

CHAPTER 1: INTRODUCTION & BACKGROUND

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

The purpose of this report is to present a newly compiled Municipal Spatial Development Framework (MSDF) for Prince Albert, which will in part build upon the 2014 Prince Albert MSDF proposals. This compilation process seeks to:

- Establish the **existing level of development** of the Prince Albert Municipality;
- Review and update the **key issues and opportunities** in the Municipality as they relate to its future spatial development;
- Review and update the **spatial vision** of the Municipality, to bring it in line with the Prince Albert Municipality IDP Review (2019/20), as well as with the Central Karoo MSDF (2020);
- Progressively bring the SDF into alignment with SPLUMA, LUPA and the relevant Municipal Land Use Planning By-law for Prince Albert; and
- Review and update the **Spatial Development Framework proposals**.

The Prince Albert SDF will, amongst other things, focus on:

- Clearly defining the relationship, hierarchy, linkages and corridors between and within the settlements;
- Identifying growth nodes, priority investment areas, consolidation areas, and upgrade areas within the Municipality;
- Identifying protected areas, threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas and natural resources of the Municipality, based on the latest available information;
- Setting out general urban planning and design principles to be applied in all settlements located within the municipality, including guidelines for farms or small holdings in and around the Prince Albert town centre.
- Identify spatial transformation opportunities and urban expansion opportunities for growth.

The SDF is guided by various National, Provincial, and Local planning legislation and policies, as well as municipal sector plans. The SDF will guide local-level land development and planning decisions by outlining future development opportunities and constraints. It should be noted that whilst the MSDF does guide land development and use management decision making, it does not in and of itself give or take away land use rights.

1.2. PROBLEM STATEMENT

The Prince Albert Municipality seeks to update, and amend its 2014 Spatial Development Framework to bring it in line with the 5-year term of the new Integrated Development Plan. There have, since the 2014 SDF approval, been changes to the policy and legislative context which impacts upon the MSDF, as well as changed economic and social conditions in the municipality, which require the MSDF to be amended to address and reflect these changes. Some of the key changes relate to:

- Updated Critical Biodiversity Area information and Biodiversity Spatial Plans;
- New population growth figures, economic data and service level data;
- An evolved policy position on shale gas extraction in the Karoo.
- The amalgamation of spatial data sets from the Central Karoo MSDF, Prince Albert MSDF 2014 and Disaster Risk Assessment 2019.

1.2. PROCESS AND TIMEFRAMES

1.2.1. SDF AMENDMENT PROCESS

The procedure to compile a Spatial Development Framework is set out in the Municipal Systems Act, 2000 (Act 32 of 2000), the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2015). This process is shown in Figure 1.1.

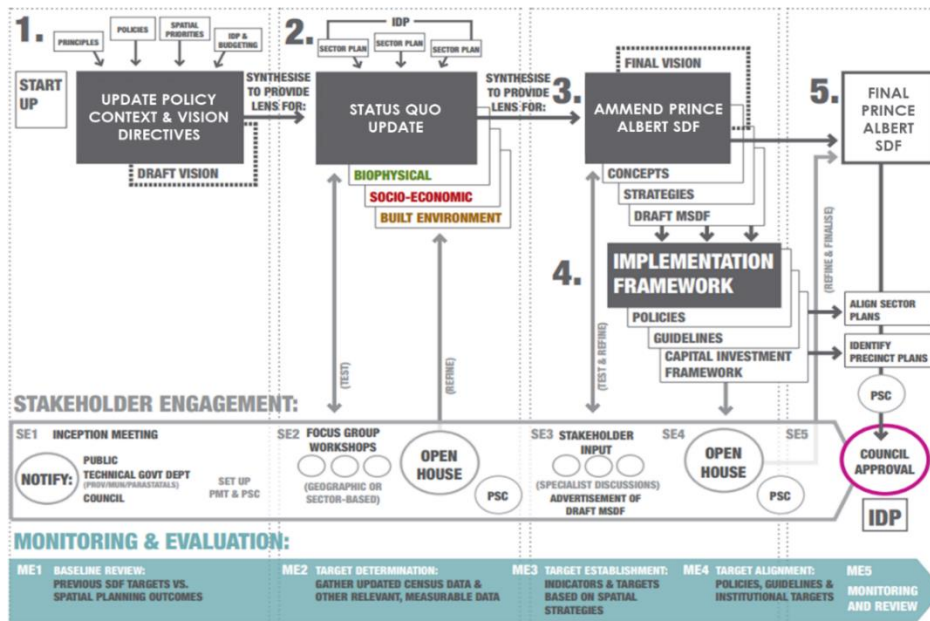


Figure 1.1: MSDF Compilation Process (DRDLR, 2017)

In short, the process entails the following:

- 1) The municipality decides whether or not to establish an Intergovernmental Steering Committee (ISC);
- 2) Members of Council to be given reasonable notice of the intention to compile the MSDF;
- 3) The proposal to compile the MSDF must be published in the media in at least 2 official languages;
- 4) The municipality must inform the provincial minister in writing of their intent to compile the MSDF;
- 5) Municipality must establish a project committee;
- 6) If an ISC is established, then provincial and other departments must be invited to sit on it and provide input on the SDF amendment;

