



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref no.3/4/2/5

2023-06-09

MAYORAL COMMITTEE MEETING
WEDNESDAY, 2023-06-14 AT 10:00

TO The Executive Mayor, Ald G Van Deventer
The Deputy Executive Mayor, Cllr J Fasser

COUNCILLORS JC Anthony
R du Toit
P Johnson
J Joon
X Kalipa
L Nkamisa
R Pheiffer
C van Wyk
J Williams

Notice is hereby given that a Mayoral Committee Meeting will be held via **MS Teams** on **Wednesday, 2023-06-14 at 10:00** to consider the attached agenda.

EXECUTIVE MAYOR, ALD GM VAN DEVENTER

CHAIRPERSON

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2023-06-14
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APPENDIX 1

**Confirmation of
Minutes: Mayoral
Committee
Meeting: 2023-05-17**



STELLENBOSCH

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref no.3/4/2/5

2023-05-17

MINUTES

MAYORAL COMMITTEE MEETING:

2023-05-17 AT 10:00

MINUTES
MAYORAL COMMITTEE MEETING
2023-05-17
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PRESENT: Executive Mayor, Ald GM Van Deventer
Deputy Executive Mayor, J Fasser (**Chairperson**)

Councillors: R du Toit
P Johnson
J Joon
L Nkamisa
C van Wyk
J Williams

Also Present: Councillor P Crawley (Chief Whip)
Q Smit (Speaker)
W Petersen (MPAC Chairperson)
Cllr JC Anthony
Cllr X Kalipa
Cllr R Pheiffer

Officials: Municipal Manager (G Mettler (Ms))
Director: Corporate Services (A de Beer (Ms))
Director: Community & Protection Services (G Boshoff)
Director: Planning and Economic Development (A Barnes)
Acting Director: Infrastructure Services (J Fullard)
Chief Financial Officer (K Karolus)
Senior Administration Officer (B Mgcushe (Ms))

1.	OPENING AND WELCOME
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The Chairperson, Deputy Executive Mayor welcomed everyone present at the Mayoral Committee Meeting.

2.	COMMUNICATION BY THE CHAIRPERSON
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- On 4 May 2023 we celebrated International Firefighter's Day, at die Braak. Fire Chiefs and firefighters from various municipalities across the district and the province assembled in Stellenbosch for this event. We paid tribute to the brave men and women who put their lives on the line every day to keep us safe. Thank you to all who made this day a success by coming out to show your love and appreciation for our brave heroes.
- The Franschhoek Literary Festival starts tomorrow, 18 May 2023. This is the 16th year that this event will take place in Franschhoek. It also welcomes international and continental authors, creating a topical and global space for intellectual stimulation and exchange between reader and writer. Pleased that the streets of Franschhoek will come alive and buzzing with book lovers, writers, and publishers.

- Our teams are hard at work sweeping pavements and clearing drains of leaves and debris ahead of the rainy season. You can play your part to protect your property:
 - o Inspect your roof
 - o Ensure that gutters are clean
 - o Check for leaks/blockages in your downpipes
 - o Ensure that all drains are open
 - o Ensure that water can flow freely from your property
 - o Report blocked municipal drains on WhatsApp: 076 951 0768

- I encourage all ECD centers in the greater Stellenbosch area to attend the quarterly engagement on 19 May 2023 at the Klapmuts MPC. The focus will be on the registration Standard Operating Procedure. This is of utmost importance for ECD's and partial care centers to ensure they comply with technical requirements for registration.

- Eskom's loadshedding puts severe pressure on our ability to ensure that we meet the regular water demand in our municipal area. Reservoirs do not always have enough time to refill to appropriate levels and this may lead to low water pressure or an interruption in supply. An appeal is herewith made to reduce water usage to mitigate the effects of load shedding:
 - adopt a general water-wise lifestyle
 - take shorter showers
 - don't irrigate gardens with municipal water
 - use greywater or borehole water where possible
 - limit toilet flushes.

3.	DISCLOSURE OF INTERESTS
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NONE

4.	APPLICATIONS FOR LEAVE OF ABSENCE
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The following application for leave of absence was approved in terms of the Rules and Order By-law of Council: -

Director: Infrastructure Services (S Chandaka)

5.	CONFIRMATION OF PREVIOUS MINUTES
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The minutes of the Mayoral Committee Meeting held on 2023-04-19 were **confirmed as correct without any amendments.**

6.	STATUTORY MATTERS
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6.1	ADOPTION OF THE 1ST REVIEW OF THE 5TH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027
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Collaborator No: 749389
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 17 May 2023

1. SUBJECT: ADOPTION OF THE 1ST REVIEW OF THE 5TH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027

2. PURPOSE

To submit the following to the Council for adoption:

- (a) The 1st Review of the 5th Generation Integrated Development Plan (IDP) 2022 – 2017, attached as **ANNEXURE A**; and
- (b) The public participation input and comments, written submissions and the Provincial Government SIME Assessment Report on the Draft 1st Review of the 5th Generation IDP 2022 - 2027, attached as **ANNEXURE B**.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

In terms of Section 34(a)(i)(ii) of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000) (MSA), each municipal council must review its Integrated Development Plan annually in accordance with an assessment of its performance measurements in terms of Section 41 of MSA and to the extent the changing circumstances so demand. Therefore, taking into account the changing circumstances in the municipal environment, including the community's needs and priorities.

The 1st Review of the 5th Generation IDP 2022 – 2027 informs the municipality's budget and details the municipality's actions to address the vision, mission, strategic objectives, and needs of the community.

The municipal IDP must be reviewed annually to ensure that:

- municipalities and communities keep track of progress in implementing development projects and spending the municipal budget; and
- communities are provided with an opportunity to review their needs and make possible revisions to the priorities listed in the municipal IDP.

The IDP and Budget public participation period was open from Monday, 03 – 25 April 2023 (23 days), to allow members of the community and stakeholders sufficient time to provide written inputs and or comments on the Draft 1st Review of the 5th Generation IDP 2022 – 2027. Eight (8) area-based public participation meetings were held from Wednesday, 12 April to Tuesday, 18 April 2023 in the respective areas / wards. This

was to allow community members to submit verbal inputs. A virtual stakeholder engagement was held on Thursday, 20 April 2023, attended by councillors, senior management, stakeholders, and role-players in the Stellenbosch Municipal area.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 6.1

- (a) that the Stellenbosch Municipality's 1st Review of the 5th Generation IDP 2022 – 2027, attached as **ANNEXURE A**, be adopted;
- (b) that the public participation inputs and written submissions on the Draft 1st Review of the 5th Generation IDP 2022 – 2027, attached as **ANNEXURE B**, be noted; and
- (c) that an advertisement be placed on the official website of the municipality and in the local newspaper notifying the public that the 1st Review of the 5th Generation IDP 2022 – 2027 has been adopted by the Council.

