 of 2003 approves the fees and charges for the hiring of Municipal Facilities, as reflected in **Annexure 'D'**, with effect from 1 July 2020.



ANNEXURE D SERVICE DESCRIPTION	2020/21 VAT Inclusive R	2020/21 15% Exclusive R	2019/20 15% Exclusive R	% Increase
BUILDINGS & PROPERTIES 070				
Rental : Halls & Facilities				
LARGE HALLS				
Hankey Vusumsi Landu Hall				
Humansdorp Country Club Hall				
Kruisfontein Civic Centre				
Jeffreys Bay Newton Hall				
Patensie Community Hall				
Thornhill Katrien Felix Hall				
Deposit				
Damages		1,045.00	1,000.00	4.50
Church Gathering (per 2 hr)	206.00	178.78	171.08	4.50
Concert (Non-Drinking Function)	639.00	555.79	531.86	4.50
Concert Practice	135.00	117.57	112.51	4.50
Conferences (per day)	805.00	699.60	669.47	4.50
Dance and Disco (Drinking Functions)	1,349.00	1,172.80	1,122.30	4.50
Fetes / Bazaars	348.00	302.19	289.18	4.50
Funeral (per 2 hr)	206.00	178.78	171.08	4.50
Kitchen Rental	464.00	403.25	385.88	4.50
Meetings (Non-Political)	464.00	403.25	385.88	4.50
Meetings (Political)	902.00	784.13	750.36	4.50
School Functions	348.00	302.19	289.18	4.50
Service Organisations : Social Clubs / Presentations	156.00	136.04	130.18	4.50
Special Events (Decorations)	346.00	301.22	288.25	4.50
Special Events : Anniversaries / Birthdays / Gala Evenings / Kitchen Parties/Weddings	824.00	716.12	685.28	4.50
Sport and Recreation (per day)	568.00	493.91	473.04	4.50
Welfare organisation per year	635.00	552.17	528.70	4.50

MEDIUM HALLS **Andrieskraal Hall** **Weston Hall** **Kwanomzamo Hall** **Aston Bay Hall** **Pellsrus Hall** **Loerie Hall** **Sea Vista Hall**				
Deposit Damages		1,045.00	1,000.00	4.50
Church Gathering (per 2 hr)	144.00	124.37	119.02	4.50
Concert (Non-Drinking Function)	398.00	345.91	331.02	4.50
Concert Practice	91.00	78.70	75.31	4.50
Conferences (per day)	538.00	467.37	447.25	4.50
Dance and Disco (Drinking Functions)	818.00	711.27	680.64	4.50
Fetes / Bazaars	228.00	198.22	189.69	4.50
Funeral (per 2 hr)	144.00	124.37	119.02	4.50
Kitchen Rental	413.00	358.54	343.10	4.50
Meetings (Non-Political)	306.00	265.26	253.84	4.50
Meetings (Political)	464.00	403.25	385.88	4.50
School Functions	144.00	124.37	119.02	4.50
Service Organisations : Social Clubs / Presentations	85.00	73.85	70.67	4.50
Special Events (Decorations)	228.00	198.22	189.69	4.50
Special Events : Anniversaries / Birthdays / Gala Evenings / Kitchen Parties/Weddings	413.00	358.54	343.10	4.50
Welfare organisation per year	317.50	276.09	264.35	4.50
Sport and Recreation (per day)	284.00	246.96	236.52	4.50
SMALL HALLS **Tokyo Sexwale Sportsfield Hall** **Pellsrus Caravan Park Hall** **Patensie Sportsfield Hall** **Thornhill Clubhouse**				
Deposit Damages		214.00	204.00	4.50

Church Gathering (per 2 hr)	68.00	59.27	56.72	4.50
Concert (Non-Drinking Function)	171.00	148.66	142.26	4.50
Concert Practice	46.00	39.83	38.12	4.50
Conferences (per day)	269.00	234.17	224.08	4.50
Dance and Disco (Drinking Functions)	569.00	494.58	473.28	4.50
Fetes / Bazaars	171.00	148.66	142.26	4.50
Funeral (per 2 hr)	68.00	59.27	56.72	4.50
Kitchen Rental	152.00	132.15	126.46	4.50
Meetings (Non-Political)	130.00	112.71	107.86	4.50
Meetings (Political)	193.00	168.09	160.86	4.50
School Functions	91.00	78.70	75.31	4.50
Service Organisations : Social Clubs / Presentations	48.00	41.78	39.98	4.50
Special Events (Decorations)	143.00	124.37	119.02	4.50
Special Events : Anniversaries / Birthdays / Gala Evenings / Kitchen Parties/Weddings	283.00	245.83	235.25	4.50
Sport and Recreation (per day)	142.00	123.48	118.26	4.50
Welfare organisation per year	158.75	138.04	132.17	4.50
Other				
Encroachment Fees	Plus VAT	Sundry Amounts	Sundry Amounts	
Rental : Commonage	Plus VAT	Sundry Amounts	Sundry Amounts	
Rental : Municipal Houses	Plus VAT	Sundry Amounts	Sundry Amounts	
Rental : Quarry	Plus VAT	Sundry Amounts	Sundry Amounts	
Rental : Sundry	Plus VAT	Sundry Amounts	Sundry Amounts	
CARAVAN PARKS & CAMPING SITES 100				
This tariff is applicable for all Caravan Parks/Camping Sites within the Kouga Jurisdictional Area				
IN SEASON **In Season includes December/January and March/April School Holidays.** **All Tariffs are per day and include 4 persons per site, and 1 Vehicle.** **Additional Costs are payable per person for more than 4 persons, and per vehicle for more than 1 vehicle**				
CARAVAN PARKS				

Stand with Electricity	505.00	439.13	439.13	0.00
Stand without Electricity	365.00	317.39	317.39	0.00
Fee per Additional Vehicle	71.00	61.74	61.74	0.00
Fee per Additional Person	71.00	61.74	61.74	0.00
Caravan Clubs (10% Discount on Normal Tariffs) **More than 10 Caravans, Maximum of 40** **More than 40 Caravans only May - November**				
Stand with Electricity	454.50	395.22	395.22	0.00
Stand without Electricity	328.50	285.65	285.65	0.00
Fee per Additional Car	63.90	55.57	55.57	0.00
Fee per Additional Person	63.90	55.57	55.57	0.00
RONDAWELS / CHALETS				
Damage Deposit	836.00	836.00	800.00	4.50
Rondawels				
2 Bed	381.00	331.58	317.31	0.00
4 Bed	528.00	458.89	439.13	0.00
Chalets				
1 Bedroom	528.00	459.12	439.35	0.00
2 Bedroom	821.00	714.18	683.43	0.00
CAMPING				
Stand with Electricity	505.00	439.13	439.13	0.00
Stand without Electricity	365.00	317.39	317.39	0.00
Fee per Additional Vehicle	71.00	61.74	61.74	0.00
Fee per Additional Person	71.00	61.74	61.74	0.00
OTHER Day Visitors Entrance Fee				
Per Vehicle (for 2 persons) per day	71.00	61.74	61.74	0.00
Per Person more than 2 per day	71.00	61.74	61.74	0.00
Beach Service Team				
Per Vehicle (for 2 persons) per day	56.80	49.39	49.39	0.00
Per Person more than 2 per day	56.80	49.39	49.39	0.00
OUT OF SEASON (50% of In-Season Tariffs)				

All Tariffs are per day and include 4 persons per site, and 1 Vehicle. **Additional Costs are payable per person for more than 4 persons, and per vehicle for more than 1 vehicle** **Discount of 30% will be allowed to pensioners out of season.** **CARAVAN PARKS**				
Stand with Electricity	252.50	219.57	219.57	0.00
Stand without Electricity	182.50	158.70	158.70	0.00
Fee per Additional Vehicle	35.50	30.87	30.87	0.00
Fee per Additional Person	35.50	30.87	30.87	0.00
Caravan Clubs (30% Discount on Normal Tariffs) **More than 10 Caravans, Maximum of 40** **More than 40 Caravans only May - November**				
Stand with Electricity	227.25	197.61	197.61	0.00
Stand without Electricity	164.25	142.83	142.83	0.00
Fee per Additional Vehicle	31.95	27.78	27.78	0.00
Fee per Additional Person	31.95	27.78	27.78	0.00
RONDAWELS / CHALETS				
Damage Deposit	836.00	836.00	800.00	4.50
Rondawels				
2 Bed	190.50	165.65	158.70	4.50
4 Bed	264.00	229.57	219.57	4.50
Chalets				
1 Bedroom	264.00	229.57	219.57	4.50
2 Bedroom	410.50	356.96	341.74	4.50
Monthly Tariff **Not Applicable In Season (Normal Tariffs Apply)** **Additional Persons pay full tariff per day** **Additional Vehicles pay full tariff per day** **Up to 31 Days and not more than 90 days** Chalets				
1 Bedroom only 3 people per chalet and 1 vehicle	3,135.00	2,726.09	2,608.70	4.50
2 Bedroom only 5 people per chalet and 1 vehicle	3,658.00	3,180.43	3,043.48	4.50
CAMPING				

Stand with Electricity	252.50	219.57	219.57	0.00
Stand without Electricity	182.50	158.70	158.70	0.00
Fee per Additional Vehicle	35.50	30.87	30.87	0.00
Fee per Additional Person	35.50	30.87	30.87	0.00
OTHER				
Day Visitors Entrance Fee				
Per Vehicle	35.50	30.87	30.87	0.00
Per Person	35.50	30.87	30.87	0.00
Beach Service Team				
Per Vehicle	28.40	24.70	24.70	0.00
Per Person	28.40	24.70	24.70	0.00
Monthly Tariff **Not Applicable In Season (Normal Tariffs Apply)** **Tariff includes 4 persons per site, and 1 Vehicle.** **Additional Persons pay full tariff per day** **Additional Vehicles pay full tariff per day**				
Up to 30 Days	3,222.00	2,801.60	2,680.96	4.50
Longer than 30 Days	2,090.00	1,817.02	1,738.77	4.50
NATURE CONSERVATION 600				
GAMTOOS RIVER MOUTH NATURE RESERVE				
Camping/Caravan Sites				
Max 6 persons p/day	110.00	95.67	95.67	0.00
Extra per person per day	29.00	25.39	25.39	0.00
Once off entrance fee	68.00	59.56	59.56	0.00
Entrance Fees				
Entrance fee	68.00	59.56	59.56	0.00
Gamtoos Mouth Home-Owners Annual Entrance Fee	299.00	259.70	259.70	0.00
Pedestrians per person or more than 6 persons per vehicle (per person)	29.00	25.39	25.39	0.00
LOERIEDAM NATURE RESERVE				
Day Visitors	29.00	25.39	25.39	0.00
Rentals				

Field study centre : per person per night	134.00	116.23	116.23	0.00
Robinson's camp : per person per day	37.00	32.54	32.54	0.00
Robinson's camp : per person per night	86.00	74.39	74.39	0.00
Education courses				
per person per course (exclude first two teachers)	65.00	56.72	56.72	0.00
per pupil per weekend	86.00	74.39	74.39	0.00
BOAT REGISTRATION FEES (River Licenses)				
Pleasure boats				
Per annum				
Multi River (Kromme, Gamtoos)	580.00	504.60	471.59	7.00
Single river	350.00	304.09	285.53	6.50
Renewable on 1 January each year				
Multi River (Kromme, Gamtoos)	410.00	356.37	330.31	7.89
Single river	265.00	230.17	213.91	7.60
Launch site Boat Permit Fee				
Per annum	-	-	947.16	-100.00
Per day	-	-	65.22	-100.00
Per 7 days	175.00	152.05	140.14	8.50
River Permits (Kromme Joint River Committee) The sliding scale is to encourage smaller boats and engines, and to discourage bigger vessels If there are multiple engines on a boat, the fee will be based on the total engine capacity				
Recreational Vessels (per annum)				
Up to 15hp	100.00	86.91	77.60	12.00
16 - 120hp	370.00	321.48	273.60	17.50
Greater than 120hp	750.00	652.20	533.28	22.30
Commercial Vessels (per annum)				
Up to 15hp	210.00	182.52	155.20	12.00
16 - 120hp	750.00	652.61	547.21	17.50
Greater than 120hp	1,470.00	1,278.31	1,066.56	22.30

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F8**

COMMUNITY SERVICES DIRECTORATE: REVISION OF TARIFFS, FEES AND CHARGES FOR THE 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request approval of the proposed tariffs, fees and charges for the 2020/21 financial year.

2. Background

Directorates, in consultation with the Chief Financial Officer are required to review fees and charges, at least once a year.

The tariffs, fees and charges have been reviewed as reflected in Annexure 'E'.

3. Recommendation

3.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, adopts the proposed tariffs, fees and charges for the Community Services Directorate, reflected as reflected in **Annexure 'E',** with effect from 1 July 2020.

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE E	2020/21	2020/21	2019/20	%
SERVICE DESCRIPTION	VAT Incl R	15% Exclusive R	15% Exclusive R	Increase
CEMETERIES 110				
This tariff is applicable for all Cemeteries within the Kouga Jurisdictional Area				
Adult graves				
Grave Plot	499.00	434.02	434.02	0.00
Dig & Fill Grave	800.00	695.61	945.64	-26.44
Dig Grave	951.00	826.89	791.28	4.50
Fill Grave	321.00	278.86	266.86	4.50
Reinter & Fill Grave	898.00	781.22	747.58	4.50
Extra Depth	207.00	179.76	172.02	4.50
Children graves				
Grave Plot	300.00	260.89	434.02	-39.89
Dig & Fill Grave	600.00	521.75	627.64	-16.87
Dig Grave	631.00	548.99	525.35	4.50
Fill Grave	212.00	184.62	176.67	4.50
Reinter & Fill Grave	594.00	516.93	494.67	4.50
Other				
Niche	133.00	115.63	110.65	4.50
Tombstone Application	259.00	225.43	215.72	4.50
Wall of Remembrance	311.00	270.12	258.49	4.50
Kerbing				
Barrier Stones per metre	358.00	310.93	297.54	4.50
Roll Over Stones per metre	264.00	229.32	219.44	4.50
ENVIRONMENTAL HEALTH 210				

APPLICATION FEES				
Business Licence	84.00	72.93	69.79	4.50
Traditional Slaughtering	141.00	122.57	117.29	4.50
Exhumations	2,198.00	1,910.58	1,828.31	4.50
CERTIFICATES				
Certificate of Acceptability/Competence	178.00	154.50	147.84	4.50
Condemnation Certificate	178.00	154.50	147.84	4.50
Health Certificate	178.00	154.49	147.84	4.50
HAWKERS STANDS PER MONTH				
Arts & Crafts	107.00	92.70	88.71	4.50
Fruit & Vegetables	160.00	139.05	133.06	4.50
Clothing Jewellery, etc	364.00	316.20	302.59	4.50
2nd Hand goods	160.00	139.05	133.06	4.50
SEASONAL HAWKERS STAND PER DAY				
Arts & Crafts	91.00	78.28	74.91	4.50
Fruit & Vegetables	152.00	131.84	126.16	4.50
Clothing Jewellery, etc	91.00	78.28	74.91	4.50
2nd Hand goods	91.00	78.28	74.91	4.50
Food stalls	267.00	231.59	221.61	4.50
ENVIRONMENTAL MANAGEMENT FEE 731				
Undeveloped erven	548.00	476.41	476.41	0.00
Domestic				
Households	46.00	39.71	39.71	0.00
Free Basic Services to Registered Indigent Consumers	-46.00	-39.71	-39.71	0.00
Multi Dwelling Units (per Unit)	46.00	39.70	39.70	0.00

Skips	220.00	191.19	191.19	0.00
Commercial				
Small	403.00	349.99	349.99	0.00
Medium	532.00	461.78	461.78	0.00
Medium (3 Removals)	677.00	588.19	588.19	0.00
Large	861.00	748.04	748.04	0.00
Skips	861.00	748.04	748.04	0.00
LIBRARY 500				
This tariff is applicable for all Libraries within the Kouga Jurisdictional Area				
Lost				
Books				
Note that this amount is determined by the value of the actual item	Plus VAT	Sundry Amounts	Sundry Amounts	
Fines				
Books				
Per day	0.35	0.31	0.30	4.50
3 Months or Longer	144.00	125.38	119.98	4.50
Photo copies				
Black				
A3	2.00	1.36	1.30	4.50
A4	1.00	0.91	0.87	4.50
Colour				
A3	18.00	15.31	14.65	4.50
A4	6.00	5.11	4.89	4.50
Other				
Visitors Administration Fee	22.00	19.39	18.55	4.50
Duplicate Membership Cards	22.00	19.39	18.55	4.50
Third replacement of cards	42.00	36.52	34.78	4.50
More than 3 replacement of Cards	63.00	54.78	52.17	4.50

Deposit Per Book (Visitors)	104.00	104.00	99.00	4.50
PARKS AND OPEN SPACES 680				
Cleaning of plots : Grass only (per m²)	4.00	3.88	3.71	4.50
: Lightly overgrown (per m²)	9.00	7.78	7.44	4.50
: Medium overgrown (per m²)	16.00	13.60	13.02	4.50
: Heavily overgrown (per m²)	27.00	23.33	22.32	4.50
Removal of branches & rubble per load not greater than 9 cubic metre	2,330.00	2,026.22	1,938.97	4.50
POUND 710				
-	-	-	-	-
Sustenance Fees -per day Horses, Cattle & Pigs	171.00	148.96	142.54	4.50
Sheep & Goats	82.00	70.93	67.88	4.50
Delivery Fee/km	37.00	32.17	30.79	4.50
Trespass - per day Horses, cattle, pigs (minimum)	350.00	304.03	290.94	4.50
Sheep, goats (minimum)	350.00	304.03	290.94	4.50
Pound fees per day				
Horses, cattle, ostriches & pigs per head	104.00	90.80	86.89	4.50
Goats and sheep per head	29.00	25.51	24.41	4.50
REFUSE 730 **REMOVAL** - **Domestic**				
Households	210.00	182.99	171.02	7.00

Free Basic Services to Registered Indigent Consumers	-210.00	-182.99	-171.02	-7.00
Multi Dwelling Units (per Unit)	159.00	137.89	128.87	7.00
Skips	2,911.00	2,531.30	2,366.09	7.00
Skips at Old Age Homes (per removal)	1,946.00	1,692.17	1,581.74	7.00
- **Commercial**				
Small	210.00	182.99	171.02	7.00
Medium	419.00	364.69	340.83	7.00
Medium (3 Removals)	1,049.00	912.37	852.69	7.00
Large	2,097.00	1,823.46	1,704.17	7.00
Skips	1,946.00	1,692.17	1,581.74	7.00
WASTE DISPOSAL - WEIGHBRIDGE - Domestic and General Waste				
Domestic and General Waste above 800kg	-	-	-	
Business Waste	-	-	-	
Industrial Waste	-	-	-	
Clean Compost				
Clean Compost above 100kg	-	-	-	
Mixed General and Garden Waste	-	-	-	
Rubble/Rock/Concrete per ton	-	-	-	
Clean Rubble and Soil				
Material suitable for use as Cover and Sorted Recyclables				
- **SUNDRY CHARGES / REMOVALS** -				
240 Litre Wheely-bin	535.00	465.23	434.79	7.00
Condemnation - removal and disposal of food, animals, etc	1,885.00	1,639.18	1,531.94	7.00
Augmentation Fees				
Refuse	3,905.00	3,395.98	3,173.81	7.00

WATERWAYS 990				
Licence Fees per Annum				
Non Riparian Levy Owners	1,866.00	1,622.60	1,448.60	12.01
(Riparian Levy Owners first boat free)				
Riparian Levy Owners (for boats in addition to first free boat)	1,642.00	1,427.83	1,360.42	4.96
Commercial Operators	4,028.00	3,502.61	2,895.17	20.98
Riparian Commercial Operators	3,283.00	2,854.78	2,719.13	4.99
Moorings				
Permanent Moorings				
Annually	7,177.00	6,240.87	6,241.05	-0.01
Bi-Annually	5,265.00	4,578.26	4,161.66	10.01
Non Permanent Moorings				
Monthly	3,001.00	2,609.57	2,174.91	19.99
Riparian Levy				
Per Annum	4,380.00	3,808.70	2,935.52	29.75
(Riparian Levy Owners first boat licence free)	-1,866.00	-1,622.60	-1,448.60	-29.75
Sundry Income	Plus VAT	Sundry Amounts	Sundry Amounts	
Temporary Permits				
One Day	200.00	173.91	151.32	14.93
Two to Seven Days	1,300.00	1,130.43	982.55	15.05

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F9**

PROPOSED WATER AND SANITATION TARIFF INCREASES FOR 2019/20 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request approval for the proposed tariff increases for the Water and Sanitation Services for the 2020/21 financial year.

A. Water Tariff, Fees and Charges

2. Background

Factors that were taken into account in determining the required increases for 2020/21, were the following:

- Tariff increases should be sufficient to support the budget.
- Fees and charges should be cost reflective.
- The tariff increase imposed by the Nelson Mandela Bay Metropolitan Municipality, as the municipality purchases water from the Metro.

It is thus recommended that the proposed water tariffs, fees and charges for 2020/21 be increased by 8,10 %.

It is to be noted that the bulk water tariff charged by the Nelson Mandela Bay Metro to the Kouga Municipality, has increased from R7.31 in the 2020/21 financial year to R7.91 (excluding VAT) per kilolitre.

B. Sewerage Tariffs, Fees and Charges

3. Background

Factors that were taken into account in determining the required tariff increases for 2020/21 were the following:

- Tariff increases should be sufficient to support the budget.
- Fees and charges should be cost reflective.

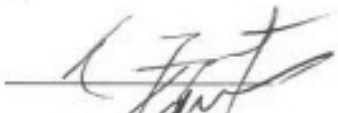
It is thus recommended that the proposed sewerage tariffs, fees and charges be increased by 7%.

4. Recommendation

4.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003 approves the tariffs, fees and charges in respect of Water and Sanitation Services under the control of the Municipality's Infrastructure & Engineering Directorate as reflected in **Annexure 'F'**, with effect from 1 July 2020.



Item prepared by: Manager Revenue



Item approved by: Chief Financial Officer



Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE F	2020/21	2020/21	2019/20	%
SERVICE DESCRIPTION	VAT Inclusive	15% Exclusive	15% Exclusive	Increase
	R	R	R	
PUBLIC WORKS 720				
Augmentation Fees				
Roads and Storm Water	6,344.00	5,516.49	5,278.94	4.50
SANITATION 750				
CHARGE (MONTHLY)				
Buckets	166.00	144.40	134.95	7.00
Free Basic Services to Registered Indigent Consumers	-166.00	-144.40	-134.95	-7.00
SEWERAGE 780				
The sewerage charges are calculated on two main components per erf.				

The first portion is based on a fixed cost for each erf and the second portion is based on actual measured water consumption (hydraulic portion) for an erf.

Fixed Charge

The Fixed Charge provides for costs on the sewerage operating budget such as charges for capital loan and interest payments and provision for a capital reserve fund. This cost is indicative of the installation /construction, rehabilitation and eventual replacement cost of the infrastructure. The cost is fixed for every property which has access to the municipal sewerage system irrespective of the property being vacant (no buildings) or, if the property uses the existing system, including the suction tanker service.

The fixed cost component is therefore payable irrespective of the service being used by the consumer or not, therefore this charge willl effectively replace the current "Availability Fee".

The fixed charged per erf is based on the sewage conveyance and treatment cost for an average monthly water consumption per erf which is exceeded by 80% of consumers in the particular category.

Hydraulic Charge

The proposed tariff will also obviate anomalies which exist currently whereby owners of properties in some consumer categories are heavily subsidising users in other categories. With the present tariff in certain instances domestic consumers are also subsidising commercial consumers.

The tariff will uniformly apply to all categories of consumers (Sewerage Service) throughout the municipality. Sewage discharge will be calculated on actual metered water consumption that will be reduced by a "discharge factor" i.e, the ratio of kilolitres sewage discharged by each category of consumer, to be determined by the Director: Technical Services. Whilst a standard tariff per kl of sewage will be levied, the discharge factor applicable to the different categories may differ.

The formula used to arrive at the new hydraulic tariff, is as follows:

P = KVC where,
P = sewerage charge in Rand
K = effluent discharge factor
V = volume(kl) of potable water consumed
C = prescribed charge in Rand

Rebate of 10% for –
Bulk Consumers/ Private Developments >2Ha, restricting admission, which pay bulk and "on-sell" to patrons within the development and which develop and maintain their own infrastructures.

See table detailing categories and discharge factors below.

The hydraulic portion of the sewerage charge consists of two components :

Minimum Consumption Charge
This is the portion of the sewerage charge to provide for firm operating costs such as salaries, plant and equipment, etc and certain general expenses. The charge is the average cost per erf for a particular category and is based on the firm/fixed cost incurred by the Sewerage Service to operate the sewerage system irrespective of what volume of sewage is conveyed and treated.

The minimum consumption charge is therefore also necessary irrespective of the service being used by the consumer continuously or infrequently.

The first part of the hydraulic charge is calculated on a percentage of the minimum water consumption specified per erf for each category

As from the 2013/2014 Financial Year, this cost has been included in the Fixed Charge Component

Variable Consumption Charge

This is the portion of the sewerage charge to provide for the operating costs that vary depending on the amount/extent of consumption. Electricity consumption, pump maintenance and repairs, etc are typical costs that increase when the sewage flow increases.

Nevertheless, during prolonged periods of low flow e.g. during a drought when water restrictions apply, the operating cost can actually increase although less sewage is discharged. Due to low flow the frequency of sewer blockages increases which requires more frequent sewer cleaning with high pressure jetting equipment as a preventative measure.

The second part of the hydraulic portion is calculated on the water consumption in excess of the specified minimum volume up to a specified maximum consumption per erf for domestic categories. No maximum consumption applies to commercial categories.

Sewerage Tariff Categories and Discharge Factors

	Discharge Factor (K) (T04)	Minimum Volume (kl/month) (T05)	Maximum Volume (kl/month) (T06)	Maximum Volume (kl/month) (T06)
Offices (Com1)	98%	10	No Max.	No Max.
Offices				
Restricted Business A (Com2)	98%	15	No Max.	No Max.
Funeral Parlours				
Licensed Bottle Stores / Pubs / Taverns				
Offices				
Supermarkets				

Shops					
Restricted Business B (Com3)	95%	15	No Max.	No Max.	
Day-Care Centres					
Medical Uses					
Places of Entertainment					
Service Stations					
Motor Showrooms					
Places of Instruction					
Special Businesses (Com4)	95%	15	No Max.	No Max.	
Licensed Hotels					
Licensed Restaurants					
Special Businesses					
Warehouses					
Workshops					
Resorts (Com5)	60%	15	No Max.	No Max.	
Caravan Parks					
Camping Sites					
Holiday Housing					
Holiday Accommodation					
Tourist Facilities					
Nurseries					
General Industrial (Ind1)	95%	15	No Max.	No Max.	
General Dry Industries					
Public Garages					
Service Stations					
Warehouses					
Noxious Industrial (Ind2)	98%	15	No Max.	No Max.	
Noxious Use Industries					
Special Businesses					

Noxious Industrial (Ind2) **(T09)** Agreement - Woodlands Dairy	80%	15	No Max.	No Max.	
Educational (Ins1) Places of Instruction	95%	15	-	-	
Institutional (Ins2) Clinics Institutions for medical care or treatment Hospitals Institutions Public and Government facilities Sanatoriums	98%	15	No Max.	No Max.	
Single Residential B (Res1) Dwelling Houses Day-Care Centres Creches Guest Houses Home Enterprises Places of Worship	70%	10	50	50	
Single Residential A (Res2) Informal Shelters Permanent Low Cost Dwellings	80%	12	50	50	
Group Housing (Res3) Retirement Villages Town Housing	80%	10	50	50	
General Residential (Res4) Flats	95%	6	50	50	
General (Gen1) Undetermined	95%	10	No Max.	No Max.	
Bulk / Private Developments (Bulk)	70%	No Min.	No Max.	No Max.	

Unmetered Potable Water Supply (Unmetered)	80%		Unmetered	Unmetered	

On all property, pending valuation, upon which a structure as defined herunder has been erected, a fixed monthly charge shall be paid by the registered owner of the property, or if there is no registered owner (informal area), then by the occupier of the property

Formal Structure with Waterborne Sewerage

Informal Structure with Waterborne Sewerage

AVAILABILITY CHARGE (PER ANNUM)

Charges applicable to erven that are not connected to the sewerage network, but which could reasonably be connected to the network:

Residential (per annum)	1,634.78	1,421.55	1,328.55	7.00
Commercial (per annum)	2,965.94	2,579.08	2,410.36	7.00
FIXED CHARGE (MONTHLY) **COMMERCIAL**				
Commercial 1 - Offices	424.77	369.37	345.20	7.00
Commercial 2 - Restricted Business A	504.05	438.30	409.63	7.00
Commercial 3 - Restricted Business B	496.57	431.80	403.55	7.00
Commercial 4 - Special Business	496.57	431.80	403.55	7.00
Commercial 5 - Resorts	409.82	356.36	333.05	7.00

INDUSTRIAL				
Industrial 1 - General Industrial	496.57	431.80	403.55	7.00
Industrial 2 - Noxious Industrial	504.05	438.30	409.63	7.00
Industrial 2 - Noxious Industrial - Agreement - Woodlands Dairy (45% Discount)	274.81	241.06	225.29	7.00
INSTITUTIONAL				
Institutional 1 - Educational (Schools)	756.82	658.10	615.05	7.00
Institutional 1 - Educational (Hostels)	756.82	658.10	615.05	7.00
Institutional 2 - Institutions	504.05	438.30	409.63	7.00
DOMESTIC/RESIDENTIAL				
Residential 1 - Freehold Title	260.25	226.30	211.50	7.00
Free Basic Services to Registered Indigent Consumers	- 260.25	- 226.30	- 211.50	7.00
St Francis Bay (Previously Annual Payers of SEWER LEVY) - No Variable Charge	260.25	226.30	211.50	7.00
Free Basic Services to Registered Indigent Consumers	- 260.25	- 226.30	- 211.50	7.00
Residential 2 - Low Cost Housing	175.00	152.17	142.21	7.00

Free Basic Services to Registered Indigent Consumers	- 175.00	- 152.17	- 142.21	7.00
MULTIPLE DWELLINGS (Multiply Charge by number of Units)				
Residential 3 - Group Housing	276.70	240.61	224.87	7.00
Residential 4 - General Residential	240.81	209.40	195.70	7.00
GENERAL				
Undetermined	341.02	296.54	277.14	7.00
BULK				
NO Fixed Charge is levied. 10% Rebate on Hydraulic Charge Private Developments	Plus VAT	-10%	-10%	
UNMETERED				
Potable Water Supply	145.08	126.16	117.90	7.00
Free Basic Services to Registered Indigent Consumers	-145.08	-126.16	-117.90	-7.00
VARIABLE CHARGE (HYDRAULIC CHARGE)				
All Users	16.55	14.39	13.45	7.00

TRADE EFFLUENT SURCHARGE

The Trade Effluent Surcharge shall be paid in addition to the normal hydraulic and fixed charges which apply for each property.

(a) The monthly charge payable by the owner or occupier of any trade premises in respect of any trade effluent discharged into the Council's sewers shall be assessed by the Council on a monthly basis and shall be notified to such owner or occupier at the end of each month and shall be charged in accordance with the formula in paragraph (c) below.

The Council shall base its monthly charge on the highest COD of one or more samples collected from the trade effluent samples point.

(b) In case of trade premises from which effluent is discharged into the Council's sewer for the first time a charge shall be payable in respect of the interim period between the date of the first discharge and the last day of the month. Such charge shall be assessed in accordance with the formula prescribed in paragraph(c) below.

(c) The charge payable in terms of paragraph (a) and (b) above shall be assessed according to the formula : R=Vx[CA + B] + C X S X 10~-3]

where :

R = The treatment cost.

V = The volume of industrial effluent discharged from the premises during the cycle concerned in cubic metres

A&B = The capital cost (interest and redemption) plus maintenance cost for the cycle concerned on the pipe system as used by the concerned consumer divided by the total flow for the cycle. The value of A being **74.43(excl VAT)** cents per cubic meter. The value of B being **64.32(excl VAT)** cents per cubic meter.

C = The cost of treating one cubic meter of waste water. The value of C being **40.95(excl VAT)** cents per cubic meter.

S = The average chemical oxygen demand in mg/l measured on the industrial effluent during the cycle

(d) In the absence of any direct measurements, the volume quantity of trade effluent discharged into the sewer each month from any trade premises shall be estimated and determined by Council from the monthly quantity of water consumed on the premises concerned, whether obtained from the Council or from other sources, due allowance being made for water used for domestic purposes, water lost by reaction and water present in the final products manufactured.

SUCTION TANKER SERVICE				
Domestic (per load)				
Cape St Francis/Oyster Bay/St Francis Bay	1,033.52	898.71	839.92	7.00
Hankey/Patensie	345.50	300.44	280.78	7.00
Humansdorp	441.23	383.68	358.58	7.00
Jeffreys Bay	345.50	300.44	280.78	7.00
Commercial (per load)				
Cape St Francis/Oyster Bay/St Francis Bay	1,033.52	898.71	839.92	7.00
Hankey/Patensie	369.43	321.25	300.23	7.00
Humansdorp				
Other	441.23	383.68	358.58	7.00
School, TB Hospital	755.32	656.80	613.83	7.00
Jeffreys Bay	345.50	300.44	280.78	7.00
Rural Areas				

Per Load	1,033.52	898.71	839.92	7.00
Plus per km	50.85	44.22	41.33	7.00
DISPOSAL VIA ROAD HAULAGE (R per KL)				
Tanker Disposal of Sewerage (NOT Exceeding Domestic Strength)	411.66	357.96	334.55	7.00
Tanker Disposal of Sewerage (Exceeding Domestic Strength)	Plus VAT	Cost	Cost	
Tanker Disposal of Potable Toilet Sewerage (NOT Exceeding Domestic Strength)	89.20	77.56	72.49	7.00
Tanker Disposal of Potable Toilet Sewerage (Exceeding Domestic Strength)	Plus VAT	Cost	Cost	
Application for Disposal Permit (Per Year)	686.10	596.61	557.58	7.00
SUNDRIES				
Connection fees				
Econ Short	2,125.37	1,848.15	1,727.24	7.00
Econ Long	3,520.84	3,061.60	2,861.31	7.00
Households	3,520.84	3,061.60	2,861.31	7.00
Blockage fees				
During Office Hours	626.69	544.95	509.30	7.00
After Hours & Weekends	1,018.56	885.71	827.76	7.00
Augmentation Fees				

Sewerage	31,732.00	27,592.86	25,787.72	7.00
WATER **980**				
AVAILABILITY CHARGE (PER ANNUM)				
Undeveloped erven	2,406.00	2,091.92	1,935.17	8.10
CONNECTION FEES				
15 mm	8,745.00	7,604.64	7,034.82	8.10
20 mm	8,745.00	7,604.64	7,034.82	8.10
32 mm	8,998.00	7,824.77	7,238.45	8.10
50 mm	22,636.00	19,683.46	18,208.57	8.10
75 mm	40,972.00	35,627.40	32,957.82	8.10
100 mm	45,988.00	39,989.50	36,993.06	8.10
Others	Plus VAT	COST +20%	COST +20%	
Pre-paid (25mm)	Plus VAT	COST +20%	COST +20%	
Augmentation Fees				
Water	30,785.00	26,769.24	24,763.40	8.10

CONSUMER DEPOSITS				
Domestic				
Owners		386.00	357.00	8.10
Tenants & High Density Housing		771.00	713.00	8.10
Sub-Economic		263.00	243.00	8.10
Commercial		2,574.00	2,381.00	8.10
or equal to one month's account as rendered or as determined by the CFO calculated on the average of the account.				
BASIC/MINIMUM MONTHLY CHARGE				
Domestic				
Kouga	139.78	121.54	112.44	8.10
Free Basic Services to Registered Indigent Consumers	-139.78	-121.54	-112.44	-8.10
Kouga > 25 mm Connection	243.83	212.03	196.14	8.10
Free Basic Services to Registered Indigent Consumers	-243.83	-212.03	-196.14	-8.10
Sectional Title Developments comprising of ONLY domestic units				
Kouga	139.78	121.54	112.44	8.10
Commercial				
Kouga	139.78	121.54	112.44	8.10
Kouga > 25 mm Connection	243.82	212.02	196.13	8.10
Old Age Homes				

Ons Tuiste (Humansdorp) (Includes 1st 400Kl)	139.78	121.54	112.44	8.10
Commercial (High Density) **Sectional Title Developments comprising of ONLY commercial units** Kouga	139.78	121.54	112.44	8.10
Sectional Title Developments comprising of BOTH commercial and domestic units Kouga	139.78	121.54	112.44	8.10
Treated Sewerage Water Kouga	214.32	186.37	172.40	8.10
Industrial Kouga	243.83	212.03	196.14	8.10
Rural (Farm Worker's Houses)				
(Tariff for rural consumers includes a surcharge of 25%). Kouga				
1 house	164.63	143.15	132.43	8.10
2 - 5 houses	402.24	349.78	323.57	8.10
6 - 10 houses	1,070.06	930.49	860.77	8.10
11 - 25 houses	2,346.69	2,040.60	1,887.69	8.10
Rural (NMBMM Tariff) Kouga	164.63	143.15	132.43	8.10
Schools				

Kouga	139.78	121.54	112.44	8.10
Sportsfields				
Kouga	139.78	121.54	112.44	8.10
CONSUMPTION (Units/kl)				
Free Units per month				
For indigent consumers officially registered at the Kouga Municipality the first 12kl of water consumption per 30 day period will be afforded free of charge				
Allocated to all EQS Recipients as Rebate		12.00	12.00	
PART A - Applicable during times of Normal Water Availability				
SCALE A - Domestic				
Single Dwelling Houses - Metered seperately				
0 - 12	13.15	11.44	10.58	8.10
13 - 25	13.82	12.01	11.11	8.10
26 - 45	16.72	14.54	13.45	8.10
46 - 65	27.21	23.66	21.88	8.10
66 - 85	37.51	32.62	30.17	8.10
86+	46.08	40.07	37.07	8.10
SCALE B - High Density Consumers				
Flats, Town Houses and other Sectional Title Developments on stands with more than two dwellings, not metered separately				

(kl per unit multiply number of units per 30 days' period)				
0 - 12	13.15	11.44	10.58	8.10
13 - 25	13.82	12.01	11.11	8.10
26 - 45	16.72	14.54	13.45	8.10
46 - 65	27.21	23.66	21.88	8.10
66 - 85	37.51	32.62	30.17	8.10
86+	46.08	40.07	37.07	8.10
SCALE C - Bulk Consumers, Closed Developments, Agricultural Holdings and Farm Portions used for Residential Purposes (Excluding Customers under Scale B)				
Making use of Municipal Infrastructure				
Bulk Consumer: A consumer who on average over a 30 day period, consumes no less than 2500 kl of water. A Minimum amount of 1250 kl is reserved and will be levied as a monthly usage. (A quantity charge for water consumed since the previous meter reading as follows) :				
0 - 1250	13.15	11.44	10.58	8.10
1251 - 5000	13.15	11.44	10.58	8.10
5001 - 7500	16.42	14.28	13.21	8.10
7501+	33.94	29.51	27.30	8.10

SCALE D - Bulk Consumers, Developments used for Residential Purposes within the Kouga Municipal Area of Jurisdiction, who provide and maintain their own Bulk and Internal Infrastructure and obtain treated water from the Metro Supply Pipeline				
(Part of Allocated Quota to Kouga Municipality from NMBMM)				
Metro Bulk Tariff per kilolitre Plus 15% Surcharge (T11)	9.09	7.91	7.31	8.10
SCALE E - All consumers who do not fall under Scale A,B,C and D				
Industrial	19.73	17.15	15.87	8.10
Commercial	13.15	11.44	10.58	8.10
Treated Sewerage water	7.59	6.60	6.10	8.10
Rural (Farm Worker's Houses)	16.45	14.31	13.23	8.10
Rural (NMBMM Tariff)	9.09	7.91	7.31	8.10
Schools	13.15	11.44	10.58	8.10
Sportsfields	13.15	11.44	10.58	8.10
PART B - Applicable during times of water shortage when the situation is critical but not an emergency				
SCALE A - Domestic				
Single Dwelling Houses - Metered seperately				
0 - 12	13.15	11.44	10.58	8.10

13 - 18	19.06	16.57	15.33	8.10
19 - 30	30.32	26.37	24.39	8.10
31+	37.64	32.73	30.28	8.10
SCALE B - High Density Consumers				
Flats, Town Houses and other Sectional Title Developments on stands with more than two dwellings, not metered separately (kl per unit multiply number of units per 30 days' period)				
0 - 12	13.15	11.44	10.58	8.10
13 - 18	19.06	16.57	15.33	8.10
19 - 30	30.32	26.37	24.39	8.10
31+	37.64	32.73	30.28	8.10
SCALE C - Bulk Consumers, Closed Developments, Agricultural Holdings and Farm Portions used for Residential Purposes (Excluding Customers under Scale B)				
Making use of Municipal Infrastructure				
Bulk Consumer : A consumer who on average over a 30 day period, consumes no less than 2500 kl of water. A Minimum amount of 1250 kl is reserved and will be levied as a monthly usage. (A quantity charge for water consumed since the previous meter reading as follows) :				
0 - 1250	18.42	16.02	14.82	8.10

1251 - 5000	18.42	16.02	14.82	8.10
5001 - 7500	25.77	22.41	20.73	8.10
7501+	37.38	32.50	30.06	8.10
SCALE D - Bulk Consumers, Developments used for Residential Purposes within the Kouga Municipal Area of Jurisdiction, who provide and maintain their own Bulk and Internal Infrastructure and obtain treated water from the Metro Supply Pipeline				
(Part of Allocated Quota to Kouga Municipality from NMBM)				
Metro Bulk Tariff per kilolitre Plus 15% Surcharge (T11)	9.09	7.91	7.31	8.10
SCALE E - All consumers who do not fall under Scale A,B,C and D				
Industrial	26.40	22.95	21.23	8.10
Commercial	17.71	15.40	14.24	8.10
Treated Sewerage water	9.09	7.91	7.31	8.10
Rural (Farm Worker's Houses)	21.62	18.80	17.39	8.10
Rural (NMBMM Tariff)	9.09	7.91	7.31	8.10
Schools	17.09	14.86	13.75	8.10
Sportsfields	17.09	14.86	13.75	8.10

PART C - Applicable during times of water shortage emergency				
SCALE A - Domestic				
Single Dwelling Houses - Metered seperately				
0 - 12	17.25	15.00	13.88	8.10
13+	43.52	37.85	35.01	8.10
SCALE B - High Density Consumers				
Flats, Town Houses and other Sectional Title Developments on stands with more than two dwellings, not metered separately				
(kl per unit multiply number of units per 30 days' period)				
0 - 12	17.25	15.00	13.88	8.10
13+	43.52	37.85	35.01	8.10
SCALE C - Bulk Consumers, Closed Developments, Agricultural Holdings and Farm Portions used for Residential Purposes (Excluding Customers under Scale B)				
Making use of Municipal Infrastructure				
Bulk Consumer : A consumer who on average over a 30 day period, consumes no less than 2500 kl of water. A Minimum amount of 1250 kl is reserved and will be levied as a monthly usage.				
(A quantity charge for water consumed since the previous meter reading as follows) :				
0 - 1250	27.66	24.05	22.25	8.10
1251 - 5000	27.66	24.05	22.25	8.10

5001 - 7500	34.53	30.02	27.77	8.10
7501+	47.36	41.18	38.09	8.10
SCALE D - Bulk Consumers, Developments used for Residential Purposes within the Kouga Municipal Area of Jurisdiction, who provide and maintain their own Bulk and Internal Infrastructure and obtain treated water from the Metro Supply Pipeline				
(Part of Allocated Quota to Kouga Municipality from NMBM)				
Metro Bulk Tariff per kilolitre Plus 25% Surcharge (T11)	11.30	9.82	9.09	8.10
SCALE E - All consumers who do not fall under Scale A,B,C and D				
Industrial	26.63	23.16	21.42	8.10
Commercial	18.01	15.66	14.49	8.10
Treated Sewerage water	9.12	7.93	7.34	8.10
Rural (Farm Worker's Houses)	21.62	18.80	17.39	8.10
Rural (NMBMM Tariff)	11.30	9.82	9.09	8.10
Schools	17.09	14.86	13.75	8.10
Sportsfields	17.09	14.86	13.75	8.10
MISCELLANEOUS FEES AND CHARGES				
-				

Water Loss owing to damage to the Municipal Water-Pipe System and/or Installations				
Pipes with a diameter of 50mm or less	1,936.68	1,684.07	1,557.88	8.10
Pipes with a diameter larger than 50mm up to and including 100mm	4,395.19	3,821.90	3,535.52	8.10
Pipes with a diameter larger than 100mm up to and including 250mm	19,764.36	17,186.40	15,898.61	8.10
Pipes with a diameter larger than 250mm up to and including 400mm	48,302.00	42,001.74	38,854.52	8.10
Pipes with a diameter larger than 400mm	82,113.86	71,403.36	66,053.06	8.10
Repair Charges of damage to the Municipal Water-Pipe System and/or Installation by other people				
Pipes with a diameter of 50mm or less	4,044.19	3,516.69	3,253.18	8.10
Pipes with a diameter larger than 50mm up to and including 100mm	5,772.76	5,019.79	4,643.65	8.10
Pipes with a diameter larger than 100mm up to and including 250mm	8,728.25	7,589.78	7,021.07	8.10
Pipes with a diameter larger than 250mm up to and including 400mm	16,383.32	14,246.37	13,178.88	8.10
Pipes with a diameter larger than 400mm	20,405.77	17,744.15	16,414.57	8.10
Water used for Fire-Fighting				
Quantity charge per kilolitre	31.06	27.01	24.99	8.10
Reconnection fee	734.60	638.78	590.92	8.10
Special meter readings	486.11	422.70	391.03	8.10
Service Calls				

During office hours	542.02	471.32	436.01	8.10
After office hours	1,080.94	939.94	869.51	8.10
Testing of meters (deposit 3% error on either side)	1,486.29	1,292.42	1,195.58	8.10
To relocate or lower a connection with a maximun nominal diameter of 25 mm				
Maximum distance of 5 m	1,643.15	1,428.82	1,321.76	8.10
Further than 5 m	2,519.08	2,190.50	2,026.37	8.10
To relocate or lower a connection with a nominal diameter larger than 25 mm				
Deposit		6,637.00	6,139.00	8.10
Cost	Plus VAT	Cost	Cost	
To relocate a fire hydrant in the road reserve				
Less than 2 m from original position	5,123.57	4,455.28	4,121.45	8.10
2 m or more from original position	11,946.21	10,388.01	9,609.63	8.10
To install a new fire hydrant in the road reserve				
Deposit		14,446.00	13,363.00	8.10
Cost	Plus VAT	Cost	Cost	
Discontinuation or restriction of the Water Services owing to the Failure of Payment				
Disconnection/restriction to a dwelling-house	1,388.17	1,207.10	1,116.65	8.10
Disconnection/restriction for other water connections , excluding dwelling-houses	4,744.63	4,125.76	3,816.62	8.10

Service Cost Supervision Labour Cost per hour	569.98	495.63	458.49	8.10
Assistant per hour	287.32	249.84	231.12	8.10
TLB per hour (Including travel time)	948.93	825.15	763.32	8.10
LDV per kilometre	37.27	32.41	29.98	8.10
Truck per kilometre	52.80	45.92	42.48	8.10
"Unauthorised water consumption" means water that is not registered by the Kouga Municipality's water meter for any reason whatsoever (Water used for fire-fighting and/or unmetered water used from the Kouga Municipality's system with the written consent of the Technical Services Directorate, is deemed to be authorised water use)				

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM: 20/06/F10**

ELECTRICITY TARIFF INCREASES: 2020/21 FINANCIAL YEAR

This item will to be deferred as NERSA have not yet approved and published the final tariff.



ANNEXURE G		2020/21	2020/21	2019/20	%
SERVICE DESCRIPTION		VAT Inclusive R	15% Exclusive R	15% Exclusive R	Increase
ELECTRICITY	**190**				

FOREWORD

The tariffs and charges given hereafter are subject to revision from time to time and confirmation thereof must be obtained from the Electrical Department.

ABBREVIATIONS

A – Ampere
ADMD – After Diversity Maximum Demand (BDMD x Diversity)
BDMD - Before Diversity Maximum Demand (usually at supply meter)
EBSST – Electricity Basic Support Services Tariff

ERU – Equivalent Residential Unit

FBE – Free Basic Electricity
kWh – Kilowatt-hour or also referred to as units
kvarh – Reactive kilovolt-ampere-hour

kVA – kilovolt-ampere

kV – kilovolt
NERSA – National Energy Regulator of South Africa

NMD – Notified Maximum Demand

PF – Power Factor

R – Rand
TEE – Town Electrical Engineer or Head of Electrical Department

TOU – Time of Use

V – Volt

DEFINITIONS

(Active) Energy Charge – charge per kWh of electrical energy supplied in the month. The Active Energy Charge for TOU tariffs is differentiated into high-demand (June to August) and low-demand (September to May) seasons.

Council – Kouga Municipal Council

Environmental Levy – a government levy charged on electricity produced by non-renewable generators. It is applied to the total kWh supplied to the customer in the month. This levy is included in the tariffs hereafter.

Equivalent Residential Unit – is considered to be a Residential Consumer with a 45 Amps single phase (10,35kVA) supply at 230 Volts nominal.

Free Basic Electricity – 50 Free units per month of electricity are given to consumers who qualify for the Electricity Basic Support Services Tariff in terms of Council's policy. These units are only applicable to the first purchase every month, and are not transferable from one month to another.		50.00	50.00	

Municipality – Kouga Municipality

Maximum demand - the highest averaged demand measured in kVA during a 30 minute integrating period during all time periods.
Network Access Charge – charge payable per month for the highest of either the NMD (minimum 60kVA) or the highest maximum demand reading during the previous 12 months.
Network Demand Charge – charge payable per month for the chargeable demand supplied per month. No Network Demand Charge is applicable during Off-peak periods for TOU tariff.

Notified Maximum Demand - the maximum demand notified in writing by the Customer and accepted by the Municipality.
Power factor – the ratio of kW to kVA measured over the same integrating period.
Single phase supply – a 50Hz AC supply at 230V rms phase to neutral. The neutral carries the full load current.
Three phase supply – a 50Hz AC supply at 230V rms phase to neutral; 400V rms phase-to-phase (120 degree phase displacement).
Time-of-Use (TOU) tariff – a tariff that has different energy rates for the same tariff component during different time periods (peak, standard and off-peak) and seasons (high and low demand) in order to reflect the shape of Eskom's long-run marginal energy cost of supply at different times more accurately.

Reactive Energy Charge – charge applicable for every kvarh registered in excess of 30% (0,96 PF) of the kWh supplied during Peak and Standard periods. The excess reactive energy is determined per 30 minute integrating period and accumulated for the month and will only be applicable during the high demand season (June to August).				
AVAILABILITY CHARGE				
Charges applicable to erven that are not connected to the electricity supply network, but which could reasonably be connected to the network:				
Residential (per annum)	3,511.00	3,052.56	2,873.00	6.25
Commercial (per annum)	7,295.00	6,343.11	5,969.98	6.25
CONNECTION FEES				
Single Phase	10,453.00	9,088.93	8,554.28	6.25
Three Phase	Plus VAT	Cost + 20%	Cost + 20%	
Other Connections	Plus VAT	Cost + 20%	Cost + 20%	
Temporary Connection				
Normal connection fee (See above) **PLUS**				
Non refundable surcharge/extra cost				
Kouga	783.00	680.12	640.11	6.25
PrePaid Connections				
Purchase of Prepayment Meter (Cost + 25%)				
Single Phase	1,537.00	1,335.89	1,257.30	6.25
Three Phase	6,150.00	5,347.80	5,033.22	6.25
Upgrade existing connection	Plus VAT	Cost + 20%	Cost + 20%	
A Transformer Fee and/or an Augmentation Levy will be payable in addition to the above connection and upgrading fees, where applicable.				
Transformer Fee				
The Transformer Fee is the pro-rata contribution a Developer or Consumer makes towards sharing the cost of an existing distribution substation of which some of the spare transformer capacity is utilised to make the supply available. The Transformer Fee is a cost per kVA and is based on the additional kVA required by an existing consumer over and		Sundry Amounts	Sundry Amounts	

above the present supply capacity, or the total kVA required by a new Development less the existing allocated capacity, if applicable.				
The kVA charge is based on the cost of a typical substation, i.e. average size 315kVA miniature substation including an 11kV ring main unit, plinth and earthing. The cost also includes the installation cost and municipal planning and administration charges. It further assumes that the average supply capacity is 80% of the substation's rating. The cost per kVA is therefore equal to the substation cost divided by 80% of 315kVA. The estimated cost of the typical substation and the charge per kVA is determined annually at the beginning of each financial year by Treasury with the assistance of the Electrical Department.				
After an application has been received, the Electrical Department will calculate the required kVA on which the charge will be applied. The required kVA will be based on the Developer or Consumer's After Diversity Maximum Demand (ADMD) at substation level.				
Based on substation cost	586,024.00	509,585.88	479,610.24	6.25
Charge per kVA	2,327.00	2,023.40	1,904.38	6.25

Augmentation Levy

The Augmentation Levy is a new Development's contribution towards the upgrading of Kouga Municipality's Primary Electricity Distribution Network to make provision for the load which this development will impose on it.

Developments for which the levy shall apply are:

- Major developments
- Small townships and minor developments
- Minor subdivisions and applications

for an increased supply

The Primary Network is taken to comprise those parts of the network whose function it is to deliver electrical energy from the Eskom Point of Supply to the various load centres within the Municipality's licensed area of supply. It includes the feeders from the Point of Supply to the Main Intake Substation/s, the latter substation and all major substations used to switch and control the supply of electricity, and the overhead lines and underground cables linking these substations.

The key principles for applying the Augmentation Levy are: ● Private developments must not place any financial burden on existing residents and consumers.				

● Developers must be treated fairly and neither they, nor residents in new townships should be made to subsidise existing residents. In calculating the levy, the aim is to establish an equivalent average charge per Equivalent Residential Unit (ERU). The average cost per ERU is determined by pricing a model of the Primary Network, which is as close as possible to the actual network, and then divide it by the ERU's it can supply. The total charge to the Development will be the calculated number of ERU's of the Development multiplied by the Charge/ERU. An ERU is considered to be a Residential Consumer with a 45 Amps single phase (10,35kVA) supply at 230 Volts nominal.					
The Factors/Formulae used to calculate the number of ERU's are contained in the following table					
Description	**No. Of ERU's**				
Domestic Erf/Consumer: (30 to 60A)					
New Developments:					
BDMD = 45A (10,35 kVA) single phase	1				
BDMD > or < 45A single phase but limit to 60A	Amps required ¸ 45				
BDMD = 45A three phase	3				
BDMD > or < 45A three phase but limit to 60A	Amps per phase ¸ 45 x 3				
Existing Consumers:					
Upgrade from tariff circuit breaker £ 60A single phase to £ 60A three phase	2				
Commercial Erf/Consumer: (30 to 100A)					
New Developments:					

BDMD = 45A single phase	1 x 0,5 (Nf) = 0,5				
BDMD > or < 45A but limit to 60A single phase	Amps required ¸ 45 x 0,5 (Nf)				
BDMD = 45A three phase	3 x 0,5 (Nf) = 1,5				
BDMD > or < 45A but limit to 100A three phase	Amps/phase required ¸ 45 x 3 x 0,5 (Nf)				
Existing Consumers:					
Upgrade from tariff circuit breaker £ 60A single phase to ³ 30A but £ 100A three phase	[Amps per phase required ¸ 45 x 3 x 0,5 (Nf)] - 0,5				
Upgrade from tariff circuit breaker ³ 30A three phase to £ 100A three phase	[Amps per phase required ¸ 45 x 3 x 0,5 (Nf)] – [Present amps ¸ 45 x 3 x 0,5 (Nf)]				
Bulk Supply Erf/Consumer (³ 60 kVA)					
New Developments:	(Notified Demand in kVA x Nf) ¸ (10,35 x Df)				
Existing Consumers:					
Increase Notified Demand	[(New Notified Demand in KVA - Notified Demand in Agreement) x Nf] ¸ (10,35 x Df)				

45 - ERU amps (10,35 kVA)				
3 - No of Phases				
0,5 - Average Network Factor for commercial consumers				
Nf - The symbol "Nf" signifies the Network Factor and is used in the formulae for Commercial and Bulk Supply consumers to take into account that their peak demand may not coincide with the peak demand on the core network. For Commercial consumers this was taken as an average of 0,5. No value is given for the Network Factor (Nf) for Bulk Supply Consumers since this varies substantially depending on the type of load, and since there are fewer Consumers in this category it is not fair to use an average value. The limits will, however, be between 0,5 for say a commercial/industrial type of development with 50% of its peak load coinciding with the core network peak, and 1 (one) for say a domestic development where 100% of its peak load coincides with the core network's peak. The value for a particular development can, however, be anywhere between these limits and will be determined by the Head of the Electrical Department or his appointed Consulting Engineer.				
Df - Diversity Factor between BDMD and ADMD determined by Head of the Electrical Department or his appointed Consulting Engineer. The Df depends on the quantity and type of individual loads connected to the Bulk Supply Point. The following Df's are given as a guide:				
<u>For Domestic Developments</u>				
● £ 60 kVA Notified Demand = 1Df				
● >60 kVA Notified Demand but £ 80 kVA = 0,75 Df				
● >80 kVA Notified Demand but £ 100 kVA = 0,58 Df				
● >100 kVA Notified Demand but £ 200 kVA = 0,38 Df				
● >200 kVA Notified Demand = 0,3 Df				
<u>For Commercial Developments</u>				
Use same Df's as Domestic but for "Notified Demand" in formula use Demand after taking Nf into account, i.e. Actual Notified Demand x Nf. For most commercial developments this will be Actual Notified Demand x 0,5				
BDMD - Before Diversity Maximum Demand (usually at supply meter)				
ADMD - After Diversity Maximum Demand (BDMD x Df)				

The charge per ERU is determined annually at the beginning of each financial year by Treasury with the assistance of the Electrical Department.				
The conditions for paying the Augmentation Levy are defined elsewhere. Standard / conventional charge per ERU	17,193.00	14,950.38	14,070.95	6.25
Special case – To be determined by TEE.	Plus VAT	By TEE	By TEE	
CONSUMER DEPOSITS				
Temporary Connections (Non-Refundable on Structural Approval)		1,500.00	1,411.00	6.25
Domestic				
Owners		1,954.00	1,839.00	6.25
Tenants & High Density Housing		2,985.00	2,809.00	6.25
Prepaid (Economic)		2,073.00	1,951.00	6.25
Commercial				
Small		3,074.00	2,893.00	6.25
Medium		4,599.00	4,328.00	6.25
Large		9,183.00	8,642.00	6.25
or equal to one month's account as rendered or as determined by the CFO calculated on the average of the account.				
DOMESTIC CONSUMER TARIFFS				
This tariff covers the supply of electricity for domestic use in private dwellings, flats and chalets with separate meters and includes churches, schools, welfare buildings, hospitals, halls or similar premises with circuit breaker sizes not in excess of 60A single phase or 60A three phase. Should Consumers require supplies in excess hereof, the Commercial Consumer or Bulk Supply tariff will be applicable.				
-				
Prepayment Meters				
-				
Multiple Meter Installations				
Where the Municipality has agreed to install more than one prepayment meter on an erf, for example a block of flats, group housing scheme or granny flat, the Owner or the Body Corporate will take responsibility to maintain and insure the complete network inside the boundaries of the erf, and each consumer (meter point) will be separately charged as per the appropriate tariff as detailed below, which includes the Basic Charge where applicable.				

The Basic Charge (e.g. if there are 10 consumers, it will be 10 x the Basic Charge) will be invoiced on the monthly rates and taxes account of the Owner or Body Corporate, who will in return recover this from the respective Consumers.				
The total capacity made available to such an erf may not increase beyond the original design allowance for the specific erf on the network supplying the immediate area.				
Should more capacity be required, an application must be made to upgrade the specific supply, in which case the normal charges will become payable, ie. Upgrading Fee, Transformer Fee and Augmentation Levy.				
Single Phase Supply				
Sub Economic (20A) **with** FBE This tariff is for consumers who qualify for the EBSST in terms of Council's policy. The supply circuit breaker for these consumers is limited to 20A. Energy Charge per kWh				
Block 1 : 0 - 50kWh Free units p/m	-			
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
Sub Economic (20A) **without** FBE The supply circuit breaker for these consumers is limited to 20A. Energy Charge per kWh				
Block 1 : 0 - 50kWh	1.17	1.0140	0.9540	6.29
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
Economic (60A) **with** FBE This tariff is for consumers who qualify for the EBSST in terms of Council's policy. The supply circuit breaker size is 60A. The Basic Charge is invoiced on the monthly rates and taxes account.				
Basic Charge per Month	213.07	185.28	174.24	6.34
Energy Charge per kWh				
Block 1 : 0 - 50kWh Free units p/m	-	-	-	
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
Economic (60A) **without** FBE				

The supply circuit breaker size is 60A. The Basic Charge is invoiced on the monthly rates and taxes account.				
Basic Charge per Month	213.07	185.28	174.24	6.34
Energy Charge per kWh				
Block 1 : 0 - 50kWh	1.17	1.0140	0.9540	6.29
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
Three Phase Supply Economic (60A) **without** FBE The supply circuit breaker size is 60A. The Basic Charge is invoiced on the monthly rates and taxes account.				
Basic Charge per Month	596.60	518.78	487.87	6.34
Energy Charge per kWh				
Block 1 : 0 - 50kWh	1.17	1.0140	0.9540	6.29
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
Conventional Meters				
Meters are generally read once a month. Estimated charges are raised in months during which no meter readings can be taken and these are thereafter adjusted when actual consumption is charged for.				
Single Phase Supply **60A Circuit Breaker Size**				
Basic Charge per Month	266.34	231.60	217.80	6.34
FBE – Free Basic Electricity (Basic Charge)	-266.34	-231.60	-217.80	-6.34
Energy Charge per kWh				
Block 1 : 0 - 50kWh	1.17	1.0140	0.9540	6.29
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
- **Three Phase Supply**				

60A Circuit Breaker Size				
Basic Charge per Month	745.75	648.48	609.84	6.34
FBE – Free Basic Electricity (Basic Charge)	-745.75	-648.48	-609.84	-6.34
Energy Charge per kWh				
Block 1 : 0 - 50kWh	1.17	1.0140	0.9540	6.29
Block 2 : 51 - 350kWh	1.52	1.3240	1.2460	6.26
Block 3 : 351 - 600kWh	2.17	1.8890	1.7780	6.24
Block 4 : > 600kWh	2.61	2.2730	2.1390	6.26
COMMERCIAL CONSUMER TARIFFS				
This tariff covers the supply of electricity to shops, office buildings, hotels, B & B's, clubs, industrial undertakings, Temporary supplies or similar premises with circuit breaker sizes not in excess of 60A single phase or 100A three phase. Should Consumers require supplies in excess hereof, the Bulk Supply tariff will be applicable.				
Prepayment Meters				
Single Phase Supply				
Business (60A)				
Energy Charge per kWh	2.58	2.2400	2.0700	8.21
Three Phase Supply				
Business (60A)				
Energy Charge per kWh	2.58	2.2400	2.0700	8.21
Conventional Meters				
Meters are generally read once a month. Estimated charges are raised in months during which no meter readings can be taken and these are thereafter adjusted when actual consumption is charged for.				
Single Phase Supply				
60A Circuit Breaker Size				

Basic Charge per Month	583.74	507.60	477.60	6.28
Energy Charge per kWh	1.86	1.6200	1.5200	6.58
Three Phase Supply **60A Circuit Breaker Size**				
Basic Charge per Month	1,634.47	1,421.28	1,337.28	6.28
Energy Charge per kWh	1.8630	1.6200	1.5200	6.58
100A Circuit Breaker Size				
Basic Charge per Month	2,724.12	2,368.80	2,228.80	6.28
Energy Charge per kWh	1.8630	1.6200	1.5200	6.58
BULK SUPPLY /INDUSTRIAL CONSUMER TARIFFS **Normal Bulk**				
The Bulk Supply tariff is for Consumers with a notified maximum demand of minimum 60kVA or who require a supply greater than a 100Amp three phase circuit breaker size. The Notified Maximum Demand (NMD) is the maximum demand notified in writing by the Consumer and accepted by the Municipality. The Network Demand Charge is payable per month for the demand supplied (maximum demand reading). The Network Access Charge is payable per month based on the highest of either the notified maximum demand (min. 60kVA) or the highest maximum demand reading during the previous rolling 12 month period. Should the Consumer's NMD be exceeded for more than two months, the consumers supply capacity and Augmentation Levy must be reviewed and an Excess Network Access Charge (E-NAC) will become payable. The amount payable through an E-NAC after exceeding for more than two months = (Number of times the NMD is exceeded based on a rolling 12 months) x (the portion of the demand exceeding the NMD) x (Network Access Charge). This charge is over and above the normal Network Access Charge.				
COMMERCIAL CONSUMERS **Low Voltage (<500V)**				
Commercial Consumers that are metered in bulk at 400/230 volt with an installed capacity of 500kVA or less.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	281.06	244.40	230.00	6.26

Monthly Network Access Charge (kVA)	42.32	36.80	34.55	6.51
Energy Charge per Unit (kWh)	0.95	0.8300	0.7700	7.79
High Voltage (> 500V and < 66kV)				
Commercial Consumers that are metered in bulk at 11kV or 22kV, provided the consumer maintains and insures all equipment between the meter and the load.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	258.58	224.85	211.60	6.26
Monthly Network Access Charge (kVA)	38.94	33.86	31.79	6.51
Energy Charge per Unit (kWh)	0.94	0.8217	0.7166	14.67
DOMESTIC CONSUMERS (FLATS) **Low Voltage (<500V)**				
Domestic Consumers (Flats) that are metered in bulk at 400/230 volt with an installed capacity of 500kVA or less.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	281.06	244.40	230.00	6.26
Monthly Network Access Charge (kVA)	42.32	36.80	34.55	6.51
Energy Charge per Unit (kWh)	0.95	0.8300	0.7700	7.79
High Voltage (> 500V and < 66kV)				
Domestic Consumers (Flats) that are metered in bulk at 11kV or 22kV, provided the consumer maintains and insures all equipment between the meter and the load.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	258.58	224.85	211.60	6.26
Monthly Network Access Charge (kVA)	38.94	33.86	31.79	6.51
Energy Charge per Unit (kWh)	0.94	0.8217	0.7166	14.67

TIME OF USE (TOU)				
This tariff is for consumers with a minimum notified demand of 60kVA or who require a supply greater than 100A three phase circuit breaker size, and who are able to manage their energy consumption according to Eskom's specified time schedule, i.e. Peak, Standard and Off-Peak for the "Megaflex" tariff. Consumers must have the necessary electronic metering equipment installed and correctly programmed for this tariff at their cost. Where existing Consumers consider conversion to TOU, it will be the the Consumer's responsibility to do a tariff study. At least 6 months TOU data (3 x high demand season and 3 x low demand season) must be available before the conversion can be implemented. A change of tariff will apply for a minimum period of 12 months with three months mutual notice thereafter. Meters are generally read once a month. Estimated charges are raised in months during which no meter readings can be taken and these are subsequently adjusted when actual consumption is charged for.				
Low Voltage (< 500V)				
Consumers that are metered in bulk TOU at 400/230 volt with an installed capacity of 500kVA or less.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	49.08	42.68	39.43	8.24
Monthly Network Access Charge (kVA)	42.32	36.80	34.55	6.51
Active Energy Unit Charge (kWh)				
High Season Demand : June to August				
Peak	4.91	4.2668	3.9420	8.24
Standard	1.57	1.3660	1.2620	8.24
Off-Peak	0.91	0.7899	0.7298	8.24

Reactive Energy Charge (kVArh)	0.21	0.1807	0.1669	8.27
Low Season Demand : September to May				
Peak	1.68	1.4626	1.3513	8.24
Standard	1.20	1.0394	0.9603	8.24
Off-Peak	0.80	0.6979	0.6448	8.24
High Voltage (>= 500V and < 66kV))		.	.	
Consumers that are metered in bulk TOU at 11kV or 22kV, provided the consumer maintains and insures all equipment between the meter and the load.				
Monthly Basic Charge	1,071.80	932.00	877.00	6.27
Monthly Network Demand Charge (kVA)	45.16	39.27	36.28	8.24
Monthly Network Access Charge (kVA)	38.94	33.86	31.79	6.51
Active Energy Unit Charge (kWh)				
High Season Demand : June to August				
Peak	4.86	4.2241	3.6661	15.22
Standard	1.56	1.3523	1.1737	15.22
Off-Peak	0.90	0.7820	0.6787	15.22
Reactive Energy Charge (kVArh)	0.21	0.1807	0.1669	8.27
Low Season Demand: September to May				
Peak	1.67	1.4480	1.2567	15.22
Standard	1.18	1.0290	0.8931	15.22
Off-Peak	0.79	0.6909	0.5997	15.21
MEGAFLEX -				
This tariff is for consumers with a minimum notified demand of 60kVA or who require a supply greater than 100A three phase circuit breaker size, and who are able to manage their energy consumption according to Eskom's specified time schedule, i.e. Peak, Standard and Off-Peak for the "Megaflex" tariff.				
Consumers must have the necessary electronic metering equipment installed and correctly programmed for this tariff at their cost.				

Where existing Consumers consider conversion to TOU, it will be the the Consumer's responsibility to do a tariff study.				
At least 6 months TOU data (3 x high demand season and 3 x low demand season) must be available before the conversion can be implemented.				
A change of tariff will apply for a minimum period of 12 months with three months mutual notice thereafter. Meters are generally read once a month. Estimated charges are raised in months during which no meter readings can be taken and these are subsequently adjusted when actual consumption is charged for.				
High Voltage (>= 500V and < 66kV))				
Consumers that are metered in bulk TOU at 11kV or 22kV, provided the consumer maintains and insures all equipment between the meter and the load.				
Service Charge @ R/Account/Day	-	-	220.24	-100.00
Administration Charge @ R/Day	-	-	99.28	-100.00
TX Network Access Charge (kVA)	-	-	9.08	-100.00
Network Access Charge (kVA)	-	-	17.68	-100.00
Network Demand Charge (kVA)	-	-	33.52	-100.00
Active Energy Unit Charge (kWh)		-		
High Season Demand : June to August				
Peak	-	-	3.5200	-100.00
Standard	-	-	1.0662	-100.00
Off-Peak	-	-	0.5791	-100.00
Reactive Energy Charge (kVArh)	-	-	0.1549	-100.00
Low Season Demand : September to May				
Peak	-	-	1.1481	-100.00

Standard	-	-	0.7902	-100.00
Off-Peak	-	-	0.5011	-100.00
Electrification and Rural Subsidy (kWh)	-	-	0.0858	-100.00
Reliability Service Charge (kWh)	-	-	0.0044	-100.00
Retail Environmental Levy Charge (kWh)				
Wheeling Fee (kWh)	-	-	0.045515	-100.00
Losses Surcharge (%)		-	0.0036	

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F11**

FEES AND CHARGES FOR ELECTRICITY SERVICES IN RESPECT OF THE 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges for electricity services, for the 2020/21 financial year.

2. Background

Directorates in consultation with the Chief Financial Officer are required to review fees and charges, at least once a year.

The fees and charges for Electricity Services have been reviewed.

3. Discussion

The proposed fees and charges in respect of electricity services for the 2020/21 financial year are based on:

- Labour rates, contract prices for the supply and delivery of materials and Equipment, applicable to the 2020/21 financial year;
- Metering specifications as required in terms of Quality of Supply Regulations:
- National Regulatory Standards for the supply of electricity; and
- The affordability of the services to the residents.

4. Recommendation

4.1 That the Council, by resolution taken by majority of its full number, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the fees and charges in respect of electrical services, as reflected in **Annexure 'H'**, with effect from 1 July 2020.

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE H SERVICE DESCRIPTION		2020/21 VAT Inclusive R	2020/21 15% Exclusive R	2019/20 15% Exclusive R	% Increase
ELECTRICITY	**190**				
SUNDRY CHARGES					
DECREASING OF CIRCUIT BREAKER					
A change of tariff will apply for a minimum period of 12 months, with 3 months mutual notice thereafter.					
Single phase		Plus VAT	Cost +20%	Cost +20%	
Three phase		Plus VAT	Cost +20%	Cost +20%	
INSPECTION FEES		565.00	491.02	469.88	4.50
FESTIVE USE					
Single phase					
15 Amp	**Per Day**	218.00	189.33	181.18	4.50
Three phase					

15 Amp	**Per Day**	617.00	535.74	512.67	4.50
Above 15 Amp	**Per Day**	1,041.00	905.06	866.08	4.50
RELOCATION (MOVING) OF INSTALLATIONS					
Streetlight pole		Plus VAT	Cost +20%	Cost +20%	
Electrical box/kiosk		Plus VAT	Cost +20%	Cost +20%	
RECONNECTION FEES					
Due to non-payment		758.00	658.50	630.14	4.50
On request of consumer		966.00	839.51	803.36	4.50
SERVICE CALLS					
During office hours		507.00	440.04	421.09	4.50
After office hours		1,002.00	870.72	833.23	4.50
SERVICE COST					
Electrician per Hour		519.00	450.44	431.04	4.50
Electrician Assistant per Hour		133.00	115.47	110.50	4.50
LDV per kilometre		24.00	20.80	19.91	4.50
Truck per kilometre		46.00	39.53	37.83	4.50
TAMPERING, ILLEGAL USE AND DISTRIBUTION					
Residential					
1st Tampering fee		No VAT	1,979.93	1,894.67	4.50

2nd Tampering fee	No VAT	2,969.88	2,841.99	4.50
3rd Tampering fee		**Permanent Disconnection**	**Permanent Disconnection**	
3 Phase 60A/100A				
1st Tampering fee	No VAT	5,055.82	4,838.10	4.50
2nd Tampering fee	No VAT	6,741.09	6,450.80	4.50
3rd Tampering fee		**Permanent Disconnection**	**Permanent Disconnection**	
3 Phase 100A/Bulk				
1st Tampering fee	No VAT	11,235.14	10,751.33	4.50
2nd Tampering fee	No VAT	13,482.19	12,901.62	4.50
3rd Tampering fee		**Permanent Disconnection**	**Permanent Disconnection**	
TESTING OF METERS				
Single Phase	1,403.00	1,219.22	1,166.72	4.50
Three Phase	1,403.00	1,219.22	1,166.72	4.50
OTHER TARIFFS				
These tariffs are for consumption that is not covered by the above Domestic, Commercial or Bulk Consumer tariffs and special tariffs agreed with the Municipality.				

Claude Neon (Advertisement Boards)				
Monthly Basic Charge	200.10	174.00	163.00	6.75
Telephone Booths				
Monthly Basic Charge	124.20	108.00	101.00	6.93
Streetlights				
Energy Charge per kWh				
Kouga	1.96	1.70	1.60	6.25
Hankey Water Works				
Service	24.00	20.80	19.91	4.50
Network	28.00	23.93	22.90	4.50
Energy	2.00	2.0754	1.9860	4.50
Temporary/Builder's Supply (As per Commercial Conventional Meters)		See Commercial Conventional Meter Tariff	See Commercial Conventional Meter Tariff	
Municipal Departments				
The respective Commercial Consumer Tariffs and Bulk Supply Tariffs as per above shall be applicable to all municipal buildings, pumpstations, waste water works, water treatment works, etc.				
Special Agreements				
If agreed upon by the Municipality, a consumer can enter into a special supply agreement with the Municipality, which contains a tariff of charges different from the above charges. This will only be considered when special circumstances prevail.				

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F12**

FINANCE DIRECTORATE: REVISION OF FEES AND CHARGES FOR THE 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges of the Finance Directorate, for the 2020/21 financial year.

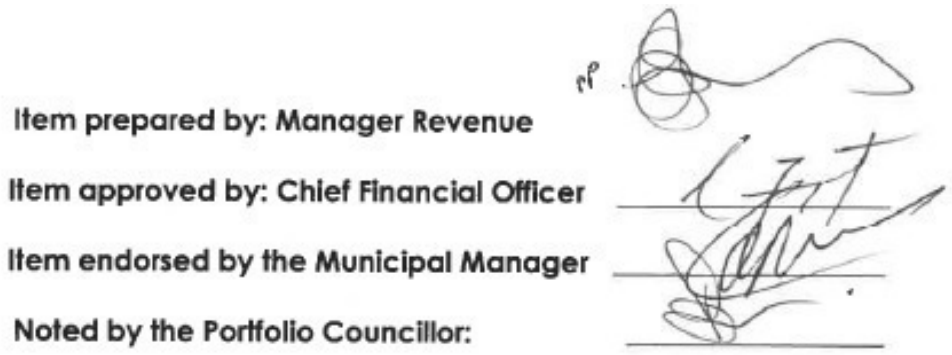
2. Background

Directorates are required to review fees and charges at least once a year.

The fees and charges have been increased with 4,50%.

3. Recommendation

3.1 That the Council, **by resolution taken by majority of its full number**, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, adopts the proposed fees and charges for the Finance Directorate as reflected in **Annexure 'I'**, with effect from 1 July 2020.



ANNEXURE I SERVICE DESCRIPTION	2020/21 VAT Inclusive R	2020/21 15% Exclusive R	2019/20 15% Exclusive R	% Increase
Valuation certificates	116.00	100.87	96.52	4.50
Reasons for Valuation	150.00	130.43	125.22	4.50
FINANCE : REVENUE SECTION 223				
Cheques refer to drawer	268.00	232.70	222.68	4.50
Foreign Exchange Charges	Plus VAT	Sundry Amounts	Sundry Amounts	
Photo copies				
Black				
A3	18.00	15.31	14.65	4.50
A4	6.00	5.11	4.89	4.50
Colour				
A3	36.00	31.30	29.57	4.50
A4	12.00	10.43	10.43	4.50
Property lists				
Per Page	3.00	2.26	2.16	4.50
Supplementary list (Per page)	3.00	2.26	2.16	4.50
Address Labels (Per page)	6.00	4.51	4.32	4.50
Property lists				

Electronic cd	352.00	306.51	293.31	4.50
Search fees				
Search for info not on register	124.00	107.64	103.01	4.50
Search for info on register	113.00	98.41	94.17	4.50
Search for info on deeds & documents	133.00	115.83	110.85	4.50
Search for info on outstanding acc.	124.00	107.64	103.01	4.50
Search for info not covered above	176.00	152.74	146.16	4.50
Administration Fee - Clearance certificate	114.00	98.74	94.49	4.50
Penalty charge for recurring request for Clearance Certificate	348.00	302.59	289.56	4.50

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/F13**

REVISION OF VARIOUS TARIFFS: PLANNING, DEVELOPMENT AND TOURISM FOR THE 2020/21 FINANCIAL YEAR

1. Purpose

The purpose of this report is to request the approval of the proposed fees and charges for Planning and Development, for the 2020/21 financial year.

2. Background

Directorates, in consultation with the Chief Financial Officer are required to review fees and charges, at least once a year.

The fees and charges have been increased with 4,50% as reflected in Annexure 'J'.

3. Recommendation

3.1 That the Council**, by resolution taken by majority of its full number**, and in terms of Sections 30(2) and 93(4) of the Local Government: Municipal Structures Act, Act 117 of 1998 (as amended), read in conjunction with Chapter 4 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the fees and charges in respect of Planning and Development, as reflected in **Annexure 'J',** with effect from 1 July 2020.

Item prepared by: Manager Revenue

Item approved by: Chief Financial Officer

Item endorsed by the Municipal Manager

Noted by the Portfolio Councillor:

ANNEXURE K SERVICE DESCRIPTION	2020/21 VAT Inclusive R	2020/21 15% Exclusive R	2019/20 15% Exclusive R	% Increase
PLANNING AND DEVELOPMENT 700				
Hoarding fees	670.00	582.74	555.52	4.90
Penalty fee	1,568.00	1,363.04	1,304.35	4.50
Building plan fees				
Minor building applications (< 10m²)	683.00	593.79	568.22	4.50
Garden Walls and Fixed Fences	529.00	460.13	440.31	4.50
Garden Walls and Fixed Fences - (RDP & Sub economic area)	264.50	230.06	220.16	-4.50
Swimming Pools	683.00	593.79	568.22	4.50
RDP Housing /Sub-economic area				
0 - 50 m²	529.00	460.13	440.31	4.50
51 - 100 m²	652.00	567.26	542.83	4.50

101 - 150 m²	878.00	763.15	730.28	4.50
151 - 200 m²	1,008.00	876.40	838.66	4.50
Other 11 - 20 m²	1,132.00	984.54	942.14	4.50
for each additional 10 m² or part thereof up to 3000 m²	187.00	162.22	155.23	4.50
greater than 3001 m² per 500 m² or part thereof	562.00	488.71	467.66	4.50
Fees are applicable to a once-off submission and no phase or separate submissions will be considered. Wind Turbines Per Turbine	9,702.00	8,436.30	8,073.01	4.50
Any structure additional to turbine 11 - 20 m²	1,245.20	1,082.78	1,035.91	4.50
for each additional 10 m² or part thereof up to 3000 m²	205.70	178.87	171.22	4.50
greater than 3001 m² per 500 m² or part thereof	618.20	537.57	514.61	4.50
Industrial rural (Agricultural) 11 - 20 m²	1,245.20	1,082.78	1,035.91	4.50
for each additional 10 m² or part thereof up to 3000 m²	205.70	178.87	171.22	4.50

greater than 3001 m² per 500 m² or part thereof	618.20	537.57	514.61	4.50
Churches				
0 - 1000 m²	1,552.00	1,349.80	1,291.67	4.50
greater than 1000 m²	265.00	230.58	220.65	4.50
Revised plan				
RDP Housing/Sub-economic	529.00	460.13	440.31	4.50
Other	930.00	809.05	774.21	4.50
Re-Inspection Fees				
RDP Housing/Sub-economic	405.00	351.98	336.83	4.50
Other	405.00	351.98	336.83	4.50
Penalty inspection fees	878.00	763.15	730.28	4.50
Search fees per hour or any part thereof	157.00	136.71	130.82	4.50
Deed Search and Copy of Title Deed	207.00	179.57	171.84	4.50
Erf dimensions or zoning information per A4	43.00	37.10	37.10	0.00
Photo copies				
Black				
A0	57.00	49.99	47.84	4.50
A1	29.00	25.51	24.41	4.50

A2		15.00	13.26	12.69	4.50
A3		18.00	15.31	14.65	4.50
A4		6.00	5.11	4.89	4.50
Colour					
A0		114.00	99.13	95.65	4.50
A1		58.00	50.43	48.70	4.50
A2		30.00	26.09	26.09	4.50
A3		36.00	31.30	29.57	4.50
A4		12.00	10.43	10.43	4.50
Maps					
Town map	B&W	265.00	230.58	220.65	4.50
Zoning map	Colour	590.00	513.19	491.09	4.50
Building Deposits					
Where possible, building deposits are placed on on a debtor's account relevant to the applicable erf, alternatively the suspense account is utilized					
Single res. building smaller than 50 m²			728.00	696.00	4.50
Single res. building above 50 m²			2,731.00	2,613.00	4.50

RDP Housing and Informal housing smaller than 50 m²		292.00	279.00	4.50
RDP Housing and Informalhousing above 50 m²		728.00	696.00	4.50
Other zonings (Excl. Single res. And RDP Housing and Informal Housing)		7,259.00	6,946.00	4.50
Paradise Beach sub-economic area		728.00	696.00	4.50
Churches		364.00	348.00	4.50
Penalties				
Building without approval Whenever a building or structure is erected without the prescribed building plans a penalty of 4 times the building plan fees will be payable.	Plus VAT	Sundry Amounts	Sundry Amounts	
Inspection Fees No inspection called for - all zonings (per inspection)	878.00	763.15	730.28	4.50 4.50
Town planning & Erf Information Zoning Certificates	131.00	114.27	109.35	4.50
Extension of Validity Period of Approval	183.00	159.16	152.30	4.50
Reason for Decision of Municipal Tribunal, Land Development Officer or Appeal Authority	183.00	159.16	152.30	4.50
Scheme regulations document : Kouga Municipality	541.00	470.34	450.09	4.50

SDF Colour Maps - Document	827.00	719.28	688.30	4.50
SDF Colour Maps - CD	381.00	331.58	317.31	4.50
Land use application				
Rezoning application : Other	6,645.00	5,778.69	5,529.85	4.50
Rezoning application : RDP Housing/erven smaller than 250m²	3,136.00	2,727.13	2,609.70	4.50
Departure application : Other	6,645.00	5,778.69	5,529.85	4.50
Departure application : RDP Housing/erven smaller than 250m²	3,136.00	2,727.13	2,609.70	4.50
Sub-division application : Other (Into 2 Erven)	6,645.00	5,778.69	5,529.85	4.50
Sub-division application : Other (Into 3 - 250 Erven)	13,290.00	11,557.39	11,059.70	4.50
Sub-division application : Other (Into 251 - 1000 Erven)	19,935.00	17,336.08	16,589.55	4.50
Sub-division application : Other (Into > 1000 Erven)	33,225.00	28,893.77	27,649.56	4.50
Sub-division application : RDP Housing/erven smaller than 250m²	3,136.00	2,727.13	2,609.70	4.50
Combined Application : Rezoning, Sub-Division, Departure (Into 2 Erven)	8,214.00	7,142.77	6,835.19	4.50
Combined Application : Rezoning, Sub-Division, Departure (Into 3 - 250 Erven)	13,291.00	11,557.39	11,059.70	4.50
Combined Application : Rezoning, Sub-Division, Departure (Into 251 - 1000 Erven)	19,936.00	17,336.08	16,589.55	4.50

Combined Application : Rezoning, Sub-Division, Departure (Into > 1000 Erven)	33,228.00	28,893.49	27,649.27	4.50
All State/Municipal Projects/Applcations are exempt from application fees	**No charge**	**No charge**	**No charge**	
Removal of restrictive title deed conditions	7,320.00	6,365.34	6,091.24	4.50
Removal of restrictive title deed conditions and Departure	8,365.00	7,274.11	6,960.87	4.50
Consent use application : Other	6,645.00	5,778.69	5,529.85	4.50
Consent use application : RDP Housing/erven smaller than 250m²	3,136.00	2,727.13	2,609.70	4.50
Site Development Plan Submission	1,645.88	1,431.20	1,369.57	4.50
Application for exemption from Municipal Approval (Sec 66 SPLUM by-law)	1,464.00	1,273.28	1,218.45	4.50
Occupational Practice - Other Rights	345.00	299.95	287.03	4.50
Application for Appeal	1,464.00	1,272.81	1,218.00	4.50
Amendment, deletion or addition of conditions i.r.o. existing approval	1,645.00	1,430.81	1,369.20	4.50
Approval/ amendment of constitution of an 'owners' association	1,464.00	1,272.81	1,218.00	4.50
Determination of Zoning - Sec 181 of Splum by-law	6,646.00	5,779.16	5,530.30	4.50
Amendment of Subdivision Plan - Sec 57 Splum by-law	1,646.00	1,431.20	1,369.57	4.50

Consolidation	5,069.00	4,407.48	4,217.68	4.50
Augmentation Contributions Council will consider entering into a service agreement for developments bigger than 1 Ha or where it is the best option. This will be negotiated at the discretion of the Council. Augmentation Fees				
Electricity	17,193.00	14,950.38	14,070.95	6.25
Roads and Storm Water	6,344.00	5,516.49	5,278.94	4.50
Refuse	3,905.00	3,395.98	3,173.81	7.00
Sewerage	31,732.00	27,592.86	25,787.72	7.00
Water	30,785.00	26,769.24	24,763.40	8.10
Subdivisions/Rezonings/Departures				
Kouga Area				
Any Subdivision / Departure	Plus VAT	Per services agreement	Per services agreement	
Any Rezoning	Plus VAT	Per services agreement	Per services agreement	
Additional Dwelling Unit per newly created unit	79,077.00	68,762.81	65,801.73	4.50
Guest Houses (Accom. Establishment) per m^2 of total erf	52.00	44.90	42.96	4.50
Any other tariff as determined by Council	Plus VAT	Sundry Amounts	Sundry Amounts	

Advertising Tariffs				
Annual rent tourism boards	341.00	296.89	284.10	4.50
Tourism boards : Application	878.00	763.15	730.28	4.50
Advertising boards confiscated per board <1m²	209.00	181.78	173.96	4.50
Advertising boards confiscated per board >1m²	529.00	460.13	440.31	4.50
Business advertising application < 1m²	217.00	188.75	180.62	4.50
Business advertising application between 1m² and 5 m²	405.00	351.98	336.83	4.50
Business advertising application > 5m²	1,323.00	1,150.84	1,101.28	4.50
Municipal roads reserve advertising costs per month > 1m²	274.00	238.53	228.26	4.50
Business advertising cost between 1m² and 5 m² - monthly	549.00	477.07	456.52	4.50
Election Posters (Per Party / Per Candidate / Per Ward)	878.00	763.15	730.28	4.50
Advertising Trailers (Per Month or part thereof)	388.00	337.70	323.16	4.50
Illuminated street signs	4,778.00	4,154.46	3,975.56	4.50
Poster advertising (Max 100 posters)	1,062.00	923.33	883.57	4.50

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE

DATE: 12 JUNE 2020 **ITEM NO: 20/06/F14**

2019/20 SPECIAL ADJUSTMENTS BUDGET

1. Introduction

The purpose of the report is to table the 2019/20 Special Adjustments Budget at the Special Council Meeting, in accordance with Section 28 of the Municipal Finance Management Act and section 23 of the Municipal Budget and Reporting Regulations.