- 7) Once available, the draft MSDF must be made available for public comment for a period of 60 days.
- 8) The Project Committee must consider all comments received and compile a final SDF for council adoption;
- 9) MSDF is presented to Council for approval;
- 10) Once adopted, a notice of adoption must be placed in Provincial Gazette within 14 days;
- 11) The MSDF submitted to provincial minister within 10 days of Council approval;

During 2016, the municipal Council informed the Minister of Local Government: Environmental Affairs and Development Planning of their intention to amend the 2014 Prince Albert SDF. It is noted that the municipality opted not to establish an ISC to oversee the MSDF compilation process.

Due to human resource capacity and budget constraints, the municipality sought technical assistance from DEA&DP to undertake the MSDF compilation process. The terms of reference was subsequently developed and a Project Committee (PC) was established. The PC was tasked with managing and compiling the Prince Albert MSDF.

In summary, the 2014 Prince Albert SDF is being compiled for the following reasons:

- 1) The current state of the municipality has changed since 2014 and the MSDF must be updated to reflect these changes, particularly the socio-economic and environmental conditions;
- 2) New laws governing planning were passed during 2013, 2014 and 2015 (SPLUMA, LUPA and the Municipal Land Use Planning By-law). The amended Prince Albert SDF will seek to progressively align with the stated planning legislation; and
- 3) To ensure that the MSDF document is user-friendly.

1.2.2. DOCUMENT STRUCTURE

The report structure is broadly in alignment with the DRDLR Guidelines for Spatial Development Frameworks.

- 1) Chapter 2 provides an **overview** of the key legislative, policy, strategy and planning context.
- 2) Chapter 3 provides a comprehensive status quo assessment of key environmental, social, economic, infrastructure and built environment assets in the municipality, concluding with a synthesis, identifying key development issues and opportunities and their spatial implication.
- 3) Chapter 4 tests the continued relevance of the spatial vision and spatial concept, which will be the overarching framework that guides all subsequent policy interventions. It then goes on to set out the spatial development strategies, and spatial policies to guide land use planning, management, regulation and investment decisions throughout the municipal area, organised around four spatial strategies that support the spatial development vision. Within each of the strategies there is a stated objective, and an indication of how the municipality intends to measure the successful implementation of it.
- 4) Chapter 5 sets out a draft Capital Expenditure Framework, which seeks to align the spatial proposals with the infrastructure plans and municipal budget; and
- 5) Chapter 6 sets out the implementation Framework, which sets out the implementation requirements for the MSDF, including identifying it's the impacts on the MSDF on sector planning.

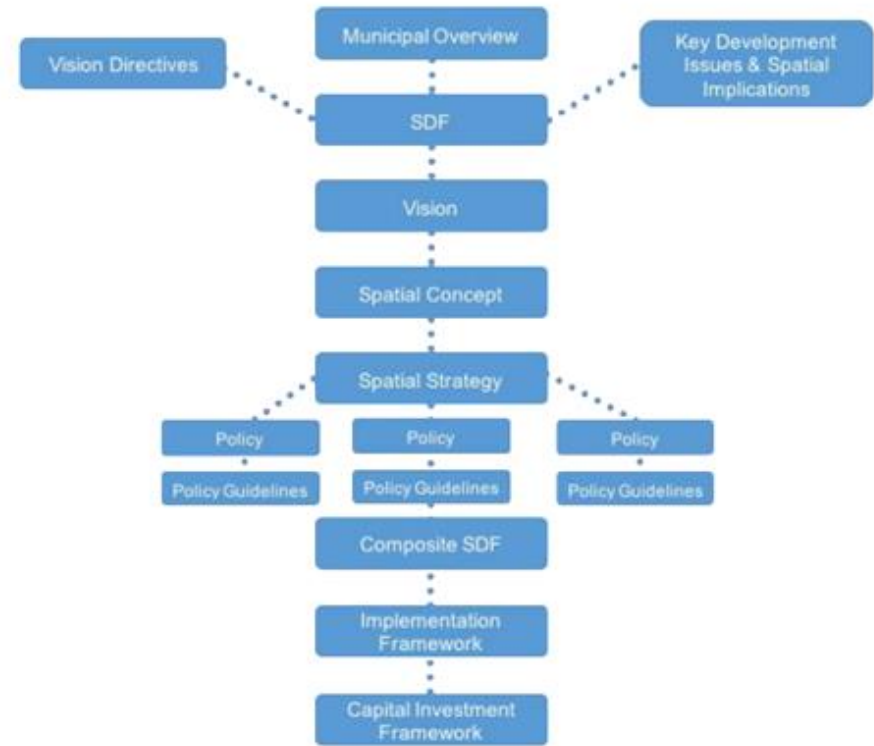


Figure 1.2: Document Structure

1.3. LOCATION AND EXTENT

The Prince Albert Municipality (WC052) is one of three Category B municipalities in the Central Karoo District Municipality of the Western Cape Province. It lies on the southern edge of the Great Karoo, a semi-desert region. The municipalities within the Central Karoo District are Beaufort West Municipality, Laingsburg Municipality and Prince Albert Municipality.