6.2	MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2023/2024-2025/2026
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

17 May 2023

1. SUBJECT: MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2023/2024-2025/2026

2. PURPOSE

The purpose of this report is as follows:

- a) To consider the views/submissions of the local community in terms of Section 23(1) (a) of Municipal Finance Management Act (Act 56 of 2003), herein after called the MFMA and to allow the Executive Mayor to respond to the views of the public envisaged in terms of Section 23 (2) (a) and (b).
- b) To approve the Medium-Term Revenue and Expenditure Framework (inclusive of property rates charges and taxes, tariffs and service charges), annexures and proposed amendments to the budget related policies and other policies to Council for approval in terms of Section 16(2) of the Municipal Finance Management Act, (Act 56 of 2003).
- c) That Council specifically note and consider the need to take up external loans to fund critically needed refurbishment of infrastructure to the amount of R560 million of which over the MTREF R200 million will be required in year one, R200 million in year two and R160 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirms approval of same in order for the Chief Financial Officer to attend to the necessary legislative requirements.

3. DELEGATED AUTHORITY

FOR APPROVAL BY MUNICIPAL COUNCIL

EXECUTIVE SUMMARY

BUDGET

Attached as **APPENDIX 1** is an executive summary by the Accounting Officer.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 6.2

- (a) that the Draft High Level Budget Summary, as set out in **APPENDIX 1 – PART 1 – SECTION C**; be approved;
- (b) that the Annual Budget Tables as prescribed by the Budgeting and Reporting Regulations, as set out in **APPENDIX 1 – PART 1 – SECTION D**, be approved;

- (c) that the proposed Grants-In-Aid allocations as set out in APPENDIX 1 – PART 2 – SECTION J, be approved;
- (d) that the three-year Capital Budget for 2023/2024, 2024/2025 and 2025/2026, as set out in **APPENDIX 1 – PART 2 – SECTION N**, be approved;
- (e) that the proposed draft rates on properties in WCO24, tariffs, tariff structures and service charges for water, electricity, refuse, sewerage and other municipal services, as set out in **APPENDIX 3**, be approved;
- (f) that Council specifically take note of the amendments made to the Development charges policy as set out in **APPENDIX 10** and development charges tariffs **APPENDIX 36** based on the public comments and submissions received and approval of same for public release and comment;
- (g) that the proposed amendments to existing budget related policies and other policies as set out in **APPENDICES 5 - 34**, be approved;
- (h) that Council specifically note and consider the need to take up an external loan, needed for investment in income generating infrastructure to the amount of R560 millions of which R200 million will be required in year one, R200 million in year two and R160 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirm approval of same;
- (i) that Council specifically take note of the amendments made to the proposed electricity charges based on the NERSA guidelines and approval of same for public release and comment **APPENDIX 36**;
- (j) that Council takes note of MFMA circulars 122 and 123 that was published to guide the MTREF for 2023/2024 to 2025/2026 as set out in APPENDICES 34 – 35; and
- (k) that Council takes note that the public comments and submissions were considered with the compilation of the final budget.

FOR FURTHER DETAILS CONTACT:

NAME	MONIQUE STEYL
POSITION	SENIOR MANAGER: FINANCIAL MANAGEMENT SERVICES
DIRECTORATE	FINANCIAL SERVICES
CONTACT NUMBERS	021 808 8516
E-MAIL ADDRESS	Monique.steyl@stellenbosch.gov.za
REPORT DATE	11 May 2023

6.3	MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR APRIL 2023
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

17 May 2023

1. SUBJECT: MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR APRIL 2023

2. PURPOSE

To comply with Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy 2022/2023 to report the deviations to Council.

3. DELEGATED AUTHORITY

Council

FOR NOTING.

4. EXECUTIVE SUMMARY

Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy (2022/2023) stipulate that SCM deviations be reported to Council. In compliance thereto, this report presents to Council the SCM deviations that occurred during April 2023.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 6.3

that Council notes the deviations as listed for the month of April 2023.

FOR FURTHER DETAILS CONTACT:

NAME	Dalleel Jacobs
POSITION	<i>Senior Manager: Supply Chain Management</i>
DIRECTORATE	<i>Financial Services</i>
CONTACT NUMBERS	<i>021 808 8528</i>
E-MAIL ADDRESS	<i>Dalleel.Jacobs@ Stellenbosch.gov.za</i>
REPORT DATE	11 May 2023

7.	CONSIDERATION OF ITEMS BY THE EXECUTIVE MAYOR: [ALD G VAN DEVENTER]
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7.1	PROTECTION SERVICES: (PC:)
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7.1.1	PERMISSION TO VISIT GERMANY ON INVITATION OF LANDESVERBAND KINDER -UND JUNGERHOLUNGSZENTREN (KIEZ) – FIREFIGHTING EXCHANGE PROGRAM 20 AUGUST 2023 - 31 AUGUST 2023
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Collaborator No: 749544
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 17 May 2023

1. SUBJECT: PERMISSION TO VISIT GERMANY ON INVITATION OF LANDESVERBAND KINDER -UND JUNGERHOLUNGSZENTREN (KIEZ) – FIREFIGHTING EXCHANGE PROGRAM 20 AUGUST 2023 - 31 AUGUST 2023

2. PURPOSE OF REPORT

To obtain Council approval to visit Germany on invitation of KIEZ, an NGO, on a firefighting exchange program from 20 August 2023 to 31 August 2023.

3. DELEGATED AUTHORITY

In terms of 9.2 of the Cost Containment Policy 2019, only the municipal council in a council meeting can approve the international travel for any official or political bearer.

4. EXECUTIVE SUMMARY

Assistant Chief Fire Officer Mr Craig van Reenen was nominated to participate in the firefighting exchange program to represent Stellenbosch Municipality in Germany from 20 August 2023 to 31 August 2023.

The invitation by the Landesverband Kinder-und Jungerholungszentren (KIEZ), sponsor one official from a municipality to attend the German peer learning program.

The costs for accommodation and transport in Germany will be covered by the host, KIEZ. The municipality is requested to cover the travel costs to and from Germany as well as other associated costs such as daily allowances. See attached as Appendix 1. This is an excellent opportunity for firefighters to share their expertise with a first world country.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.1.1

- (a) that Council approves the request for attendance of the firefighting exchange program that will be hosted in Germany from 20 to 31 August 2023; and
- (b) that Council approves the daily allowance and travel costs to and from Germany for the duration of the program.