The 2019/20 Special Adjustments Budget is to address any expenditure relating to COVID-19 for the current financial year ending 30 June 2020, in line with National Treasury Annexure to MFMA Circular No.99.

2. Recommendation

2.1 The Executive Mayor recommends that the Council, by resolution taken by the majority of its full number, and in terms of Section 30(2) of the Local Government: Municipal Structures Act No. 117 of 1998 (as amended), read in conjunction with Section 28 of the Local Government: Municipal Finance Management Act, Act 56 of 2003, approves the 2019/20 Special Adjustments Budget as set-out in the following tables:

- Table B1 Adjustments Budget Summary;
- Table B2 Adjustments Budget Financial Performance (revenue and expenditure by standard classification);
- Table B3 Adjustments Budget Financial Performance (revenue and expenditure by municipal vote);
- Table B4 Adjustments Financial Performance (revenue and expenditure by type);
- Table B5 Adjustments Budget Capital Expenditure by vote and standard classification and funding source;
- Table B6 Adjustments Budget Financial Position;
- Table B7 Adjustments Budget Cash Flows;
- Table B8 Cash backed reserves/accumulated surplus reconciliation;
- Table B9 Asset Management; and
- Table B10 Basic service delivery measurement.

Drafted by Manager Budget & Treasury:

S Abrahams:.....

Approved by CFO:

Mr. R Lorgat:.....

Endorsed by Municipal Manager:

Mr. C Du Plessis:.....

Noted by Portfolio Councillor:.....

2019/20 SPECIAL ADJUSTMENTS BUDGET OF

KOUGA LOCAL MUNICIPALITY

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- At all satellite offices and public libraries within the municipality
- At www.kouga.gov.za

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PART 1 – 2019/20 SPECIAL ADJUSTMENTS BUDGET

1.1. Executive Mayor's Report

1.1.1. Summary of reasons for the 2019/20 Special Adjustments Budget

In accordance with Section 28 of the Municipal Finance Management Act, Act No 56 of 2003 (MFMA), a municipality must revise its approved annual budget through an adjustments budget, in the following circumstances:

i. To adjust the revenue and expenditure estimates downwards if there is material under-collection of revenue.
ii. To appropriate additional revenues that have become available over and above those anticipated in the annual budget, but only to revise or accelerate spending programmes already budgeted for.
iii. To authorise the spending of funds that were unspent at the end of the past financial year where the under-spending could not reasonably have been foreseen at the time to include projected rollovers when the annual budget for the current year was approved by the Council;
iv. To authorise the utilisation of projected savings in one vote towards spending under another vote.
v. To correct any errors in the annual budget.

The Municipal Budget and Reporting Regulations stipulate that one adjustments budget may be tabled in the Municipal Council during a financial year. The Adjustments Budget must normally be approved by Council by the end of February.

In line with the MFMA and the Municipal Budget and Reporting Regulations, the 2019/20 approved Adjusted Budget has been adjusted. The Special Adjustments Budget have been prepared in line with National Treasury for response and intervention measures for COVID – 19 pandemic. The adjustment has mainly been necessitated as a result of the following:

- The need to appropriate additional revenues that became available over and above those anticipated in the approved 2019/20 Adjusted Budget.
- The need to authorise the utilisation of projected savings in one vote towards spending under another vote.

1.1.2. The Executive Mayor recommends that the Council approves the 2019/20 Special Adjustments Budget.

1.2. 2019/20 Special Adjustments Budget Resolutions

1.2.1. Approval of the Special Adjustments Budget

i. The Executive Mayor recommends that the Council, by resolution taken by the majority of its full number, and in terms of Section 30(2) of the Local Government: Municipal Structures Act No. 117 of 1998 (as amended), read in conjunction with Section 28 of the Local Government: Municipal Finance Management Act, Act No 56 of 2003, approves the 2019/20 Special Adjustments Budget as set-out in the following tables:

Table B1 Adjustments Budget Summary: page 7

Table B2 Adjustments Budget Financial Performance (revenue and expenditure by standard classification): page 9

Table B3 Adjustments Budget Financial Performance (revenue and expenditure by municipal vote): page 11

Table B4 Adjustments Budget Financial Performance (revenue and expenditure by type): page 12

Table B5 Adjustments Budget Capital Expenditure by vote, standard classification and funding source: page 19

Table B6 Adjustments Budget Financial Position: page 21

Table B7 Adjustments Budgeted Cash Flows: page 23

Table B8 Cash backed reserves/accumulated surplus reconciliation: page 24

Table B9 Asset Management: page 26

Table B10 Basic Service Delivery Measurement: page 30

1.3. Executive Summary

The 2019/20 Special Adjustments Budget amounts to R 1,119 billion, comprising of R 927,120 million for the Operating Budget and R 192,276 million for the Capital Budget. The Operating Special Adjustments Budget reflects an increase of R 1,643 million (0.18%), compared to the originally approved 2019/20 Adjusted Operating Budget of R 925,477 million, whilst the Capital Special Adjustments Budget reflects a decrease of R 2,438 million (-1.25%), compared to the originally approved adjusted budget of R 194,714 million.

The increase in the Operating Budget of R 1,643 million is made up as follows:

Increase in Inventory consumed	R 0,768 million
Increase in Contracted services	R 2,584 million
	R 3,352 million
Decrease in Employee Related Costs	R 1,675 million
Decrease in Other expenditure	R 0,34 million
Total Expenditure Increases	**R 1,643 million**

In terms of funding the Capital Budget, the funding sources supporting the Municipality's capital expenditure, are summarised below:

Capital Expenditure by Funding Source

	Adjustments Budget 2019/20	Special Adjustments Budget 2019/20	Variance
	R	R	R
Total Capital Budget	**194 714 534**	**192 276 275**	**-2 438 259**
Funded as follows:			
Internally generated funds	56 765 271	55 765 271	-1 000 000
Transfers recognised - capital	137 949 263	136 511 004	-1 438 259
Total	**194 714 534**	**192 276 275**	**-2 438 259**

The decrease internal funding is mainly attributable to funds being moved to operating budget for the St Francis bay spit repairs.

The decrease in grant funding is mainly attributable to the allocation of the Integrated National Electrification Programme Grant (INEP) being adjusted in line with the Government Gazette of No. 43180 of 20 March 2020.

Kindly refer to Annexure A for the breakdown of capital expenditure grant funding.

It is to be noted that the 2019/20 Prior Adjusted Budget reflected a funding surplus of R 28,599 million, whilst the 2019/20 Special Adjustments Budget reflects a funding surplus of R 29,032 million.

The collection rate remains unchanged at 96% for the 2019/20 financial year.
A provision of R 26,420 million has been set aside to cover potential bad debts arising from property rates and service charges not collected.

The free basic services programme currently, provides the following benefits to poor households:

- Free 50 kwh of electricity, plus basic charges
- Free 12kl of water, plus basic charges
- Free monthly refuse charges
- Free monthly environmental fees
- Free monthly sewerage charges (based on 12kl of water)
- Less extra R 85 000 on the value of the property for rates charges

1.4. Adjustments Budget Tables

The ten main budget tables, as required in terms of the Municipal Budget and Reporting Regulations, are included in this section. These tables set out the Municipality's 2019/20 Special Adjustments Budget to be considered for approval by Council. Each table is accompanied by explanatory notes

Table B1: Adjustments Budget Summary

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Financial Performance					
Property rates	196 717	197 292	(71)	(71)	197 221
Service charges	453 251	452 307	–	–	452 307
Investment revenue	10 375	15 375	–	–	15 375
Transfers recognised - operational	133 112	133 112	614	614	133 725
Other own revenue	43 238	48 236	–	–	48 236
Total Revenue (excluding capital transfers and contributions)	**836 693**	**846 322**	**543**	**543**	**846 865**
Employee costs	290 942	304 894	(1 675)	(1 675)	303 219
Remuneration of councillors	13 063	13 063	–	–	13 063
Depreciation & asset impairment	85 101	85 101	–	–	85 101
Finance charges	2 201	2 201	–	–	2 201
Materials and bulk purchases	301 244	304 465	718	718	305 183
Transfers and grants	–	250	–	–	250
Other expenditure	204 586	215 504	2 600	2 600	218 104
Total Expenditure	**897 137**	**925 477**	**1 643**	**1 643**	**927 120**
Surplus/(Deficit)	(60 444)	(79 155)	(1 100)	(1 100)	(80 256)
Transfers recognised - capital	58 063	58 063	(1 608)	(1 608)	56 455
Contributions recognised - capital & contributed assets	–	–	–	–	–
Surplus/(Deficit) after capital transfers & contributions	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**
Share of surplus/ (deficit) of associate	–	–	–	–	–
Surplus/ (Deficit) for the year	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**
Capital expenditure & funds sources					
Capital expenditure	93 110	194 715	(2 438)	(2 438)	192 276
Transfers recognised - capital	51 117	137 949	(1 438)	(1 438)	136 511
Public contributions & donations	–	–	–	–	–
Borrowing	–	–	–	–	–
Internally generated funds	41 994	56 765	(1 000)	(1 000)	55 765
Total sources of capital funds	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**
Financial position					
Total current assets	173 204	178 224	1 749	1 749	179 973
Total non current assets	2 317 635	2 371 220	(2 438)	(2 438)	2 368 782
Total current liabilities	175 225	188 504	1 319	1 319	189 824
Total non current liabilities	184 979	182 000	–	–	182 000
Community wealth/Equity	**2 130 635**	**2 178 939**	**(2 008)**	**(2 008)**	**2 176 930**

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Cash flows					
Net cash from (used) operating	82 720	64 009	(2 706)	(2 706)	61 303
Net cash from (used) investing	(93 110)	(194 715)	2 441	2 441	(192 273)
Net cash from (used) financing	(7 999)	(9 067)	2 137	2 137	(6 929)
Cash/cash equivalents at the year end	**66 318**	**74 455**	**1 873**	**1 873**	**76 328**
Cash backing/surplus reconciliation					
Cash and investments available	66 318	74 508	1 820	1 820	76 328
Application of cash and investments	35 310	45 910	1 386	1 386	47 296
Balance - surplus (shortfall)	**31 008**	**28 599**	**434**	**434**	**29 032**
Asset Management					
Asset register summary (WDV)	2 317 619	2 271 990	(2 438)	(2 438)	2 269 551
Depreciation & asset impairment	85 101	85 101	–	–	85 101
Renewal of Existing Assets	8 265	10 832	1 365	1 365	12 197
Repairs and Maintenance	43 692	57 459	1 179	1 179	58 638
Free services					
Cost of Free Basic Services provided	9 748	46 055	7 122	7 122	53 178
Revenue cost of free services provided	18 119	18 555	–	–	18 555
Households below minimum service level					
Water:	–	–	–	–	–
Sanitation/sewerage:	0	0	–	–	0
Energy:	–	–	–	–	–
Refuse:	28	28	–	–	28

Explanatory notes to Table B1 – Adjustments Budget Summary

The aim of the Adjustments Budget Summary is to provide a concise overview of the proposed Adjustments Budget from all of the major financial perspectives (operating expenditure, capital expenditure, financial position, cash flow, and MFMA funding compliance). The table provides an overview of the amounts to be approved by Council within the context of operating performance, resources utilised for capital expenditure, financial position, cash and funding compliance, as well as the Municipality's commitment to eliminating basic service delivery backlogs.

Table B2 – Adjustments Budget Financial Performance (revenue and expenditure by standard classification)

Standard Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Revenue - Functional					
Governance and administration	**339 475**	**345 158**	**(71)**	**(71)**	**345 087**
Executive and council	27	27	–	–	27
Finance and administration	339 448	345 130	(71)	(71)	345 060
Internal audit	–	–	–	–	–
Community and public safety	**14 266**	**14 354**	**–**	**–**	**14 354**
Community and social services	2 479	2 479	–	–	2 479
Sport and recreation	7 867	7 867	–	–	7 867
Public safety	1 984	1 984	–	–	1 984
Housing	–	–	–	–	–
Health	1 936	2 024	–	–	2 024
Economic and environmental services	**19 616**	**22 582**	**1 503**	**1 503**	**24 086**
Planning and development	6 667	6 667	311	311	6 979
Road transport	11 844	14 586	–	–	14 586
Environmental protection	1 105	1 329	1 192	1 192	2 521
Trading services	**521 398**	**522 291**	**(2 498)**	**(2 498)**	**519 793**
Energy sources	293 789	291 789	(4 014)	(4 014)	287 775
Water management	87 929	87 899	1 214	1 214	89 113
Waste water management	83 574	87 728	–	–	87 728
Waste management	56 106	54 875	302	302	55 177
Other	**–**	**–**	**–**	–	**–**
Total Revenue - Functional	**894 756**	**904 385**	**(1 065)**	**(1 065)**	**903 320**
Expenditure - Functional					
Governance and administration	**222 961**	**220 472**	**(1 512)**	**(1 512)**	**218 961**
Executive and council	45 089	42 596	(158)	(158)	42 438
Finance and administration	177 872	177 856	(1 354)	(1 354)	176 503
Internal audit	–	20	–	–	20
Community and public safety	**85 190**	**87 780**	**1 079**	**1 079**	**88 859**
Community and social services	10 612	10 928	1 881	1 881	12 809
Sport and recreation	44 086	45 356	48	48	45 403
Public safety	22 264	22 309	32	32	22 341
Housing	3 228	4 198	(969)	(969)	3 228
Health	4 999	4 989	88	88	5 077

Standard Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Economic and environmental services	**116 851**	**132 903**	**(518)**	**(518)**	**132 385**
Planning and development	34 459	35 100	(199)	(199)	34 901
Road transport	80 642	95 832	(148)	(148)	95 684
Environmental protection	1 751	1 971	(170)	(170)	1 801
Trading services	**467 649**	**480 820**	**3 987**	**3 987**	**484 807**
Energy sources	285 024	285 673	(6)	(6)	285 667
Water management	80 898	78 344	(453)	(453)	77 891
Waste water management	51 081	56 874	357	357	57 231
Waste management	50 646	59 929	4 089	4 089	64 018
Other	**4 486**	**3 501**	**(1 392)**	(1 392)	**2 108**
Total Expenditure - Functional	**897 137**	**925 477**	**1 644**	**1 644**	**927 120**
Surplus/ (Deficit) for the year	**(2 381)**	**(21 092)**	**(2 709)**	**(2 709)**	**(23 801)**

Explanatory notes to Table B2 – Adjustments Budget Financial Performance (revenue and expenditure by standard classification)

The "standard classification" refers to a modified Government Finance Statistics (GFS) reporting structure. The aim of the standard classification approach is to ensure that all municipalities approve a budget in one common format, to facilitate comparison across all municipalities.

Table B3 – Adjustments Budget Financial Performance (revenue and expenditure by municipal vote)

Vote Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Revenue by Vote					
Vote 1 - EXECUTIVE COUNCIL	–	–	–	–	–
Vote 2 - FINANCIAL SERVICES	333 857	339 273	(71)	(71)	339 202
Vote 3 - CORPORATE SERVICES	27	293	–	–	293
Vote 4 - PLANNING, DEVELOPMENT & TOURISM	4 052	4 052	–	–	4 052
Vote 5 - INFRASTRUCTURE AND ENGINEERING	468 908	471 031	(2 489)	(2 489)	468 542
Vote 6 - COMMUNITY SERVICES	20 256	23 086	–	–	23 086
Vote 7 - COMMUNITY SERVICES (CONTINUED)	67 656	66 649	1 494	1 494	68 143
Total Revenue by Vote	**894 756**	**904 385**	**(1 065)**	**(1 065)**	**903 320**
Expenditure by Vote					
Vote 1 - EXECUTIVE COUNCIL	43 826	45 668	60	60	45 728
Vote 2 - FINANCIAL SERVICES	93 059	88 843	261	261	89 104
Vote 3 - CORPORATE SERVICES	51 140	55 943	(1 600)	(1 600)	54 343
Vote 4 - PLANNING, DEVELOPMENT & TOURISM	22 412	23 299	(2 899)	(2 899)	20 400
Vote 5 - INFRASTRUCTURE AND ENGINEERING	515 897	531 663	35	35	531 698
Vote 6 - COMMUNITY SERVICES	54 604	55 008	2 036	2 036	57 044
Vote 7 - COMMUNITY SERVICES (CONTINUED)	116 198	125 052	3 750	3 750	128 803
Total Expenditure by Vote	**897 137**	**925 477**	**1 643**	**1 643**	**927 120**
Surplus/ (Deficit) for the year	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**

Explanatory notes to Table B3 – Adjustments Budget Financial Performance (revenue and expenditure by municipal vote)

The purpose of the format in which the Adjustments Budget is presented, is to enable the Council to enforce a vote in accordance with the municipality's organisational structure, so as to assign responsibility for the revenue and expenditure recorded against these votes to the Municipal Manager and Directors concerned. Operating revenue and expenditure is thus presented by "vote". A "vote" is defined as one of the main segments into which a budget of a municipality is divided into, for the appropriation of funds.

Table B4 – Adjustments Budget Financial Performance (revenue and expenditure)

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Revenue By Source					
Property rates	196 717	197 292	(71)	(71)	197 221
Service charges - electricity revenue	277 068	274 470	–	–	274 470
Service charges - water revenue	76 105	75 713	–	–	75 713
Service charges - sanitation revenue	46 346	50 051	–	–	50 051
Service charges - refuse revenue	53 732	52 072	–	–	52 072
Service charges - other	–	–		–	–
Rental of facilities and equipment	4 037	4 037		–	4 037
Interest earned - external investments	10 375	15 375		–	15 375
Interest earned - outstanding debtors	8 439	10 892		–	10 892
Dividends received	–	–		–	–
Fines, penalties and forfeits	6 397	6 397		–	6 397
Licences and permits	16 568	19 822		–	19 822
Agency services	–	–		–	–
Transfers and subsidies	133 112	133 112	614	614	133 725
Other revenue	7 797	7 088	–	–	7 088
Gains on disposal of PPE	–	–	–	–	–
Total Revenue (excluding capital transfers and contributions)	**836 693**	**846 322**	**543**	**543**	**846 865**
Expenditure By Type					
Employee related costs	290 942	304 894	(1 675)	(1 675)	303 219
Remuneration of councillors	13 063	13 063	–	–	13 063
Debt impairment	26 336	26 420		–	26 420
Depreciation & asset impairment	85 101	85 101	–	–	85 101
Finance charges	2 201	2 201	–	–	2 201
Bulk purchases	271 623	271 623	–	–	271 623
Other materials	29 621	32 842	768	768	33 610
Contracted services	80 814	82 327	2 584	2 584	84 911

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Transfers and subsidies	–	250	–	–	250
Other expenditure	97 436	106 757	(34)	(34)	106 723
Loss on disposal of PPE	–	–	–	–	–
Total Expenditure	**897 137**	**925 477**	**1 643**	**1 643**	**927 120**
Surplus/(Deficit)	**(60 444)**	**(79 155)**	**(1 100)**	**(1 100)**	**(80 256)**
Transfers and subsidies - capital (monetary allocations) (National / Provincial and District)	58 063	58 063	(1 608)	(1 608)	56 455
Transfers and subsidies - capital (monetary allocations) (National / Provincial Departmental Agencies, Households, Non-profit Institutions, Private Enterprises, Public Corporatons, Higher Educational Institutions)	–	–	–	–	–
Transfers and subsidies - capital (in-kind - all)	–	–	–	–	–
Surplus/(Deficit) before taxation	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**
Taxation	–	–	–	–	–
Surplus/(Deficit) after taxation	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**
Attributable to minorities	–	–	–	–	–
Surplus/(Deficit) attributable to municipality	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**
Share of surplus/ (deficit) of associate	–	–	–	–	–
Surplus/ (Deficit) for the year	**(2 381)**	**(21 092)**	**(2 708)**	**(2 708)**	**(23 801)**

Explanatory notes to Table B4 – Adjustments Budget Financial Performance (revenue and expenditure)

Revenue

1. The Financial Performance Adjustments Budget is required to be approved concurrently by revenue source and expenditure type, so as to ensure consistency with annual reporting format requirements.
   A key aim is to facilitate comparison between the annual results and the Adjustments Budget, so as to assess performance.

2. Total operating revenue amounts to R 846,865 million in the 2019/20 Special Adjustments Budget, compared to the amount of R 846,322 million in the prior adjusted 2019/20 Budget. This represents an increase of R 0,543 million or 0.06%.

3. The significant variations in revenue, compared to the 2019/20 prior adjusted budget are as follows

3.1 Transfers and subsidies

Transfers and subsidies slightly increased by R 0,614 million, compared to the 2019/20 prior adjusted budget. The increase is due to the amount of R 0,302 million received for the Greenest Municipality Award and an adjustment of R 0,312 to the MIG Administration.

Expenditure

4. Total operating expenditure amounts to R 927,120 million in the 2019/20 Special Adjustments Budget, compared to the amount of R 925,477 million in the 2019/20 Prior Adjusted Budget. This represents an increase of R 1,643 million or 0.18%.

5. The significant variations in expenditure, compared to the 2019/20 prior adjusted budget, are as follows:

5.1 Employee Related Costs

Employee related costs decreased by R 1,675 million, compared to the 2019/20 prior adjusted budget. The decrease is attributable to reclassification of Expanded Public Works Programme salary budget to contracted services.

5.2 Other materials

Other material mostly relates to the repairs and maintenance budget. Other materials increased by R 0,768 million, compared to the 2019/20 prior adjusted budget.
The increase in other materials, is mainly attributable to the following:

Project Description	Prior Adjusted Budget 2019/20	Special Adjustments Budget 2019/20	Variances
Municipal running cost	16 389 071	15 877 725	- 511 346
Municipal building maintenance	1 705 332	1 541 314	- 164 018
COVID-19 Pandemic	-	2 000 000	2 000 000
Community Development	123 616	28 000	- 95 616
Maintenance of Electrical	3 535 171	3 217 651	- 317 520
Maintenance of Sewerage	1 502 620	1 424 500	- 78 120
Maintenance of Machinery and Equipment	120 000	120 000	-
Educational Awerness Programme	49 000	50 000	1 000
Maintenance of stormwater	615 104	615 000	- 104
Roads maintenance	6 240 000	5 940 000	- 300 000
Clean-up operations	115 000	-	- 115 000
Greenest Award Programme	-	198 023	198 023
Maintenance of Water	2 421 797	2 572 500	150 703
Disability Day Awareness	25 000	25 000	-
	32 841 711	**33 609 713**	**768 002**

5.3 Contracted Services

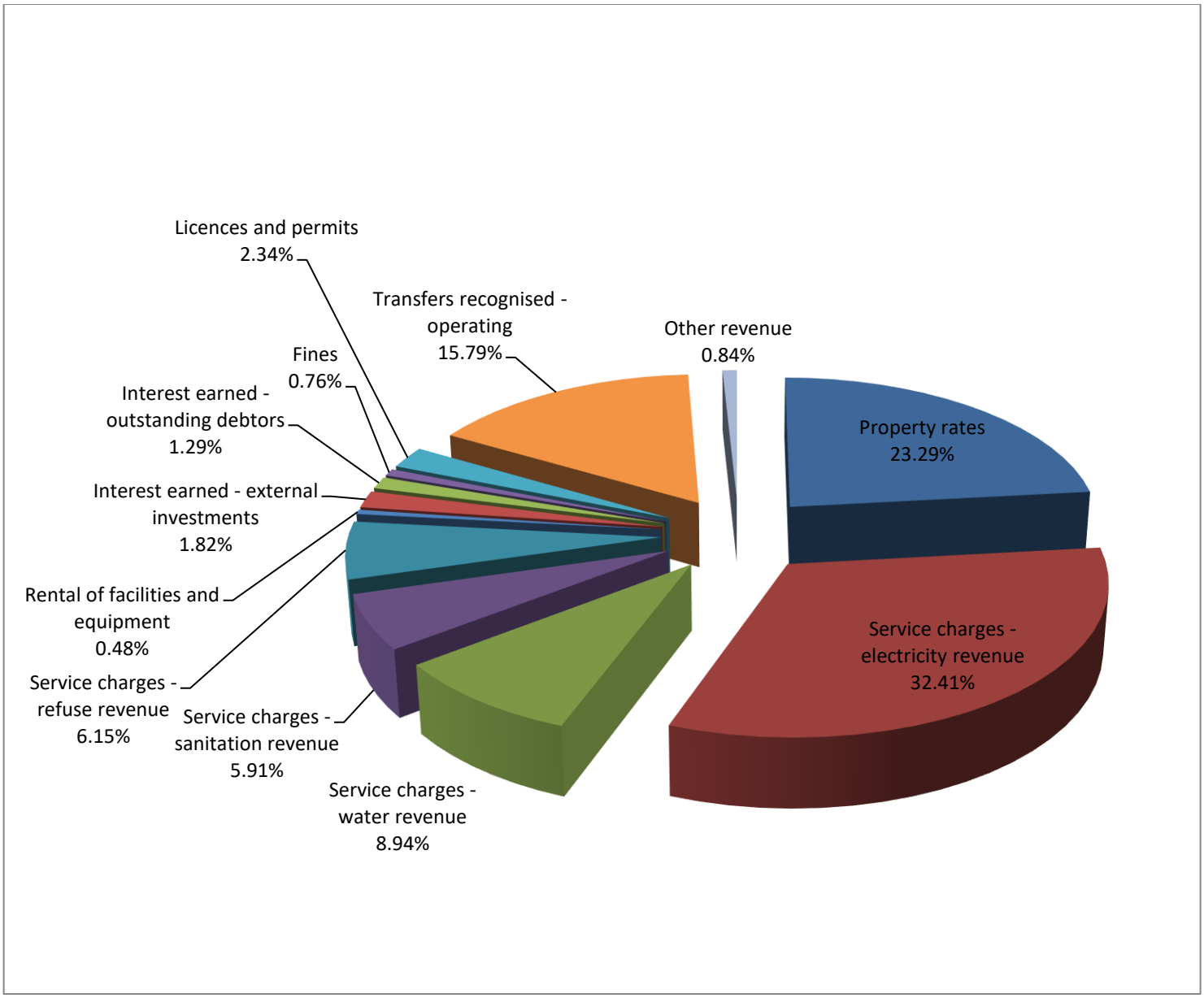
Contracted services increased by R 2,584 million, compared to the 2019/20 prior adjusted budget.

The increase in contracted services, is mainly attributable to the following:

Item Description	Prior Adjusted Budget 2019/20	Special Adjusted Budget 2019/20	Variances
Roads Maintenance	17 400 000	17 400 000	-
Project Management	11 292 930	9 387 611	- 1 905 319.00
Specia Rating Area	7 387 701	7 337 701	- 50 000.00
Maintenance of Vehicles	7 163 918	7 278 596	114 678.00
Maintenance of Buildings and Facilities	6 912 541	7 280 327	367 786.00
Legal Advice and Litigation	6 352 083	6 352 083	-
Maintenance of Electrical Infrastrcture	2 953 620	2 907 580	- 46 040.00
Other	2 873 105	3 003 233	130 128.00
Outsourced Services:Personnel and Labour	-	2 649 507	2 649 507.00
Security Services	2 020 083	2 020 083	-
Business and Advisory:Valuer	1 951 875	1 951 875	-
Clean up Operation	1 775 000	1 775 000	-
Maintenance of Sanitation Infrastructure	1 650 500	1 624 000	- 26 500.00
Engineering:Structural	1 600 000	-	- 1 600 000.00
Legal Cost:Collection	1 578 000	1 578 000	-
Qualification Verification	1 450 000	1 895 000	445 000.00
Maintenance of Water Infrastrcture	1 357 380	1 300 300	- 57 080.00
Panel of Professional Team	1 000 000	-	- 1 000 000.00
Drivers Licence Cards	850 000	770 000	- 80 000.00
Clearing and Grass Cutting Services	700 000	680 000	- 20 000.00
Maintenance of Machinery and Equipment	632 560	609 312	- 23 248.00
Dune Stabilisation	631 200	4 231 200	3 600 000.00
Medical Health Services & Support	500 000	500 000	-
Outsourced Services:Internal Auditors	477 600	477 599	- 1.00
Laboratory Services:Water	392 161	502 161	110 000.00
Animal Care	350 000	350 000	-
Occupational Health and Safety	315 000	315 000	-
Land Audit	300 000	300 000	-
Burial Services	250 000	235 000	- 15 000.00
Transportation	210 000	200 000	- 10 000.00
Total	**82 327 257**	**84 911 168**	**2 583 911.00**

The following graphs explain the revenue and expenditure components in more detail:

2019/20 Statement of Financial Performance – Adjusted Revenue



2019/20 Statement of Financial Performance – Adjusted Expenditure

20

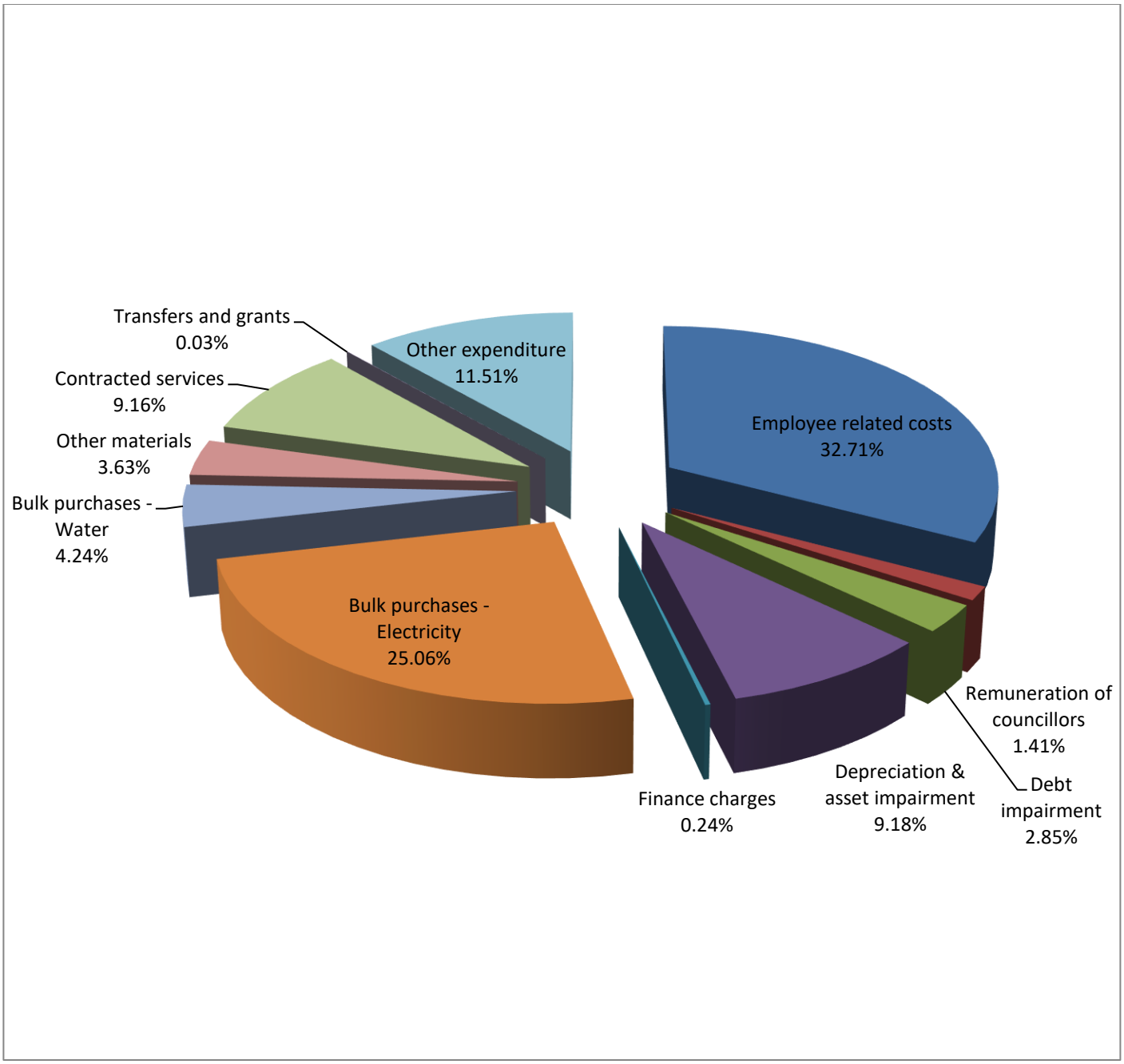

Transfers and grants
0.03%
Other expenditure
11.51%
Contracted services
9.16%
Other materials
3.63%
Bulk purchases -
Water
4.24%
Bulk purchases -
Electricity
25.06%
Employee related costs
32.71%
Remuneration of
councillors
1.41%
Debt
impairment
2.85%
Depreciation &
asset impairment
9.18%
Finance charges
0.24%

Table B5 – Adjustments Capital Expenditure Budget by vote, standard classification and funding source

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Capital expenditure - Vote					
Single-year expenditure *to be adjusted*					
Vote 1 - EXECUTIVE COUNCIL	1 200	2 229	–	–	2 229
Vote 2 - FINANCIAL SERVICES	2 600	7 291	–	–	7 291
Vote 3 - CORPORATE SERVICES	3 069	2 778	–	–	2 778
Vote 4 - PLANNING, DEVELOPMENT & TOURISM	4 581	2 222	–	–	2 222
Vote 5 - INFRASTRUCTURE AND ENGINEERING	59 846	159 094	(3 475)	(3 475)	155 619
Vote 6 - COMMUNITY SERVICES	5 915	8 152	410	410	8 562
Vote 7 - COMMUNITY SERVICES (CONTINUED)	15 900	12 950	626	626	13 576
Capital single-year expenditure sub-total	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**
Total Capital Expenditure - Vote	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**
Capital Expenditure - Functional					
Governance and administration	**8 169**	**14 731**	**(49)**	**(49)**	**14 682**
Executive and council	1 065	2 243	(17)	(17)	2 226
Finance and administration	6 969	12 472	(32)	(32)	12 440
Internal audit	135	16		–	16
Community and public safety	**20 215**	**24 208**	**(8 237)**	**(8 237)**	**15 970**
Community and social services	950	876	67	67	943
Sport and recreation	13 600	15 720	(7 948)	(7 948)	7 772
Public safety	3 965	6 049	(356)	(356)	5 693
Housing	1 700	1 562	–	–	1 562
Health	–	–	–	–	–
Economic and environmental services	**5 325**	**5 425**	**(1 242)**	**(1 242)**	**4 182**
Planning and development	3 331	2 431	(1 242)	(1 242)	1 189
Road transport	1 994	2 994	–	–	2 994
Environmental protection	–	–	–	–	–

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Trading services	**59 402**	**150 352**	**7 090**	**7 090**	**157 442**
Energy sources	19 432	19 455	(3 325)	(3 325)	16 130
Water management	11 446	98 424	(0)	(0)	98 424
Waste water management	26 524	25 473	9 439	9 439	34 912
Waste management	2 000	7 000	977	977	7 977
Other	–	–	–	–	–
Total Capital Expenditure - Functional	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**
Funded by:					
National Government	49 052	134 284	(1 438)	(1 438)	132 846
Provincial Government	–	–	–	–	–
District Municipality	2 065	3 665	–	–	3 665
Other transfers and grants	–	–	–	–	–
Transfers recognised - capital	**51 117**	**137 949**	**(1 438)**	**(1 438)**	**136 511**
Public contributions & donations	–	–	–	–	–
Borrowing	–	–	–	–	–
Internally generated funds	41 994	56 765	(1 000)	(1 000)	55 765
Total Capital Funding	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**

Explanatory notes to Table B5 – Adjustments Capital Expenditure Budget by vote, standard classification and funding source

1. Table A5 is a breakdown of the capital programme in relation to capital expenditure by municipal vote; capital expenditure by standard classification; and the funding sources necessary to fund the capital budget, including information on capital transfers from national and provincial departments.

Table B6 – Adjustments Budget Financial Position

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
ASSETS					
Current assets					
Cash	6 632	5 051	1 820	1 820	6 871
Call investment deposits	59 686	69 457	–	–	69 457
Consumer debtors	67 067	60 578	(71)	(71)	60 507
Other debtors	33 150	33 885		–	33 885
Current portion of long-term receivables	3	3		–	3
Inventory	6 666	9 249		–	9 249
Total current assets	**173 204**	**178 224**	**1 749**	**1 749**	**179 973**
Non current assets					
Long-term receivables	16	13		–	13
Investments		–		–	–
Investment property	354 389	242 552		–	242 552
Investment in Associate		–		–	–
Property, plant and equipment	1 961 428	2 126 227	(2 222)	(2 222)	2 124 004
Agricultural	–	–	–	–	–
Biological	–	–	–	–	–
Intangible	1 802	2 428	(216)	(216)	2 212
Other non-current assets	–	–	–	–	–
Total non current assets	**2 317 635**	**2 371 220**	**(2 438)**	**(2 438)**	**2 368 782**
TOTAL ASSETS	**2 490 839**	**2 549 443**	**(689)**	**(689)**	**2 548 754**
LIABILITIES					
Current liabilities					
Bank overdraft	–	–	–	–	–
Borrowing	7 999	9 067	–	–	9 067
Consumer deposits	15 241	17 378		–	17 378
Trade and other payables	127 481	132 411	1 319	1 319	133 730
Provisions	24 505	29 649		–	29 649
Total current liabilities	**175 225**	**188 504**	**1 319**	**1 319**	**189 824**

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Non current liabilities					
Borrowing	15 602	18 556	–	–	18 556
Provisions	169 378	163 445	–	–	163 445
Total non current liabilities	**184 979**	**182 000**	**–**	**–**	**182 000**
TOTAL LIABILITIES	**360 204**	**370 505**	**1 319**	**1 319**	**371 824**
NET ASSETS	**2 130 635**	**2 178 939**	**(2 008)**	**(2 008)**	**2 176 930**
COMMUNITY WEALTH/EQUITY					
Accumulated Surplus/(Deficit)	2 130 635	2 178 939	(2 008)	(2 008)	2 176 930
Reserves	–	–	–	–	–
Minorities' interests	–	–	–	–	–
TOTAL COMMUNITY WEALTH/EQUITY	**2 130 635**	**2 178 939**	**(2 008)**	**(2 008)**	**2 176 930**

Explanatory notes to Table B6 – Adjustments Budget Financial Position

1 The table represents Assets Less Liabilities as Community Wealth. The order of items within each group is also aligned to the convention of showing items in order of liquidity, e.g. assets readily converted to cash or liabilities immediately required to be met from cash appear first.

2 Any movement on the Adjustments Budgeted Financial Performance or the Capital Adjustments Budget will invariably impact on the Adjustments Budgeted Financial Position. For example, the collection rate assumption will impact on the cash position of the municipality and consequently inform the level of cash and cash equivalents at year end. Similarly, the collection rate assumption informs the budget provision for debt impairment, which in turn impacts on the provision for bad debts. These budget and planning assumptions form a critical link in determining the applicability and relevance of the budget as well as the determination of ratios and financial indicators. In addition, the funding compliance assessment is directly informed by forecasting the statement of financial position.

3 The cash flow position requires close and ongoing monitoring.

Table B7 – Adjustments Budgeted Cash Flow Statement

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
CASH FLOW FROM OPERATING ACTIVITIES					
Receipts					
Property rates	188 848	189 400	(68)	(68)	189 333
Service charges	435 121	434 214	–	–	434 214
Other revenue	34 799	37 344	–	–	37 344
Government - operating	133 112	133 112	614	614	133 725
Government - capital	58 063	58 063	(1 608)	(1 608)	56 455
Interest	18 476	25 832	–	–	25 832
Dividends		–		–	–
Payments					
Suppliers and employees	(783 499)	(811 506)	(1 643)	(1 643)	(813 149)
Finance charges	(2 201)	(2 201)		–	(2 201)
Transfers and Grants		(250)		–	(250)
NET CASH FROM/(USED) OPERATING ACTIVITIES	**82 720**	**64 009**	**(2 706)**	**(2 706)**	**61 303**
CASH FLOWS FROM INVESTING ACTIVITIES					
Receipts					
Proceeds on disposal of PPE	–	–	–	–	–
Decrease (Increase) in non-current debtors	–	–	–	–	–
Decrease (increase) other non-current receivables	–	–	3	3	3
Decrease (increase) in non-current investments	–	–	–	–	–
Payments					
Capital assets	(93 110)	(194 715)	2 438	2 438	(192 276)
NET CASH FROM/(USED) INVESTING ACTIVITIES	**(93 110)**	**(194 715)**	**2 441**	**2 441**	**(192 273)**
CASH FLOWS FROM FINANCING ACTIVITIES					
Receipts					
Short term loans	–	–	–	–	–
Borrowing long term/refinancing	–	–	–	–	–
Increase (decrease) in consumer deposits	–	–	2 137	2 137	2 137
Payments					
Repayment of borrowing	(7 999)	(9 067)		–	(9 067)
NET CASH FROM/(USED) FINANCING ACTIVITIES	**(7 999)**	**(9 067)**	**2 137**	**2 137**	**(6 929)**
NET INCREASE/ (DECREASE) IN CASH HELD	**(18 389)**	**(139 773)**	**1 873**	**1 873**	**(137 900)**
Cash/cash equivalents at the year begin:	84 707	214 228		–	214 228
Cash/cash equivalents at the year end:	66 318	74 455	1 873	1 873	76 328

Explanatory notes to Table B7 – Adjustments Budgeted Cash Flow Statement

1. The budgeted cash flow statement represents the first measurement in determining whether the budget is funded.

2. It reflects the expected cash in-flows versus the cash out-flows that is likely to result from the implementation of the Budget.

3. The municipality will have to maintain its efforts of enforcing strict cash flow management and monitoring on an ongoing basis.

Table B8 – Cash backed reserves/accumulated surplus reconciliation

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Cash and investments available					
Cash/cash equivalents at the year end	66 318	74 455	1 873	1 873	76 328
Other current investments > 90 days	–	53	(53)	(53)	–
Non current assets - Investments	–	–	–	–	–
Cash and investments available:	**66 318**	**74 508**	**1 820**	**1 820**	**76 328**
Applications of cash and investments					
Unspent conditional transfers	–	–	–	–	–
Unspent borrowing	–	–	–	–	–
Statutory requirements	–	–	–	–	–
Other working capital requirements	32 227	42 927	1 386	1 386	44 314
Other provisions	3 083	2 982		–	2 982
Long term investments committed	–	–	–	–	–
Reserves to be backed by cash/investments	–	–	–	–	–
Total Application of cash and investments:	**35 310**	**45 910**	**1 386**	**1 386**	**47 296**
Surplus(shortfall)	**31 008**	**28 599**	**434**	**434**	**29 032**

Explanatory notes to Table B8 – Cash Backed Reserves/Accumulated Surplus Reconciliation

1. The cash backed reserves/accumulated surplus reconciliation is aligned to the requirements of MFMA Circular 42 – Funding a Municipal Budget.

2. The table assesses the funding levels of the budget by firstly forecasting the cash and investments at year end and secondly reconciling the available funding to the liabilities/commitments that exist.

3. As part of the budgeting and planning guidelines that informed the compilation of the 2019/20 Budget, the end objective was to ensure that the budget is funded as required in accordance with section 18 of the MFMA.

4. It is to be noted that the 2019/20 Prior Adjusted Budget reflected a funding surplus of R 28,599 million, whilst the 2019/20 Special Adjustments Budget reflects a funding surplus of R 29,032 million.

5. The Adjustments Budget funding position indicates that the Municipality must continue to exercise strict fiscal discipline to maintain and improve its funding position.

Table B9 – Asset Management

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
CAPITAL EXPENDITURE					
Total New Assets *to be adjusted*	**67 659**	**123 051**	**2 897**	**2 897**	**125 948**
Storm water Infrastructure	–	1 943	–	–	1 943
Electrical Infrastructure	15 919	15 916	(4 979)	(4 979)	10 938
Water Supply Infrastructure	–	47 591	–	–	47 591
Sanitation Infrastructure	31 735	29 332	7 869	7 869	37 202
Information and Communication Infrastructure	850	850	–	–	850
Infrastructure	**48 504**	**95 632**	**2 891**	**2 891**	**98 523**
Community Facilities	1 050	2 294	(100)	(100)	2 194
Sport and Recreation Facilities	100	96	–	–	96
Community Assets	**1 150**	**2 391**	**(100)**	**(100)**	**2 291**
Revenue Generating	300	126	–	–	126
Non-revenue Generating	1 700	1 562	–	–	1 562
Investment properties	**2 000**	**1 688**	**–**	**–**	**1 688**
Operational Buildings	1 150	172	–	–	172
Other Assets	**1 150**	**172**	**–**	**–**	**172**
Biological or Cultivated Assets	**1 221**	**–**	**–**	**–**	**–**
Licences and Rights	1 271	1 908	(116)	(116)	1 792
Intangible Assets	**1 271**	**1 908**	**(116)**	**(116)**	**1 792**
Computer Equipment	**1 163**	**3 413**	**(1 055)**	**(1 055)**	**2 357**
Furniture and Office Equipment	**2 220**	**2 293**	**128**	**128**	**2 421**
Machinery and Equipment	**4 780**	**7 562**	**1 087**	**1 087**	**8 648**
Transport Assets	**4 200**	**7 993**	**63**	**63**	**8 056**
Total Renewal of Existing Assets *to be adjusted*	**8 265**	**10 832**	**1 365**	**1 365**	**12 197**
Roads Infrastructure	1 500	2 500	–	–	2 500
Sanitation Infrastructure	750	–	–	–	–
Infrastructure	**2 250**	**2 500**	**–**	**–**	**2 500**
Community Facilities	200	200	(18)	(18)	182
Sport and Recreation Facilities	1 450	1 963	171	171	2 134
Community Assets	**1 650**	**2 163**	**153**	**153**	**2 316**
Revenue Generating	4 365	6 169	1 212	1 212	7 381
Investment properties	**4 365**	**6 169**	**1 212**	**1 212**	**7 381**
Total Upgrading of Existing Assets *to be adjusted*	**17 187**	**60 832**	**(6 700)**	**(6 700)**	**54 132**
Roads Infrastructure	364	364	–	–	364
Electrical Infrastructure	3 478	3 478	(40)	(40)	3 438
Water Supply Infrastructure	–	38 452	–	–	38 452
Sanitation Infrastructure	2 735	2 893	1 569	1 569	4 463
Information and Communication Infrastructure	5 413	5 413	(5 087)	(5 087)	326
Infrastructure	**11 990**	**50 600**	**(3 558)**	**(3 558)**	**47 042**
Community Facilities	–	12	(0)	(0)	12
Sport and Recreation Facilities	5 087	6 715	(3 142)	(3 142)	3 573

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Community Assets	**5 087**	**6 727**	**(3 142)**	**(3 142)**	**3 584**
Operational Buildings	110	155	–	–	155
Other Assets	**110**	**155**	**–**	**–**	**155**
Computer Equipment	**–**	**3 350**	**–**	**–**	**3 350**
Total Capital Expenditure *to be adjusted*					
Roads Infrastructure	1 864	2 864	–	–	2 864
Storm water Infrastructure	–	1 943	–	–	1 943
Electrical Infrastructure	19 397	19 395	(5 019)	(5 019)	14 376
Water Supply Infrastructure	–	86 042	–	–	86 042
Sanitation Infrastructure	35 220	32 226	9 439	9 439	41 664
Information and Communication Infrastructure	6 263	6 263	(5 087)	(5 087)	1 176
Infrastructure	**62 744**	**148 732**	**(667)**	**(667)**	**148 065**
Community Facilities	1 250	2 506	(118)	(118)	2 388
Sport and Recreation Facilities	6 637	8 773	(2 971)	(2 971)	5 802
Community Assets	**7 887**	**11 280**	**(3 089)**	**(3 089)**	**8 191**
Revenue Generating	4 665	6 295	1 212	1 212	7 507
Non-revenue Generating	1 700	1 562	–	–	1 562
Investment properties	**6 365**	**7 857**	**1 212**	**1 212**	**9 069**
Operational Buildings	1 260	327	–	–	327
Other Assets	**1 260**	**327**	**–**	**–**	**327**
Biological or Cultivated Assets	**1 221**	**–**	**–**	**–**	**–**
Licences and Rights	1 271	1 908	(116)	(116)	1 792
Intangible Assets	**1 271**	**1 908**	**(116)**	**(116)**	**1 792**
Computer Equipment	**1 163**	**6 763**	**(1 055)**	**(1 055)**	**5 707**
Furniture and Office Equipment	**2 220**	**2 293**	**128**	**128**	**2 421**
Machinery and Equipment	**4 780**	**7 562**	**1 087**	**1 087**	**8 648**
Transport Assets	**4 200**	**7 993**	**63**	**63**	**8 056**
TOTAL CAPITAL EXPENDITURE *to be adjusted*	**93 110**	**194 715**	**(2 438)**	**(2 438)**	**192 276**
ASSET REGISTER SUMMARY - PPE (WDV)					
Roads Infrastructure	696 732	630 390	–	–	630 390
Storm water Infrastructure	86 282	46 991	–	–	46 991
Electrical Infrastructure	183 779	180 014	(5 019)	(5 019)	174 995

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Water Supply Infrastructure	274 805	343 028	–	–	343 028
Sanitation Infrastructure	422 834	441 541	9 439	9 439	450 980
Solid Waste Infrastructure	–	16 009	–	–	16 009
Information and Communication Infrastructure	–	3 350	–	–	3 350
Infrastructure	1 664 432	1 661 324	4 420	4 420	1 665 743
Community Assets	–	31 998	(7 929)	(7 929)	24 070
Revenue Generating	2 000	–	–	–	–
Investment properties	354 389	242 552	–	–	242 552
Housing	1 800	–	–	–	–
Other Assets	562	44 390	(158)	(158)	44 232
Intangible Assets	1 802	2 428	(216)	(216)	2 212
Computer Equipment	6 374	3 908	(884)	(884)	3 024
Furniture and Office Equipment	4 369	13 744	62	62	13 805
Machinery and Equipment	6 506	11 030	947	947	11 977
Transport Assets	22 452	19 111	1 320	1 320	20 431
Libraries	256 733	241 506	–	–	241 506
TOTAL ASSET REGISTER SUMMARY - PPE (WDV)	**2 317 619**	**2 271 990**	**(2 438)**	**(2 438)**	**2 269 551**
EXPENDITURE OTHER ITEMS					
Depreciation & asset impairment	85 101	85 101	–	–	85 101
Repairs and Maintenance by asset class	**43 692**	**57 459**	**1 179**	**1 179**	**58 638**
Roads Infrastructure	13 534	25 497	(513)	(513)	24 984
Storm water Infrastructure	908	748	160	160	908
Electrical Infrastructure	6 239	6 733	(364)	(364)	6 369
Water Supply Infrastructure	4 367	3 817	147	147	3 964
Sanitation Infrastructure	3 706	3 740	(105)	(105)	3 636
Solid Waste Infrastructure	200	200	1 560	1 560	1 760
Infrastructure	28 954	40 735	885	885	41 620
Community Facilities	1 402	1 558	(34)	(34)	1 525
Sport and Recreation Facilities	2 940	2 640	–	–	2 640
Community Assets	4 342	4 198	(34)	(34)	4 165
Operational Buildings	2 360	3 581	172	172	3 753
Other Assets	2 360	3 581	172	172	3 753
Machinery and Equipment	535	513	9	9	521
Transport Assets	7 501	8 432	146	146	8 578
TOTAL EXPENDITURE OTHER ITEMS to be adjusted	**128 792**	**142 560**	**1 179**	**1 179**	**143 739**
Renewal and upgrading of Existing Assets as % of total capex	*27.3%*	*36.8%*			*34.5%*
Renewal and upgrading of Existing Assets as % of deprecn"	*29.9%*	*84.2%*			*77.9%*
R&M as a % of PPE	*1.9%*	*2.5%*			*2.6%*
Renewal and upgrading and R&M as a % of PPE	*3.0%*	*5.7%*			*5.5%*

Explanatory notes to Table B9 – Asset Management

1. The table provides a summarised version of the capital programme divided into new assets and renewal of existing assets; and also reflects the relevant asset categories. The associated repairs and maintenance and depreciation are also reflected.

   It also provides an indication of the resources deployed for maintaining and renewing existing assets, as well as the extent of asset expansion

Table B10 – Basic service delivery measurement

Description	Budget Year 2019/20			
	Original Budget	Other Adjusts.	Total Adjusts.	Adjusted Budget
Household service targets				
Water:				
Piped water inside dwelling	21440		–	21
Piped water inside yard (but not in dwelling)			–	
Using public tap (at least min. service level)			–	
Other water supply (at least min. service level)			–	
Minimum Service Level and Above sub-total	21	–	–	21
Using public tap (< min. service level)			–	
Other water supply (< min. service level)			–	
No water supply			–	
Below Minimum Service Level sub-total	–	–	–	–
Total number of households	**21**	**–**	**–**	**21**
Sanitation/sewerage:				
Flush toilet (connected to sewerage)	18406		–	18 406
Flush toilet (with septic tank)			–	
Chemical toilet			–	
Pit toilet (ventilated)			–	
Other toilet provisions (> min. service level)			–	
Minimum Service Level and Above sub-total	18 406	–	–	18 406
Bucket toilet	328		–	328
Other toilet provisions (< min. service level)			–	
No toilet provisions			–	
Below Minimum Service Level sub-total	328	–	–	328
Total number of households	**18 734**	**–**	**–**	**18 734**
Energy:				
Electricity (at least min. service level)	10649		–	10 649
Electricity - prepaid (> min. service level)	14808		–	14 808
Minimum Service Level and Above sub-total	25 457	–	–	25 457
Electricity (< min. service level)			–	
Electricity - prepaid (< min. service level)			–	
Other energy sources			–	
Below Minimum Service Level sub-total	–	–	–	–
Total number of households	25 457	–	–	25 457

Description	Budget Year 2019/20			
	Original Budget	Other Adjusts.	Total Adjusts.	Adjusted Budget
Household service targets				
Refuse:				
Removed at least once a week (min. service)	27948		–	27 948
Minimum Service Level and Above sub-total	27 948	–	–	27 948
Removed less frequently than once a week			–	
Using communal refuse dump			–	
Using own refuse dump			–	
Other rubbish disposal			–	
No rubbish disposal			–	
Below Minimum Service Level sub-total	–	–	–	–
Total number of households	**27 948**	**–**	**–**	**27 948**
Households receiving Free Basic Service				
Water (6 kilolitres per household per month)	6700		–	6 700
Sanitation (free minimum level service)	6700		–	6 700
Electricity/other energy (50kwh per household per month)	6700		–	6 700
Refuse (removed at least once a week)	6700		–	6 700
Cost of Free Basic Services provided (R'000)				
Water (6 kilolitres per household per month)	906			906
Sanitation (free sanitation service)	2 147			2 147
Electricity/other energy (50kwh per household per month)	1 834			1 834
Refuse (removed once a week)	1 157			1 157
Total cost of FBS provided (minimum social package)	**6 044**			6 044
Highest level of free service provided				
Property rates (R'000 value threshold)	713		–	713
Water (kilolitres per household per month)	12		–	12
Sanitation (kilolitres per household per month)	12		–	12
Sanitation (Rand per household per month)	349		–	349
Electricity (kw per household per month)	50		–	50
Refuse (average litres per week)			–	
Revenue cost of free services provided (R'000)				
Property rates (tariff adjustment) (impermissible values per section 17 of MPRA)	–	–	–	–
Property rates exemptions, reductions and rebates and impermissible values in excess of section 17 of MPRA)	18 119			18 119
Water (in excess of 6 kilolitres per indigent household per month)	–	–	–	–
Sanitation (in excess of free sanitation service to indigent households)	–	–	–	–
Electricity/other energy (in excess of 50 kwh per indigent household per month)	–	–	–	–
Refuse (in excess of one removal a week for indigent households)	–	–	–	–
Municipal Housing - rental rebates	–	–	–	–
Housing - top structure subsidies	–	–	–	–
Other	–	–	–	–
Total revenue cost of subsidised services provided	**18 119**			**18 119**

Explanatory notes to Table B10 – Basic Service Delivery Measurement

Table B10 provides an overview of service delivery levels, including backlogs (below minimum service level), for each of the main services.

PART 2 – SUPPORTING DOCUMENTATION

2.1 Adjustments to Budget Assumptions

The budget assumptions, which informed the approved 2019/20 Prior Adjusted Budget, have been maintained.

2.2 Adjustments to Budget Funding

2.2.1 Funding the Adjustments Budget

2.2.1.1 Funding of Operating Expenditure

The Municipality's operating expenditure is mainly funded from sources such as property rates, service charges and government grants. The table below reflects the funding sources:

Description	Budget Year 2019/20		
	Prior Adjusted	Adjusted Budget	Variances
R thousands			
Revenue By Source			
Property rates	197 292	197 221	(71)
Service charges - electricity revenue	274 470	274 470	–
Service charges - water revenue	75 713	75 713	–
Service charges - sanitation revenue	50 051	50 051	–
Service charges - refuse revenue	52 072	52 072	–
Service charges - other	–	–	–
Rental of facilities and equipment	4 037	4 037	–
Interest earned - external investments	15 375	15 375	–
Interest earned - outstanding debtors	10 892	10 892	–
Dividends received	–	–	–
Fines, penalties and forfeits	6 397	6 397	–
Licences and permits	19 822	19 822	–
Agency services	–	–	–
Transfers and subsidies	133 112	133 725	614
Other revenue	7 088	7 088	–
Gains on disposal of PPE	–	–	–
Total Revenue (excluding capital transfers and contributions)	**846 322**	**846 865**	**543**

2.2.1.2 Reconciliation showing that operating and capital expenditure is funded in accordance with section 18 of the MFMA

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
Cash and investments available					
Cash/cash equivalents at the year end	66 318	74 455	1 873	1 873	76 328
Other current investments > 90 days	–	53	(53)	(53)	–
Non current assets - Investments	–	–	–	–	–
Cash and investments available:	**66 318**	**74 508**	**1 820**	**1 820**	**76 328**
Applications of cash and investments					
Unspent conditional transfers	–	–	–	–	–
Unspent borrowing	–	–	–	–	–
Statutory requirements	–	–	–	–	–
Other working capital requirements	32 227	42 927	1 386	1 386	44 314
Other provisions	3 083	2 982		–	2 982
Long term investments committed	–	–	–	–	–
Reserves to be backed by cash/investments	–	–	–	–	–
Total Application of cash and investments:	**35 310**	**45 910**	**1 386**	**1 386**	**47 296**
Surplus(shortfall)	**31 008**	**28 599**	**434**	**434**	**29 032**

2.2.2 Adjustments to estimated collection levels

The 2019/20 Prior Adjusted Operating Budget was based on a debtors' collection rate of 96%.

2.2.3 Adjustments related to allocations and grants to the Municipality

2.2.3.1 Adjustments related to capital allocations and grants to the Municipality

Adjustments relating to grant funding, supporting the Municipality's Capital Budget is included in the enclosed annexure "A".

2.2.3.2. Adjustments related to allocations and grants to the Municipality

Below the adjustments pertaining to operating allocations and grants:

Supporting Table SB7 Adjustments Budget – transfers and grant receipts

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusts.	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
RECEIPTS:					
Operating Transfers and Grants					
National Government:	**129 297**	**129 297**	**311**	**311**	**129 608**
Local Government Equitable Share	124 938	124 938	–	–	124 938
Expanded Public Works Programme	1 000	1 000	–	–	1 000
Local Government Financial Management Grant	1 770	1 770	–	–	1 770
Municipal Infrastructure Grant	1 589	1 589	311	311	1 900
Provincial Government:	**2 050**	**2 050**	**302**	**302**	**2 352**
Greenest Municipality Award	**–**	**–**	302	302	302
Sports and Recreation	2 050	2 050	–	–	2 050
District Municipality:	**1 765**	**1 765**	**–**	**–**	**1 765**
Environment Health Subsidy	1 765	1 765	–	–	1 765
Total Operating Transfers and Grants	**133 112**	**133 112**	**613**	**613**	**133 725**
Capital Transfers and Grants					
National Government:	**56 098**	**56 098**	**(1 608)**	**(1 608)**	**54 490**
Integrated National Electrification Programme (Municipal Grant)	10 002	10 002	(2 800)	(2 800)	7 202
Municipal Infrastructure Grant	36 096	36 096	–	–	36 096
Municipal Disaster Relief Grant	–	–	1 192	1 192	1 192
Water Services Infrastructure Grant	10 000	10 000	–	–	10 000
District Municipality:	**1 965**	**1 965**	**–**	**–**	**1 965**
Fire Services Subsidy	1 965	1 965	–	–	1 965
Total Capital Transfers and Grants	**58 063**	**58 063**	**(1 608)**	**(1 608)**	**56 455**
TOTAL RECEIPTS OF TRANSFERS & GRANTS	**191 175**	**191 175**	**(995)**	**(995)**	**190 180**

Supporting Table SB8 Adjustments Budget – expenditure on transfers and programmes

Description	Budget Year 2019/20				
	Original Budget	Prior Adjusted.	Other Adjusts.	Total Adjusts.	Adjusted Budget
R thousands					
EXPENDITURE ON TRANSFERS AND GRANT PROGRAM:					
Operating expenditure of Transfers and Grants					
National Government:	**129 297**	**129 297**	**311**	**311**	**129 608**
Local Government Equitable Share	124 938	124 938	–	–	124 938
Expanded Public Works Programme	1 000	1 000	–	–	1 000
Local Government Financial Management Grant	1 770	1 770	–	–	1 770
Municipal Infrastructure Grant	1 589	1 589	311	311	1 900
Provincial Government:	**2 050**	**2 050**	**302**	**302**	**2 352**
Greenest Municipality Award	**–**	**–**	302	302	302
Sports and Recreation	2 050	2 050	–	–	2 050
District Municipality:	**1 765**	**1 765**	**–**	**–**	**1 765**
Environment Health Subsidy	1 765	1 765	–	–	1 765
Total Operating Transfers and Grants	**133 112**	**133 112**	**613**	**613**	**133 725**
Capital Transfers and Grants					
National Government:	**56 098**	**56 098**	**(1 608)**	**(1 608)**	**54 490**
Integrated National Electrification Programme (Municipal Grant)	10 002	10 002	(2 800)	(2 800)	7 202
Municipal Infrastructure Grant	36 096	36 096	–	–	36 096
Municipal Disaster Relief Grant	–	–	1 192	1 192	1 192
Water Services Infrastructure Grant	10 000	10 000	–	–	10 000
District Municipality:	**1 965**	**1 965**	**–**	**–**	**1 965**
Fire Services Subsidy	1 965	1 965	–	–	1 965
Total Capital Transfers and Grants	**58 063**	**58 063**	**(1 608)**	**(1 608)**	**56 455**
TOTAL EXPENDITURE OF TRANSFERS & GRANTS	**191 175**	**191 175**	**(995)**	**(995)**	**190 180**

2.3 Adjustments to expenditure on allocations and grant programmes

2.3.1 The adjustments made to planned capital expenditure of allocations and grants received

The adjustments made to planned capital expenditure, including the capital projects in question, are reflected in Annexure "A".

2.4 Adjustments to Councillors and Employee benefits

Below is a summary of the adjustments made to Councillors' Remuneration and Employee Related Costs:

Description	Prior Adjusted Budget 2019/20	Special Adjustments Budget 2019/20	Variance
	R	R	R
Employee Related Costs	304 893 658	303 218 982	-1 674 676
Councillors' Remuneration	13 062 989	13 062 989	-

2.5 Adjustments to Service Delivery and Budget Implementation Plan (SDBIP)

In accordance with the MFMA, it should be noted that adjustments to the service delivery targets and performance indicators in the 2019/20 SDBIP will be considered, following the approval by Council of the 2019/20 Special Adjustments Budget.

2.6 Adjustments to Capital Expenditure

Annexure "B" contains a listing of all the adjusted capital programmes and projects of the Municipality, which are aligned to the Integrated Development Plan of the Municipality.

2.7 Municipal Manager's Quality Certification

I Charl Du Plessis, Municipal Manager of the Kouga Local Municipality, hereby certify that the Adjustments budget and supporting documentation have been prepared in accordance with the Municipal Finance Management Act and the regulations made under the Act, and that the Adjustments budget and supporting documentation are consistent with the Integrated Development Plan of the Municipality.

Print Name __Charl Du Plessis_____

Municipal Manager of Kouga Local Municipality

Signature

Date 8 JUNE 2020

ANNEXURE A

Project Description	Prior Adjusted Budget 2019/20	Adjustments	Special Adjustments Budget 2019/20
District Municipality Funding			
Vehicles	3 665 100	-	3 665 100
	3 665 100	**-**	**3 665 100**
Municipal Disaster Relief Grant			
Wheelie Bins	**-**	1 036 522	1 036 522
	-	**1 036 522**	**1 036 522**
National Department of Energy			
Energy and Demand Side Management Grant	3 478 261	- 40 000	3 438 261
Integrated National Eletrification Programme	5 219 130	- 2 434 782	2 784 348
	8 697 391	**- 2 474 782**	**6 222 609**
Municipal Infrastructure Grant			
Patensie Sewage Package Plant	5 650 392	7 483 142	13 133 534
Upgrade Sanitation System Old Hankey	434 783	1 569 335	2 004 118
Upgrading of Gravel Roads in Jeffreys Bay	363 655	-	363 655
Upgrading of the Ses Vista Wastewater Treatment Works	13 011 229	- 2 511 676	10 499 553
Upgrading of Kwanomzamo Sports Facility	5 413 043	- 5 087 153	325 890
Kruisfontein Wastewater Treatment Works	-	2 897 848	2 897 848
Upgrading of Sports Facilities	5 564 599	- 3 259 082	2 305 517
Mini Fresh Food and Craft Markets in Jbay & Hankey	1 220 951	- 1 092 414	128 537
	31 658 652	**-**	**31 658 652**
Water Services Infrastructure Grant			
CAPE ST FRANCIS WATER SUPPLY	4 217 504	-	4 217 504
DEVELOP NATURAL SPRINGS AND CONVEYANCE (HUMANSDORP	15 772 674	-	15 772 674
HANKEY WATER SUPPLY	19 115 490	-	19 115 490
HUMANSDORP WATER SUPPLY	1 456 415	-	1 456 415
JEFFREYS BAY WATER SUPPLY	1 194 093	-	1 194 093
KwaNomzamo Wastewater Treatment Works	8 695 652	-	8 695 652
OYSTER BAY WATER SUPPLY	541 350	-	541 350
PATENSIE WATER SUPPLY	2 862 732	-	2 862 732
REFURBISH AND UPGRADE WATER TREATMENT WORKS (JEFFREYS BAY)	28 635 111	-	28 635 111
RETICULATION REPLACE PIPELINES (HANKEY)	2 168 698	-	2 168 698
RETICULATION REPLACE PIPELINES (OYSTER BAY)	13 882	-	13 882
RETICULATION REPLACE PIPELINES (PATENSIE)	7 634 103	-	7 634 103
WATER CONSERVATION AND DEMAND MANAGEMENT	1 620 416	-	1 620 416
	93 928 119	**-**	**93 928 119**
Total	**137 949 262**	**- 1 438 260**	**136 511 002**

			ANNEXURE B	
Project Description	**Funding**	**Adjusted Budget 2019/20**	**Adjusments**	**Special Adjustments Budget 2019/20**
Executive & Council				
Furniture and Equipment	Internal	200 899	-	200 899
Computer Equipment	Internal	190 001	-	190 001
Ward Councilors Capital Programme	Internal	1 817 695	-	1 817 695
Computer Software	Internal	20 000	-	20 000
		2 228 595	**-**	**2 228 595**
Corporate Services				
EDMS	Internal	861 000	-	861 000
Old Library Upgrade	Internal	276 738	-	276 738
Computer Software and Applications	Internal	184 000	-	184 000
Biometric Systems	Internal	600 000	-	600 000
Fencing of Main Building	Internal	172 425	-	172 425
Furniture and Equipment	Internal	666 571	-	666 571
Computer Equipment	Internal	17 043	-	17 043
		2 777 777	**-**	**2 777 777**
Finance				
Vehicles	Internal	643 416	-	643 416
Furniture and Equipment	Internal	728 066	-	728 066
Cibex Software	Internal	600 000	-	600 000
Computer Equipment	Internal	421 673	-	421 673
Machinery and Equipment	Internal	181 465	-	181 465
WIFI Solution	Internal	250 000	-	250 000
DOT MATRIX PRINTER	Internal	156 024	-	156 024
DISASTER RECOVERY SERVER	Internal	644 106	-	644 106
Office upgrade ICT	Internal	153 950	-	153 950
Network Upgrade	Internal	3 350 000	-	3 350 000
Cracking & Shelving: Stores	Internal	161 845	-	161 845
		7 290 545	**-**	**7 290 545**
Planning, Development & Tourism				
Computer Software and Applications	Internal	226 700	-	226 700
Furniture and equipment	Internal	300 000	-	300 000
Computer Equipment	Internal	133 300	-	133 300
Land acquisition housing projects	Internal	1 562 308	-	1 562 308
		2 222 308	**-**	**2 222 308**

Project Description	Funding	Adjusted Budget 2019/20	Adjusments	Special Adjustments Budget 2019/20
Community Services				
Vehicles	Internal	6 273 223	- 380 000	5 893 223
Vehicles	District	3 665 100	-	3 665 100
Machinery and Equipment	Internal	1 727 637	- 107 000	1 620 637
Upgrading of Sports Facilities	Internal	560 000	-	560 000
Wheelie Bins	Internal	5 000 000	-	5 000 000
Wheelie Bins	MDRG	-	1 036 522	1 036 522
Life Gaurds Beach Tower	Internal	96 212	-	96 212
Furniture and equipment	Internal	568 100	- 122 470	445 630
Upgrading of Sports Facilities	MIG	-	-	-
Computer Equipment	Internal	300 000	- 7 530	292 470
Fencing Fire Station Hankey	Internal	182 000	-	182 000
Fencing	Internal	1 642 064	278 559	1 920 623
Upgrading of Pellsrus, Kabeljous, Cape St Francis	Internal	450 000	257 000	707 000
Fencing	Internal	320 623	81 441	402 064
HYDRAULICS RESCUE EQUIPMENT	Internal	304 655	-	304 655
Weston Library Upgrade	Internal	11 900	-	11 900
		21 101 514	**1 036 522**	**22 138 036**
Infrastructure & Engineering				
Vehicles	Internal	3 535 469	1 700 000	5 235 469
New overheadlines 66kv overheadlines(Jbay to Melk	Internal	1 800 000	-	1 800 000
Electrical supply of tri switches St francis Bay	Internal	200 000	-	200 000
Electrcial Replacement of old mv cables to main switch	Internal	2 100 000	- 2 100 000	-
Electrical Mini sub station 22 000/11000/400 St Francis	Internal	485 935	-	485 935
High Mast Lights	Internal	1 300 000	- 1 300 000	-
Humansdorp, Kruisfontein and Osean View Electrification	INEP	5 219 130	- 2 434 782	2 784 348
Electrical Oil circuit breakers replacement	Internal	800 000	-	800 000
Electrical Supply auto recloser St Francis Bay	Internal	400 000	-	400 000
Electrical 5 MV 22000/11000 transformer	Internal	1 400 000	6 000	1 406 000
Sewer REPLACE OLD PUMPS	Internal	67 892	-	67 892
Patensie Sewage Package Plant	MIG	5 650 392	7 483 142	13 133 534
Fencing of Jeffreys Bay and Kruisfontein Reservoir	Internal	1 407 260	-	1 407 260
Upgrade Sanitation System Old Hankey	MIG	434 782	1 569 335	2 004 117
KwaNomzamo Wastewater Treatment Works	WSIG	8 695 652	-	8 695 652
St Francis bulk main outfall sewer	Internal	200 000	-	200 000
Bucket Eradication Programme	Internal	2 075 942	-	2 075 942
Machinery and Equipment	Internal	330 000	-	330 000
Upgrading of Gravel Roads in Jeffreys Bay	MIG	363 655	-	363 655
Purchase storage containers	Internal	200 000	-	200 000
Mini Fresh Food and Craft Markets	MIG	1 220 951	- 1 092 413	128 538
Furniture and Equipment	Internal	35 551	- 6 000	29 551

Project Description	Funding	Adjusted Budget 2019/20	Adjusments	Special Adjustments Budget 2019/20
Upgrading of the Sea Vista Wastewater Treatment Works	MIG	13 011 229	- 2 511 676	10 499 553
OYSTER BAY WATER SUPPLY	WSIG	541 350	-	541 350
CAPE ST FRANCIS WATER SUPPLY	WSIG	4 217 504	-	4 217 504
JEFFREYS BAY WATER SUPPLY	WSIG	1 194 093	-	1 194 093
HUMANSDORP WATER SUPPLY	WSIG	1 456 415	-	1 456 415
PATENSIE WATER SUPPLY	WSIG	2 862 732	-	2 862 732
HANKEY WATER SUPPLY	WSIG	19 115 490	-	19 115 490
WATER CONSERVATION AND DEMAND MANAGEMENT	WSIG	1 620 416	-	1 620 416
RETICULATION REPLACE PIPELINES (PATENSIE)	WSIG	7 634 103	-	7 634 103
RETICULATION REPLACE PIPELINES (HANKEY)	WSIG	2 168 698	-	2 168 698
RETICULATION REPLACE PIPELINES (OYSTER BAY)	WSIG	13 882	-	13 882
DEVELOP NATURAL SPRINGS AND CONVEYANCE (HUMANSDORP)	WSIG	15 772 674	-	15 772 674
REFURBISH AND UPGRADE WATER TREATMENT WORKS (JEFFREYS BAY)	WSIG	28 635 111	-	28 635 111
Computer Equipment	Internal	25 000	-	25 000
Roads Capital	Internal	2 500 000	-	2 500 000
Security Camera	Internal	300 000	- 150 000	150 000
LV Networks (Informal Areas, Electrification/illegal connections)	Internal	1 000 000	-	1 000 000
Purchase of mini sub station 11000/400,22000/400	Internal	508 597	-	508 597
conversion from conventional meter to pre paid meters	Internal	170 336	-	170 336
CONCRETE POLES	Internal	171 518	-	171 518
SOLAR LIGHTS	Internal	360 773	-	360 773
Pre Planning - Waterline Replacement - St Francis	Internal	260 000	-	260 000
Pre Planning - Waterline Replacement - Mimosa Stre	Internal	250 000	-	250 000
Pre Planning - Water Tower - Paradise	Internal	300 000	-	300 000
(Pre Planning) Investigation Bypass Rising Main -	Internal	300 000	-	300 000
(Pre Planning) Investigation for the Upgrade of Se	Internal	300 000	-	300 000
Fencing of Kruisfontein WWTW	Internal	1 642 740	-	1 642 740
Upgrading of Kwanomzamo Sports Facility	MIG	5 413 043	- 5 087 153	325 890
Upgrading of Sports Facilities	MIG	5 564 599	- 3 259 082	2 305 517
Kruisfontein Wastewater Treatment Works	MIG	-	2 897 848	2 897 848
Humansdorp, Kruisfontein and Osean View Electrification	Internal		850 000	850 000
Energy and Demand Side Management	Energy	3 478 262	- 40 000	3 438 262
Outfall Sewers Capital	Internal	382 619	-	382 619
		159 093 795	**- 3 474 781**	**155 619 014**
Total		**194 714 534**	**- 2 438 259**	**192 276 275**
Internally generated funds		56 765 271	- 1 000 000	55 765 271
Transfers recognised - capital		137 949 263	- 1 438 259	136 511 004
Total		**194 714 534**	**- 2 438 259**	**192 276 275**

REPORTS BY THE OFFICE OF THE MUNICIPAL MANAGER

KOUGA MUNICIPALITY (EC 108)

SPECIAL COUNCIL MEETING

OFFICE OF THE MUNICIPAL MANAGER

DATE: 12 JUNE 2020 **ITEM NO.: 20/06/MM2**

2020/21 DRAFT IDP REVIEW OF THE 5 YEAR IDP (2017/2022)

1. Introduction

The purpose of this report is to table the 2020/21 review of the 2017/22 Integrated Development Plan for consideration by Council.

2. Legislative requirements

Section 34 of the Local Government Municipal Systems Act, 32 of 2000 prescribes that:

"Annual review and amendment of integrated development plan – A municipal council -

(a) must review its integrated development plan –

(i) annually in accordance with an assessment of its performance measurements in terms of section 41: and
(ii) to the extent that changing circumstances so demand; and

(b) may amend its integrated development plan in accordance with a prescribed process.

3. Background

This report is the third (3rd) review of the 2017/22 Integrated Development Plan of the Kouga Municipality. The process started with the adoption of the IDP Process Plan on 30 July 2020, Council Resolution no. 19/07/MM2 which included all the different processes and timeframes to be followed. The process plan also made provision for compliance timeframes of the financial reporting cycles as well as performance management.

The IDP review for 2020/21 was informed by the following:

- The municipality's overall performance attained for the 2019/20 financial year as well as the mid-year performance for 2019/20 financial year;
- Comments from the MEC for Local Government and Traditional Affairs and other stakeholders; and
- Changing circumstances in the municipal area.

4. Community Involvement

According to the Local Government Systems Act, Act 32 of 2000, Section 16, a municipality must develop a culture of municipal governance that complements formal representative government with a system of participatory governance by encouraging and create conditions for the local community to participate in the affairs of the municipality.

The municipality take cognizance of the importance of community participation and therefore schedule at least 2 rounds of public meetings in all wards and certain towns in the municipal area. The 1st round of meetings, according to the process plan, was held form 28 October 2019 to 26 November 2019.

There was a marked increase in the attendance of meetings by the public. However, ward 1 and ward 6 meetings did not take place. The meetings started at 18:00 at night and most of the meetings ended at 21:00. It is requested that councillors and management be visible at public meetings and encourages the community to attend the meetings that can make a difference in their lives and participation in decision making.

The 2nd round public meetings could not take place due to the unfortunate circumstances we as a municipality has found ourselves due to Covid-19. However, the municipality has tried its best to involve the community by having a media briefing on 8 June 2020 as well as making use of social media, municipal website and municipal notice boards.

5. Meetings

The following meetings were held and attended held during the 1st three phases of the IDP process:

3 Ward Based Planning Workshops
1 round of Public Meetings
2 District Consultative Meetings
1 District Representative Forum Meeting
1 Strategic Planning Session
1 IGR Meeting
2 Budget Meetings
1 IDP Assessment

The IDP Manager also attended an IDP Workshop in Bisho on 30 January 2019. The annual IDP Assessment was held at the Mpekweni Holiday Resort from 1 – 2 August 2019. The municipality again a scored a **HIGH** rating in all 5 KPA's for the 2nd review of the 2017-2020 IDP Review. The assessment is a very exhausting exercise and it is very important that a delegation accompany the IDP Manager to the annual assessment.

6. Consideration of matters raised at public meetings

There is an overall misconception by the public regarding funding and implementation of projects which should be addressed in the 2nd round of public meetings. The general matters raised at the public participation meetings were mainly of the slow progress in basic service delivery, housing and job creation. An effort should be made to attend to at least one priority per year in each ward so that the community may have more faith in municipal governance.

7. Priorities per ward

A consolidated ward priority list of all 15 wards were presented at the strategic planning session held on 13 March 2020. The priority list was presented in order to consider the inputs of the community for the 2020/21 budget process. A total of 33 priorities were finally decided on and these priorities are aligned to the budget for 2020/21.

8. Recommendation

8.1 That the 2020/21 Draft IDP Review of the 5 Year IDP (2017/2022) be deferred and be reconsidered within 7 (seven) days at a Special Council meeting for final submission.

8.2 That the 2020/21 Draft IDP Review of the 5 Year IDP (2017/2022) be placed on the Kouga Website for public participation.

Item prepared by : **The Manager: IDP**

Approved by : **The Municipal Manager**

REPORTS BY THE PORTFOLIO CHAIRPERSON: PLANNING & DEVELOPMENT

KOUGA MUNICIPALITY (EC 108)

SPECIAL COUNCIL MEETING

PLANNING AND DEVELOPMENT

DATE: 12 JUNE 2020 **ITEM NO. 20/06/PD1**

APPROVAL OF THE DRAFT REVIEW OF THE 2015 KOUGA MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK FOR PUBLIC PARTICIPATION IN TERMS OF S20(3) OF SPLUMA ACT 16 OF 2013

1. Introduction

A Spatial Development Framework is a legally required component of the Municipality's Integrated Development Plan (IDP). It is required in terms of Section 26 (e) of the Municipal Systems Act (Act No. 32 of 2000). The municipality appointed Umhlaba Consulting to review the 2015 Municipal Spatial Development Framework (MSDF). Subsequently, a project steering committee (PSC) was established to overlook and guide the review process. On inception the (PSC) approved the project methodology and milestones.

2. Background

In October 2019, Umhlaba Consulting Group presented the Kouga Municipality with the first draft of the Municipal Spatial Development Framework, 2019/2020. The draft document was then referred to all relevant municipal departments for comments. Comments received from all internal departments were then incorporated in the draft document. At a project steering committee meeting held on, Friday, 14 February 2020, it was resolved that the draft document be presented at a workshop which was to be attended by all councillors. On Tuesday, 03 March 2020, a workshop was held at the Council chambers for comments and inputs by all councillors. On the day, it was resolved that a new vision statement be included in the SDF. Suggestions for a new vision statement were sought from attendees. Additional proposals were also discussed on the day.

In April 2020, the updated draft SDF was referred to all PSC members for final comments and inputs. It is now the intention of the department to invite the public to submit written representations in respect of the proposed municipal spatial development framework to the municipality within 60 days after the publication of the notice.

3. Purpose

This report seeks to achieve the following:

a) Council approval of the Draft Kouga Municipal Spatial Development Framework for public participation in terms of Section 20(3)(a) to (c) of the Spatial Planning and Land Use Management Act, Act 16 of 2013;

b) Council approval of the revised public participation methodology in line with the Disaster Management Act: Regulations: Alert level 3 during Coronavirus COVID-19 lockdown and SPLUMA (2013).

4. Discussion

Due to the new Covid 19 Regulations, the department cannot convene public meetings (Open days) as initially planned in the approved project methodology. In terms of Section 20 (3) of Spatial Planning and Land Use Management Act, Act 16 of 2013, a notice of the proposed spatial development framework must be published in the Gazette and the media. The draft document will be published for comments immediately after adoption by Council. The new public participation process will be amended to align with the latest Covid 19 Regulations. This will include all media platforms available to the municipality. All comments received will be considered and referred to the PSC for endorsement. The final draft will then be presented to Council for adoption.

5. Legal Implications

The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), s (20) (3) states that,

"*Before adopting the Municipal Spatial Development Framework contemplated in subsection(1) and any proposed amendments to the spatial development framework, the Municipal Council must:-*

a) Give notice of the proposed municipal spatial development framework in the *Gazette* and the media
b) Invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a);
c) Consider all representations received in respect of the proposed municipal spatial development framework.

6. Financial Implications

Total amount of **R 180 032.50 (Vat Incl.)** was quoted for the review of the 2015, approved Spatial Development Framework. According to the terms of reference, payment to the service provider was to be made on the successful delivery of each milestone in accordance with the terms and conditions agreed upon with the service provider. To date, a total payment of **R54, 009.75** has been made for the first milestone. The second milestone will be completed on approval of the Draft Municipal Spatial Development Framework, 2019/2020 by Council. Budget provision needs to be made in the 2020/2021 for the last milestones of the project.

7. Recommendation

7.1 That Council notes that due to Covid-19 pandemic and subsequent lockdown, the completion date of the project has been affected and final adoption of SDF by Council will be after 60 day public participation period lapses.

7.2 That the Council approves the Draft reviewed Kouga Municipal Spatial Development Framework for public participation in terms of Section 20(3)(a) to (c) of the Spatial Planning and Land Use Management Act, Act 16 of 2013.

7.3 That Council approves the revised public participation methodology in line with the Disaster Management Act: Regulations: Alert level 3 or any other level that may be imposed by the National Government during Coronavirus COVID-19 lockdown.

Drafted by L. Ramakuwela: Town Planner

Approved by Director (PDT): Ms. FF Mabusela



Endorsed by C. du Plessis: Municipal Manager

Noted by Portfolio Chairperson: Cllr. B Rheeder



KOUGA MUNICIPALITY

Spatial Development Framework

Review 2019

KOUGA
local municipality
Good Governance through Service Excellence

Draft Participation Document

April 2020

Adopted _____ : Council Resolution _____

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ABLMC	Aquatic Biodiversity Land Management Class
ABP	Area Based Plan
BLMC	Biodiversity Land Management Class
BRT	Bus Rapid Transport
CBA	Critical Biodiversity Area
CBD	Central Business District
CIP	Comprehensive Infrastructure Plan
CSIR	Council for Scientific and Industrial Research
DFA	Development Facilitation Act
ECBCF	Eastern Cape Biodiversity Conservation Framework
ECBCP	Eastern Cape Biodiversity Conservation Plan
ECPSDF	Eastern Cape Provincial Spatial Development Framework
ECSDP	Eastern Cape Spatial Development Plan
EIA	Environmental Impact Assessment
EMF	Environmental Management Framework
GDFI	Gross Domestic Fixed Investment
GDI	Gross Domestic Income
GDP	Gross Domestic Product
GVA	Gross Value Added
IDP	Integrated Development Plan
IDZ	Industrial Development Zone
ILUS	Integrated Land Use Scheme
KLM	Kouga Local Municipality
KPA	Key Performance Area
LED	Local Economic Development
LM	Local Municipality
LSDF	Local Spatial Development Framework
LUM	Land Use Management
LUPO	Land Use Planning Ordinance
MSDF	Metropolitan Spatial Development Framework
MSA	Municipal Systems Act
NBSAP	National Biodiversity Strategy and Action Plan
NDP	National Development Plan
NEMA	National Environmental Management Act
NMBM	Nelson Mandela Bay Municipality
NPC	National Planning Commission
NSDP	National Spatial Development Perspective
PGDP	Provincial Growth And Development Plan
PSDP	Provincial Spatial Development Plan
RDP	Reconstruction and Development Programme
REIPPP	Renewable Energy Independent Power Producer Programme
SBDM	Sarah Baartman District Municipality
SCU	Sustainable Community Unit
SDF	Spatial Development Framework
SEA	Strategic Environmental Assessment
SPLUMA	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
SRV	Sundays River Valley
STEP	Subtopical Thicket Ecosystem Planning

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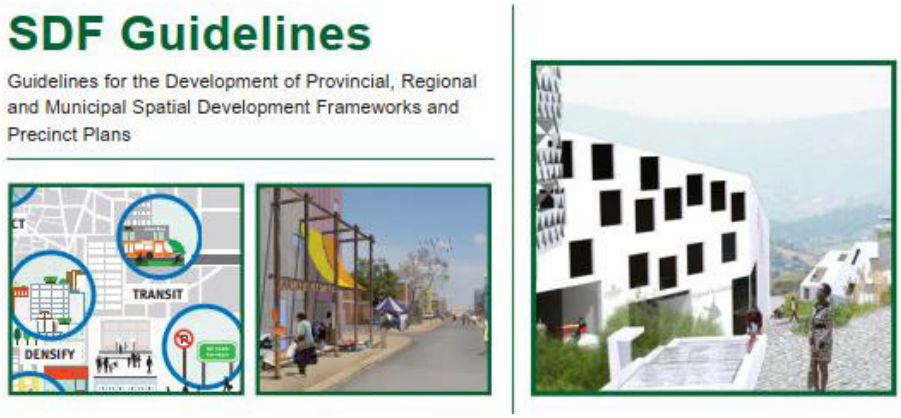
CHAPTER 1 : INTRODUCTION AND CONTEXT

5.0 What is the Kouga SDF

The Kouga Municipal (KM) Spatial Development Framework (SDF) is a framework that seeks to influence the overall spatial distribution of current and future land use within Kouga in order to give effect to the vision, goals and objectives of the municipal Integrated development Plan (IDP). While the KM SDF is integral to a complete IDP, it should be noted that the SDF is also an integrative instrument of municipal management. The essential distinction between the respective roles and content of the SDFs and IDP lies in the focus of the SDF on 'things-that-can-be-mapped' while the IDP deals with the full scope of municipal management including budgeting, institutional resourcing, etc. The KM SDF also has a longer time horizon (2030 and beyond to 2050) than the '5 year' IDP and therefore provides the long term spatial context for the IDP. The KM SDF is more than the spatial representation of the sector plans of the IDP, it sets out the spatial strategy within which the IDP operates. The key spatial plan of the SDF and the spatial perspective as well as the short term (5 year) spatial priorities are to be incorporated in the IDP as the SDF sector plan.



