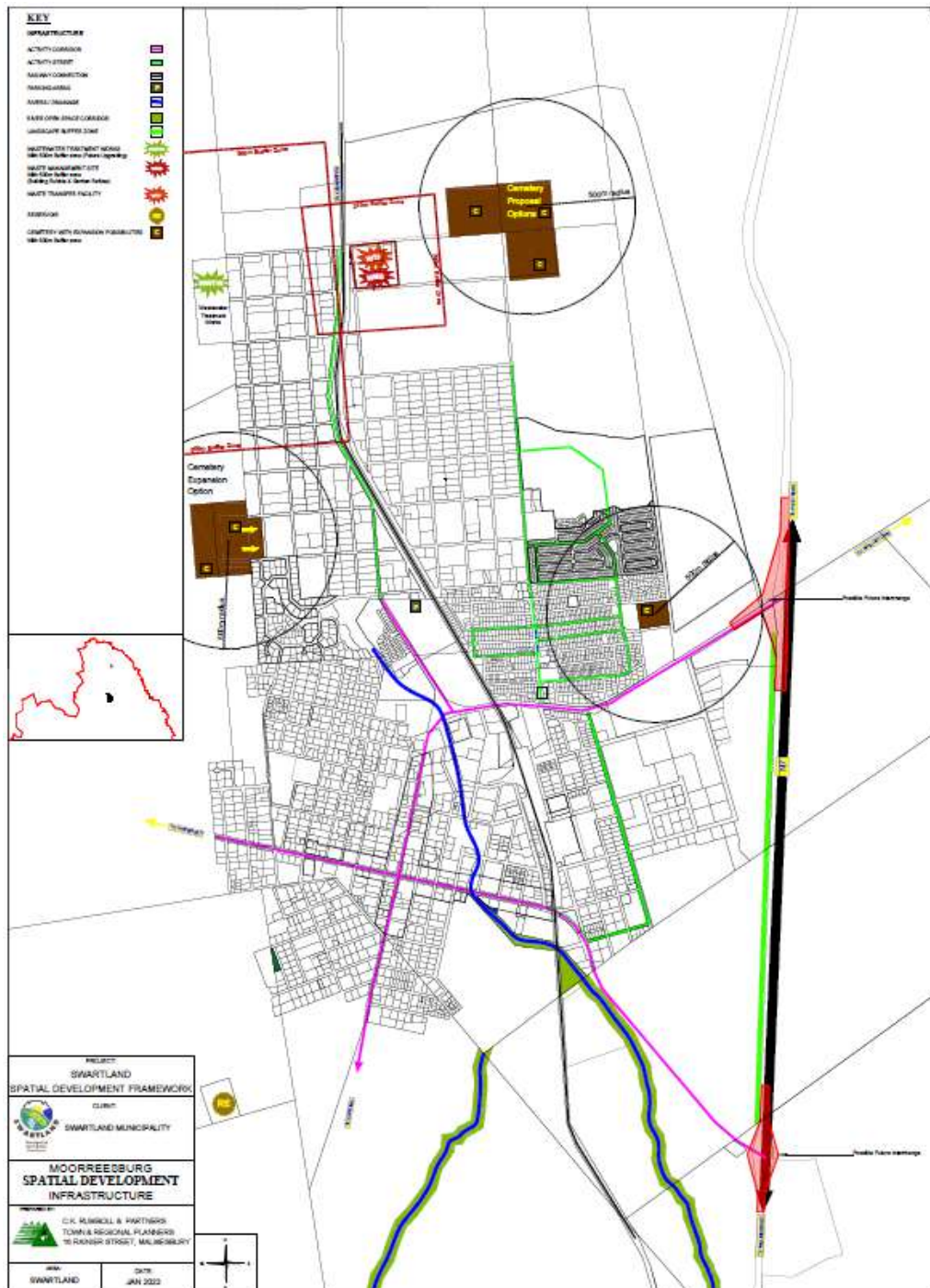


5.1.1 Moorreesburg

Moorreesburg is located approximately 100 kilometres north of the Cape Metropole along the N7 route and 70 kilometres to the east of the West Coast towns of Langebaan and Saldanha. The town is centrally located in the northern part of the Swartland and is an important agricultural service centre to the extensive surrounding agricultural production area.