FOR FURTHER DETAILS CONTACT:

NAME	Geraldine Mettler
POSITION	Municipal Manager
DIRECTORATE	Municipal Manager
CONTACT NUMBERS	021 808 8025
E-MAIL ADDRESS	municipal.manager@stellenbosch.gov.za
REPORT DATE	9 May 2023

7.2	YOUTH, SPORTS AND CULTURE: [PC: CLLR R ADAMS]
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NONE

7.3	CORPORATE SERVICES: (PC: CLLR L NKAMISA)
7.3.1	APPLICATION FOR SEPERATION OF NOTARIALLY TIED PROPERTIES, PORTION 17 OF FARM 369 AND PORTION 3 OF FARM 527 FROM THE MOTHER ERF, PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

17 May 2023

1. **SUBJECT:APPLICATION FOR SEPERATION OF NOTARIALLY TIED PROPERTIES, PORTION 17 OF FARM 369 AND PORTION 3 OF FARM 527 FROM THE MOTHER ERF, PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510**

2. **PURPOSE**

To obtain Council-approval for the separation of Notarial tied properties, portion 17 of Farm 369 and portion 3 of Farm 527 from the Mother Erf, Portion 837 of the farm Blaauw Klip number 510.

3. **DELEGATED AUTHORITY**

Council

4. **EXECUTIVE SUMMARY**

During October 2004 a Deed of Sale was entered into between the Stellenbosch Municipality, the Cape Dutch Estate Stellenbosch (Pty) Ltd and Blaauwklippen Agricultural Estates (Pty) Ltd. A copy of the Deed of Sale is attached hereto as **APPENDIX 1**. In terms of the Deed of Sale various portions of Council-owned land were sold to the purchasers (now the applicants).

In terms of Clause 2.2.3 it was recorded that:

“The seller shall be entitled to impose a notarial tie condition between the property hereby sold and the existing property of the purchaser, so that the purchaser or its successor in title shall not be entitled to sell or otherwise alienate or transfer any portion of the property hereby sold without the simultaneous sale or alienation or transfer of the property collectively referred to as Blaauwklippen Estate, being the existing property of the Purchaser, or its successor in title, to the same transferee.”

The reason for inserting the clause was to ensure that the Purchaser would not be able to sell or otherwise dispose of the property that was sold to them. For this reason, the municipal properties were first consolidated into one portion, and then notarially tied to the property collectively referred to as Blaauwklippen. The Notarial Deed, registering the notarial tie (condition of sale), was registered with the Registrar of Deeds on 25 July 2006, a copy of which is attached hereto as **APPENDIX 2**.

An application is now brought to un-tie Portion 17 of the Farm 369 (Paradyskloof Erf) and Portion 3 of the Farm 527 (Skilpadrug Erf) from the Mother Erf (**APPENDIX 4**). The application is brought on the basis that the fact that Blaauwklippen cannot sell these properties is placing a financial strain on the business and they are not able to raise the

necessary funds they require for operational purposes. COVID had, and continues to have, a devastating effect on Blaauwklippen's wine and hospitality businesses. They say it is not an application for change in land use for development purposes, but merely to enable the current owners to utilise the properties individually to raise funds. They say it will not necessarily lead to the urban development of the properties as the farm will remain zoned for agricultural purposes and be protected by the MSDF.

The properties are situated outside the urban edge (**APPENDIX 5**). Council however in March 2023 approved the inclusion of "portion of remainder, portion 3 and a broader portion of portion 7 of farm 527 portion 7 of Farm 527" to form part of the housing pipeline (**APPENDIX 6**).

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.3.1

that Council consider the application.

FOR FURTHER DETAILS CONTACT:

NAME	<i>Annalene de Beer</i>
POSITION	<i>Director: Corporate Services</i>
DIRECTORATE	<i>Corporate Services</i>
CONTACT NUMBERS	<i>021-8088073</i>
E-MAIL ADDRESS	<u>annalene.debeer@stellenbosch.gov.za</u>
REPORT DATE	<i>2023-05-09</i>

7.3.2	APPLICATION HORIZON HOUSE TO EXTEND LEASE: ERF 3722 AND PORTIONS OF ROAD RESERVE
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

17 May 2023

1. **SUBJECT:APPLICATION HORIZON HOUSE TO EXTEND LEASE: ERF 3722 AND PORTIONS OF ROAD RESERVE**
2. **PURPOSE**

To inform Council of the request from Horizon House to extend the lease agreement entered into in 2020.

3. **DELEGATED AUTHORITY**

Council where an agreement exceeds 9 years and 11 months or the value is above R5 million.

4. **EXECUTIVE SUMMARY**

Horizon House, situated on the outskirts of Onder Papegaaiberg, is an NGO catering for the needs of people living with disabilities. They indicated in 2020 that they have received a donation to put up new fencing around the facility and to develop walking trails, to be used by their residents, and also the greater public. They wanted to extend the area onto a portion of municipal land, situated to the south of their property for this reason, on an encroachment basis. Council considered the matter and approved the lease of an area of approximately 2500 m² for a period of 9 years and 11 months after a public participation process and considering the comments received.

Due to the nature of an encroachment this legal vehicle are no longer used for applications to use council land for whatever reason is proposed. An agreement was entered into with Huis Horizon, attached as **APPENDIX 1**. We have received a further request from them for a longer lease period – **APPENDIX 2** attached. It seems from the information provided that none of the improvements envisaged in 2020 has materialised. They are requesting a longer lease period over the current leased land, but it is not clear how long. The item served before Mayo in February 2023 and was referred back for clarification and refinement.

We have contacted Huis Horizon and attached as **APPENDIX 3** is the latest information received from them indicating a request for a 30-year lease agreement. Any agreement longer than 10 years should be registered with the deeds office and the information statement process where council advertise an intention to enter into the long term lease must be advertised for public comment. Only after comment has been received and considered can an in-principal decision be taken (which must again be advertised given that it is not an open market lease) about any extension of the current lease agreement. Council must approve the information statement (**APPENDIX 4**) should the request be entertained, and the item will then be returned to council after comments has been received. A new lease agreement will be entered into if the application is approved eventually.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.3.2

- (a) that Council confirm that erf 3722 and portions of the road reserve situated next to Huis Horizon is not needed for municipal services;
- (b) that Council put out an information statement indicating that a 30-year lease will be considered pending on the response from the community;
- (c) that Council approve the draft information statement attached as **APPENDIX 4**;
- (d) that the Applicant must allow reasonable access to the public during the day and that the rules for access be submitted to the Municipal Manager for approval before implementation;
- (e) that the Applicant restore the watercourse to its natural status and maintain it as such for the full period of the lease;
- (f) that the Administration map the area to be leased precisely and attach it to the return item after the public participation process; and
- (g) that the current lease agreement remains in place until a final decision is made.

FOR FURTHER DETAILS CONTACT:

NAME	Annalene de Beer
POSITION	Director
DIRECTORATE	Corporate Services
CONTACT NUMBERS	021-8088018
E-MAIL ADDRESS	Annalene.deBeer@stellenbosch.gov.za
REPORT DATE	2023 -05 - 12

7.4	FINANCIAL SERVICES: (PC: CLLR P JOHNSON)
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NONE

7.5	HUMAN SETTLEMENTS: (PC: CLLR J FASSER)
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NONE

7.6	INFRASTRUCTURE SERVICES : (PC : CLLR)
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7.6.1	REQUEST FOR APPROVAL OF THE DRAFT POLICY ON SIDEWALK ACCESSIBILITY
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Collaborator No: 745030
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 17 May 2023

1. SUBJECT: REQUEST FOR APPROVAL OF THE DRAFT POLICY ON SIDEWALK ACCESSIBILITY

2. PURPOSE

That council notes and approves the draft policy on Sidewalk Management.