Source – Adapted from the DRDLR Spatial Development Framework Guidelines

The KM SDF covers the whole jurisdictional area of the municipality not only the towns and must strive to answer the following questions:

- How is KM going to develop over the next ten to thirty years?
- What kind of development should take place?
- Where is the best place for development?
- Who will be responsible for what aspect of the development?

The KM SDF therefore has a longer term focus to ensure the future growth and development does not result in unsustainable low density settlement sprawl and the destruction of the ecosystem and agricultural resources on which the KM's economy depends. The unsustainable and destructive development will also prevent equitable access to resources and will perpetuate the spatial divisions of the past.

6.0 Objective of the SDF

The KM SDF aims to create the building block toward:

- A spatial vision for the future of the municipal
- Implementation plans together with the necessary public sector resources to deliver them
- A framework for private investment

7.0 Legal Framework for the SDF

An indication of the legal requirements governing the review of the KM SDF are summarised the the table below

Legislation	Requirements for KM SDF
Municipal Systems Act, 32 of 2000 (MSA)	• introduced the concept of a MSDF as a component of the mandatory IDP • must be adopted to govern its allocation of resources • Chapter 5 addresses the framework for the compilation and adoption of IDPs • Section 26(e) specifcally requires an SDF as a mandatory component of the municipal IDP •
Local Government: Municipal Planning and Performance Management Regulations	• Regulation 2(4) prescribes the minimum requirements for a MSDF
Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA)	• differentiates between two components – The SDF and LUMS (Land Use Management System • Sets out differing geographies for SDF's i.e. the national, provincial, regional and municipal area (MSDF), or local areas/precincts. • Plans for parts of a municipal area are referred to as Local Spatial Development Framework (LSDFs) or Precinct Plans • a MSDF covers a longer time horizon (i.e. fve years or longer) and sets out strategies to achieve specific objectives over the medium to longer term • An SDF is not a rigid, blueprint plan and sets out complete land use and development parameters for every land portion or cadastral entity. • Chp 2 sets out the development principles that guide the preparation, adoption and implementation of the SDF • Chp4 requires the preparation of SDFs including stipulations regarding the process and contents. • Must consist of the a report on and an analysis of existing land use patterns as well as a framework for desired land use patterns
Kouga SPLUM By Law	• Sect 4 - The Municipality must draft a municipal spatial development framework in accordance with the provisions of sections 20 and 21 of the Act read with sections 23 to 35 of the Municipal Systems Act • Sect 4(2) A municipal spatial development framework does not confer or take away land use rights but guides and informs decisions to be made by the Municipality relating to land development • Sect 5 – Sets out the contents of municipal spatial development framework • Sect 6 – Deals with the Intention to prepare, amend or review municipal spatial development framework • Sect 6(b) – Requires that the municipality must publish a notice in a newspaper circulating in the area concerned in two of the official languages of the Province most spoken in the municipal area of the Municipality of its intention to prepare, amend or review the municipal spatial development framework and the process to be followed in accordance with section 28(3) of the Municipal Systems Act; • Sect 6(c) – Requires that KM must inform the Member of the Executive Council in writing of its intention to review the municipal spatial development framework; and of the process to be followed. • Sect 6(d) - Requires that KM must register relevant stakeholders who must be invited to comment on the draft municipal SDF • A project committee consisting of the Municipal Manager and municipal employees in the full-time service of the Municipality must be established to manage the SDF Review process and to make recommendations regarding the SDF to the Council • Sect 8(8) The Council must adopt the final municipal spatial development framework or final amendment or review of the municipal spatial development framework, with or without amendments, and must within 21 days of its decision give notice of its adoption in the media and the Provincial Gazette; and submit a copy of the municipal spatial development framework to the Member of the • 12(1) - A local spatial development framework or an amendment thereof comes into operation on the date of publication of the notice contemplated in section 11(2).

8.0 Study Area Overview

The KM is situated in the Eastern Province and is one of 9 Local Municipalities located within the Sarah Baartman District Municipal area. It is approximately 80km west of Port Elizabeth and includes the coastal zone between the Van Stadens River in the east and the Tsitsikamma River in the west and inland stretches towards the Baviaanskloof Mountains in the north. The Municipality is characterised by 3 topographical regions, i.e. the coastal region (including the towns of Jeffreys Bay, St Francis, Cape St Francis and Oyster Bay), the Gamtoos River Valley (including the towns of Hankey, Patensie, Loerie and Thornhill) and Humansdorp and surrounding commercial farming area.

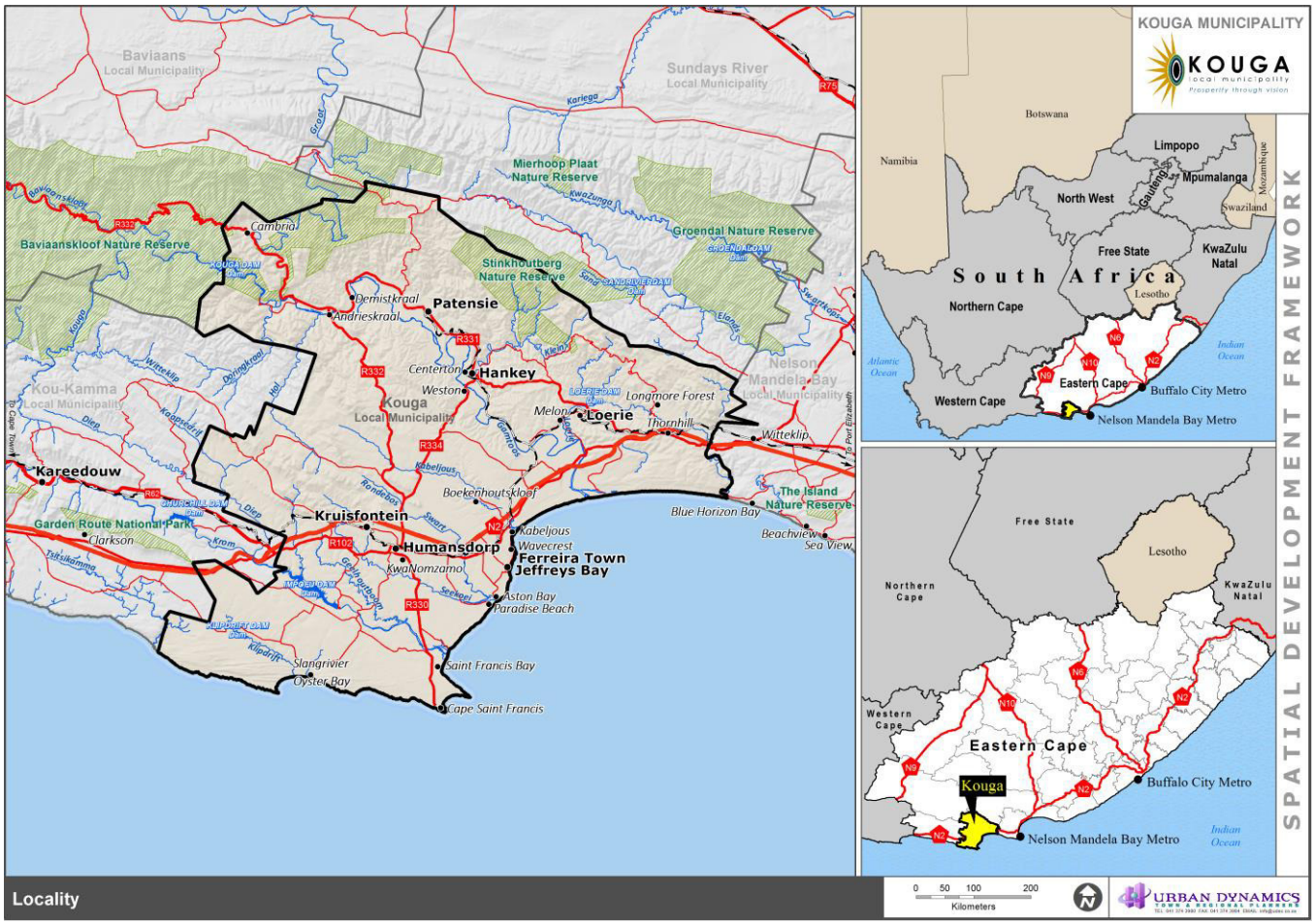


Figure 1 : Locality

Kouga Municipality – Key Facts

- *Area :* 2 669.82 km^2
- Population (Census 2011) : 98 558
- Electoral Wards : 15
- *Erven :* 31 717
- Farm Portions : 3 796
- Households 35 236 (19.5% are informal dwellings (shacks))
- *Primary Nodes :* Jeffreys Bay, Humansdorp, St Francis, Hankey and Patensie
- *Secondary Nodes :* Loerie, Thornhill, Sunnyside, Oyster Bay, Andrieskraal and Matjiesfontein

CHAPTER 2: POLICY CONTEXT AND SPATIAL PRINCIPLES

1.0 National Directives

1.1 State of the Nation Address (SONA) 2019

In his first State of the Nation Address, President Cyril Ramaphosa, in recognition of the exemplary struggle, conquest and spirit of our former President Nelson Mandela, stated:

"In celebrating the centenary of Nelson Mandela, we are not merely honouring the past, we are building the future. We are continuing the long walk he began, to build a society in which all may be free, in which all may be equal before the law and in which all may share in the wealth of our land and have a better life. We are building a country where a person's prospects are determined by their own initiative and hard work, and not by the colour of their skin, place of birth, gender, language or income of their parents"

Some of the SONA priority issues and their relevance for Km are set out below:

SONA PRIORITY	KM APPLICATION
Accelerating inclusive growth	• Ensure that residents have access to economic opportunities and that human settlement happens in the 'right' places. • Protect the natural resources which provide the basis for the KM economy.
Early Childhood Development (ECD)	• Ensure that learners have adequate access to schools and centres of learning • Ensure an integrated and accessible transportation system and effective network of roads
Improving living conditions	• Continue to build human settlements in well-located areas that bring together economic opportunities and services

1.2 Spatial Planning and Land Use Management Act

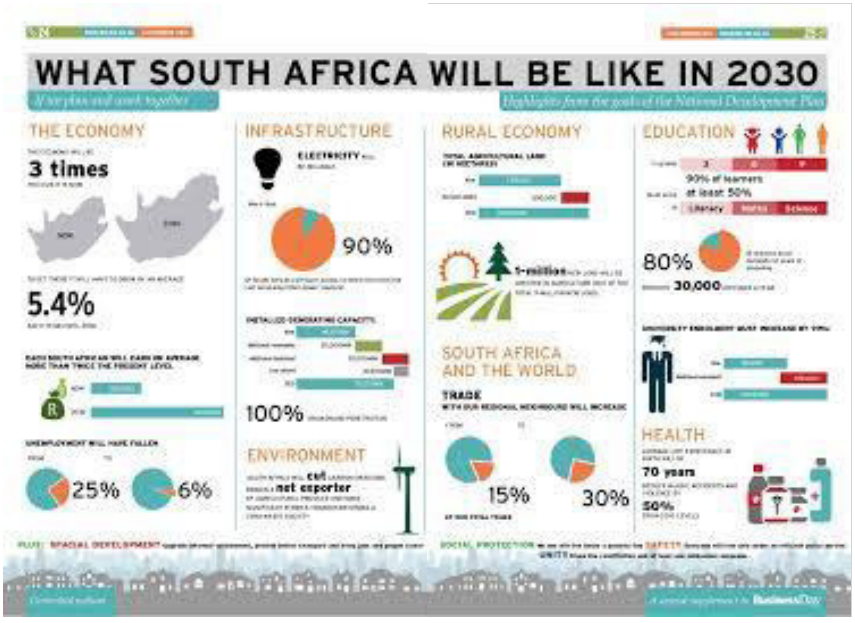
The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) replaced the disparate apartheid era planning legislation with a new integrated land use planning system. The general principles set out in Chapter 2 of the SPLUMA apply to all of state organs and other authorities responsible for the implementation of legislation regulating the use and development of land, and provide set of development principles (Refer to Tablewhich guide the preparation, adoption and implementation of any spatial development framework, policy or by laws concerning spatial planning and the development or use of land.

SLUMA PRINCIPLE	APPLICATION
Spatial Justice	• Past spatial and other development imbalances must be redressed through improved access to and use of land • Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation • Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged areas, informal settlements and former homeland areas • Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas • Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas • a Municipal Planning tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application

Spatial Efficiency	• Land development must optimise the use of existing resources and infrastructure. • Decision-making procedures must be designed to minimise negative financial, social, economic or environmental impacts. • Development application procedures must be efficient, streamlined, and timeframes adhered to by all parties
Spatial Sustainability	• Promote land development that is within the fiscal, institutional and administrative means of the Republic • Ensure that special consideration is given to the protection of prime and unique agricultural land • Uphold consistency of land use measures in accordance with environmental management instruments • Promote and stimulate the effective and equitable functioning of land markets • Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments • Promote land development in locations that are sustainable and limit urban sprawl Result in communities that are viable
Spatial Resillience	• Spatial plans, policies and land use management systems must be flexible to ensure sustainable livelihoods in • communities most likely to suffer the impacts of economic and environmental shocks
Good Administration	• All spheres of government must ensure an integrated approach to land use and land development. • All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of SDFs. • The requirements of any law relating to land development and land use must be met timeously. • The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, must include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. • Policies, legislation and procedures must be clearly set out in a manner which informs and empowers the public.

Table 1: SPLUMA Principles

1.3 National Development Plan



The National Development Plan (NDP) aims to eliminate poverty and reduce inequality by 2030. The NDP provides a broad strategic framework to guide key choices and actions that will hold people accountable and find solutions to the country's challenges. It set a vision of what the country will look like in 2030 and established a development strategy to achieve the Vision.

Figure 2:: NDP 2030 Vision (Business Day Insert)

Chapter 8 is of particular relevance to the KM as it addresses the transformation of settlements and the national space economy.

Chapter 8	
Transforming Human Settlements and the National Space Economy	• 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 in close proximity to services and livelihood opportunities • Investing in public transport infrastructure and systems (with a special focus on commuter rail to achieve a reliable and coordinated public transport system

1.4 Draft National Spatial Framework

The NDP calls for the development of a National Spatial Framework (NSF) to address spatial inefficiencies and inequalities, identify areas of opportunity and ensure proactive management of natural resources and ecosystems.

The Draft NSF is currently undergoing consultation. It is necessary for the Kouga SDF to take note of the outcomes of the NSF and to apply the principles contained therein.

National Spatial Outcomes

National Spatial Outcome One:	• Network of consolidated, transformed and well connected national urban nodes, regional development anchors, and development corridors
National Spatial Outcome Two:	• National corridors of opportunity enable sustainable and transformative national development
National Spatial Outcome Three:	• National connectivity and movement infrastructure systems are strategically located, extended and maintained,
National Spatial Outcome Four:	• Productive Rural Regions, supported through sustainable resource economies and regional development anchors,
National Spatial Outcome Five:	• National ecological Infrastructure and the national natural resource foundation is well-protected and managed,

Mandate

- Chapter 8 of the NDP calls for preparation of a 'National Spatial Development Framework'. Sections 5(3)(a), 13(1) and (2) of SPLUMA mandate the Minister to "after consultation with other organs of state and with the public, compile and publish a national spatial development framework".
- The NSDF must take into account policies, plans and programmes of bodies that impact on spatial planning, land development and land management

National Spatial Vision, Mission

FOUNDATION OF THE VISION

The **National Spatial Development Vision** is derived from the **National Development Paradigm**, with as its key pillars (1) the Constitution and the NDP, (2) the ***National Spatial Development Logic***, and (3) the Post-1994 legal and policy framework. Its purpose is to provide a long-term guiding light for realising our desired **Post-Apartheid Spatial Development Pattern**.

THE NATIONAL SPATIAL DEVELOPMENT VISION

"All Our People Living in Shared and Transformed Places in an Integrated, Inclusive, Sustainable and Competitive National Space Economy"

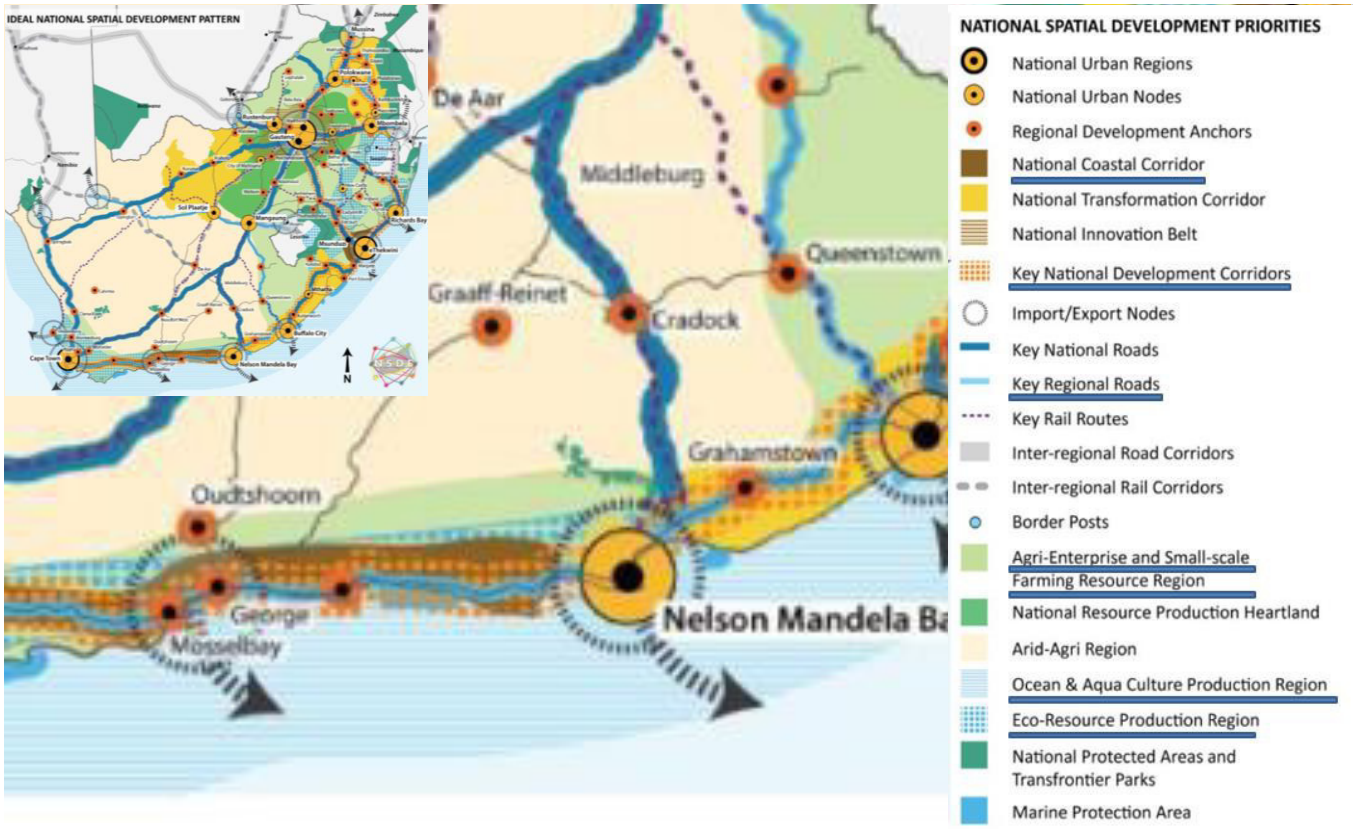
THE NATIONAL SPATIAL DEVELOPMENT MISSION

"Making our Common Desired Spatial Future Together Through Better Planning, Investment, Delivery and Monitoring"



NSDF Purpose

- Target and direct all infrastructure investment and development spending decisions by national sector departments and State-Owned Entities.
- Guide and align plan preparation, budgeting and implementation across spheres and between sectors of government.
- Frame and coordinate provincial, regional and municipal Spatial Development Frameworks



NSF Priority & National Action relevant to KM
Rural Service Centre • Rural development must be supported though a hierarchical network of prioritised service centres (see Figure 42 and AnnexureB) where people in rural areas and settlements can optimally be provided with core municipal services, social and government services, and where rural logistics and support can be provided to optimally support rural development.
National Coastal Corridor • The Coastal Growth and Development Corridor along the eastern and south coasts (N2) is supported as an area of strong interconnection between high-value rural resource production, ecological resource regions, popular tourist destinations, comfortable climatic zones and urban nodes. • This requires that:small harbour development in support of the fishing, tourism and maritime economy at identified coastal regional development anchor and rural service centres be maintained, expanded and accelerated.
Key National Development Corridor and Regional Roads • The N2 Coastal Corridor.
Agri-enterprise and Small Scaler Farming Rescource Region • Productive use of high value agricultural land to support national food security. • Rehabilitation of degraded land and effective land-use management. • Improvement of rural-to-rural connections, market accessibility and key agricultural production infrastructure. • Enhancement of connectivity through well-planned infrastructure investment and settlement consolidation in well-connected regional development anchors
Eco-resource Production Region and Ocean and Aqua-culture Production Region • Enhance (1) the productive capacity, (2) environmental and livelihood quality, (3) cultural heritage, and (4) natural resource-access of these regions through effective agrarian practices and enterprise development programmes that are focussed on natural resource restoration and custodianship. • Discourage further land and settlement development, and carefully manage existing settlements and land uses in productive agricultural regions that play a crucial role in national strategic water production, national food security and rural livelihoods. • Pursue effective management and custodianship of national strategic water source regions. • Ensure efficient rural-to-rural connectivity in rural regions, to enhance the prospects of making a life in these areas. • Rehabilitate degraded land and ensure effective land use management, settlement consolidation, improved rural connectivity and an eco-resource related enterprise focus, to provide opportunities for livelihoods and industry development, and (2) support national water availability. • Enhance and further expand the value and contribution of the Oceans' and Aqua Economy Areas to (1) local livelihoods and regional, and (2) national economic development.

1.5 Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF) seeks to foster a shared understanding across government and society about how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions for our people. The following four overall strategic goals are identified to achieve the overall outcome of spatial transformation envisaged by the IUDF:

- **Spatial Integration:** to forge new spatial forms in settlement, transport, social and economic areas.
- **Inclusion and Access:** to ensure people have access to social and economic services, opportunities and choices.
- **Growth:** to harness urban dynamism for inclusive, sustainable economic growth and development.
- **Governance:** to enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

These strategic goals inform the priority objectives of nine policy levers: integrated urban planning and management, integrated transport and mobility, integrated sustainable human settlements, integrated urban infrastructure, efficient land governance and management, inclusive of economic development, empowered active communities, effective urban governance and sustainable finances.

2.0 Provincial Directives

2.1 State of the Province Address (SOPA) 2019

The Premier of the Eastern Gape Government, Phumulo Masualle delivered the State of The Province Address on 15 February 2019. The Premier in his address has highlighted the following provincial focus areas which have relevance for the KM SDF:

SOPA PRIORITY	KM RELEVANCE
Agriculture	• Implemented a drought intervention programme which focused on supporting farmers with water storage facilities, water carting, animal feed, fodder, as well as the construction and rehabilitation of boreholes • Offering drought relief to revitalize farm infrastructure; • Established Red Hubs to support local production
Human Settlements	• Delivered over 50 000 houses in the Province to accelerate service delivery and creating an enabling environment for functional municipalities
Building the capacity of the State	• Implemented broadband connectivity
Crime	• Intensified awareness campaigns and social crime prevention programmes
Social Cohesion	• Prioritized harnessing our cultural diversity
Youth Development	• Introduced a Youth-in Agriculture Programme which provides training on livestock farming and crop production • Introduced a Maritime Youth Development Programme in partnership with SAMSA • Launched a Youth Infrastructure Maintenance Programme which is aimed at benefiting unemployed young persons with Grade 7-12 or NCV 1-4 qualifications across the Province
Education	• Instituted and implemented the Education System Transformation Plan • Incorporating Early Childhood Development Programme into our basic education system
Healthcare	• Implemented a Service Transformation Plan to improve the quality of health services in the public health institutions in the Province

2.2 Provincial Spatial Development Plan (PSDP)

The single most important guideline for Municipal land use management and Municipal land use planning is the Provincial Spatial Development Plan (PSDP) for the Eastern Cape. The Plan provides a development vision for the Eastern Cape Province. The PSDP proposes a future spatial development outcome for the western region of the Province see Figure 4.

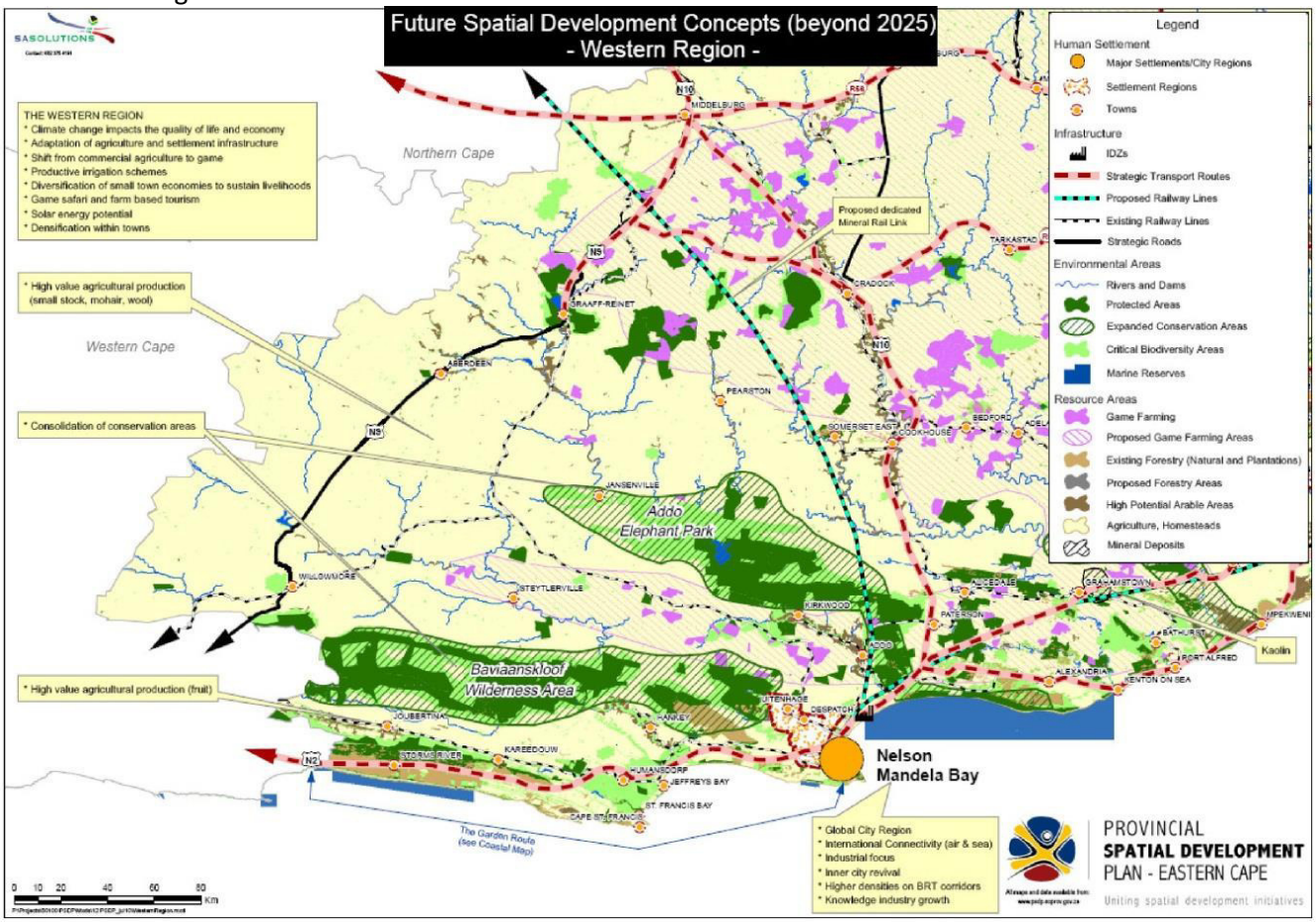


Figure 4 : PSDP Western Region

EC SDF PRIORITY	OBJECTIVE
Environment	• Integrated management of climate change response, mitigation and adaption. • Spatial depiction of climate change vulnerability and programme responses.
Social Development And Human Settlements	• Establishment of precinct-based community based participatory planning at local level; • Adaptation of SDF planning and LMS incorporating community based participatory techniques.
Rural Development	• Integrating livelihood zones and community development codes into spatial planning and land use management.
Infrastructure	• Integration of transport systems into spatial planning and land use management.
Economic	• Enabling development of the informal economy and access to land-based opportunities.
Human Resources	• Training and capacity building of all stakeholders in PSDP policies, principles, SDF's and LUM.
Governance	• Integrated and co-operative Land Use Management practice and procedures across the province.

Table 2 : PSDP Priorities and Objectives

3.0 Municipal Development Agenda

3.1 IDP Vision Statement

The municipal vision set out in the IDP is:

"Good Governance through Service Excellence"

3.2 Integrated Development Plan

To achieve the Vision the KM have adopted KPA's and associated Goals and Objectives to achieve them. These have been aligned to the budget.

KPA 1: BASIC SERVICES AND INFRASTRUCTURE
• Access to equitable, appropriate and sustainable infrastructure. • Provide sustainable basic services to all citizens • Effective transportation and spatial planning (Incl. mega projects and human settlements) • Real opportunities for the youth, women and people with disabilities
KPA 2: LOCAL ECONOMIC DEVELOPMENT
• To create an enabling environment for economic growth that attracts investors and tourists, encourages innovation and facilitates pro-poor inventions
KPA 3: MUNICIPAL FINANCIAL VIABILITY AND TRANSFORMATION
• A municipality that is committed to prudent management of public funds, good governance, financial viability that accommodates, diversity in service delivery.
KPA 4: GOOD GOVERNANCE AND PUBLIC PARTICIPATION
• A responsive, accountable, effective and efficient municipal system • A common vision and create coherence in government's work by seeking close partnerships with citizenry.
KPA 4: GOOD GOVERNANCE AND PUBLIC PARTICIPATION
• To develop progressive strategies to optimise the use of available human resources

3.3 Municipal Budget Allocation

The budget allocation according to KM's KPA's is set out below

	Municipal Transformation and Development	Service Delivery and Infrastructure Development	Local Economic Development	Financial Sustainability and Viability	Good Governance and Public Participation	Spatial Rationale and Environmental Management	Total
R thousand							
2019/20 Budget							
Capital Expenditure	410	81 181	2 426	2 800	3 794	2 500	**93 110**
Operating Expenditure	12 373	675 106	10 146	97 354	78 699	23 458	**897 137**
Total	**12 783**	**756 287**	**12 572**	**100 154**	**82 492**	**25 958**	**990 247**
2020/21 Budget							
Capital Expenditure	15	73 658	2 439	50	2 655	2 500	**81 317**
Operating Expenditure	11 726	737 385	11 048	115 528	82 754	23 288	**981 729**
Total	**11 741**	**811 043**	**13 487**	**115 578**	**85 409**	**25 788**	**1 063 046**
2021/22 Budget							
Capital Expenditure	15	71 459	2 535	50	2 655	2 500	**79 214**
Operating Expenditure	12 450	811 245	11 969	112 347	86 244	24 788	**1 059 043**
Total	**12 465**	**882 703**	**14 504**	**112 397**	**88 899**	**27 288**	**1 138 257**

4.0 Spatial Principles

The following spatial principles inform future land use decisions in KM

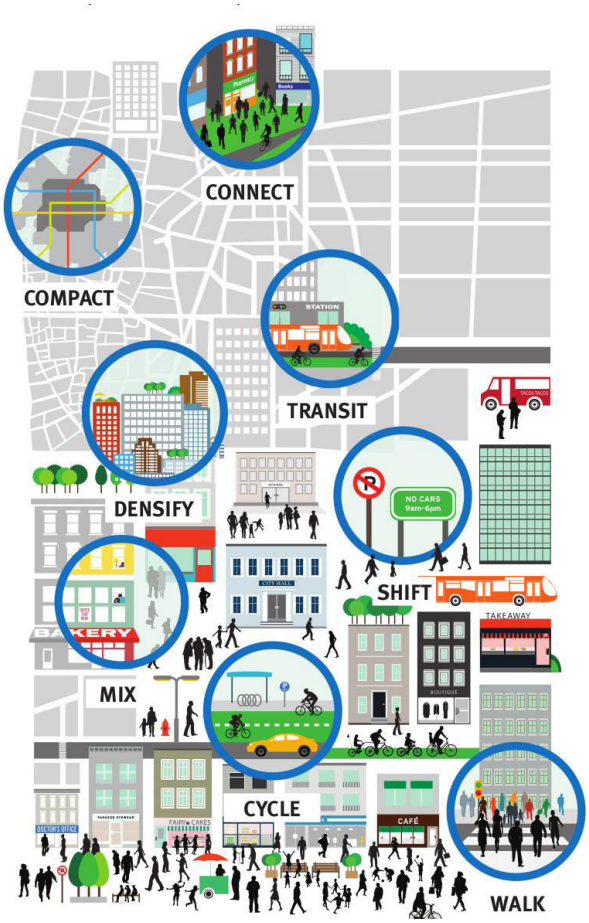
4.1 SPLUMA Founding Principles

The Founding Principles must guide preparation, adoption and implementation of the Spatial Development Framework, policy formulation concerning spatial planning and development or use of land. These objectives include the redress of spatial injustices and the integration of social economic and environmental considerations and land use management. SPLUMA reinforces and unifies the National Development Plan's vision and policies by using spatial planning mechanisms to eliminate poverty and equality while creating conditions for inclusive growth by seeking to foster a high employment economy that delivers on social and spatial cohesion.

The 5 Founding Principles set out in SPLUMA apply to the KLM SDF :

- **Spatial Justice :** past spatial and other development imbalances must be redressed through improved access to and use of land by disadvantaged communities and persons.

- **Spatial Sustainability :** spatial planning and land use management systems must promote the principles of socio-economic and environmental sustainability through encouraging the protection of prime and unique agricultural land, promoting land development in locations that are sustainable and limit urban sprawl, consider all current and future costs to all parties involved in the provision of infrastructure and social services so as to ensure for the creation of viable communities.



- **Efficiency :** land development must optimise the use of existing resources and the accompanying infrastructure, while development application procedures and timeframes must be efficient and streamlined in order to promote growth and employment.

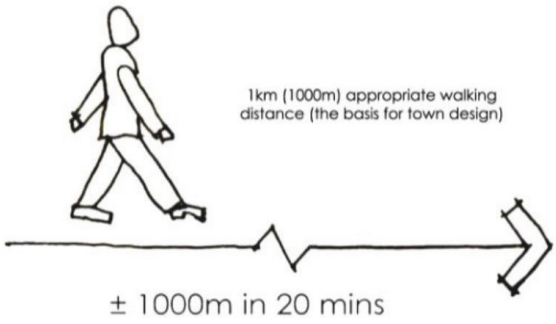
- **Spatial Resilience :** securing communities and livelihoods from spatial dimensions of socio-economic and environmental shocks through mitigation and adaptability that is accommodated by flexibility in spatial plans, policies and land use management systems.

- **Good Administration :** all spheres of government must ensure for an integrated approach to land use and land development and all departments must provide their sector inputs and comply with prescribed requirements during the preparation or amendment of SDFs. This principle is the basis of this framework, largely because implementation of the spatial planning vision and objectives is not only highly dependent upon a strong coordinating role of central government, but is also predicated upon good governance mechanisms, incorporating meaningful consultations and coordination with a view to achieving the desired outcomes across the various planning spheres and domains.

4.2 Settlement Planning Principles

❖ Accessibility

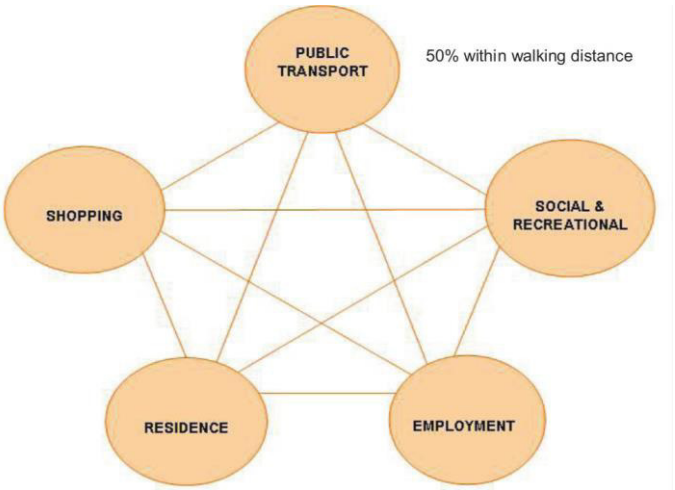
The need to ensure that people have access to a variety of opportunities is implied in a number of the DFA principles. This requires an understanding of the relationships between different activities in terms of spatial proximity (close and far), access and time. In the past accessibility has mostly been considered in terms of travel time in private vehicles.



However, this measurement is not only environmentally unsustainable, as it is mostly dependent on access to private motor vehicles but also reflects a denial of the reality that the majority of our citizens do not have private vehicles, may not always be able to afford public transport and thus have to spend significant time and energy walking to fulfil their needs. Thus appropriate walking distance should always be used as the measure for accessibility. 20 minutes or 1km is regarded as an acceptable distance to walk and should be used as a basis of settlement design.

❖ Functional Integration

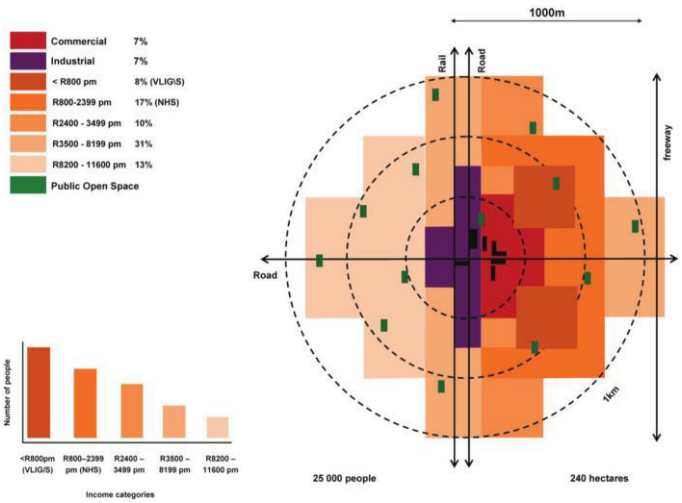
The implementation of the walking distance principle to promote greater access to opportunities for all people, will require the functional integration of urban activities. At least 50% of urban activities should be within walking distance of where people live.



❖ Socio-Economic Integration

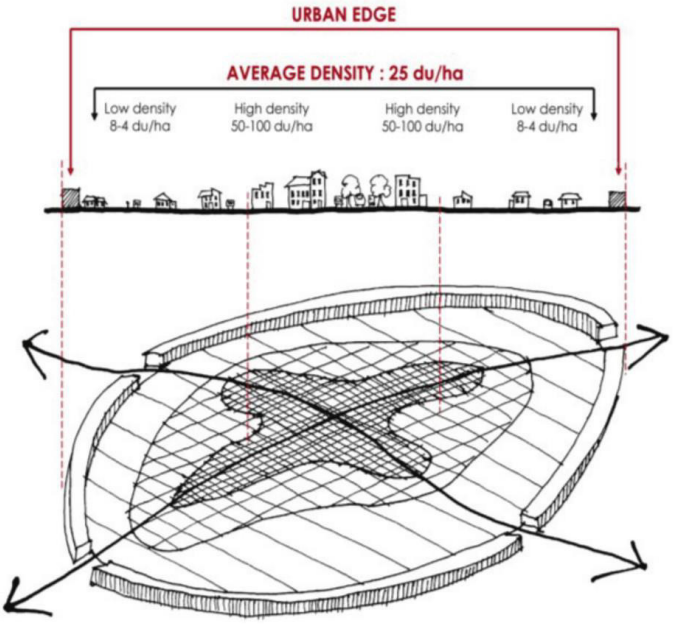
The principle of access and integration, also requires socio-economic integration. In reality there is often community resistance to integration of poor, middle and high income communities. The use of a socio-economic gradient with relatively small differences in income and property value between adjacent communities can help mediate this problem.

A high level of socio-economic integration can be achieved in a 1km radius by applying this principle. In particular efforts should be made to locate low income neighbourhoods nearer to the core or nodes of settlements and away from the periphery.



❖ Efficient Urban Structure

Applying the principles of walking distance access and functional integration, will contribute to creating more efficient (i.e. where urban infrastructure is used optimally) settlements. Currently settlements are characterized by segregation of land uses and low density development that cannot support public transport, or small businesses. To address these issues and achieve better access and integration, appropriate densification will have to be promoted in settlements.



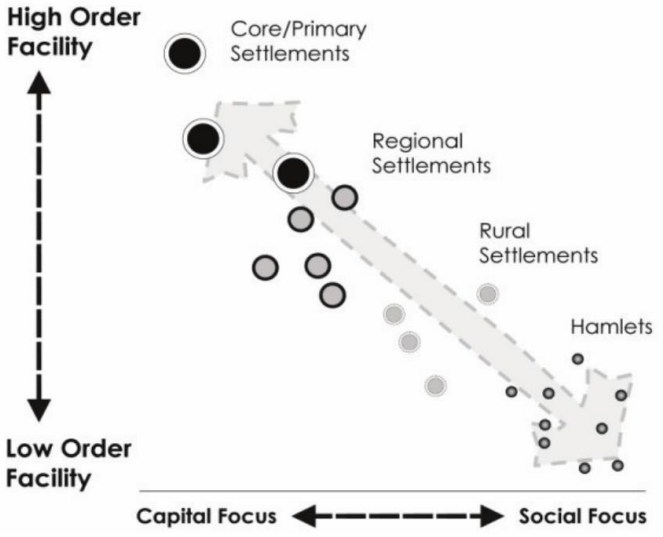
Density of 25 dwelling units per hectare should be the target average density for settlements that require internal public transport services (for use by all).

For efficient and sustainable public transport, gross average densities should increase to 40du/ha within walking distance (1km) from the transport corridor.

In small rural settlements an average gross density of 12-15 dwelling units per hectare should be targeted so that they function within walking distance and reduce the impact on agricultural land and scenic landscapes. Within these average target ranges densities can increase towards the core and decrease to as low as 4 – 8 du/ha to the periphery. In larger, more complex settlements a multi-nodal pattern following the same principles may be appropriate.

❖ A Logical Nodal and Settlement and Nodal Hierarchy

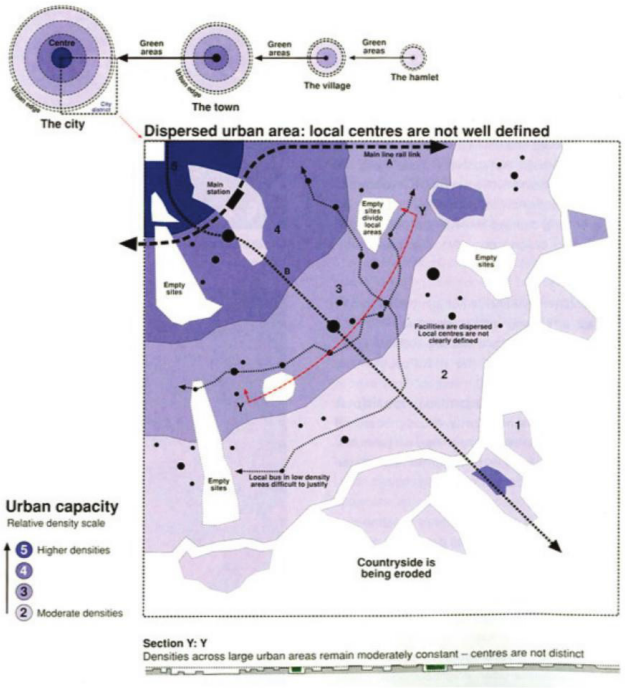
The concept of nodal development allows for the efficient accommodation of a large population. In large urban areas decentralised nodes are connected by high speed arterials. This concept is applicable, where the various settlements should be allowed to grow optimally according to their character and function, whilst protecting agricultural, natural and scenic resources between settlements.



In order to increase economic activity, social facilities and employment opportunities should be grouped or clustered according to a spatial hierarchy logic, i.e. higher order facilities in the most accessible locations and vice versa, rather than randomly scattered depending on where sector departments' individual landholdings happen to be.

❖ Compaction and Densification

Understanding densities and how they may be altered depend on the kind of urban growth outcomes that are desirable and has given rise to a debate between the desirability of urban sprawl, generally associated with uncontrolled low density growth, versus compact growth. Compact growth is seen as being clearly focused and structured with a view to efficiently providing transport and services, creating viable business thresholds and attractive public places, and reducing the impact of urban growth on scarce resources such as arable, scenic and high biodiversity potential land.



It has been found that an average city or town (average gross density) density of 100 people per hectare or 25du/ha, assuming a household size of four, is the minimum threshold at which urban settlements begin to perform successfully.

❖ Protection and Enhancement of the Environment

The Municipality, in their decision-making, should give protection and improvement of the urban and rural environment, the quality of life it allows, and the conservation of its biophysical and socio-economic resources.

The Municipality should carry out measures to enhance the urban and rural environment and must encourage developers to implement policies, which enhance the local environments adjacent to their development. Environmental Management Regulations should form part of all application for all major development as stipulated by legislation.

❖ Discourage Illegal Land Use

The Municipality should discourage the illegal use of land. Illegal land use results in a fragmented land use pattern, creates conflict and infringe on land use rights.

As people are protected from being illegally evicted, the Municipality should focus on ways to prevent illegal land use practices. Sound planning guidelines and speedy land developments are key mechanisms to prevent illegal land use practices.

❖ Efficient Public Participation and Capacity Building

The objective requires that the Municipality should introduce mechanisms to ensure that the public, and in particular communities affected by land development, have opportunities to influence planning decisions. This objective is to ensure that the full resources of the region are utilised in facilitating land development. The underlying idea is a public-private sector partnership because neither sector on its own has the skills of capacity to do the job.

❖ No One Land Use is More Importance than Any Other

Each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other use of land.

- Security of Tenure

This objective requires that the tenure that is provided through the land development process must meet certain criteria. Firstly, it should be secure. This means it must be possible to register the title to the land. Secondly, there should be a range of choices about the type of tenure to include options for communal or group tenure. Sometimes the upgrading of informal settlements might mean that people who have settled informally may have to move.

4.3 Rural Development Principles

The Comprehensive Rural Development Programme (CRDP) is a fresh approach to rural development and its ultimate goal is to effectively address rural poverty.

This program comprises of three pillars, namely:

- Agrarian Transformation which includes:
  - Facilitating the establishment of business initiatives, rural and agro-industries, cooperatives, cultural initiatives and vibrant local markets;
  - Empowerment of rural communities to be self-reliant and able to take charge;
  - Developing strategies to reduce vulnerabilities to climate change, erosion, flooding and other natural disasters;
  - Increased production and sustainable use of natural resources;
  - Strengthening rural livelihoods for vibrant local economic development;
  - Use of appropriate technologies, modern approaches and indigenous knowledge systems; and
  - Food security, dignity and improved quality of life for each rural household.

- Rural Development which includes:
  - Social mobilization to enable rural communities to take initiatives;
  - Establish savings clubs and cooperatives for economic activities, wealth creation and productive use of assets;
  - Access to resourced clinics
  - Non-farm activities for strengthening of rural livelihoods.
  - Leadership training, social facilitation and conscientisation for CRDP and socio-economic independence.
  - Democratization of rural development, participation and ownership of all processes, projects and programmes.
  - Co-ordination, alignment and cooperative governance (Local
  - Municipalities, Traditional Councils and Provincial Government)
  - Participation of Non-Governmental Organisations including faith-based organizations, Community Based Organisations and other organs of civil society.
  - Social cohesion and access to human and social capital.
  - Improvement of existing and development of new infrastructure in rural Areas.

- **Land Reform** through restitution, tenure reform and the redistribution programmes, to include:
  - Expediting Land Redistribution
  - Increasing the pace of Land Tenure Reform
  - Expediting the pace of settling outstanding Land Restitution Claims
  - Provide effective support to all land reform programmes through Land Planning Information.

The Rural Development Programme is supported and adopted by the KLM as part of the SDF Spatial Principles.

CHAPTER 3: SPATIAL CHALLENGES AND OPPORTUNITIES

1.0 District Directives and Abutting SDF's

KM shares borders with Koukamma, Sundays River Valley, Beyers Naude (Old Baviaans LM Section) and Nelson Mandela Bay Municipalities and falls within the Sarah Baartman DM. Spatial Implications/Cross border issues requiring spatial alignment and administrative co-ordination are set out below:

SBDM	Koukamma	Sundays River Valley	Beyers Naude	NMBM
Acknowledge the N2 coastal route	• N2 Garden Route linkage between NMBM and the Western Cape, primarily a tourism route • Langkloof alternative route key function for transport of produce to Western and Eastern Cape	• N2 Development Corridor	• N2 Development Corridor	• N2 Development Corridor
Biodiversity Footprint	Coastal Management integrated with Koukamma Municipality and the Nelson Mandela Bay Municipality	• Groendal	•	• Coastal Management integrated with Koukamma Municipality and the Nelson Mandela Bay Municipality
Protected Areas Networks	Baviaans Mega Reserve Planning Domain and conservation area	• Baviaans Mega Reserve Planning Domain and conservation area	• Baviaans Mega Reserve Planning Domain and conservation area	•
ID Renewable energy areas – Wind and Hydro	• Wind Resource Area	•	•	•
Tourism Focus Area	• Tourism routes between the Western Cape NMBM, Beyers Naude and Kouga Municipalities • Baviaanskloof tourism route between Patensie and Willowmore in the Western Cape (gravel and 4x4 route). • Tourism routes between the Western Cape and Kouga Municipalities (Langkloof) and the N2 via Humansdorp (tarred roads). •	• Grootrivier Poort Tourism Route – Only direct connection to SRV and Karoo	• Tourism routes between the Western Cape NMBM, Beyers Naude and Kouga Municipalities. • Baviaanskloof tourism route between Patensie and Willowmore in the Western Cape (gravel and 4x4 route).	• Tourism routes between the Western Cape NMBM, Beyers Naude and Kouga Municipalities •
Protect High Potential Agricultural Lands	Dairy Industry			
Protect Forestry Areas				• Longmore Forest forestry area between Kouga Municipality and the NMBM
Protect Water Resources	National surface water Strategic Area Irrigation resource – Mpofu Dam	• Drinking Water Resource • Irrigation resource	• Drinking Water Resource (Kouga Dam)	• Cross Border - Drinking Water Resource • Irrigation resource

2.0 Sector Plan Summary

SECTOR PLAN	STATUS	SDF ALIGNMENT
PERFORMANCE MANAGEMENT PLAN	Plan approved and in the process of being implemented. The PMS is reviewed annually to incorporate the annual SDBIP	Adopt Spatial Planning Targets.
LONG TERM FINANCIAL PLAN	None	None
HUMAN RESOURCE MANAGEMENT PLAN	None	None
INTEGRATED INFRASTRUCTURE MAINTENANCE PLAN	None	None
INTEGRATED INFRASTRUCTURE INVESTMENT PLAN	Yes. Document in place. Plan need to be updated.	To be supplied
SEWER MASTER PLAN	Humansdorp Sewer Master Plan.	To Be supplied
WATER SERVICES DEVELOPMENT PLAN	Adopted on 11 May 2011. To be reviewed in 2018.	To Be supplied
WATER MASTER PLAN	None	None
INTEGRATED WASTE MANAGEMENT PLAN	Reviewed and adopted in June 2016 for the period 2016-2020.	To Be supplied
STORM WATER MASTER PLAN	Storm water Master Plan - 29 May 2015	To Be supplied
ELECTRICITY MASTER PLAN	None	None
INTEGRATED TRANSPORT PLAN	Sarah Baartman District Municipality. To be reviewed.	To Be supplied
INTEGRATED COASTAL MANAGEMENT PLAN	None	None
DISASTER MANAGEMENT PLAN	None	None
RURAL DEVELOPMENT STRATEGY	Draft.	To Be supplied
LOCAL ECONOMIC DEVELOPMENT STRATEGY (LED)	In process	None
HUMAN SETTLEMENT PLAN	Document in place. 2012	Incorporate housing pipeline projects and proposals
COMMUNICATION STRATEGY	Still in draft form. Project priority for 2018/19.	None
INTEGRATED HIV/AIDS PLAN	In the review process.	To Be supplied
TOURISM ROUTES PLAN	Tourism Sector Plan and Tourism Route Plan - Review	To Be supplied
KOUGA HERITAGE PLAN	The final draft.	To Be supplied
BIODIVERSITY STRATEGY	None	None
AIR QUALITY MANAGEMENT PLAN	None	None
ENVIRONMENTAL MANAGEMENT SYSTEM	None	None

Table 9 : Sector Plans

3.0 Bio Physical Environment

3.1 Climate

Climate within the study area differs between the 3 main geographical features, i.e. Coastal Region, Humansdorp and the Gamtoos River Valley. The area is classified as subtropical and is situated in an intermediate zone between the summer and winter rainfall zones of the country, with annual precipitation between 400 and 650mm along the coast and in the Humansdorp area with slightly lower rainfalls in the Gamtoos River Valley. Climatic conditions along the coast and Humansdorp inland areas are moderate with harsher minimum and maximum temperature extremes in the Gamtoos Valley. Summer temperatures in the Gamtoos Valley average between a maximum of 28º to an average minimum of 15º with winter maximum and minimums approximately 19º and 9º respectively. Temperatures along the coast vary from an average maximum of 19.8º to average minimum of 14.5º. The prevailing wind direction is generally westerly to south-westerly with equally dominantly easterly winds during the summer month. Hot, dry berg winds from the interior occur towards the end of winter. Light frost might occur during winter in high-lying areas.

3.2 Topography and slope

The topography and terrain characteristics comprise of 3 basic landscapes, i.e. river valley, mountains and coastal belts. The Gamtoos River Valley is the most prominent landscape feature in the study area and represents a major drainage pattern.

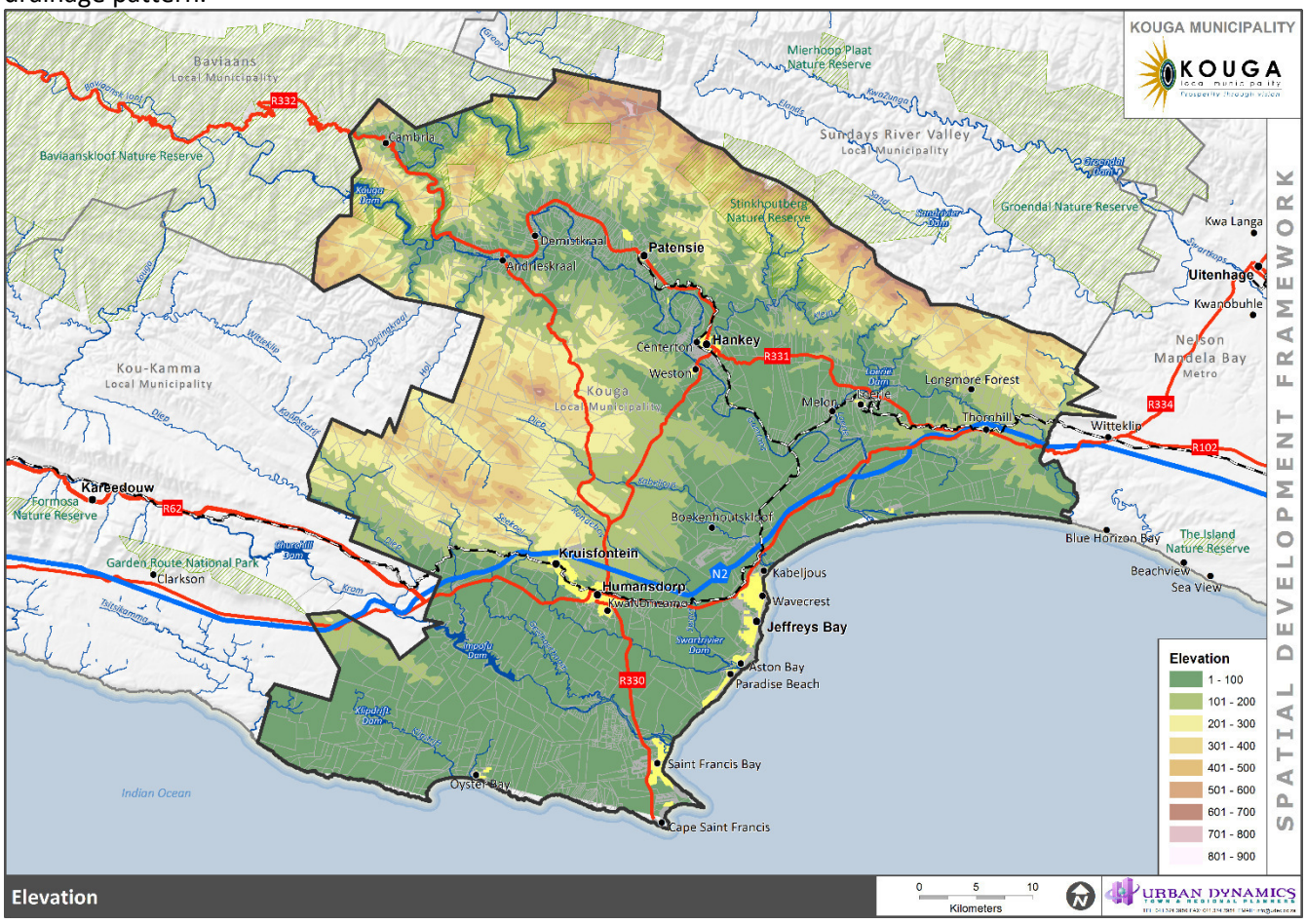


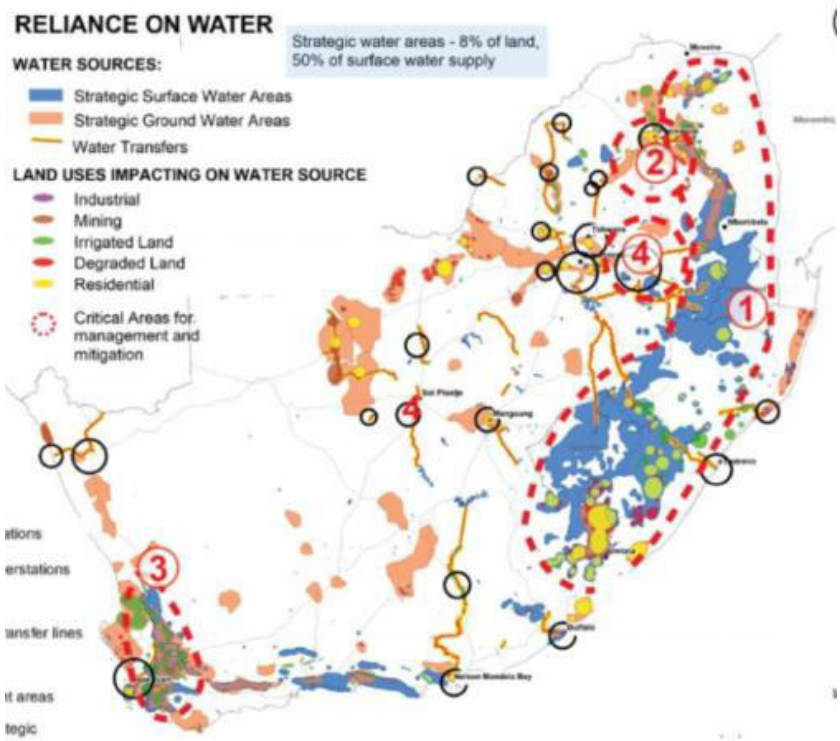
Figure 13 : Elevation

- The Elands Mountains to the north rise from the River Valley to a height of over a thousand metres above main sea level.
- The region's mountain areas add scenic value and character to the region, which contributes to Kouga being one of South Africa's premier tourist destination.

3.3 Water Resource

The main drainage features of the study are:

- Van Stadens River on the eastern boundary of the KLM.
- Gamtoos River with a drainage area of approximately 34000km^2 and an annual runoff of 90 million m^3.
- Kabeljous River which is 33km in length with a catchment area of 238km^2.
- Zeekoei River with a length of 36km and a catchment area of 250km^2.
- Kromme River which forms the second biggest drainage feature in the study area
- Major dams Mpofo and Churchill supply water to the KM and NMBM..
- Nationally significant surface water area - The Water Resource needs to be protected



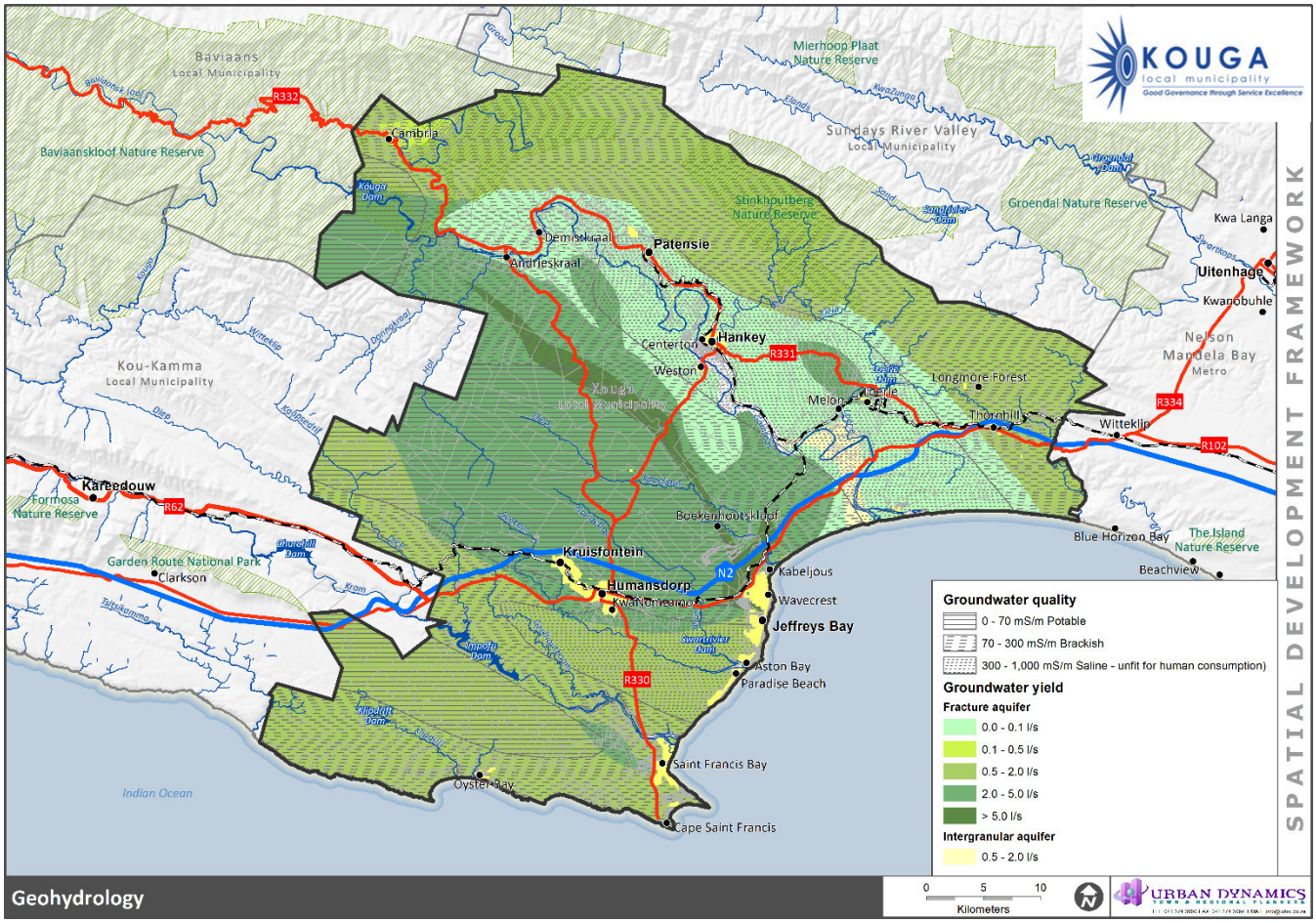


Figure 12 : Geohydrology

The municipality have recently increased the supply of water from groundwater sources through the development of borehole fields.

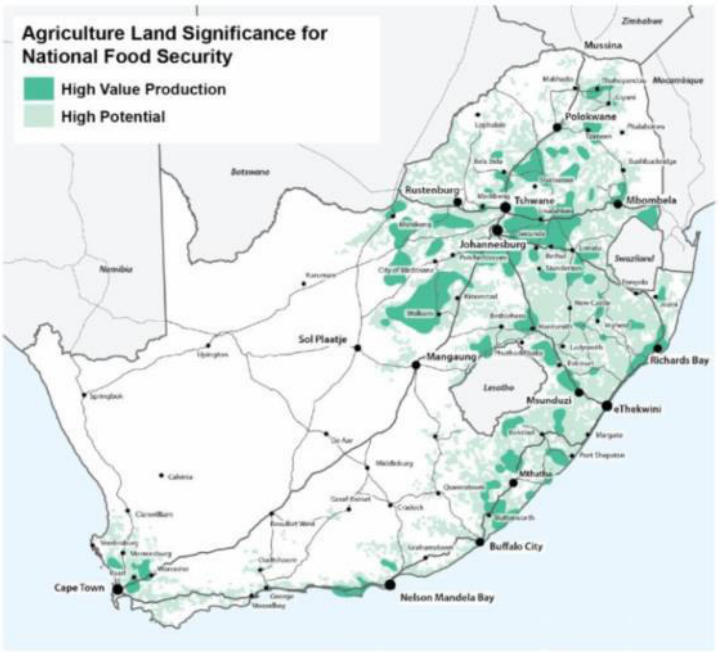
The protection of these water resources has become a municipal priority. These areas are situated in a central band across the municipality. Highlighted in dark green in Figure 13.

3.4 Agriculture

- Significant parts of the municipality have land classified by the DAgric as having high and medium land capability
- The deeper soils, located on the coastal plain and along the Gamtoos River Valley are potentially the best soils for arable agriculture, while the coastal and central regions have high grazing capacity.
- The following field crops are present:

CATEGORY	HECTARES
Horticulture	4962.50
Non-pivot Ann CC / PP	11432.48
Partial irrigated Ann. CC / PP	2507.04
Old Fields	1913.21
Pivot Irrigation	9668.00
Rainfed Annual CC / PP	22468.48
Subsistence Farming 1	42.92

- The current crop and pasture activity is concentrated in the area south of the N2 and along the Gamtoos River.
- The irrigated orchard blocks mostly found in Gamtoos Valley, represent a significant investment in agricultural infrastructure and productivity.
- The region's extensive agricultural areas also add scenic value and character to the region, which contributes to Kouga being one of South Africa's premier tourist destination.
- Water scarcity threatens agricultural production. (Vegetable production cut by 60% because of the ongoing water scarcity)
- The NSF identifies the Kouga and Koukamma farming areas as being significant to sNational Food Security.
- The agricultural land to the south of Humansdorp and the west of Jeffreys Bay is under pressure from human settlement development. Significant portions of land to the west of Jeffreys Bay fall within the urban edge and have not been used for agricultural purposes for some time.



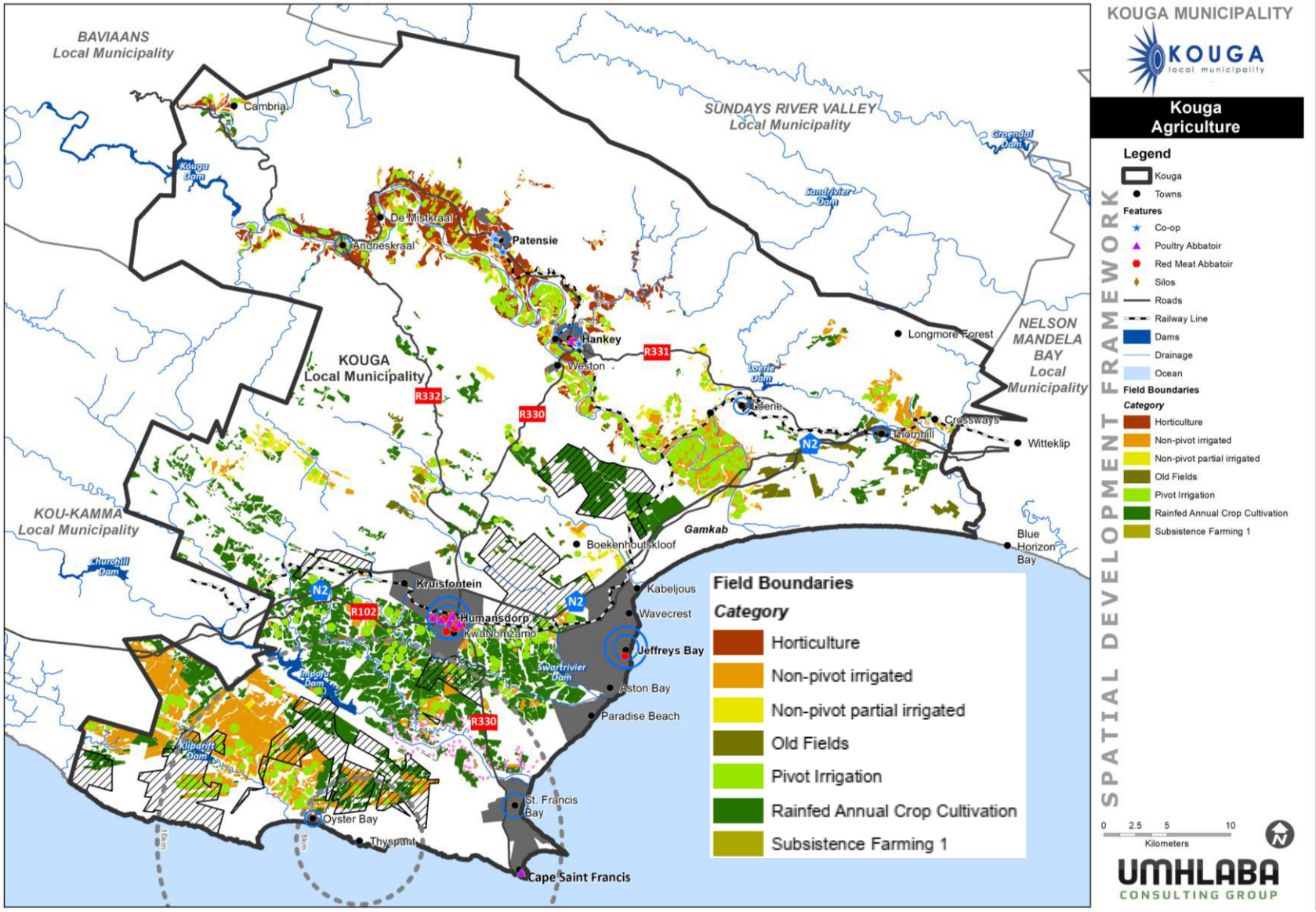


Figure 5: Field Crop Boundaries

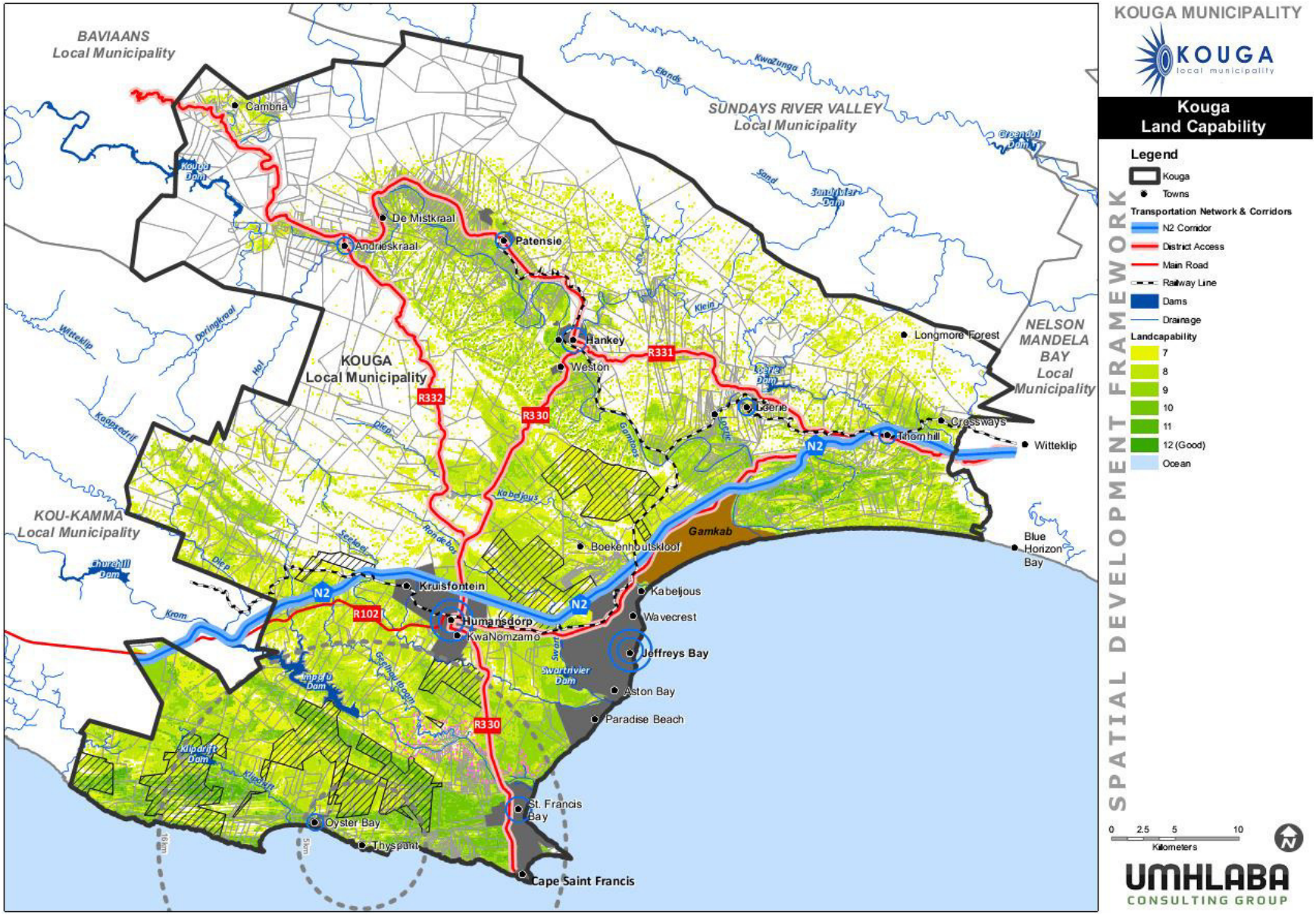


Figure 6: Land Capability Map

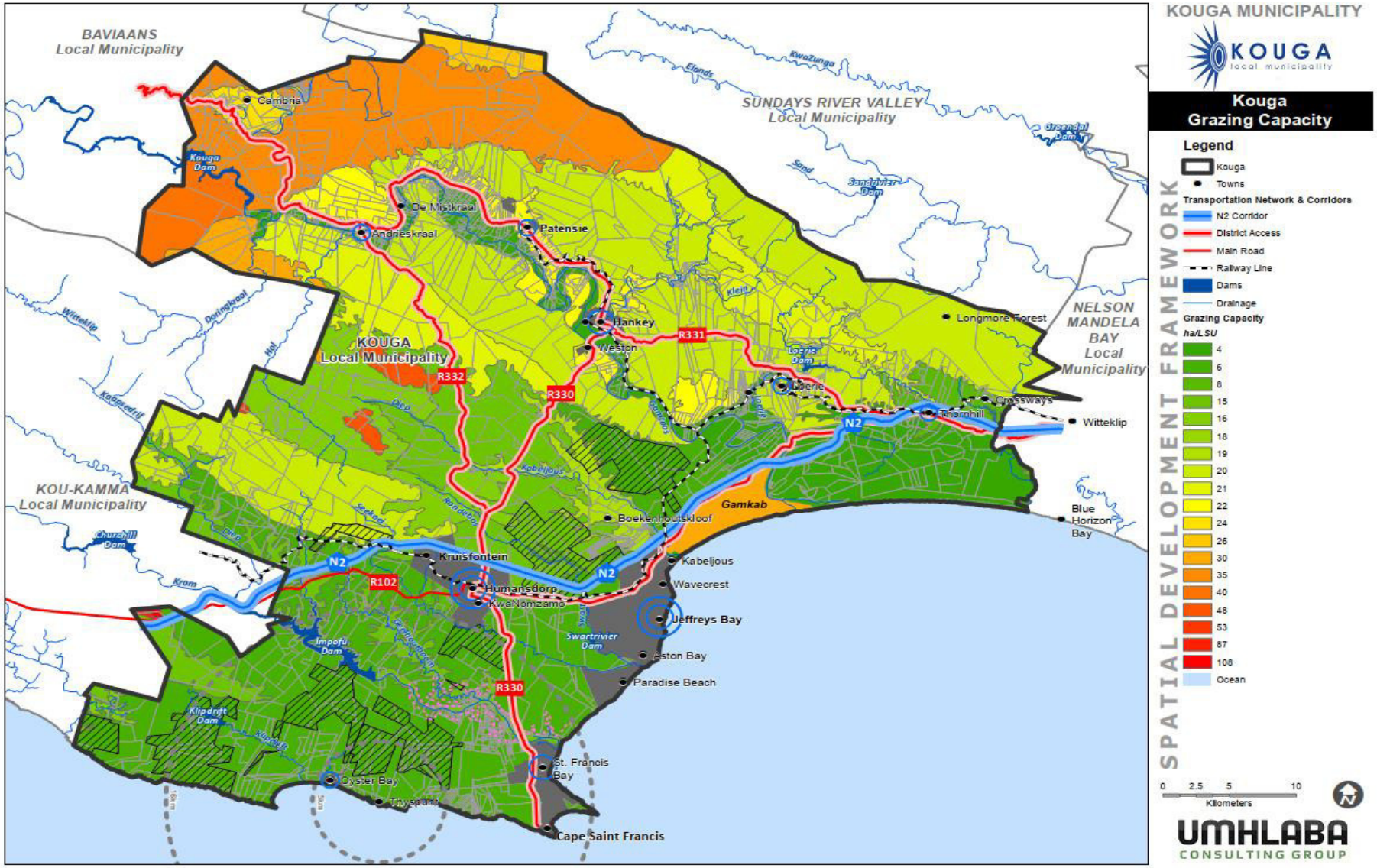


Figure 7: Grazing Capacity

3.5 Biodiversity

In the absence of a Municipal Strategic Environmental Assessment, Coastal Management Plans or an Environmental Management Plan the KM SDF relies on the proposals of the Eastern Cape Biodiversity Conservation Plan (2007), which is currently under review.The Eastern Cape Biodiversity Conservation Plan (ECBCP) biodiversity conservation status is reflected on the Figure below:

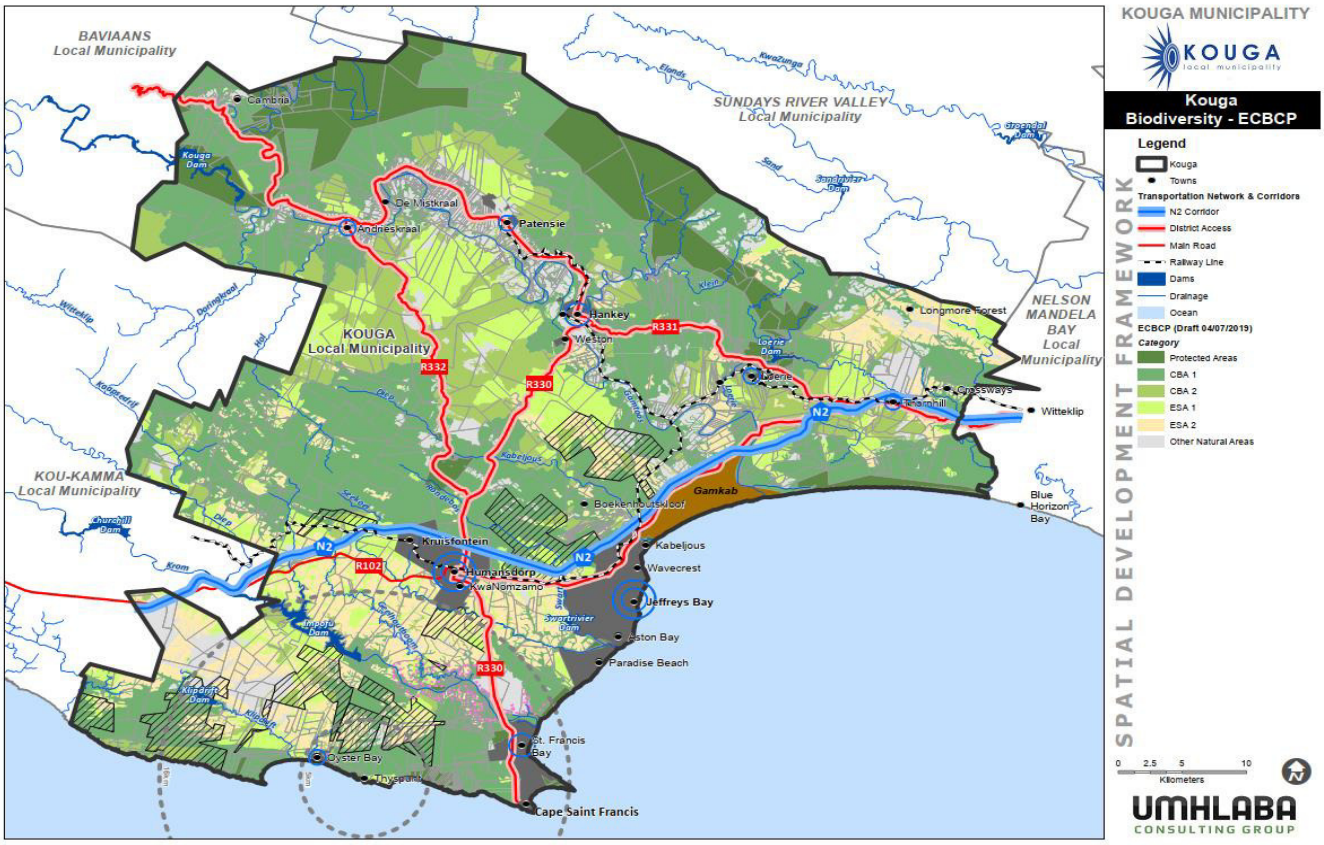


Figure 8 : Biodiversity

Conservation Area	Area (ha)
Baviaanskloof Conservation Area	6 166
Cape St Francis Nature Reserve	85
Cape St Francis Proposed Conservancy	16 237
Eastcot Private Nature Reserve	40
Forest Reserve	178
Gamtoos River Mouth Local Nature Reserve	975
Guerna Wilderness Area	28 868
Hankey Forest Reserve	2 071
Irma Booysen Florareservaat	16
Jumanji (Game Farm)	627
Kabeljous River Natural Heritage Site	383
Kabeljousriver Nature Reserve	220
Kromme Island Estate Private Nature Reserve	20
Loerie Dam Local Nature Reserve	856
Lombardini Game Farm	920
Longmore Forest Reserve	3 482
Noorsekloof Local Nature Reserve	30
Rebelsrus Private Nature Reserve	13
Seal Bay Local Nature Reserve	27
Seal Point Local Nature Reserve	16
Seal Point Private Nature Reserve	26
Seekoeirivier Nature Reserve	91
State Land	1 016
Thyspunt Natural Heritage Site	10
Stinkhoutsberg Nature Reserve	8 488
Swan Island Nature Reserve	4
Thaba Manzi (Game Farm)	1 998
Van Stadens Wild Flower Reserve	412
Van Stadensberg Natural Heritage Site	1 728
Yellowwoods Local Nature Reserve	26
TOTAL	75 030

Table 3: Conservation Areas

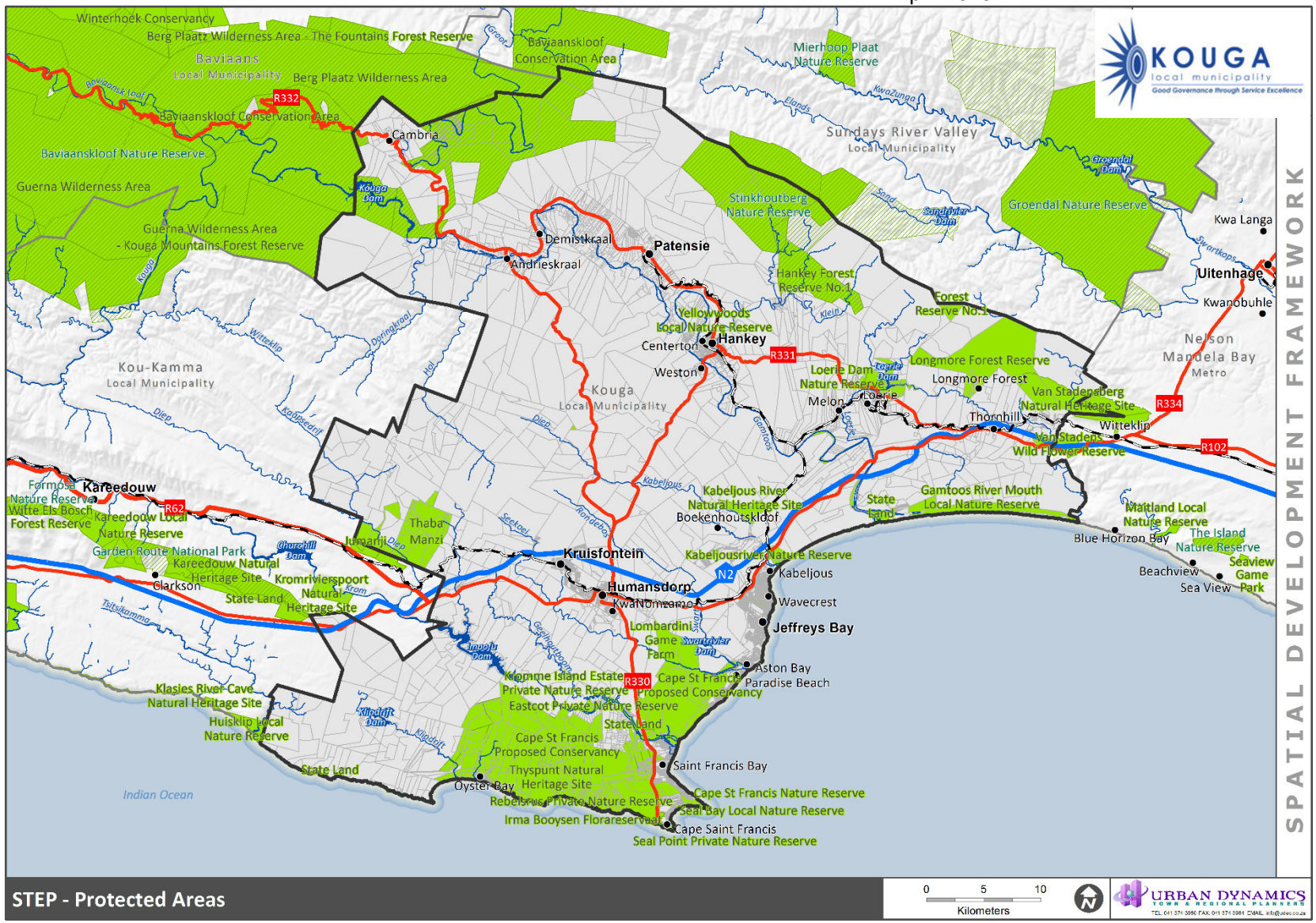


Figure 9 :Protected Areas

3.6 Coastal Management

The Sarah Baartman District Municipality (SBDM) has developed a Coastal Management Programme (CMPr) to guide integrated management of the coastal zone within the District. The CMPr is structured to be a coherent municipal policy directive for coastal zone management which is consistent with relevant legislation, available programs and policies It includes a 'Vision' for the management of the SBDM coastal zone including the sustainable use of coastal resources, objectives for the coastal zone, priorities and strategies, as well as performance indicators to measure progress.

