



CAPE WINELANDS DISTRICT

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Dear Reader,

In terms of the Municipal Systems Act (Act 32 of 2000), district or category C municipalities are required to establish a spatial planning and land use management framework within which local or category B municipalities can prepare their Spatial Development Frameworks. The Cape Winelands District Municipality Spatial Development Framework (CWSDF 2006) performs this function. Arising out of the CWSDF, a number of projects were identified, in conjunction with the local municipalities, which have implications for the district as a whole. The '*Guidelines for assessing land use applications in rural areas*' is one such project.

Motivation

The Cape Winelands is renowned for its scenic beauty, formed by the unique combination of the cultural and natural landscape. Although this region is experiencing significant urbanisation, a large percentage of the population still lives on the land and/or is dependent on land for their livelihoods and agriculture remains the most significant employer and contributor to GGP for this region. In addition tourism, based on the area's natural and cultural resources is regarded as a major growth sector that could provide significant employment opportunities and wealth creation.

However this region is also experiencing tremendous pressure for development related to the strong economic growth experienced in the Western Cape, especially in the property market. The pressure is largely aimed at agricultural land, where lucrative returns are likely, as the land price is relatively affordable and the rural qualities enhance the product (so-called lifestyle opportunities). The cumulative impact of the loss of productive land on the agricultural sector as well on the rural and scenic qualities of the Winelands is a cause of great concern.

It is regarded as extremely important that such pressure is managed and directed in order to protect and enhance the livelihood of those dependent on the land and to protect the unique cultural and natural resources of the Cape Winelands for this and future generations.

The purpose of this document

The aim of this document is to provide a framework for discussion and a point of departure for both planners and those seeking development rights. Rural landscapes are continuously evolving. Thus, the aim of these guidelines is not to put a stop to all development, but to acknowledge that rural areas

are subject to as much pressure for change as experienced in urban areas and that where managed effectively development can contribute to the quality of rural areas and the livelihoods of rural residents. Development in rural areas can also, through off sets, achieve environmental goals such as clearing of alien vegetation which may otherwise not have been possible.

Target Audience

This document is concerned with tools available to local and district municipalities to manage *development applications*. This document is primarily a policy document that will provide guidelines to the five local authorities in the Cape Winelands on how to assess applications for developments in rural landscapes. The intention is that local authorities should use these guidelines as a baseline, which they can refine according to their own unique circumstances and landscapes for adoption as Council policy. In addition local municipalities can use this document to inform the revision and redrafting of their spatial development frameworks and zoning schemes.

Comments

You are invited to submit written comments to:

Cape Winelands District Municipality

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Comments should be submitted by the close of business on Friday the 1st September 2006.