3. DELEGATED AUTHORITY

Reserved for decision by Council.

4. EXECUTIVE SUMMARY

The Municipality aims is to promote and prioritize Non-Motorised Transport (NMT), as these were outcomes from IDP consultative processes and forms part of the Municipality's and National Government's Strategic Planning.

Landscaping, outdoor dining and other activities carried out on sidewalks may obstruct drivers' sight distances and pedestrian movements, creating potentially unsafe conditions.

The Municipality endeavours to improve sidewalk management and strive for a safe environment for all sidewalk and roadway users. In order to achieve this, the municipality intends to introduce a policy and processes that would improve safety and make sidewalks more accessible and user friendly to pedestrians.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.6.1

- (a) that the content of this report be noted;
- (b) that the Draft Sidewalk Accessibility Policy, attached as **ANNEXURE A**, be accepted as the copy to be used in a Public Participation process;
- (c) that the Draft Sidewalk Accessibility Policy be duly advertised for the purpose of a public participation process; and
- (d) that upon the completion of the public participation process, the Draft Sidewalk Accessibility Policy together with any comments/objections be resubmitted to Council for final approval and adoption.

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Shane Chandaka
<i>POSITION</i>	<i>Director</i>
<i>DIRECTORATE</i>	<i>Infrastructure Services</i>
<i>CONTACT NUMBERS</i>	<i>021 808 8213</i>
<i>E-MAIL ADDRESS</i>	<i>Shane.Chandaka@Stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>07 February 2023</i>

7.6.2	PARKING MANAGEMENT ALONG THE MAIN ROAD IN THE CENTRAL BUSINESS DISTRICT AREA OF FRANSCHHOEK
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

17 May 2023

1. SUBJECT: PARKING MANAGEMENT ALONG THE MAIN ROAD IN THE CENTRAL BUSINESS DISTRICT AREA OF FRANSCHHOEK

2. PURPOSE

That Council takes note of this report and approves the proposals contained herein.

3. DELEGATED AUTHORITY

Municipal Council.

4. EXECUTIVE SUMMARY

Council had previously approved a notice to obtain public inputs on the Council's intention to implement parking management along the main road in Franschhoek.

89 comments and a signed petition was received when the comment period closed, it should however be noted that most of the comments received were similar in nature. Comments relate mostly to the loss of free parking opportunities, safety and security, and possible effects on Franschhoek's old village charm.

The provision of alternative parking area addresses concerns relating to additional financial burdens to tourists, visitors and locals as well as concerns relating to an increase in parking on side and back roads. The Municipality had commenced with the planning of the upgrading of the Parking Area at the intersection of Dirkie Uys Road and La Rochelle Street.

An appropriate parking management model will address safety and security concerns and ensure that Franschhoek's village charm is retained. The Municipality will also ensure that appropriate notices are in place to inform tourist where paid parking is applicable.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.6.2

- (a) that Council takes note that a public participation process was followed;
- (b) that Council considered the comments received;
- (c) that Council takes note the extent to which comments are addressed; and
- (d) that Council approves the implementation of parking management on the Main Road, once the upgrade of the parking area at the intersection of Dirkie Uys Road and La Rochelle Street, and other internal processes are completed.

FOR FURTHER DETAILS CONTACT:

Name	Johan Fullard
Position	<i>Acting Director</i>
Directorate	<i>Infrastructure Services</i>
Contact Numbers	021 808 8213
E-mail Address	joan.fullard@stellenbosch.gov.za
Report Date	10 May 2023

7.7	PARKS, OPEN SPACES AND ENVIRONMENT: (PC: J JOON)
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NONE

7.8	PLANNING :(PC: CLLR C VAN WYK)
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7.8.1	ADOPTION OF THE FINAL DRAFT STELLENBOSCH BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 AND ASSOCIATED SYSTEM OF DELEGATIONS AND CATEGORISATION MODEL
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Collaborator No: 749408
 IDP KPA Ref No: Good Governance
 Meeting Date: 17 May 2023

1. SUBJECT: ADOPTION OF THE FINAL DRAFT STELLENBOSCH BY-LAW ON MUNICIPAL LAND USE PLANNING, 2023 AND ASSOCIATED SYSTEM OF DELEGATIONS AND CATEGORISATION MODEL

2. PURPOSE

Is for the Portfolio Councillor of Planning to present to Council for consideration the adoption of the proposed final Draft Bylaw on Municipal Land Use Planning, as well as the updated system of delegations and the categorisation model on decision making on land use and land development applications for the associated statutory operations of the land use planning functionality.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The Municipal Land Use Planning Bylaw (hereafter referred to as the “Bylaw”), which was adopted in 2015, has been reviewed and accordingly amended during the course of 2022. The resulting proposed draft amended Bylaw was adopted by Council for the purpose of public participation, which process was concluded by February 2023. The proposed Draft Bylaw was updated in terms of the comments received, and the final Draft Bylaw is now being submitted to Council for adoption.

For the purpose of adopting the final Draft Bylaw, the system of delegations and the categorisation model on decision making for land use and land development applications was also reviewed and updated.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.8.1

- (a) that the final Draft Stellenbosch Bylaw on Municipal Land Use Planning, 2023, duly introduced in terms of Section 12(1) of the Local government: Municipal Systems Act, 2000 (Act 32 of 2000) by the Portfolio Councillor for Planning, and attached as **ANNEXURE “A”, BE APPROVED** in terms of section 12(2) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000);
- (b) that the updated system of delegations in terms of the Stellenbosch Bylaw on Municipal Land Use Planning, 2023, attached as **ANNEXURE “D”, BE APPROVED**

in terms of Section 59 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000); and

- (c) that the amended categorisation model of decision making on land use and land development applications in terms of Section 69(1) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, attached as **ANNEXURE “E”**, and which includes the qualification and appointment of the identified Authorised Employees in terms of Section 68(a) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, **BE APPROVED** and to come into effect simultaneously with the Stellenbosch Municipal Land Use Planning Bylaw, 2023.

FOR FURTHER DETAILS CONTACT:

NAME	Stiaan Carstens
POSITION	Senior Manager: Development Management
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8674
E-MAIL ADDRESS	Stiaan.carstens@stellenbosch.gov.za
REPORT DATE	5 May 2023

7.8.2	APPROVAL OF THE FINAL DRAFT STELLENBOSCH MUNICIPALITY OUTDOOR ADVERTISING & SIGNAGE BYLAW
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Collaborator No:	749467
IDP KPA Ref No:	Good Governance
Meeting Date:	17 May 2023

1. SUBJECT: APPROVAL OF THE FINAL DRAFT STELLENBOSCH MUNICIPALITY OUTDOOR ADVERTISING & SIGNAGE BYLAW

2. PURPOSE

To provide Council with the pertinent facts in order to approve and adopt the Final Draft Stellenbosch Municipality Outdoor Advertising and Signage Bylaw.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The purpose of the subject bylaw is to control, manage and regulate outdoor advertising and signage, and to provide mechanisms and guidelines for the control, regulating and management thereof, including matters connected therewith.