The coastline of the SBDM is ~320 km long, and includes 4 coastal LMs – Koukamma, Kouga, Sundays River Valley and Ndlambe LMs. The 1 km buffer inland from the high water mark of the sea is used as the landward boundary of the study area. In addition a catchment management approach has been adopted in this CMPr, where a catchment area has been designated for each LM considering topography, land cover and physical boundaries.

The intention is to incorporate activities within the catchment that have bearing on what happens at the coast and to consider these in integrated coastal management planning. The seaward extent of the study area is 500m seawards of the high water mark of the sea, however where important attributes occur beyond this distance, they are included in the program.

Nine principles have been identified for the SBDM coastal zone, these are:

- Approach coastal zone management holistically, using a 'catchment' approach that considers the inter-relationships of people and ecosystems
- Conserve natural, archaeological, cultural and heritage resources
- Prevent pollution and maintain a clean, healthy environment
- Promote sustainable and responsible economic development and natural resource utilization
- Create an informed and resilient community and place, where people have consideration for one another and their environment
- Preserve and respect 'sense of place' where the unique character and its intrinsic value is appreciated
- Promote collective responsibility for coastal zone management by the public and government
- Ensure equitable access to the coastal zone and freedom of movement for the whole community
- Prioritise safe use of the coastal zone for all people
- The study focus area as well as the relevant coastal buffers are set out on

The study area ('Cachment focus area') as well as the various buffer zones are reflected on Figure 10

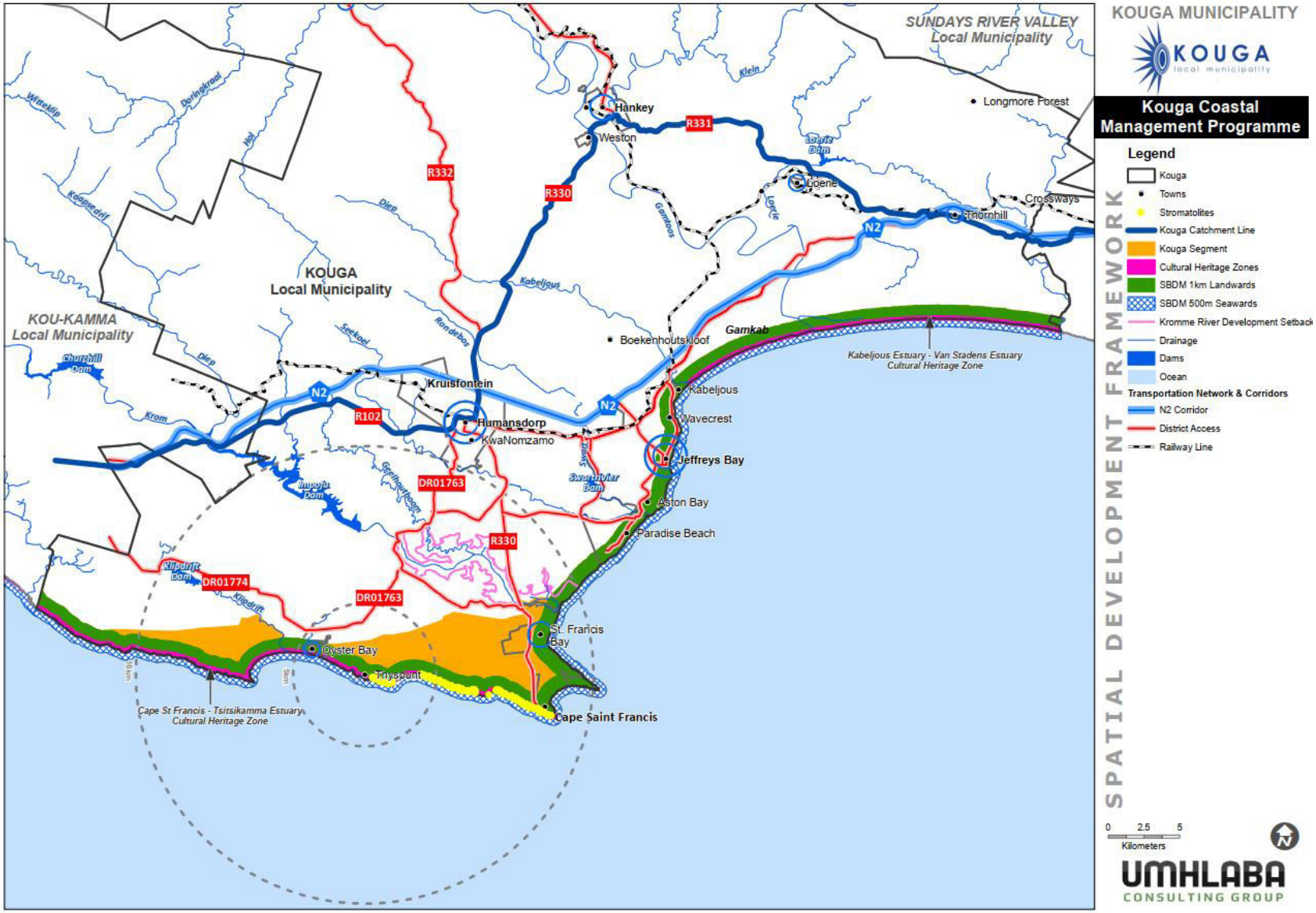


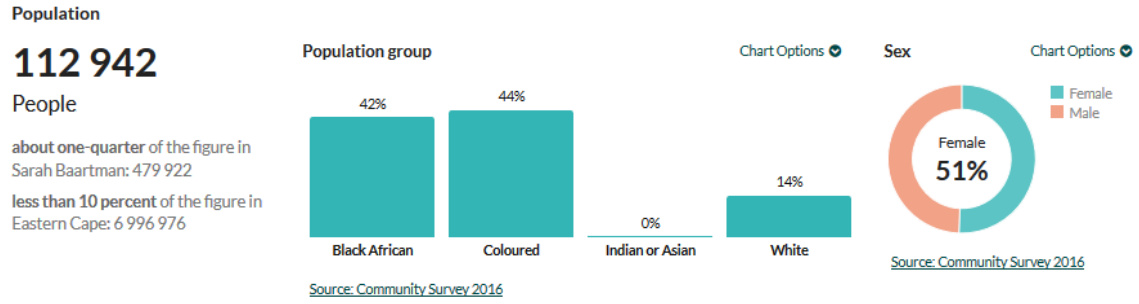
Figure 10 : Coastal Management Programme

4.0 Socio Economic Environment

4.1 Population

- The 2016 Community Survey estimated the population size of the Kouga at 112 941
- Substantial growth from the 2011 Census which shown the population at 98558 (Census 2011). Despite it being the second smallest region in the Sarah Baartman District Municipality, covering only 4.1% of the district land area, Kouga Municipality is the most populous region representing approximately 24% of the total population in the district.
- The Kouga Municipality also has the fastest annual growth rate in the district (An average of 3,22% per annum between 2001 -2011 compared to annual growth rate of 1.1% in the district and 0.3% in the province)
- The KLM is characterised by vast differences in population density from one area to the next.
- KM has a youthful population

Population Summary



4.2 Urbanisation

- The largest percentage of the population resides in the towns of Humansdorp and Jeffreys Bay.
- The rural area includes various smaller settlements and intensive agriculture activities with a population of 14 597 (3 073 households).
- The large rural population gives a clear indication of the importance of rural development and the impact of rural development on socio economic growth and upliftment..
- There are approximately 2000 agricultural households
- 1365 of these agricultural households (Head of HH) earns less than R38500 per month (About 50%)
- 28% of persons reside in Humansdorp and Jeffreys Bay.
- 14% of the population resides in the rural area
- The farming area to the north of Andrieskraal/De Mistkraal and the farming area to the south of Hankey have declined in population between 1996 and 2016 – see the pop maps you prepped.

Area	% of Tot Pop
Cape St Francis	0.35
Gamtoos Mouth	0.16
Hankey	11.93
Humansdorp/Kwanomzamo	29.42
Jeffrey's Bay	27.50
Kouga NU/Rural	14.25
Loerieheuwel	2.83
Oyster Bay	0.68

Patensie	5.34
St Francis Bay/Kromrivier	5.05
Thornhill	2.50

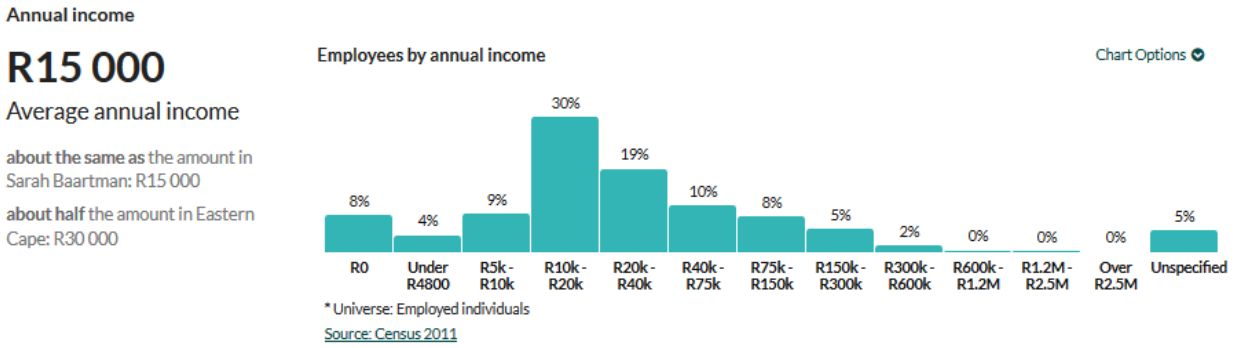
Table 4: Population Distribution (Source: Stats SA)

4.3 Education and Literacy

- The distribution of people with no schooling between genders is regarded as being equal with 7094 males with no schooling compared to 6732 females without schooling.
- Of those aged 20 years and older, 28% have completed primary school, 20% have some secondary education, 24% have completed matric, and 5% have some form of higher education.
- 13% of the total Kouga population does not have any schooling.
- A total of **69 100** individuals in Kouga Municipality were considered functionally literate in 2016, while **14 100** people were considered literate.
- The need a FET College and an Agricultural School in the Gamtoos Valley. The Sarah Baartman Education District released the following data i.r.o. the current circuit and enrolments:
- There is a need for another secondary school in the Humansdorp area with will cater for both English and Afrikaans Home Languages.
- An agricultural school is to be built in Patensie.

4.4 Income and Poverty

- It was estimated that in 2016, 14.42% of all the households in the Kouga Municipality, were living on R30 000 or less per annum.
- 1365 of the agricultural households (Head of HH) earn less than R38500 per month (About 50%)
- The total personal income of Kouga Local Municipality amounted to approximately R6.23 billion in 2016.
- The per capita income in Kouga Municipality in 2016 is R55 000 which is higher than the Sarah Baartman District Municipality of R49 700.
- Dependency ratio is 53,2 (2011)



The number and category of social grants is reflected below:

KOUGA AREA - SOCIAL GRANTS FOR 2019			
GRANT TYPE	**NO. OF BENEFICIARIES**	**NO. OF CHILDREN**	**EXPENDITURE**
Care Dependency	**-**	**267**	**5 446 800**
Child Support (0 – 18)	**-**	**25514**	**109 347 000**
Foster Care	**-**	**810**	**9 331 200**
Grant in Aid	**328**	**-**	**268 960**
Old Age	**5891**	**-**	**120 176 400**
Old Age (75 years and older)	**1866**	**-**	**38 679 360**
Permanent Disability	**2202**	**-**	**44 920 800**
Temporary Disability	**391**	**-**	**664 700**

TOTAL	**10678**	**26591**	**328 835 220**

Table 5: *: No of Grants* *(Source SASSA: Social Grants)*

4.5 Health Care

This section of the profile highlights the current health infrastructure and human resource capacity in the public health sector and burden of disease in the Kouga Municipal Area.

Hospital		Condom Distribution Site	Clinics		Mobile Clinic		EMS Stations		EHS Services		Total
2	Humansdorp	2	10	Andrieskraal	3	Loerie	3	Humansdorp	2	Prov	22
	PZ Meyer			Humansdorp		Patensie		Jeffreys Bay		LM	
				Imizamo Yetho		Suurbron		Patensie			
				Kruisfontein							
				Loerie							
				Masakhane							
				Pellsrus							
				St Francis Bay							
				Thornhill							
				Weston							

Table 6: *Health Care facilities* (*Source: Eastern Cape Depart of Health*)

A total of 3 Sessional Doctors for the clinics and 32 professional nurses have been employed by the Department of Health to render health services to patients attending the primary health care facilities in the Kouga Municipal Area. The health human resource capacity reflected hereunder does not include those who are in private practice in the area. Most areas in the Kouga is in need of a clinic due to overcrowded clinics, shortage of nursing staff and long distance travelling to health facilities:

KOUGA	2016	2017	2018
Primary Healthcare Doctors	3	2	2
Number of doctors at Hospital	11	10	10
Primary Healthcare – Professional Nurses	27	32	32
Number of Professional Nurses at Hospital	42	41	41

Table 7: *Health Caregivers* *(Source: Eastern Cape Dept. of Health)*

4.6 Sanitation

- Kouga Municipality had a total number of 29 700 flush toilets (83.4% of total households), 497 ventilation improved pit (VIP) (1.40% of total households) and 639 (1.79%) of total household's pit toilets.
- 12.5% use a bucket system
- Sections of the sewerage system are old and need maintenance and upgrade.

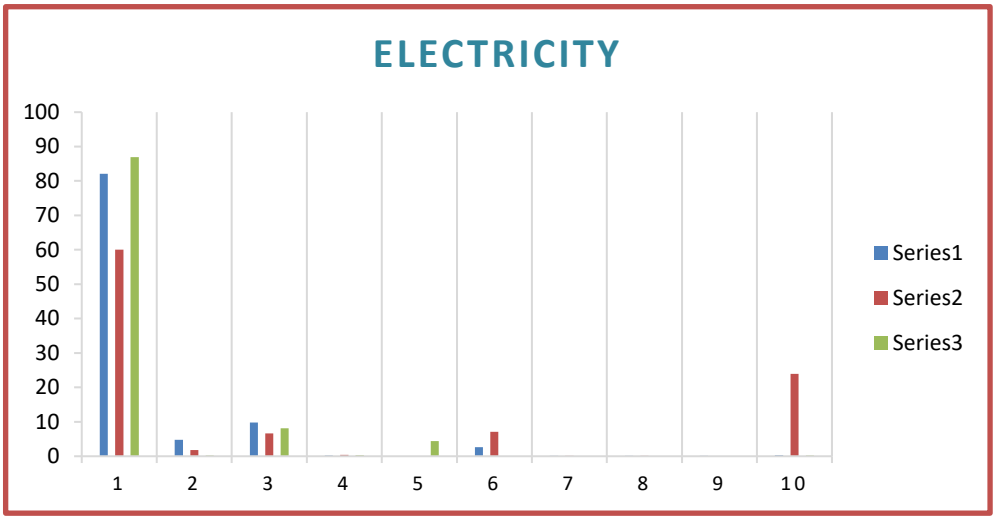
4.7 Refuse

- Most households in Kouga have access to refuse removal at least once a week by the municipality, 823,5%, in terms of a collection programme compiled by the municipality.
- 11.7% of households have a communal or their own refuse dump, while 2.4% of Households have no refuse service

4.8 Electricity

Electricity and street lighting are provided to all formal households and electricity, street lighting or high mast lights to most informal areas in Kouga. 86.9% of households have access to electricity.

FIGURE 23 : Electricity ***(Source: Stats SA and Community Survey 2016)***



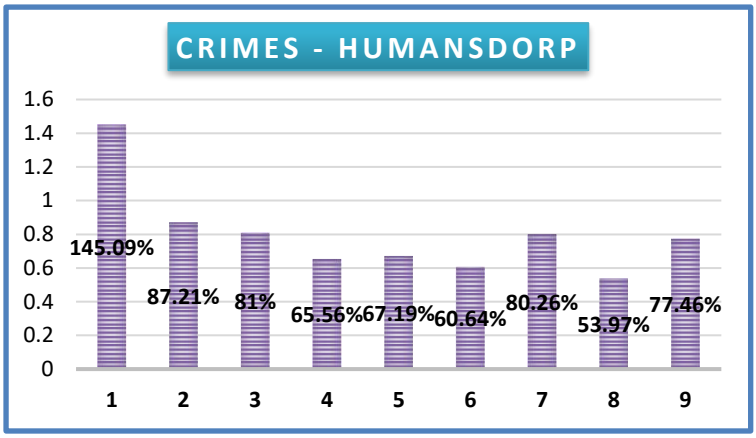
4.9 Housing

- The Kouga Municipality is 85.8% urban with 14.5% being farms settlements. Most of the population occupies a formal dwelling. There are approximately 22508 formal and 5292 informal households.
- A large percentage of households (21.6%) live in informal or traditional dwellings, which would form part of the housing backlog.

DWELLING	NUMBER
Formal dwelling/house or brick/concrete block structure	88246
Traditional dwelling/hut/structure made of traditional matter	1833
Flat or apartment in a block of flats	2354
Cluster house in complex	560
Townhouse (semi-detached house in a complex)	303
Semi-detached house	-
Informal dwelling/shack in backyard	5996
Informal dwelling/shack not in backyard	9677
Room/flatlet on a property or large dwelling/servants' quarter	404
Caravan/tent	-
Other	2746

Table 20 Breakdown of main dwellings (Source: Community Survey 2016)

4.10 Crime

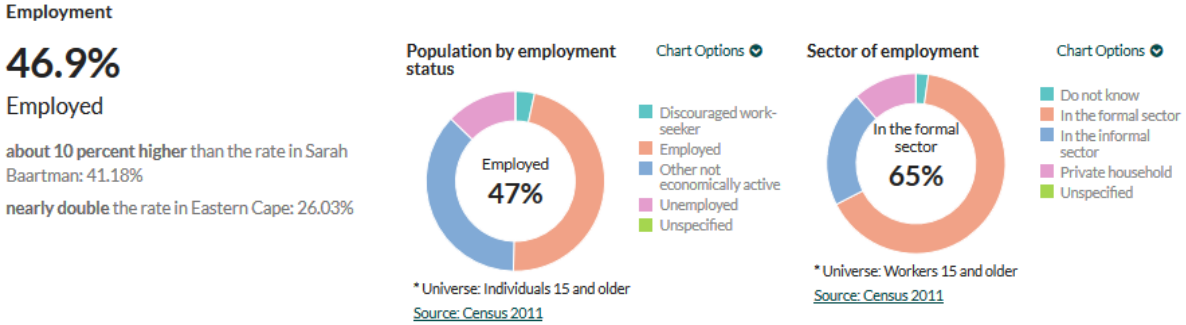


There are 6 police stations in the Kouga area namely, Humansdorp, St Francis Bay, Jeffreys Bay, Hankey, Patensie and Thornhill. The following criminal statistics were recorded for the period 1 April 2018 to 27 March 2019:

FIGURE 27 : Crime Statistics ***(Source: SAPS)***

4.11 Economy

- KM GDP was R10.5 billion in 2016 and contributed 31% to the Sarah Baartman District Municipality GDP of R34.2 billion.
- In 2016, the Kouga Municipality achieved an annual growth rate of 0.38% over a short term and 4.39% over a longer term.
- For the period 2006 to 2016 the average annual growth rate of 4.39% was the highest relative to its peers in terms of growth in constant 2010 prices.
- It is expected that Kouga Municipality will grow at an average annual rate of 2.11% from 2016 to 2021.
- In 2016, the trade sector is the largest within the Kouga Municipality accounting to R2.39 billion or 24.5% of the total GVA in the municipality's economy.
- The sector that contributes the second most to the GVA if the Kouga Municipality is the community services sector of 23.9%, followed by the finance sector of 15.3%. Kouga municipality's (economically active population) EAP was 49 100 in 2016, which is 43.75% of its total population of 112 941.
- In 2006 the unemployment rate for Kouga was 13.4% and increased overtime to 14.7% in 2016.
- The gap between the labour force participation rate and the unemployment rate decreased which indicates a negative outlook for the employment within Kouga Municipality.
- In 2016, the unemployment rate in Kouga Municipality was 14.75%, which is an increase of 1.38 percentage points.



4.12 Water

- 98.6% of households have access to piped clean water.
- Water is supplied to all formal households, businesses, neighbouring farms and approximately 7500 households in the informal settlements.
- The quality of drinking water supply in the Kouga area is tested weekly and the quality is constantly above the normal norms except for water quality challenges in Ward 3 and 8.

5.0 Built Environment

5.1 Property Sales and Rates

- Between 2015 and 2019 there were 6789 transfers with a value of R7435Milj
- The value of the current valuation roll is R26,936,500,845, whilst the total value of the new 2018 roll is R27,347,788,250, which constitutes an increase of 1.53% (IDP)
- Between 2015 and 2017 there is consistency in the number of transfers per year as well as the total value of the transfers in the year.
- There was a significant increase in the number of transfers recorded in 2018.
- Total Number of transfers per year are reflected below:

Year	No of Transfers	Values (R mil)
2019*	964	1078
2018	1702	1974
2017	1366	1668
2016	1335	1324
2015	1422	1391

Table 8: Property Transfers per year

5.2 Kromme River Estuary

The SDF set out policy guidelines for development along the Kromme River and proposed that a Strategic Environmental Assessment (SEA) be undertaken prior to any further development being granted. The policy was not applied and an SEA has not been undertaken. This uncontrolled development along the Kromme River is resulting in environmental and aesthetic degradation of the river and adjoining land.

The CAPE project has identified the lower Kromme River Valley as a priority corridor for the movement of plants and animals between the Kareedouw and Tsitsikamma Mountain ranges and the coast. Consequently, every effort should be made to manage future development within this environmentally sensitive area.

An audit of the current development, building plan approvals, planning and environmental authorisations needs to be undertaken.

5.3 Existing development outside the urban Edge

There is a trend toward the development of small rural settlements, estates, resorts or nature reserves outside the urban edges. These developments tend to result in the creation of a permanent residential units as apposed to resort or holiday accommodation.

Current planning approaches restrict this type of development due to the potential negative impact on the limited agricultural and environmental resources of the area. These developments can if sensitively approached, create additional housing accommodation without the need for the municipality to provide the normal municipal services beyond road access to the entrance and contibute to the municipal rates base.

An audit also needs to be undertaken of the developments along the Gamtoos River, which have historically been based on the development of resorts, which have over time vide permanent accommodation as opposed to short term tourism accommodation.

5.4 Gamkab

Development within the Gamkab area is to be managed in terms of the GAMKAB SDF.

5.5 Thuyspunt

The Thuyspunt site, west of Cape St Francis has been acquired by ESKOM for possible future power generation purposes. As a result, the Kouga Coast Sub-Regional Structure Plan was prepared based on the need to maintain the viability of the Thuyspunt site for possible future nuclear power generation.

5.6 Settlement Growth Projections

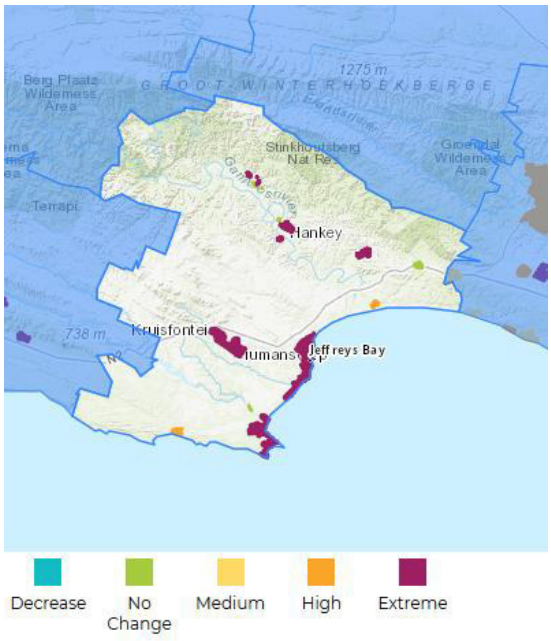


Table 9: NSF Growth Prowth

Town	Pressure	2011	2030	2050
Cape St Francis	Extreme	422	995	1,824
Oyster Bay	High	710	892	1,158
St Francis Bay	Extreme	5,003	8,428	13,435
Kromrivier	No Change	208	210	208
Jeffrey's Bay	Extreme	25,684	41,301	63,993
Humansdorp	Extreme	29,097	52,206	85,915
Gamtoos Mouth	High	163	234	337
Thornhill	No Change	2,632	2,632	2,632
Loerieheuwel	Extreme	2,934	4,889	7,747
Weston	Extreme	1,768	2,519	3,619
Hankey	Extreme	9,819	16,206	25,549
Milton	No Change	158	158	158
Patensie 1	No Change	197	197	197
Patensie 2	No Change	376	376	376
Patensie 3	Extreme	298	935	1,866
Noorshoek/CRamaphoza	Extreme	4,672	6,821	9,966

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

5.7 Settlement Pattern and Hierarchy

Settlement hierarchy and Nodal Development refers to the distribution of urban nodes and settlements throughout the study area and their locational characteristics. Characteristics of the existing development pattern within the Kouga Municipal areas have been dealt as chapter 3 of the Spatial Development Framework Report.

• Primary Nodes :	- Humansdorp - Jeffreys Bay
• Secondary Nodes	- Hankey - Patensie - St Francis Bay / Cape St Francis
• Rural Nodes :	- Oyster Bay - Loerie - Thornhill -

- Other Nodes :
  - Maaitjiesfontein
  - Melon
  - Longmore Forest Village
  - Cambria
  - Andrieskraal

5.8 Development Connections

Corridors, as a key structuring element for urban and rural development, link existing nodes and areas of rural productivity to larger service centres. Key transportation and accessibility corridors in the KLM include :

- N2, between Port Elizabeth and Cape Town
- R102, between Port Elizabeth and the Garden Route
- R330, between Humansdorp and St Francis Bay / Cape St Francis
- R330, between Humansdorp and Hankey
- R331, between Thornhill, Patensie and the Baviaanskloof

In addition to these rural corridors, a network of smaller minor roads link various farming and rural commercial activities with urban areas. Corridors and sub-nodes within the urban areas are dealt with in more detail under the following paragraphs.

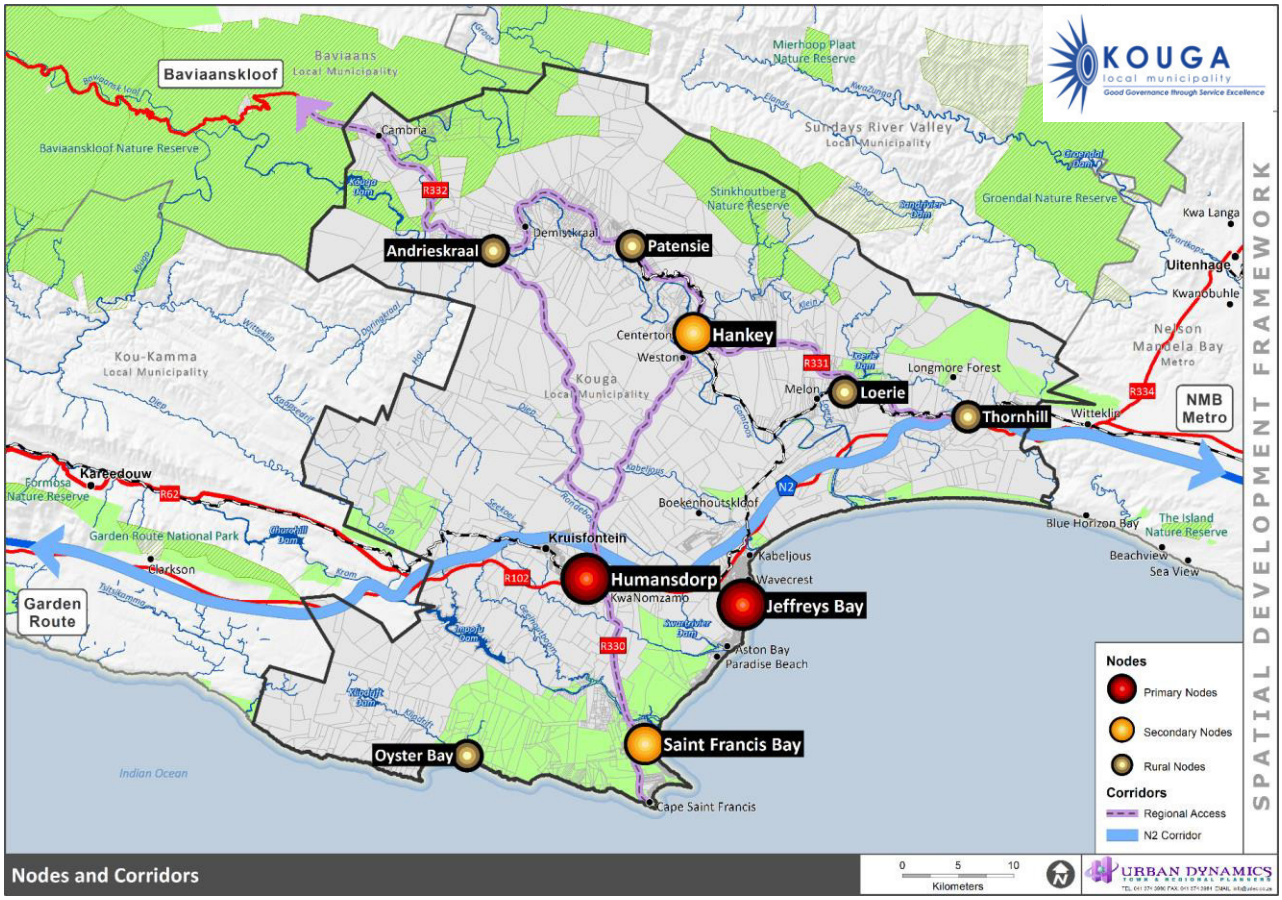


Figure 11: Nodes and Corridors

During discussions the following road prriorities proposals were raised:

- The need for a shorter and direct linkage between Hankey/Patensie and Jeffreys Bay (Existing minor routes can be upgraded) – DR 01799
- The need for a more effective linkage between Fountains and Paradise Beach

- A more sustainable connection to Paradise Beach (replace the low level crossing between Aston Bay and Paradise Beach) - (Swart River Causeway).
- Better connections to St Francis Bay (Upgrade the routes from Aston Bay/Paradise Beach to St Francis) – DR 01768
- Better connections from the R102 (Between Humansdorp and Fountains) to the South toward St Francis Bay. – DR 01767
- The connections from the dairy operations along the coast and into Koukamma need to be upgraded. DR 1763, Dr 1762 and DR 1774
- The primary route to the Gamtoos agricultural operations R331 requires upgrading.
- The access to Oyster Bay needs upgrading and maintenance (DR 01761).

5.9 Current/Short term Housing Demand and Projects

The current housing waiting list totals 10082 dwellings (IDP) and is made up as follows:

WARD	TOWNSHIP	NO	STATUS	COMMENT
1	Sea Vista	**1915**	Approved	Blocked due to insufficient bulk services and environmental issues.
2	Pellsrus	**957**	Approved – project is under implementation stage (site establishment)	Top-structures will commence in 2019.
4	Kruisfontein	**1415**	Approved - project is at the implementation stage	The municipality received environmental approval to construct 391 housing units out of the 2500 originally approved. The beneficiary process is complete for the 391 units and a total of 387 out of the 391 units are already completed.
5	Arcadia	**688**	Approved	The project is at the planning stage. The Land Surveyor was appointed for the pegging of the sites.
6	Kwanomzamo	**400**	Approved	Project is blocked due to insufficient bulk infrastructure
7	Thornhill	**1116**	Approved	Project is blocked due to insufficient bulk infrastructure
9	Hankey	**740**	Approved – busy with beneficiary registration process and application for funding	Project to be reduced to 728 units due to the exclusion of the PPC land. The layout plan was approved by Council and the Land Surveyor has been appointed to do the pegging of the sites.
10	Patensie	**531**	Approved – planning stage is currently underway (installation of bulk infrastructure Planned	Layout plan was approved for this project. Received environmental approval with certain conditions.
	Patensie (Rectification)	**6**		Rectification of 6 housing units. Houses are dilapidated and need to be demolished and new houses need to be constructed.
13	Weston	**490**	Approved	The project is at the planning stage. The Land Surveyor was appointed for the pegging of the sites. Funding

				for the top structures has already been submitted to the Provincial Department of Human Settlements. Awaiting approval from photos.
14	Ocean View	**1773**	Approved	Norland Construction was appointed and is currently busy with the installation of services in Ocean View. There is a possibility that the project will be reduced to approximately 1300 units due to the non-cooperation of the informal dwellers in phase 2 of the project
15	Pellsrus (Galjoen Street)	**51**	Planned	Informal settlement upgrading. Department to be submitted to the Department of Human Settlements for the construction of top structures.

Table 53 : Housing waiting list

A total of 549 erven were formalized during 2018/19:

WARD	TOWNSHIP	NUMBER
1	Umzamowethu	**34**
2	Tokyo Sexwale (Galjoen Street)	**51**
2	Tokyo Sexwale (Govan Mbeki Street)	**23**
4	Donkerhoek	**247**
6	Shukushukuma / Polla Park	**441**
7	Thornhill	**113**
TOTAL		**909**

Table 10 *: Formalised erven*

Housing Challenges per Ward

WARD	CHALLENGES
2	The Pellsrus area is faced with a shortage of land for the construction of low-cost houses and an estimate of **22 ha** of land is needed to address the backlog of **752 prospective beneficiaries** registered on the housing needs register.
5	The Arcadia area is faced with a shortage of land for the construction of low-cost houses and an estimate of 13 ha of land is needed to address the backlog of **541 prospective beneficiaries** registered on the housing needs register.
6	The Kwanomzamo area is faced with a shortage of land for the construction of low-cost houses and an estimate of **22 ha** of land is needed to address the backlog of **749 prospective beneficiaries** registered on the housing needs register.
7	The Thornhill area is faced with a shortage of land for the construction of low-cost houses and an estimate of **34 ha** of land is needed to address the backlog of **1229 prospective beneficiaries** registered on the housing needs register.

9	The Hankey area is faced with a shortage of land for the construction of low-cost houses and an estimate of **36 ha** of land is needed to address the backlog of **1439 prospective beneficiaries** registered on the housing needs register.
10	The Patensie area is faced with a shortage of land for the construction of low-cost houses and an estimate of **18 ha** of land is needed to address the backlog of **540 prospective beneficiaries** registered on the housing needs register.
12	The Sea Vista area is faced with a shortage of land for the construction of low-cost houses and an estimate of **52 ha** of land is needed to address the backlog of **2000 prospective beneficiaries** registered on the housing needs register.
13	The Weston area is faced with a shortage of land for the construction of low-cost houses and an estimate of **18 ha** of land is needed to address the backlog of **548 prospective beneficiaries** registered on the housing needs register.
15	The Kwanomzamo area is faced with a shortage of land for the construction of low-cost houses and an estimate of **15 ha** of land is needed to address the backlog of **400 prospective beneficiaries** registered on the housing needs register.

Table 11 *: Housing challenges*

IMPLEMENTATION OF INTEGRATED HUMAN SETTLEMENT GRANT FUNDED PIPELINE PROJECTS					
PROPOSED INTERVENTIONS	DELIVERABLES	TIMEFRAME	BUDGETED AMOUNT	DELIVERED TO-DATE	PROGRESS/STATUS
TOP STRUCTURES					
1. Kruisfontein 391 (Ward 4)	391 Units	30/09/2019	R 43 500 000	• Slabs: 387 • Wall Plates: 387 • Roof: 387 • 100% completed: 376	• *Construction of 4 Top structures for disabled beneficiaries is underway*
2. Pellsrus 220 (Ward 2)	220	31/11/2019	R 27 4226 678.31	None	• Construction of Top structures to commence after NHBRC enrolment has been approved. • 218 beneficiaries approved **Number of slabs**
3. Oceanview 1500 (Ward 14)	1500 Units			None	• 1426 beneficiaries approved • 74 beneficiary applications are in process of being approved • Top structures funding application is being finalised for submission to province • First phase of top structures will be 668
4. Kouga Destitute (Wards 1 - 15)	25 Units			None	• Awaiting awarding of tender • Province was requested to extend scope of project to 75 opportunities (5 houses per ward)
SERVICES					
1. Oceanview 1500 (Ward 14)	1500 Sites (services)	20/3/2020	R 46 904 141.03	Earth works: 100% Water: 100% Sewer: 100 % Roads: 85 % Stormwater: 90 %	• Phase 1 (413) will be completed on 31/5/2019 • Phase 2 (632) will be completed on 31/9/2019 • Phase 4a (88) will be completed on 20/3/2020 • Challenges with the relocation of 41 families from the triangle and 420 from the middle area • Meeting was held on 12/4/19 with Ward Councillor and Ward committee members to resolve relocation issues/challenges • Meeting with the project beneficiaries will be held after the National elections

2. Pellsrus 220 (Ward 2)	220 Sites (services)	31/11/2019	R 9 597 720.00	Earth works: 100% Water: 100% Sewer: 100% Roads: 100% Stormwater: 100%	• 220 services are complete
3. Kruisfontein 2500 (Ward 4)	407 Sites (services)	30/9/2019	R 22 500 000	Earth works: 100% Water: 100% Sewer: 100% Roads: 100% Stormwater: 90% Overall progress: 85%	• 391 services are complete • Rectification work on curbing, redoing of roads and paving is in progress
PLANNED PROJECTS					
1. Arcadia 139 (Ward 5)	Pipeline Project Plan		R 2 465 146.93	Planning of BNG housing, provision of basic services to 139 families	• Project approved for planning • Application for 139 top structures was submitted in July 2017 • Land Surveyor appointed in February 2019 • General Plan is still outstanding
2. Weston 196 (Ward 13)	Pipeline Project Plan		R 3 476 034.52	Planning of BNG housing, provision of basic services to 196 families	• Project approved for planning • Application for 196 top structures was submitted in July 2017 • Land Surveyor is on site • General Plan is still outstanding
3. Hankey 990	Pipeline Project Plan		R 17 557 521.30	Planning of BNG housing, provision of basic services to 990 families	• Land Surveyor appointed in March 2019 • A subsidy application is still outstanding • Verification of potential beneficiaries in Stofwolk is complete • List of 1467 potential beneficiaries was submitted for pre-screening on 7/3/2019 • Pegging and relocation of beneficiaries will commence soon
4. Patensie 278	Pipeline Project Plan		R 4 930 293.86	Planning of BNG housing, provision of	• Beneficiary list submitted for pre – screening • Public participation process will commence in June 2019

				basic services to 278 families	• Request for extension of ROD was submitted
5. Kruisfontein 800 (phase 2)	Pipeline Project Plan			Planning of BNG housing, provision of basic services to 800 families	• Provision of 800 serviced sites • Initiation of EIA process • Preliminary Engineering designs are completed • Approved General plan • Finalisation of beneficiary list
BLOCKED PROJECTS					
1.Sea Vista 2000	Pipeline Project Plan		R 35 469 740.00	Planning of BNG housing, provision of basic services to 400 families	• Report on the development of Sea Vista was commissioned by Aurecon • Report recommends provision of 400 housing opportunities instead of the initial 2000 • Upgrading of WWTW is estimated to be completed in December 2019 • Land belongs to NDPW
2. Kwanomzamo 400	Pipeline Project Plan		R 7 093 948.00	Planning of BNG housing, provision of basic services to 400 families	• Funding of the WWTW is approved for the 2019/2020 financial year
3. Thornhill 390	Pipeline Project Plan		R 6 916 599.30	Planning of BNG housing, provision of basic services to 390 families	• WWTW to be upgraded • Bulk water connection from NMBM to be finalised and associated infrastructure

Table 12 *: Grant funding projects*

CHALLENGES

The biggest challenges is the lack of bulk infrastructure. The Provincial Department of Human Settlements assisted the municipality to address some of the challenges and as a result thereof the municipality had applied for funding for the top structures of the following projects, namely:

- Hankey 728 (990)
- Patensie 278
- Weston 196
- Arcadia 139

The municipality cannot commence with the following projects as a result of the abovementioned challenges:

- Sea Vista 2000
- Thornhill 390
- Kwanomzamo 400

5.10 Land Ownership

- 32700ha are owned by the State
- Most of this land is found to the northeast and northwest of the Municipality, with large farm portions also located to the northeast of Jeffrey's Bay as well as to the NW and W of Humansdorp.
- 9945ha of Municipal Owned Land is found to the north of Humansdorp/Kruisfontein and Loerie, around Hankey and northwest of Patensie.
- Land at Loerie and Humandsdorp has recently been purchased.
- 277 Section Title Schemes making up 1637ha of land

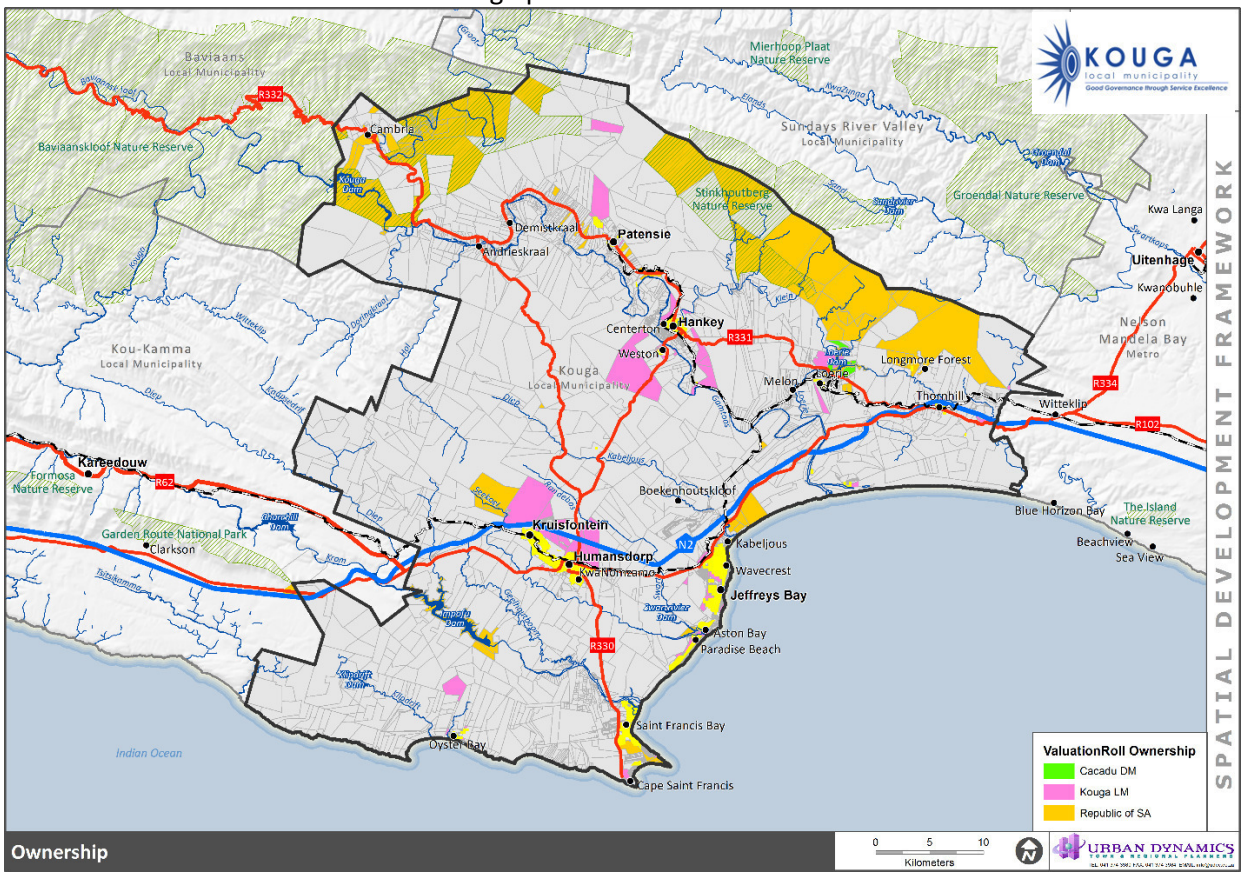


Figure 12 : Ownership

5.11 Renewable Energy Projects

The Kouga Municipality has been the forerunner for the establishment of renewable energy projects, with specific reference to wind farms. Various projects are under construction or still subject to planning and bid process in terms of the Renewable Energy Independent Power Producer Programme (REIPPP).

These projects currently contribute significantly to the economy in the province and to renewable energy provision towards the national grid.

Issues relating to the economic spinoff, cumulative impacts, visual impact and opportunities for socio economic development should be further explored.

The following diagram indicates existing and proposed projects. It is noted that the following projects have received Department of Energy approval and is currently in the operation or under construction :

- Jeffreys Bay Wind Farm (between Humansdorp and Jeffreys Bay)
- Kouga Wind Farm (north-east of Oyster Bay)
- Gibson Bay Wind Farm (west of Oyster Bay)

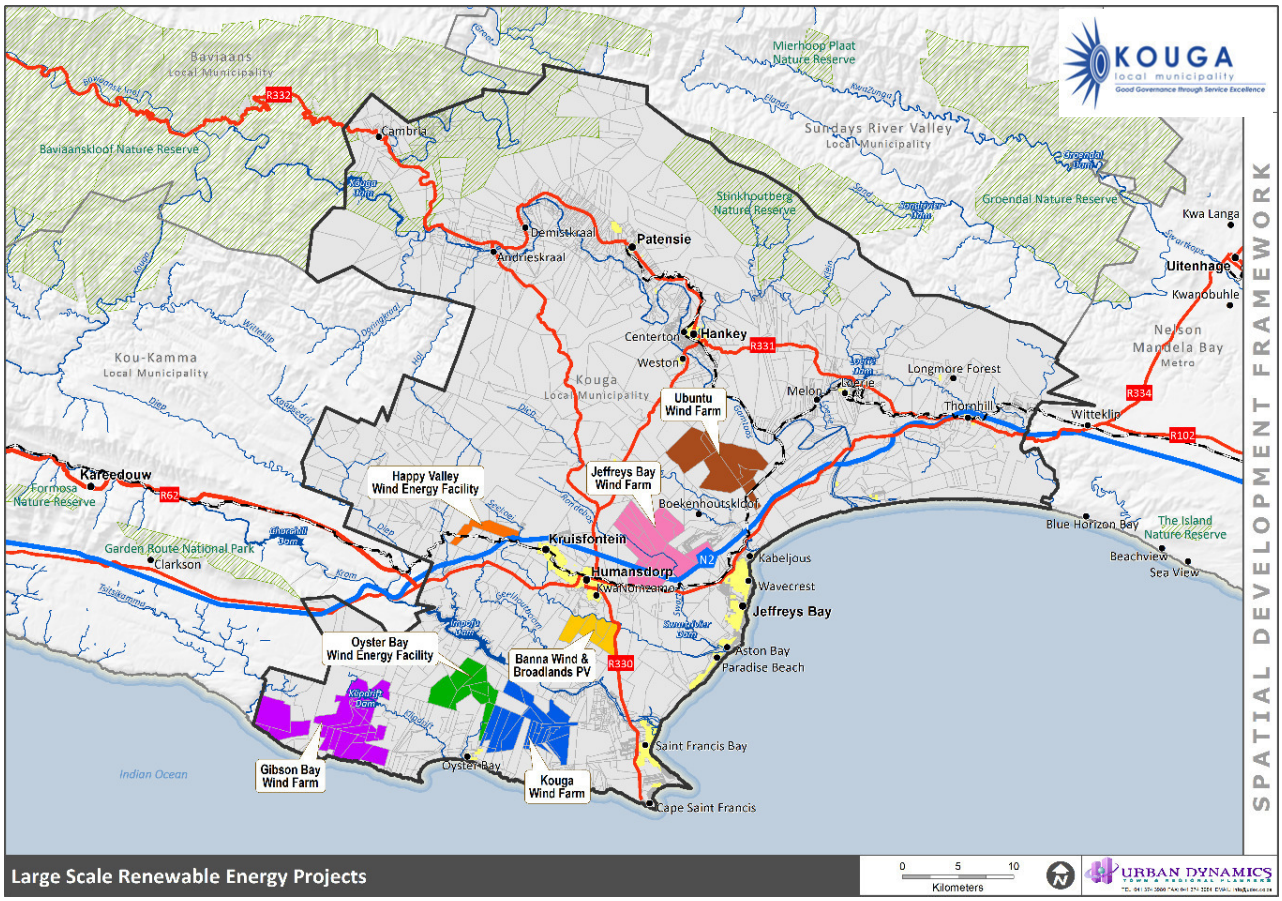


Figure 13: Renewable Energy Projects

5.12 Land Reform

The Department of Rural Development has compiled an Area Based Plan for the Sarah Baartman District Municipal Area (2008). An Area Based Plan essentially is a sector plan that seeks to address land related issues at a municipal level which is intended to form part of the IDP, informing the SDF and ILUS. Fundamentally the Plan seeks to integrate Land Reform into the municipal planning process wherein identified projects are supported during and post implementation phases to ensure sustainability.

Agri Park Proposals: Kouga does not fall under the 2 prioritised FPSU (i.e. Koukamma & Ndlambe) and therefore no projects were implemented under the Agri-Park programme

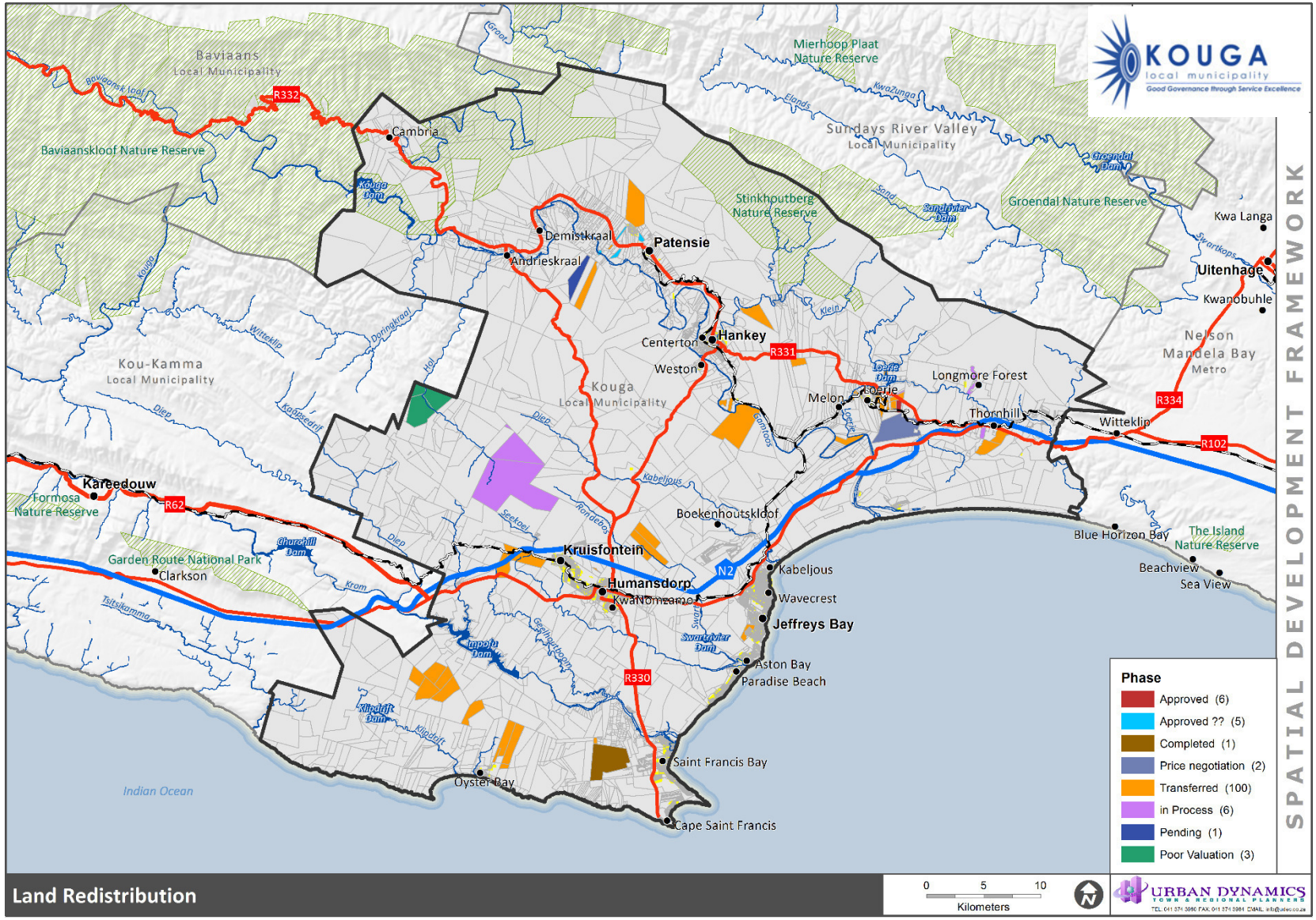


Figure 14:Land Redistribution

5.13 Potable Water

The towns of St Francis Bay, Cape St Francis, Humansdorp, Jeffreys Bay, Paradise Beach obtains the bulk of their potable water supply from the Nelson Mandela Metro via connections on the Churchill main supply pipeline.

Thornhill and Loerie also obtain all their potable water supply from the Nelson Mandela Metro via the Summit main supply pipeline.

The present and projected water demand volumes for these towns, up to the year 2020, were agreed to with the Nelson Mandela Metro and have been included in their Master Water Plan.

The agreement pertaining to the allocation of bulk water supply purchased by Kouga LM from the Nelson Mandela Metro need to be formalized and concluded. The agreement is at present in a draft form.

The towns of Hankey (450 000 m3/p.a.) and Patensie (428 000m3/p.a.) are allocated a quota of water from the Kouga dam and canal system by the Gamtoos Irrigation Board.

The following key issues have been identified through the IDP process :

- Developing of a long term water provision master plan with respect to upgrading and rehabilitation of bulk infrastructure.
- To establish contract and service level agreement with all appropriate service delivery roleplayers, i.e. Bulk Water Suppliers.
- To implement a water conservation / demand management strategy.
- Capacity : bulk infrastructure backlogs :
    - Water reservoirs (existing) : 10Ml
- Cost to eradicate existing backlog : bulk infrastructure :
    - Water reservoirs : R15m
    - Water bulk / connector infrastructure : R20m
    - Bore holes and water treatment works : R22m

5.14 Waste Water Services

The quality of effluent from a waste water treatment works (WWTW) regulated by the Water Services Act (108 of 1997). All Water Services Authorities and Providers, as is the case with Kouga Municipality, must adhere to the requirements of the Act. Pollution of public water sources i.e. dams, rivers and streams by allowing effluent that does not conform to the requirements of the Act, is a transgression of the law and Councilors and Officials can be legally prosecuted.
The ability of a WWTW to deliver an effluent that can adhere to the quality requirements is used to determine the capacity and sufficiency of a WWTW. During May 2010, the Department of Water Affairs issued Kouga Municipality with a notice of non-compliance relating to the general state and operational efficiency of all seven waste water treatment works under our control. This relates specifically to the treatment works operations being in excess of their design capacity, at present demand flows, resulting in effluent being discharged that does not meet the prescribed standards as per the National Water Act (Act 36 of 1998). All regulatory institutions are aware that the existing works are not functioning properly and that the treated effluent does not comply with the statutory requirements.

The following key issues have been identified through the IDP process :

- Capacity : bulk infrastructure backlogs :
    - Waste water treatment works (existing) : 12Ml per day
- Cost to eradicate existing backlog : bulk infrastructure :
    - Waste water treatment works : R146.25m
    - Sewerage bulk / connector infrastructure : R27m (sewer pump stations, rising main)

5.15 Refuse Disposal

The Kouga Municipality adopted and integrated a waste management plan and waste disposal by-laws have been promulgated.

Solid waste is deposited at registered sites in Hankey and in Humansdorp, while drop-off zones have been established at Jeffreys Bay, St Francis Bay and Oyster Bay.

The site in Humansdorp is 'land locked' and expansion areas need to be identified.

5.16 Electrical Services

The following key issues have been identified through the IDP process :

- Major Challenges in Electricity Services
- Upgrade of infrastructure (primary network) to meet demand and finding the necessary funds through grants etc.).
- Master planning and stringent programs to implement upgrading measures.
- Review of augmentation levy (contribution by new developments and existing consumers requiring upgrading of their supplies to augment the primary network) and consumptions tariffs to meet capital program to upgrade infrastructure.
- The Kouga Municipality has adequate capacity to deliver electricity in the short term but the following main electricity infrastructure network, the 66Kv overhead line between Eskom's Melkhout Substation at Humansdorp and the Municipality's Main Intake Substation at Jeffreys Bay need attention.

5.17 Stormwater

Kouga Local Municipality at present experiences storm water problems at several locations throughout our area of jurisdiction.

The legal requirement to determine flood lines (1:50 year) was only introduced in 1975. In 1978 the Act was amended to require the inclusion of the 1:100 year flood line on township plans.

5.18 Land Use Management

The Municipality's land use management system comprises of 3 key components:

Land Use Management Tools		Enabling Legislation	Land Use Regulators
Spatial Development Frameworks	• Eastern Cape Spatial Development Plan • Sarah Baartman District Municipality Spatial Development Framework • Kouga Spatial Development Framework	- **The Spatial Planning and Land Use Management By-laws: Kouga Local Municipality (Adopted 4 March 2016)** - Municipal Systems Act 2000 (Act 32 of 2000) - Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)	- Department of Cooperative Governance and Traditional Affairs - Department of Rural Development & Land Reform - Sarah Baartman District Municipality - Kouga Municipality
Schemes	• Integrated Land Use Scheme		

Table 13: Land Use Management Components

6.0 Synthesis and Key Trends

The following summarises the key issues as identified through the Status Quo Analysis :

6.1 Key Issues and Objectives

The Status Quo Analysis for KLM is based on 3 themes, i.e. Biophysical, Socio Economic and the Built Environment (refer to Chapter4). In support of the KLM vision, the following outlines the key issues and objectives based on the 3 SDF themes.

SDF Theme	Key Issue
Built Environment	• Lack of Municipal owned land for expansion of lower income and indigent populations • Inadequate land for provision of basic social facilities, i.e. churches, community halls, sports facilities, etc. • Lack of land for expansion and development of commonages and promotion of urban agriculture • Re-assessment of existing urban edges and urban structure • Strategic land portions includes Thuyspunt, Gamkab area, Kromme River, Critical Biodiversity Areas, the coastline and estuaries • Ensure well-defined and structured urban areas including urban edge, identification of growth nodes and strengthening of accessibility and transportation corridors • Residential integration and the promotion of mixed use development to support sustainability to be encouraged • Ensure and maintain an adequate land use management system to ensure the implementation of the Spatial Development Framework • Lack of capacity to deal with SPLUMA requirements and SPLUMA readiness • Defragmented land use schemes and the need for an Integrated Land Use Scheme for the entire Kouga area • Inadequate land for future expansion of human settlements with emphasis on subsidy dependent beneficiaries • Subsidised future residential developments to be based on sustainability principles, integration and acceptable densities • Slow housing delivery process and unavailability of pre-planned and surveyed land • Lack of acceptable service levels and service maintenance • Lack of land for bulk service provision and service integration • Lack of land for 'commonage' purposes. • There is a need to develop a food gardens plan to enhance food security for the urban poor.
Biophysical	• Low levels of investment in the rural area and limited opportunities for development, job creation and tourism development • Identify areas for future rural livelihood prioritisation

Biophysical	• Support and expansion of the smaller rural nodes to provide services and function to the surrounding area, with emphasis on the Oyster Bay / Gamtoos River and Loerie / Thornhill areas
	• Impact of Climate Change:
	  • 2.06 decrease in Mean annual precipitation
	  • 3.2% increase in mean annual evaporation
	  • 10.17% decrease in mean Annual runoff
	  • Increase in average temperature of less than 2.5 C

	• Inadequate environmental management and environmental support strategic plans • Lack of environmental by-laws and environmental management strategies

Socio Economic	• SDF should promote economic development and proactive planning to ensure economic growth • Expansion of CBD areas and opportunities for industrial development • Support tourism industry based on environmental sustainability principles • Environmentally sensitive areas to be identified and protected through the Spatial Development Framework

Table 14: SDF Themes, Key Issues and Objectives

6.2 Settlement Land Demand

****Based on 3.2 persons per hh, 40 hh per hectare. And 40% additional land for community, open space and other facilities.

	Town	Pressure(NSF)	Backlog Subsidy (Current 2019)	Tot Need 2030 Incl All (40%)	Tot. ha needed hh + 40%	Tot Need between 2030 & 2050 Incl All (40%)	Total ha 2011to50	Total Needed 2050 - Current SDF (2015) Provision
	Cape St Francis	Extreme		6.27	6.48	9.07	15.33	15.33
	St Francis Bay	Extreme	2000	59.34	39.12	54.76	114.10	-142.90
	Total						129.43	-127.57
	Oyster Bay	High		4.55	2.08	2.91	7.46	-7.54
	Kromrivier	No Change		0.02	-0.02	-0.02	0.00	0.00
	Jeffrey's Bay	Extreme	2700	200.34	177.28	248.19	448.54	-1952.46
	HumansdorpKwano	Extreme	2500	280.10	263.35	368.69	648.79	-536.21
	Gamtoos Mouth	High		0.78	0.80	1.13	1.90	1.90
	Thornhill	No Change	1116	12.21	0.00	0.00	12.21	-22.79
	Loerieheuwel	Extreme		21.38	22.33	31.26	52.64	18.64
Hankey	Weston	Extreme	548	14.21	8.59	12.03	26.24	
	Hankey	Extreme	1439	85.60	72.99	102.19	187.79	
	Milton	No Change		0.00	0.00	0.00	0.00	
	Total		1987	99.80	81.59	114.22	214.025	99.03
Patensie	Patensie 1	No Change	540	5.91	0.00	0.00	5.91	
	Patensie 2	No Change		0.00	0.00	0.00	0.00	
	Patensie 3	Extreme		6.97	7.27	10.18	17.15	
	Cyril Ramaphosa	Extreme		23.50	24.57	34.40	57.90	
	Total		540	36.38	31.84	44.58	80.96	24.96
			10843	721.16	624.85	874.79	1725.39	-2629.61

Table 15:Settlement Land Demand and SDf Supply

CHAPTER 4 : SPATIAL VISION AND CONCEPT

This Chapter sets out a vision and spatial concept for the spatial planning and land use management in the Kouga Muncipal Area.

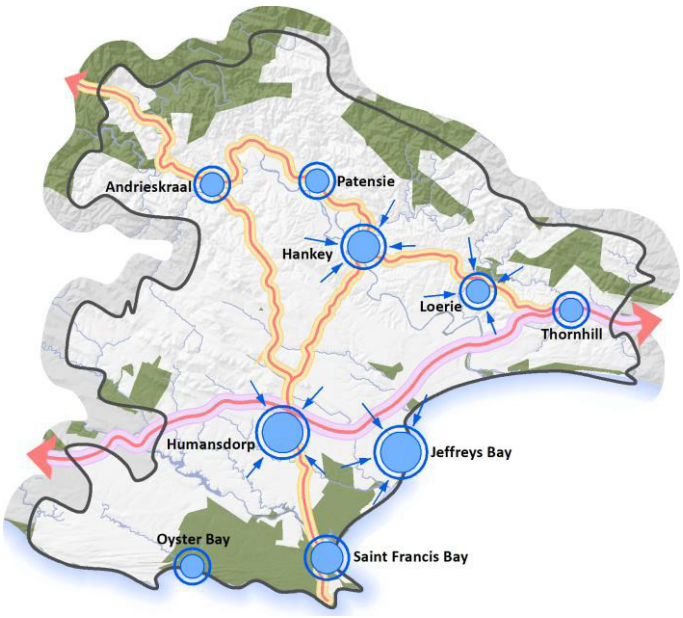
"Kouga is a municipal area where well protected natural resources provide economic opportunities and a framework within which a network of well connected SMART settlements, with a small town feel, provides social and economic opportunities for all residents."

This Vision is built on the following components:

1. A hierarchy of settlements
2. Networks – Mobility and Logistics
3. Protect natural resources/Integrated Environmental Management
4. Promoting Agriculture and Rural Development
5. Efficient functioning of settlements / Resilient, Inclusive, Smart and Sustainable Settlements

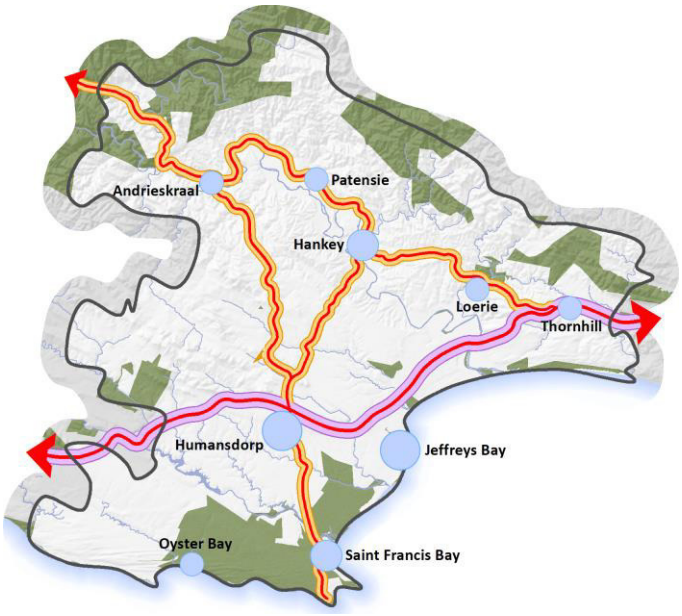
7.0 Hierarchy of Settlements

- Support the growth expansion and investment in the primary nodes of Humansdorp and Jeffreys Bay.
- Secondary nodes should fulfil the function of basic service delivery and port to the rural hinterland.
- Carefully consider establishment of new rural nodes and support service delivery in minor and existing smaller nodes.
- Acknowledge the different sub-regions within the Kouga, i.e. Gamtoos River, Humansdorp area and St Francis.
- Nodal development should support service delivery, compact urban form and higher densities to maintain sustainability.
- Commercial activity and social facilities within nodes should adhere to the "10 minute walking distance" criteria to ensure accessibility and sustainable service delivery.



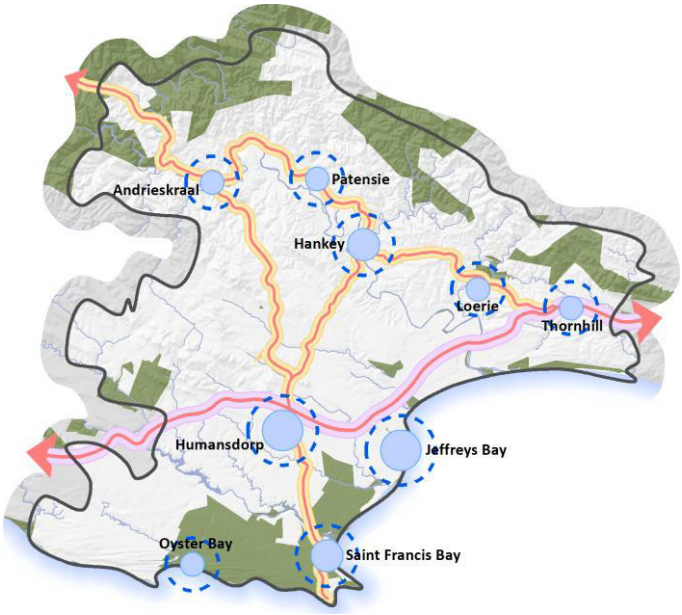
8.0 Networks – Mobility and Logistics

- Maintain the integrity of the N2 access corridor between Port Elizabeth and Cape Town.
- Regional corridors include the R331 (Gamtoos Valley), R330 and R332 (Gamtoos Valley and Humansdorp linkage), R102 (especially between the Jeffreys Bay and Humansdorp), R330 (Humansdorp and St Francis linkage).
- The function of these regional access routes should be maintained through upgrading and road maintenance to ensure economic development and growth, especially within the agriculture and rural development sectors.
- Corridors and access routes within the urban and rural nodes to play an important role in accessibility and functionality of these settlements.
- Integrity of corridors should be protected with detailed assessment of access design and future development.



9.0 Efficient Settlements (Resilient, Inclusive and SMART)

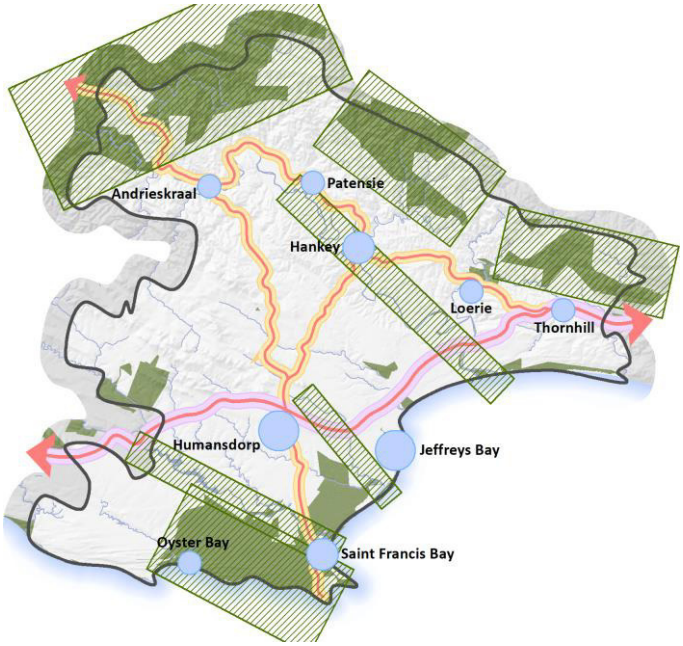
- In support of the nodal strategies, existing primary, secondary and rural nodes should be strengthened through infill and densified developments.
- Increased densities and the utilisation of vacant land within the nodes.
- Support sustainability principles and cost effective service delivery.
- Support the DFA principles with the minimisation of urban sprawl and the promotion of more compact cities and towns.
- Infill and densification should take cognisance of the existing urban fabric and character of the surrounding area.
- Urban and rural nodes should promote densification and discourage urban sprawl, through the delineation of an urban edge.
- The urban edge sets guidelines for future medium to high density urban development.



- Development outside the delineated urban edges can be permitted, subject to densities in keeping with the character of the area and within environmental design parameters.

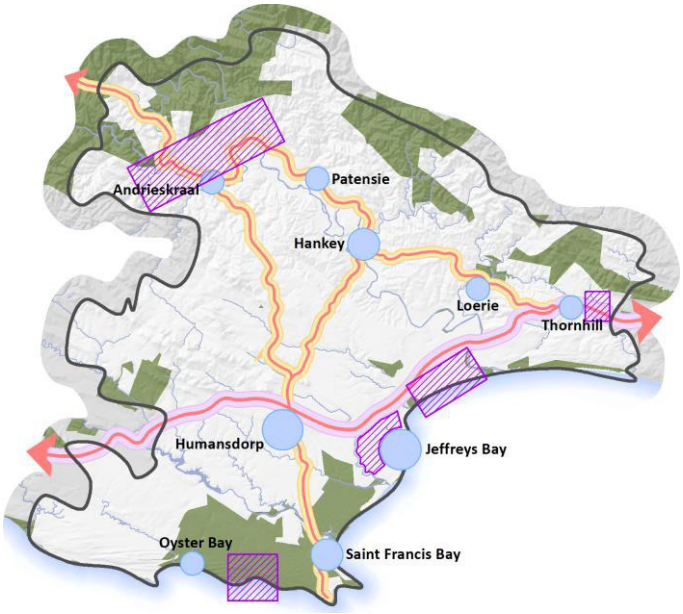
10.0 Protect natural resources/Integrated Environmental Management

- The protection of the Kromme River, Gamtoos River and other drainage patterns should be prioritised.
- Protection of critical biodiversity areas as identified through the Eastern Cape Biodiversity Plan and the Garden Route Biodiversity Plan should be prioritised and developments within these areas should be subject to an Environmental Impact Assessment process or other processes as stipulated by the relevant legislation.



11.0 Promoting Agricultural and Rural Development

- Special growth and investment areas include areas for subsidised housing, rural development initiatives around Thornhill, the Gamtoos Valley and Oyster Bay.
- Future development of Thuyspunt and the integrity of the Thuyspunt site.
- The sustainable utilisation of the Gamkab land.



12.0 Consolidated Spatial Concept

The above elements are combined into a consolidated spatial concept which is reflected below.

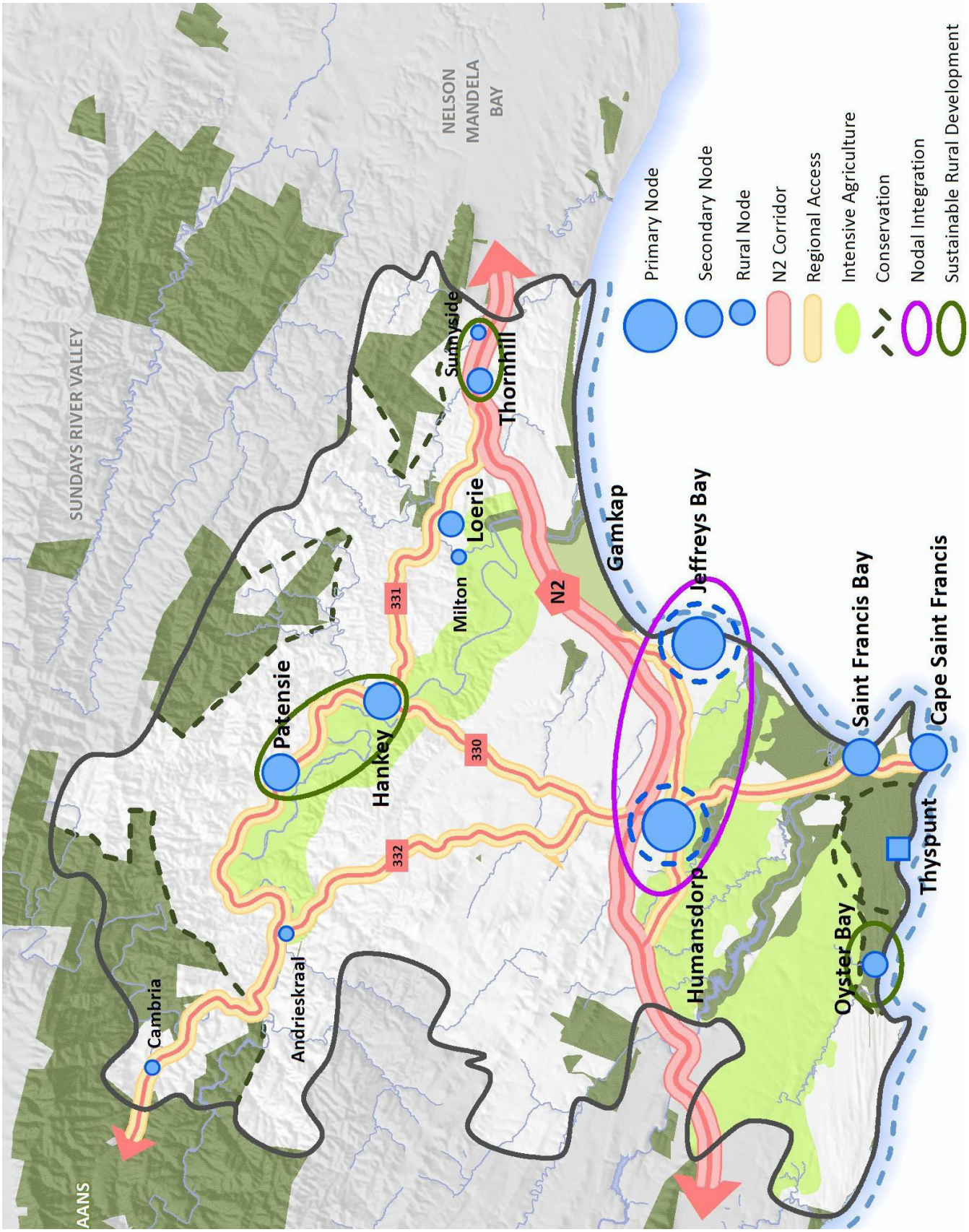


Figure 15: Consolidated Spatial Concept

CHAPTER 5: SPATIAL FRAMEWORK

This section sets out the spatial framework for the municipality as a whole as well as preliminary framework plans for the larger nodes. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for the all of these nodes. The inclusion of preliminary node framework plans in this document is intended to provide a preliminary framework to guide development until the LSDFs can provide the required detail. The smaller rural nodes have not been addressed in this review beyond the delimitation of an urban edge – Refer to the Implementation Framework.

1.0 Municipal Spatial Framework

The municipal framework sets aside a large component of the area for the protection and management of natural areas and higher value agricultural land. The ecological and economic services that these areas provide enable the agricultural and tourism sectors to function effectively. It is with this in mind that significant changes to the land uses being undertaken here are not foreseen beyond non-consumptive activities and land uses associated with agricultural production as well as agricultural processing.

The framework sets out a hierarchy of settlements which range from old 'forestry' stations to the primary urban areas of Jeffreys Bay and Humansdorp.

These settlements are connected by a comprehensive network of transportation routes which serve both a mobility and logistics function. These routes are also significant from a tourism perspective.

As the Gamtoos agricultural sector is expected to grow significantly, the need for human settlement and its associated facilities will also grow. The framework therefore identifies Andrieskraal as the potential location for the establishment of a new settlement to address these needs.

The framework highlights the development 'triangle' of Jeffreys Bay, Humansdorp and St Francis Bay where the highest pressure for development is experienced and the secondary nodes of Hankey and Patensie for focussed investment in infrastructure and human settlement development.

Urban and rural edges are delineated all settlements in order to protect of valuable agricultural , natural and cultural and to enable the development of sustainable settlements...

The municipal wide SDF proposals are set out on Figure 16 and are to be read together with the Land Use Management Guidelines set out in Chapter 5.

The coastal Management Programme has also idenfified specific features that need to be recognised in spatial planning. These including a preliminary 1km land ward buffer zone, a 500m seaward buffer and coastal heritage and biodiversity sensitive areas.

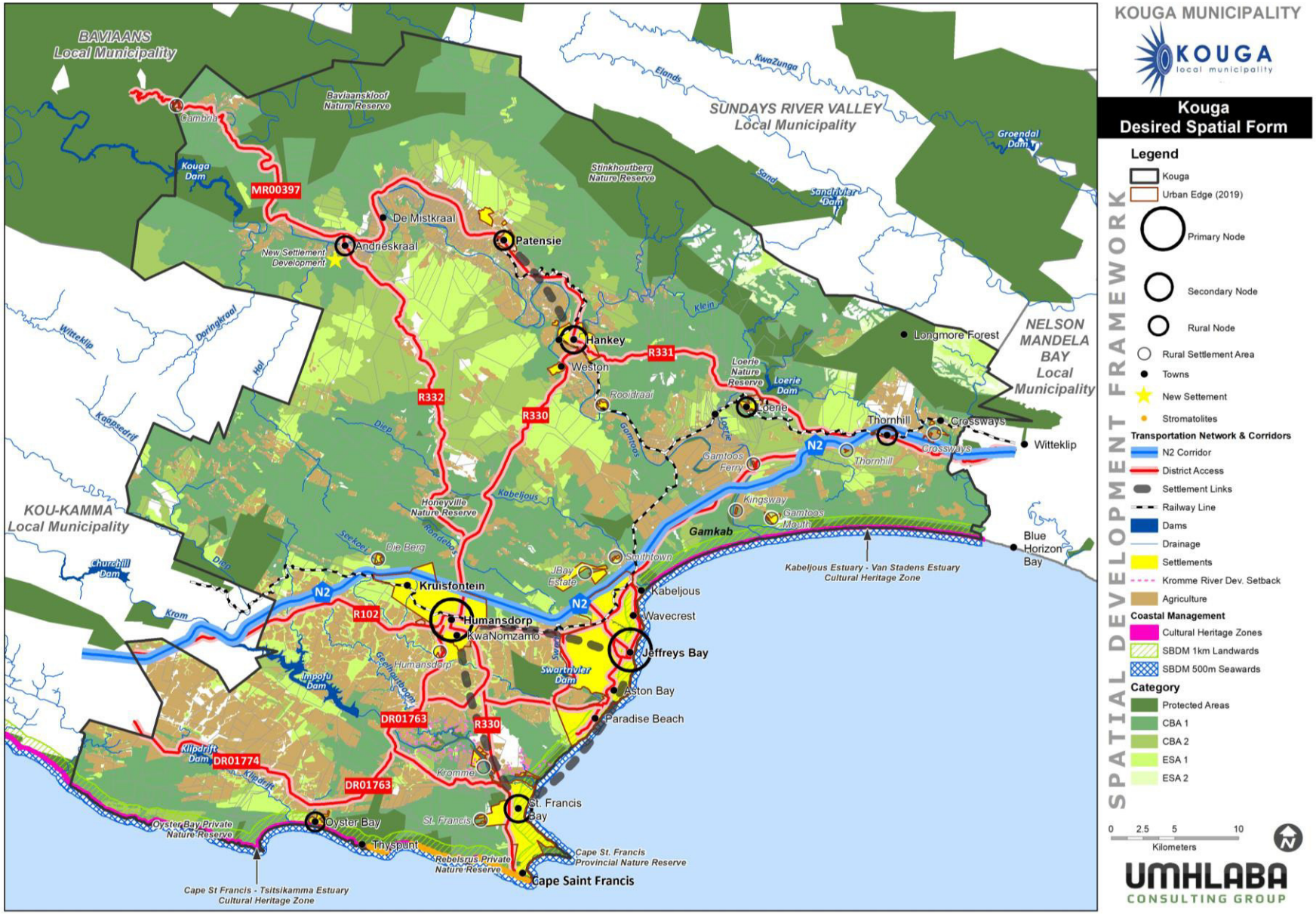
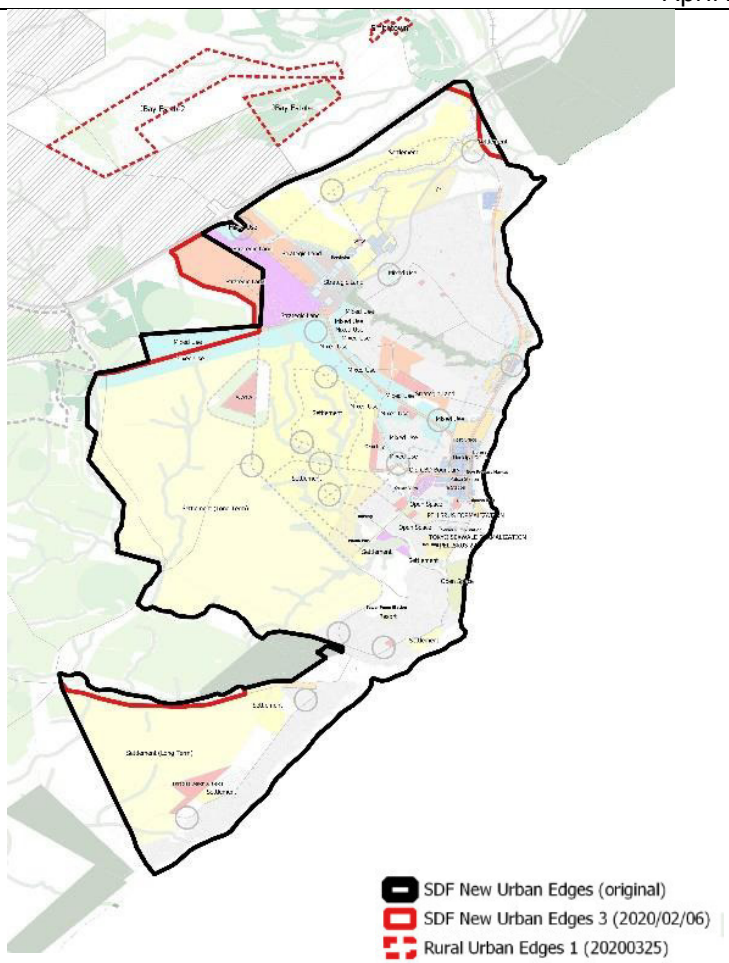


Figure 16 Municipal Spatial Plan

2.0 Jeffreys Bay Framework

This section sets out the preliminary node framework plan for Jeffreys Bay. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements.

Nodal Status : Primary Node	
Context	• The character of the town has changed dramatically over the past number of years with a strong holiday, tourism character aimed at the coastal area, which is regarded as the most important asset of the town. • The commercial, administrative and industrial function is not that strong, however these functions are complemented by a large residential component. The residential component stretches in a north-south corridor along the coast for ±15km, not more than 5km inland. The residential component does have a dual character, namely permanent and temporary inhabitants. • The Central Business District (CBD) is well defined but is complimented with other business nodes throughout the town and a strong business / office orientated development along the Da Gama. Jeffreys Bay does have a small industrial area more aimed at service industries accommodating light industries. • The municipal functions are segregated and need to be integrated into a new integrated municipal campus/precinct.
Opportunities	• World renowned beaches and tourism facilities / opportunities. • Strong urban and commercial growth over the last 10 years with strategic access off N2. • Potential commercial link to Humansdorp along the R102 • Relatively large tracts of land for private development east of the N2. • Opportunities for future inland expansion. • Although fragmented, expanding commercial activity. • Large number of vacant residential stands
Constraints	• Linear north-south development along the coast increases service delivery cost and affects accessibility. • Limited available land for future expansion of Oceanview and lower income residential markets. • Industrial and manufacturing industry poorly developed. • High levels of unemployment and population growth • Lack of FLISP and Social Housing units • There is a need to identify land for food gardens (Food Security) • Lack of land for burials
Urban Edge	• Aligned along Kabeljous River in the north, N2 in the west, existing industrial development along the R102, existing residential estates in the west and inland development from Paradise Beach. • Promote inland development and emphasise coastal conservation. • Promote compaction of the urban area and prevent over-supply of residential and commercial opportunities. • The revision to the urban edge is reflected below;



Nodes, Corridors and Access	• Promote sustainability of large residential areas through smaller sub-regional commercial nodes and supporting social infrastructure. • Acknowledge R102, St Francis Drive and Da Gama Road as the key access corridors to the greater Jeffreys Bay area. • Promote the redevelopment and upgrading of the Jeffreys Bay CBD to maintain its function within the greater Jeffreys Bay area. • Smaller commercial nodes along Da Gama Road and the R102 should complement the Central Business District. • Larger scale Greenfields commercial development along St Francis Drive and R102, east and west of The Fountains mall to provide regional services. • Strengthen access roads between Oceanview, the proposed Boplaas development, Jubilee and Sawuti. • These access roads to fulfil regional accessibility functions in future. Extension of roads • Duine Road – appoint consultants (design, EIA, water use licence and tender documents
Infill and Densification	• Promoting higher residential densities with the general direction of growth being in a westerly direction. • Large tracts of land has obtained environmental authorisation and zoning approvals, i.e. between R102 and N2, Boplaas, Sawuti and Jubilee Developments. • It is acknowledged that supply of residential and commercial facilities within these developments outweigh demand and therefore represent a medium to long term reflection of the future urban structure.