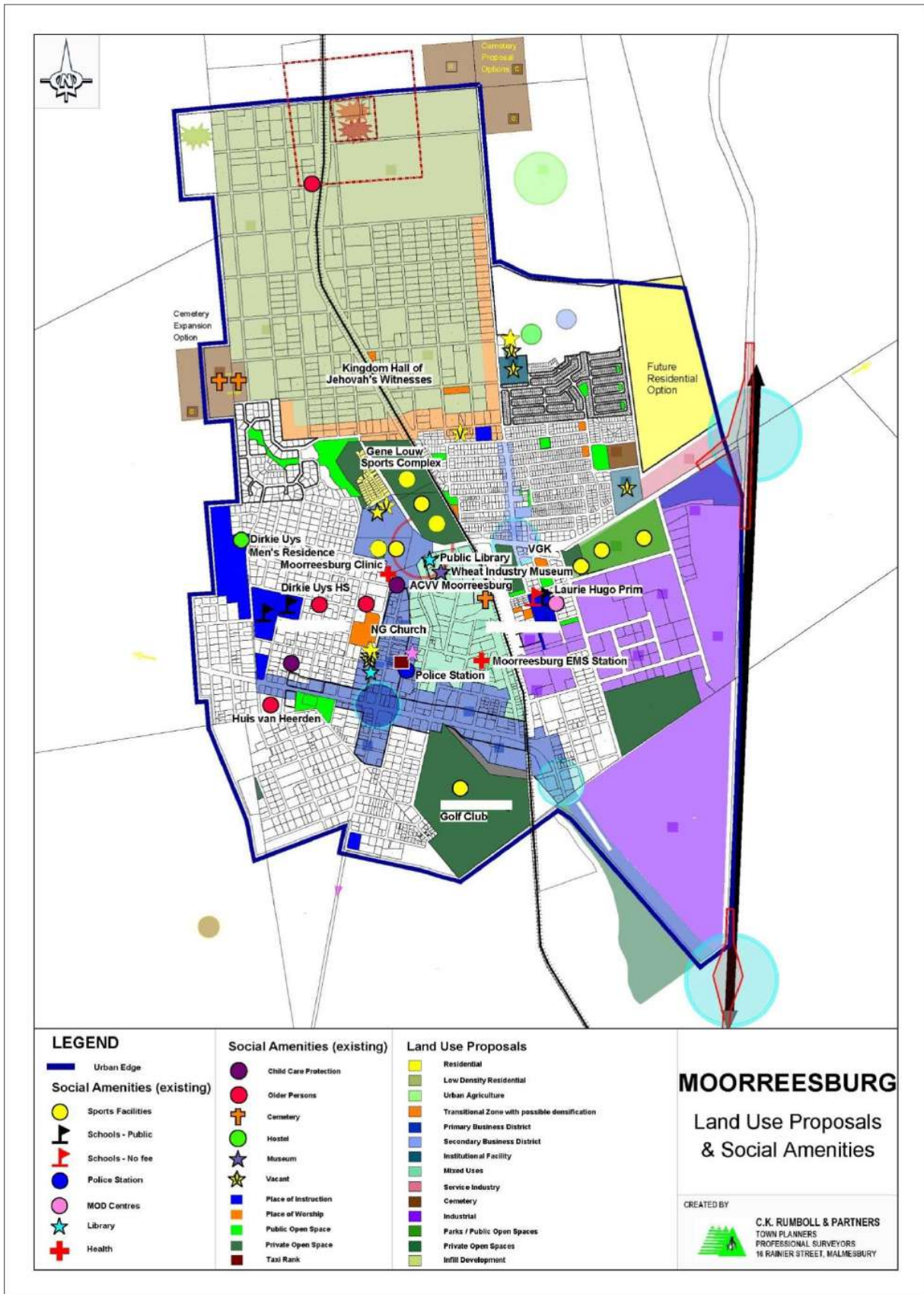


Objective 2: Proximate convenient and equal access

CONNECTIVITY		
Protect	Change	Develop
<u>Main Roads:</u> N7, main movement network Unhindered access to Cape Town Locality along regional & national corridor	Upgrade southern and northern entry points (increased safety of these intersections)	Develop Petroport at northern entry intersection. Develop industrial activity nodes to optimally use frontage towards N7 (Name streets of industrial area along N7)
<u>Roads:</u> R311 connector to Riebeeck Valley Dirt roads north to Koringberg R307 south towards Darling	Upgrade road network between Moorreesburg and Darling (R307)	Connectivity to West Coast (±70km)
<u>Activity Corridors & Streets:</u> Main & Long Street	Strengthen Main & Long Streets' intersection Develop commercial activities along roads parallel to and along Main and Long Streets.	
<u>Rail:</u> Operational railway connection	Enhance rail as an alternative transport network between Cape Town and Bitterfontein	Improve mobility: Investigate passenger coach between station and Rosenberg
<u>Pedestrian/ Cycle routes:</u>	Build safe pedestrian walkways & bicycle routes between Rosenhof residential areas, along Main street to CBD (2 - 3 km) Improve disabled access	Develop pedestrian walkways and bicycle routes along the No Go River (part of Open Space Network)

Objective 2: Proximate convenient and equal access

PUBLIC UTILITIES													
Protect	Change				Develop								
<u>Future Demand:</u>	Provide adequate land for future bulk infrastructure expansion: reservoirs, overhead power lines, future roads and a water pipeline				Ensure adequate capacity of bulk infrastructure to support industrial expansion								