The subject bylaw was undergoing two (2) rounds of public participation, with the first round soliciting numerous comments, which was subsequently addressed and the second round only solicited comments from the Stellenbosch Interest Group ("SIG").

The comment submitted by SIG was further debated in several workshop in order to finalise the draft bylaw, which is serving before Council for adoption and promulgation. The request also involves the approval of the relevant delegations in respect of the bylaw, as well as the approval of the fine structure to be submitted to the court for final approval.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.8.2

- (a) that Council approve the Final Draft Stellenbosch Municipality Outdoor Advertising and Signage, attached as **APPENDIX 1**, in terms of Section 13 of the Municipal Systems Act, Act 32 of 2000;
- (b) that Council **approve** the submission of the Admission of Guilt Fines, attached as **APPENDIX 2** for submission to the relevant court for endorsement;
- (c) that Council **approve** the amendment of the System of Delegations in respect of the said bylaw, attached as **APPENDIX 3** to this report; and
- (d) that Council **authorise** the Department: Development Planning in consultation with the Legal Services to promulgate the said bylaw in the Provincial Gazette.

FOR FURTHER DETAILS CONTACT:

NAME	Craig Alexander Pr Pln
POSITION	<i>Senior Manager: Development Planning</i>
DIRECTORATE	<i>Planning and Economic Development</i>
CONTACT NUMBERS	021 808 8196
E-MAIL ADDRESS	Craig.alexander@stellenbosch.gov.za
REPORT DATE	05 May 2023

7.8.3	APPROVAL OF THE ADAM TAS CORRIDOR OVERLAY ZONE IN TERMS OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BYLAW, 2019
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Collaborator No:	749468
IDP KPA Ref No:	Good Governance
Meeting Date:	17 May 2023

1. SUBJECT: APPROVAL OF THE ADAM TAS CORRIDOR OVERLAY ZONE IN TERMS OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BYLAW, 2019

2. PURPOSE OF REPORT

To obtain Council's approval for the draft Adam Tas Corridor Overlay Zone to be included in the Stellenbosch Municipality: Zoning Scheme Bylaw, 2019.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

- 1) Council resolved *inter alia* at their meeting of 11 October 2022 (Item 11.8.1) that the public participation process and advertisement of the draft Adam Tas Overlay Zone can commence subject to the following conditions:
 - a. The public participation phase of the project will take place over 60 days (2 months).
 - b. The draft Overlay Zone will be advertised in the local newspaper, municipal web page and notice boards within two weeks after the decision by Council; and that.
- 2) After the process of public participation was concluded, the draft Adam Tas Corridor report must be resubmitted to Council together with all comments received for consideration within 2 months.

The Adam Tas Corridor Local Spatial Development Framework and Development Guidelines were approved by Council in October 2022 as official spatial policy for the development of the area. Following the approval of the Framework, Council also approved the process to obtain input from the public on the draft overlay zone in October 2022. The overlay zone is the mechanism through which the framework can be implemented.

The purpose of the overlay zone in terms of Section 239 (1) of the Stellenbosch Municipality: Zoning Scheme Bylaw is to designate land for future subdivision where a change of zoning from the pre-existing base zone will be required once the subdivision is approved and where the principle of future subdivision has been approved through a rezoning process, but the subdivision plan itself has not yet been approved.

The draft overlay zone was advertised for 60 days in line with the approval of Council. No comment was received during this period.

This item thus serves to obtain Council's approval of the draft Adam Tas Corridor Overlay Zone to be included in the Stellenbosch Municipality: Zoning Scheme Bylaw, 2019.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.8.3

that Council approves the draft Adam Tas Corridor Overlay Zone attached as **APPENDICE 1** to the agenda for incorporation in the Stellenbosch Municipality: Zoning Scheme Bylaw, 2019.

7.8.4	REQUEST FOR THE APPROVAL OF THE DRAFT STELLENBOSCH MUNICIPALITY INCLUSIONARY ZONING POLICY, 2023
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Collaborator No:	749595
IDP KPA Ref No:	Good Governance and Compliance
Meeting Date:	17 May 2023

1. SUBJECT: REQUEST FOR THE APPROVAL OF THE DRAFT STELLENBOSCH MUNICIPALITY INCLUSIONARY ZONING POLICY, 2023

2. PURPOSE

To provide Council with the pertinent facts that include the responses from the extended legislative Public Participation Process (“PPP”) in order to approve that the draft Stellenbosch Municipality Inclusionary Zoning Policy.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The draft policy document which aims to support Stellenbosch Municipality and other key role players in delivering more high-quality affordable housing (also referred to as inclusionary housing) in well-located and priority development areas, creating a mix of income groups across new and infill developments in Stellenbosch Municipality promoting social and economic integration.

To deliver affordable housing within the Stellenbosch Municipality, available municipal spatial planning; and land use planning systems and land-based financing mechanisms were investigated and identified. This will be used in leveraging and incentivizing land value gains in spatially targeted areas for the creation public good (i.e. affordable housing) and to enable well performing settlements (i.e. integrated, inclusive, resilient, efficient) in order to address current development challenges and historical spatial imbalances/inequalities.

The spatial compact as envisaged and approved in the Stellenbosch Municipal Spatial Development Framework, 2019 and the Adam Tas Corridor Local Spatial Development Framework and Development Guidelines, 2022 of enabling inclusive, efficient, and an effective municipality by providing a wide choice of quality affordable housing to meet the needs of the community, widening the opportunities for homeownership, and creating flexibility and choice of tenures and price ranges for those who rent and seek the security of tenures. In addition to facilitate and grow a strong partnership with the private sector in terms of delivering more quality affordable housing.

The report also provides the feedback received during the Public Participation Process and provides responses from the comments, where applicable.

It is noted that there was large scale support, even from the bodies providing comments, and suggest comments related to suggestions which will be discussed below.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.8.4

- (a) that Council takes note of the feedback from the Public Participation Process (“PPP”), which commenting period closed on 08 May 2023; copies attached as **APPENDIX 4** to this report; and
- (b) that inclusionary zoning policy be amended as per comments received and readvertised for public comment for 21 Days.