	• Expansion and urban upgrading of the Oceanview residential area is prioritised with future expansion to the west. • The existing CBD Densification Policy and identified densification nodes along Da Gama Road, including the redevelopment of the golf course, is acknowledged as part of the SDF proposals. • Future development potential of Erf 70 should be carefully investigated and considered. • There are approximately 1300 vacant residential erven within the urban edge. (Services demand and supply projections will need to consider this fact)
Human Settlement	• Human Settlement: Land Demand by 2030 – 200ha • Human Settlement: Land Demand by 2050 – 448ha • SDF 2019 Provision – 749ha 52.95 hectares identified for Densification
Conservation	• Coastal conservation to be prioritised and based on a Coastal Management Plan strategy for the greater Kouga. • Environmental guidelines and regulations to be applicable on all development within the urban edge.
Potable Water	• Nelson Mandela Metro via a connection on the Churchill pipeline. • The projected water demand volumes for Jeffreys Bay up to the year 2020, have been included in the **NMBM Water Master Water Plan (NMBM Matsre Plan under review).** • Supply is augmented by subterranean water from the borehole field located to the north-west of the town. A Ground Water Management Plan (GMP) recommends abstraction rates. • A new borehole field has been conmmissioned. • Jeffreys Bay reservoirs are currently located on three sites: o Below the water purification works from where treated subterranean water is reticulated to Wavecrest (two concrete reinforced reservoirs with a combined capacity of 5.5MI) o Fountains development near the connection point to the Churchill pipeline (two concrete reservoirs with a combined capacity of 8.0Ml) o The third site has been established when the Fountains development took place in 2006 and is situated in the North-western corner of the Fountains development (concrete reservoir with a capacity of 5.0MI and was constructed to serve only the Fountains Retail Park and adjoining residential development) • Paradise Beach obtains potable water from a connection point on the Churchill pipeline. From here the water is conveyed with a 13km long 150mm pipeline and stored in a 4Ml concrete reservoir • Water is pumped out of this reservoir into a 2.5 MI elevated concrete tower • Based on a desktop assessment there is capacity to accommodate 2500 erven – inclusive of vacant erven. (**A Water Master Planning project will commence during 2020 and will confirm this figure**)

Sewer	• The current treatment works consist of oxidation ponds with a design capacity of 3 MI/day. An average flow of 4, 3 MI/day is received (above capacity) • The Jeffreys Bay waste water treatment works is currently in the process of being upgraded • The environmental authorization entitles Kouga Municipality to upgrade the existing WWTW with a further 10MI/day, in two phases of 5MI/day each • Once upgraded and operational the newly incorporated treatment plant will have spare capacity of approximately 3.7MI/day • Due to topography there are twenty one (21) sewer pump stations to convey the sewerage outfall of the town to the treatment works • The majority of sewer pump stations in Jeffreys Bay are located along the beachfront and virtually all effluent is pumped • Pump stations are connected in series which creates the situation that a problem at any one station is immediately made manifest at adjacent stations (overflowing etc). These problems have been further exacerbated by the rapid expansion of the town • Most of these pump stations were commissioned during the mid 80's are at the end of their useful operational life • No surplus treatment or conveyance capacity is available at these sewer pump stations to receive flow from any new developments • Most erven in Jeffreys Bay is serviced with full water borne sewer reticulation with the exception of approximately 750 erven in the suburb of Wavecrest, which make use of conservancy tanks and are serviced by suction tanker • No water borne sewer reticulation is available in Paradise Beach, which also make use of the conservancy tank system • Conservancy tanks are serviced by suction tanker and transported to the Jeffreys Bay WWTW.
Stormwater	• The topograpghy of Kabeljous is problematic for effective stormwater management. • Flooding occurs in pockets during heavy rainfall. • There is the need for the preparation of the stormwater master plan which can accompany the preparation of the LSDF for the local area.
Roads	• Da Gama and St Francis Drive are provincial roads and require urgent widening and upgrading. • Kanaal and Mall Roads are also in need of upgrading. • Apiesdraai Road • Paradise link road (Provincial)
Solid Waste	• Transferred to Humandsdorp Waste Site
Electricity	• Notified demand is 32MVA, while actual demand is 25MVA. • The reticulation in Oceanview needs to be upgraded to avoid losses

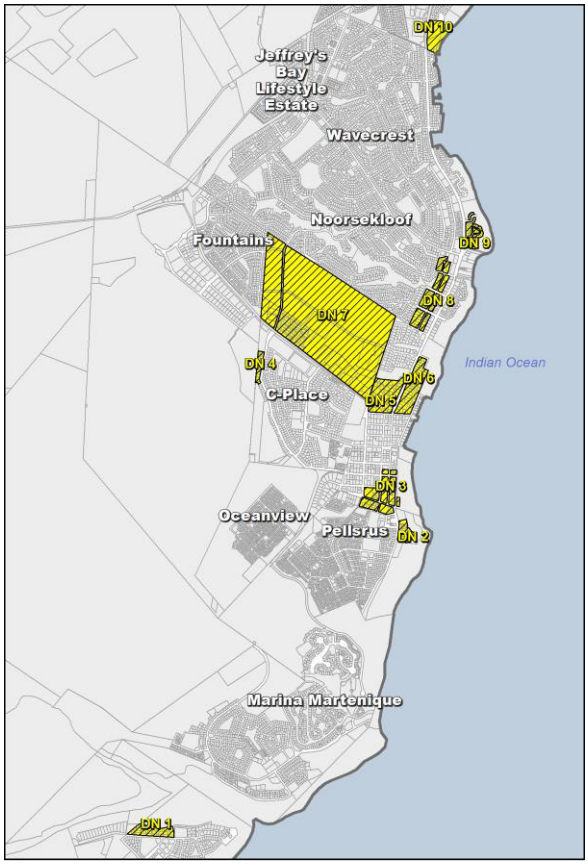
Local Spatial Framework Plan areas	• LSDF Planning • Jeffreys Bay North • Jeffreys Bay Central • Jeffreys Bay South/Paradise Beach
Intervention zones requiring **Precinct Plans**	• Central Business District • Koraal/Dolphin Street • Ferreira Town Precinct Plan (Supertubes) • Da Gama/Kabeljous

2.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Densification Policy – Preliminary Plan Proposals/Guidelines –



- ***Densification Node 1 : Cul de sac areas north of Immergroen Avenue and bordering onto the Zeekoei River Estuary***
  - Town Housing (Parameters as per the new ILUS)
- ***Densification Node 2 : The block east of Dune Road and around Dageraad Street in Pellsrus***
  - Town Housing (Parameters as per the new ILUS)
- ***Densification Node 3 : The block bounded by the Tornyn Street, Johnny Lombaard Street and Dune Road***



- General Residential Zoning with the following amended parameters (Jeffreys Bay Zoning Scheme), i.e.

- Height Restriction : 8 storeys
- Coverage : 50%
- Parking : 1,25 bays per unit
- Street Building Line : 4.5m
- Side Building Line : 1,5m
- Rear Building Line : 3m
- Minimum erf size : 2000m^2

- ***Densification Node 4 : Block along Koraal Street, north of Clam Street***
  - Town Housing (Parameters as per the new ILUS)
- ***Densification Node 5 : Block bounded by Da Gama Road, De Reyger Street and around Heide Avenue and Verbena Circle.***

- Group Housing Zoning (Jeffreys Bay Zoning Scheme) with density parameters as per the Town House requirements (Jeffreys Bay Zoning Scheme)

➪ ***Densification Node 6 : Block bounded by Da Gama Road, De Reyger Street, coast and Vriesland Street***

- General Residential Zoning with the following amended parameters (Jeffreys Bay Zoning Scheme), i.e.

- Height Restriction : 2 storeys (8,5m)
- Coverage : 50%
- Parking : 1,25 bays per unit
- Street Building Line : 4.5m
- Side Building Line : 1,5m
- Rear Building Line : 3m

- Offices Zoning permitted along and adjacent to eastern side of Da Gama Road

➪ ***Densification Node 7 : Old Golf Course Clubhouse area***

- See section re Strategic Land – Central Park Precinct.

➪ ***Densification Node 8 : The block bounded by Petunia Avenue, Gazelle Street, and back sides of Oribi Street***

- General Residential Zoning with the following amended parameters (Jeffreys Bay Zoning Scheme), i.e.

- Height Restriction : 2 storeys (8,5m)
- Coverage : 50%
- Parking : 2 bays per unit
- Street Building Line : 4.5m
- Side Building Line : 2m
- Rear Building Line : 3m

- Offices Zoning permitted along and adjacent to western side of Da Gama Road

➪ ***Densification Node 9 : Block east of Da Gama Road along Flame Crescent and Pepper Street***

- General Residential Zoning (with amended parameters) (Jeffreys Bay Zoning Scheme), i.e.

- Height Restriction : 2 storeys (8,5m)
- Coverage : 50%
- Parking : 1,25 bays per unit
- Street Building Line : 4.5m
- Side Building Line : 1,5m
- Rear Building Line : 3m

- Restaurants for Public Access permitted subject to a five year departure approval

➪ ***Densification Node 10 : Vacant land between Da Gama Road, the coast and existing residential properties in Ebony Street (Old Caravan Park)***

- General Residential Zoning (with amended parameters) (Jeffreys Bay Zoning Scheme), i.e.

- Height Restriction : 2 storeys (8.5m)

- Coverage : 50%
- Parking : 1,25 bays per unit
- Coastal Setback : 10m

❖ **High Density Residential (Area 11)**

- *Location :* Triangular land portion west of Oceanview (Approximately 100ha)
- *Ownership :* Private
- *Development Parameters :*

- High density residential to accommodate various housing typologies.
- Subject to land acquisition.
- Social and community facilities to be provided as part of development implementation.
- Subject to environmental assessment and terrain suitability.

Strategic Land – Central Park (Golfcourse) Precinct

This area refers to the precinct area known as 'Densification Node 7 : Old Golf Course Clubhouse area' in the original SDF document.



Figure 17: Strategic Land Golfcourse - Central Park

This precinct extends all the way from Azalea St, around and including, the existing golf course to Raspberry drive in Fountains Estate. This area is subject to stormwater constraints and after consultation with the

counselors has been identified as an area which offers the opportunity to create a Central Park like New York's Central Park. The details of the park proposals and associated development will be captured in a precinct plan which will need to address services road access nonmotorized access open space usage as well as formal open space usage EG sports fields sports clubs etc .

Precinct Plan – Erf 8783 Ocean View

The proposed development of Erf 8783 Ocean View is reflected on the figure below. The development is intended to create a mixed use development containing community facilities, higher density residential as well as commercial opportunities within Ocean View.

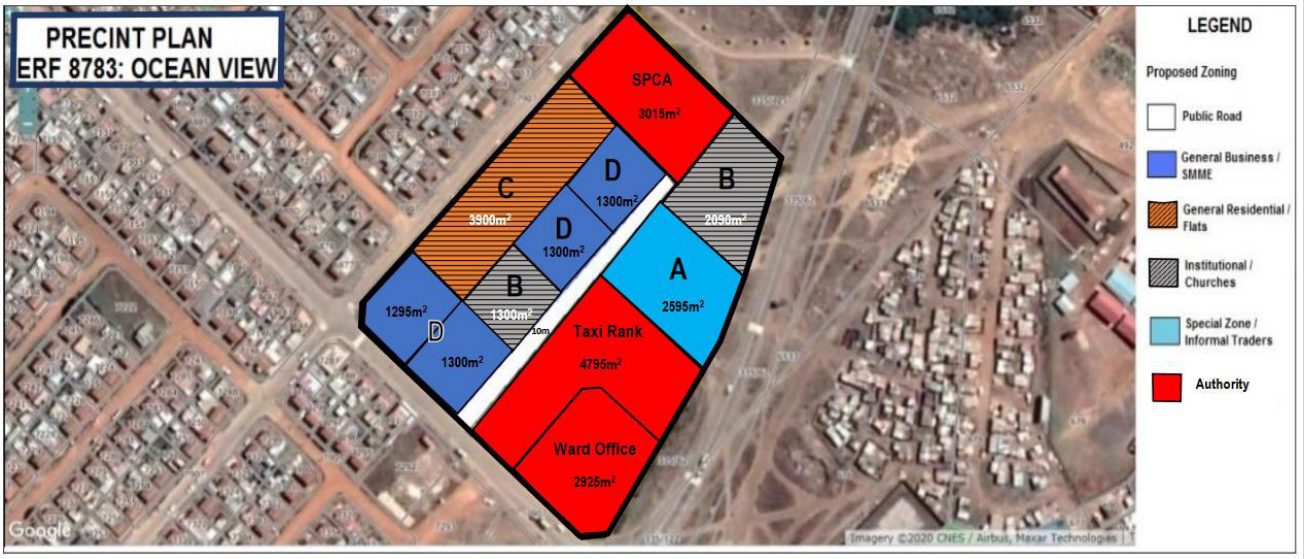


Figure 18: Erf 8783 Ocean View Precinct Plan

2.2 Current Human Settlement Projects

Pellsrus	957	Approved – project is under implementation stage (site establishment)	Top-structures will commence in 2019.
Ocean View	1773	Approved	Currently busy with the installation of services in Ocean View. There is a possibility that the project will be reduced to approximately 1300 units due to the non-cooperation of the informal dwellers in phase 2 of the project
Pellsrus (Galjoen Street)	51	Planned	Informal settlement upgrading. To be submitted to the Department of Human Settlements for the construction of top structures.

2.3 Ownership

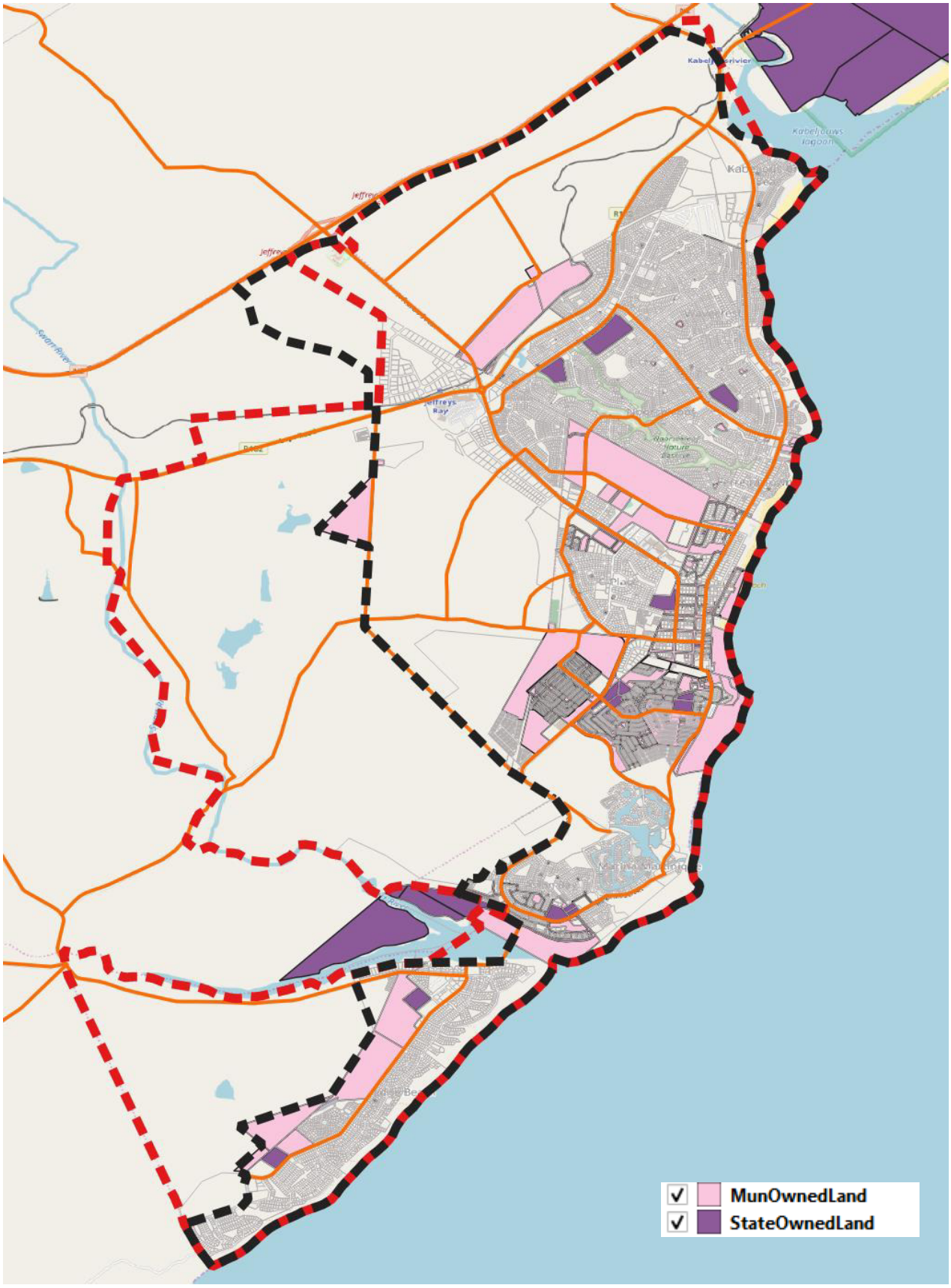


Figure 19: Ownership Jeffreys Bay

2.4 Jeffreys Bay Framework Plan

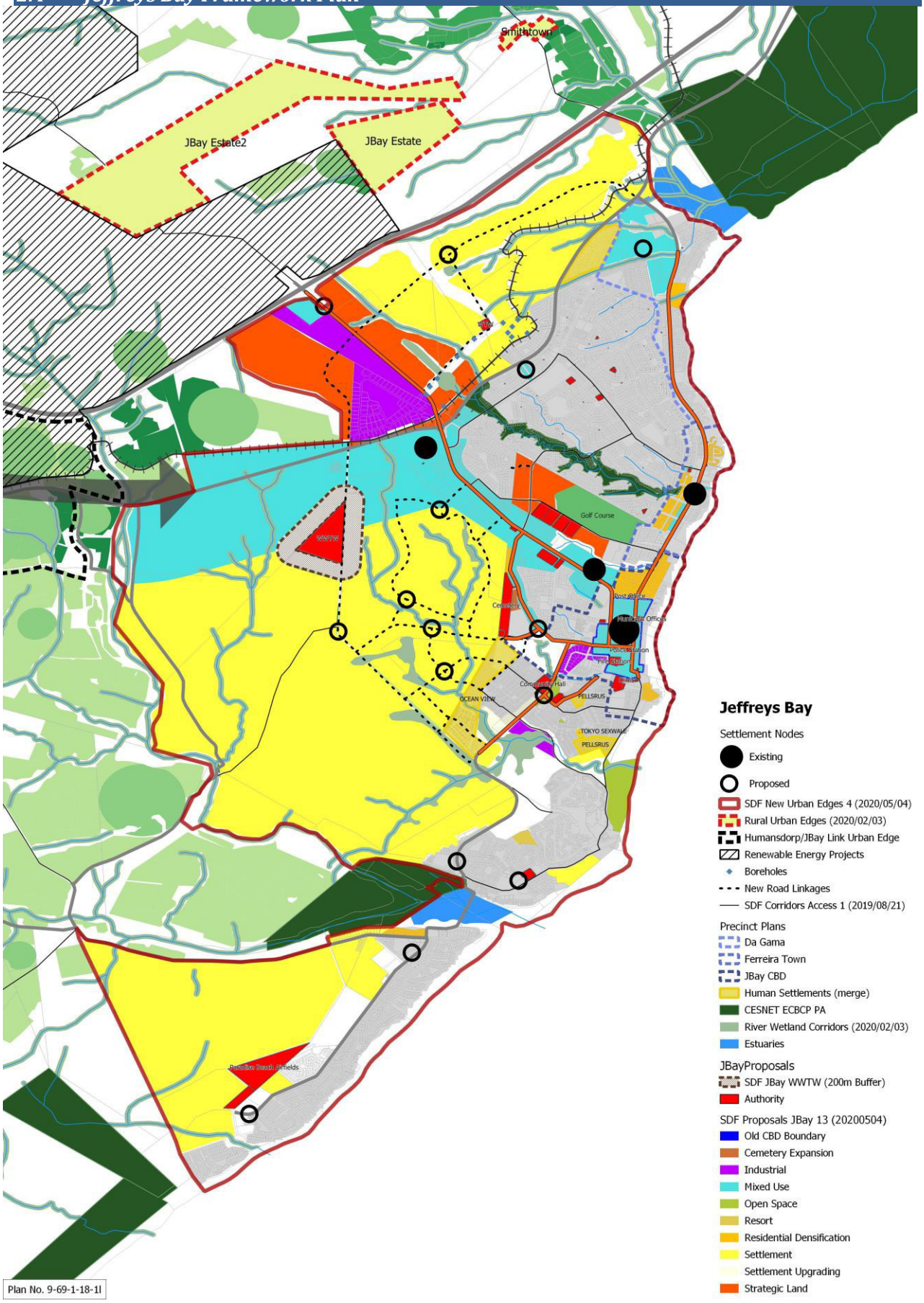


Figure 20: Jeffreys Bay Framework Plan

2.5 Jeffreys Bay Actions

The spatial planning actions required to achieve the Framework are reflected below:

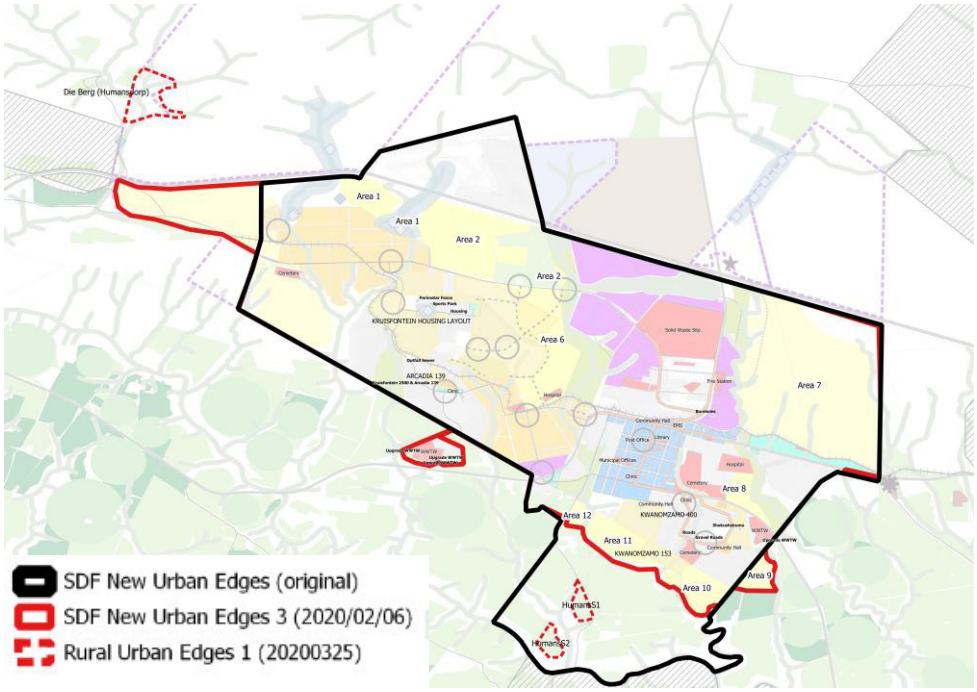
1	Precinct Plan - The Central Business District (CBD)
2	Identify Land for the development of an integrated municipal campus/precinct – Feasibility studies etc.
3	Duine Road Realignment and Planning
4	Humansdorp Commercial Link to Jeffreys Bay
5	Identify land for the development of FLISP and Social Housing project implementation
6	Identify land for food gardens
7	Identify land for cemeteries
8	JBay Densification Policy
9	Precinct Plan - Da Gama/Kabeljous
10	Vacant Land Development Incentives (Link with the densification Policy)
11	Update the Humans Settlement Plan
12	Engage with NMBM re their Water Master Planning
13	Prepare a new Water Master Plan
14	Address sewer capacity shortfall as well as the upgrading of the 'in-series pump stations along the coast.
15	Prepare a stormwater master plan to address localised flooding
16	Upgrade De Gama Road (Provincial)
17	Upgrade St Francis Road Road (Provincial)
18	Upgrade Kanaal Road
19	Upgrade Mall Road
20	Prepare a regional waste management plan to address the need to relocate the Humansdorp Solid Waste Site.
21	Upgrade Electrical reticulation in Oceanview
22	LSDF Planning: Jeffreys Bay LASDF Planning – Can be undertaken as a whole or in component parts i.e North, Central, South and Paradise Beach
23	Precinct Plan - Koraal/Dolphin Street Precinct
24	Precinct Plan - Ferreira Town Precinct Plan (Supertubes)

3.0 Humansdorp Spatial Framework

This section sets out the preliminary node framework plan for Humansdorp. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.

Nodal Status : Primary Node

Context	• Humansdorp has a strong administrative, commercial, agricultural function, which is by a large residential component. • The Central Business District (CBD) is well defined and is situated along Voortrekker Road, Main Road and the block between Saffrey and Queen Street. • The industrial node towards the north of the CBD is also well defined with available land to expand.
Opportunities	• Strong administrative, social and services function. • Opportunities for future expansion to the south and east. • Function as regional service centre to the surrounding commercial agricultural industry and populations of the greater Kouga and Eastern Cape. • Opportunity to relocate the traffic department • Humansdorp caravan park development. • Accessibility from the N2. • Opportunity to fulfil a gateway function to the districts renewable energy industry. • Opportunity to provide land for accommodation of support industries and facilities to a possible Thuyspunt investment. • There is an opportunity to develop agi-industry facilities (AGRI - HUB) both in conjunction with the DRDLR/COGTA or on private initiative – The possibility of the location of 'intensive' production to the north of the N2 (On both sides of the N2 access position (Private and Public land) as well as the expansion of the existing industrial area around the solid waste site to accommodate agri support, processing and storage associated with the agri-industry/HUB • The DPW is currently in process with planning for the redevelopment of the current Magistrates Court.
Constraints	• Presence of informal settlements • Numerous water features – Wetlands and Streams cross the potential human settlement development • The solid waste is located within the urban edge on land which has potential for development – Should be relocated to open up land for development. • Lack of FLISP and Social Housing units • There are small sections of electrical distribution network requires remedial work and upgrading • Lack of visibility from the N2 • Fragmented urban structure with Kruisfontein, the CBD and KwaNomzamo physically and functionally separate. • Indications of urban decay and dilapidated buildings and structures on municipal land and the Central Business District. • There is no 'commonage land' for use by emerging farmers. • There is a need to identify land for food gardens (Food Security) • Lack of land for burials

Urban Form and the Urban Edge	• Promote urban integration and densification in areas as identified with emphasis on Kruisfontein, KwaNomzamo and municipal owned land east of the industrial area. • Future expansion of KwaNomzamo should include upgrading of existing informal areas. 
Nodes, Corridors and Access	• Expansion of the Central Business District to support future commercial investment and strengthening of the Humansdorp administrative and services node. • Support expansion of existing small secondary commercial nodes in Kruisfontein and areas as identified through detailed planning of Kruisfontein expansion. • Promote mixed use and higher intensity commercial development north of the R102, east of the Central Business District. • Allocation of adequate land for future expansion of the industrial area, north towards the N2 with advantages of visibility and marketing.
Infill and Densification	• Acknowledge the existing urban edge south of KwaNomzamo including urban upgrading areas and existing approved developments to the south of KwaNomzamo. • The principle of internal expansion should be followed rather than expansion outside of the edge.

	• Promote future medium to long term development of Erf 499 and Portion 3 of the Farm 346, east of the industrial area as key areas for expansion and residential development. • Support densification of areas as identified in Kruisfontein and the promotion of Kruisfontein / Humansdorp integration to newly planned subsidised residential development.
Conservation	• Protect scarce agricultural resources through containment of development within the urban edge. Settlement Development should not be undertaken to the south until all land within the SDF has been fully developed. • Protect drainage features and critical biodiversity areas as identified. • Varius drainage features which traverse Kruisfontein are integrated into the water supply system. These need to be protected from the negative impacts of development.
Human Settlement	• Human Settlement :Land Demand by 2030 – 280ha • Human Settlement :Land Demand by 2050 – 648ha • SDF 2019 Provision – 679ha • 219.66 hectares identified for Densification
Water	• Nelson Mandela Metro via a the Churchill pipeline • Groundwater from a group of fountains located to the north and north-west of the town. Water from the fountains flows in a gravity pipe to the water purification works. These springs need to be protected from development and land use impacts. • Potable water is stored in reservoirs on site • Reservoirs in Humansdorp store potable water (total storage capacity of 6.2Ml) • Due to the topography, different pressure zones are necessary • A water balance investigation for the areas to determine storage capacity and pressure requirements is required • A new borehole field has been developed to the North East in close proximity to the Main Substation. The aquifer feeding this sources needs to be protected. • Not all the boreholes have been equipped yet. • The pans/dams to the north of Kruisfontlein form part of the municipal water supply and need to be protected from negative impacts. Raw water from these pans is fed to a package treatment works close to the Kruisfontein sports field. • Based on a desktop assessment there is capacity to accommodate 2700 erven– inclusive of vacant erven. . (A Water Master Planning project will commence during 2020 and will confirm this figure)
Sewerage	• Two waste water treatment works (WWTW) are being operated (Kwanomzamo WWTW along the St Francis Bay road and the Kruisfontein WWTW) • The Kwanomzamo WWTW currently operates above design capacity • The Kwanomzamo WWTW is "land-locked", with no land available for expansion or upgrading and the close proximity of residential erven to the works also poses a health and safety challenge to the residents. • The Kwanomzamo works is completely overloaded primarily due to the high organic loads created by the milk processing facility and abattoir

	• The Kruisfontein WWTW comprises a system of oxidation ponds supported by a small biofilter. The works can handle approximately 1200KI of domestic effluent per day • The works is overloaded and upgrading is needed • A new bulk gravity sewer is proposed from the industrial area to Kruisfontein – This will reduce the capacity constraints at Kwanomzamo WWTW.
Stormwater	• The Kruisfontein Human Settlement projects through specialist studies will address floodlines and identify areas which may not be developed due to stormwater.
Roads	• Kruisfontein gravel road upgrades • The Main road is a provincial road and required upgrading and maintenance. • The construction/upgrading of Felix Road will effectively integrate Kruisfontein.
Solid Waste	• The solid waste site is becoming land locked due to surrounding development pressures. • Areas for expansion needs to be set aside and an alternative site needs to be sought. •
Electricity	• Notified demand is 11MVA, while actual demand is 10MVA. • There is a need to apply for increased capacity. • The reticulation in Kwanonzamo and Donkerhoek (Kruisfontein) needs to be upgraded to avoid losses

Land Use Management	• LSDF Planning
	  • Humansdorp LSDF
	• Precinct planning:
	  ○ Gateway Precinct Project
	  ○ Solid Waste site expansion area.
	  ○ CBD and Eastern Mixed Use zone.
	  ○ Kruisfontein West Densification proposals and incentives
	  ○ Humansdorp Central Densification Area Potential
	  ○ N2 – R102 Industrial Expansion

3.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Mixed Use (Humansdorp CBD)

- *Location :* Area generally bordered by the R102, King Street, old camping grounds and Saffery Street
- *Ownership :* Public and private

- *Development Parameters :*
    - Mixed use, retail, service industries, high density residential and district support services

N2 – R102 Industrial Expansion/ Solid Waste Site Precinct and Relocation Policy

- *Location :* North of industrial area, west of R330
- *Ownership :* Municipal
- *Development Parameters :*
    - Expansion of existing industrial area including warehousing and manufacturing related industries.
    - Industrial development can be permitted within the buffer zones of the solid waste site.
    - The relocation of the solid waste site is also desirable in the longer term. This should be investigated to gether with a regional solid waste management plan.
    - This area can also accommodate agri-industiies and support facilities associated with a agri-hub, where the agri-producation component can be undertaken to the north of the N2 and outside of the urban edge. Agri Industry – Feasibility Study – This project will address the possibility of the location of intensive production to the north of the N2 as well as the expansion of the existing industrial area around the solid waste site to accommodate agri support, processing and storage associated with the agri-industry/HUB

Densification Policy – Preliminary Plan Proposals/Guidelines –

The proposals from the original SDF are set out below. These need to be read together with the urban development guidelines.

- *Location :* Portions of Kruisfontein as indicated
- *Ownership :* Private and Municipal
- *Development Parameters :*
    - Increase residential densities through subdivision and second dwelling units, up to 25 units per hectare.

CBD Mixed Use – Eastern Mixed Use zone (R102 Extension)

- *Location :* Erf 499 and Portion 4 of the Farm 346, east of the industrial area (Approximately 308ha)
- *Ownership :* Municipal
- *Development Parameters :*
    - Mixed use, retail, service industries, high density residential and district support services

Adhoc densification cannot be undertkane in these areas without the framework of a densification plan and policy which addresses the provision of services and facilities. In the short term the owners of these large stands should be encouraged to utilise them for cultivation purposes.

N2 Gateway Precinct Project

This precinct is to focus on the intersection between the N2 and R330 (Main Str Extension North). The intention being to create and environment and features at the intersection which will intercept traffic from the N2.

3.2 Current Human Settlement Projects

IMPLEMENTATION OF INTEGRATED HUMAN SETTLEMENT GRANT FUNDED PIPELINE PROJECTS

PROPOSED INTERVENTIONS	DELIVERABLES	TIMEFRAME	BUDGETED AMOUNT	DELIVERED TO-DATE	PROGRESS/STATUS
TOP STRUCTURES					
1. Kruisfontein 391 (Ward 4)	391 Units	30/09/2019	R 43 500 000	• Slabs: 387 • Wall Plates: 387 • Roof: 387 • 100% completed: 376	• *Construction of 4 Top structures for disabled beneficiaries is underway*
1. Arcadia 139 (Ward 5)	**Pipeline Project Plan**		**R 2 465 146.93**	**Planning of BNG housing, provision of basic services to 139 families**	**• Project approved for planning • Application for 139 top structures was submitted in July 2017 • Land Surveyor appointed in February 2019 • General Plan is still outstanding**
2. Kruisfontein 800 (phase 2)	Pipeline Project Plan			Planning of BNG housing, provision of basic services to 800 families	• Provision of 800 serviced sites • Initiation of EIA process • Preliminary Engineering designs are completed • Approved General plan • Finalisation of beneficiary list
BLOCKED PROJECTS					
2. Kwanomzamo 400	Pipeline Project Plan		R 7 093 948.00	Planning of BNG housing, provision of basic services to 400 families	• Funding of the WWTW is approved for the 2019/2020 financial year

3.3 Land Ownership

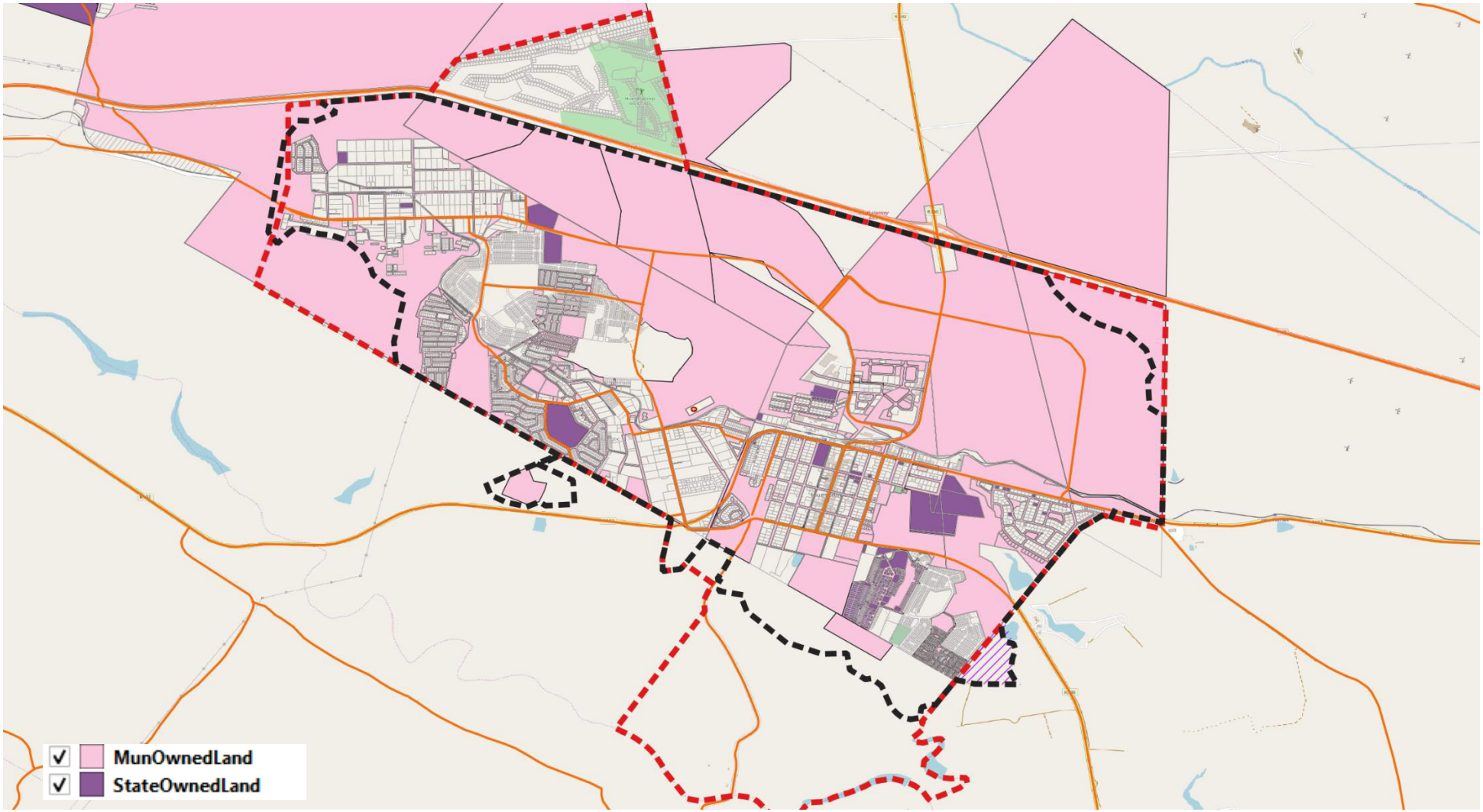


Figure 21: Ownership Humansdorp

3.4 Humansdorp Framework Plan

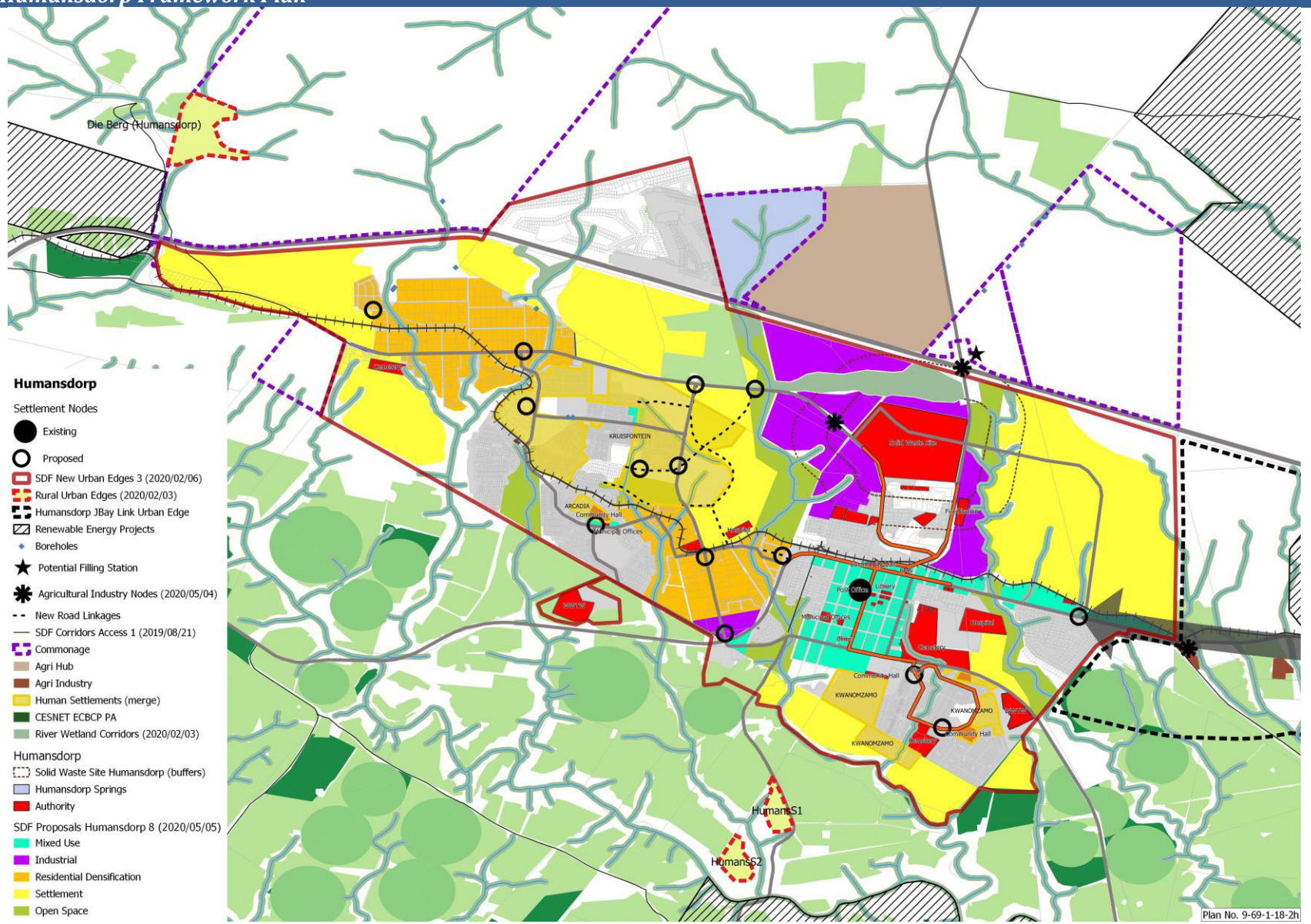


Figure 22: Humansdorp Desired Spatial Form

3.1 JBay-Humans Industrial Corridor

A development corridor is proposed along the R102 between Humansdorp and Jeffreys Bay. This is intended to accommodate commercial, manufacturing, high tech industry as well as agricultural related industry as well as distribution centres. To ensure sustainable development a provisional/indicative urban edge is demarked along the N2 to the north and at a position approximately 500m to the south of the R102. This space is intended to be the study area within which a precinct plan is to be prepared. This precinct plan will identify the effective access onto the R102 and suitable development pockets which will also preserve agricultural production and natural processes.

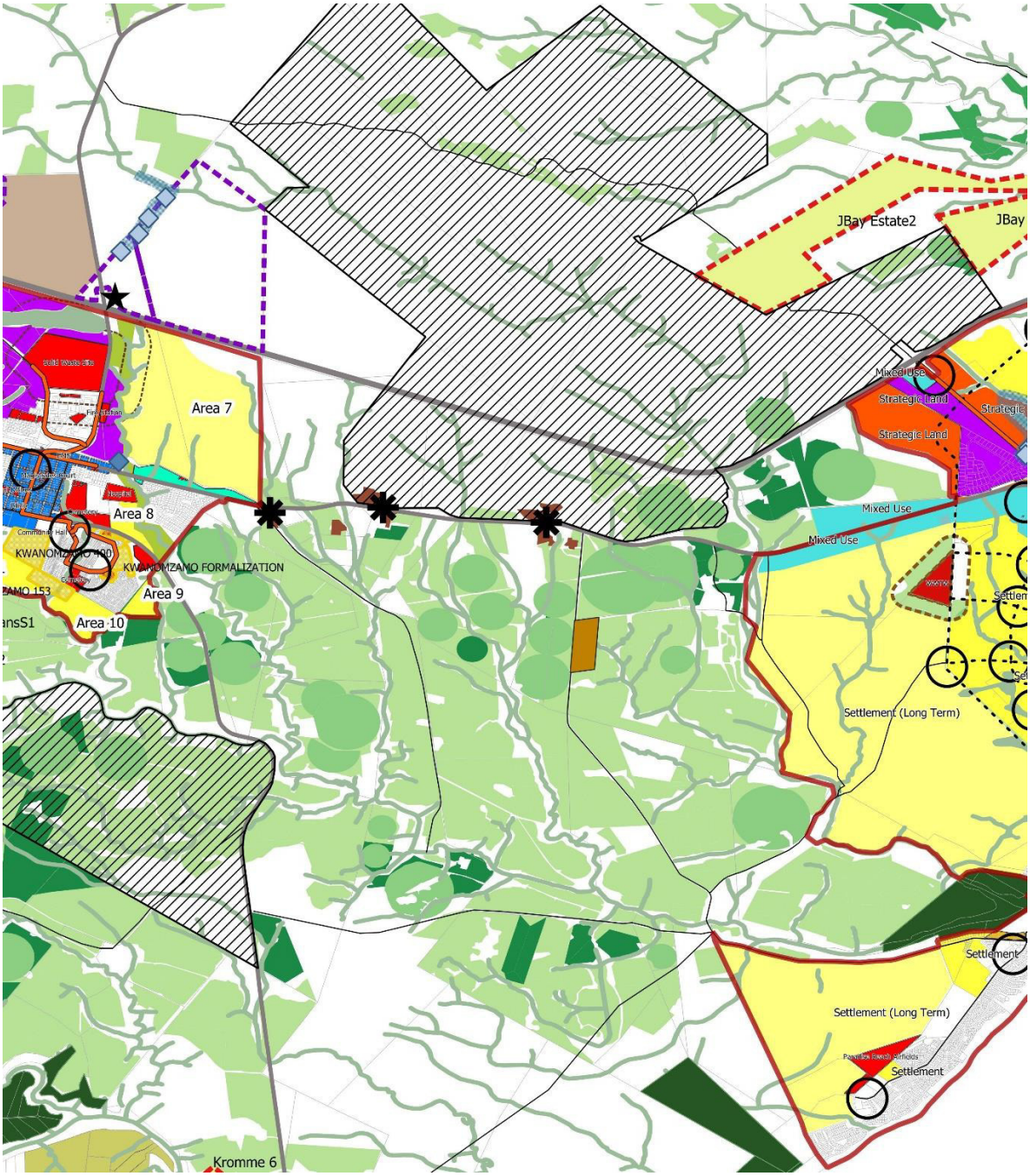


Figure 23: Agri-Industry Jeffreys Bay / Humansdorp

3.2 Humansdorp 'Commonage'

The municipal owned land which falls outside of the edge is reflected on the map below.Based on desk top information these land parcles do not have highvalue from an agricultural production perspective and in most cases also fall within sensive biodiversity categories. Commonage management plan needs to be prepared to avoid degradation of the land and negative impacts on the ground water resources.

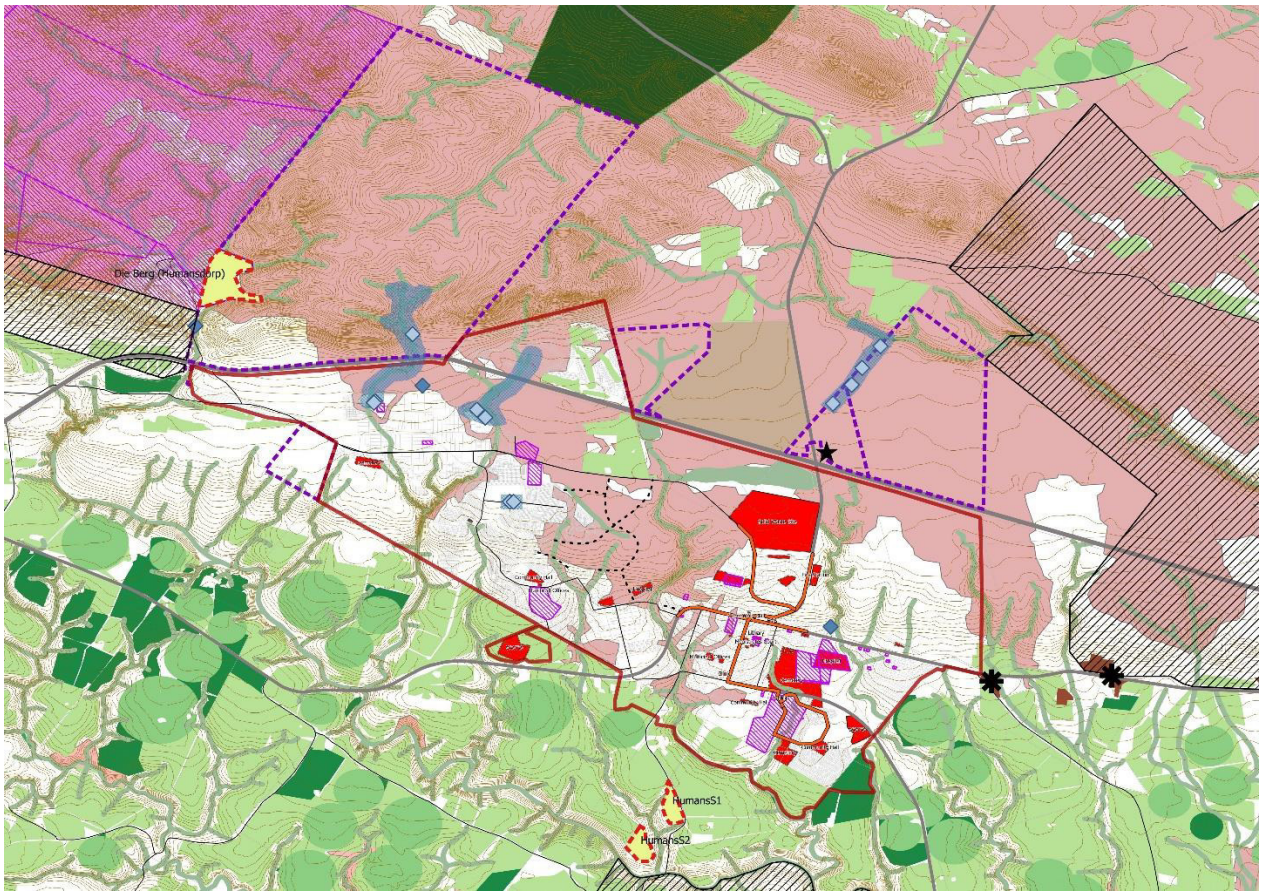


Figure 24: Humansdorp Commonage

3.3 Humansdorp Actions

The spatial planning actions required to achieve the Framework are reflected below:

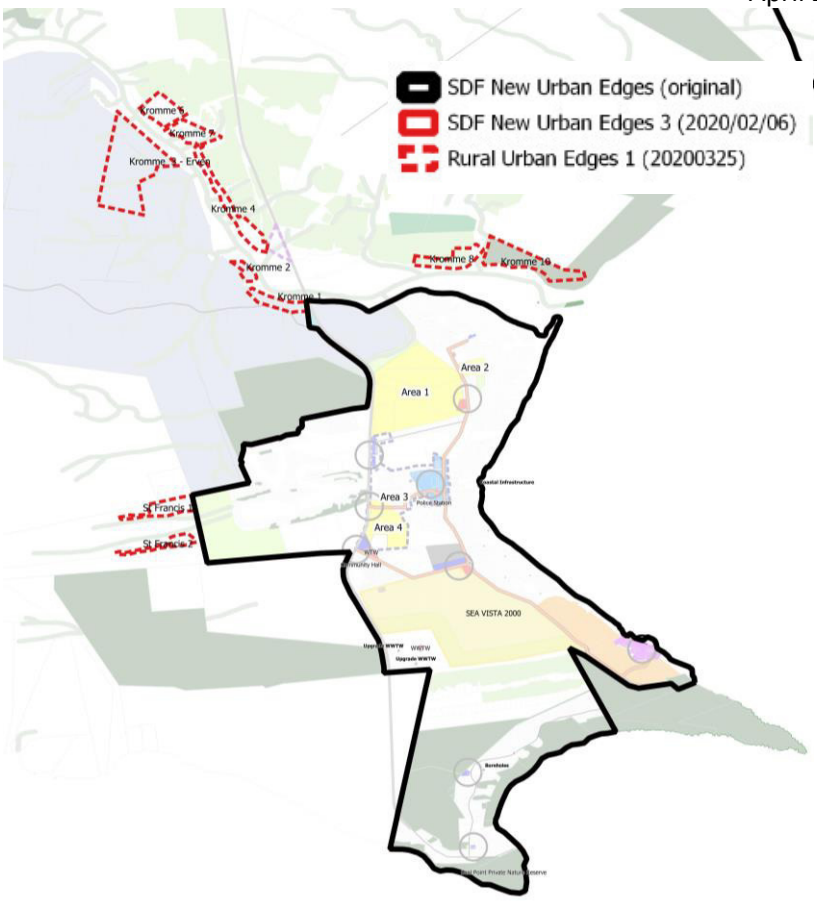
1	Develop a gateway at the N2 Intersection (Create interaction with the route)
2	Agri Industry – Feasibility Study – This project will address the possibility of the location of intensive production to the north of the N2 as well as the expansion of the existing industrial area around the solid waste site to accommodate agri support, processing and storage associated with the agri-industry/HUB.
3	Upgrading and Redevelopment of the Magistrates Court – DPW
4	Prepare a regional waste management plan to address the need to relocate the Humansdorp Solid Waste Site.
5	Identify land for the development of FLISP and Social Housing project implementation
6	Integration of functions and upgrading of the municipal buildings
7	Identity land for food gardens
8	Identify land for cemeteries
9	Kruisfontein Densification and Intensification
10	Prepare a new Water Master Plan which addresses ground water protection (Land Use management Proposals)
11	Kruisfontein WWTW upgrading
12	Investigate a new bulk gravity sewer is proposed from the industrial area to Kruisfontein – To reduce demand on Kwanomzamo works
13	Prepare a stormwater management plan – Us ethe outcomes of the Kruisfontein Housing Specialist Studies (Floodline, drainage etc)
14	Upgrade gravel roads
15	Construction/upgrading of Felix Road to effectively integrate Kruisfontein.
16	Prepare a regional waste management plan to address the need to relocate the Humansdorp Solid Waste Site.
17	LSDF Planning: Humansdorp LSDF Planning
18	Solid Waste Site Precinct Planning to accommodate possible expansion areas. – Linked with the Regional Waste Site Project
19	Precinct Plan - The Central Business District (CBD)
20	Precinct Plan – Eastern Mixed Use Zone
21	Precinct Plan - Kruisfontein West Densification proposals and incentives
22	Humansdorp Densification Policy and Areas
23	Precinct Plan – JBay-Humans Industrial Corridor
24	Prepare a Commonage management plan
25	Mapping – this map needs a legend and needs to highlight the commonage land
26	N2 – R102 Industrial Expansion Precinct Plan (Can be integrated with the solid waste site and N2 Gateway Precincts)
27	Precinct Plan - N2 Gateway Precincts)

4.0 St Francis and Cape St Francis

This section sets out the preliminary node framework plan for St Francis and Cape St Francis. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.

Nodal Status : Secondary Node

Context	• The St Francis Bay / Cape St Francis coastal towns are characterised by low density, upmarket residential developments with strict architectural and aesthetic control. The area has a small and limited commercial and industrial component and largely depends on the bigger sentra like Humansdorp and Jeffreys Bay for this purpose. The higher density, low income residential area of Sea Vista is experiencing high population growth rates and influx with a need for additional and future land.
Opportunities	• Opportunities for expansion and urban growth east of the R330. • High tourist and recreational potential with opportunities for expansion of the leisure industry. • Specific architectural guidelines and identity with niche development, i.e. canals, harbour and St Francis Links Golf Estate. • Large number of vacant stands provide opportunity for redevelopment and densification..
Constraints	• Future development and expansion west of the R330 and in specific locations are restricted through environmental constraints and biodiversity. • High demand for lower income residential opportunities and land for settlement. • Relatively small commercial component with opportunities for expansion and sustainability. • Engineerings services constraints. • Unmanaged and illegal land development along Kromme River.
Urban Edge	• Limit further expansion of the urban edge to enable environmental conservation and protection. • Promote protection and acknowledge various conservation and conservancy areas, inside and outside the urban edge. • Limit further settlement expansion west of the R330. • Urban structure should take cognisance of the demand for lower income residential typologies, within the greater St Francis Bay area



Nodes, Corridors and Access	• Future high intensity business should be contained to the identified areas, with specific reference to the St Francis Bay CBD area as demarcated. • Support mixed use development at Sea Vista entrance . • Future expansion of Sea Vista residential area to include commercial land allocation. • . • Prevent intrusion of commercial activity within existing residential area. • Main access corridors to be maintained and incrementally upgraded as part of a medium to long term infrastructure strategy.
Infill and Densification	• The demand for low income and subsidised housing in the greater St Francis is acknowledged through possible expansion of Sea Vista south towards the waste water treatment works. • Further development of this land should be based on an environmental assessment and land suitability assessment. • Infill and densification areas north of Sea Vista and west of the canals should be based on sound environmental principles and subject to land suitability. • Future expansion of Cape St Francis, outside existing residential footprint is not proposed as a medium strategy. • Densification within existing residential areas should be based on densification guidelines.. • The low intensity of existing development particularly in Satareme provides an opportunity for the intensification and densification.
Conservation	• All future development and densification should be based on environmental guidelines, proposed coastal setbacks, coastal conservation guidelines and general conservation principles.

	• The integrity of the existing and proposed open space and conservation system should be maintained. • Placement of rock revetment, nourishment of spit and beach in St Francis Bay
Community Facilities	• Sports Facilities - Facilitate negotiations for the transfer of Erf 400 from the Department of Public Works to Kouga Municipality - Concluded • Facilitate a development plan for Erf 554 - Rezoning of Erf 554 (St Francis Bay) for sporting facilities • Upgrade Cape St Francis ablution facilities
Human Settlement	• Human Settlement :Land Demand by 2030 – 65ha • Human Settlement :Land Demand by 2050 – 129ha • SDF 2019 Provision – 115ha • The Sea Vista area is faced with a shortage of land for the construction of low-cost houses and an estimate of 52 ha of land is needed to address the backlog of 2000 prospective beneficiaries registered on the housing needs register.
Water	• St Francis Bay/ Cape St Francis obtain potable water from the Nelson Mandela Metro's Churchill pipeline as well as a number of boreholes. • The problematic pipeline alignment and use of the suspension bridge result in problemative maintenance as well an insecure water supply. • These boreholes were developed during the late 1980's and early 90's and is able to supply an average of 1800Kl/day. These boreholes have high contaminants (Iron and manganese content) and are situated within the Seavista settlement. • Two reservoirs with a combined capacity of 8 MI service St Francis Bay/Cape St Francis, together with a 100Kl elevated steel tower to Sea Vista. • Water is also supplied from the Link's boreholes – This will continue unti the Links development requires the supply for their own usage. • Based on a desktop assessment there is capacity to accommodate 1500 erven– inclusive of vacant erven. .(A Water Master Planning project will commence during 2020 and will confirm this figure)
Sewer	• The existing waste water treatment plant consists of a modular package plant with a treatment capacity of 750Kl/day. The average daily recorded inflow is approximately 600Kl/day, but during festive holiday seasons the inflow increase dramatically in excess of 1400Kl/day. This plant is currently being upgraded. • St Francis Bay is only partially reticulated and a large part of town still makes use of conservancy tanks. No waterborne sewer reticulation is available in Cape St Francis. The portion of St Francis Bay where waterborne sewer reticulation is available is served by numerous sewer pump stations. These pump stations discharges into a 200mm main sewer gravity line close to the south western part of town, from where effluent is conveyed by the gravity main to the WWTW. Under normal conditions this gravity line is operating at full capacity and due to the corrosive nature of the effluent, the line is in a poor condition and requires replacement.
Stormwater	• There is a need for the preparation of a stormwater management plan.

	• The stormwater runoff and ponding in the dune areas behind Santareme needs to be managed.
Roads	• General road maintenance is required. • A road linkage across the proposed nature reserve would integrate the two settlements effectively but is currently not viable due to environmental constraints.
Solid Waste	• Waste minimisation and recycling projects, including drop-off sites in St Francis Bay
Electricity	• There are small sections of electrical distribution networks in St Francis Bay that requires remedial work and upgrading • St Francis Bay: Notified demand is 5MVA, while actual demand is 6.195MVA. (No surplus is available) • Cape St Francis: Notified demand is 0.9MVA, while actual demand is 1.611MVA. (No surplus is available) • The reticulation in Sea Vista needs to be upgraded to avoid losses. • There is a need to apply for increased capacity.

Land Use Management	• St Francis and Seavista LSDF
	• Precinct planning:
	  ○ CBD
	  ○ Homestread Rd and Seavista.
	  ○ Lyme Road Precinct

4.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Mixed Use (St Francis CBD)



- *Location :* Area between Lyme Road, College Road, Assisi Drive, Kansies Road and St Francis Drive
- *Ownership :* Private and public
- *Development Parameters :*
  - The development parameters based on the land uses as indicated in the diagram
  - Commercial development should be contained within the CBD edge as indicated
  - Further non-residenital expansion east of St Francis Drive should not be permitted
  - Provision is made for future church sites along College Road

Seavista Human Settlement Area

- *Location :* South of Sea Vista, west of Santareme (Approximately 137ha)
- *Ownership :* State
- *Development Parameters :*
    - High density residential (50 units per hectare) and medium density residential (25 units per hectare)
    - Development of this area is prioritised for future expansion of Sea Vista
    - Development should be subject to detailed site assessment and environmental impact assessment prior to any development
    - Residential densities should be incremental with medium density development west and adjacent to St Francis Drive
    - It is **acknowledged that large portions of this land** will not be suitable for development due to environmental on physical constraints

Port St Francis

- *Location :* Santareme
- *Ownership :* Private
- *Development Parameters :*
    - Retain existing development parameters as per zoning and land use rights
    - Allow for the redevelopment of the port to accommodate additional fishing related facilities.

Traragon Road/Seavista Precinct Planning

This precint area is intended to address the need for coordinated planning of development along Homestead Road as a link from the CBD to Seavista and the R330. The area around the intersection already displays opportunity for industrial development (Particularly associated with the fishing and recreation boating industry) as well as for industrial/manufacturing 'hives'. There is also a need for the development of warehousing and storage facilities.

- *Development Parameters :*
    - Mixed use, retail, service industries, warehousing, high density residential.

Santareme Densification Area

Apart from the general imperative to densify the Santareme area with its numerous vacant erven and open road network provides and opportunity for road realignment and erven consolidation to enable higher densities. Without the necessary engineering investigations (Inclusive of Stormwater) it is not possible to set out a suitable density in this revision of the SDF. This densification can be undertaken in smaller pockets at a time to allow services provision to come on steam. These development proposals will need to be framed within a localised precinct plan which can be prepared by private or public entities.

Lyme Road Precinct

This precint area is intended to address the need for coordinated planning of development along Lyme Road in the vicinity of the intersection with the R330. The intention of this precinct isto enable the use of this strip of properties for office related uses including professional services and personal services. As this is a primary access to the development traffic impact assessments are to be undertaken to manage access to

properties as well as identify road improvements. These development proposals will need to be framed within a localised precinct plan which can be prepared by private or public entities.

- *Development Parameters :*
    - Mixed use – Offices, professional and personal services etc.

Settlement Development

Due to the severe lack of human suitable human settlement area within the urban edge is is imperative that the development of the remaining portions should be guided by the urban development guidelines contained in this SDF. Of particular significance is the development of integrated typologies as well as the accommodation of varied income groups. Due to the shortage of suitable land, higher development densities should be accommodated.

4.2 Current Human Settlement Projects

BLOCKED PROJECTS					
1.Sea Vista 2000	Pipeline Project Plan		R 35 469 740.00	Planning of BNG housing, provision of basic services to 400 families	• Report on the development of Sea Vista was commissioned by Aurecon • Report recommends provision of 400 housing opportunities instead of the initial 2000 • Upgrading of WWTW is estimated to be completed in December 2019 • Land belongs to NDPW

4.3 Ownership

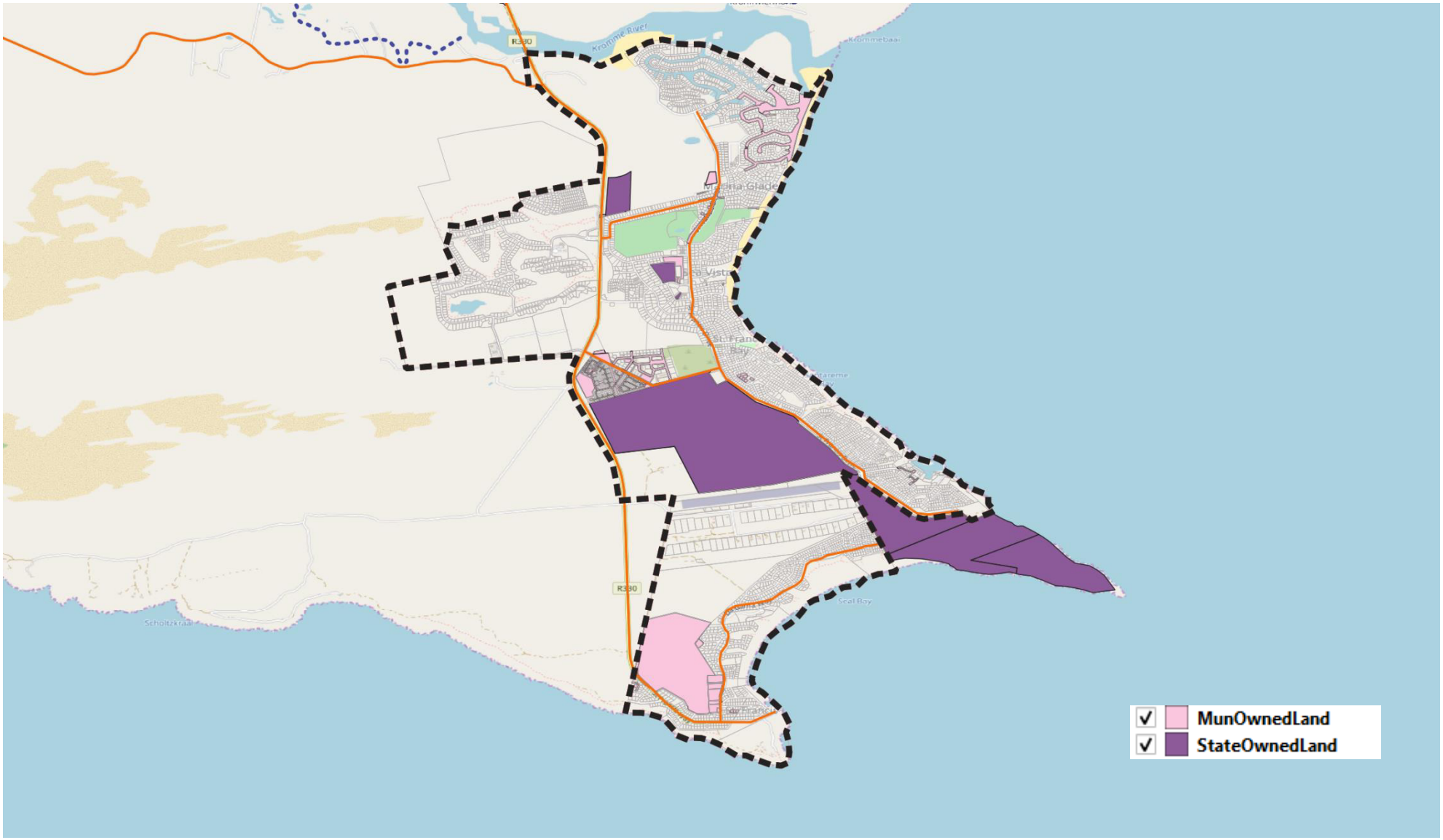
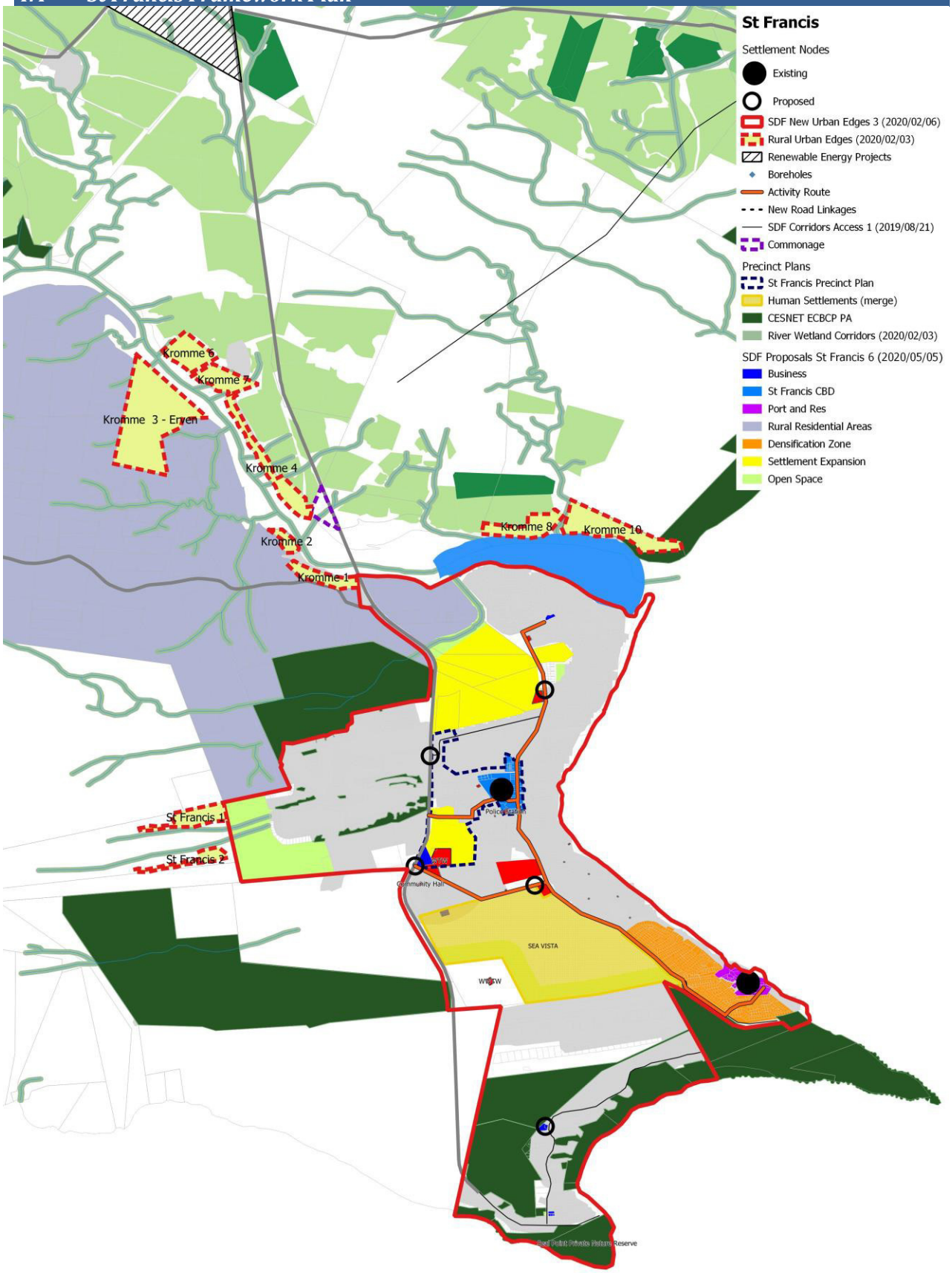


Figure 25: Ownership St Francis

4.4 St Francis Framework Plan



Plan No. 9-69-1-18-3h

Figure 26: St Francis Bay Spatial Form

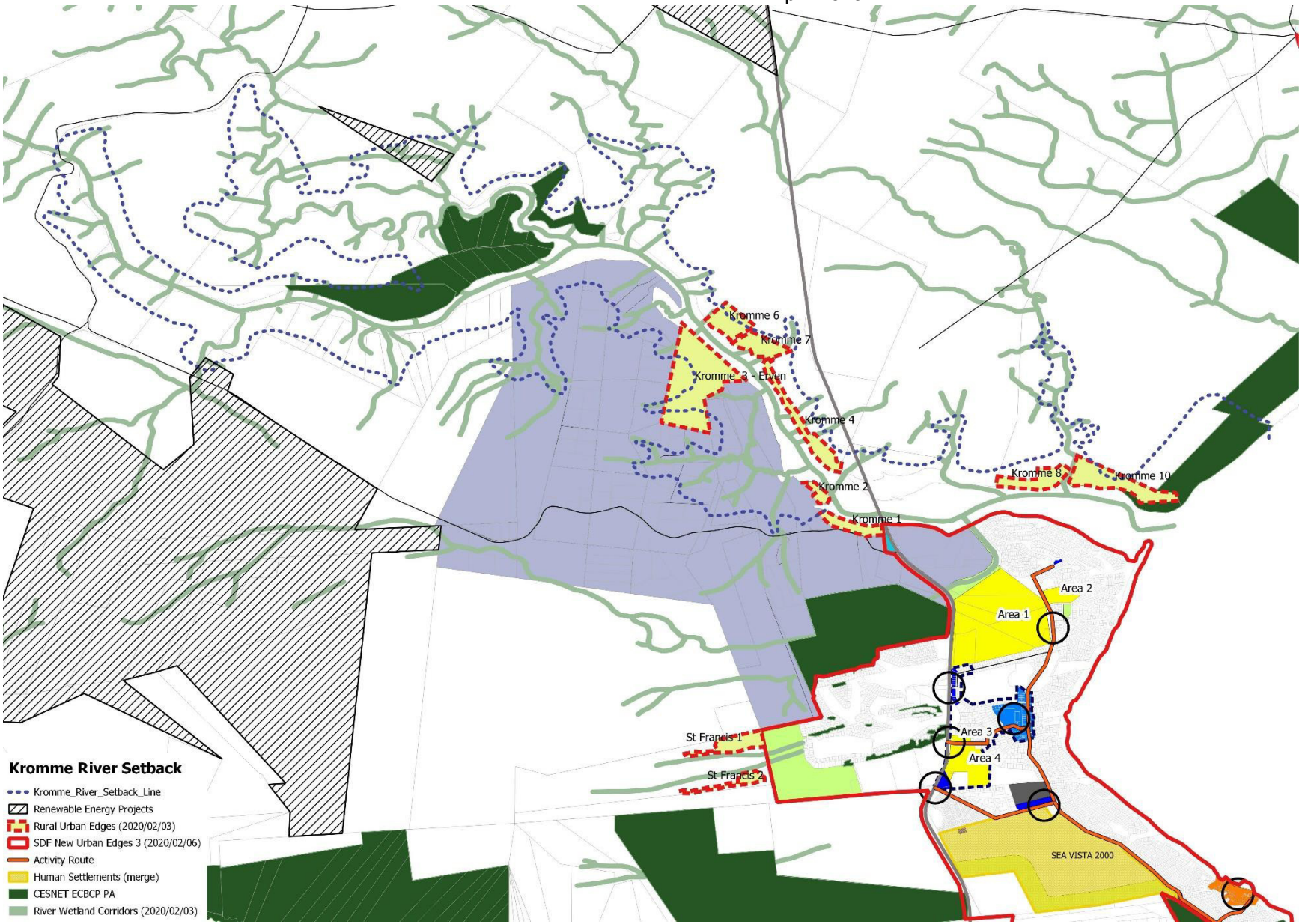


Figure 27: St Francis - Kromme Setback Line

4.5 St Francis Bay Actions

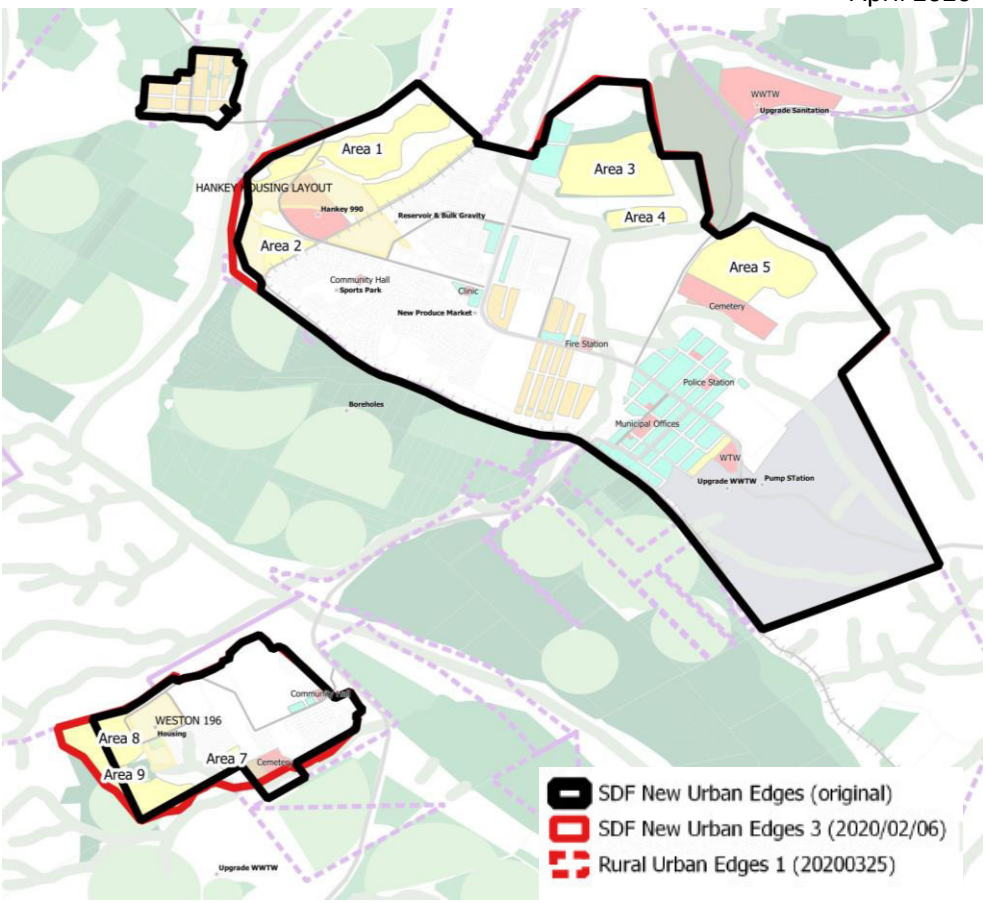
The spatial planning actions required to achieve the Framework are reflected below:

1	Precinct Plan Sea Vista Entrance (Tarragona Road) Mixed Use
2	St Francis and Cape St Francis Densification Policy and Identification of densifications areas
3	Santareme Densification area
4	Transfer of Erf 400 from the Department of Public Works to Kouga Municipality
5	Development plan for Erf 554 - Rezoning of Erf 554 (St Francis Bay) for sporting facilities
6	Upgrade Cape St Francis ablution facilities
7	Upgrade the water supply suspension bridge to a more robust and sustainable arrangement
8	Prepare a Water
9	Upgrade WWTW
10	Prepare a sewer master plan and action plan.
11	Upgrade main gravity
12	Prepare a stormwater management plan which will address amongst other matters the stormwater runoff from behind Santareme.
13	General road maintenance
14	Identify Waste Dropoff Sites
15	Upgrade sections of the St Francis Bay electrical reticulation
16	Upgrade electrical reticulation in Sea Vista to avoid losses
17	Increase electrical capacity (Increase ESKOM's notified demand)
18	Prepare the St Francis and Sea Vista LSDF
19	St Francis CBD Precinct Planning
20	Homestead Rd and Seavista Planning

5.0 Hankey and Weston Framework

Nodal Status : Secondary Node

Context	• Hankey has a strong administrative and commercial central place function. These commercial and administrative functions are complimented by a residential component and strong surrounding farming community. Industries and warehousing are more limited than in Patensie but the services sector is strongly defined. The central business district is well defined and situated along the main road in Hankey town, this is however separated from the residential components of Phillipsville and Centerton. • The residential area of Weston is situated approximately 3km west of Hankey on the Humansdorp road. • Hankey is surrounded by high potential agricultural land which is intensively developed and farmed.
Opportunities	• Strong administrative and commercial function with opportunities for future expansion and intensification of the Central Business District. • Redevelopment of the Sarah Baartman Heritage Site and other tourist attractions (Dr Phillips Grave, tunnel, etc.). • Opportunities for residential expansion west of Rosedale, north of Hankey Town and around Weston.
Constraints	• Difficult terrain characteristics limit future large scale expansion. • High demand for subsidised housing for lower income groups, drainage patterns and associated flood line restrict residential integration and areas for expansion. • Limited greenfields land available for the human settlement development.
Urban Edge	• Alignment of urban edge to include the Sarah Baartman strategic land and approximately 100ha for future expansion north of the Hankey town CBD and west of Rosedale and Centerton. • Urban edge to take cognisance of high potential agriculture land, critical biodiversity areas and undevelopable steep slopes. • Further expansion of Milton to be limited to existing surveyed footprint. • The urban edge for Weston to include future rectification and expansion of Weston on municipal owned land to the west.



Nodes, Corridors and Access	• R331 access through Hankey and Rosedale remain primary rural access. • Expand mixed use opportunities in the greater Hankey town to existing surveyed footprint, to enable investment and local economic development. • Strengthen existing commercial nodes along R331 to provide services to the residential areas of Phillipsville, Rosedale and Centerton. • Mixed use nodes in Weston along main access road to ensure service delivery and sustainability.
Infill and Densification	• Permit expansion of Hankey town CBD to ensure intensified land uses and economic development. • Upgrade informal areas in old Hankey area with urban densification along the R331, west of the existing sports field. • Promote future integration and expansion of the Hankey town area north towards Yellow Woods Nature Reserve, east of the golf course. • Expansion of Centerton Cemetery and infill development west of Centerton and Rosedale.

Human Settlement	• Human Settlement :Land Demand by 2030 – 99ha • Human Settlement :Land Demand by 2050 – 214ha • SDF 2019 Provision – 68ha • 19.48 hectares identified for Densification
Conservation	• Retain drainage and open space systems along the golf course, including Yellow Woods Nature Reserve and area west of Yellow Woods Nature Reserve, north of Phillipsville. • Conserve high potential agricultural land and critical biodiversity through enforcement of the urban edge.
Water	• Gamtoos Irrigation board quota. • Water is pump from a connection on the irrigation canal to the water purification plant, where the water is treated • Treated water is also distributed by means of a pump network to the 1.5MI concrete reservoir located above Centerton and a 0.5MI concrete reservoir in Weston • Due to the drought the Irrigation Board quota has been reduced and water shedding has been implemented since 2018. • The open irrigation canal to the north of Hankey is a safety hazard – particularly as the settlement growth is in that direction. • Boreholes have been drilled to address the quota reduction component. Water from these boreholes have high salinity and requires treatment – This upgrade project is on the IDP. • Three additional boreholes are situated on private land – The costs and processes required to bring these on stream need to be added to the IDP. • There is **no water capacity** to accommodate any additional dwellings.
Sewer	• The Hankey Waste Water Treatment Works has a design capacity of 1000 Kl/day (A conventional activated sludge process with maturation ponds) • The Hankey WWTW also receives effluent from Patensie, which is transported to the plant by road • Most of Hankey is serviced by water borne sewer reticulation, with the exception of "Old Hankey" and the CBD/town areas – This is a current MIG project. • A component of Weston is serviced by 'buckets'and conservancy tanks. The Department of Human Settlements have not provided the necessary funding to connect the newly constructed Weston Treatment Works.
Stormwater	• Areas in the settlements are subject to flooding. (Around Vukani Primary School)
Roads	• The Hankey to Loerie (R400) route needs to be upgraded (Fruit industry reliant on this route) • The gravel roads need to be upgraded/surfaced.
Solid Waste	• There is a registered solid waste site in Hankey. This serves the other surrounding nodes.
Electricity	• ESKOM supply • The maintenance of streetlights is problematic and cumbersome.

Land Use Management	• Hankey and Western LSDF – (Focused on the identification of additional land for human settlement) • Precinct Planning for the corridor through town

5.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Mixed Use (Hankey CBD)

- *Location :* Existing Hankey town area along R331 and R330 as demarcated
- *Ownership :* Private
- *Development Parameters :*
  - Mixed use, retail, tourist related facilities and high density residential, service trades, light manufacturing and warehousing.
  -

Mixed Use (Nodes along R331 and in Weston)

- *Location :* Minor nodes as identified along the R331 in old Hankey, Phillipsville, Rosedale and Weston
- *Ownership :* Municipal and private
- *Development Parameters :*
  - Mixed use, retail, service facilities and high density residential

Densification Zone

- *Location :* North and south of R331, west of fire station and sports field
- *Ownership :* Private and Municipal
- *Development Parameters :*
  - Higher density residential with subdivision and multiple dwelling units on existing residential sites
  - Retain community facilities within the zone and permit retail development along R331, within the densification zone

5.2 Current Human Settlement Projects

IMPLEMENTATION OF INTEGRATED HUMAN SETTLEMENT GRANT FUNDED PIPELINE PROJECTS					
PROPOSED INTERVENTIONS	**DELIVERABLES**	**TIMEFRAME**	**BUDGETED AMOUNT**	**DELIVERED TO-DATE**	**PROGRESS/STATUS**
PLANNED PROJECTS					

3. Hankey 990	Pipeline Project Plan		R 17 557 521.30	Planning of BNG housing, provision of basic services to 990 families	• Land Surveyor appointed in March 2019 • A subsidy application is still outstanding • Verification of potential beneficiaries in Stofwolk is complete • List of 1467 potential beneficiaries was submitted for pre-screening on 7/3/2019 • Pegging and relocation of beneficiaries will commence soon

5.3 Ownership

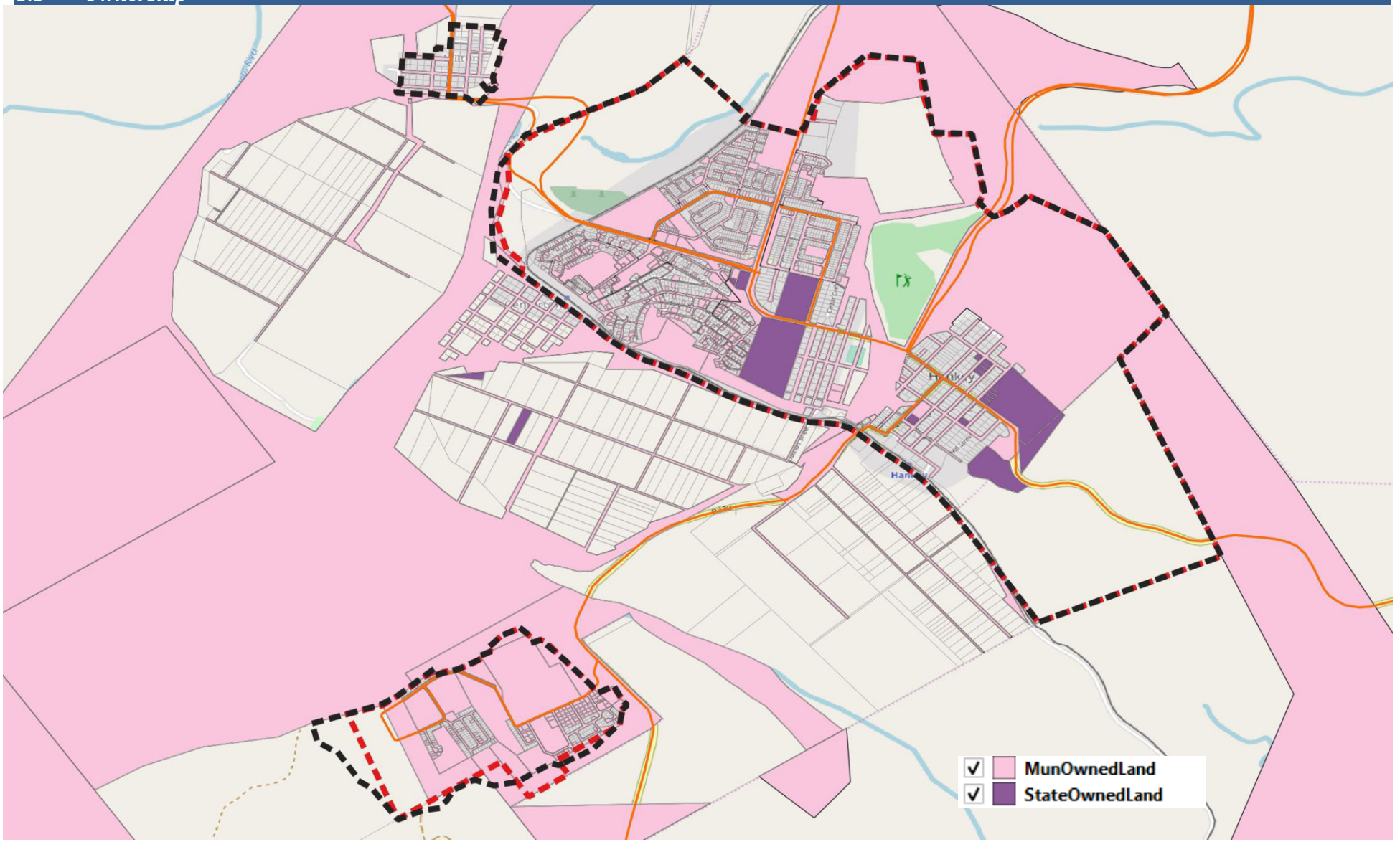


Figure 28: Ownership Hankey

5.4 Hankey and Weston Framework Plan



Figure 29: Hankey Spatial Form

5.5 Hankey and Weston Commonage

The municipal owned land which falls outside of the urban edge is reflected on the map below. It is imperative that a commonage management plan is prepared to prevent the degradation of the land parcels and to identify potential usage.