<u>Water:</u> Adequate water storage capacity: Byeneskop Reservoir (750kl capacity) stores water from Misverstand Scheme. Three reservoirs (9000kl capacity) store water from Withoogte Scheme (managed by WCDM)	Extend water provision to all properties Manage adequate capacity for future demand as per "Water Services Development Plan": <table border="1" data-bbox="603 1249 1098 1308"> <thead> <tr> <th>2017</th> <th>2022</th> <th>2027</th> <th>2032</th> </tr> </thead> <tbody> <tr> <td>960,140</td> <td>1044,634</td> <td>1138,685</td> <td>1243,485</td> </tr> </tbody> </table> Reduce bulk water demand: 870 120kl per annum				2017	2022	2027	2032	960,140	1044,634	1138,685	1243,485	Upgrade water reticulation infrastructure system and increase provision of stopcocks Upgrade water pump stations and install an additional pump Address potential impacts of climate change
2017	2022	2027	2032										
960,140	1044,634	1138,685	1243,485										
<u>Waste Water:</u> Adequate waste water treatment capacity: Manage WWT plant capacity Septic sewer in Hooikraal (±50 households)	Manage & address unknown bulk pipeline carrying capacity Upgrade treatment plant components				Provide formal treatment plant capacity for current & limited future demands Change septic to flush sewer in Hooikraal								
<u>Bulk Electricity and Reticulation:</u> Adequate bulk electrical capacity: Manage allocation for planned developments	Manage adequate street lightning				Upgrade obsolete electrical infrastructure								
<u>Roads and Storm water:</u> 12 km of gravel roads, mostly in Hooikraal	Maintain gravel roads				Upgrade storm water system in Long and Royal Street								
<u>Waste:</u> Transfer stations (weekly) for domestic waste removal and transport to Highlands	Maintain building material and garden waste site Manage transfer stations				Establish a composting plant in either Moorreesburg or Malmesbury								
<u>Safety and Risk Management Services:</u> Maintain WCDM Disaster Management unit including Fire Station Maintain Police Station	Implement river maintenance and upgrade programme Promote & support sustainable use of resources – e.g. water harvesting, alternative energy				Address potential impacts of climate change.								