7.9	LOCAL ECONOMIC DEVELOPMENT AND TOURISM:(PC: CLLR R DE TOIT)
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7.9.1	REQUEST TO UNDERTAKE THE PUBLIC PARTICIPATION PROCESS (“PPP”) IN RESPECT OF THE DRAFT STELLENBOSCH MUNICIPALITY EVENTS PERMITTING BYLAW, 2023
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Collaborator No: 749791
 IDP KPA Ref No: Good Governance
 Meeting Date: 17 May 2023

1. SUBJECT: REQUEST TO UNDERTAKE THE PUBLIC PARTICIPATION PROCESS (“PPP”) IN RESPECT OF THE DRAFT STELLENBOSCH MUNICIPALITY EVENTS PERMITTING BYLAW, 2023

2. PURPOSE

To provide Council with the pertinent facts in order to approve that the draft Stellenbosch Municipality Events Permitting Bylaw be advertised for a period of thirty (30) days to obtain public comment in respect of the subject draft bylaw.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The draft policy document aims to replace the Stellenbosch Municipality events Bylaw and is aimed at updating the current bylaw, which has been adopted during 2016.

A number of concerns were raised by Local tourism organisations and stakeholders within the tourism fraternity regarding the outdated bylaw, as well as the tedious land use application processes, and an update of the bylaw was requested.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2023-05-17: ITEM 7.9.1

- (a) that Council take note of the draft Stellenbosch Municipality Events Permitting Bylaw, 2023, attached as **APPENDIX 1** to this report, and
- (b) that Council approve that the draft Stellenbosch Municipality Events Permitting Bylaw, 2023, be advertised for public comment for a period of thirty (30) days, whereafter same be resubmitted to Council for final consideration and subsequent approval in terms of the Local Government Municipal Systems Act No. 32 of 2000.

FOR FURTHER DETAILS CONTACT:

NAME	Craig Alexander Pr Pln
POSITION	<i>Senior Manager: Development Planning</i>
DIRECTORATE	<i>Planning and Economic Development</i>
CONTACT NUMBERS	021 808 8196
E-MAIL ADDRESS	<i>Craig.alexander@stellenbosch.gov.za</i>
REPORT DATE	12 May 2023

7.10	RURAL MANAGEMENT: (PC: CLLR J WILLIAMS)
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7.10.1	THE ALLOCATION OF VACANT MUNICIPAL AGRICULTURAL LAND TO THE SUCCESSFUL LAND APPLICANTS (502 BH 9 & 10 AND 502 BH 23 & 24)
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Collaborator No: 749449
 IDP KPA Ref No: Good Governance
 Meeting Date: 17 May 2023

1. SUBJECT: THE ALLOCATION OF VACANT MUNICIPAL AGRICULTURAL LAND TO THE SUCCESSFUL LAND APPLICANTS (502 BH 9 & 10 AND 502 BH 23 & 24)

2. PURPOSE

To obtain approval to allocate vacant Municipal Agricultural Land to Small Scale Farmers in terms of the Policy on the Management of Municipal Agricultural Land Policy (Provincial Gazette Extraordinary, 7750, 27 March 2017).

3. DELEGATED AUTHORITY

In terms of Section 14 of the Municipal Financial Management Act (MFMA), Regulation 34(1) of the of the Asset Transfer Regulation and the System of Delegations adopted by Council on 2015-06-01, the Municipal Manager has the powers to grant rights to use, control or manage a fixed capital asset up to an annual contract value not exceeding R 1 000 000.

4. EXECUTIVE SUMMARY

The item deals with the allocation of vacant municipal land to successful applicants after Council resolved to advertise two portions of vacant municipal agricultural land for leasing purposes to current and / or potential emerging farmers.

EXECUTIVE MAYORAL COMMITTEE: 2023-05-17: ITEM 7.10.1

RESOLVED

- (a) that this item be referred back to Administration for re-advertising where after the same be resubmitted to Mayco and Council in August round of meetings; and
- (b) that the applicants that previously applied be informed that they do not have to re-apply.

FOR FURTHER DETAILS CONTACT:

Name	Lesley van Gensen
Position	Local Economic Development Manager
Directorate	Planning & Economic Development
Contact Numbers	021 808 8974
E-mail Address	Lesley.vangensen@stellenbosch .gov.za
Report Date	5 May 2023

7.11	MUNICIPAL MANAGER
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NONE

8.	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

9.	URGENT MATTERS
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NONE

10.	MATTERS TO BE CONSIDERED IN-COMMITTEE
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The meeting adjourned at 12:17

CHAIRPERSON:

DATE:

Confirmed on

6.	STATUTORY MATTERS
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6.1	MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR MAY 2023
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

14 June 2023

1. SUBJECT: MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR MAY 2023

2. PURPOSE

To comply with Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy 2022/2023 to report the deviations to Council.

3. DELEGATED AUTHORITY

Council

FOR NOTING.

4. EXECUTIVE SUMMARY

Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy (2022/2023) stipulate that SCM deviations be reported to Council. In compliance thereto, this report presents to Council the SCM deviations that occurred during May 2023.

5. RECOMMENDATION

that Council notes the deviations as listed for the month of May 2023.

6. DISCUSSION / CONTENTS

6.1. Background/Legislative Framework

The regulation applicable is as follows:

GNR.868 of 30 May 2005: Municipal Supply Chain Management Regulations

Deviation from and ratification of minor breaches of, procurement processes

36. (1) A supply chain management policy may allow the accounting officer—

(a) To **dispense with the official procurement processes** established by the policy and to procure any required goods or services through any convenient process, which may include direct negotiations, but only—

(i) in an emergency;

(ii) if such goods or services are produced or available from a single provider only;

(iii) for the acquisition of special works of art or historical objects where specifications are difficult to compile;

(iv) acquisition of animals for zoos; or
 (v) in any other exceptional case where it is impractical or impossible to follow the official procurement processes; and
 (b) to ratify any minor breaches of the procurement processes by an official or committee acting in terms of delegated powers or duties which are purely of a technical nature.

(2) The accounting officer must record the reasons for any deviations in terms of sub regulation (1) (a) and (b) and **report them to the next meeting of the council**, or board of directors in the case of a municipal entity and include as a note to the annual financial statements.

6.2. Discussion

Reporting the deviations as approved by the Accounting Officer for May 2023.