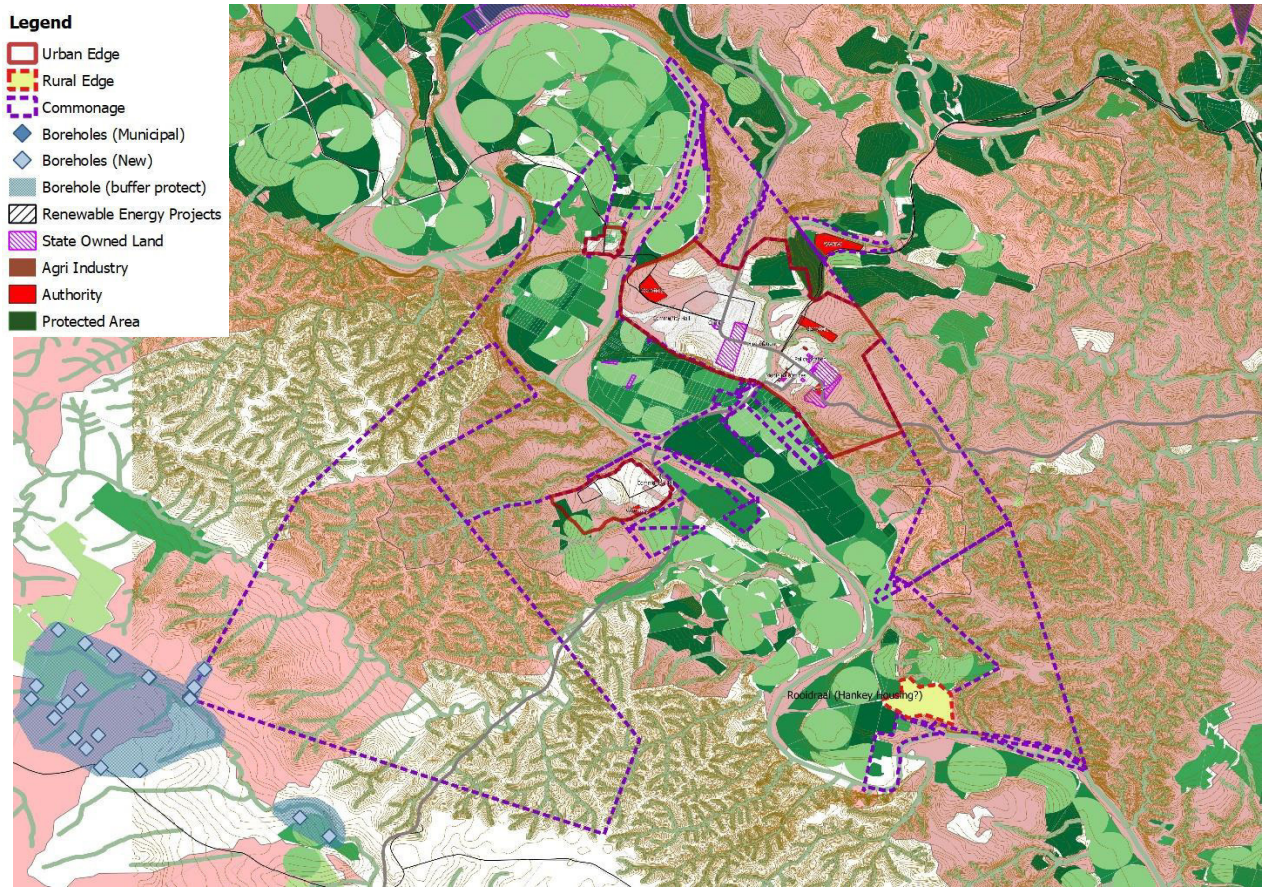


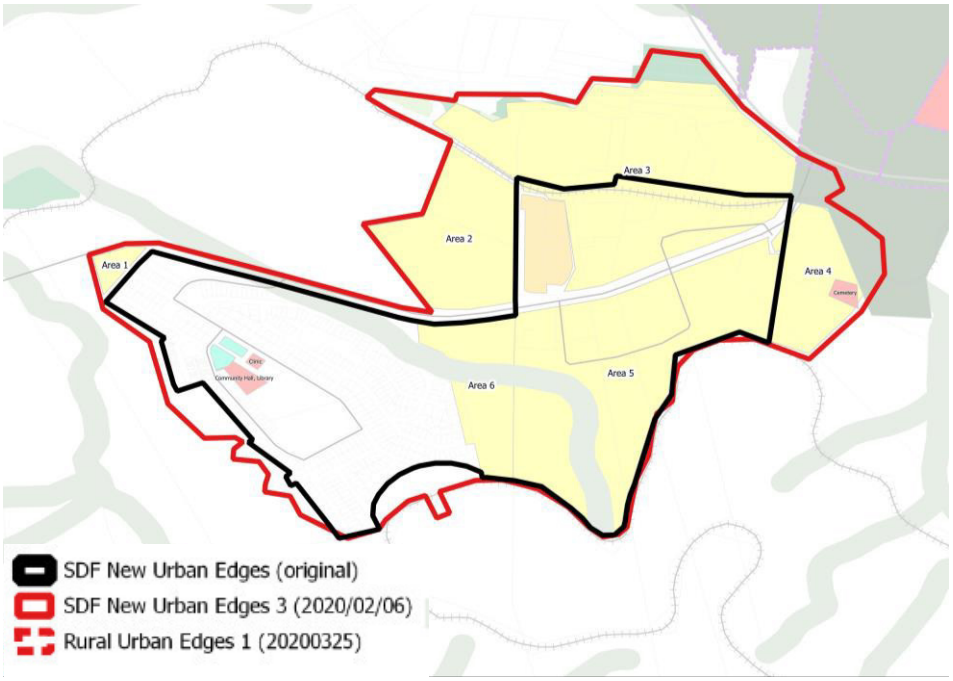
Figure 30: Hankey Commonage

5.6 Hankey and Weston Actions

1	Prepare a densification policy for the Hankey
2	Upgrade the Water Supply Capacity in Hankey
3	Upgrade the conservancy tank system in the "Old Hankey" and the CBD/town areas if these are to be used for densification to accommodate housing
4	Connect the newly constructed Weston WWTW to eradicate the 'bucket system' – Dept Human Settlements
5	Prepare a storm water management plan for Hankey – Particularly to address flooding around Vukani High School
6	Upgrade the Hankey to Loerie (R400) route
7	Upgrade the gravel roads
8	Prepare the Hankey and Western LSDF – (Focused on the identification of additional land for human settlement)
9	Prepare the Hankey and Weston Main Road Corridor Precinct Plan
10	Prepare a Hankey Commonage Management Plan

6.0 Loerie and Loerieheuwel Framework

This section sets out the preliminary node framework plan for Loerie and Loerieheuwel. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.
Nodal Status : Rural Node

Context	• Loerie is situated along the R331 in the Gamtoos Valley and includes the residential area of Loerieheuwel. Loerie is mainly a residential node with limited or no employment opportunities within the town itself and the population is generally dependent on the surrounding commercial farming areas for full time or part time employment. The urban fabric is generally fragmented with opportunities for urban upgrading of squatter areas and further integration of the town towards the station as a focal point.
Opportunities	• Possibility to fulfil a nodal function and business opportunities for the lower Gamtoos Valley. • Opportunities to enable integration of the Loerieheuwel / station nodes through development south of the access road.
Constraints	• Limited existing commercial employment and social facilities. • Increasing demand for subsidised housing and growing number of informal structures.
Urban Edge	• Promote integration of the Loerie station area and Loerieheuwel. • Urban edge restrict future development west of Loerieheuwel with accommodation of housing needs, east of Loerieheuwel and south of the access road and north of the railway line. 
Nodes, Corridors and Access	• Strengthen existing station corridor through promotion of mixed use and high density residential development. • Strengthen existing small commercial node within Loerie to ensure service delivery to the surrounding community.

Infill and Densification	• Promote higher intensity and high density residential and mixed use development north of the access road. • Upgrade and formalise informal areas north of Loerieheuwel along access road. • Prioritise land acquisition to accommodate future medium to long term residential needs south of the access road and east of Loerieheuwel.
Human Settlement	• Human Settlement :Land Demand by 2030 – 21ha • Human Settlement :Land Demand by 2050 – 52ha • SDF 2019 Provision – 76ha
Conservation	• Protect critical biodiversity areas and drainage patterns.
Water	• An allocation from NMBM. • Loerie Water Treatment Works operated by the Nelson Mandela Metro • Water is pump from the works and stored in two concrete reservoirs with a combined capacity of 500Kl • The allocation needs to be verified – NMBM Water Master Planning. • No extra capacity is currently available
Sewer	• The WWTW is located to the south west of Loerieheuwel and consist of oxidation ponds which need to be upgraded. • Sewer reticulation is available in Loerieheuwel and consists of waterborne sewer reticulation, with a small area serviced by a small-bore system. • The small-bore system needs to be replaced by conventional system. • There is a problematic pumpstation that needs to be upgraded.
Stormwater	• The steep gradients create stormwater management problems. • The area around the access to Loerieheuwel is subject to flooding.
Roads	• Gravel roads need to be upgraded.
Solid Waste	• Transferred to Hankey
Electricity	• Eskom supply.
Land Use Management	• Loerie LSDF – (Focussed on the identification of additional land for human settlement)

6.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Business / Mixed Use (St Francis

- *Location :* Loerie station area, east of school site

- *Ownership :* Private
- *Development Parameters :*
    - Mixed use, retail, tourist related facilities, service trades and high density residential

Densification Zone

- *Location : Existing single residential sites west and adjacent to the school*
- *Ownership : Private*
- *Development Parameters :*
    - Higher density residential through subdivision and second dwelling units

6.2 Current Human Settlement Projects

None

6.3 Ownership

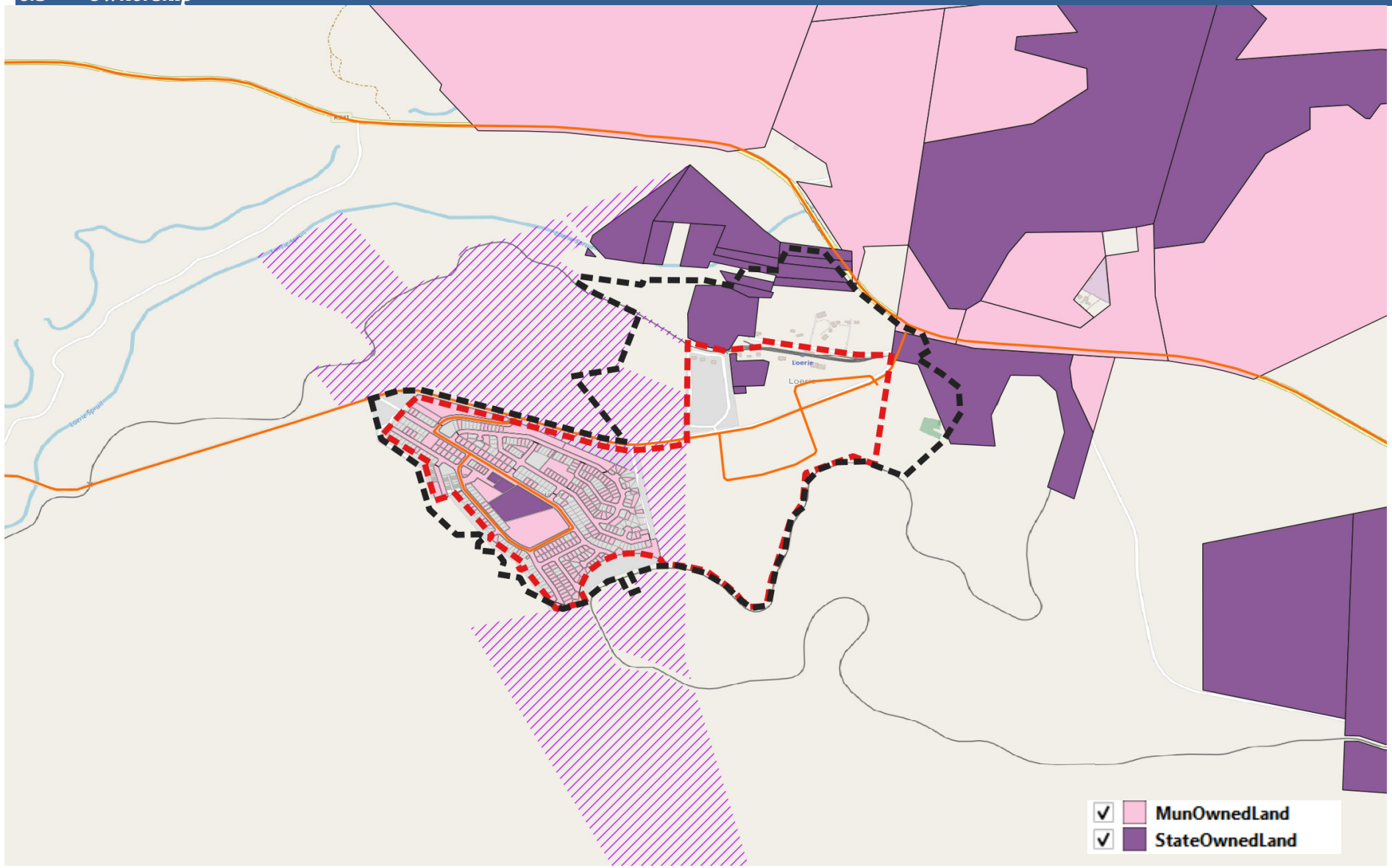


Figure 31: Loerie Ownership

6.4 Loerie Framework Plan



Figure 32: Loerie Spatial Form

6.5 Loerie Commonage

The municipal owned land which falls outside of the urban edge is reflected below. It is imperative that a commonage management plan is prepared to prevent the degradation of the land parcels and to identify potential usage.



Figure 33: Loerie Commonage

6.6 Loerie and Loerieheuwel Action

The spatial planning actions required to achieve the Framework are reflected below:

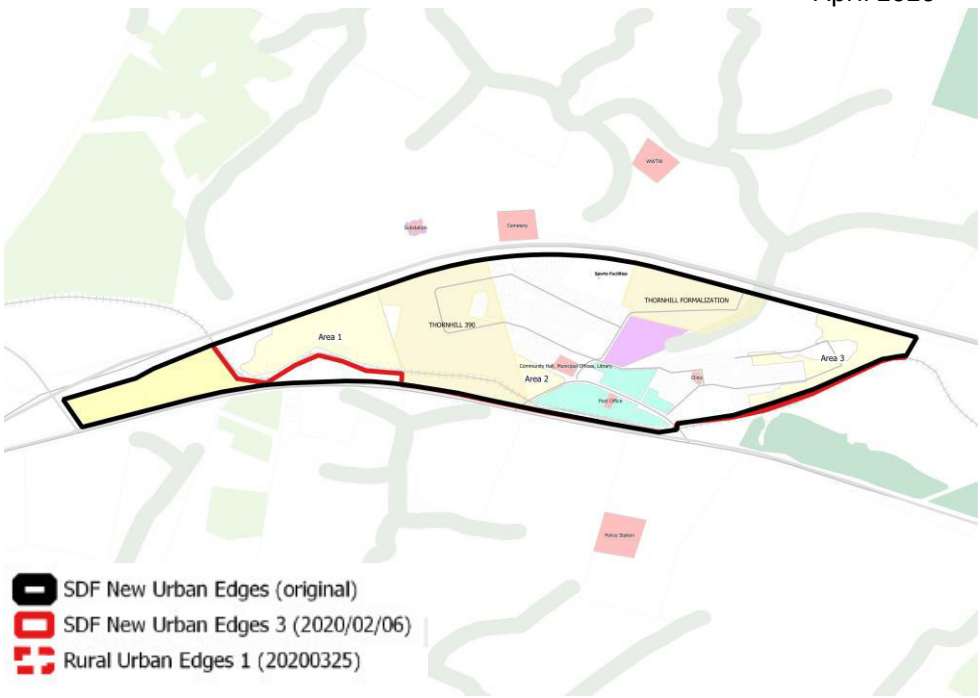
1	Upgrade water supply capacity in Loerie
2	Upgrade the existing small-bore to full waterborne supply
3	Upgrade the problematic sewer Pump Station - Loerie
4	Prepare a stormwater management plan for loerie – Particularly to address the flooding around the access to Loerieheuwel
5	Upgrade gravel roads
6	Prepare the Loerie LSDF/Precinct Plan
7	Prepare a Hankey Commonage Management Plan

7.0 Thornhill Spatial Framework

This section sets out the preliminary node framework plan for Thornhill. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.

Nodal Status : Rural Node

Context	• Thornhill is strategically situated within the eastern gateway to Kouga, between the N2 and R102 at the Thornhill Station. Residents are generally employed in the surrounding agriculture and forestry related trade and the town fulfils an important nodal function with respect to the southern section of the study area, with specific reference to the Kouga gateway as indicated.
Opportunities	• Thornhill can play a catalyst role in comprehensive future rural development programme including the Crossways Farm Village area. • Relatively large hinterland with opportunities for expansion of the service trade and rural service function. • Accessible location along the R102 and N2 with possible revitalisation of the narrow gauge railway line and station.
Constraints	• N2 and R102 corridors pose physical barriers for expansion north and south. • Housing backlog and limited municipal owned land for future expansion. • Small commercial sector and little opportunity for job creation, industrial development and commercial expansion.
Urban Edge	• Promote urban integration and densification within the delineated urban edge. • Urban edge aligned with N2 in the north and R102 in the south and the railway line in the east. • Future high density residential expansion should be promoted to the west and east of the existing town and residential development. • Development north of the N2 and south of the R102 should be avoided to ensure urban integration and densification.



Nodes, Corridors and Access	• Expansion of the CBD along the main access road, east of the hotel and in the vicinity of the post office, to be promoted. • Future commercial mixed use activity to be confined within the demarcated mixed use zone. • The accessibility from the R102 should be maximised and promoted.
Infill and Densification	• Informal areas, especially next to the sports field should be upgraded and formally planned, with service delivery. • Area west of Thornhill to prioritise for future development and provision of housing shortage (municipal land). • Redevelopment initiatives of the land east of Thornhill to be promoted for future medium to high density purposes.
Community Facilities	• Establishment of satellite fire stations in Thornhill • Thornhill Cemetery is full – ID additional Land • Upgrade Katriena Felix Community Hall
Human Settlement	• Human Settlement :Land Demand by 2030 – 12ha • Human Settlement :Land Demand by 2050 – 12ha • SDF 2019 Provision – 16ha

Area_No_	Hectares
Area 1	**8.60**
Area 2	**1.47**
Area 3	**6.31**
Total	**16.39**

Water	• Nelson Mandela Metro via two 50mm connections (Need to be upgraded) from the Summit pipeline. • Two elevated steel pressed tanks are the only storage reservoirs available in Thornhill, with a combined total storage capacity of 109Kl • Storage capacity is inadequate for the existing consumption and a reservoir Is planned. • Capacity is available but infrastructure needs to be upgraded before housing can be accommodated.
Sewer	• The waste water treatment works at Thornhill was constructed during 2007 with a treatment capacity of 145Kl/day • A small number of erven are still served by conservancy tanks.
Stormwater	• The area around the railwayline in the vicinity of the school is subject flooding.
Roads	• Gravel road upgrading is required. • Divisional Road 192 7 needs to be upgraded.(The road past the hotel)
Solid Waste	• Transferred to Hankey
Electricity	• NMBM supply
Land Use Management	• Thornhill LSDF – (Focussed on the identification of additional land for human settlement) • Precinct Planning for the corridor through town

7.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Mixed Use (Thornhill)

- *Location :* North and south of the access road, east of the hotel and surrounding the existing business activity
- *Ownership :* Private and public
- *Development Parameters :*
    - Mixed use, retail, tourist related facilities and high density residential

7.2 Current Human Settlement Projects

IMPLEMENTATION OF INTEGRATED HUMAN SETTLEMENT GRANT FUNDED PIPELINE PROJECTS					
PROPOSED INTERVENTIONS	**DELIVERABLES**	**TIMEFRAME**	**BUDGETED AMOUNT**	**DELIVERED TO-DATE**	**PROGRESS/STATUS**
BLOCKED PROJECTS					
3. Thornhill 390	Pipeline Project Plan		R 6 916 599.30	Planning of BNG housing, provision of basic services to 390 families	• WWTW to be upgraded • Bulk water connection from NMBM to be finalised and associated infrastructure

7.3 Ownership

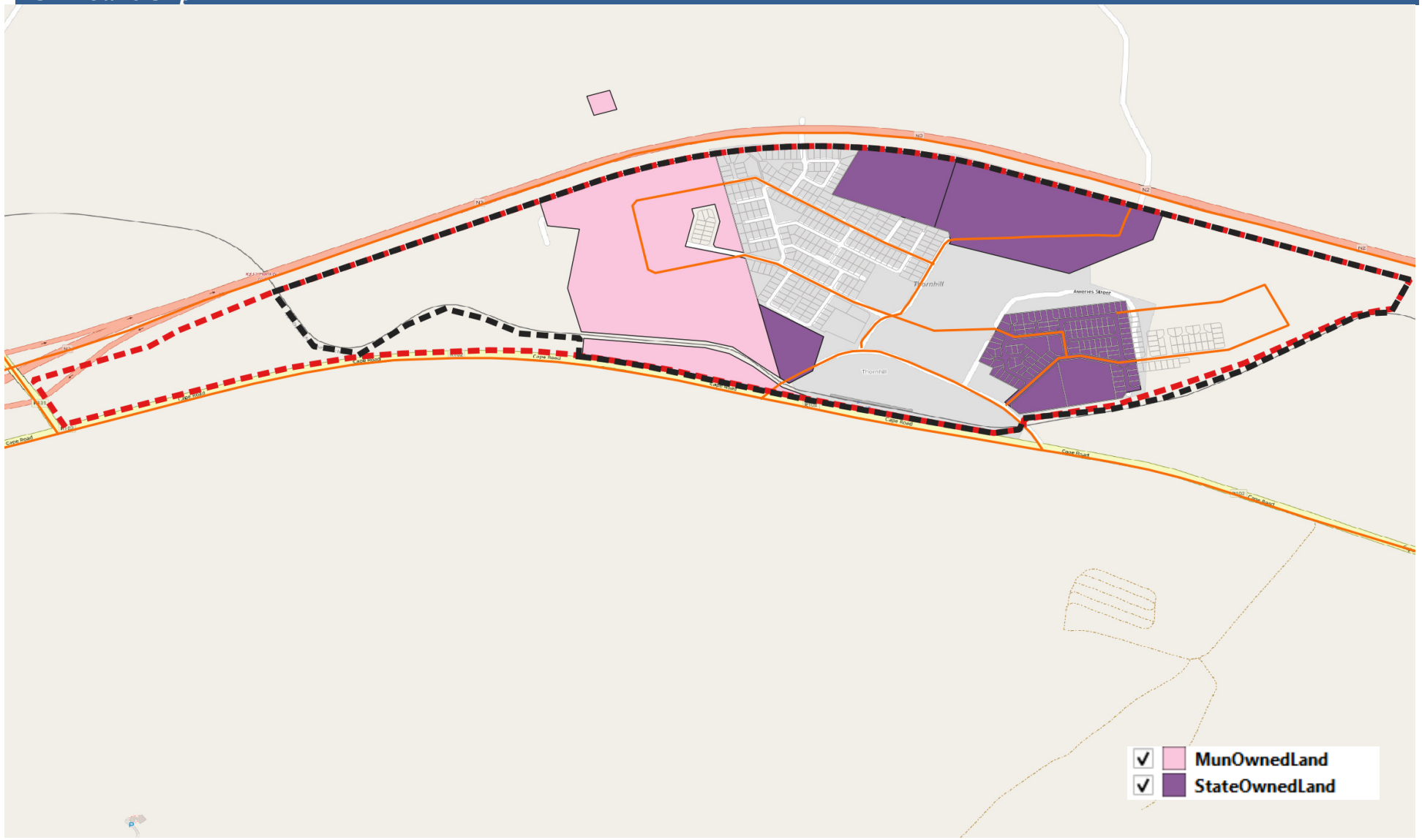


Figure 34: Ownership Thornhill

7.4 Thornhill Framework Plan

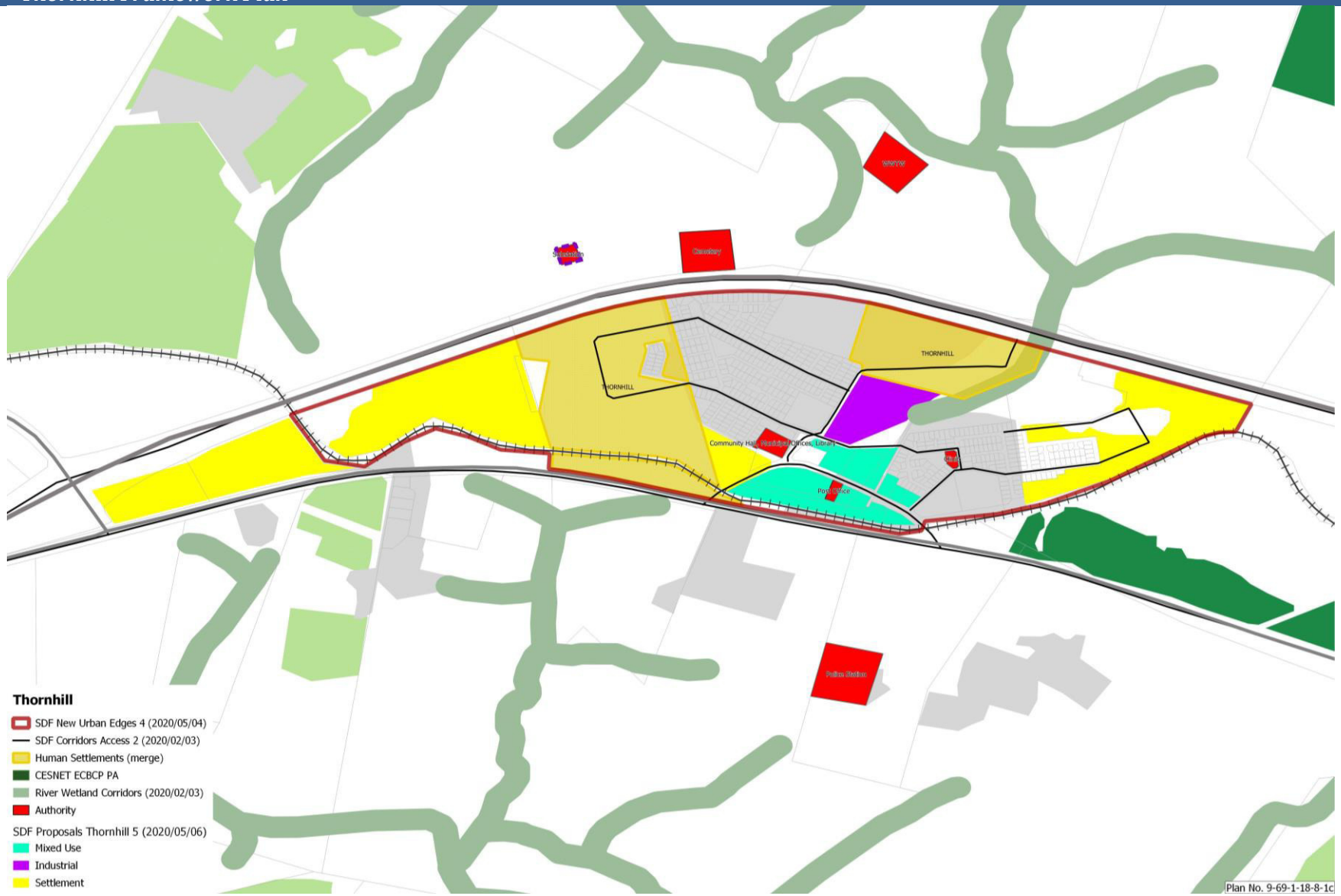


Figure 35: Thornhill Desired Spatial For

7.5 Thornhill Commonage

The municipal owned land which falls outside of the urban edge is reflected on the map below. It is imperative that a commonage management plan is prepared to prevent the degradation of the land parcels and to identify potential usage.

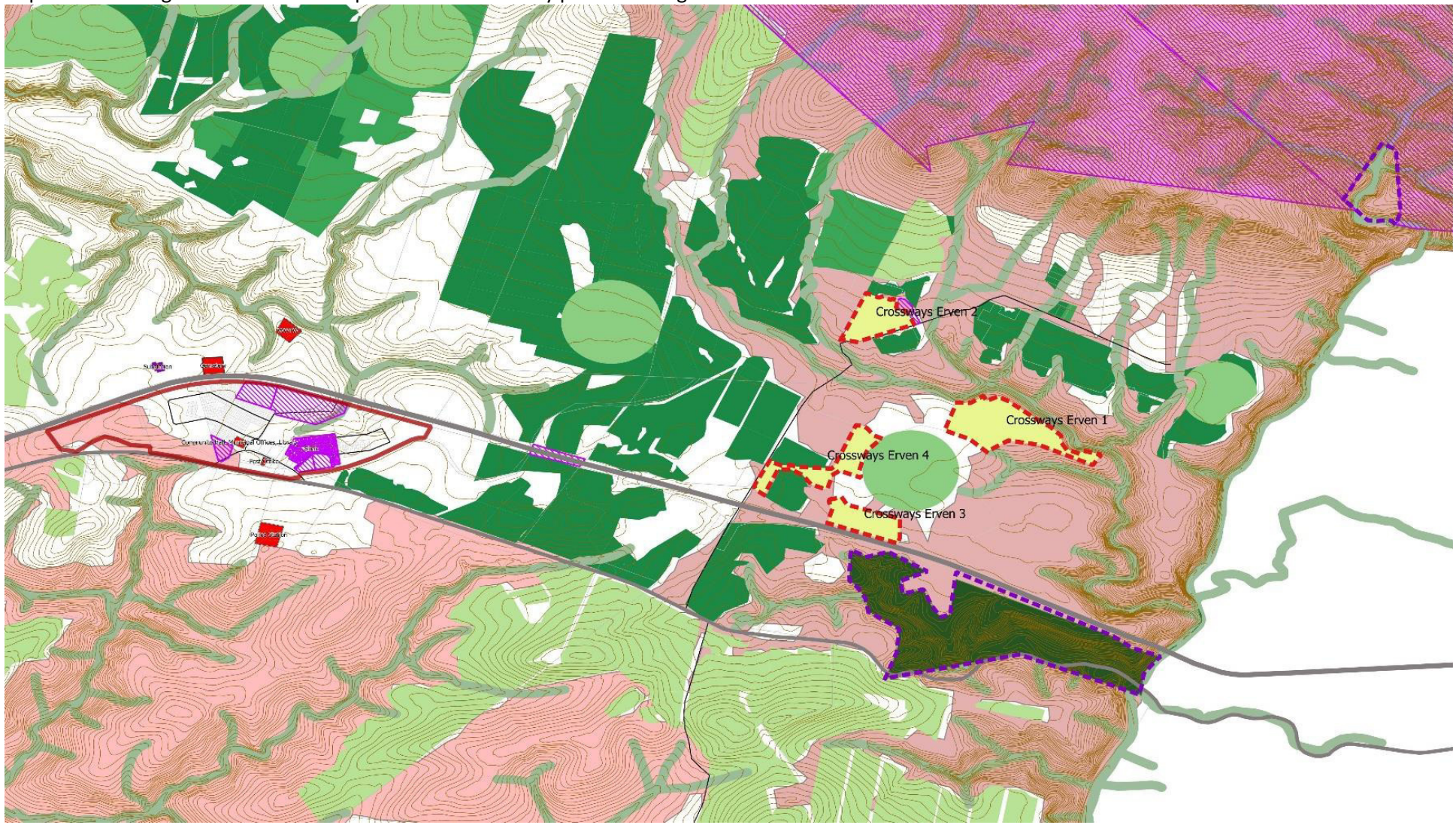


Figure 36: Thornhill Commonage

7.6 Thornhill Actions

The spatial planning actions required to achieve the Framework are reflected below:

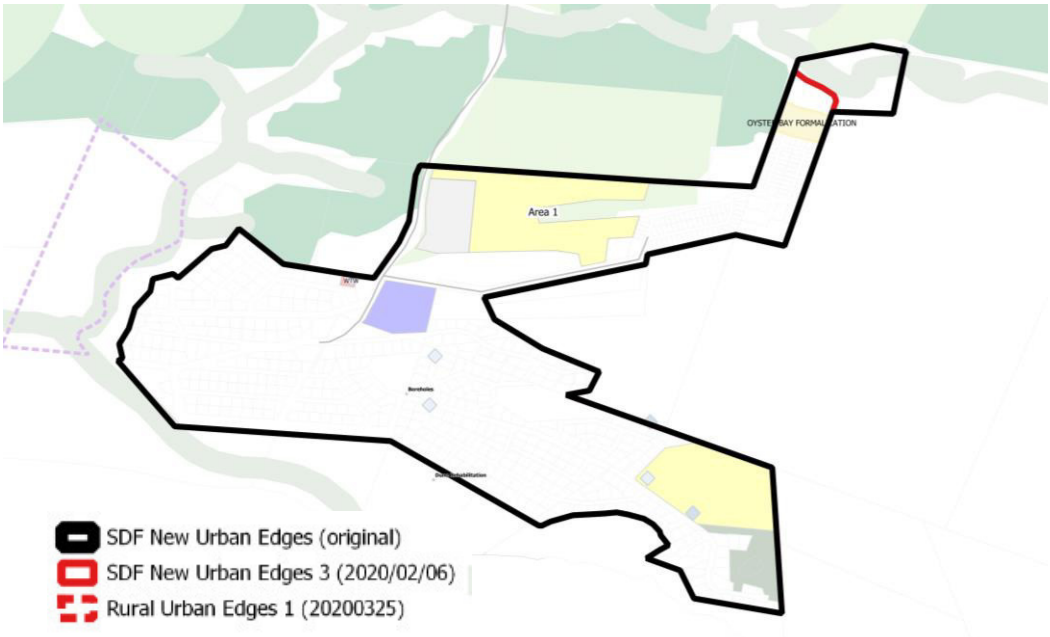
1	Prepare a densification policy for Thornhill
2	Upgrade the informal areas
3	Identify land where a satellite fire station can be established
4	Identify land for the expansion of cemeteries
5	Upgrade the Katriena Felix Community Hall
6	Upgrade the water supply infrastructure to enable additional human settlement to be accommodated
7	Prepare a stormwater management plan – Address flooding around the school
8	Upgrade gravel roads
9	Upgrade Divisional Road 192 7. (The road past the hotel)
10	Prepare the Thornhill LSDF
11	Prepare a precinct plan for the main corridor through town
12	Identify land for commonage purposes and prepare a Thornhill Commonage Management Plan

8.0 Oyster Bay Framework

This section sets out the preliminary node framework plan for Oyster Bay. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.

Nodal Status : Rural Node

Context	• Oyster Bay is situated west of Thuyspunt and St Francis, includes the small residential area of Umzamowethu. This rural node generally comprises of residential units with limited commercial and non-residential services land uses. The town has holiday and recreational potential and provides labour to the surrounding commercial farming areas.
Opportunities	• Accommodation for labour options to the surrounding commercial farming areas. • Recreational and tourism potential. • A number of vacant sites for future densification and infill. • Low demand for residential development
Constraints	• Limited development expansion, subject to future development options at Thuyspunt. • Relatively isolated with poor road connection to Humansdorp and St Francis. • Limited non-residential services, commercial activity and job creation opportunity. • Impact of sand movement and encroachment.
Urban Edge	• Retain the rural character and low density of Oyster Bay with emphasis on integration of Oyster Bay town and Umzamowethu. • Urban edge is aligned to exclude coastal sensitive areas critical biodiversity areas, agricultural land and undevelopable land. • Future residential development should promote integration and be subject to confirmation from Eskom as per the Thuyspunt policy.



	• Expand commercial activity in the vicinity of the community hall to promote sustainability and improved urban form.

Nodes, Corridors and Access	• Location of proposed new school, commercial activity and access corridor to Umzamowethu to form new focal point.
Infill and Densification	• Areas identified to accommodate housing demand in Umzamowethu, with specific reference to the municipal area north of Umzamowethu and privately owned land between Umzamowethu and the Oyster Bay access road. • Future development of these areas to be subject to environmental assessment processes, with specific reference to existing drainage and low lying areas.
Community Facilities	• Libraries services are needed • Satellite fire station needed
Conservation	• Coastal conservation, coastal setback and CBA protection to be prioritised for all future development and redevelopment. • Planting of vegetation on the dunes in Oyster Bay
Human Settlement	• Human Settlement :Land Demand by 2030 – 4ha • Human Settlement :Land Demand by 2050 – 7ha • SDF 2019 Provision – 7ha
Water	• Totally dependent on ground water sources (Natural springs and boreholes) • Based on a desktop assessment there is capacity to accommodate 50 erven– inclusive of vacant erven. .(A Water Master Planning project will commence during 2020 and will confirm this figure)
Sewer	• Conservancy tanks service the area. • An additional tanker will be required to service additional erven. • The high water table is problematic
Stormwater	• The area surrounding Umzamawthu is low lying and is subject to inundation and flooding. • Dune movement obstructs the flow of the Slang River which leads to flooding.
Roads	• The gravel roads in Umzamawethu need to be upgraded/surfaced.
Solid Waste	• Drop-off sites in Oyster Bay • The waste is transferred to the Humansdorp solid waste site.
Electricity	• Notified demand is 0.7MVA, while actual demand is 0.8MVA. (No surplus is available) • There is a need to apply for increased capacity
Land Use Management	• Oyster Bay LSDF

8.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development

proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Business / Mixed Use (St Francis CBD)

- *Location :* At existing community hall site, east of access road and at Umzamowethu access intersection
- *Ownership :* Municipal
  - *Development Parameters :*
    - Mixed use, retail, tourist related facilities and high density residential

8.2 Current Human Settlement Projects

None

8.3 Ownership

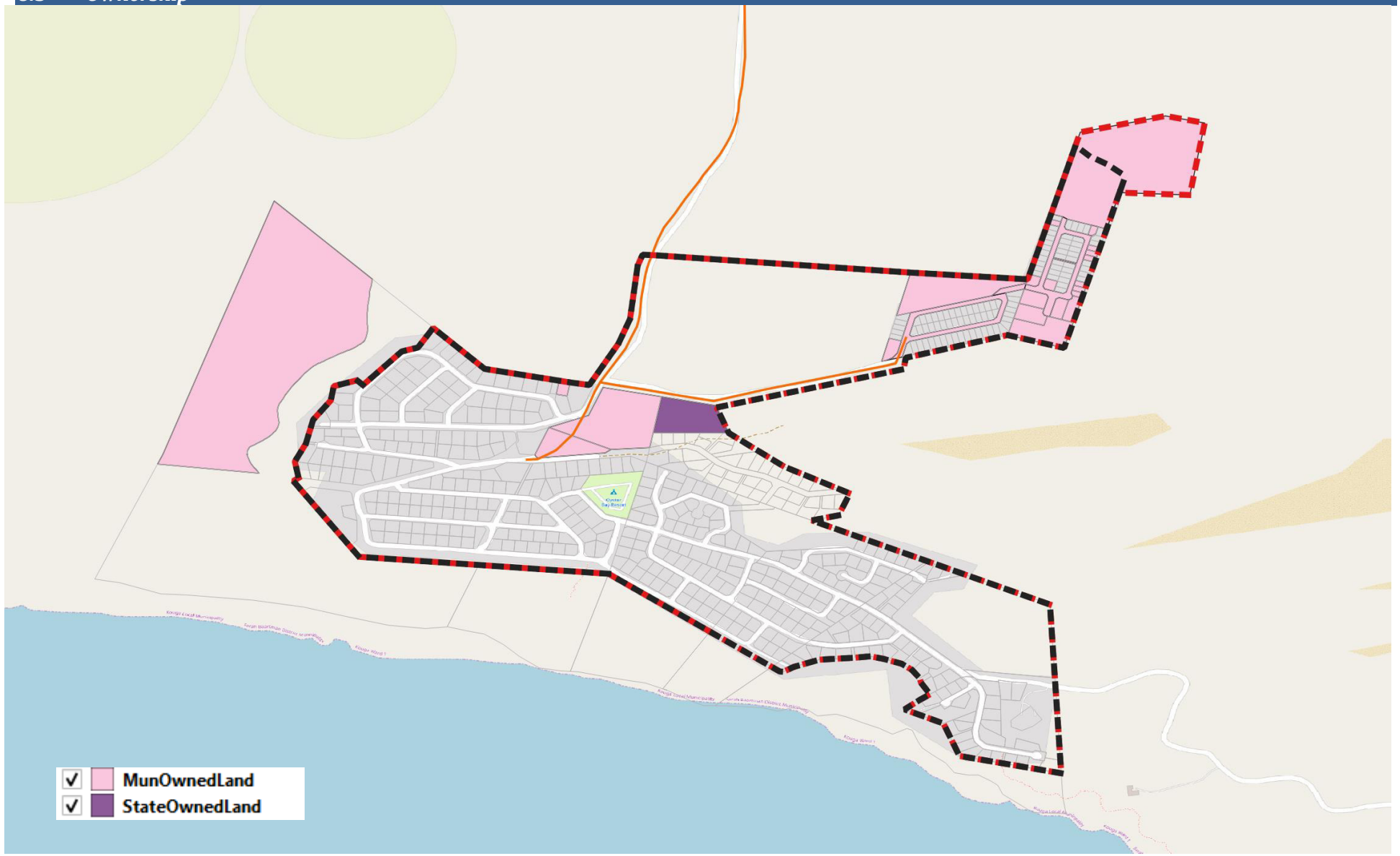


Figure 37: Ownership Oyster Bay

8.4 Oyster Bay Framework Plan

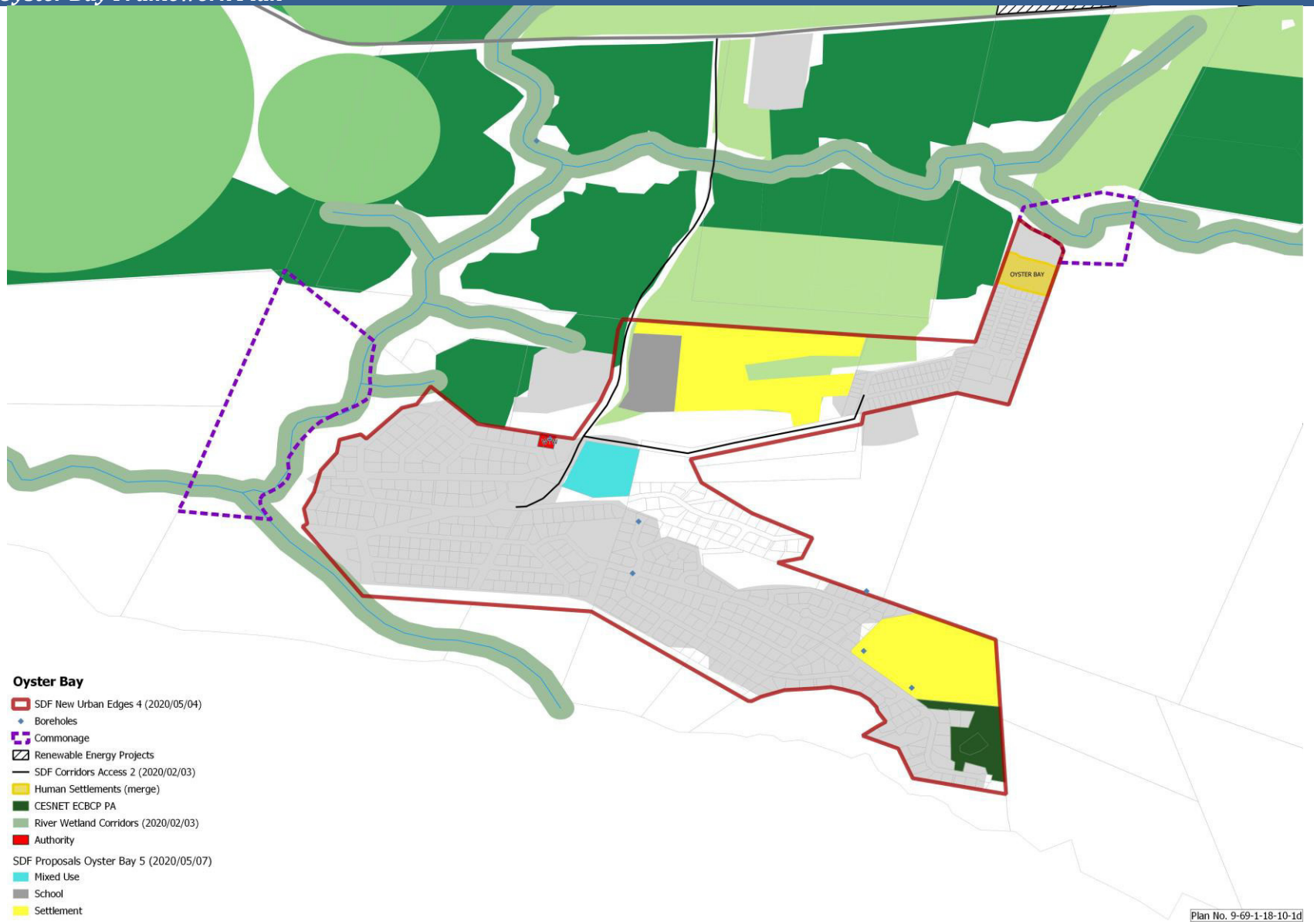


Figure 38: Oyster Bay Spatial Form

8.5 Oyster Bay Commonage

The municipal owned land which falls outside of the urban edge is reflected below. It is imperative that a commonage management plan is prepared to prevent the degradation of the land parcels and to identify potential usage.



Figure 39: Oyster Bay Commonage

8.6 Oyster Bay Actions

The spatial planning actions required to achieve the Framework are reflected below:

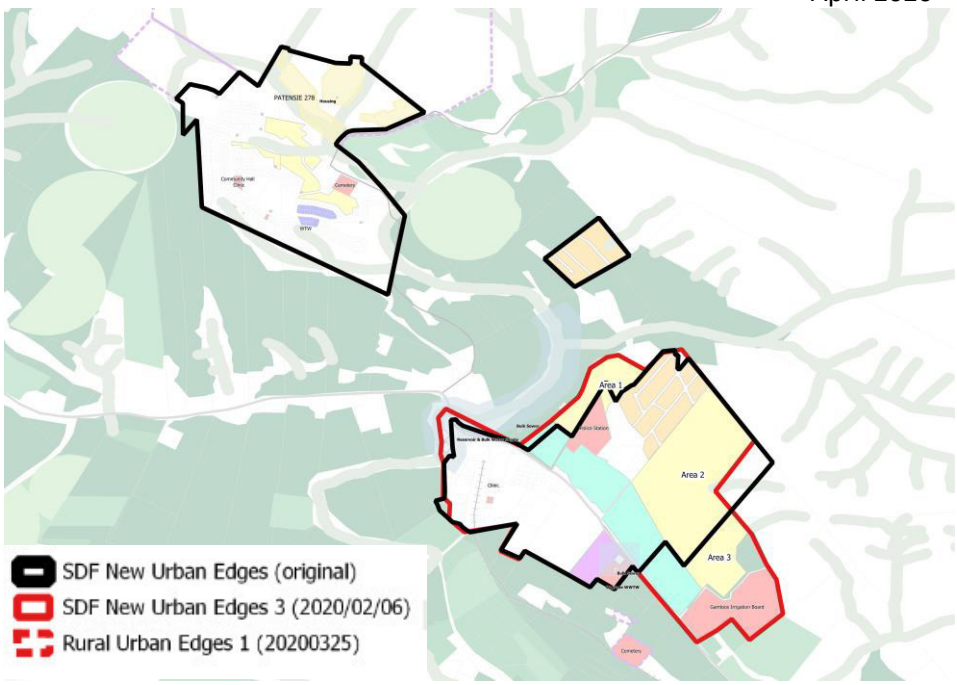
1	Prepare a Water Master Plan, which includes measure s to protect the ground water resource (Include Land use management guidelines.)
2	An additional Conservancy tanker will be required should the 50 additional erven be developed.
3	Prepare a Storm Water Master Plan for Oyster Bay, which addresses interalia the inundation around Umzamawethu as well as the dune movement which impedes the flow of the Slang River.
4	Upgrade gravel roads in Umzamawethu
5	Identify solid Waste drop-off Sites
6	Increase electrical capacity (Increase ESKOM's notified demand)
7	Prepare Oyster Bay LSDF

9.0 Patensie and Cyril Ramaphosa Village Framework

This section sets out the preliminary node framework plan for Patensie and Cyril Ramaphosa. It is the intention of the KLM to prepare local spatial development framework (LSDF) plans for all settlements this framework is intended to 'fill the gap' until the LSDF has been prepared and is therefore not a comprehensive assessment of the settlement.

Nodal Status : Secondary Node

Context	• The town has a sservices, industrial and warehouse function directly related to the surrounding agriculture industry . A well-established but fragmented business node provide services to the residents of the town and the surrounding valley. The residential component is fragmented with Cyril Ramaphosa Village to the north-west of the CBD and higher income low density residential developments north-west of Du Plessis Street and along Viljoen Street. The town is surrounded by high potential agricultural land (citrus and irrigation purposes)
Opportunities	• Strong warehouse and commercial function, supporting the surrounding Gamtoos Valley commercial farming activity. • Opportunity to expand existing job creation and employment opportunities. • Tourist potential and stronger function as a gateway to the Baviaans Kloof.
Constraints	• Future greenfields expansion is constained by the high intensity commercial agricultural activity. • Severely fragmented urban form with Ramaphosa Village isolated from the Patensie Central Business District and commercial activity. • Limited land available for development on the farm Stuurmanskop, for expansion of the Cyril Ramaphosa Village.
Urban Edge	• Acknowledge the physical separation of the Patensie town and Cyril Ramaphosa Village. • Expansion of Ramaphosa Village severely restricted through high potential agricultural land, steep gradients and drainage patterns. • Future expansion of Cyril Ramaphosa Village on the Farm Stuurmanskop needs to be based on detailed terrain analysis and identification of the developable areas. • Medium to long term accommodation of the growing population to be accommodated in Patensie town, possibly east of existing residential areas and north of the R331. • Promote expansion and strengthen the existing commercial and industrial activity to provide continuous support to the surrounding agricultural activity and industries.



Nodes, Corridors and Access	• Strengthen the Patensie business and industrial area, south and north of the R331. • Support smaller commercial nodes in Cyril Ramaphosa Village and possible future retail development on areas as identified.
Infill and Densification	• Promote alternative construction methods and high density residential development on Stuurmanskop to accommodate existing residential demand (densities up to 80 units per hectare). • Identify and upgrade existing informal areas within Cyril Ramaphosa, subject to terrain suitability and services availability. • Promote densification of existing large single residential stands in Patensie. • Medium to long term residential expansion and accommodation of housing demand, east and adjacent to existing residential areas in Patensie.
Human Settlement	• Human Settlement :Land Demand by 2030 – 36ha • Human Settlement :Land Demand by 2050 – 80ha • SDF 2019 Provision – 62ha • 20.23 hectares identified for Densification **Evelopment.**
Conservation	• Protect high potential agricultural land. • Conservation of critical biodiversity areas and drainage patterns.

Area_No_	Hectares
Area 1	**10.81**
Area 2	**36.75**
Area 3	**17.92**
Total	**62.48**

Water	• Water supplied through an allocation from the Gamtoos Irrigation Board. • This quota is untreated water received from the Kouga dam via the canal system • The Water Purification Plant has a treatment capacity of approximately 2.7MI/day • Treated water is stored in a 750 Kilolitre steel pressed reservoir located on site at the Water Purification Plant, from where water is pumped to two (2) high level zone concrete reservoirs with a combined capacity of 8Ml and a low level concrete reservoir with a capacity of 0.5MI • The quota has been reduced and water shedding has been implemented since 2018. • Two new boreholes need to be equipped. • The packsheds in Patensie currently utilise the 'domestic water quota. • No excess capacity is available to accommodate additional housing.
Sewer	• Effluent is discharged from Patensie to the Correctional Services WWTW. • The Municipality are in the process of taking over the treatment works. • No water borne sewer reticulation is available in Patensie. A portion of households make use of conservancy tanks. • Conservancy tanks are emptied by means of suction tankers and are transported by road to the WWTW at Hankey. • The packsheds discharge large volumes of effluent into the sewer system.
Stormwater	• Stormwater runoff from the main road needs to be managed.
Roads	• The Hankey-Patenise Road (R400) needs to be upgraded.
Solid Waste	• Solid waste is transferred to the Hankey Waste Site
Electricity	• ESKOM
Land Use Management	• Patensie and Cyril Ramaphosa LSDF – (Focused on the identification of additional land for human settlement through densification an through the use of an alternative built form.) • Precinct Planning for the corridor through town

9.1 Preliminary Land Use Management Proposals

Note that these proposals are carried over from the current SDF and are to be seen as preliminary guidelines for development, which are intended to be superseded by the policy plans, precinct plans and /or LSDF proposals which will follow this revision to the SDF.

In order to facilitate development prior to the preparation of the policy plans it is recommended that individual applicants can prepare localised precinct plans in order to frame individual development proposals and to motivate different development parameters to those set out in these guidelines. These localise precinct plans will necessarily be required

Mixed Use (Patensie)

- *Location :* North and south of R331
- *Ownership :* Municipal and private
- *Development Parameters :*
    - Expansion of existing business activity with retail, tourist related facilities and higher density residential, including service industries, service trades and warehousing

9.2 Current Human Settlement Projects

IMPLEMENTATION OF INTEGRATED HUMAN SETTLEMENT GRANT FUNDED PIPELINE PROJECTS					
PROPOSED INTERVENTIONS	**DELIVERABLES**	**TIMEFRAME**	**BUDGETED AMOUNT**	**DELIVERED TO-DATE**	**PROGRESS/STATUS**
PLANNED PROJECTS					
4. Patensie 278	Pipeline Project Plan		R 4 930 293.86	Planning of BNG housing, provision of basic services to 278 families	• Beneficiary list submitted for pre – screening • Public participation process will commence in June 2019 • Request for extension of ROD was submitted

9.3 Ownership

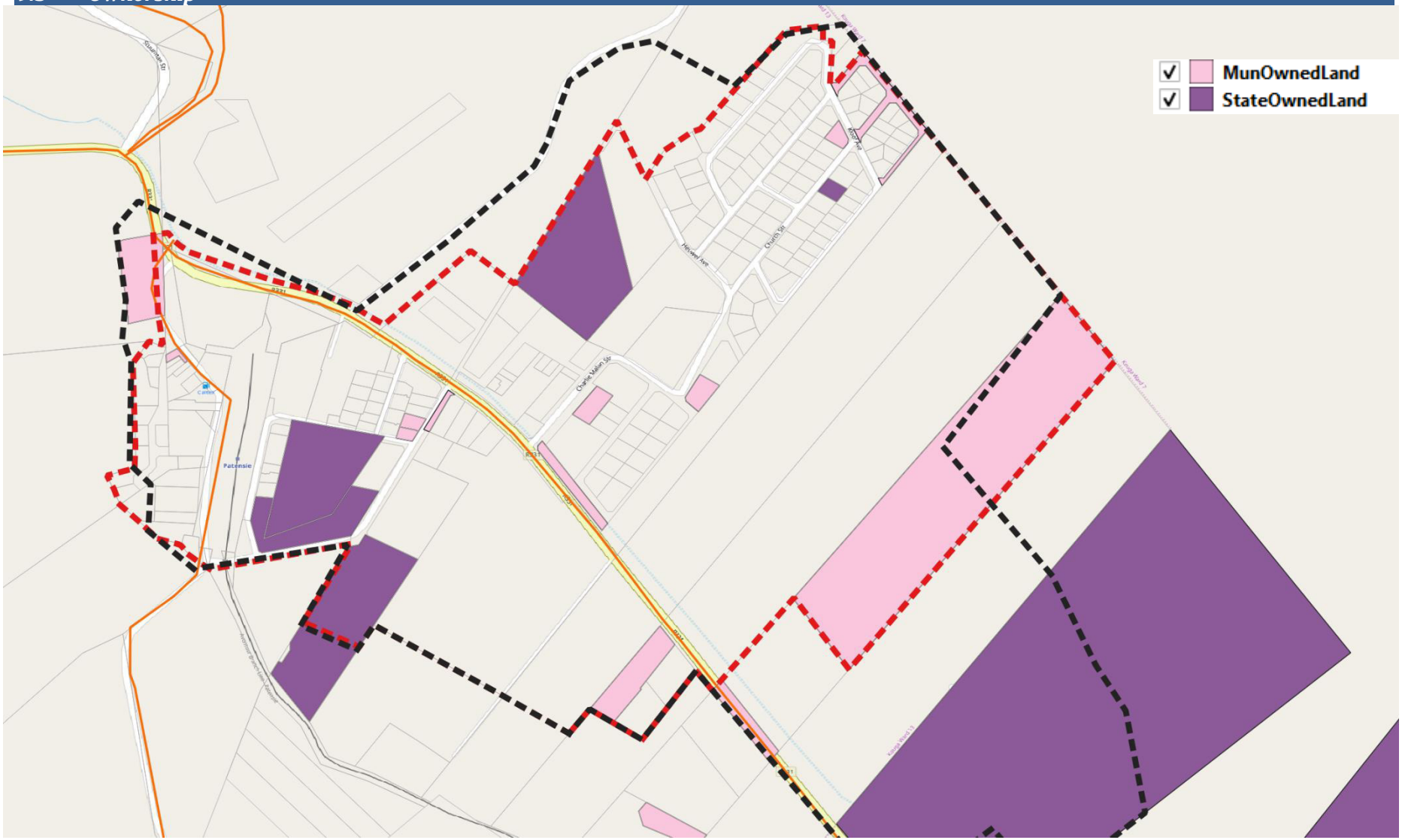


Figure 40: Ownership Patensie

9.4 Patensie Framework Plan



Figure 41: Patensie Spatial Form

9.5 Patensie Commonage

The municipal owned land which falls outside of the urban edge is reflected below. It is imperative that a commonage management plan is prepared to prevent the degradation of the land parcels and to identify potential usage..

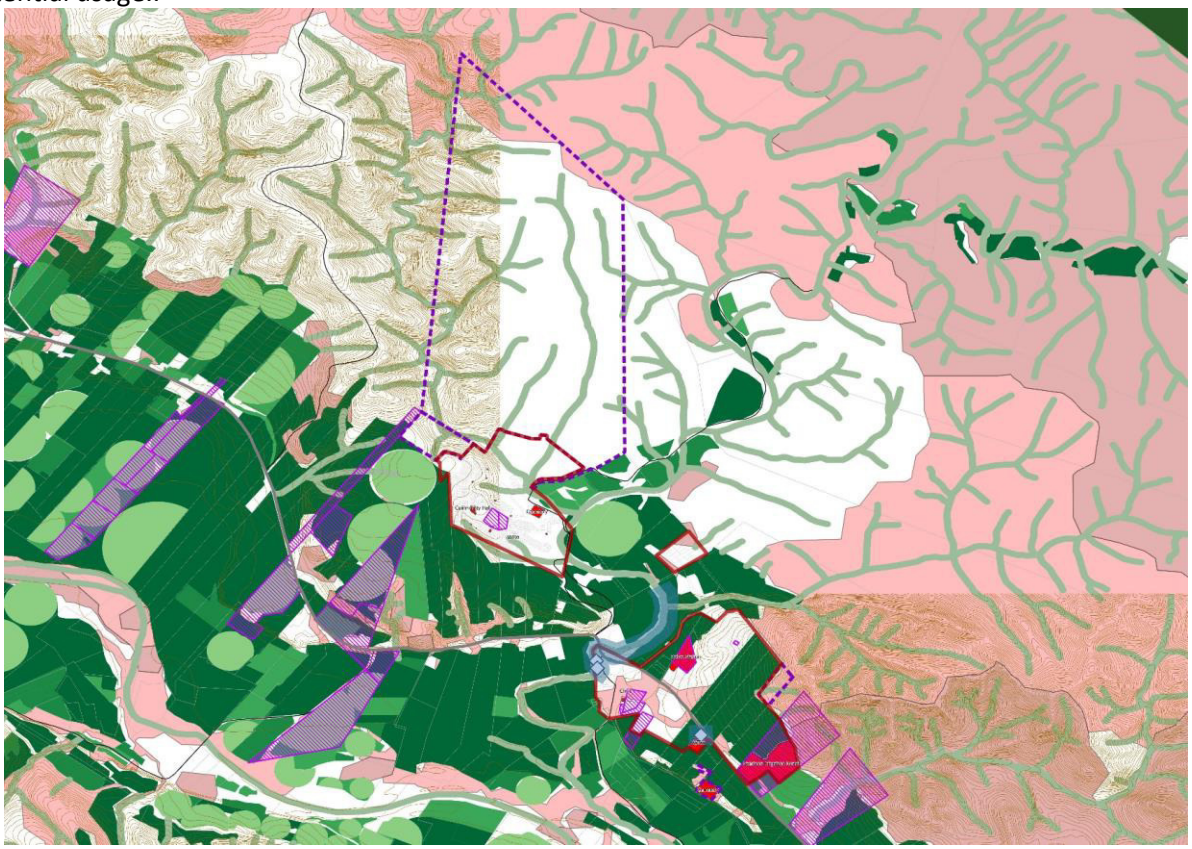


Figure 42: Patensie Commonage

9.6 Patensie and Cyril Ramaphosa Village Action

The spatial planning actions required to achieve the Framework are reflected below:

1	Prepare a densification policy as well as densification areas in Patensie.
2	Increase water capacity to accommodate additional development
3	Formalise the agreement with Correctional Services to take over the operation of the WWTW at the prison
4	Upgrade Patensie (Town) conaservancy tanks to waterborne if the area is to be targeted for densification and human settlement development
5	Identify an alternative arrangement for the discharge of packshed effluent in order to create capacity for human settlement.
6	Prepare a stormwater Management Plan – Particularly to address runoff from the Main Road
7	Upgrade the Hankey-Patenise Road (R400). This will servie to enable the two settlements to function as one with regard to community and social facilities.
8	Prepare the Patensie and Cyril Ramaphosa LSDF
9	Patensie Main Road Corridor Precinct

CHAPTER 6 : IMPLEMENTATION FRAMEWORK

This chapter sets out the Implementation Framework for the SDF and addresses:

- Land Use Management System and Package of Plans
- Land Use Directives (Urban, Rural, Biodiversity and Coastal Management)
- Preliminary Rural Development Edges
- A Capital Investment Framework - Sectoral requirements, including budgets and resources for implementation
- The institutional arrangements needed for implementation

1.0 Land Use Management System

The Land Use Management System is made up of two components:

1. A Spatial Development Frameworks as guiding principles and short and long term vision for development and development implementation; and
2. A Land Use Scheme as a regulatory mechanism to manage land use parameters and development on a site by site basis.

This system will comprise of:

- **The Spatial Development Framework**

The Spatial Development Framework is the first level of spatial planning in the package and is strategic and indicative in nature. This municipality wide plan guides and informs all land development and land management in Kouga.

- **Local Spacial Development Framework Plans**

These plans focus policy guidelines and implementation on a specific settlement and provide more detailed policy, guidelines and implementation detail (Projects and Programmes) .

- **Precinct Plans**

These plans focus policy guidelines and implementation on a specific area within a settlement and provides detailed implementation plans and projects.

- **Land Use Scheme**

The Land Use Schemes are the statutory mechanisms whereby the use of land may be developed, managed and regulated.

An intergrated land use scheme will be adopted aimed at effecting the SDF objectives.

2.1 Specialised Land Uses

During the normal process of development and growth, a number of specialised non-residential uses and activities need to be implemented. Specific reference is made to cemeteries, solid waste sites, sewer treatment works, construction of new roads, etc. These are specialised uses and individual detailed studies need to be conducted prior to the implementation of specific land uses. Given the nature of the Spatial Development Framework, these detailed studies were not conducted and should be done based on the demand and specific locational criteria for the implementation of these uses.

2.0 Urban Land Use Directives

2.1 Settlement Hierarchy and Nodal Development

BACKGROUND	POLICY STATEMENT
• Primary Nodes : Humansdorp Jeffreys Bay • Secondary Nodes : Hankey Patensie St Francis Bay/Cape St Francis • Rural Nodes : Oyster Bay Loerie Thornhill Andrieskraal • Other Nodes : Maaitjiesfontein Melon Longmore Forest Village Cambria	**Primary Node Provide a social and economic anchor role in the surrounding area** Primary nodes reflect larger urban areas with strong administrative, financial and residential functions and components. Infrastructure is relatively well-developed with supporting social facilities and amenities. Future growth and investment should be prioritised in the primary nodes based on the potential to support local economic development, housing, job creation and sustainable infrastructure delivery. **Secondary Node : Strategically located to play an anchor role as a social service point and serve a large number of persons in their hinterland** Secondary nodes have smaller administrative, financial and service functions though it supports strong residential components. Service delivery to the surrounding rural areas and agriculture industry play an important role. Investment and development of secondary nodes should be considered and aimed at provision of basic services and infrastructure to its residents. **Rural Nodes : Primarily serves the local population and niche economic activities e.g. tourism etc.** It is acknowledged that the rural nodes can fulfil an important function in rural upliftment and rural livelihood areas. Future expansion in the rural areas should be confined to these nodes, but should be carefully assessed and investigated prior to large scale expansion and investment. Sustainability of bulk services should be a key considering factor, prior to further expansion and growth. **Other Nodes (Villages) These settlements have small formal service economy activities and provide a very limited service to the local population**

2.2 Densification/Intensification

BACKGROUND	POLICY STATEMENT
Densification refers to development of more compact urban areas and is an attempt to direct development pressures towards opportunities for urban intensification within existing built up areas. This intensification occurs over time through infilling, dwelling conversions, redevelopment of degraded areas, land use changes, density increases and development of open land. Existing built up areas should therefore be used in the most efficient way to accommodate society's needs for further development, before consideration is given to the release of greenfield or new urban areas. This emphasis is consistent with the other aspects of sustainable development,	• The aim is to achieve a minimum average gross density of 25 du/ha in the settlements in the next 20 years. To achieve a gross density of 25 units per hectare it is necessary to develop at nett densities above 40 units per hectare and preferably higher. • New development areas should have areas where high density is developed at densities above 40 unist per hectare and should achieve a gross density of 25 units per hectare. • Densification will be encouraged in areas with good public transport accessibility, at concentrations of employment, commercial development and/or social amenities. • Small-scale incremental densification should be permitted across the city, where appropriate and feasible in terms of infrastructure availability. • The intensification of all types of land uses, not just residential land uses, should be encouraged, and a better mix of land uses should be supported

including the efficient use of resources and reducing the need to travel. .	• In higher-density areas, the provision of open space should focus on accessibility rather than provision per person • Types of Densification that are supported in Kouga Municipality: - Attached and detached second dwellings and conversion of non-residential buildings residential buildings. - Increasing of existing bulk rights to increase residential yield - Block consolidation of erven with redevelopment at higher densities - Subdivision and consolidation of land, and redevelopment at higher densities. - Higher-density infill on vacant and underutilised land. • In order to effectively implement sustainable residential densification, the municipality will prepare a densification policy/approach which will set out the desired outcome as well as the implications for services infrastructure. These densification areas will be included in the ILUS as overlays or in the LSDF's that will be prepared. • The incentives to encourage development can include higher rates charged for vacant residential property, a reduction in services contributions for second dwelling etc.

2.3 Urban Edge

BACKGROUND	POLICY STATEMENT
The implementation of an urban edge enables the protection of valuable resources as well as facilitating for efficient urban form.	• The Urban Edge delineates the extent of urban settlement. • Urban development should be contained within the urban edge and within the guidelines as per the SDF land use • proposals. • Amendment of the urban edge is discouraged and should only be considered under special circumstances. • Development outside the urban edge to be based on the rural land use management guidelines. -

2.4 Central Business Focus Area

BACKGROUND	POLICY STATEMENT
The designation of a CB Focus Area boundary enables the creation of tailored development proposals that meet the specific needs of the core of each settlement.	• These areas would be characterised by mixed uses, including higher density residential as well as the conversion of low intensity old housing stock to more intensive and efficient uses. • The Jeffreys Bay CBD specifically has the potential to take advantage of the tourism sector to create an attractive and high intensity beachfront, which still maintains a 'small-town' feel. • The specific development proposals and parameters will be set out in precinct plans and LSDF's for each area and settlement. • CBD Development should take account of the following: - The existing environment should rather be enhanced rather than eliminated. - Incorporate 'good' existing natural features into the proposals to ensure legibility and ensure that the current open space network is respected and integrated. - Existing structures should be repurposed where possible and appropriate - Ensure walkability and access to public transport (Create high quality commuter facilities and infrastructure. - Public transport promoted as key mode of mobility and commuters should be designed for. - Incorporate mixed use development principles.

	- Higher residential need to be promoted (Refer to Residential Densification guidelines) and a broad spectrum of income groups and ownership patterns need to be included. - Support both the formal and the informal sector, and enhancing existing areas of activity,

2.5 Industrial

BACKGROUND	POLICY STATEMENT
Industrial refers to existing and proposed industrial areas. Industrial development. Agri-processing is included in this category. Modern trends toward smaller and cleaner premises need to be taken into account when formulating the land use management parameters..	• Industrial: to allocate land for future industrial and service delivery functions. • Permit industry manufacturing, including warehousing, service trades, vehicle display areas, service stations and support facilities as defined in the ILUS. • Excluding noxious trades or any specific activity that would have a negative impact on the surrounding urban fabric. • Vehicular movement, loading and offloading and parking to be based on the ILUS regulations -

2.6 Settlements

BACKGROUND	POLICY STATEMENT
The provision of adequate housing facilities for the population of the study area is one of the key principles and priorities embedded in the constitution. The development of residential areas and creation of liveable environments is of critical importance for social sustainability and upliftment of the people residing within the study area. Settlement areas are seen to include the full spectrum of supporting and associated uses e.g.guest houses, crèches, home occupation, house shop and community facilities as well as open space and neighbourhood businesses and services.	• Maintain and improve residential character by building liveable and socially accepted residential areas. • Addressing the current housing backlog mainly in the public housing category, should be prioritised. • A balanced and co-ordinated approach should be followed across the study area to address the housing need and the public housing category linked to the housing subsidy programme. • Residential areas and future expansion should be proactively identified, planned and surveyed. • Residential/housing development should take place within the urban edge. • All housing development should be subject to town planning approval procedure and building plan approval (Redbook Guidelines For Human Settlement Planning And Design) • Strive to minimise or eradicate informal and/or shacks • Continually monitoring and updating housing waiting list. • While the majority of housing backlog is in the low-income category, middle and high income housing areas should also be made available as part of an integrated strategy to attract people with high skill levels, increase the rates base, promote local economic development and to ensure a variety of housing types. • Detailed feasibility studies, planning and infrastructure availability assessments to be done prior to implementation. • Planning and detailed design should include various housing typologies and can include mixed use areas and social support facilities normally associated with developments of this nature. • New development areas should have areas where high density is developed at densities above 40 unist per hectare and should achieve a gross density of 25 units per hectare. • Higher densities are to be encouraged to ensure services and social facilities sustainability. • Road linkages and infrastructure to support future expansion and integration with existing neighbourhoods. • Social facilities to be provided in accordance with the CSIR social facility guidelines

2.7 Settlements Upgrading

BACKGROUND	POLICY STATEMENT
The provision of adequate housing facilities for the population of the study area is one of the key principles and priorities embedded in the constitution. The development of residential areas and creation of liveable environments is of critical importance for social sustainability and upliftment of the people residing within the study area.	• The focus is to upgrade and formalise existing informal areas. • Strive to eradicate informal housing and/or shacks • Residential densities and non-residential land uses to be guided by detailed planning and accommodation of existing structures on-site. • Detailed planning to include feasibility, no-go areas and development options. • Residential densities up to 50 units per ha and above are encouraged. • Settlement upgrading should only be undertaken where the site is suitable for the intended settlement development and the residents can be effectively integrated into the existing urban fabric.
Settlement Projects	• Approved housing projects indicate sites where housing projects are in the planning phase or implementation phase. • Proposed future housing projects indicate sites that have been identified as potential sites for housing development.

2.8 Mixed Use

BACKGROUND	POLICY STATEMENT
To create a specific urban environment of mixed use through the redevelopment, infill and expansion or conversion of existing buildings or vacant land. Mixed use is focussed on combining compatible land uses in a manner which will enable higher intensity and diverse development.	• The intention of the Mixed Use categorisation is to increase development intensity within the demarcated mixed use area. Permit multiple uses to support commercial, high density residential, office, entertainment and support facilities without negatively impacting on the surrounding development. • Departures from the ILUS development parameters can be considered in specific cases to improve development, density and footprint. • Manufacturing and light industrial activities not permitted. • Residential densities in excess of 50 units per ha to be promoted. • Site development plans for all developments to be submitted for consideration prior to submission of a land use or building plan application. •

2.9 Settlements : Business

BACKGROUND	POLICY STATEMENT
Business districts, secondary business nodes and informal business activity are one of the most important formative agents within the urban structure given the past segregated planning policies. The placing, development and expansion of future business areas can play a major role in assisting the restructuring of the urban form. This component refers to the current and proposed sites for Business / Commercial use and include any land uses where enterprise for commercial and/or professional services and/or retail uses are to take place.	• Business/commercial related land use should be confined to the core urban areas (central business district) and secondary/lower order nodes. • The infiltration of business/commercial uses into a residential area or the periphery of the CBD should not be permitted (this excludes small house shops). • In order to attract investment, the provision of land for business purposes with the associated infrastructure should be provided on a pro-active basis. • The development of SMME should be encouraged in selected locations in or near business nodes and the CBD. • House enterprises and house shops should be permitted in residential areas. • The central business district should be demarcated • Close linkages between business development and the local economic development plan and strategies should be implemented and co-ordinated on a sub-regional and district level. •

2.10 Human Settlements : Community Facilities

BACKGROUND	POLICY STATEMENT
Community facilities provide an essential collective support system for the urban population. With proper planning the provision of community facilities can create liveable urban environments and contribute towards social upliftment of the relevant communities.	• The range and number of basic social services and community facilities that meet the needs of the poorer communities should be provided. • As a general principle, community should have equitable access to primary health care, education and social services. • Encourage multiple use of community facilities, i.e. adult education, health care, indoor sports, community centre, etc. • Existing community facilities should be developed and strengthened to avoid duplication and should function as integrating factors for the relevant communities and urban areas. • The **CSIR Guidelines for the Provision of Social Facilities** for South African Settlements should be utilised as a guideline to determine what level of service provision is applicable and sustainable. • Redevelopment of currently vacant or under-utilised social facility is to be carefully considered against the potential future population growth and resulting future need for such or similar facilities.

3.0 Rural Land Use Directives

3.1 Agriculture

BACKGROUND	POLICY STATEMENT
The alignment of the urban edges for the various settlement areas were determined in close co-operation with the National Department of Agriculture. The Department of Agriculture acknowledge the demand for future growth, but at the same time needs to implement its mandate to protect scarce agricultural resources and high potential agricultural land. The urban edge alignment is therefore based on support by the Department of Agriculture and their input. Future development and subdivision of agricultural land is subject to the relevant legislation (Currenltly the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)). The priority is to ensure land term food security and to provide for land and agrarian reform.	• Land with agricultural potential **must** be conserved for agriculture purposes. • Farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.) should be clustered within the farmstead precinct. • New buildings should be erected on previously disturbed footprints within or adjacent to the farm werf and not on cultivated land and should not detract from the functionality and integrity of farming practices and landscapes and be of an appropriate scale and form. • Camp sites of multiple free standing or linked structures of a temporary nature may include caravans and tents, but excludes mobile homes (plettenberg homes or ship containers) and are conventionally seen as being part of resort developments, but can also be permitted on agricultural land, dependant on scale. • Camping establishments should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character. • Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6.5m). Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other. • Large scale resorts and tourist and recreation facilities that detract from the functionality and integrity of productive farming landscapes should not be allowed.

3.2 Rural : Non-Agricultural Land Use

BACKGROUND	POLICY STATEMENT

These land uses are normally associated with demands in the rural area for non-agricultural or service related industries. The shift towards tourism and eco-related activities further necessitates clear policy guidelines with respect to non-agricultural uses in the rural area.
 	
These uses often provide an alternative income for the farm. Care must however be taken not to negatively impact on the long term sustainability of the agricultural resource.
	• In general development in the rural area should not have a signifcant negative impact on:
	  • biodiversity.
	  • agricultural land (Current or future farming activity).
	  • mineral resources use.
	• No rural development should require extension to the municipal reticulation network or have negative cost implications for the municipality.
	• **In principle these non-agricultural uses need to be entirely self suffient form a servicing perspective. This requires that the development be responsive for the provision of electricity, stormwater, water, waste water and solid waste management. The municipality ishould not be encumbered with the collection of solid waste or waste water at all and the development should be required to deliver the waste to the nearest certified disposal site.**
	• Only non-agricultural land uses that compliments the rural and agricultural communities should be permitted.
	• Non-agricultural land uses should be directly aimed at service provision of the immediate surrounding agricultural area.
	• The general restrictions, policy and guidelines with respect to subdivision of agricultural land would apply. This includes involvement of the Department of Agriculture and other line departments.
	• Site development plans for all rural non-agricultural land uses should be prepared and approved by Council.

3.3 Rural Development : Rural Business

BACKGROUND	POLICY STATEMENT
Appropriate rural businesses associated with the opportunities and demands of the rural space cneed to be provided in a manner that does not detract or inhibit the agricultural activities.	• Rural location bound businesses (land uses ancillary to agriculture) include farm stalls and farm shops, restaurants and venue facilities (e.g. conferences and weddings) businesses should preferably be located on the farm to consolidate the farmstead precinct, and complement the farm's operations. • A farm shop should be limited to selling of daily requisites to agri-workers and employees of the farm and farm stalls to selling products produced and processed on the farm to tourists and travellers. Each should be limited to a maximum floor space of 100m² including storage facilities. • Restaurant and venue facilities to be limited to a maximum floor space of 500m² and to be of a scale compatible with the farmstead precinct and/or surrounding rural context

3.4 Rural Development : Industry and Mining

BACKGROUND	POLICY STATEMENT
Appropriate rural/agricultural industry associated with the opportunities and demands of the rural space economy need to be provided in a manner that does not detract or inhibit the agricultural activities nor negate the drive toward sustainable settlements.	• All non-place-bound industry (land uses not ancillary to agriculture e.g. transport contractors, dairy depots, fabricating pallets, bottling and canning plants, abattoirs and builder's yards) should be located within urban areas. • Extractive industry (i.e. quarrying and mining) and secondary benefciation (e.g. cement block production, concrete batch plants, pre-mix asphalt plants) have to take place at the mineral or material source. If the mine will result in an impact on biodiversity a biodiversity offset must be implemented. • All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area. • Industry in rural areas should not adversely affect the agricultural potential of the property. • Agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms. • • All industries should exclude any permanent on-site accommodation for workers or labourers. • • The subdivision of agricultural land to accommodate industrial activities should be discouraged and only used as a last resort so as not to • fragment the agricultural landscape.

3.5 Rural Development: Tourism and Resort Development

BACKGROUND	POLICY STATEMENT
The importance of tourism in the study area and in the district as a whole should not be underestimated. This industry has shown tremendous growth and are major contributed to the areas local economy and job creation. The sustainability of tourism and related resort developments are based on sound, land use management guidelines with respect to placing of these units within the urban and agricultural environment. As a result of the location of tourism related use often close to natural areas, along scenic routes and intensive agricultural productive areas their development may lead to negative impact on the character of the rural and agricultural areas or the release of productive agricultural land. Given the economic benefits from tourism related development, their development and use should be managed to the advantage of retaining natural environments and without destroying agricultural resources.	**Additional dwelling units** • Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6,5m). • Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other. **Camping** • Camp sites of multiple free standing or linked structures of a temporary nature may include caravans and tents, but excludes mobile homes (plettenberg homes or ship containers) and are conventionally seen as being part of resort developments, but can also be permitted on agricultural land, depe ndent on scale. • Camping establishments should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character. **Resource Based** • A resort development should be closely associated with a resource which clearly advantaged and distinguished the site, in terms of its amenity value, from surrounding properties. • Resorts may not be located within productive agricultural landscapes, but must be situated adjacent to a rural feature or resource (e.g. dam, river) that offers a variety of leisure and recreation opportunities (e.g. hiking, mountain biking, water based activities), and is well connected to regional routes. **Rezoning and Subdivision** • Rezoning to resort zone should not be entertained for properties of which the size is less than 50 ha. Only in exceptional circumstances should more than 50 units be allowed. • Subdividing and alienating individual units in rural resort developments is not be allowed. The resort development itself may not be subdivided and alienated from the original farm (whether individual erf, sectional title, share block or other). **Scale and Development type** • Rural resorts should be compact and clustered in nodes and a range of accommodation types is encouraged. • The building height of any new resort unit should be restricted to that of a single storey (6,5m). • The maximum floor area of a resort unit should be limited to 120m², including garaging. • Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC. • Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors. • Whilst it is preferable that they be located within the farmstead, dispersed rental units should be on existing farm roads, in visually unobtrusive locations, and be selfsuffcient in terms of servicing. **Bed in breakfast, guest farms and guest houses** • Tourist accommodation - Bed in breakfast, guest farms and guest houses should be of a scale and built form that is consistence with the character of the rural environment and should not exceed ten rooms. Facilities exceeding this requirement should be regarded as a resort, which will require rezoning.

3.6 Rural Development: Renewable Energy Projects

BACKGROUND	POLICY STATEMENT
The recently published Medium Term Strategic Framework for 2009-2014 issued by the Presidency, as National Government's overall statement of direction which identifies Sustainable Resource Management and Use as a strategic priority. It suggests that the main objective of government in this area "*is to encourage sustainable resource management and use by focusing on various interventions including the diversification of the energy mix in pursuance of renewable energy alternatives*". It notes that efforts to meet the energy efficiency target of 12% by 2015 and renewable energy target of 10 000 GWh by 2013, will be enhanced by creating an enabling environment for renewable energy, through implementing the renewable energy feed-in tariff and building the local renewable energy manufacturing capacity. Renewable energy harnesses naturally occurring non-depletable sources of energy, such as solar, wind, biomass, hydro, tidal, wave, ocean current and geothermal, to produce electricity, gaseous and liquid fuels, heat or a combination of these energy types.	Applications for renewable energy or wind generating facilities should be submitted to the Local Authority in terms of the Land Use Planning Ordinance. The previous paragraphs outline the various options and procedures available to applicants and the Local Authority. It is noted that these procedures are relatively limited, given the nature of the specific land development activities (renewable energy) and the fact that the Land Use Planning Ordinance and Regulations were drafted 25 years ago. Applications for renewable energy and wind farm facilities should be based on the following principles : • Applications should be submitted, advertised and evaluated in terms of the Land Use Planning Ordinance and the relevant regulations. • Wind generating facilities and associated infrastructure are regarded as permanent land uses and obtaining the necessary land development rights from the Local Authority is therefore required. • Applications should include information requirements as per this policy, with reference to baseline information, project parameters and technical data, Site Development Plan, written report and supporting documentation. • The Local Authority should advertise the application as prescribed in the Land Use Planning Ordinance and refer the application to any interested and affected party that the Local Authority regard affected by the development. • The responsibility remains with the applicant to disclose all relevant information and the application should be assessed based on information disclosure. • A final decision in terms of LUPO should only be taken by the Local Authority once a positive Record of Decision has been issued by the Department of Environmental Affairs. • As a minimum requirement, applications should be referred to the District Roads Engineer, Department of Agriculture, Forestry and Fisheries (National), Department of Local Government & Traditional Affairs (Provincial), SANPARKS (if applicable) and Aviation Authorities (if applicable) for comment. • Approval and conditions of approval should include all conditions stipulated in the Record of Decision issued by the Department of Environmental Affairs and Municipal approval in terms of LUPO should be aligned with the Record of Decision, with specific reference to development scale, conditions of approval and mitigating factors. • The administrative process required by LUPO (advertising, internal circulation, pre and post application consultation) can proceed and should run concurrently with EIA, DAFF and other departmental and I & AP processes. This will ensure efficient decision making and reduce timeframes.
BACKGROUND	**POLICY STATEMENT**
	Applications for wind farm facilities should be submitted for the following application types as per the Land Use Planning Ordinance : ❖ Rezoning of entire Farm Unit or Units from Agriculture to Special Purposes (Agriculture and Wind Generating Facilities) - This option will generally be applicable to cases where the entire farm unit or units are leased (long term) by the developer. - All uses, location and alignment to be clearly indicated on the Site development Plan - Turbine footprint and supporting infrastructure to be demarcated and illustrated with a diagram indicating all dimensions (vertical and horizontal), infrastructure and facilities. ❖ Rezoning of portion or portions of a Farm Unit or Units from Agriculture to Special Purposes (Wind Generating Facility) - This option will generally be applicable to cases where only turbine footprint areas are leased (long term) by the developer.

	- All Uses, location and alignment to be clearly indicated on the Site Development Plan - Turbine footprint and supporting infrastructure to be demarcated and illustrated with a diagram indicating all dimensions (vertical and horizontal), infrastructure and facilities. Wind farm applications are based on a Site Development Plan and Diagrams indicating development detail and parameters. The Site Development Plan forms the basis of evaluation and alignment with departmental approvals and the Record of Decision. It is noted that, given the complexity of wind farm designs, that the Site Development Plan will change based on micro siting of individual turbines and final road alignment. These are generally ROD conditions of approval. It is therefore acknowledged and recommended that the Municipality should make provision for an amended Site Development Plan as part of their final approval. Approvals should be subject to final micro siting and a final Site Development Plan.

3.7 Rural Development : Subdivision of Agricultural Land

BACKGROUND	POLICY STATEMENT
The subdivision of sustainable agricultural units in to non-sustainable units reduces the agricultural production potential of farming units. Further implication of the loss of rural character, the creation of new rural nodes and problems relating to service provision. In order to maintain agricultural sustainability and feasibility, subdivision of sustainable agricultural units should be subject to certain policy requirements.	• Subdivision on all agricultural land should be subject to the stipulations and requirements of the Subdivision of Agricultural Land Act, 1970, (Act 70 of 1970). • Agricultural land may only be considered for subdivision on the basis of proof that the sustainability of subdivided units into economic sustainable productive units. • Applications for subdivision of agricultural land should generally be accompanied and supported by a report addressing issues of sustainability and soil quality.