Objective 1: Grow economic prosperity and facilitate economic sector growth and

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Objective 4: Protect and grow place identity and cultural integrity

SPACE, BUILT		
Protect	Change	Develop
<p><u>Heritage & Tourism:</u> Church town character, established by Dutch Reformed Church in 2nd half of 19th century, proclaimed as town in 1898 and received municipal status in 1909 Traditional grid pattern (urban structure) along two main access streets (Long & Main) Has a unique agricultural character as “Bread Basket” of Western Cape</p>	<p>Support tourism related uses in the town to diversify the economy and create more opportunities Improve information about heritage assets Improve roadside signage and buildings in sensitive landscapes Address loss of, and impact on cultural & heritage resources Control alterations and demolitions of buildings older than 60 years Conserve graded buildings, areas and features.</p>	<p>Utilise central location within West Coast Region. Promote landscape features of the Swartland as part of the tourism attraction Utilize heritage assets as tourism attractions Acknowledge heritage resources’ significance and need for protection Revitalise station and mill as core nodes (agricultural character)</p>
<p><u>Residential:</u> Urban Structure consists of: Lower density areas in southern and western precincts Central Business District (CBD) Higher density in north east in Rosenhof (subsidized housing) Very low density, rural, Hooikraal, on northern periphery Eclectic built form & distinctive style of church & administrative buildings</p>	<p>Develop higher density residential developments (flats) within and around CBD (“cupcake” principle) In principle maintain minimum erf sizes of 1900m², but allow for minimum erf size of 600m² in transition zone between Hooikraal and higher density residential areas Promote mixed use, including residential in CBD Provide different housing types to accommodate a wider market and support densification</p>	<p>Renew CBD Government residential developments, supported by Human Settlement programmes, will be supported. Provide subsidized housing & affordable land Register farm workers on housing waiting list Promote residential development on <u>Erf 3715</u> including uses such as businesses and social facilities (school, crèche and church). Provide land for future residential expansion on <u>Erf 2876</u> to the east of Moorreesburg along the N7. Allow limited GAP housing extension east of Rosenhof Increase density for next 20 years (which ends in 2028) from the current 5.2 units per hectare to 7 units per hectare in Moorreesburg. Provide 400.2ha land to accommodate residential growth for the next 20 years in Moorreesburg. Vacant Land Audit identified 56.4ha available for future growth in Moorreesburg</p>
<p><u>Commercial & Industrial:</u> CBD at intersection of two main access roads & along several secondary roads leading off main roads Small secondary business node, in south western part of Rosenhof Main industrial area, east of railway line with access towards N7 Moorreesburg is a significant agricultural service centre supporting agricultural services and other unrelated light industries Home of Administrative seat of West Coast District Municipality</p>	<p>Diversify agricultural sector Establish affordable & integrated commercial properties in Rosenhof. (Secondary CBD). Support establishment of house shops along activity streets and home occupation in residential areas Support mixed uses in CBD including residential opportunities. Explore medium development potential “Growth Potential Study (2007)” attributes it to: Connectivity (N7 and railway) Accessibility & proximity to Cape Town & West Coast Infrastructure (primary education)</p>	<p>Support a development node at intersections between access road and N7 Expand commercial areas along southern access road to Moorreesburg off the N7 Support agri-processing industries to allow value added products close to the source Allow agricultural related industries Develop a composting facility Provide more industrial erven with easy access to N7 Improve access (ownership) to industrial areas</p>

Objective 3: Sustain material, physical and social wellbeing

PUBLIC INSTITUTIONS		
Protect	Change	Develop
<p><u>Social Infrastructure & Services:</u> Adequate social services and infrastructure to create safe living environments Protect good infrastructure: sport facilities & well-known secondary education facility</p>	<p>Locate community facilities (library, sport grounds and museum) in a central area between CBD & Rosenhof Align provision of social infrastructure to norm to enhance safety Promote Administrative seat of West Coast District Municipality Promote multi-functional use and provide effective and functional recreational areas (e.g. children's play parks, day camping and picnic facilities) close to sport facilities and along No Go River Allow for adequate expansion of cemeteries</p>	<p>Promote & support adequate primary health & education facilities: crèches, secondary/tertiary facilities (agricultural skills focus) Promote the development of a Higher Technical School on <u>Erf 3712</u>. Expand & integrate sports facilities between Rosenhof & Moorreesburg CBD. Provide a community sports field in northern extension of Rosenhof. Provide a new cemetery for Moorreesburg. The proposed areas are located southwest and northeast of the town.</p>