The following deviations were approved with the reasons as indicated below:

DEVIATION NUMBER	CONTRACT DATE	NAME OF CONTRACTOR	CONTRACT DESCRIPTION	REASON	SUBSTANTIATION WHY SCM PROCESS COULD NOT BE FOLLOWED	TOTAL CONTRACT PRICE R
D/SM 12/23	22 May 2023	Bambana Management Services	Appointment of service provider for the finalisation of the installation of the lift at the NPK building	Exceptional case and it is impractical or impossible to follow the official procurement processes	The construction phase of the project for the Refurbishment of the NPK Building commenced during 2022. The contractor, Bambana Management Services was appointed under tender BSM40/22. The tender made provision for the installation of a new lift and the adherence to all the Regulatory requirements. It must be noted that the old lift and support system in the lift shafts were based on the Imperial measurement system while the replacement lift by Vision Elevators is based on the Metric measurement system. This required structural changes and cutting away some of the building structure. This unfortunately revealed other problems for steelwork support. This type of additional work cannot be determined through a site inspection as it is only revealed when cutting and breaking away	R102 847,39 (Incl. Vat)

					<p>of the structure commences. The lift inspector raised additional requirements during his compliance inspection on 7 March 2023 which resulted in additional work to be done on the lift shaft and accessories in order to comply with the relevant regulations. The building is already occupied on floors 1 to 4. To ensure that the NPK building is fully accessible for the staff and members of the public with disabilities the lift installation need to be finalised.</p> <p>The lift service provider was appointed by Bambana Management Services. Bambana is familiar with the project and it is impractical to follow a procurement process to finalise the lift project. The mechanical engineer furnished the revised designs and documents to make sure that the contractor can be able to make the lift compliant.</p> <p>The deviation is required to allow the contractor to finalise the project in its entirety. Bambana is aware of all the required changes. Therefore, it would be impractical to follow the official procurement process.</p>	
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6.4 Legal Implications

The regulation applicable is:

GNR.868 of 30 May 2005: Municipal Supply Chain Management Regulations: Deviations from and ratification of minor breaches of, procurement processes.

6.5 Staff Implications:

No staff implications.

6.6 Previous / Relevant Council Resolutions:

None

6.7 Risk Implications

That the market may not be tested.

The measures in place to deal with deviations mitigate the risk to an acceptable level.
The auditor general also audit the deviations during the yearly audit.

6.8 Comments from Senior Management:

The item was not circulated for comment except to Municipal Manager

6.8.1 Municipal Manager

Supports the recommendations.

FOR FURTHER DETAILS CONTACT:

NAME	Dalleel Jacobs
POSITION	Senior Manager Supply Chain Management
DIRECTORATE	Finance
CONTACT NUMBERS	021 808 8137
E-MAIL ADDRESS	Dalleel.jacobs@ Stellenbosch.gov.za
REPORT DATE	05 June 2023

7.	CONSIDERATION OF ITEMS BY THE EXECUTIVE MAYOR: [ALD G VAN DEVENTER]
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7.1	PROTECTION SERVICES: (PC: CLLR R PHEIFFER)
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NONE

7.2	YOUTH, SPORTS AND CULTURE: [PC: CLLR JC ANTHONY]
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NONE

7.3	CORPORATE SERVICES: (PC: CLLR L NKAMISA)
7.3.1	APPLICATION FOR SEPERATION OF NOTARIALLY TIED PROPERTIES, PORTION 17 OF FARM 369 AND PORTION 3 OF FARM 527 FROM THE MOTHER ERF, PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

14 June 2023

1. SUBJECT:APPLICATION FOR SEPERATION OF NOTARIALLY TIED PROPERTIES, PORTION 17 OF FARM 369 AND PORTION 3 OF FARM 527 FROM THE MOTHER ERF, PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510

2. PURPOSE

To obtain Council-approval for the separation of Notarial tied properties, portion 17 of Farm 369 and portion 3 of Farm 527 from the Mother Erf, Portion 837 of the farm Blaauw Klip number 510.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

During October 2004 a Deed of Sale was entered into between the Stellenbosch Municipality, the Cape Dutch Estate Stellenbosch (Pty) Ltd and Blaauwklippen Agricultural Estates (Pty) Ltd. A copy of the Deed of Sale is attached hereto as **APPENDIX 1**. In terms of the Deed of Sale various portions of Council-owned land were sold to the purchasers (now the applicants).

In terms of Clause 2.2.3 it was recorded that:

“The seller shall be entitled to impose a notarial tie condition between the property hereby sold and the existing property of the purchaser, so that the purchaser or its successor in title shall not be entitled to sell or otherwise alienate or transfer any portion of the property hereby sold without the simultaneous sale or alienation or transfer of the property collectively referred to as Blaauwklippen Estate, being the existing property of the Purchaser, or its successor in title, to the same transferee.”

The reason for inserting the clause was to ensure that the Purchaser would not be able to sell or otherwise dispose of the property that was sold to them. For this reason, the municipal properties was first consolidated into one portion, and then notarially tied to the property collectively referred to as Blaauwklippen. The Notarial Deed, registering the notarial tie (condition of sale), was registered with the Registrar of Deeds on 25 July 2006, a copy of which is attached hereto as **APPENDIX 2**.

An application is now brought to un-tie Portion 17 of the Farm 369 (Paradyskloof Erf) and Portion 3 of the Farm 527 (Skilpadrug Erf) from the Mother Erf (**APPENDIX 4**). The application is brought on the basis that the fact that Blaauwklippen cannot sell these properties is placing a financial strain on the business and they are not able to raise the necessary funds they require for operational purposes. COVID had, and continues to have, a devastating effect on Blaauwklippen’s wine and hospitality businesses. They say it is not an application for change

in land use for development purposes, but merely to enable the current owners to utilise the properties individually to raise funds. They say it will not necessarily lead to the urban development of the properties as the farm will remain zoned for agricultural purposes and be protected by the MSDF.

The properties are situated outside the urban edge (**APPENDIX 5**). Council however in March 2023 approved the inclusion of “portion of remainder, portion 3 and a broader portion of portion 7 of farm 527 portion 7 of Farm 527” to form part of the housing pipeline (**APPENDIX 6**).

The item served before council in May and was referred back for further info. It is resubmitted for consideration.

5. RECOMMENDATION

FOR CONSIDERATION

6. DISCUSSION / CONTENT

6.1 Background

6.1.1 Blaauwklippen, Stellenbosch

The property was initially leased from the municipality after which the Deed of Sale was entered into.

During October 2004 a Deed of Sale was entered into between the Stellenbosch Municipality, the Cape Dutch Estate Stellenbosch (Pty) Ltd and Blaauwklippen Agricultural Estates (Pty) Ltd. A copy of the Deed of Sale is attached hereto as **APPENDIX 1**. In terms of the Deed of Sale various portions of Council-owned land were sold to the purchasers (no applicants).

In terms of Clause 2.2.3 it was recorded that:

“The seller shall be entitled to impose a notarial tie condition between the property hereby sold and the existing property of the purchaser, so that the purchaser or its successor in title shall not be entitled to sell or otherwise alienate or transfer any portion of the property hereby sold without the simultaneous sale or alienation or transfer of the property collectively referred to as Blaauwklippen Estate, being the existing property of the Purchaser, or its successor in title, to the same transferee.”

The reason for inserting the clause was to ensure that the Purchaser would not be able to sell or otherwise dispose of the property that was sold to them. For this reason, the municipal properties were first consolidated into one portion, and then notarial tied to the property collectively referred to as Blaauwklippen. The Notarial Deed, registering the notarial tie (condition of sale), was registered with the Registrar of Deeds on 25 July 2006, a copy of which is attached hereto as **APPENDIX 2**.