3.8 Rural Development : Small Scale Farming

BACKGROUND	POLICY STATEMENT
The economic advantages and prospects of establishing small scale farming projects should be emphasised. Development of small scale farming projects to make a significant contribution to local economic development for rural communities together with creating opportunities for prospective farmers. Small scale farming activities can generally be defined as planned farming activities on a relatively small scale and can include traditional small holdings and larger communal farming operations without the residential component. These activities would be normally be associated with emerging farmers and new farmer development.	• Small-scale farming (Inc. emerging farmers) can be established in close proximity to settlements and along logistics routes. • A minimum holding size of 8000m² is **recommended** and should include an independent water source and preferably be linked to a (DRDLR) land reform project. • Small scale farming should only be established on land which will support the sustainable utilisation of the agricultural resources. • Small scale farming should be developed to enable the previously disadvantaged or emerging farmer access to land for agricultural purposes and contribute to the strengthening of the agricultural sector, including job creation and employment. • The establishment of small scale farming on municipal "commonages" should be carefully weighed up against land availability for more dens and higher impact development such as residential and community facilities. • Small scale farming with a residential component should not be established where such a settlement will create a new town or rural node. • Small scale farming projects should support the sustainable utilisation of agricultural resources. .

3.9 Rural Development : Smallholdings

BACKGROUND	POLICY STATEMENT
New smallholding developments should not be permitted in the rural landscape, but should be located on suitable land inside the urban edge.	

3.10 Rural Development : Settlement

BACKGROUND	POLICY STATEMENT
In general the provision of housing and associated services to rural communities should take place in existing settlements.	• No new settlement should be permitted except agri-villages focussed on the accommodation of Farm Workers or the formalisation of state housing eg forestry or conservation settlements. • The establishment of new agri-village settlements should only occur when there are compelling reasons not to use existing settlements. • Off-the-farm settlement of agri-workers should only be considered when this is the preferred option of target benefciaries, and existing settlements are too far away to commute to.

3.11 Rural Development : 'Rural Residential'

BACKGROUND	POLICY STATEMENT
In general the provision of housing and associated services to rural communities should take place in existing settlements however there is a need to provide residential opportunities within the rural setting (Outside of the Urban or Rural Edge) without negatively impacting on the natural and agricultural resources of the municipality.	• **Low density rural housing and eco-estates** • low density residential and eco-estate development. • Low density is defined here as covering 0.2% (please see text box below for clarification) or less of a property. • It makes provision for rural housing development such as low-density, lifestyle estates, multi-ownership of reserves, eco-estates (but excluding golf estates). ***ECBCP 2019 – EXPLANATORY NOTE****: It is important to clarify how the 0.2% was derived. Several zoning schemes throughout South Africa enforce a land use policy on agricultural land which restricts the development of dwelling units on agricultural land. The number of units permitted is 1 per 10 ha. This has been used as the basis for what can be considered rural development.For the purposes of the ECBCP2019 land use guidelines this policy (1 dwelling unit per 10 ha) was adapted and converted to an area based unit. This was done by determining a reasonable area of influence of a single rural dwelling unit (200m2 including household gardens). This area was then multiplied by the number of unit permitted in terms of the policy to be developed on 100ha in a rural area (=10 in 100 ha) in order to determine the development footprint on 100ha. The ECBCP2019 therefore defines rural housing and eco-estates as development footprints that cover 200m2 per 10ha or 0.2ha per 100ha or 2ha per 1000ha,* ***irrespective of the number of units****.* • **Traditional/Communal and Low-medium density rural development** • This land use type may range in density from low to medium density and describes rural housing • development. Low-medium density is defined here as a development footprint (including gardens and • agricultural fields and parking areas) covering between 0.2-10% of a designated area/property. It includes • infrastructure associated with rural landscapes, including the villages, recreational and service facilities • and agricultural fields/gardens. This land use type may result in impacts not in keeping with the land use • management objectives of CBAs, but may be in keeping with ESAs on a case-by-case basis and under • specific authorisation conditions. • The following conditions should be observed for all rural development applications: • Intensive recreational developments (e.g. golf and polo estates) which result in significant habitat • loss and which represent urban development outside the urban edge, are not compatible with • CBA management objectives.

	• Any infrastructural developments in CBAs should be avoided with respect to Traditional Communal • Areas (Existing) and Rural Communal Settlements (New). • Rural residential development (houses and infrastructure) within CBAs and ESAs MUST be • clustered into distinct residential precincts.50 • Residential developments within ESAs must consider the functionality of the ESA, which may be • related to connectivity and their role as biodiversity corridors. In these cases residential houses • and infrastructure should not disrupt or fragment the corridor, or establish impermeable fences • or boundaries to disrupt movement of faun

3.12 Rural Development : Settlement

BACKGROUND	POLICY STATEMENT
In general the provision of housing and associated services to rural communities should take place in existing settlements.	• No new settlement should be permitted except agri-villages focussed on the accommodation of Farm Workers or the formalisation of state housing eg forestry or conservation settlements. • The establishment of new agri-village settlements should only occur when there are compelling reasons not to use existing settlements. • Off-the-farm settlement of agri-workers should only be considered when this is the preferred option of target benefciaries, and existing settlements are too far away to commute to.

3.13 Rural Development : Agri-Worker Housing

BACKGROUND	POLICY STATEMENT
Agri-worker dwellings part of normal farm operations .	• Units should be non-alienable, whether individual erf, sectional title, share block or other. • Building height of agri-worker dwelling unit to be restricted to that of a single storey (6,5m) with a maximum floor area of 175 m². • The placement of the dwelling units should not undermine the sustainable utilisation of agricultural resources and should be clustered in close proximity to rural movement routes, existing services and housing stock where-ever possible. • The number of units must reasonably be connected to the bona-fde primary farming and agricultural activities on the land unit.

3.14 Rural Development : Community Facilities

BACKGROUND	POLICY STATEMENT
In general the provision of community facilities and associated services to rural communities should take place in existing settlements.	• Location within the rural landscape may be required in exceptional circumstances when travel distances are too far or rural population concentrations justifes the location of community facilities in rural areas. • New community facilities should preferably be located on regional accessible roads, in settlements and not in isolated locations • “on-farm” facilities should use existing farm structures or existing footprints in disturbed areas and areas of low agricultural potential. • The nodal clustering of community facilities in service points should be promoted, with these points also accommodating mobile services .

4.0 Conservation and Biodiversity

A Strategic Environmental Assessment, Environmental Management Plan and Coastal Setback Lines have not been prepared for the Kouga Municipality and in the absence of these sector plans, the Eastern Cape Biodiversity Conservation Plan (2019) – Currently in draft form is to be used as a key conservation and biodiversity management tool. The 'Guidelines for Land Use Planning and Decision making (Part D in the Draft Document) need to be taken into account when considering land use change applications within the rural area.

4.1 ECBCP Directives

BACKGROUND	POLICY STATEMENT
Protected Areas: Protected Areas are managed through Protected Area Management Plans	• Protected Areas are managed through Protected Area Management Plans
Critical Biodiversity Area 1 (CBA1): Maintain in natural or near-natural state that secures the retention of biodiversity pattern and ecological processes.	• Ecosystem and species must remain intact and undisturbed. • Since these areas demonstrate high irreplaceability, if disturbed, biodiversity targets will not be met. • Important: these biodiversity features are at, or beyond, their limits of acceptable change. • If land use activities are unavoidable in these areas, and depending on expert opinion of the condition of the site, a Biodiversity Offset must be designed and implemented.
Critical Biodiversity Area 2 (CBA2): Maintain in natural or near-natural state that secures the retention of biodiversity pattern and ecological processes.	• Ecosystem and species must remain intact and undisturbed. • There is some flexibility in the landscape to achieve biodiversity targets in these areas. It must be noted that the loss of a CBA2 area will require re-assessment and may elevate other CBA 2 areas to a CBA 1 category. • These biodiversity features are at risk of reaching their limits of acceptable change. • If land use activities are unavoidable in these areas, and depending on the condition of the site, set-aside areas must be designed in the layout and implemented. If site specific data confirms that biodiversity is significant, unique highly threatened or that a Critically Endangered or Endangered species is present, Biodiversity Offsets must be implemented
Ecological Support Area 1 (ESA1): Maintain ecological function within the localised and broader landscape. A functional state in this context means that the area must be maintained in a semi-natural state such that ecological function and ecosystem services are maintained.	• These areas are not required to meet biodiversity targets, but they still perform essential roles in terms of connectivity, ecosystem service delivery and climate change resilience. • These systems may varying in condition and maintaining function is the main objective, therefore Ecosystems still in natural/near natural state should be maintained and Ecosystems that are moderately disturbed/degraded should be restored.
Ecological Support Area 2 (ESA2): Maintain current land use with no intensification.	• These areas have already been subjected to severe and/or irreversible modification and are not required to meet biodiversity targets, but they may still perform some function with respect to connectivity, ecosystem service delivery and climate change resilience. • As the objective is to maintain remaining function, areas should not undergo any further deterioration in ecological function and opportunities to change land use practices to improve ecological function (i.e. cultivation agriculture to livestock grazing agriculture) are desirable in ESA2 areas.

4.2 Coastal Management Programme Guidelines

COMPONENT	DIRECTIVE/GUIDELINE
(70) A11. The protection and management of CBAs and ESAs	• The protection/management of CBAs and ESAs as identified in the GR Biodiversity Sector Plan and CBA Map; and the development of coastal management lines and regulations to give these effects will allow the Kouga LM to respond to and adapt to the impacts of climate change. • Make sure that ecological infrastructure is protected and managed in development planning.
(72) B2. Incorporate biodiversity priority areas	• Incorporate biodiversity priority areas (e.g. CBAs and ESAs in CBA maps and systematic biodiversity plans/Bioregional Plans, the estuarine functional zone, river floodplains, wetlands, forests, and unique habitats) and areas with archaeological/cultural/heritage value into the municipal SDF and other planning documents to guide planning, and prevent destruction of these areas. • For archaeological/cultural/heritage sites, a high sensitivity area of 200 m from the high-water mark of the sea is recommended in the Kouga LM, especially in the area between Cape St Francis and the Tsitsikamma Estuary, and between the Kabeljous and Van Stadens Estuaries. Inappropriate development in these sensitive areas must not take place, and archaeological/heritage specialist studies must be done before land use change takes place.
(73) B3. Development Planning	• In development planning, make sure that ecological processes and drivers (e.g. riparian areas, sand movement corridors, animal movement paths, seed dispersion mechanisms, fire etc.) are adequately incorporated in the open space network by means of connected corridors that facilitate processes. • Cognisance must be taken of the size of corridors and the functional aspects of the process areas. Advice from an ecological specialist will need to be sought in designing these corridors
(74) B4. Wetlands and watercourses must be protected	• Wetlands and watercourses must be protected, and their functionality maintained. The interconnectivity of aquatic environments with the groundwater environment and the coastal zone with regards to flow and freshwater requirements must be considered in development and conservation planning (especially for stormwater management planning in urban areas and water abstraction).
(75) B5. Consider fire dynamics	• Consider fire dynamics required to maintain biodiversity in thicket/fynbos mosaic areas that often occur in coastal dune areas. • Fire is necessary to maintain diversity and boundaries of vegetation types, but too frequent fires may also disrupt ecosystem quality and functioning and destroy lives, properties and infrastructure.
(76) B6 (link B2). Stromatolites are to be regarded as biodiversity priority areas.	• Stromatolites are to be regarded as biodiversity priority areas • When planning activities in the coastal zone and catchment area, consideration must be given to the ecological drivers of these ecosystems to ensure their persistence. • Groundwater abstraction and/or activities that may result in contamination of surface and groundwater flow to the coastal zone are relevant, as stromatolites require freshwater seepage.

	• This can be addressed by the EAP, should an EIA process be required for the activity. • The public must be made aware of the occurrence and importance of stromatolites, possibly by means of educational boards along the coast and as popular articles in local newspapers.
(77) B7. Management of the coastal area	• Management of the coastal area between the Kabeljous and Gamtoos estuaries must be prioritised to ensure conservation of the Papiesfontein wetlands, coastal dunefields and important archaeological sites.
(82) B20. All surface and groundwater abstraction points	• All surface and groundwater abstraction points must be registered, and a long-term monitoring plan instated. Impacts on the aquifer, dependent natural ecosystems and groundwater quality must be assessed and monitored. • Over abstraction must not take place, and sustainable yields must be determined via specialist geohydrological investigations, hydrocensus, and a groundwater model. • A Water Use Authorisation is required for groundwater abstraction from the Department of Water and Sanitation which includes monitoring and compliance aspects.
(83) B22. Create a 'Green Estuary Index'	• Create a 'Green Estuary Index' as a mechanism to encourage estuary management (as Blue Flag Beach status is used for beaches and marine waters)
(84) The steep slopes of the **Kromme and Geelhoutboom Rivers**	• The steep slopes of the **Kromme and Geelhoutboom Rivers** upstream of their confluence must be protected from destruction as the substratum is highly prone to erosion (Bickerton and Pierce (1988).
(91) C11. Establish general waste transfer stations	• Establish general waste transfer stations/landfill sites to serve Cape St Francis, St Francis Bay, Paradise Beach, and Jeffreys Bay
(93) C18. Land use planning and building regulation	• Land use planning and building regulation approval processes must consider the impact of light pollution from residences (private and tourism) along the coastline
(95) D4. Development plans/upgrades	• Development plans/upgrades must only be focused in areas identified as 'nodes' or 'development areas' within planning documents.
(96) D5. Development planning	• Development planning must consider dynamic coastal and aquatic process areas, important habitats, and sensitive archaeological areas. • It is advised that these features be incorporated into future updates to planning documents for the area (e.g. the Kouga SDF). • Risks associated with the position of current structures and infrastructure in these areas need to be assessed, and design mitigation measures

	implemented to prevent risks/hazards to the public and structures, and simultaneously to allow for coastal processes to continue. • Where risks cannot be adequately addressed, structures should be 'set-back'. • This will assist in protecting structures and infrastructure from possible impacts of climate change (e.g. flooding, sea-level rise, storm surges) and allow for ecosystem functioning. Typical high risk areas include: o Areas within 100 m of the highwater mark of the sea (in the absence of a coastal management line as required by the ICMA) o Sand process corridors o 1:100 year floodline of rivers o Estuarine functional zone o Wetlands and their buffer areas o Critical biodiversity areas o Important archaeological sites Areas below the coastal management line (to be determined
(98) D17. Communal food garden projects	• Communal food garden projects must be established in urban nodes to address food security, and sustainable development
(99) D18. The settlement of Sea Vista in St Francis Bay	• The settlement of Sea Vista in St Francis Bay needs urgent upgrading, in line with the St Francis Property Owners Vision 2030
(100) D19. Sewage systems and stormwater infrastructure	• Sewage systems and stormwater infrastructure need to be upgraded and maintained in the Ocean View – Pellsrus area to prevent flooding of homes in lower lying areas, overflow of sewage into streets and public areas, and generally unhealthy living conditions.
(107) D51. Development setback lines	• Development setback lines as referred to in the EIA Regulations and listed activities need to be approved and endorsed by the Provincial MEC for them to have effect; and be used in land use planning. • The inclusion of setback lines in SDFs must therefore ensure adequate engagement with relevant state departments; and required approvals. • Public participation and engagement with landowners in the coastal zone would be a key requirement of the development of these lines. • The lines cannot be developed on an ad hoc basis along the coastline. • Note that development setback lines in the EIA Regulations are not the same as coastal management lines referred to in the Integrated Coastal Management Act (ICMA).
(108) D53. Development in SWSAs	• Development in SWSAs and major aquifer areas must consider possible impacts on these important water resources in land use planning (e.g. related to stormwater management, abstraction, flow modification, water quality impacts).

5.0 Preliminary Rural Development Edges

The designation of these urban edges are in now way an acknowledgement that these developments have all the necessary development 'rights' or authorisations. These edges have been set out in order to firstly highlight the need to determine the development extents and to protect the surrounding natural resources from expansion pressure. No further development beyond these preliminary edges should be permitted until an LSDF has been prepared and approved.



Figure 45:Smithtown Rural Edge



Figure 43:Gamtoos Mouth Rural Edge



Figure 46:JBay Estate?? Rural Edge



Figure 44:Crossways Rural Edge



Figure 47:Kromme River Rural Edge



Figure 48:Kingsway Rural Edge



Figure 49:Die BergRural Edge

5.1 Thuyspunt

The Thuyspunt site, west of Cape St Francis has been acquired by ESKOM for possible future power generation purposes. As a result, the Kouga Coast Sub-Regional Structure Plan was prepared based on the need to maintain the viability of the Thuyspunt site for possible future nuclear power generation.

With respect to the Thuyspunt site, the following land use principles apply :

- To ensure the viability if the Thuyspunt site for future possible power generation, development of the surrounding areas must be carefully managed.
- Any proposed changes to current land uses, in terms of standard rezoning procedures within the 16km monitoring and emergency zone, must be brought to the attention of Eskom Nuclear Sites Department at Koeberg Nuclear Power Station, for their consideration and comment.
- Urban expansion of Oyster Bay and Umzamowethu, which falls within the 0-5km zone should not be permitted.
- The provision of a small school (without a hostel) to cater for local children may be supported in Oyster Bay.
- Institutional land uses such as prisons, old age homes and hospitals that may result in the concentration of a resident population should not be developed within 16km of the Thuyspunt site, because of potential evacuation difficulties.
- No new food processing plants to be allowed to be developed within the 16km.
- Agricultural activities to be monitored within 16km.

6.0 Capital Expenditure Framework

This Capital Expenditure Framework (CEF) is a consolidated list of all infrastructure that the municipality requires to ensure sustainable development over a longer term planning period (Should be 10 years). It includes all infrastructure plans prepared by Provincial and National level departments and State Owned entities that supports the development of the municipality as per the SDF.

The development of an effective CEF is currently constrained by the accessibility of external departmental budgets and projects and the lack of integrated infrastructure plans, which include the cost of maintenance and upgrading (For new and existing assets). These problems will be alleviated by the introduction of the District Integrated Planning Model as part of a National initiative to improve service and infrastructure delivery. This has not been launched in Sarah Baartman District yet. The KM is preparing for the introduction of this programme by prioritising the development infrastructure plans.

The project tables set below will be updated in alignment with the IDP.

6.1 Municipal Wide Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
228		Municipal										
44	Water Services	Kouga LM	Kouga LM - Groundwater Development					R8 401 000				
50	Water Services	Kouga LM	Kouga LM - Water Meter and Internal Leak Repairs. Reticulation Pipe Replacement & Reservoir Level Control. Groundwater Development					R92 500 000	R622 552			
60	Roads	Municipal	Gravel & Serviced Roads									
110	Environment	Municipal	Undertake a strategic environmental assessment of the impact of the SDF proposals	N/A			N/A	N/A	N/A	N/A		
111	Environment	Municipal	Prepare a Bioregional Plan which can protect resources and facilitate development approval processes inside the urban edges	N/A			N/A	N/A	N/A	N/A		
71	Coastal Infrastructure	Municipal	B1. As required by the ICMA, develop coastal management lines for the Kouga LM coastal zone to guide development. Prioritise the development guidelines/regulations to support the implementation of coastal management lines	N/A			N/A	N/A	N/A	N/A		
72	Environment	Municipal	B2. Incorporate biodiversity priority areas (e.g. CBAs and ESAs in CBA maps and systematic biodiversity plans/Bioregional Plans, the estuarine functional zone, river floodplains, wetlands, forests, and unique habitats) and areas with archaeological/cultural/heritage value into the municipal SDF and other planning documents to guide planning, and prevent destruction of these areas. For archaeological/cultural/heritage sites, a high sensitivity area of 200 m from the high water mark of the sea is recommended in the Kouga LM, especially in the area between Cape St Francis and the Tsitsikamma Estuary, and between the Kabeljous and Van Stadens Estuaries. Inappropriate development in these sensitive areas must not take place, and archaeological/heritage specialist studies must be done before land use change takes place.	N/A			N/A	N/A	N/A	N/A		
78	Coastal Infrastructure	Municipal	B10. Give priority to the control and removal of alien invasive vegetation in the coastal zone and	N/A			N/A	N/A	N/A	N/A		

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
			the catchment areas. Develop an AIP management plan									
79	Environment	Municipal	B11. Develop a database of archaeological, cultural, heritage and historic sites and artefacts in the coastal zone in consultation with archaeological specialists and historians, and the local community. Promote the protection, management and awareness of these areas/sites, and investigate how these areas can be included in a sustainable eco-tourism development plan for the LM. An archaeological/heritage 'high sensitivity zone' of 200 m from the high water mark of the sea must be indicated in SDFs	N/A			N/A	N/A	N/A	N/A		
80	Coastal Infrastructure	Municipal	B12. Assess and identify degraded coastal areas and develop rehabilitation plans for these. Link to community skills development by providing training on erosion control and management, alien invasive plant control and removal, rehabilitation methods etc.	N/A			N/A	N/A	N/A	N/A		
81	Environment	Municipal	B14. Identify critical habitats for the recovery/persistence of key natural resources (e.g. spawning and nursery areas, key foraging areas). These areas must be protected	N/A			N/A	N/A	N/A	N/A		
87	Sewer Services	Municipal	C6. Assess integrity of all sewer infrastructure situated within 100 m of the high water mark of the sea, the estuarine functional zone, and the 1:100 year floodline of rivers. If possible, relocate infrastructure to be situated outside of these risk areas. Where this is not practical, ensure that the necessary precautionary measures are in place to protect infrastructure from storm surges and prevent leaks/overflows of sewage into the coastal zone or rivers.	N/A			N/A	N/A	N/A	N/A		
89	Sewer Services	Municipal	C8. An audit/inspection of the integrity of septic tanks and conservancy tanks used in residences along the coastline must be done to check for leaks/cracks, and where replacement is required.	N/A			N/A	N/A	N/A	N/A		

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
107	Environment	Municipal	D51. Development setback lines as referred to in the EIA Regulations and listed activities need to be approved and endorsed by the Provincial MEC for them to have effect, and be used in land use planning. The inclusion of setback lines in SDFs must therefore ensure adequate engagement with relevant state departments, and required approvals. Public participation and engagement with landowners in the coastal zone would be a key requirements of the development of these lines. The lines cannot be developed on an ad hoc basis along the coastline. Note that development setback lines in the EIA Regulations are not the same as coastal management lines referred to in the Integrated Coastal Management Act (ICMA).	N/A			N/A	N/A	N/A	N/A		

Table 16:Municipal Wide Projects

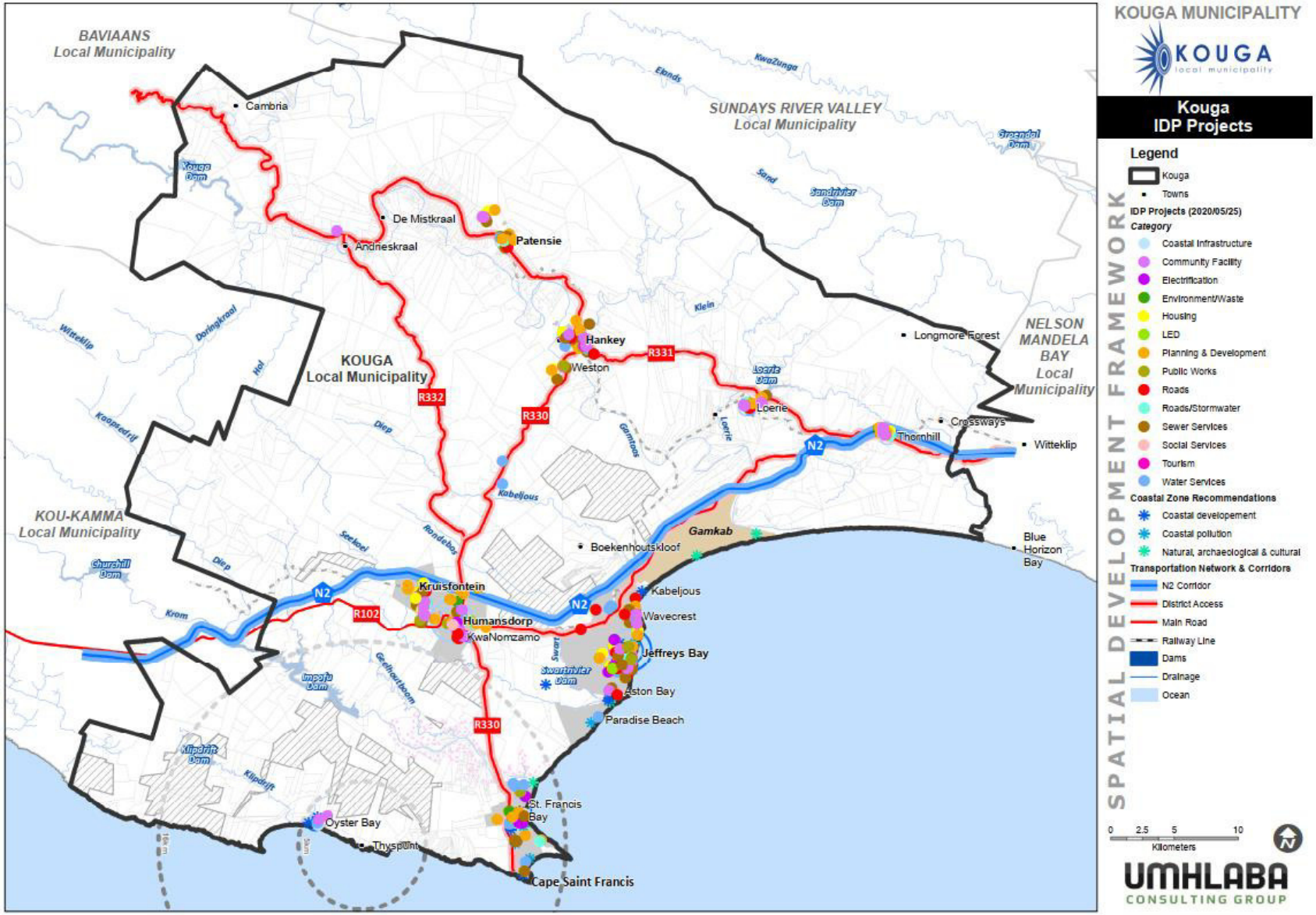


Figure 50: Municipal Wide Projects

6.2 Jeffreys Bay Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
120	Planning & Development	J Bay	Precinct Plan - The Central Business District									
121	Planning & Development	J Bay	Identify Land for the development of an integrated municipal campus/precinct – Feasibility studies etc									
122	Planning & Development	J Bay	Identify Land for the development of an integrated municipal campus/precinct – Feasibility studies etc									
123	Roads	J Bay	Humansdorp Commercial Link to Jeffreys Bay									
124	Housing	J Bay	Identify land for the development of FLISP and Social Housing project implementation									
125	LED	J Bay	Identify land for food gardens									
126	Community Facility	J Bay	Identify land for cemeteries									
127	Planning & Development	J Bay	JBay Densification Policy									
128	Roads	J Bay	Duine Road Realignment and Planning									
129	Planning & Development	J Bay	Vacant Land Development Incentives (Link with the densification policy)									
130	Housing	J Bay	Update the Humans Settlement Plan									
131	Water Services	J Bay	Engage with NMBM re their Water Master Planning									
132	Water Services	J Bay	Prepare a new Water Master Plan									
133	Sewer Services	J Bay	Address sewer capacity shortfall as well as the upgrading of the in-series pump stations along the coast									
134	Roads/Stormwater	J Bay	Prepare a stormwater master plan to address localised flooding									

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
135	Roads	J Bay	Upgrade Da Gama Road (Provincial)									
136	Roads	J Bay	Upgrade St Francis Road (Provincial)									
137	Roads	J Bay	Upgrade Koraal Street (C-Place)									
140	Electrification	J Bay	Upgrade Electrical reticulation in Oceanview									
141	Planning & Development	J Bay	LSDF Planning: Jeffreys Bay LSDF Planning – Can be undertaken as a whole or in component parts i.e North, Central, South and Paradise Beach									
142	Planning & Development	J Bay	Precinct Plan - Koraal/Dolphin Street Precinct									
143	Planning & Development	J Bay	Precinct Plan - Ferreira Town Precinct Plan (Supertubes)									
144	Planning & Development	J Bay	Precinct Plan - Da Gama/Kabeljous									
1	Community Facility	J Bay	Construction of Action Sports Park - Pellsrus	MIG			2 492 496.00	0	0	0		
3	LED	J Bay	Construction of New Produce Market - JBay	MIG			29 453.25	702 046.75	702 046.75			
23	Sewer Services	J Bay	Upgrade Sewer Pump Stations - Pellsrus		3 009 621.05	902 730.25						
24	Sewer Services	J Bay	Upgrading Apiesdraai Sewer Pump Station - Aston Bay		17 069	7 304 805.76						
25	Water Services	J Bay	Construction of Churchill Reinforced Concrete Reservoir - JBay		26 113 689.34	356 468.45						
36	Electrification	J Bay	Electrification - Pholla Park & Ocean View		2 540 000.00	120 459.43						
40	Electrification	J Bay	Electrification of 1500 houses in Ocean View					R10.2 million	R6 million	R5.2 million		
46	Water Services	J Bay	JBay - Development of Boreholes					R4 500 000	R21 982 812			
53	Housing	J Bay	Ocean View 1500		R46 904 141	R46 704 213		In progress	In Progress	In Progress		
55	Housing	J Bay	Pellsrus 220		R35 676 635.40	R17 565 650		In progress	In Progress	In Progress		

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current			
										20/21	21/22	22/23
57	Community Facility	J Bay	Renovations to Jeffreys Bay Library					R11.2 million				
103	Roads	J Bay	D25. Provide a new and alternative route for residents in Aston Bay and surrounding areas should the causeway across the Seekoei be flood-damaged or removed (future) (recommendation of the Seekoei Estuary EMP).	N/A			N/A	N/A	N/A	N/A		
104	Roads	J Bay	D28. Provide reasonable and safe public access between Paradise Beach and Aston Bay across the existing causeway by - Maintain and upgrade the road across the causeway; and Install splash reflectors on either side of the causeway to reduce the incidence of splash overwash on the tarred surface	N/A			N/A	N/A	N/A	N/A		
105	Roads	J Bay	D31. Prioritise upgrading beach access and parking areas, with ablution facilities near Pellsrus in Jeffreys Bay. The existing parking area near Manta/Snoek Streets needs urgent upgrading to improve recreational use and safety.	N/A			N/A	N/A	N/A	N/A		
106	Roads	J Bay	D32. Informal parking areas along Kabeljauws Road at the Kabeljous Estuary (SW bank) needs to be upgraded, formalised, and maintained	N/A			N/A	N/A	N/A	N/A		
301	Sewer Services	J Bay	Construct emergency overflow pond Koraal Sewer pump station							2 400 000		
303	Public Works	J Bay	Fencing Main substation Jeffreys Bay							500 000		
305	Sewer Services	J Bay	New by-pass sewer rising main and pump stations Jeffreys Bay							1 500 000	6 000 000	11 000 000
308	Water Services	J Bay	Repair leaking concrete water tower Paradise Beach							300 000	2 800 000	
310	Water Services	J Bay	Replace 250mm Watermain Mimosa Str Jeffreys Bay							330 000	2 000 000	

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PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
312	Electrification	J Bay	Retrofit oil circuit breakers Main substation Jeffreys Bay								800 000	800 000
314	Sewer Services	J Bay	Sewer pump station level monitoring									250 000
317	Sewer Services	J Bay	Upgrade sewer rising mains JBay							2 100 000		
318	Roads	J Bay	Upgrading of Gravel Roads in Jeffreys Bay	MIG						7 890 511	8 270 189	8 166 090
319	LED	J Bay	LED Project: Establishment of Business Support Centre (Ocean View)							300 000	315 000	330 750
320	Tourism	J Bay	Tourism: Restoration of Fisherman Gravesite							100 000	105 000	110 250
322	Sewer Services	J Bay	Ablution facility launching site main beach								367 500	385 875
326	Sewer Services	J Bay	Upgrading of Pellsrus ablution facilities							150 000	157 500	165 375
402	Community Facility	J Bay	Play park with installation						40 000			
403	Community Facility	J Bay	JoJo tanks – for 2 Creches in the ward						30 000			
404	Community Facility	J Bay	Play park with installation						40 000			
405	Community Facility	J Bay	Upgrading braai area/facility Tecoma						20 000			
411	Roads	J Bay	Speedhumps						120 000			
415	Public Works	J Bay	G5 Level on parking area main beach						22 770			
416	Community Facility	J Bay	Play park and Installation						40 000			
417	Public Works	J Bay	Upgrading boardwalk – Verbena Street						20 000			
420	Community Facility	J Bay	Play park and installation						30 000			
421	Roads	J Bay	Speedhumps Dolphin Drive						28 405			
500	Sewer Services	J Bay	Ablution facilities		R4 125 316.08							

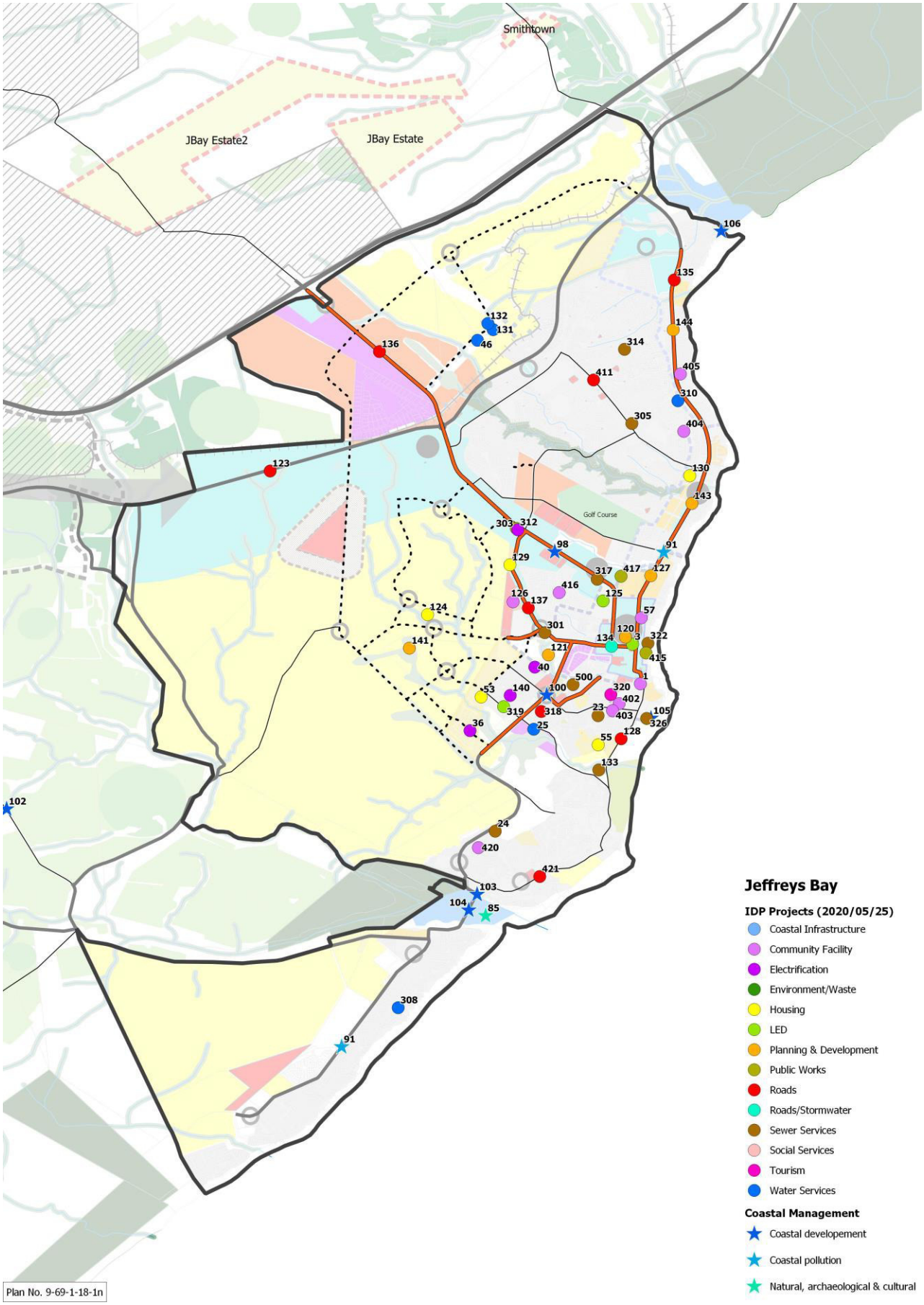

Figure 51: Jeffreys Bay Projects

6.3 Humandsorp Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
145	Planning & Development	Hdorp	Develop a gateway at the N2 Intersection (create interaction with the route)									
146	Planning & Development	Hdorp	Agri Industry – Feasibility Study – This project will address the possibility of the location of intensive production to the north of the N2 as well as the expansion of the existing industrial area around the solid waste site to accommodate agri support, processing and storage associated with the agri-industry/HUB									
147	Public Works	Hdorp	Upgrading and Redevelopment of the Magistrates Court – DPW						R90 000 000			
148	Environment/Waste	Hdorp	Prepare a regional waste management plan to address the need to relocate the Humansdorp Solid Waste Site.									
149	Housing	Hdorp	Identify land for the development of FLISP and Social Housing project implementation									
150	Public Works	Hdorp	Integration of functions and upgrading of the municipal buildings									
151	LED	Hdorp	Identity land for food gardens									
152	Community Facility	Hdorp	Identify land for cemeteries									
153	Planning & Development	Hdorp	Kruisfontein Densification and Intensification (LSDF and Precinct Planning)									
154	Water Services	Hdorp	Prepare a new Water Master Plan which addresses ground water protection (Land Use management Proposals)									
156	Sewer Services	Hdorp	Investigate a new bulk gravity sewer is proposed from the industrial area to Kruisfontein – To reduce demand on Kwanomzamo works									

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PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
157	Roads/Stormwater	Hdorp	Prepare a stormwater management plan – Use the outcomes of the Kruisfontein Housing Specialist Studies (Floodline, drainage etc.)									
159	Roads	Hdorp	Construction/upgrading of Felix Road to effectively integrate Kruisfontein.									
161	Planning & Development	Hdorp	Precinct Plan - The Central Business District (CBD)									
162	Planning & Development	Hdorp	Precinct Plan – Eastern Mixed Use Zone									
163	Planning & Development	Hdorp	Precinct Plan - Kruisfontein West Densification proposals and incentives									
164	Planning & Development	Hdorp	Humansdorp Densification Policy and Areas									
165	Planning & Development	Hdorp	Precinct Plan – JBay-Humans Industrial Corridor									
166	Planning & Development	Hdorp	Prepare a Commonage management plan								1 050 000	1 102 500
168	Planning & Development	Hdorp	N2 – R102 Industrial Expansion Precinct Plan (Can be integrated with the solid waste site and N2 Gateway Precincts)									
5	Sewer Services	Hdorp	Upgrade Kruisfontein WWTW	MIG			15 225 784.50	2 500 000	0	0		
9	Roads	Hdorp	Upgrading Gravel Roads - Humansdorp	MIG			0	0	418 203.77	11 479 597		
29	Sewer Services	Hdorp	Construction of Kruisfontein Western Outfall Sewer & Associated Works		8 191 369.00	5 944 097.66						
30	Sewer Services	Hdorp	Extensions to Kruisfontein WWTW		60 864 203.37							
33	Community Facility	Hdorp	Upgrading Kruisfontein Sports Facility		3 899 940.00	3 298 211.41						
34	Community Facility	Hdorp	Kruisfontein Sports Facility - Perimeter Fence		1 425 254.65	1 273 733.36						
35	Electrification	Hdorp	Electrification - Pholla Park & Shukushukuma		3 200 000.00	3 200 000.00						

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
41	Sewer Services	Hdorp	WWTW - Kruisfontein					R2.5 million				
43	Water Services	Hdorp	Refurbishment of existing water infrastructure of Kwanomzamo WWTW									
47	Water Services	Hdorp	Humansdorp - Equipping Boreholes					R5 427 000	R1 373 206			
52	Housing	Hdorp	Kruisfontein 2500		R66 602 848.15	R54 367 287		In Progress	In Progress	In Progress		
61	Social Services	Hdorp	Social Grants					R328 835 220				
62	Housing	Hdorp	Arcadia 139		R7 645 000							
63	Housing	Hdorp	Kruisfontein 2500 Phase 2		R44 000 000							
302	Public Works	Hdorp	Fencing Kruisfontein Waste Water Treatment Plant							800 000		
313	Electrification	Hdorp	Saffery Substation							1 500 000		
325	Community Facility	Hdorp	Fencing Humansdorp Fire Station							200 000		
406	Community Facility	Hdorp	2 x Play parks with installation						80 000			
407	Community Facility	Hdorp	Play park and installation						40 000			
408	Community Facility	Hdorp	Play park with installation						40 000			
409	Roads	Hdorp	Speedhumps in Nanto street						28 463			
422	Community Facility	Hdorp	3 x Play parks and installation						90 000			
501	Sewer Services	Hdorp	Ablution facilities		R5 285 234.26							
503	Community Facility	Hdorp	New Infrastructure		R3 369 000							
504	Community Facility	Hdorp	New Infrastructure		R2 754 500							

Table 17: Humansdorp Projects

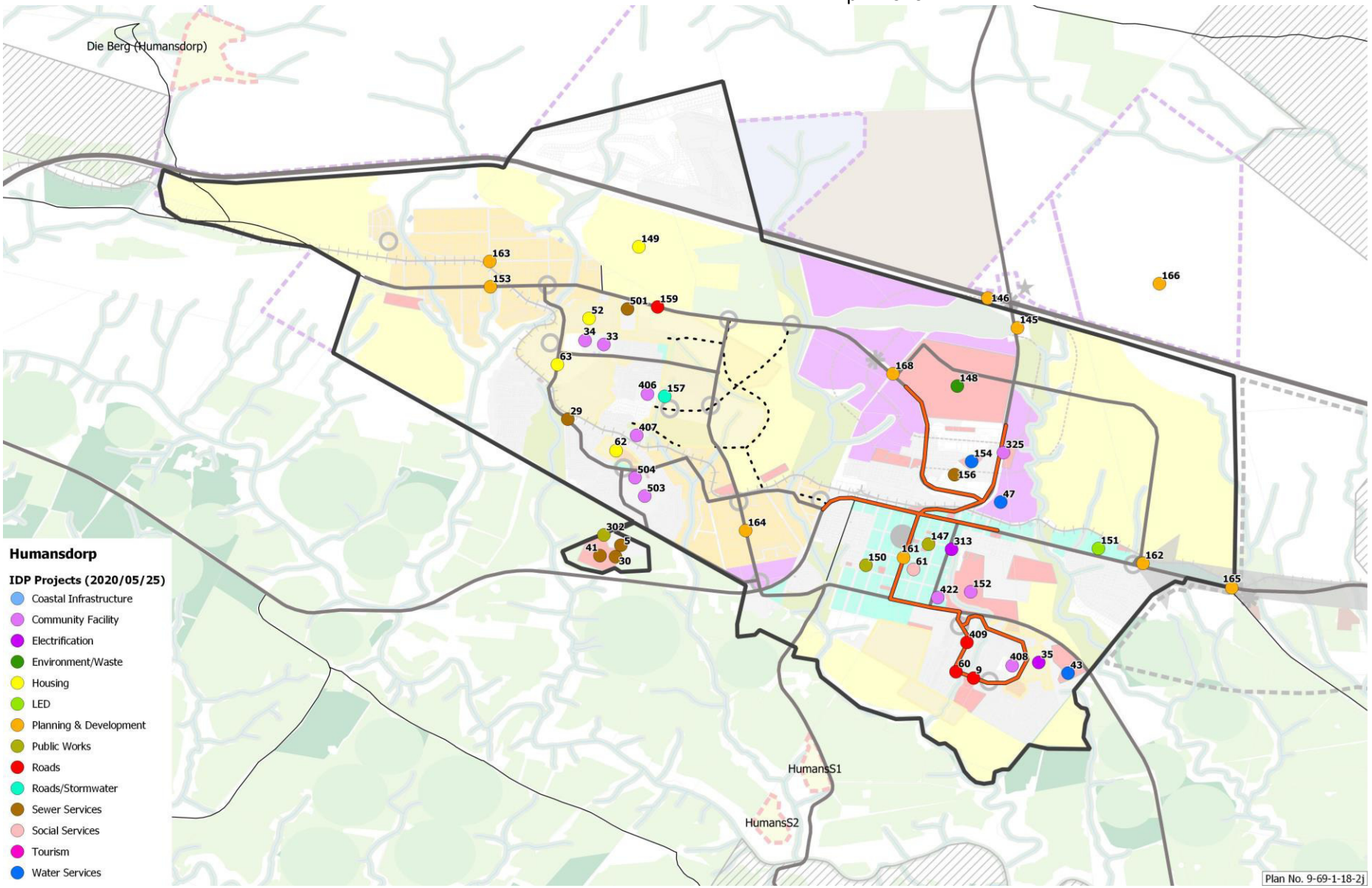


Figure 52: Humansdorp Projects

6.4 Patensie Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
218	Planning & Development	Patensie	Prepare a densification policy as well as densification areas in Patensie.									
219	Water Services	Patensie	Increase water capacity to accommodate additional development									
220	Sewer Services	Patensie	Formalise the agreement with Correctional Services to take over the operation of the WWTW at the prison									
221	Sewer Services	Patensie	Upgrade Patensie (Town) conservancy tanks to waterborne if the area is to be targeted for densification and human settlement development									
222	Sewer Services	Patensie	Identify an alternative arrangement for the discharge of pack shed effluent in order to create capacity for human settlement.									
223	Roads/Stormwater	Patensie	Prepare a stormwater Management Plan – Particularly to address runoff from the Main Road									
224	Roads	Patensie	Upgrade the Hankey-Patensie Road (R400). This will serve to enable the two settlements to function as one with regard to community and social facilities.									
225	Planning & Development	Patensie	Prepare the Patensie and Cyril Ramaphosa LSDF									
226	Planning & Development	Patensie	Patensie Main Road Corridor Precinct									

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current			
										20/21	21/22	22/23
227	Planning & Development	Patensie	Prepare a commonage Management Plan for Patensie and Cyril Ramaphosa									
6	Sewer Services	Patensie	Patensie Bulk Sewer Infrastructure	MIG			6 150 864.00	0	0	0		
8	Sewer Services	Patensie	Patensie WWTW	MIG			0	0	5 093 857.23	2 500 000		
26	Sewer Services	Patensie	Upgrade Patensie WWTW		5 857 506.73	361 195.57						
27	Sewer Services	Patensie	Patensie Bulk Sewer Infrastructure		25 054 963.89	6 681 371.93						
28	Water Services	Patensie	Construction of Reservoir & Bulk Water Supply - Patensie		18 756 262.78	2 164 590.20						
54	Housing	Patensie	Patensie 278					In Progress	In Progress	In Progress		
306	Sewer Services	Patensie	Patensie Sewage Package Plant							6 379 942		
323	Community Facility	Patensie	Fencing community hall - Cyril Ramaphosa							250 000	262 500	275 625
414	Community Facility	Patensie	Play park and installation						40 000			

Table 18: Patensie Projects



Figure 53:Patensie Projects

6.5 Hankey Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
208	Planning & Development	Hankey	Prepare a densification policy for Hankey									
209	Water Services	Hankey	Upgrade the Water Supply Capacity in Hankey									
210	Sewer Services	Hankey	Upgrade the conservancy tank system in the "Old Hankey" and the CBD/town areas if these are to be used for densification to accommodate housing									
211	Sewer Services	Hankey	Connect the newly constructed Weston WWTW to eradicate the 'bucket system' – Dept Human Settlements									
212	Roads/Stormwater	Hankey	Prepare a storm water management plan for Hankey – Particularly to address flooding around Vukani High School									
213	Roads	Hankey	Upgrade the Hankey to Loerie (R400) route									
214	Roads	Hankey	Upgrade the gravel roads									
215	Planning & Development	Hankey	Prepare the Hankey and Western LSDF – (Focused on the identification of additional land for human settlement)									
216	Planning & Development	Hankey	Prepare the Hankey and Weston Main Road Corridor Precinct Plan									
217	Planning & Development	Hankey	Prepare a Hankey Commonage Management Plan									
2	LED	Hankey	Construction of New Produce Market - Hankey	MIG			29 453.25	702 046.75	702 046.75	0		
10	Sewer Services	Hankey	Upgrade Sanitation System Old Hankey	MIG			0	0	500 000	7 902 794	15 652 174	17 036 336
20	Water Services	Hankey	Hankey New Reservoir & Bulk Gravity Feed		10 213 260.00	5 137 123.50						

KOUGA

April 2020

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current			
										20/21	21/22	22/23
21	Sewer Services	Hankey	Hankey Wastewater Pump Station Phase 3		4 764 910.05	2 957 068.06						
22	Sewer Services	Hankey	Hankey Wastewater Treatment Works Phase 2		6 504 064.10	2 802 601.66						
31	Sewer Services	Hankey	Weston WWTW		14 261 297.77	7 924 411.48						
32	Community Facility	Hankey	Upgrading Centerton Sports Facility		3 104 418.20	1 750 322.25						
45	Water Services	Hankey	Hankey - Groundwater Development					R33 179 000	R3 292 141			
51	Housing	Hankey	Hankey 990		R40 040 000			In Progress	In Progress	In Progress		
56	Housing	Hankey	Weston 196		R10 780 000			In progress	In Progress	In Progress		
300	Public Works	Hankey	Fencing of municipal buildings							200 000	200 000	200 000
315	Sewer Services	Hankey	Upgrade Centerton sewer pump station							1 000 000		2 000 000
316	Sewer Services	Hankey	Upgrade Hankey water treatment works							600 000	5 000 000	9 450 000
321	Tourism	Hankey	Tourism: Upgrading / Renovation of the Phillips Tunnel							100 000	105 000	110 250
323	Community Facility	Hankey	Fencing community hall - Weston							250 000	262 500	275 625
324	Community Facility	Hankey	Fencing of Cemetery - Hankey							250 000	525 000	551 250
412	Community Facility	Hankey	2 x Play parks and installation						80 000			
413	Community Facility	Hankey	Upgrading of Creches						28 850			
418	Public Works	Hankey	Taxi/Bus Shelter – Weston						24 000			
419	Community Facility	Hankey	New Play park and installation						30 000			

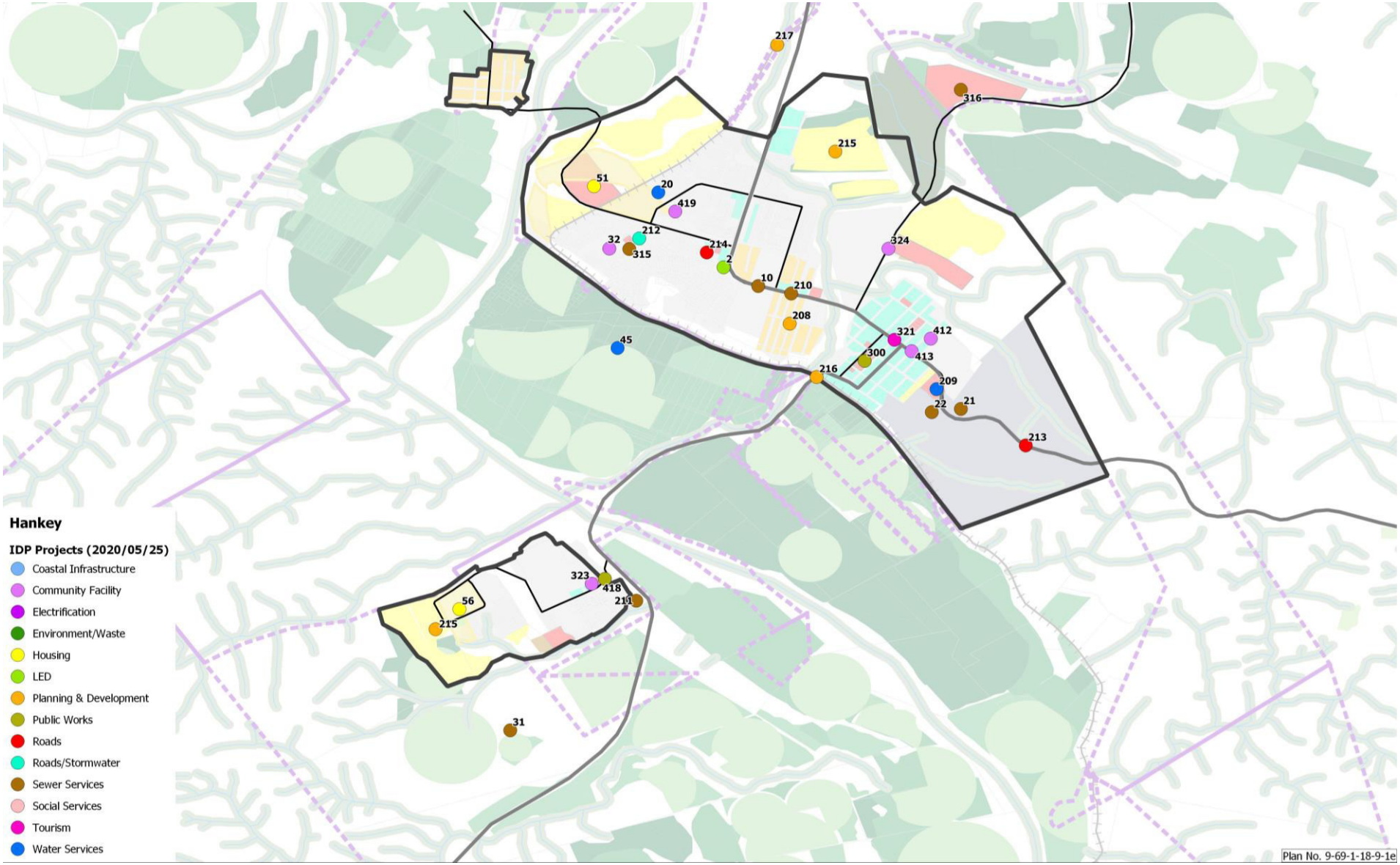


Figure 54: Hankey Projects

6.6 Loerie Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
189	Water Services	Loerie	Upgrade water supply capacity in Loerie									
190	Water Services	Loerie	Upgrade the existing small-bore to full waterborne supply									
191	Sewer Services	Loerie	Upgrade the problematic sewer Pump Station - Loerie							3 000 000		
192	Roads/Stormwater	Loerie	Prepare a stormwater management plan for Loerie – Particularly to address the flooding around the access to Loerieheuwel									
193	Roads	Loerie	Upgrade gravel roads									
194	Planning & Development	Loerie	Prepare the Loerie LSDF/Precinct Plan									
195	Planning & Development	Loerie	Prepare a Loerie Commonage Management Plan									
323	Community Facility	Loerie	Fencing community hall - Loerie							250 000	262 500	275 625
324	Community Facility	Loerie	Fencing of Cemetery - Loerie							250 000	525 000	551 250
410	Community Facility	Loerie	Play parks and installation						30 000			

Table 19:Loerie Projects

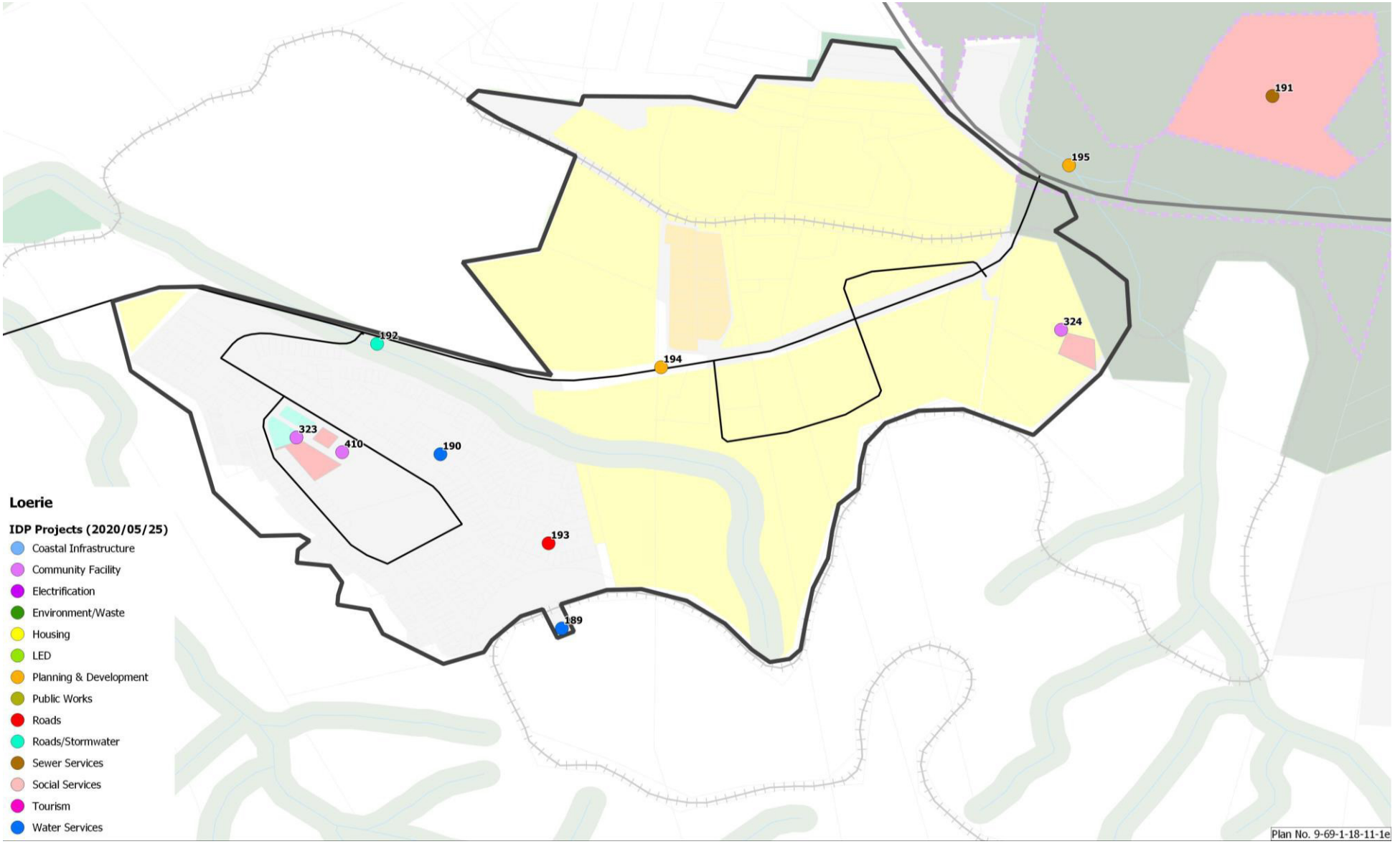


Figure 55: Loerie Projects

6.7 Thornhill Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
196	Planning & Development	Thorn	Prepare a densification policy for Thornhill									
197	Housing	Thorn	Upgrade the informal areas									
198	Community Facility	Thorn	Identify land where a satellite fire station can be established									
199	Community Facility	Thorn	Identify land for the expansion of cemeteries									
200	Community Facility	Thorn	Upgrade the Katriena Felix Community Hall									
201	Water Services	Thorn	Upgrade the water supply infrastructure to enable additional human settlement to be accommodated									
202	Roads/Stormwater	Thorn	Prepare a stormwater management plan – Address flooding around the school									
203	Roads	Thorn	Upgrade gravel roads									
204	Roads	Thorn	Upgrade Divisional Road 1927 (The road past the hotel)									
205	Planning & Development	Thorn	Prepare the Thornhill LSDF									
206	Planning & Development	Thorn	Prepare a precinct plan for the main corridor through town									
207	Planning & Development	Thorn	Identify land for commonage purposes and prepare a Thornhill Commonage Management Plan									
4	Community Facility	Thornhill	Upgrade Sports Facilities	MIG			4 599 045.00	4 444 005	4 527 367.50	4 757 505		
323	Community Facility	Thornhill	Fencing community hall - Thornhill							250 000	262 500	275 625
324	Community Facility	Thornhill	Fencing of Cemetery - Thornhill							250 000	525 000	551 250
410	Community Facility	Thornhill	Play parks and installation						30 000			

Table 20: Thornhill Projects

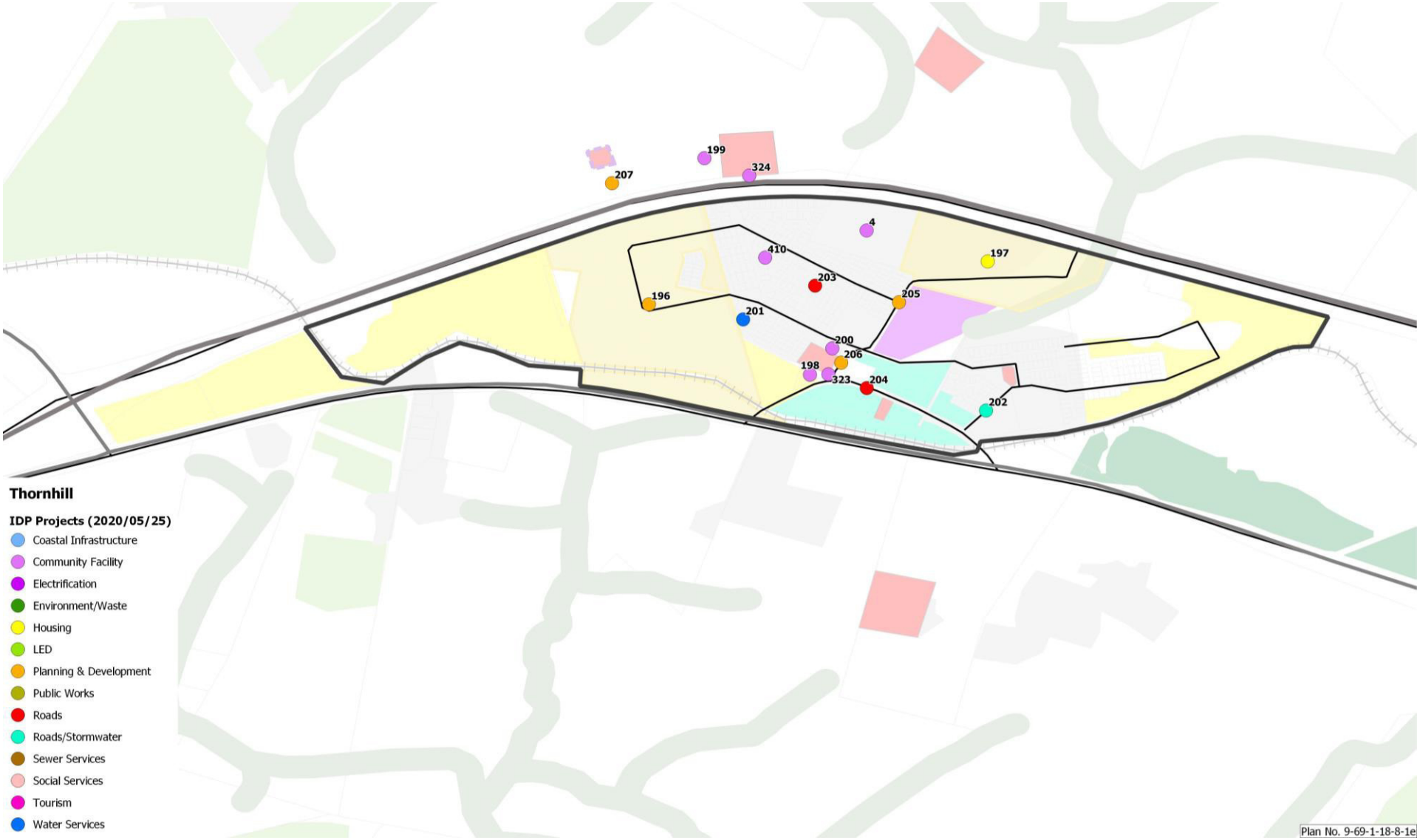
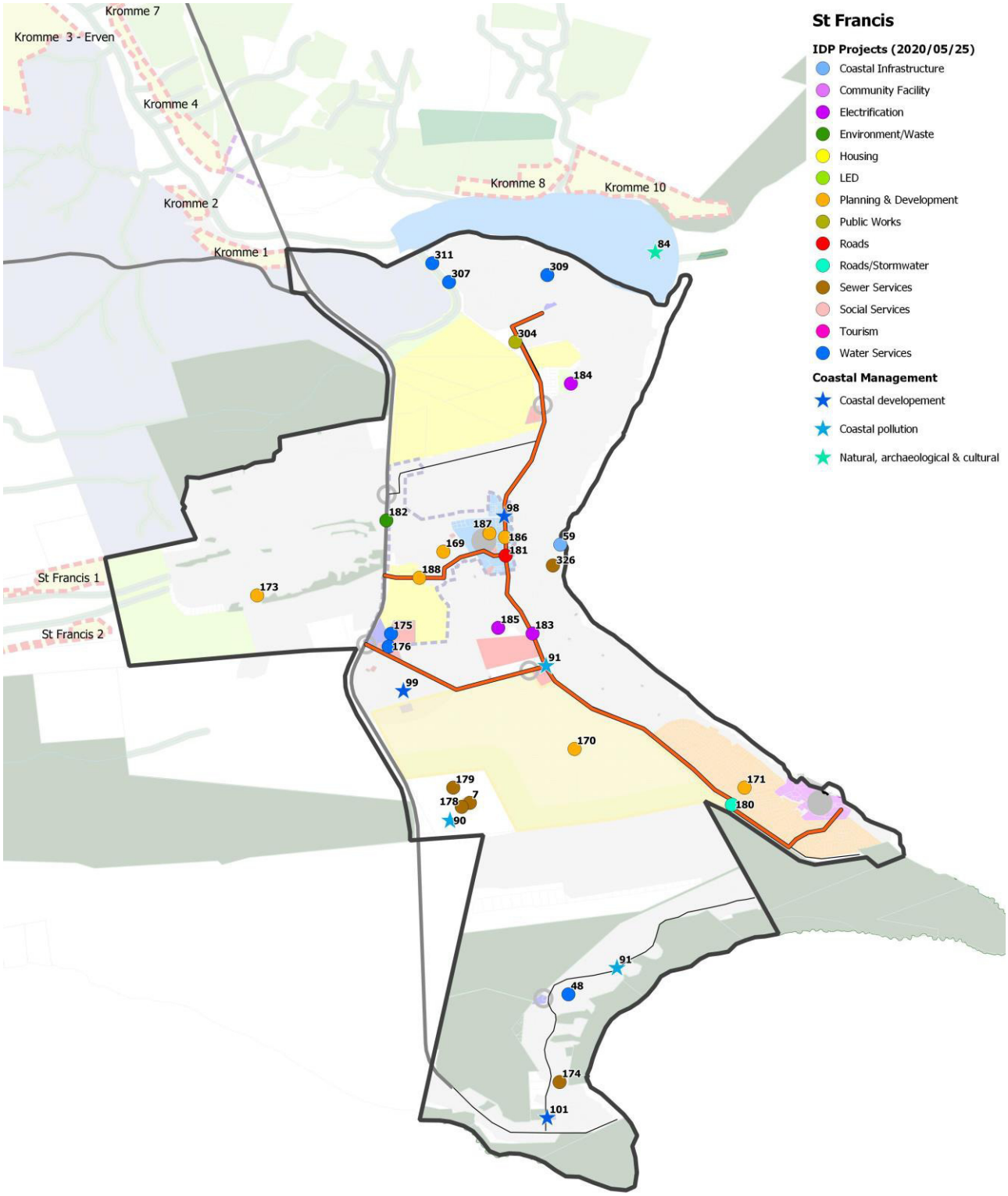


Figure 56: Thornhill Projects

6.8 St Francis Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current			
										20/21	21/22	22/23
169	Planning & Development	StF	Precinct Plan Sea Vista Entrance Mixed Use									
170	Planning & Development	StF	St Francis and Cape St Francis Densification Policy and Identification of densifications areas.									
171	Planning & Development	StF	Santareme Densification area									
172		StF	Transfer of Erf 400 from the Department of Public Works to Kouga Municipality									
173	Planning & Development	StF	Development plan for Erf 554 - Rezoning of Erf 554 (St Francis Bay) for sporting facilities									
174	Sewer Services	StF	Upgrade Cape St Francis ablution facilities									
175	Water Services	StF	Upgrade the water supply suspension bridge to a more robust and sustainable arrangement.									
176	Water Services	StF	Prepare a Water Master Plan									
178	Sewer Services	StF	Prepare a sewer master plan and action plan.									
179	Sewer Services	StF	Upgrade main gravity sewer									
180	Roads/Stormwater	StF	Prepare a stormwater management plan which will address amongst other matters the stormwater runoff from behind Santareme.									
181	Roads	StF	Project - General road maintenance									
182	Environment/Waste	StF	Identify Waste Dropoff Sites									
183	Electrification	StF	Upgrade sections of the St Francis Bay electrical reticulation									

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current			
										20/21	21/22	22/23
184	Electrification	StF	Upgrade electrical reticulation in Sea Vista to avoid losses									
185	Electrification	StF	Increase electrical capacity (Increase ESKOM's notified demand)									
186	Planning & Development	StF	Prepare the St Francis and Sea Vista LSDF									
187	Planning & Development	StF	St Francis CBD Precinct Planning									
188	Planning & Development	StF	Homestead Road and Sea vista Planning									
7	Sewer Services	StF	St Francis Bay WWTW	MIG			8 284 068.00	21 278 601.50	18 238 928	0		
48	Water Services	StF	Cape St Francis - Equipping Boreholes					R5 910 000	R1 674 877			
59	Coastal Infrastructure	StF	St Francis Bay Coastal Infrastructure Upgrade						R10 000 000			
90	Environment	StF	C10. Apply to formally close the St Francis Bay landfill site, and implement rehabilitation measures.	N/A			N/A	N/A	N/A	N/A		
101	Roads	StF	D23. Insufficient parking and traffic congestion along the Boulevard between St Francis Way and President Reitz Road in Cape St Francis must be addressed. Existing parking areas need to be maintained	N/A			N/A	N/A	N/A	N/A		
304	Public Works	StF	Fencing Sea Vista Reservoir								700 000	
307	Water Services	StF	Piped Reticulation in St Francis Bay							2 500 000	2 000 000	2 000 000
309	Water Services	StF	Replace 250mm Watermain Canal Rd, St Francis Bay							1 500 000	1 000 000	
311	Water Services	StF	Replace main waterline Sout Rivier bridge crossing St Francis Bay							1 000 000	5 000 000	
326	Sewer Services	StF	Upgrading of Cape St Francis ablution facilities							150 000	157 500	165 375



Plan No. 9-69-1-18-3j

Figure 57: St Francis Projects

6.9 Oyster Bay Projects

PROJECT NO	SUB-CATEGORY	SETTLEMENT	PROJECTS/ACTIONS	FUNDING SOURCE	BUDGET	EXPENDITURE	17/18	18/19	19/20 Current	20/21	21/22	22/23
49	Water Services	Oyster Bay	Oyster Bay - Equipping Boreholes					R1 311 000	R4 850 129			
58	Coastal Infrastructure	Oyster Bay	Oyster Bay Dune Rehabilitation Project						R10 000 000			
97	Coastal Infrastructure	Oyster Bay	D9. The use of existing beach access points to access private property in the area west of the settlement of Oyster Bay area is not controlled, and the municipality should consider investigating alternate access points to these properties (e.g. by means of servitudes over other properties on the landward side of coastal properties / properties in dynamic process areas)	N/A			N/A	N/A	N/A	N/A		
400	Community Facility	Oyster Bay	2 x Playparks and installation (Tender in process)						80 000			
401	Community Facility	Oyster Bay	Flood lights						9 573			

Table 21: Oyster Bay Projects



Figure 58: Oyster Bay Projects

7.0 Monitoring, Amendments and Review

7.1 Monitoring

In order to monitor planning performance a set of measurable performance indicators are required to be integrated into the Municipal Performance Management System. No indicators have been formulated apart from reporting on the number of land use planning applications as well as building plans process.
The Planning and Development Directorate will develop specific monitoring indicators during this financial year in order to enable incorporation into the follow SDF and IDP review process. It is important that these indicators be easily measurable and that systems be set in place to enable effective and accurate reporting. Examples of indicators include reporting on:

- Land use applications and building plans that achieve densification.
- The conversion of vacant land (Inside the urban edge) to a new usage.
- Building plans and land use applications that are focussed on employment i.e. Business, Industrial, Intensive feed farming etc.
- The overall share of new development applications in the settlements identified for growth as compared to smaller settlements.
- Applications which achieve a range of housing types accommodating different income groups.
- Agricultural land lost through redevelopment for alternative uses.
- Environmentally sensitive land which is 'protected through incorporation into a reserve or similar.
- The numbers of 'illegal' land uses reported.
- The numbers of community facility (Land Uses and Building Plans) i.e. creches, play schools, schools etc.

The OVVIO Land Use and Financial Management GIS system is utilised to enable the necessary data to be captured and reported on. The following data is currently integrated:

- Cadastral – Surveyor General data as well as registered land parcels (Deeds Office property – The Property Master List - Valuations). This ensures that the information is spatially linked
- The land use and zonings in the Zoning Scheme.
- Real land use data.
- Approval of land use applications
- Approval of building plans
- Valuation Roll and Supplementary Valuations
- Financial Data

7.2 Amendment and Review

The procedure, including public participation processes, for the amendment of the Municipal SDF are prescribed by SPLUMA and are set out in Section 8 of the Kouga Municipality: Municipal Land Use Planning Bylaw, 2015.
A minor review should be undertaken each year, while a substantial review or a redraft should be undertaken every 5 years. Five-year and annual reviews are to be aligned with the IDP and budget planning and approval process.

KOUGA MUNICIPALITY (EC 108)

SPECIAL COUNCIL MEETING

PLANNING AND DEVELOPMENT

DATE: 12 JUNE 2020 **ITEM NO: 20/06/PD2**

APPROVAL OF THE FINAL DRAFT REVISED INTEGRATED LAND USE SCHEME FOR KOUGA MUNICIPALITY FOR PUBLIC PARTICIPATION IN TERMS OF S (24) (1) OF SPLUMA AND KOUGA SPLUMA BY-LAW S (17) (18) AND (20)

1. Introduction

The Integrated Land Use Scheme is a legal requirement of the Spatial Land Use & Management Act, 2013 (SPLUMA) (Act No. 16 of 2013), which act commenced on 1 July 2015. Kouga Local Municipality adopted the Spatial Planning & Land Use Management By-law on 29 May 2015, which by-law was formally published on 4 March 2016. A minimum requirement is that the Integrated Land Use Scheme adheres to requirements of SPLUMA and the SPLUM By-law.

2. Purpose

The purpose of this report is to, on behalf of the Project Committee, submit the Draft Integrated Land Use Scheme for Kouga Municipality to the Council for the Council's approval for the publication thereof, as contemplated in Section 20(1)) of the Spatial Planning & Land Use Management By-law: Kouga Municipality, 2016 and s(24)(1) of Spatial Land Use Management Act (2013) .

3. Background

On 25 November 2019, the Council resolved that the Draft Integrated Land Use Scheme be reviewed. A Project Committee was established, notices were published in the local newspaper and the MEC was informed accordingly in writing. Interested and affected parties were also registered.

Urban Dynamics EC was appointed as Professional Service Provider, through a normal procurement process, to assist with the Kouga land use scheme project.

The project consists of the following phases:

Phase 1: Inception
Phase 2: Review Draft ILUS document
Phase 3: Update zoning register and maps
Phase 4: Public Participation
Phase 5: Adoption

On 31January 2020 an Inception Meeting was held with the Project Committee, which meeting entailed the following:

- Confirm compliance with the Spatial Planning & Land Use Management By-law: Kouga Municipality, 2016 – Sections 18 & 19;
- Establishment of participation structures (Working group & Project Committee);
- Confirm project process & participation milestones.

On 21February 2020 an information session was held by the service provider where interested and affected parties have been informed of the project, including background, legal requirements and the revision process itself.

One (1) Working Group Session with the service provider and several internal work sessions were held during March. However, due to the Covid-19 National Lockdown Regulations, the project proceeded via online and teleconference interaction between the service provider and the project team from Kouga Municipality.

The abovementioned regulations further resulted in an amended project program in-order to address challenges in respect of the timeframe and procedures involved. After adoption of the Draft ILUS, the public participation process will be subject to the requirements of the COVID-19 National Lockdown Regulations applicable at that point in time. Comments received during public participation, will be addressed, where after the final document will be tabled to the Council for adoption.

The Draft Integrated Land Use Scheme is attached hereto as Annexure/Link. Provision is made in the scheme for a comparable zoning table that indicates the zonings, as per the existing applicable zoning schemes, as well as the associated zoning in this draft land use scheme.

4. Financial Implications

An amount of R210 400 was allocated for the revision of the Draft ILUS in the 2019/2020 budget. The project was awarded to the service provider based on the total bid price of R172 500 (Vat incl.).

On 02 March 2020 an amount of R25 875.00 was paid to the service provider for work being done. The outstanding amount of R146 625 is due for payment within the current financial year.

5. Legal Implications

The publication of the Draft Integrated Land Use Scheme is required in order to comply with the requirements of the Spatial Planning & Land Use Management Act, 2013 (Act No. 16 of 2013) and the relevant by-law for Kouga Municipality.

Section 24 (1) of the Spatial Planning & Land Use Management Act, 2013 (Act No. 16 of 2013) states that:

"A Municipality must, after consultation, adopt and approve a single land use scheme for its entire area within five years from the commencement of this Act".

The Kouga SPLUMA by -Law states that, In order to comply with section 24(1) of the Act the Municipality must:-

"(b) Obtain Council approval for publication of the draft land use scheme as contemplated in section 20;
(c) embark on the necessary public participation process as contemplated in section 21;
(d) incorporate relevant comments received during the public participation process as contemplated in section 22;"

6. Recommendation

6.1 In terms of the provisions of s(20)(1) and s(17(1) of the Kouga Municipality Spatial Planning and Land Use Management By-law, Council approves the draft Integrated land Use Scheme advertised for publication for Public Comments.

Item prepared by : The Town Planner

Item approved by : The Director: Planning, Development & Tourism



Item noted by Portfolio Chairperson

KOUGA LOCAL MUNICIPALITY

KOUGA
local municipality
Good Governance through Service Excellence

LAND USE SCHEME

3rd Draft

Report : 2020/1701E/03

May 2020

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CHAPTER 1 : PURPOSE & STATUS OF THE LAND USE SCHEME

1. Title and Commencement

(1) This Land Use Scheme shall be known as the Kouga Municipality Land Use Scheme, as approved in terms of Section 24(1) of the Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013), herein after referred to as SPLUMA, and Section 24(2) of the Kouga Spatial Planning & Land Use Management By-laws, herein after referred to as Kouga SPLUM By-laws No. 3609, dated 4 March 2016.

(2) The Land Use Scheme commenced on the date as published in the Provincial Gazette (Schedule 2).

2. Scheme Area

The Land Use Scheme applies to the entire municipal area, as indicated in Schedule 1.

3. Purpose and Legal Effect of the Land Use Scheme

(1) The purpose of the Land Use Scheme is to :

(a) give effect to Section 25(1) and Section 26 of SPLUMA;

(b) function as a component of the Kouga SPLUM By-laws;

(c) promote harmonious and compatible land use patterns;

(d) promote aesthetic considerations;

(e) promote sustainable development and densification; and

(f) promote a healthy environment that is not harmful to a person's health.

4. Components of the Land Use Scheme

The Land Use Scheme consists on the following components :

(a) this integrated Land Use Scheme document;

(b) the zoning map; and

(c) the register.

CHAPTER 2 : UTILISATION OF LAND & USE ZONES

5. Use Zones

(1) The municipal area is divided into the land use categories and zonings as referred to in Columns 1 and 2 of the use zone table as set out in Chapter 6.

(2) All properties within the municipal area shall be allocated a use zone and be zoned, as listed in the use zone table of this Land Use Scheme (Chapter 6).

(3) The purpose of the zones is to manage land use, the use of buildings and the extent of development.

(4) The description of the primary and consent uses applicable to each use zone is referred to in Columns 4 and 5, respectively, as set out in Chapter 6.

(5) The location, boundaries and extent of each use zone is depicted on the zoning map.

(6) The primary and consent uses applicable to each use zone is subject to the development parameters specified for that zone, as set out in Chapter 7.

(7) In addition to the provisions of the use zone table, the general provisions and development parameters of the Land Use Scheme shall apply in all zones, as set out in Chapter 8.

(8) A land unit may be zoned :

(a) with a single use zone that applies to the entire land unit;

(b) with a split-zoning, where one use zone applies to a portion of the land unit and one or more other use zones apply to other portions of the land unit; and

(c) with one or more overlay zones over and above the use zone(s).

6. Zoning Map

(1) The zoning map depicts :

(a) the zoning of land in accordance with the use zone in which the land is located; and

(b) overlay zones, if applicable to the land.

(2) The Municipality must update the zoning map after use rights have been amended, granted or have lapsed.

7. Land Use Scheme Register

(1) The Municipality must keep and maintain a land use scheme register to give effect to Section 29 of the Kouga SPLUM By-laws.

(2) The Land Use Scheme Register must record all rezonings, departures, consent uses, permissions granted, non-conforming and all other applications granted in terms of the Kouga SPLUM By-laws.

(3) The Municipality must keep the register from the date of commencement of the Land Use Scheme.

8. Primary Uses

Primary use in relation to a land unit, means the permitted use of property for the purpose specified as a primary use in Column 4 of the use zone table as set out in Chapter 6, without the need to obtain municipal approval.

9. Consent Uses

Consent use in relation to a land unit, means the permitted use of a property for the purpose specified as a consent use in Column 5 of the use zone table as set out in Chapter 6, with the need to obtain approval from the Municipality prior to development.

10. Uses not Permitted

Any use not reflected as a primary or consent use for a particular zone shall, unless otherwise stipulated in the Land Use Scheme, not be permitted in the zone concerned.

11. Special Uses

(1) Special use means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone.

(2) All special uses approved shall be listed in Schedule 5.

12. Temporary Uses

Temporary departures relate to applications as contemplated in Section 76 of the Kouga SPLUM By-laws and shall be listed in Schedule 6.

13. Non-conforming Uses

(1) Non-conforming use means the use of land that was lawful before the commencement date of this Land Use Scheme, but which does not conform to the use, land use or development parameters stipulated in this Land Use Scheme.

(2) The lawful non-conforming use of land or buildings does not constitute an offence. Any approval, consent or authorisation issued or granted in terms of the provision of any regulations repealed by this Scheme, shall be deemed to have been issued or granted in terms of this Scheme and shall remain in force.

(3) Nothing in this Scheme shall prevent the erection of a building or the carrying out of works in accordance with the terms of any permission granted by the Municipality prior to the promulgation of these regulations, subject to the requirements of Sections 180 and 181 of the Kouga SPLUM By-laws.

(4) The Municipality may require that when a building is extended or altered, that the affected building on the site be brought into line with the land use restrictions contained in this Land Use Scheme, with the By-laws of the Municipality, and with any other laws which are applicable.

14. Combined Use of Buildings, Split Zoning and Multiple Use of Land

(1) Application for and approval for combined use of buildings, split zoning, or multiple zoning on one land unit or building are permitted in terms of this Land Use Scheme.

(2) Where more than one zoning or consent use is approved for the same land unit or building, the requirements with regard to height, coverage and building lines, as prescribed for the primary use of the relevant zone or zones, shall be applicable.

(3) The Municipality may, in writing, require a land owner to submit a survey diagram or such other plans as the Municipality may regard as appropriate, indicating the different approved or deemed zonings and/or approved uses of the various portions of the land and/or buildings on a specified land unit.

(4) Parking shall be provided in accordance with the parking requirements as contained in this Land Use Scheme for each of the uses and set out in Chapter 8.

CHAPTER 3 : IMPLEMENTATION & ENFORCEMENT

15. Transition to New Use Zones

(1) Transitional arrangements for implementation of the Land Use Scheme are subject to Section 180 of the Kouga SPLUM By-laws.

(2) Upon the date of commencement of this Land Use Scheme, land that is zoned in terms of the previous Zoning Schemes is translated or reclassified to one of the use zones referred to in Schedule 3 and depicted on the new Zoning Maps.

(3) The zoning transition table, in Schedule 3, summarises the translation or reclassification of the use zones used in the previous zoning regulations to the use zones used in this Land Use Scheme.

16. Determination of Zoning and Rectification of Errors

(1) Determination of zoning is subject to Section 181 of the Kouga SPLUM By-laws.

(2) If the zoning of a land unit is incorrectly indicated on the zoning map or wrongly converted from a zoning map of a former Zoning Scheme, the owner of an affected land unit may submit an application to the Municipality to correct the error.

(3) An owner must apply to the Municipality in the form determined by the Municipality and must :

(a) submit written proof of the lawful land use rights; and

(b) indicate the suitable zoning which should be allocated.

(4) The onus of proving that the zoning is incorrectly indicated on the zoning map is on the owner.

(5) If the Municipality approves the application, the Municipality must amend the zoning map.

(6) The Municipality may refuse an application to correct the zoning map if the owner fails to submit written proof of the lawful use rights.

(7) The Municipality may correct a zoning map if it finds an error on the map.

(8) If the Municipality corrects the zoning map, it may only amend the map to show the correct zoning of the property.

17. Compliance and Enforcement

Compliance and enforcement of the Land Use Scheme is subject to Section 32 of SPLUMA and Chapter 9 of the Kouga SPLUM By-laws.

18. Interpretation

(1) In this Land Use Scheme, including the register and the zoning map, the words and expressions shall have the meanings assigned to them in accordance with the definitions contained in Chapter 5, except where a contrary interpretation is clear from the context and case law.

(2) Interpretation of words not defined in Chapter 5 will have the meanings assigned to them in the "*New Shorter Oxford English Dictionary*" published by Oxford University Press, except where a contrary interpretation is clear from the context.

(3) The masculine gender includes the feminine and neuter, and vice versa, and the singular include the plural, unless the context indicated otherwise.

(4) Whenever reference is made to a law, ordinance or by-law, the reference applies to all substitutions, amendments and additions of that law, ordinance or by-law.

(5) Whenever reference is made to the use of a building, the reference applies also to the erection of a building, to the use of part of a building and to the use of land unit, whether a building is erected on the land unit or not.

(6) It is understood that the terms "*must*" and "*shall*" are mandatory, and the term "*may*" is not mandatory, unless the context clearly indicates otherwise.

(7) The Municipality's interpretation of the text shall prevail unless the contrary is proven.

19. Conflict of Laws

The Land Use Scheme does not grant exemption from the requirements of any Act, Ordinance, Regulation, By-law and/or any other law or legal requirement.

CHAPTER 4 : APPLICATIONS & PROCEDURES

20. Types of Applications

Types of applications are stipulated in Section 57 of the Kouga SPLUM By-laws.

21. Development Parameters Applicable to Use Rights

(1) Land use and development rights are subject to Section 58 of the Kouga SPLUM By-laws.

(2) Development parameters are applicable to the use zone of the property, provided that the Municipality may impose specific conditions on approval of an application in terms of Section 54 of the Kouga SPLUM By-laws.

22. Application Requirements, Advertising, Decision Making and Conditions of Approval

Application requirements, advertising, decision making and conditions of approval are subject to Sections 42 and 43 of the SPLUMA and Chapter 6 of the Kouga SPLUM By-laws.