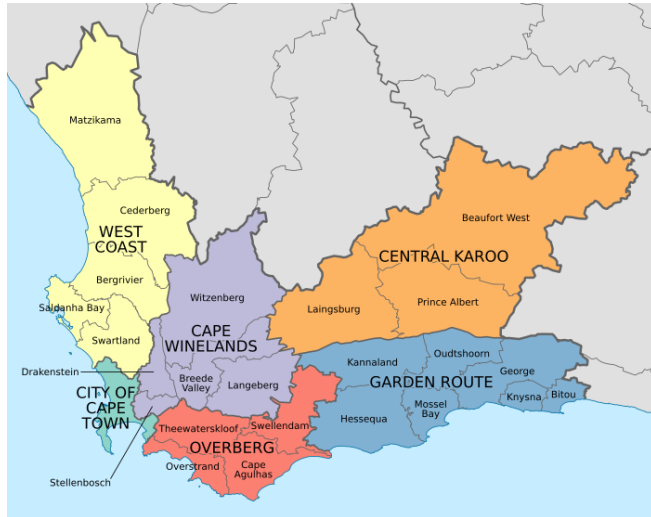
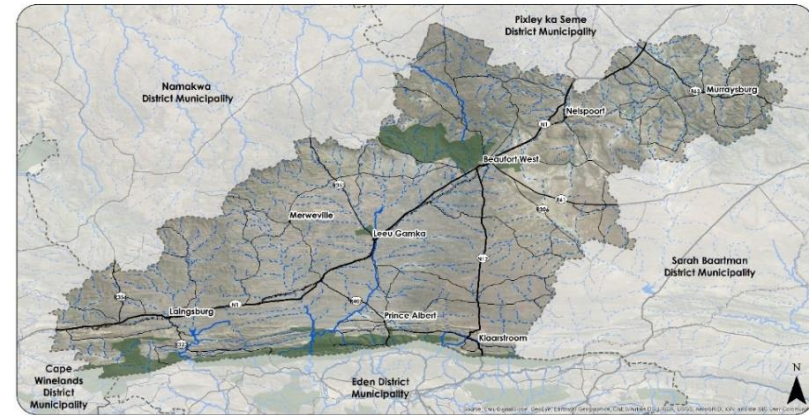


Figure 1.3: Locality of Central Karoo District Municipality in Western Cape

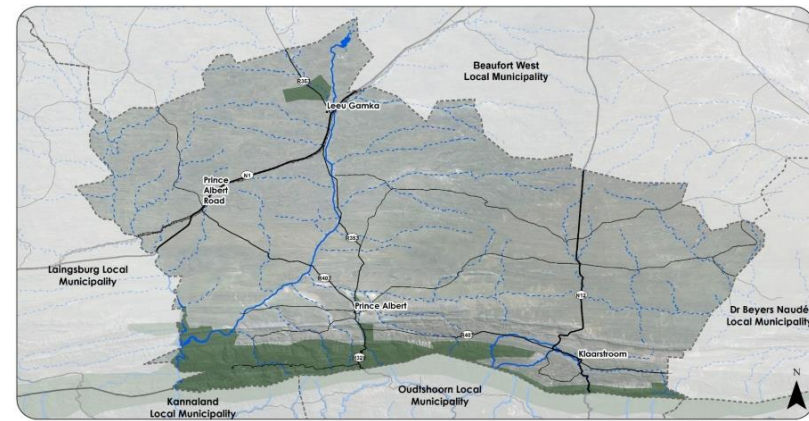
The Prince Albert Municipal area covers a total area of 8 153 km² and is home to Prince Albert Town, Leeu Gamka, Klaarstroom and Prince Albert Road. The N1 (National road) cuts through the Municipality along which Leeu Gamka and Prince Albert Road are located. Despite these town's locations, they are not the primary towns of the municipality, which is in fact the town of Prince Albert, located some 45km south east of the N1 along the R407 at the foot of the Swartberg Mountains along the Dorps River. The N12 runs on a north-south axis through Klaarstroom and connects Oudtshoorn and George in the south to Beaufort West in the north, essentially linking the N1 and the N2. See Figure 1.4 and 1.5 for locality of Prince Albert municipality, and its towns, within the Central Karoo.



Locality Map: Central Karoo District Municipality

Road Type
 — National Road
 — Arterial Road
 — Secondary Road
 — Railways
 — DM Boundaries
 — Dams
 — Permanent River
 — Ephemeral River
 — Protected Areas

Figure 1.4: Central Karoo District Municipality



Context Map: Prince Albert Local Municipality

Road Type
 — National Road
 — Arterial Road
 — Main Road
 — Railways
 — LM Boundaries
 — Protected Areas
 — Dams
 — Perm. River
 — Eph. River

Figure 1.5: Locality of Prince Albert Municipality