Objective 5: Protect ecological and agricultural integrity

SPACE, NATURAL		
Protect	Change	Develop
<p><u>Natural and Conservation:</u> Scenic routes and vistas Landscape of hills covered with wheat fields and scattered renosterveld Settlement located on plain, at foot of Neulfontein koppie <u>Waterways:</u> No Go River, running north south through centre of town, joins Berg River near Misverstand Dam Moorreesburg stream, north of town, manipulated by agricultural activities <u>Vegetation:</u> Malmesbury Shale covered with Renosterveld and Coastal Fynbos</p>	<p>Prepare for potential threat of climate change on natural environment and production potential Improve visual character of higher density residential, and in particular subsidised housing developments, though planting of trees along streets & developing functional open space areas Support interactive development along open spaces where developments face the open space networks</p>	<p>Create and protect open space areas inside and adjacent to urban (allow for movement between habitat areas along No Go River, natural areas in and around Hooikraal area, and Neulfontein koppie; Maintain setback lines along river systems (limit potential impacts and improve safety) Develop hiking trails, mountain bike trails and alternative uses for events facilities and venues Green main activity routes</p>
<p><u>Public & Private Open Space:</u></p>	<p>Provide street furniture & landscape central town Beautify main town access points Develop market areas in Sentrum Street & link to town square at Town Hall Sport complex between Rosenhof and Moorreesburg CBD</p>	<p>Link open spaces e.g. main town square in front of Town Hall & small public area at bus stop in Main Road next to Rosenhof residential area Improve intersection between Long and Main Street as public place</p>

LAND USE ZONE PROPOSALS FOR MOORREESBURG

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

MOORREESBURG LAND USE ZONES		Low Density Residential Uses	Medium Density Residential Uses	High Density Residential Uses	Secondary Educational Uses	Institutional Uses	Professional Services	Business Uses	Secondary Business Uses	Places of Worship	Institution	Guest houses	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Zone A is a low density rural residential area known as "Hooikraal" with a required minimum erf size of 1 900m ² . Densify on southern and eastern boundary of Hooikraal in transitional zone. Rehabilitation of a waste transfer station as composting and recycling plant. Allow for the establishment of service industries. Allow for expansion of the cemetery.	X			X	X			X	X	X	X	X	X	X
B	Zone B is a high density residential area with relevant supporting uses and infrastructure. Support the expansion of business and other related mixed uses within the business nodes.	X	X	X ¹	X	X	X ²	X ²	X	X	X	X	X	X	
C	Zone C is the industrial node with the opportunity for expansion. The zone includes two commercial/transport growth nodes at the intersection of access roads with the N7.						X	X	X				X	X ³	X ⁷
D	Zone D consists of mixed use including residential, industrial and business functions.	X	X	X	X			X ²	X	X		X	X	X	X ²
E	Zone E is the Central Business District including the community node and sport fields. Strengthen the area as the business core of the town. Allow for various mixed uses in the area between CBD and railway line which include residential, commercial and light industries	X	X	X	X	X	X ²	X ²	X	X	X	X	X	X ⁴	X
F	Zone F is mainly a residential area with supportive social services and business functions along the activity axis.	X	X	X ¹	X	X	X ¹	X ¹	X	X	X	X	X	X	
G	Zone G is a low density residential area with the golf course as a supportive sports facility. Allow for expansion of the golf course in the southern direction. The area mainly provides opportunities for infill mixed density residential uses and other supporting social facilities.	X	X	X ¹	X	X	X ¹	X ¹	X	X	X	X	X	X ⁵	
(1) Along activity streets (2) At existing nodes or CBD (3) Caravan parks on show grounds (4) Sport facilities (5) Tourism Facilities (7) Only Service trade & light industries		Business Uses e.g. shop, supermarket and service station Institutional Uses e.g. Schools, places of instruction Professional Services e.g. Office blocks Secondary Business Uses e.g. Café, house shops, small offices and home occupation. House taverns only to be allowed along activity streets in residential areas Secondary Educational Uses e.g. Crèches/day care *Find description of proposed land uses for development zones in Annexure 4													