CHAPTER 5 : DEFINITIONS

In this Land Use Scheme, unless the context indicates otherwise :

Abattoir means land and buildings or mobile unit used to slaughter animals and poultry and may include the processing of animal and poultry products and in respect of which a registration certificate is required in terms of the Meat Safety Act, 2000 (Act No. 40 of 2000) and the abattoir must comply with relevant legislation

Additional Dwelling Unit means a dwelling unit which may be erected on the same cadastral land unit on which a dwelling unit exists or are in the process of being erected, provided that :

(a) in the case of land zoned for Residential Zone 1 purposes, only one additional Dwelling Unit can be permitted

(b) in the case of land zoned for Agriculture Zone purposes, additional Dwelling Units can be permitted at a density of one unit per 10 ha to a maximum of 5 additional Dwelling Units

(c) in the case of land zoned for Agriculture Zone purposes, one additional Dwelling Unit can be permitted in all cases notwithstanding the size of the land unit

(d) the dwelling unit may be attached to or separate from the main dwelling unit

Agricultural Industry means an enterprise or concern for the processing of agricultural products on a farming unit owing to the nature, perishableness and fragility of such agricultural products and includes farm pack stores and processing

Agriculture means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, operation of a game farm, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities, but excludes abattoirs, intensive feed farming, agricultural industries and consent uses as defined

Agriculture Worker Accommodation means accommodation provided for bona fide agricultural workers, including accommodation for labourers and farm managers, as determined by the Municipality based on the extent of the bona fide agricultural activities on the land unit

Authority Use means a use which is practised by the organs of State or a public body, but which cannot be classified under other uses in this Scheme, including military training centres, installations, police, jails, road stations, road camps, Municipality uses such as fire services, treatment facility, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities, cemeteries, museums and Institutions

Average Ground Level means the average between the highest and the lowest natural undisturbed level of the land unit, as determined by a registered surveyor

Bakery means a building in which bread, rusks, biscuits, pies, pastries, confectionery and other flour-based products are produced in bulk for distribution to wholesale trade, shops and warehouses, as well as such retail as may be approved by the Local Municipality

Basement means any part of a building which is below the level of the ground storey

Bottle Store means a shop in which mainly alcoholic beverages are sold in the retail trade for off-site consumption and includes an off-sales facility which is under the same management as a licensed hotel

Building Line means the distance from an erf boundary within which no building or structure excluding a boundary wall, pergola or fence, may be erected

Builders' Yard means land, which is used for the storage of material :

(a) if necessary for or normally used for construction work

(b) that was obtained from demolitions of structures or excavations of the ground

(c) required or is normally used for land improvements, such as storage of material used for construction work (e.g. of sand of bricks), whether for public or private purposes

Business & Mixed Use means the use of a property for mixed use purposes of retail, commercial or professional operation, which may, inter alia, include restaurants, shops, offices, micro manufacturing, community facilities, wholesale trade, financial institutions, gymnasiums or any other use which the Municipality regards as General Business or Mixed Use

Camping Site means to use the land for the erection of tents, cabins or other temporary structures for temporary lodging by travellers or holidaymakers, which :

(a) excludes the alienation of land on the basis of time sharing, sectional title ownership, the sale of block shares and the subdivision of the land concerned;

(b) includes a caravan park, whether public or privately owned;

(c) excludes a hotel or mobile homes; and

(d) may include ancillary facilities to resident guests only that are reasonable and ordinary related to camping (e.g. ablution facilities, sports facilities and tourist facilities)

Car Wash means land and buildings used for the washing, polishing and cleaning of vehicles by means of mechanical apparatus or by hand

Cemetery means land or a building used for the burial of the dead and includes a crematorium, chapel, memorial wall for keeping of human ashes and other uses directly related thereto, whether for public or private benefit

Child Care Facility means any building or premises maintained or used for the instruction, custody and care during the whole or part of the day on all or only some days of the week, for more than 10 children of pre-school going age and which has been registered as a place of care under the Children's Amendment Act, 2007, (Act No. 41 of 2007)

Commune means a building designed as a dwelling-house which contains more than 1 room, but less than 6 rooms for habitation by a maximum of 2 persons per room, other than a family, for residential purposes and who share communal facilities, such as a kitchen, lounge, provided that :

(a) the owner or manager shall reside on the same property

(b) a home occupation or house shop shall not be exercised by any such occupant

(c) on-site parking shall be provided at 1 bay per room

Consent Use means a land use that may be permitted with the consent of the Municipality as contemplated in this land use scheme and the Kouga SPLUM By-laws

Conservation Area means land used or declared for the conservation, biodiversity, archaeological preservation and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities

Council means the Kouga Local Council or its delegates

Coverage means the percentage area of a land unit that may be covered by buildings measured over the outside walls as contemplated in the General Provisions of this land use scheme

Crematorium means land and buildings used for the cremation of human or animal tissue, subject to the provision of the Crematoriums Act, 1965 (Act 18 of 1965)

Dwelling Unit means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and the letting on a permanent basis by the owner, of not more than 1 room of the dwelling unit and/or outbuildings

Erf has the same meaning as land unit

Flat means a dwelling unit in a block of flats

Funeral Parlour means a building or portion of land used for the purpose of funeral management and is inclusive of services ordinarily ancillary to funeral management, retail facilities for sale of display of commodities required for cemetery purposes, a public reception venue or a mortuary, but excludes a monumental mason, coffin assembly or crematorium

General Residential Building means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, residential rooms, children's home, guest lodging facilities, retirement village, hostel, town housing, dwelling units, flats, but excludes hotels

Guest Lodging Facility means a dwelling unit, managed by a resident owner or a resident agent, which may supply tourist accommodation and meals for resident guests. Provided that :

(a) more than 1 but not more than 10 individual bedrooms or suites may be utilised or marketed by means of short term renting (being a period of not more than 3 months within one calendar year);

(b) the building may, in terms of the Liquor Act, 1989 (Act 27 of 1989), be licensed only for the purposes of on-site consumption and subject to any conditions or restrictions which the Municipality may impose; and

(c) a licensed hotel, hostel or commune establishment are not included in the definition

(d) this to include guesthouses, Air-B & B's, Bed and Breakfast's, backpackers, etc.

Gymnasium means a building used for physical training and exercise with or without apparatus and may include swimming pools, squash courts and other sporting activities, administrative offices, steam baths, Turkish baths, sauna's, and a single place of refreshment for patrons only not exceeding 100m², as well as a child care/play facility restricted for use by gymnasium members whilst exercising in the gymnasium

Height means the maximum permissible vertical dimension of any building on a land unit, which vertical dimension shall be measured from the determined average ground level to the highest externally visible point of the building as illustrated in Schedule 8 : Height Illustration, provided that :

(a) Chimneys, flues, satellite dishes, masts and antennae having a total accumulated diameter of less than 1.5 metres shall be excluded from the calculation of the height of the structure

(b) Elevator motor rooms, ventilation shafts, water tanks, air conditioning plants vehicles and equipment attached to or parked on top of a structure are included when determining the height of the structure

Holiday Accommodation means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping site, mobile homes, lodge, chalets or dwelling units, whether in private or public ownership, which shall only be marketed by means of short term renting or time sharing, but does not include a hotel or motel

Holiday Housing means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping site, mobile homes or dwelling units, and where the housing may be rented out or may be separately alienated by means of time sharing, sectional title division, the selling of block shares or the subdivision of the property on condition that a home owners' association be established, but does not include a hotel or motel

Home Occupation (*as contemplated in the General Provisions of this Land Use Scheme*) means the practising of an occupation (a person's usual or principal work or business, especially as a means of earning a living) by one or more occupants, provided that the dominant use of the property concerned must remain for the living accommodation of the occupants and home occupation does not include a house shop

Hospital means a purpose built and equipped building which is used exclusively for the medical treatment and care of sick people, but excludes a sanatorium

House Shop (*as contemplated in the General Provisions of this Land Use Scheme*) means a shop that is operated from a dwelling house

Industry means the use of land or a building as a factory within the meaning of relevant other legislation controlling the use of land for a factory and may include manufacture, altering, repairing, assembly, processing of a product, dismantling or breaking up of a product, processing of raw materials, storage, warehousing or other activities incidental and subordinate to the main use such as offices, caretakers accommodation and employee restaurants, but does not include a noxious industry or activity

Institution means land or a building used as a charity institution, social or welfare building, hospital, nursing home, clinic, frail care, sanatorium, correctional institution or any other institution, whether private or public, and includes uses directly related thereto, but does not include a facility for the treatment for infectious or contagious diseases, a facility as defined in the relevant act for the detention of mentally handicapped persons, a psychiatric hospital, jail or prisoner reformatory

Intensive Feed Farming means land or a building used for the keeping, feeding or breeding of animals or poultry on an intensive basis

Land Unit means a portion of land registered in the Deeds Registry or shown on a valid plan of subdivision approved by Municipality or another competent authority as an erf, stand, lot, plot or farm

Lateral Boundary means every common boundary of an erf, excluding a rear boundary

Licensed Hotel means a building which is used as a temporary residence for guests and tourists, where lodging and meals are provided and includes activities directly related to the Hotel, including a conference facility, lecture room, restaurant, place of assemble and recreational facilities. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act

Licensed Restaurant means a shop in which mainly prepared food and refreshments are sold and served and which is licensed in terms of the Liquor Act

Medical Use means a building used for medical consultation, examination or treatments of humans or animals by members of the medical or allied professions but does not include overnight or live-in facilities for humans or an institution

Micro Manufacturing means the use of land on a building for manufacturing, that does not cause noise, vibration, pollution, smoke or fumes that will have a negative impact on the immediate surroundings

Mining means an enterprise which practices the extraction of raw materials from the earth, whether by means of surface or underground methods, including stone, sand, clay, kaolin, ores, minerals or precious stones and includes mining industry and buildings connected with such operations

Mining Industry means land or a building used as an industry that is directly related to the mining activity on the same land

Mortuary means a building designed and equipped specifically for the cold storage of the dead and may include facilities required for the conducting of a post-mortem

Motor Showroom means a building or property used solely for the display and sale of motor vehicles and excludes a shop

Noxious Use means a facility or land use which, because of fumes, ignitions, smells, vibration, noise, waste products, nature of the material used, processes employed or any other cause, as deemed by Municipality, to be a potential source of danger, public nuisance, or offensive to the general public or environment of the surrounding area and includes uses as defined in the relevant legislation as noxious or a nuisance, hazard or health risk

Nursery means a property or part thereof which is utilised for the propagation and sale of plants and gardening products and includes a shop utilised exclusively for the sale of gardening products

Office means a building used only for professional, clerical, administrative work, financial institution, medical uses and includes storage areas ancillary to the office use, not exceeding 30% of the total floor area of the office use

Outbuilding means a structure used for the garaging of motor vehicles, storage, laundry, service rooms and other normal activities usually and reasonably required in connection with the main building, which :

(a) floor space does not exceed 50% of the main dwelling

(b) does not include a second dwelling unit

(c) is architecturally in keeping with the main dwelling and character of the surround built environment

Parking Bay means the space provided for the parking of a motor vehicle which is accessible and designed to the satisfaction of the Municipality

Place of Assembly means land or a building used for gatherings, meetings and social events and includes a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery, a town or civic centre, private and public parks

Place of Entertainment means land or a building used as a multi-purpose facility for the purpose of sport, recreation, entertainment and includes a dance hall, billiard / pool room, theatre, sports stadium, private club, place of assembly, amusement park, cinema, public hall and skating rink or similar use

Place of Instruction means land or a building used as a child care facility, school, college, technical institution, university, academy, lecture hall, monastery, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto

Place of Worship means land or a building used as a church, sinner block, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour

Private Open Space means land which is for private use, and is used as an open area, park, garden, playground, recreation ground or square and can form part of a residential development

Private Road and Parking means a private land which is reserved exclusively for the parking and movement of vehicles and pedestrians and which is under the control of a private individual or agency

Public Open Space means a park, public garden, square, sports field, sports facility, memorial site, children's' playground, amusement park, place of recreation, beach area or any similar amenity, in respect of which the ownership as such vests in the local authority, and can include ablution facilities and support infrastructure

Public Street and Parking means land indicated on an approved plan, diagram or map as having been set aside as a public through-way for motorised, non-motorised vehicles and pedestrians and of which the ownership as such vests with the Municipality or any other public authority or have been assigned as such by any law and includes land used for parking purposes to the general public

Rear Boundary means every common boundary of an erf which is parallel to, or is within less than 45° of being parallel to, every street boundary of such erf and which does not link up with a street boundary thereof

Renewable Energy Structure *as contemplated in the General Provisions of this Land Use Scheme*

Resort Shop means a shop that functions within a resort for the purpose of providing a service to the resort

Retirement Village means a group housing scheme which conforms to the following additional conditions :

(a) each dwelling unit shall only be occupied by a retired person or by a family of whom at least one member is a retired person;

(b) care, recreational and social facilities shall be provided to the satisfaction of the Municipality;

(c) development rules other than those applicable in a town housing zone may in respect of a retirement village be determined by the Municipality; and

(d) as defined in Section 1 of the Housing Development Schemes for Retired Persons Act, 1988 (Act 65 of 1988)

Scrap Yard means land or a building used for the storage, collecting, demolition, dismantling of scrap, waste and second- hand material, motor vehicles or machinery for the purpose of recovering spare parts or for the resale thereof and excludes a builders yard

Self-Catering Unit means a portion of a dwelling for occupancy by guests consisting of one or more bedrooms or suites and a dining area with small cooking facilities

Service Station means land or a building used for the supply of fuel and lubricants for motor vehicles, maintenance, repair and cleaning of motor vehicles, trading in motor vehicles, oils and tyres, a shop, car wash, restaurant and offices, but does not include spray painting, panel beating or body work facilities

Shop means land or a building used for retail, trade, a restaurant, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use

Shopping Centre means a purpose-built complex of shops, restaurants, offices, excluding residential units or buildings, with interconnecting walkways

Social Facility means a building which is used by the owner or proprietor on a temporary basis as a place of education, place of worship or place of assembly. The character and primary use should remain in accordance with the zoning

Special Use means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone

Sport Facility means land or a building planned, designed and used for sport activities, whether indoors or outdoors, and includes a gymnasium, club house, high-mast lights and uses directly related or incidental thereto

Street Boundary means the boundary, as surveyed or proclaimed, between an erf and the adjoining street

Tavern (*as contemplated in the General Provisions of this Land Use Scheme*) means a building on land zoned for Residential Zone 1 purposes where liquor is primarily sold for on-site consumption and the following activities may be incidental to the tavern use, serving of meals, watching television, background music and the provision of six or less games / gaming machines. In addition, the establishment of a tavern should be secondary to the residential use, should not create a disturbance, affect the character of the surrounding area and should have the written support of the neighbouring property owners

Tourist Facility means land or a building used for tourists or day visitors such as a tea garden, farm stall, farm shop, touch farm, game viewing facilities, gift shop, place of entertainment, conference facility, outdoor activity, restaurant, wellness centre or a rest room on a scale and combination of uses as determined by Municipality for the tourist or day visitor industry, fitting with the character of the surrounding area, but does not include overnight accommodation

Town Housing means a group of separate and/or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes support facilities relating to the operation and sustainability of the scheme or building, functional communal open space, public and/or private roadway and such dwelling units may be cadastrally subdivided

Town Housing Erf means a subdivided portion of a town housing site, approved for the erection of a dwelling unit as part of a group housing scheme, which has been or may be transferred to an individual owner

Town Housing Site means a portion of land on which a town housing scheme has been or is to be developed

Transmission Facility (*as contemplated in the General Provisions of this Land Use Scheme*) means a structure or facility, incorporating a high mast, antennae or dish for the transmission and/or receiving of radio, television, radar, cellular or micro waves, and includes a base station and equipment room

Transport Use means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses

Veterinary Clinic means a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use and may include a grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products

Warehouse means a building used for the storage of goods, or as a depot for a wholesale business, or as a place for the storage of commercial material, in so far as such a building does not fall within the scope of a shop

Wholesale Trade means the sale of goods or produce in large quantities to other retailers and excludes sales to the general public

CHAPTER 6 : LAND USE ZONES

23. Use Zone Table

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Residential	***Residential Zone 1***	*Single Residential*	• *Use of land for single residential purposes.* • *Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.* • *Limit multiple use of buildings to minimize adverse impact on the residential environment.* • *Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge.* • *Site sizes to be guided by relevant subdivision / densification policy.*	• *Dwelling Unit*	• Additional Dwelling Unit • Child Care Facility • Commune • Guest Lodging Facility • Home Occupation • House Shop • Medical Use • Social Facility • Tavern
	Residential Zone 2	*Medium Density Residential*	• *Medium density residential development up to a maximum gross density of 50 units per hectare.* • *Use of land for the purposes of harmonious architectural designed development, sharing common areas such as roads and open space.* • *Residential developments of a medium scale and limited height and it could be single, semi-detached, row or linked residential units, including retirement villages.* • *Limited non-residential uses to protect the residential character.*	• *Town Housing*	• Child Care Facility • Commune • Guest Lodging Facility • Home Occupation • Laundrette • Place of Refreshment • Retirement Village • Self-catering Units • Social Facility
	Residential Zone 3	*High Density Residential*	• *High density residential developments with a gross density of more than 50 units per hectare.* • *Residential developments of medium to large scale that can consist of multiple stories or levels.* • *Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes.* • *Residential development in this category can include flats, boarding house, hotels and backpackers.* • *High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use.* • *Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones.*	• *General Residential Building*	• Child Care Facility • Home Occupation • Licensed Hotel • Licenced Restaurant • Medical Use • Self-Catering Units • Social Facility

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Business & Commercial	***Business Zone 1***	*Low Intensity Business*	• *Business uses, including shops and offices to be accommodated on neighbourhood level and in areas identified by the SDF.* • *Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses.* • *Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.*	• *Shop* • *Office* • *Shopping Centre*	• Bakery • Bottle Store • Builders Yard • Car Wash • Funeral Parlour • General Residential Building • Gym • Hospital • Institution • Licensed Hotel • Micro Manufacturing • Place of Assembly • Place of Instruction • Place of Entertainment • Place of Worship • Service Station • Tourist Facility • Warehouse • Wholesale Trade
	Business Zone 2	*High Intensity Business*	• *The variety of business and related land use types representing the needs within a sub-regional and regional context.* • *Key objective if this zone is to promote economic development, employment and mixed use through the inclusion of a wide range of uses.* • *Generally located within the existing strong commercial nodes, central business district and areas identified for a wide range of commercial uses and mixed use activity in the SDF.* • *For inclusion of storage, goods handling and general residential purposes.* • *Industrial and manufacturing uses are restricted.*	• *Business & Mixed Use* • *General Residential Building*	• Uses other than those mentioned in Primary Use, excluding Noxious Use and Industry

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Industrial	***Industrial Zone 1***	*General Industrial*	• *The use of land for manufacturing purposes and general industrial and light industrial activity.* • *Provision in this zone can be made for non-industrial activity but these should not compromise the general use of the land for industrial purpose.* • *It is accepted, given the intensive nature of industrial activity, that this land use could generate negative impact on adjacent properties and the immediate environment.* • *Noxious uses and risk industries are not allowed within this land use zone.* • *Industrial ancillary should generally be permitted in areas demarcated by the SDF and support the principles of job creation and accessibility.*	• *Industry*	• Uses other than those mentioned under Primary Use, excluding noxious uses and residential uses
	Industrial Zone 2	*Noxious Use*	• *To make specific provisions for noxious and offensive land uses.* • *Areas for implementation to be carefully considered.* • *All relevant legislative compliance to be adhered to prior to implementation.*	• *Noxious Use* • *Crematorium*	• None

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Community	***Community Zone***	*Education* *Worship* *Assembly* *Institution*	• *Provision of education and related uses.* • *Includes schools, crèches, tertiary facilities and support activities.* • *Provision for worship facilities and related uses.* • *Includes places of assembly.* • *Provision of a wide range of community facilities, including institutions.* • *Institutions include health care facilities, facilities for social welfare and physical health, clinics, community halls, multi-purpose centres as a consent use.*	• *Place of Worship* • *Place of Assembly* • *Place of Instruction*	• Funeral Parlour • Institution • Sport Facility
	Authority Zone	*Authority Use*	• *Land reserved for uses normally undertaken by National, Provincial and Municipal Government, providing a service to the general public (museum and places of cultural significance and heritage).* • *Land owned by organs of state including infrastructure, utilities and public amenities which do not qualify for inclusion into any other zone, i.e. electrical sub-stations, waste water treatment works, landfill sites, cemeteries & crematorium.* • *Including land uses relating to public services, i.e. police services, correctional facilities, fire protection, special uses that is not compatible within a single residential environment.*	• *Authority Use*	• Subject to Municipality's decision

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Open Space & Conservation	***Open Space Zone 1***	*Public Open Space*	• *Land for the provision of active and passive recreational areas on public owned land.* • *Generally to promote public recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.* • *Land for protection of heritage resources and cultural activities.*	• *Public Open Space*	• Camping Site • Cemetery • Child Care Facility • Events • Memorial Site • Tourist facility
	Open Space Zone 2	*Private Open Space*	• *Land for the provision of active and passive recreational areas on private owned land.* • *Generally to promote private recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.*	• *Private Open Space*	• Cemetery • Camping Site • Sport Facility • Tourist Facility
	Open Space Zone 3	*Conservation*	• *The use of land for conservation and natural areas.* • *Include statutory and non-statutory conservation areas and provision for these land uses.* • *Protection of the natural environment and for conservation and biodiversity purposes for areas which is regarded as conservation worthy.*	• *Conservation Area*	• Holiday Accommodation • Landing Pad • Tourist Facility

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Transport	***Transport Zone 1***	*Public Roads and Parking*	• *Land use for the purpose of providing infrastructure for public use, including motorised/non-motorised transport (road ways).* • *Including uses generally associated with the primary uses in this zone.* • *To accommodate railway, harbour and airport facilities and associated uses for the benefit of the public, including uses normally associated with these activities.*	• *Public Street & Parking* • *Transport Use*	• None
	Transport Zone 2	Private Roads and Parking	• Use of land for private access and private roads, including private parking facilities. • Generally associated with private residential estates and group housing facilities.	• *Private Roads & Parking*	• None

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Agriculture	***Agriculture Zone***	*Agriculture*	• *To provide for the use of land for the purposes of bona fide agricultural production and for sustainable agricultural units.* • *Preserving suitable agricultural land by imposing stricter control of subdivision of land.* • *Provide for land to be developed and buildings erected for the reasonable and ordinary use of buildings that is generally associated with bona fide agricultural purposes, including agriculture worker accommodation.*	• *Agriculture* • *Agriculture Worker Accommodation*	• Abattoir • Additional Dwelling Unit • Agricultural Industry • Child Care Facility • Guest Lodging Facility • Home Occupation • Intensive-feed Farming • Nursery • Social Facility • Tourist Facility

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Resort	***Resort Zone***	*Resort*	• *The use of land for the purpose of short term tourism accommodation, including caravan parks, chalets, mobile dwellings etc.* • *The use of land for purposes and purposes aligned towards utilising the aesthetic and bio-physical qualities of the area.*	• *Holiday Accommodation*	• Licensed Hotel • Resort Shop • Social Facility • Tourist Facility

Land Use Category	1 Zoning	2 Purpose	3 Objective	4 Primary Use	5 Consent Use
Special	***Special Zone***	*Specialised Land Uses*	• *To accommodate specialised land uses which are not included or defined in the Land Use Scheme.* • *To afford the opportunity to impose specific conditions that are unique to the relevant land use.*	• *Special Use*	• None

CHAPTER 7 : USE ZONE DEVELOPMENT PARAMETERS

24. Zoning, Primary Uses and Consent Use

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines				Height	Coverage	Parking
					Street	Lateral	Rear			
Residential	***Residential Zone 1*** • *Dwelling Unit*		- Additional Dwelling Unit - Child Care Facility - Commune - Guest Lodging Facility - Home Occupation - House Shop - Medical Use - Social Facility - Tavern	**< 400m²**	1m	1m on 1 boundary	1m	8.5m	70%	Dwelling Unit : 2 s / du
				> 400m²	3m	1.5m	1.5m	8.5m	50%	
	Residential Zone 2 • *Town Housing*		- Child Care Facility - Commune - Guest Lodging Facility - Home Occupation - Laundrette - Place of Refreshment - Retirement Village - Self-catering Units - Social Facility	**Town Housing Site**	4.5m	1.5m	1.5m	8.5m	70%	Town Housing: 2 s / du
				Town Housing Erf	0m	0m	0m	8.5m	80%	
	Residential Zone 3 • *General Residential Building*		- Child Care Facility - Home Occupation - Licensed Hotel - Licenced Restaurant - Medical Use - Self-Catering Units - Social Facility		5m		4m	11m	50%	General Residential Buildings : 1.5 s / du General Residential Buildings (Rooms) : 0.5 s / room
Business & Commercial	***Business Zone 1*** • *Shop* • *Office* • *Shopping Centre*		- Bakery - Bottle Store - Builders Yard - Car Wash - Funeral Parlour - General Residential Building - Gym - Hospital - Institution - Licensed Hotel - Micro Manufacturing - Place of Assembly - Place of Instruction - Place of Entertainment - Place of Worship - Service Station - Tourist Facility - Warehouse - Wholesale Trade		0m		0m	11m	Business : 100% Residential : 70%	Business : 4 s / 100m² FS General Residential Buildings : 1.5 s / du General Residential Buildings (Rooms) : 0.5 s / room
	Business Zone 2 • *Business & Mixed Uses* • *General Residential Building*		- Uses other than those mentioned in Primary Use, excluding Noxious Use and Industry		0m		3m	8.5m	70%	Office : 4 s / 100m² FS Business : 4 s / 100m² FS

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines		Height	Coverage	Parking
				Street	Lateral & Rear			
Industrial	***Industrial Zone 1*** • *Industry*		- Uses other than those mentioned under Primary Use, excluding noxious uses and residential uses	0m	0m	11m	75%	Industry : 1 s / 200m² FS
	Industrial Zone 2 • *Noxious Use* • *Crematorium*		- None	0m	0m	11m	75%	Noxious Use : 1 s / 200m² FS Industry : 1 s / 200m² FS
Community	***Community Zone*** • *Place of Worship* • *Place of Assembly* • *Place of Instruction*		- Funeral Parlour - Institution - Sport Facility	5m	5m	11m	50%	Place of Worship : 0.15 s / seat Place of Assembly : 0.25 s / seat Place of Instruction: 1 s / classroom area or office
	Authority Zone • *Authority Use*		- Subject to Municipality's decision	Site and Development Specific as imposed by Municipality				Authority Use : Subject to Municipality's decision
Open Space & Conservation	***Open Space Zone 1*** • *Public Open Space*		- Camping Site - Cemetery - Child Care Facility - Events - Memorial Site - Tourist facility	Site and Development Specific as imposed by Municipality				Public Open Space: Subject to Municipality's decision
	Open Space Zone 2 • *Private Open Space*		- Cemetery - Camping Site - Sport Facility - Tourist Facility	Site and Development Specific as imposed by Municipality				N/A
	Open Space Zone 3 • *Conservation Area*		- Holiday Accommodation - Landing Pad - Tourist Facility	Site and Development Specific as imposed by Municipality				N/A
Transport	***Transport Zone 1*** • *Public Streets & Parking* • *Transport Use*		- None	3m	0m	11m	75%	
	Transport Zone 2 • *Private Roads & Parking*		- None	Site and Development Specific as imposed by Municipality				
Agriculture	***Agriculture Zone*** • *Agriculture* • *Agriculture Worker Accommodation*		- Abattoir - Additional Dwelling Unit - Agricultural Industry - Child Care Facility - Guest Lodging Facility - Home Occupation - Intensive-feed Farming - Nursery - Social Facility - Tourist Facility	10m	10m	11m	20%	Agriculture : 0 s

Land Use Category	Zoning & Primary Use	Colour & GIS Notation	Consent Use	Building Lines		Height	Coverage	Parking
				Street	Lateral & Rear			
Resort	***Resort Zone*** • *Holiday Accommodation*		- Licensed Hotel - Resort Shop - Social Facility - Tourist Facility	5m	5m	11m	20%	
Special	***Special Zone*** • *Special use*		- None	Site and Development Specific as imposed by Municipality				

25. Residential Zone 1

LAND USE CATEGORY	**Residential**
ZONING	**Residential Zone 1**
PURPOSE	**Single Residential**

Objectives

- Use of land for single residential purposes.
- Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.
- Limit multiple use of buildings to minimize adverse impact on the residential environment.
- Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge.
- Site sizes to be guided by relevant subdivision / densification policy.

USE OF THE PROPERTY

Primary Use	**Definition**	**Consent Use**
Dwelling Unit	means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and the letting on a permanent basis by the owner, of not more than 1 room of the dwelling unit and/or outbuildings	• *Additional Dwelling Unit* • *Child Care Facility* • *Commune* • *Guest Lodging Facility* • *Home Occupation* • *House Shop* • *Medical Use* • *Social Facility* • *Tavern*

DEVELOPMENT PARAMETERS

Building Lines				**Height**	**Coverage**
	Street	***Lateral***	***Rear***		
Erven < 400m²	1m	1m on 1 boundary	1m	8.5 m	70%
Erven > 400m²	3m	1.5m	1.5m	8.5 m	50%

Density	**Parking**
1 Dwelling unit per erf and 1 Additional Dwelling Unit subject to Consent	*Dwelling Unit : 2 s / du*

26. Residential Zone 2

LAND USE CATEGORY	**Residential**
ZONING	**Residential Zone 2**
PURPOSE	**Medium Density Residential**

Objectives

- Medium density residential development up to a maximum gross density of 50 units per hectare.
- Use of land for the purposes of harmonious architectural designed development, sharing common areas such as roads and open space.
- Residential developments of a medium scale and limited height and it could be single, semi-detached, row or linked residential units, including retirement villages.
- Limited non-residential uses to protect the residential character.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Town Housing	means a group of separate and/or linked dwelling units, designed, planned and built as a harmonious architectural entity and includes support facilities relating to the operation and sustainability of the scheme or building, functional communal open space, public and/or private roadway and such dwelling units may be cadastrally subdivided	• Child Care Facility • Commune • Guest Lodging Facility • Home Occupation • Laundrette • Place of Refreshment • Retirement Village • Self-catering Units • Social Facility

DEVELOPMENT PARAMETERS

Building Lines				Height	Coverage
	Street	***Lateral***	***Rear***		
Town Housing Site	4.5m	1.5m	1.5m	8.5m	70%
Town Housing Erf	0m	0m	0m	8.5m	80%
Additional building lines may be imposed based on surrounding land uses or safety controls					

Density	Parking
Town Housing : Maximum of 50 units / ha	*Town Housing : 2 s / du*

General Provisions

- ***Common Open Space***
  - A minimum of 40m² per dwelling unit shall be provided and in this context "Common open space" means public or private open space, excluding roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
  - The required provision of common open space may be relaxed if:
    - Public open space is provided in the immediate vicinity; and
    - internal street reserves are planned and can be used as part of the open space system.
- ***Private Outdoor Space***
  - Private outdoor space, having a total area of at least 40% of the ground floor area of the dwelling unit concerned, excluding garages and carports, shall be provided for every group housing erf, provided that the private outdoor space shall be out of sight of anyone else than the occupants of the dwelling unit concerned.
  - For the purposes of this subsection, "private outdoor space" means the area adjoining any given dwelling unit in a group or town housing scheme which is reserved for the exclusive use of the occupants of the dwelling unit concerned and intended to be used for private outdoor living and recreation and the drying of laundry, storing of a rubbish bin and other household store and service functions.
- ***Aesthetics***
  - The objectives reflected in the definition of "Town Housing" shall be closely followed and implemented in the design.
  - A Site Development Plan, shall be submitted for approval for every new group or town housing scheme, before any building plans are approved or any building operations commence.
  - A garden and environmental plan may be required for approval and subsequent implementation.
- ***Street Width***
  - The minimum street width shall be 7 m for private streets and 10 m for public streets.

27. Residential Zone 3

LAND USE CATEGORY	**Residential**
ZONING	**Residential Zone 3**
PURPOSE	**High Density Residential**

Objectives

- High density residential developments with a gross density of more than 50 units per hectare.
- Residential developments of medium to large scale that can consist of multiple stories or levels.
- Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes.
- Residential development in this category can include flats, boarding house, hotels and backpackers.
- High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use.
- Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
General Residential Building	means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, residential rooms, children's home, guest lodging facilities, retirement village, hostel, town housing, dwelling units, flats, but excludes hotels	• Child Care Facility • Home Occupation • Licensed Hotel • Licenced Restaurant • Medical Use • Self-Catering Units • Social Facility

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
5m	4m	11m	50%

Density	Parking
No density limit, subject to all other development parameters	*General Residential Buildings : 1.5 s / du* *General Residential Buildings (Rooms) : 0.5 s / room*

General Provisions

▣ ***Common Open Space***

- A minimum of 25% of the land or erf shall be set aside as common open space. This area excludes roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
  - public open space is provided in the immediate vicinity; and
  - internal street reserves are planned and can be used as part of the open space system.

28. Business Zone 1

LAND USE CATEGORY	**Business**
ZONING	**Business Zone 1**
PURPOSE	**Low Intensity Business**

Objectives

- Business uses, including shops and offices to be accommodated on neighbourhood level and in areas identified by the SDF.
- Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses.
- Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Shop	means land or a building used for retail, trade, a restaurant, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use	• *Bakery* • *Bottle Store* • *Builders Yard* • *Car Wash* • *Funeral Parlour* • *General Residential Building*
Office	means a building used only for professional, clerical, administrative work, financial institution, medical uses and includes storage areas ancillary to the office use, not exceeding 30% of the total floor area of the office use	• *Gym* • *Hospital* • *Institution* • *Licensed Hotel* • *Micro Manufacturing* • *Place of Assembly*
Shopping Centre	means a purpose-built complex of shops, restaurants, offices, excluding residential units or buildings, with interconnecting walkways	• *Place of Instruction* • *Place of Entertainment* • *Place of Worship* • *Service Station* • *Tourist Facility* • *Warehouse* • *Wholesale Trade*

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
0m	0m	11m	Business : 100% Residential : 70%

Additional building lines may be imposed based on surrounding land uses or safety controls

Parking

Business : 4 s / 100m² FS
General Residential Buildings : 1.5 s / du
General Residential Buildings (Rooms) : 0.5 s / room

General Provisions

- ***Basements***

  The building line restrictions need not be complied with in so far as basements are concerned.

- ***Projections***

  Projections, excluding advertising signs, approved by the Municipality in accordance with the provisions of any other law over streets and building lines, shall be limited to minor architectural features and one cantilevered one canopy to within 0.5 m of the pavement edge, provided that no portion of a projection shall be less than 3 m above the pavement and there shall be no access from the building to the canopy.

- ***Loading & Unloading***

  The Municipality may stipulate the provision of additional space for loading or unloading of goods if the particular nature or extent of development contemplated for that erf should, in the opinion of the Municipality, justify such a step.

29. Business Zone 2

LAND USE CATEGORY	**Business**
ZONING	**Business Zone 2**
PURPOSE	**High Intensity Business**

Objectives

- The variety of business and related land use types representing the needs within a sub-regional and regional context.
- Key objective if this zone is to promote economic development, employment and mixed use through the inclusion of a wide range of uses.
- Generally located within the existing strong commercial nodes, central business district and areas identified for a wide range of commercial uses and mixed use activity in the SDF.
- For inclusion of storage, goods handling and general residential purposes.
- Industrial and manufacturing uses are restricted.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Business & Mixed Use	means the use of a property for mixed use purposes of retail, commercial or professional operation, which may, inter alia, include restaurants, shops, offices, micro manufacturing, community facilities, wholesale trade, financial institutions, gymnasiums or any other use which the Municipality regards as General Business or Mixed Use	• Uses other than those mentioned in Primary Use, excluding Noxious Use and Industry
General Residential Building	means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, residential rooms, children's home, guest lodging facilities, retirement village, hostel, town housing, dwelling units, flats, but excludes hotels	

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	*Lateral & Rear*		
0m	3m	8.5m	70%
Additional building lines may be imposed based on surrounding land uses or safety controls			

Parking

Office : 4 s / 100m² FS
Business : 4 s / 100m² FS

General Provisions

▣ ***Loading & Unloading***

The Municipality may stipulate the provision of additional space for loading or unloading of goods if the particular nature or extent of development contemplated for that erf should, in the opinion of the Municipality, justify such a step.

30. Industrial Zone 1

LAND USE CATEGORY	**Industrial**
ZONING	**Industrial Zone 1**
PURPOSE	**General Industrial**

Objectives

- The use of land for manufacturing purposes and general industrial and light industrial activity.
- Provision in this zone can be made for non-industrial activity but these should not compromise the general use of the land for industrial purpose.
- It is accepted, given the intensive nature of industrial activity, that this land use could generate negative impact on adjacent properties and the immediate environment.
- Noxious uses and risk industries are not allowed within this land use zone.
- Industrial ancillary should generally be permitted in areas demarcated by the SDF and support the principles of job creation and accessibility.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Industry	means the use of land or a building as a factory within the meaning of relevant other legislation controlling the use of land for a factory and may include manufacture, altering, repairing, assembly, processing of a product, dismantling or breaking up of a product, processing of raw materials, storage, warehousing or other activities incidental and subordinate to the main use such as offices, caretakers accommodation and employee restaurants, but does not include a noxious industry or activity	• *Uses other than those mentioned under Primary Use, excluding noxious uses and residential uses*

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
0m	0m	11m	75%

Parking

Industry : 1 s / 200m² FS

General Provisions

▣ ***Building Lines***

- Where an industry bounds on any residential or business erf, a lateral building line of 5 m shall apply to the industry, with reference to the boundaries abutting the residential and business erven.
- Where servitudes for municipal services exist along lateral and rear boundaries, these will form the lateral and rear building lines.

▣ ***Loading & Unloading***

- For the purpose of loading and unloading vehicles the following spaces shall be provided :

Total floor space of building	Required loading and unloading area
0 - 2500 m²	1 bay
2501 - 5000 m²	2 bays
5001 - 10000 m²	3 bays
Every additional 10 000 m² or portion there of	1 additional bay

- No loading bay shall be less than 24 m² in area, nor shall its length be less than 6 m, nor its width be less than 3m.
- The location, design, access to and egress from the loading bays shall be to the satisfaction of the Municipality and all such bays shall be demarcated "*loading and unloading only*".
- Neither the owner nor any occupant of a building shall permit any vehicle transporting goods to and from the building to be loaded, unloaded or fuelled in the street, except in designated bays.
- The provisions of this regulation may be relaxed or waived by the Municipality where its application is not considered to be practicable by reason of the nature or situation of the erf.

31. Industrial Zone 2

LAND USE CATEGORY	**Industrial**
ZONING	**Industrial Zone 2**
PURPOSE	**Noxious Use**

Objectives

- To make specific provisions for noxious and offensive land uses.
- Areas for implementation to be carefully considered.
- All relevant legislative compliance to be adhered to prior to implementation.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Noxious Use	means a facility or land use which, because of fumes, ignitions, smells, vibration, noise, waste products, nature of the material used, processes employed or any other cause, as deemed by Municipality, to be a potential source of danger, public nuisance, or offensive to the general public or environment of the surrounding area and includes uses as defined in the relevant legislation as noxious or a nuisance, hazard or health risk	• *None*
Crematorium	means land and buildings used for the cremation of human or animal tissue, subject to the provision of the Crematoriums Act, 1965 (Act 18 of 1965)	

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
0m	0m	11m	75%

Parking

Noxious Use : 1 s / 200m² FS
Industry : 1 s / 200m² FS

General Provisions

▣ ***Building Lines***

- Where a noxious use bounds on any residential or business erf, a lateral building line of 5 m shall apply to the noxious use, with reference to the boundaries abutting the residential and business erven.
- Where servitude reserves for municipal services exist along lateral and rear boundaries, these will form the lateral and rear building lines.

▣ ***Loading & Unloading***

- For the purpose of loading and unloading vehicles, the following spaces shall be provided :

Total floor space of building	Required loading and unloading area
0 - 2500 m²	1 bay
2501 - 5000 m²	2 bays
5001 - 10000 m²	3 bays
Every additional 10 000 m² or portion there of	1 additional bay

- No loading bay shall be less than 24 m² in area, nor shall its length be less than 6 m, nor its width be less than 3m.
- The location, design, access to and egress from the loading bays shall be to the satisfaction of the Municipality and all such bays shall be demarcated "*loading and unloading only*".
- Neither the owner nor any occupant of a building shall permit any vehicle transporting goods to and from the building to be loaded, unloaded or fuelled in the street, except in designated bays.
- The provisions of this regulation may be relaxed or waived by the Municipality where its application is not considered to be practicable by reason of the nature or situation of the erf.

32. Community Zone

LAND USE CATEGORY	**Community**
ZONING	**Community Zone**
PURPOSE	• **Education** • **Worship** • **Assembly** • **Institution**

Objectives

- Provision of education and related uses.
- Includes schools, crèches, tertiary facilities and support activities.
- Provision for worship facilities and related uses.
- Includes places of assembly.
- Provision of a wide range of community facilities, including institutions.
- Institutions include health care facilities, facilities for social welfare and physical health, clinics, community halls, multi-purpose centres as a consent use.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Place of Worship	means land or a building used as a church, sinner block, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour	• *Funeral Parlour* • *Institution* • *Sport Facility*
Place of Assembly	means land or a building used for gatherings, meetings and social events and includes a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery, a town or civic centre, private and public parks	
Place of Instruction	means land or a building used as a child care facility, school, college, technical institution, university, academy, lecture hall, monastery, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto	

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
5m	5m	11m	50%

Parking

Place of Worship : 0.15 s / seat
Place of Assembly : 0.25 s / seat
Place of Instruction : 1 s / classroom area or office

33. Authority Zone

LAND USE CATEGORY	**Community**
ZONING	**Authority Zone**
PURPOSE	**Authority Use**

Objectives

- Land reserved for uses normally undertaken by National, Provincial and Municipal Government, providing a service to the general public (museum and places of cultural significance and heritage).
- Land owned by organs of state including infrastructure, utilities and public amenities which do not qualify for inclusion into any other zone, i.e. electrical sub-stations, waste water treatment works, landfill sites, cemeteries & crematorium.
- Including land uses relating to public services, i.e. police services, correctional facilities, fire protection, special uses that is not compatible within a single residential environment.

USE OF THE PROPERTY

Primary Use	**Definition**	**Consent Use**
Authority Use	means a use which is practised by the organs of State or a public body, but which cannot be classified under other uses in this Scheme, including military training centres, installations, police, jails, road stations, road camps, Municipality uses such as fire services, treatment facility, dumping grounds, reservoirs, composting installations, water purification works, electrical substations, community facilities, municipal clubs, municipal storage facilities, museums and Institutions	• *Subject to Municipality's decision*

DEVELOPMENT PARAMETERS

Building Lines		**Height**	**Coverage**
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			

Parking

Authority Use : Subject to Municipality's decision

34. Open Space Zone 1

LAND USE CATEGORY	**Open Space**		
ZONING	**Open Space Zone 1**		
PURPOSE	**Public Open Space**		
Objectives			
• Land for the provision of active and passive recreational areas on public owned land. • Generally to promote public recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system. • Land for protection of heritage resources and cultural activities.			
USE OF THE PROPERTY			
Primary Use	**Definition**		**Consent Use**
Public Open Space	means a park, public garden, square, sports field, sports facility, memorial site, children's' playground, amusement park, place of recreation, beach area or any similar amenity, in respect of which the ownership as such vests in the local authority, and can include ablution facilities and support infrastructure		• *Camping Site* • *Cemetery* • *Child Care Facility* • *Events* • *Memorial Site* • *Tourist facility*
DEVELOPMENT PARAMETERS			
Building Lines		**Height**	**Coverage**
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			
Parking			
Public Open Space : Subject to Municipality's decision			

General Provisions

- No building or structure shall be erected or use practiced except if same is compatible with "*public open space*", as defined.
- The Municipality shall in each case, depending on unique circumstances, stipulate land use restrictions and additional conditions.

35. Open Space Zone 2

LAND USE CATEGORY	**Open Space**		
ZONING	**Open Space Zone 2**		
PURPOSE	**Private Open Space**		
Objectives			
• Land for the provision of active and passive recreational areas on private owned land. • Generally to promote private recreation, enhance aesthetical appearance and promote the maintenance of a functional open space system.			
USE OF THE PROPERTY			
Primary Use	**Definition**		**Consent Use**
Private Open Space	means land which is for private use, and is used as an open area, park, garden, playground, recreation ground or square and can form part of a residential development		• *Cemetery* • *Camping Site* • *Sport Facility* • *Tourist Facility*
DEVELOPMENT PARAMETERS			
Building Lines		**Height**	**Coverage**
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			
Parking			
Not applicable			

General Provisions

- No building or structure shall be erected or use practiced, except if same is compatible with "*private open space*", as defined.
- The Municipality shall in each case, depending on unique circumstances, stipulate land use restrictions and additional conditions.

36. Open Space Zone 3

LAND USE CATEGORY	**Open Space**
ZONING	**Open Space Zone 3**
PURPOSE	**Conservation**

Objectives

- The use of land for conservation and natural areas.
- Include statutory and non-statutory conservation areas and provision for these land uses.
- Protection of the natural environment and for conservation and biodiversity purposes for areas which is regarded as conservation worthy.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Conservation Area	means land used or declared for the conservation, biodiversity, archaeological preservation and protection of natural areas, whether publicly or privately owned, or which has been declared a nature park or reserve and includes a game park, reserve for fauna and flora and includes buildings and facilities directly related to management of the conservation area or nature reserve, inclusive of facilities for day visitors, but does not include overnight accommodation and tourist facilities	• *Holiday Accommodation* • *Landing Pad* • *Tourist Facility*

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			

Parking

Not applicable

General Provisions

The relevant authorities shall in each case, depending on unique circumstances, stipulate land use restrictions and additional provisions.

37. Transport Zone 1

LAND USE CATEGORY	**Transport**
ZONING	**Transport Zone 1**
PURPOSE	**Public Roads & Parking**

Objectives

- Land use for the purpose of providing infrastructure for public use, including motorised/non-motorised transport (road ways).
- Including uses generally associated with the primary uses in this zone.
- To accommodate railway, harbour and airport facilities and associated uses for the benefit of the public, including uses normally associated with these activities.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Public Streets & Parking	means land indicated on an approved plan, diagram or map as having been set aside as a public through-way for motorised, non-motorised vehicles and pedestrians and of which the ownership as such vests with the Municipality or any other public authority or have been assigned as such by any law and includes land used for parking purposes to the general public	• *None*
Transport Use	means land or buildings used for the operation of a service for the benefit of the public providing for transportation of goods or passengers by rail, air, sea, road or pipeline and any uses ancillary thereto which are directly related or incidental to the service of the interest of the commuting public, including communication networks, stations, harbours, transportation amenities and facilities, warehouses, container parks, workshops, offices, shops, recreational, business and residential uses	

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
3m	0m	11m	75%
Additional building lines may be imposed based on surrounding land uses or safety controls			

38. Transport Zone 2

LAND USE CATEGORY	**Transport**		
ZONING	**Transport Zone 2**		
PURPOSE	**Private Roads & Parking**		
Objectives			
• Use of land for private access and private roads, including private parking facilities. • Generally associated with private residential estates and group housing facilities.			
USE OF THE PROPERTY			
Primary Use	**Definition**		**Consent Use**
Private Roads & Parking	means a private land which is reserved exclusively for the parking and movement of vehicles and pedestrians and which is under the control of a private individual or agency		• *None*
DEVELOPMENT PARAMETERS			
Building Lines		**Height**	**Coverage**
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			

39. Agriculture Zone

LAND USE CATEGORY	**Agriculture**
ZONING	**Agriculture Zone**
PURPOSE	**Agriculture**

Objectives

- To provide for the use of land for the purposes of bona fide agricultural production and for sustainable agricultural units.
- Preserving suitable agricultural land by imposing stricter control of subdivision of land.
- Provide for land to be developed and buildings erected for the reasonable and ordinary use of buildings that is generally associated with bona fide agricultural purposes, including agriculture worker accommodation.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Agriculture	means the cultivation and/or utilisation of land for crops and plants, the keeping and breeding of animals, operation of a game farm, the utilisation of the natural veld or land on a limited or extensive basis and includes only such activities and buildings directly related to the main farming activities, but excludes abattoirs, intensive feed farming, agricultural industries and consent uses as defined	• *Abattoir* • *Additional Dwelling Unit* • *Agricultural Industry* • *Child Care Facility* • *Guest Lodging Facility* • *Home Occupation* • *Intensive-feed Farming* • *Nursery* • *Social Facility* • *Tourist Facility*
Agriculture Worker Accommodation	means accommodation provided for bona fide agricultural workers, including accommodation for labourers and farm managers, as determined by the Municipality based on the extent of the bona fide agricultural activities on the land unit	

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
10m	10m	11m	20%

Density	Parking
1 Dwelling unit per erf and 1 Additional Dwelling Unit at a density of 1 unit per 10ha to a maximum of 5 Additional Dwelling Units.	*Agriculture : 0 s*

40. Resort Zone

LAND USE CATEGORY	**Resorts**
ZONING	**Resort Zone**
PURPOSE	**Resort**

Objectives

- The use of land for the purpose of short term tourism accommodation, including caravan parks, chalets, mobile dwellings etc.
- The use of land for purposes and purposes aligned towards utilising the aesthetic and bio-physical qualities of the area.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Holiday Accommodation	means a harmoniously designed and built holiday development with an informal clustered layout which may include the provision of a camping site, mobile homes, lodge, chalets or dwelling units, whether in private or public ownership, which shall only be marketed by means of short term renting or time sharing, but does not include a hotel or motel	• *Licensed Hotel* • *Resort Shop* • *Social Facility* • *Tourist Facility*

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage
Street	***Lateral & Rear***		
5m	5m	11m	20%

General Provisions

Conditions with regard to density, layout, parking, landscaping, building design, etcetera, and a layout plan shall be approved by and filed with the Municipality, clearly indicating the position of all structures, stands and internal roads.

41. Special Zone

LAND USE CATEGORY	**Special**
ZONING	**Special Zone**
PURPOSE	**Specialised Land Uses**
Objectives	
• To accommodate specialised land uses which are not included or defined in the Land Use Scheme. • To afford the opportunity to impose specific conditions that are unique to the relevant land use.	

USE OF THE PROPERTY		
Primary Use	**Definition**	**Consent Use**
Special Use	means a use or combination of uses which is such, or in respect of which the land use restrictions are such, that provision is not made therefore in this land use scheme, and which is defined in detail by means of conditions of approval or by means of provisions applicable to the special zone	• *None*

DEVELOPMENT PARAMETERS			
Building Lines		**Height**	**Coverage**
Street	***Lateral & Rear***		
Site and Development Specific as imposed by Municipality			

General Provisions

If special factors justify the creation of a new zone on the zoning map for a site or sites, without justifying the creation of a new zone in the scheme regulations, such site shall be zoned as a special zone on the zoning map. Every such portion of land which has been zoned as such and in respect of which the land use restrictions differ from those of other land which has been zoned as such, shall be given a separate number on the zoning map. A special zone may consist of different portions of land, provided the land use restrictions are the same. Each special zone, in respect of which the land use restrictions differ from those of other special zones, shall be given a separate number (from 1 onwards), and each number with the accompanying land use restrictions shall be described as a separate special zone in a schedule to these scheme regulations.

CHAPTER 8 : GENERAL PROVISIONS

42. Conditions Applicable to all Properties

The following conditions shall apply to all erven or properties in the Land Use Scheme area :

(a) the positioning of buildings, including outbuildings erected on the property, as well as access to and exits from the property, shall be to the satisfaction of the Municipality;

(b) the main building, which shall be a completed building and not one partially erected and to be completed at a later date, shall be erected simultaneously with or before the outbuildings, provided that the Municipality may relax this requirement in writing subject to any condition it may deem fit;

(c) the loading or off-loading of goods shall take place within the boundaries of the erven to the satisfaction of the Municipality unless the Municipality has made provision for loading facilities in the street reserve, provided that this condition shall not apply to properties accommodating one or two dwelling units only;

(d) a screen wall shall be erected if required by and to the satisfaction of the Municipality, the extent, material, design, height, position and maintenance of which shall also be to the satisfaction of the Municipality;

(e) if the property is fenced or enclosed in some other way, the extent, material, design, height, position and maintenance of such enclosure shall be to the satisfaction of the Municipality;

(f) the registered owner shall be responsible for the maintenance of the entire development of the property, provided that, if the Municipality is of the opinion that the property or any part of the development is not maintained in a satisfactory manner, the Municipality shall be entitled to undertake such maintenance at the expense of the registered owner which expense shall be paid to the Municipality on demand;

(g) evaluation of all buildings shall conform to a good standard of architecture and shall be to the satisfaction of the Municipality;

(h) the internal roads and/or driveways on the erf shall be constructed and maintained by the owner to the satisfaction of the Municipality;

(i) any part of a site not utilised for building or parking purposes shall within six months from the date on which the buildings are completed or on which the site is first used for the approved use, be landscaped at the owners cost to the satisfaction of the Municipality, and shall thereafter be maintained to the satisfaction of the Municipality at the cost of the owner; and

(j) no goods or materials whatsoever shall be stored or stacked to such a height or in such a manner that it is visible from outside the property, unless prior written approval from the Municipality is granted.

43. Maintenance of Property

(1) Property shall be properly maintained by the owner or occupier and shall not :

(a) be left in a neglected or offensive state, as may be determined by the Municipality;

(b) contain an unsightly accumulation of papers, cartons, garden refuse, rubble and/or other waste material, as may be determined by the Municipality;

(c) contain an accumulation of motor wrecks or un-roadworthy vehicles or used motor parts, unless these are part of a primary or consent use in terms of this Land Use Scheme; and

(d) contain outdoor storage of building material, appliances or similar items unless these are :

(i) forming part of a primary or consent use in terms of this Land Use Scheme;

(ii) being temporarily stored for the purpose of construction in accordance with a valid building plan approval for the property; or

(iii) stored in conjunction with the holding of a yard or garage sale with a duration of not more than two consecutive days.

44. Guidelines for Protection of the Built Environment

(1) Conservation of the built environment should adhere to the stipulations and requirements of the National Heritage Resources Act.

(2) The Municipality may request detailed information in respect of a place, building, structure or feature of the built environment which, in the opinion of the Municipality, is regarded as a heritage resource or conservation worthy.

(3) The Municipality may make land use provisions, impose conditions, policies or guidelines with regard to :

(a) any addition or alteration to the structure which changes the floor area or otherwise alters its size, height or outline, particularly the street façade;

(b) internal alterations by the removal of walls or the construction of new walls which substantially change the plan and structure;

(c) any alterations to the external doors, windows or other external openings;

(d) any other alterations which change the appearance of the building, whether or not a municipal permit is required;

(e) major re-landscaping which will alter the appearance of the structure;

(f) changes to boundary walls, fences and gates;

(g) change of use or rezoning of a property on which a national monument is situated; and

(h) subdivision of a property on which a national monument is situated.

45. Guidelines for the Protection of the Sensitive Biophysical Environment

(1) The Municipality must consult all available and applicable Conservation Plans, Legislation, Strategies and Policies prior to a decision on land use change, in terms of this Land Use Scheme.

(2) The Municipality may designate an area to be a conservation area and :

(a) shall depict such area on the zoning map or prepare an overlay zone;

(b) shall record the designation on the zoning map; and

(c) shall record the development management provisions for each area in a schedule to this Scheme.

(3) The Municipality may, prior to a decision on land use change, request detailed information in respect of a sensitive biophysical environment and impose policies, guidelines or conditions, if deemed necessary, for inclusion in the conditions of approval :

(4) The Municipality, as part of the conditions imposed on a development, may require an Environmental Management Plan to be submitted for municipal approval to ensure the following :

(a) protection of the natural environment and conservation worthy elements of the biophysical environment;

(b) alignment with National, Provincial and Local legislation requirements for the protection of the biophysical environment;

(c) minimum disturbance of the site as a result of earth moving, installation of services and construction of structures and roads;

(d) rehabilitation program after development;

(e) management program for public open spaces;

(f) mitigating aesthetic impact;

46. Spatial Development Framework and Policy Alignment

(1) The Municipality must prepare, amend and review the Spatial Development Framework for the municipal area in terms of Section 8 of the Kouga SPLUM By-laws.

(2) Land development decisions in terms of the Kouga SPLUM By-laws must be considered in terms of Sections 22 and 42 of SPLUMA and Sections 13 and 53 of the Kouga SPLUM By-laws.

(3) Decisions should be aligned with National, Provincial policy and legislation applicable to the specific application.

47. Development Density and Consulting with the Spatial Development Framework

Decisions on development densities, minimum subdivision sizes, land use opportunities and future development within the municipal area should be guided by the Municipal SDF and Local SDF applicable to the specific area or land portion.

48. National Building Regulations

The provisions of the National Building Regulations and Building Standards Act, 1977 (Act 107 of 1977) as amended from time to time is applicable to all matters regulated by the Kouga Land Use Scheme and will take preference in cases of conflicted or more restrictive provisions.

49. Development Charges

Development charges to be implemented in terms of Sections 121 – 125 of the Kouga SPLUM By-laws.

50. Provision of Engineering Services

Provision of Engineering Services to be implemented in terms of Sections 116 – 120 of the Kouga SPLUM By-laws.

51. Title Conditions

Nothing in the provisions of this Scheme shall be construed as permitting or enabling the Municipality to permit, in any area, the erection or use of any building or the use of any land, for the purpose which is prohibited under any approved conditions of title applying to such area or the conditions of title under which any land may be held.

52. Relaxation of Building Lines

(1) The Municipality may approve the erection of a building or structure which exceeds a building line provided that :

(a) no doors or windows are permitted in any wall of such building fronting onto the lateral boundary when such building is closer than 1 m to the lateral boundary; and

(b) the provision of any access way of at least one 1 m wide, other than through a building from a street, to every vacant portion of the land unit concerned, other than a court yard.

(2) The Municipality may refuse, approve, or partially approve the application subject to such conditions as it may deem fit and shall notify the applicant of its decision in writing.

(3) Municipality must consult the relevant Controlling Authority prior to building line relaxation along proclaimed roads.

53. Departure from Maximum Height

The Municipality may approve an increase in the permissible building height on a portion of a land unit, provided that :

(a) due to the physical constrains and gradient of the land unit, access by motor vehicles into a garage structure is not practically possible within the height restriction.

(b) the increase height will only be applicable to the portion of the building used for garaging of motor vehicles, to a maximum of 60 m^2 floor space.

(c) a detailed Site Development Plan must be submitted, indicating all vertical and horizontal dimensions and proposed height departure.

(d) the Municipality must obtain comment from all neighbours and assess the application on its merit.

54. Coverage

(1) No building shall be erected in such a way that the coverage is greater than that prescribed in this Land Use Scheme, provided that :

(a) a verandah, balcony or carport which are not enclosed shall not be included in coverage;

(b) all structures not covered by a rook shall not be included in coverage;

(c) the Municipality may consent to a basement exceeding the coverage limit where all or the major portion of the basement is situated below natural ground level; and

(d) where any portion of any floor of a building is designed to be used for more than once use, the floor space coverage shall confirm to the predominant use of the storey.

(2) The Municipality may grant an increase in coverage if the Municipality is satisfied that the applicant has furnished sufficient proof that an increase in coverage is necessary and/or desirable as a result of the topography or locality of the site and the proposed increase in coverage will not detract from the amenity or development vision for the area.

55. Floor Factor

(1) In the calculation of the maximum permitted floor space as part of bulk, the following shall be excluded :

(a) buildings without roofs and areas used for external fire escapes;

(b) areas of any floors or basements used as parking spaces for occupants of the building;

(c) accommodation for a lift motor room and other mechanical and electronic equipment required for the proper functioning of a building;

(d) a verandah or balcony in a building, provided that such verandah or balcony shall not be enclosed in any other way than by a parapet not more than 1.5m high or a wire mesh screen;

(e) access passages and corridors (excluding the entrance hall and foyer and passages in a dwelling where these are enclosed by an external wall or window);

(f) areas reasonably used for the cleansing, maintenance and care of the building(s), excluding dwelling units for caretakers, supervisors, cleaners or maintenance staff; and

(g) areas set aside and used exclusively for the parking, loading / unloading or fuelling of vehicles.

(2) The Municipality may grant an increase in floor factor if the Municipality is satisfied that the applicant has furnished sufficient proof that an increase in floor factor is necessary and/or desirable as a result of the topography or locality of the site and the proposed increase in floor factor will not detract from the amenity or development vision for the area.

56. Subdivisions

(1) The Municipality may grant or refuse an application for the subdivision of land in terms of Part B of the Kouga SPLUM By-laws within, and subject to the conditions applicable to a subdivisional area, as well as an application for the subdivision of land involving no change in zoning.

(2) In the process of the creation of new streets in any subdivision in terms of these regulations, the general principles in regard to layout, street intersections and gradients, as set out in the document "*Guidelines for the Provision of Engineering Services in Residential Townships*", published by the former Department of Community Development and as amended from time to time, shall be complied with.

(3) The granting of an application for subdivision with a view to permitting two or more attached dwelling units to be held under separate title, shall be subject to the following conditions which shall be complied with before the issuing of a written authority by the Municipality :

(a) where restoration or improvement is considered necessary by the Municipality, the buildings shall be fully restored or improved to its satisfaction; and

(b) where considered necessary by the Municipality, one parking bay shall be provided and constructed to the satisfaction of the Municipality on each of the land units.

(4) The Municipality shall not grant a new subdivision unless it is satisfied that, for each land unit created, there is adequate and lawful means of :

(a) access to and from a public street;

(b) water supply if required;

(c) sewage disposal if required and in particular specific attention has been given to the disposal of sewerage from higher lying across lower lying erven; and

(d) electricity if required.

(5) Where a minimum subdivision size is specified for a land unit :

(a) the nett erf area of a new subdivision and any remainder, shall not be less than the minimum size specified; and

(b) the narrowed access portion of a panhandle subdivision shall not be taken into account in the calculation of minimum subdivision size.

(6) Panhandle subdivisions :

(a) the minimum width of a panhandle, not exceeding 50m in length shall be 4m wide along its entire length, or 6m if longer than 50m;

(b) the average slope of a panhandle may not exceed 1:4, provided that Municipality may approve a greater slope;

(c) the owner of the panhandle property shall construct a dust free driveway along the width and length of the panhandle to the satisfaction of Municipality, prior to or simultaneous with the erection of any building on such property, and shall maintain the driveway to the satisfaction of Municipality; and

(d) servitude access ways in the place of panhandles are not be permitted.

(7) Subsequent to the granting of a subdivision, the person who at any time is the owner of any land unit directly involved in the subdivision, shall be required, without compensation :

(a) to allow gas mains, electricity, telephone and television cables and/or wires, main and/or other waterpipes and foul sewers and storm water pipes, ditches or channels of any other land unit or units to be conveyed across the land unit concerned, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon, if considered necessary by the Municipality and in such manner and position as may from time to time be reasonably required; this shall include the right of access to the land unit at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above; and

(b) to receive such material or permit such excavation on the land unit as may be required to allow use of the full width of an abutting street and provide a safe and proper slope to its bank necessitated by differences between the level of the street as finally constructed and the level of the land unit, unless he/she elects to build retaining walls to the satisfaction of and within a period to be determined by the Municipality.

57. Site Development Plans

The following further conditions shall apply to all erven in all use zones:

A site development plan, compiled to a scale of 1:500 or any other scale as may be approved by the Municipality, shall be submitted for approval to the Municipality and no building shall be erected on the site until such site development plan and building plans in accordance with the site development plan, have been approved by the Municipality. The entire development of the erf shall be in accordance with the approved site development plan, provided that :

(a) The plan may be amended from time to time with the approval of the Municipality.

(b) The Municipality may exempt the owner from submission of all or certain provisions contained within this regulation.

(c) The site development plan shall indicate at least the following:

(i) The location and height of all buildings and structures.

(ii) A landscape plan that indicates the type and position of existing trees, trees to be retained, landscaped areas and recreational areas.

(iii) Vehicular and pedestrian entrances to and exits from the site and all buildings.

(iv) Proposed subdivision lines, if the erf is to be subdivided.

(v) Building lines and all existing and proposed servitudes.

(vi) Treatment of all storm water in relation to the site as well as flood lines where applicable.

(vii) Parking, loading and unloading areas.

(viii) Vehicular and pedestrian circulation.

(ix) Elevation of all buildings and structures as well as materials and finishes to be used.

(x) The phasing of the development, if it is envisaged that the total development will not take place simultaneously.

(xi) The position of all structures on adjacent sites.

(xii) Proposals for site boundaries including fences, walls or other edge proposals.

(xiii) A land use schedule which specifies the zoning of the property, applicable controls and controls used for the development.

(xiv) A certificate by a registered architect if required by the Municipality.

(xv) A contour map indicating 0,5 meter contour intervals.

(xvi) Any other requirement deemed necessary by Municipality.

58. Parking

The following parking requirements shall apply, unless otherwise stated in the Land Use Scheme or by a Municipal decision.

58.1 Provision of Parking Space

(1) The owner of an erf shall provide on his erf at his own cost sufficient parking spaces, the minimum number of which shall be in accordance with the standards in this Section.

(2) In the event of the owner being unable to provide the on-site parking required, the Municipality may require such owner to :

(a) Pay to the Municipality a financial contribution in lieu thereof, which shall be deposited in a capital parking fund out of which running costs shall not be recovered, the amount of which is to be calculated on the following basis :

25P(V+C)

Where :

"***P***" represents the number of parking bays that the owner is required to provide, but which he is unable to provide;

"***V***" represents the estimated market value at the time the contribution is to be paid, of the land on which the parking should have been provided, expressed in Rands per square metre; and

"***C***" represents the costs per m² of constructing a single parking bay, as determined by the Municipality at it sole discretion from time to time.

(b) Provide the number of parking bays required in Paragraph 46 on another erf in the vicinity of the erf to be developed at his own cost, subject to :

(i) the two erven being notarially tied to prevent either being alienated independently of the other; and

(ii) the other erf being appropriately zoned.

(3) The parking spaces, provided in terms of this regulation, shall not be used for any purpose other than for parking of motor vehicles in working order.

(4) The Municipality may require the owner of an erf to provide a lesser number of parking spaces than is required, in which event the owner of the erf shall pay to the Municipality a financial contribution calculated in terms of this Section for the number of parking spaces by which his obligation is reduced.

58.2 Parking Layout Requirements and Design

(1) Any parking space provided need not necessarily be under cover, but if forming part of an area not built upon, shall be constructed with such material as may be allowed by the Municipality in its sole discretion and provided with an entrance from or exit to a street upon which the building abuts. Furthermore, the whole of such area shall be satisfactorily maintained and, if required by the Municipality, marked out for the parking of motor vehicles and designed in such a manner that any individual vehicle can conveniently be parked or removed without distributing other parked vehicles, unless provision is made and maintained for mechanical or manual parking by the building proprietors. Such provision of on-site parking facilities shall be to the satisfaction of the Municipality which may at its discretion require the provision of more than one vehicle entrance and exit to such parking garage or parking area.

(2) The design standards provided by the Department of Transport shall be applied.

58.3 Minimum Off-street Parking Requirements

Minimum Off-street Parking Requirements	
Additional Dwelling Unit	1 space / Additional Dwelling Unit
Agricultural Industry	1 space / 200m^2 Floor Space
Agriculture	0 space
Authority Uses	Subject to Municipality's decision
Bottle Store	4 spaces / 100m^2 Floor Space
Business	4 spaces / 100m^2 Floor Space
Cemetery	0.15 space / 100m^2 public assemble area
Cinemas	0.25 space / seat or spectator capacity
Conference Facility	0.25 space / seat + 20 spaces / 100m^2 public accessible area
Crèche	1 space / classroom area, office
Dwelling Unit	2 spaces / dwelling unit
Funeral Parlours	4 spaces / 100m^2 floor space
Garage	1 space / working space + 6 spaces / 100m^2 retail floor space + 2 spaces / car wash unit
General Residential Buildings	1.5 spaces / dwelling Unit
General Residential Buildings (Rooms)	0.5 spaces / room
Group Housing	2 spaces / dwelling Unit
Guest House	0.7 spaces / guest room
Halls	0.25 space / seat
Holiday Accommodation	As required by Municipality
Holiday Housing	As required by Municipality
Home Enterprise	2 spaces / dwelling unit
Hospital	6 spaces / 100m^2 consulting room + 1 space / bed
Incremental Housing	0 space

Minimum Off-street Parking Requirements	
Industry	1 space / 200m² floor space
Institution	As required by Municipality
Libraries	1 space / 100m² floor space
Licensed Hotel	0.7 space / room
Light Industry	1 space / 100m² floor space
Medical Use	4 spaces / 100m² consulting room + 1 space / bed
Mining	0 space
Mining industry	1 space / 100m² floor space
Museums	1 space / 100m² floor space
Noxious use	1 space / 100m² floor space
Nursery	1 space / 200m² nursery + 4 spaces / 100m² shop
Office	4 spaces / 100m² floor space
Outdoor Storage	1 space / 100m² floor space
Place of Assembly	0.25 space / seat
Place of Entertainment	0.25 space / seat + 1 space / 100m² public assembly area
Place of Instruction	1 space / classroom area, office
Place of Worship	0.15 space / seat
Public open space	Subject to Municipality's decision
Restaurant	4 spaces / 100m² floor space
Retirement Villages	1 space / dwelling unit or bedroom
Rural residential	2 spaces / dwelling unit
Scrap yard	1 space / 100m² floor space
Shop	4 spaces / 100m² floor space
Social Facility (Residential related)	1 space / 50m² public assembly area
Sport Centres	0.25 space / seat or per spectator capacity
Sport Stadiums	0.25 space / seat or per spectator capacity
Tavern	4 spaces / 100m² floor space
Tourist Facility (excluding restaurant)	4 spaces / 100m² floor space
Town Housing	2 spaces / dwelling unit
Transport	Subject to Municipality's decision
Warehouse	1 space / 100m² floor space

59. Overlay Zones

59.1 The Purpose of Overlay Zones

The Municipality may prepare, review and amend overlay zones for specific areas in the Municipality with the objective of :

(a) Giving expression, in a planning context, to the local needs and values of the communities concerned;

(b) Promoting particular types of development, urban form, landscape character, environmental features, heritage values, development incentives or strategic intervention; and

(c) Giving effect to specific guidelines contained in an approved Spatial Development Framework or Policy Plan.

59.2 Status of Overlay Zones

(1) An overlay zone does not change the underlying zoning of the properties to which it relates, but may vary the development rules relating to these properties.

(2) The development rules of an overlay zone may be more restrictive or more permissive than the development rules applicable to the underlying zoning of the land concerned as recorded in this Land Use Scheme.

(3) The provisions of an overlay zone do not in any way detract from any obligations in terms of national, provincial and planning legislation.

(4) The provisions of an overlay zone may apply to a land unit or land units or an area as a whole, as stipulated in the adoption of the overlay zone.

59.3 Identification and Numbering of Overlay Zones

(1) The Municipality shall approve a distinctive name and number for each overlay zone when adopting such overlay zone.

(2) The Municipality shall indicate the area of an overlay zone on the zoning map.

(3) The Municipality shall record the detailed provisions of the overlay zone in a separate document with a cross reference to that document in the schedule to the Land Use Scheme.

(4) Overlay zones shall be inserted in Schedule 7 of this Land Use Scheme.

59.4 Procedures for Adoption, Amendment, Review or Replacement of Overlay Zones

The procedure for change of use, form or function of land as contemplated in Section 41 of SPLUMA shall apply for the adoption, amendment, revision or replacement of an overlay zone.

60. Mining Activity

Permission for mining activities in terms of these Scheme Regulations shall be obtained by way of a departure application. Conditions of departures granted, including validity period for the departure, shall be in accordance with stipulations of the permit and/or license granted by the Department of Mineral & Energy Affairs.

61. Renewable Energy Facilities

(1) Renewable Energy Structure means any wind turbine, solar energy generating apparatus (including solar photo-voltaic and concentrated solar thermal), small scale hydro turbines or bio mass facility and/or any grouping thereof, that captures and converts wind, solar radiation or bio mass energy for commercial gain irrespective of whether it feeds onto an electricity grid or not and may include administration facilities and any associated infrastructure that may lead to the generation, transmission and distribution of electricity on a commercial basis. Such infrastructure may also include but is not limited to workshops and stores, offices, site canteen, medical station, fire station, a tourist facilitation centre, ambulance garage, compressor house buildings, water supply infrastructure, research facilities, guard houses and recreational facilities for personnel.

(2) Permission for erecting Renewable Energy Facilities in all zonings in terms of these scheme regulations shall be obtained by way of a departure application. Such departures will be treated as permanent, unless the Renewable Energy Structure forms part of a commercial electricity generation enterprise that requires a license from the National Electricity Regulator of South Africa (NERSA) or similar body. In such event, the period of validity of the Departure will be for the duration of the validity of the license from the Regulator. Conditions of departures granted shall be to the discretion of the Municipality.

62. Transmission Facility

(1) Transmission Facility (as contemplated in the General Provisions of this Land Use Scheme) means a structure or facility, incorporating a high mast, antennae or dish for the transmission and/or receiving of radio, television, radar, cellular or micro waves, and includes a base station and equipment room.

(2) Permission for erecting a transmission facility or infrastructure in all zonings in terms of this Land Use Scheme shall be obtained by way of a departure. Conditions of the departure granted, shall include conditions imposed by relevant regulating authority.

63. Home Occupation

(1) Home occupation means the practising of an occupation (a person's usual or principal work or business, especially as a means of earning a living) by one or more occupants who reside on the property, provided that the dominant use of the property concerned must remain for the living accommodation of the occupants and home occupation does not include a house shop.

(2) The practice of a home occupation is permitted on all residential zoned properties, subject to the development parameters below :

(a) The dominant use of the property must be for accommodation of a single family;

(b) The proprietor of the home occupation concerned must live on the property;

(c) Any new structure or alteration to the property to accommodate a home occupation must be compatible with the residential character of the area, particularly with regard to the streetscape, and must be capable of reverting to use as part of the dwelling house, second dwelling or outbuilding concerned;

(d) Not more than three employees may be engaged by the occupant in the home occupation concerned;

(e) No home occupation may include a noxious trade, risk activity, adult entertainment business, adult services, adult shop, sale of alcoholic beverages, motor repair garage, funeral parlour or activities that are likely to generate a public nuisance, including but not limited to panel beating and spray painting, auto electrician, builder's yard, welding works or joinery;

(f) No advertising sign may be displayed other than a single, un-illuminated sign or notice not projecting over a public street in accordance with the Municipality's outdoor advertising and signage by-law, and the sign may not exceed 0.2 m² in area;

(g) Off-street parking must be provided for home occupation; and

(h) The total area used for all home occupation activity on a land unit, including storage, may not consist of more than 25% of the total floor area of the dwelling unit.

(i) The Municipality has the right to impose additional conditions.

64. House Shops

(1) House shop, including spaza shops means a shop that is operated from a dwelling house, provided that :

(a) such activities are restricted to one room of the principal dwelling or a garage or outbuilding with such an area not exceeding 25 % of the dwelling;

(b) the dwelling is to have a primarily residential function;

(c) not more than 3 persons should be involved in the operating of such a shop;

(d) such a shop should not impact negatively on the surrounding neighbours; and

(e) all signs of trade, including advertising, should be granted by the Municipal By-laws.

(2) The consent by the Municipality for a house shop shall apply to the applicant only while he/she resides on the property and will not be transferable in any form or manner.

(3) Customers must have direct access to the house shop from the street and not through the dwelling house.

(4) Should any foodstuffs be prepared for sale from the house shop, the premises need to be inspected on a regular basis to ensure compliance with health regulations.

(5) A complete record of all house shops shall be kept by the Municipality in this regard.

(6) Any contravention of the guidelines mentioned above or any written complaints verified by officials of the Municipality could result in the closure of the house shop and the withdrawal of the departure rights.

65. Taverns

(1) Tavern means a building on land zoned for Residential Zone 1 purposes where liquor is primarily sold for on-site consumption and the following activities may be incidental to the tavern use, serving of meals, watching television, background music and the provision of six or less games / gaming machines. In addition, the establishment of a tavern should be secondary to the residential use, should not create a disturbance, affect the character of the surrounding area and should have the written support of the neighbouring property owners

(2) No one may use land and existing structures for the purposes of a tavern or may sell liquor or permit liquor to be sold on such land if he or she is not the holder of a current liquor license.

(3) Taverns are allowed to sell alcohol on the premises, only for the purposes of retail trade.

(4) Taverns shall also comply with the following :

(a) all relevant safety, fire and health regulations;

(b) complete site development plans must be submitted to the Municipality for approval in respect of any proposed new buildings or any proposed extensions alternations to existing buildings;

(c) parking must conform to the requirements of this Scheme;

(d) All building and drainage work must be satisfactorily completed in accordance with the stipulations of the Municipality's by-laws and regulations;

(e) no one may cause, and the owner of the property concerned may not permit anyone to cause any noise which creates a public nuisance;

(f) buildings must be furnished in a manner which mitigates against any possible noise generating from the activities within the buildings; and

(g) the approval for the use of a building for the purposes of a tavern or similar operation will only be regarded as having been granted once all the stipulations and relevant legal requirements have been complied with.

(5) The location of a tavern shall comply with the relevant regulations and policies of the Municipality or the Spatial Development Framework.

(6) The Municipality may impose conditions of use to mitigate against the potential nuisance impact, such as sound proofing, hours of operation, boundary / screening walls, signage or any other conditions as the Municipality may deem necessary.

(7) The comments of the abutting neighbours must be obtained prior to the Municipality's consideration of an application.

66. Noxious Use

(1) The following activities are classified as noxious use/trade/industry :

(a) Any use, trade or industry which constitutes a nuisance or a risk to health in neighbouring premises arising from vapours, effluvia, fluids, liquid waste matter, solid waste matter, noise, disturbance and dust – or which carries a high risk in the event of a fire, natural disaster or accident.

(b) Any installation, which in terms of the Occupational Health and Safety Act No. 85 of 1993 is classified as a "major hazard installation". The act defines a "major hazard installation as follows:

(i) where more than the prescribed quantity of any substance is or may be kept, whether permanently or temporarily; or

(ii) where any substance is produced, processed, used, handled or stored in such a form and quantity that it has the potential to cause a major incident.

(c) Any activities which constitute a nuisance as envisaged in other applicable legislation (or amendments thereof) or new legislation (or regulations promulgated in terms of such legislation), including:

(2) Approval of an application for establishment of a noxious use, trade or industry in terms of this Land Use Scheme does not exempt the owner from applying for permission in terms of other relevant legislation.

67. Guest Houses (or Guest Lodging Facilities)

(1) Guest house means a dwelling unit, managed by a resident owner or a resident agent, which may supply tourist accommodation and meals for resident guests. Provided that :

(a) not less than 3 and not more than 10 individual bedrooms or suites may be utilised or marketed by means of short term renting (being a period of not more than 3 months within one calendar year); and

(b) the building may, in terms of the Liquor Act, 1989 (Act 27 of 1989), be licensed only for the purposes of on-site consumption and subject to any conditions or restrictions which the Municipality may impose.

(2) For the purposes of this Land Use Scheme, the general public reference to Bed & Breakfast, Air B&B, Lodge and others shall be regarded as a guest house as defined.

(3) Establishments with 1 or 2 guest rooms do not need approval from the Municipality and these establishments are not defined as Guest Houses.

(4) Establishments with 3 to 10 guest rooms must apply for a consent to the Municipality in Agriculture Zone 1 and Residential Zone 1.

(5) Guest houses are permissible as a primary right in Residential Zone 2, Residential Zone 3, Residential Zone 4 and is defined as a residential building.

(6) Establishments with more than 10 guest rooms are defined as Hotels and should apply for the appropriate zoning.

(7) Guest-rooms may not include kitchen facilities (should not be operating as self-catering units).

(8) Guest-rooms may form part of the dwelling unit or may be provided as free-standing rooms.

(9) 2 persons (with 2 children) shall be allowed per guest-room.

(10) Health regulations must be complied with where applicable.

(11) Parking to be provided as per the parking standards.

68. Advertisements and Hoardings

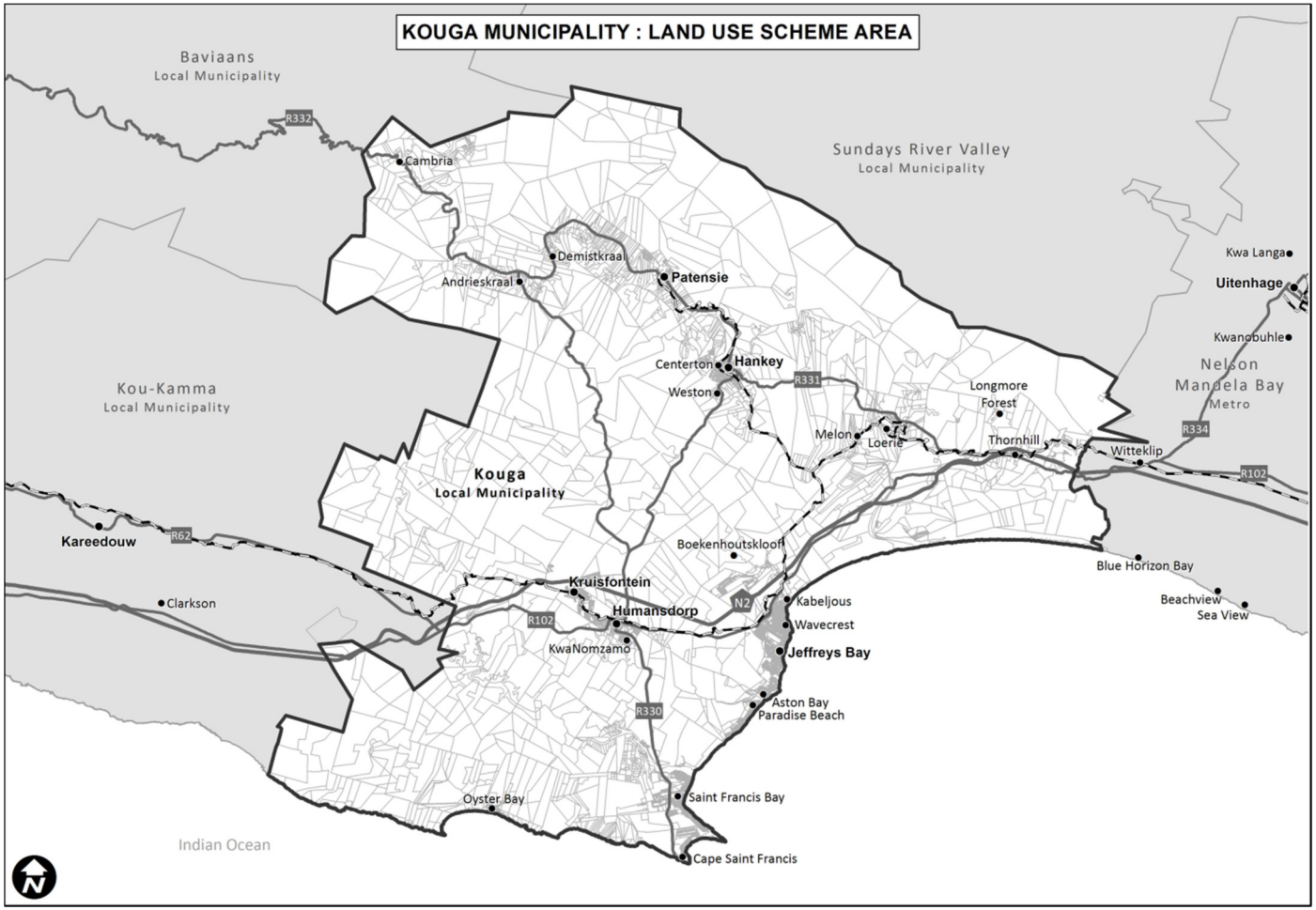
(1) No advertising hoarding may be erected and no advertisement may be displayed without the permission of the Municipality, provided that the Municipality's permission, given in terms of this regulation, shall in no way be deemed to constitute an exemption from any other legislation relating to the erection and display of advertising hoardings and advertisements.

(2) The Municipality may impose such conditions as it may deem fit in regard to the erection and use of such hoarding or advertisement, provided that consideration shall be given, inter alia, to whether the proposed advertising hoarding or the display of the proposed advertisement is likely to cause injury or offense to the amenities of the neighbourhood.

(3) Subject to the provisions of this regulation the Municipality may authorise the display of any particular type of advertisement, subject to any conditions pertaining to the place, manner, or period of the display of the advertisement.

CHAPTER 9 : SCHEDULES

Schedule 1 : Land Use Scheme Area



Schedule 2 : Notice of Adoption

Schedule 3 : Zoning Transition Table

The comparable zoning table indicates zonings as per the Zoning Schemes applicable before the introduction of the Kouga Land Use Scheme and the associated zoning in this Land Use Scheme. This table should be used as a guide only and the determination of zoning should be done in terms of the Kouga Land Use Scheme.

KOUGA LAND USE SCHEME			PREVIOUS ZONING SCHEMES COMPARABLE ZONING		
Zoning		Primary Use	Jeffreys Bay	Section 8	Act 4 of 1984
RESIDENTIAL	Residential Zone 1	• Dwelling Unit	• Single Residential A • Single Residential B • Undetermined	• Residential Zone I • Informal Residential	• Residential I • Undetermined
	Residential Zone 2	• Town Housing	• Group Housing	• Residential Zone II • Residential Zone III	
	Residential Zone 3	• General Residential Building	• General Residential	• Residential Zone IV • Residential Zone V	• Residential II
BUSINESS & COMMERCIAL	Business Zone 1	• Shop • Office • Shopping Centre	• Special Business	• Business Zone I • Business Zone IV • Business Zone V	• Business
	Business Zone 2	• Business & Mixed Use • General Residential Building	• Restricted Business • Office	• Business Zone II • Business Zone III	
INDUSTRIAL	Industrial Zone 1	• Industry	• General Industrial	• Industrial Zone I	• Industrial
	Industrial Zone 2	• Noxious Use • Crematorium	• Noxious Industrial	• Industrial Zone II	
COMMUNITY	Community Zone	• Place of Worship • Place of Assembly • Place of Instruction	• Educational • Institution	• Institutional Zone I • Institutional Zone II • Institutional Zone III	• Institutional I • Institutional II • Institutional III
	Authority Zone	• Authority Use	• Authority	• Authority Zone	• Services
OPEN SPACE & CONSERVATION	Open Space Zone 1	• Public Open Space	• Public Open Space	• Open Space I	• Open Space I • Open Space II
	Open Space Zone 2	• Private Open Space	• Private Open Space	• Open Space II	• Open Space II
	Open Space Zone 3	• Conservation Area		• Open Space III	
TRANSPORT	Transport Zone 1	• Public Street & Parking • Transport Use	• Public Road • Public Parking	• Transport Zone I • Transport Zone II • Transport Zone III	• Street • Parking
	Transport Zone 2	• Private Roads & Parking			
AGRICULTURE	Agriculture Zone	• Agriculture • Agriculture Worker Accommodation	• Agriculture	• Agriculture Zone I • Agriculture Zone II	
RESORT	Resort Zone	• Holiday Accommodation	• Resort	• Resort Zone I • Resort Zone II	
SPECIAL	Special Zone	• Special Use	• Special	• Special Zone	• Special

Schedule 4 : Register of Amendments to the Land Use Scheme

The following change in land uses have been approved in terms of the Kouga Land Use Scheme.

Property Description	Resolution and Reference Number	Use and Zoning	Commencement Date

A detailed electronic register must be kept with the following fields :

- SG Code
- Allotment
- Property Type (Erf / Farm)
- Erf Number
- Farm Number
- Farm Portion
- Existing Zoning
- Application Type & By-law Reference
- SDF Reference
- Application Date
- Application File Reference
- Applicant Name
- Applicant Contact Details
- Decision Making Authority"
- Decision Date
- Decision
- Land Uses Approved
- Info Captured From

Schedule 5 : Special Uses

The following special use zones have been approved with supporting development parameters in terms of the Kouga Land Use Scheme.

Reference	Special Use Name	Resolution and Reference Number
1	To be determined	
2		
3		
4		
5		
6		

Schedule 6 : Temporary Uses

The following temporary uses have been approved in terms of the Kouga Land Use Scheme.

Property Description	Resolution and Reference Number	Temporary Use	Commencement Date	End Date

Schedule 7 : Overlay Zones

The following overlay zones have been approved in terms of the Kouga Land Use Scheme.

Overlay Zone Name and Description	Resolution and Reference Number	Commencement Date
Marina Martinique		
Crossways		
Gamtoos Mouth		
St Francis Links		

Schedule 8 : Height Determination