The following properties were tied to Mother Erf, Portion 837 of the Farm Blaauw Klip Number 510 (Title Deed 34249/2015), in terms of Notarial Deed K 770/2006:

1. Farm No 1457 – erf on open field opposite golf course;
2. Portion 17 of the Farm No 369 – Paradyskloof Erf – C on map below;
3. Portion 3 of the Farm 527 (Skilpadrug Erf) – D on map below.

4. Remainder Portions 52, 53 and 54 of the Farm Blaauw Klip number 510 (Kreefgat Properties).

On 22 October 2008, the Mayoral Committee recommended to un-tie the properties known as remainder portions 52, 53 and 54 for the Farm Blaauw Klip number 510 (also known as the Kreefgat properties).

These properties were released from the Mother Erf by Notarial Deed K57/2010 which is attached hereto as **APPENDIX 3**.

6.2 DISCUSSION

6.2.1 Location and context

The property under discussion is situated at Blaauwklippen Farms.



Fig 1: Proposed areas to un-tie: C and D.

Hereto attached as **APPENDIX 4** an application received from Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd. to un-tie Portion 17 of the Farm 369 (Paradyskloof Erf – C above) and Portion 3 of the Farm 527 (Skilpadrug Erf -D above) from the Mother Erf. The application is brought on the basis that the fact that Blaauwklippen cannot sell these properties is placing a financial strain on the business and they are not able to raise the necessary funds they require for operational purposes. COVID had, and continues to have, a devastating effect on Blaauwklippen's wine and hospitality businesses. The applicants say is not an application for change in land use for development purposes, but merely to enable the current owners to utilise the properties individually to raise funds. They say it will not necessarily lead to

the urban development of the properties as the farm will remain zoned for agricultural purposes and protected by the MSDF.

The sizes of the different portions requested to be released are as follows:

Mother Erf – Farm 1457 – erf on open field opposite golf course – 36.44ha

Farm 369/17 – Paradyskloof erf – 26.67ha

Farm 527/3 – Kreefgat Property – 14.79ha

The properties are situated outside the urban edge (**APPENDIX 5**). Council however in March 2023 approved the inclusion of “portion of remainder, portion 3 and a broader portion of portion 7 of farm 527 portion 7 of Farm 527” to form part of the housing pipeline (**APPENDIX 6**).

6.3 FINANCIAL IMPLICATION

There will be no financial implications for the Stellenbosch Municipality subject to the applicant carrying all the costs for the removal of the restrictive conditions and registration of the properties and the notarial deed that needs to be amended.

6.4 LEGAL IMPLICATIONS

Council may revise the decision taken in 2008 to un-tie the properties. If untied nothing stop the applicants from selling the properties separately and the new owners bringing applications to develop the land, unless conditions are attached and registered against the title deeds of the untied properties. If any development is planned that is not in line with the current zoning of agricultural the owners will have to apply for rezoning of the properties. There is a further complication that the properties are outside the urban edge which will need a change to the Spatial development Framework to amend the urban edge. Council however in March 2023 approved the inclusion of “portion of remainder, portion 3 and a broader portion of portion 7 of farm 527 portion 7 of Farm 527” to form part of the housing pipeline (**APPENDIX 6**).

6.5 STAFF IMPLICATIONS

No additional staff implications.

6.6 PREVIOUS COUNCIL RESOLUTIONS

On 22 October 2008, the Mayoral Committee recommended to un-tie the properties known as remainder portions 52, 53 and 54 for the Farm Blaauw Klip number 510 (also known as the Kreefgat properties). At the time of the compilation of the item writer was unable to locate the council resolution that followed on the 2008 recommendation. These properties were however released from the Mother Erf by Notarial Deed K57/2010 which is attached hereto as **APPENDIX 3**.

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The Speaker **INFORMED** Council that this item is withdrawn and referred back to the Administration for additional information.

6.7 RISK IMPLICATIONS

The risk exists that if the property is sold that new owners will want to develop the land and change the agricultural zoning currently attached to the properties.

6.8 INPUTS RECEIVED FROM DIRECTORATES**6.8.1 Municipal Manager**

Support the application provided that the deed contains a provision to protect the agricultural zoning. This application is not for change in land use for development purposes of the subject properties, but merely to enable the owner to utilise the properties independently to raise funds. To this end, this application is supported provided that the title conditions of the land remain for exclusive agricultural use as originally intended by Council. It should be noted that the aim of this was to prevent urban sprawl and the eradication of agricultural land.

6.8.2 Chief Financial Officer

Financial Services supports the item.

6.8.3 Director Infrastructure

No objection against the application.

6.8.4 Director Planning and Economic Development

To consider the merits of an application to untie a notarial tie the original purpose and intend for imposing the subject notarial tie by the beneficiary thereof should be understood.

The subject Blaauwklippen Farms were previously owned by the Stellenbosch Municipality. In the context of the Stellenbosch space economy these collective farming units have two prime characteristics which are important considerations:

1. The agricultural potential of the subject properties is very high, and
2. The subject properties are an important element of the Stellenbosch Open Space System.

Farmlands is a significant characteristic and important ingredient of the Stellenbosch space. Economy that contributes towards the value of the cultural, scenic, and productive landscape, and ultimately the economic and associated tourism vitality of the Cape Winelands brand.

When the Stellenbosch Municipality embarked on the process to sell the land, it was the intention to ensure that the farms remain productive to retain its value for the Stellenbosch space economy. With due consideration of the need to secure the ongoing financial feasibility of the subject farms, it was considered prudent to retain and operate the farms as a collective entity. For this purpose, it was consequently the rationale of the notarial tie to ensure this objective.

To untie the notarial tie will facilitate that the separate farms portions can be sold off to different entities and would ultimately undermine the feasibility to retain the farms as

economic viable entities. This will pave the way to solicit support for the eventual development of the properties in yet sprawling high end residential estates and the loss of a high value asset.

It should be noted that it is not speculative to suggest that it is the prerogative of the owner to develop the subject farmlands, as the owner has recently already held exploratory discussions with the Spatial Planning section for the eventual development of the entire land area that compromises the subject Blaauwklippen farmlands.

The subject properties fall outside of the urban edge and the original rationale for the properties in the context of the Stellenbosch space economy is maintained in the present municipal spatial planning framework.

It is thus submitted that there is no justifiable rationale for the municipality to agree to the unbinding of the notarial tie over the subject properties, and that if it should be supported, it would potentially undermine the MSDF by paving the way to pursue development rights of the subject properties.

6.8.5 Director Community and Protection Services.

No objection to application.

ANNEXURES: Appendix 1: Deed of Sale

Appendix 2: Notarial Deed K770/2006

Appendix 3: Notarial Deed K57/2010

Appendix 4: Application

Appendix 5: Extract from SDF indicating urban edge

Appendix 6: Extract from the approved housing pipeline

FOR FURTHER DETAILS CONTACT:

NAME	<i>Annalene de Beer</i>
POSITION	<i>Director: Corporate Services</i>
DIRECTORATE	<i>Corporate Services</i>
CONTACT NUMBERS	<i>021-8088073</i>
E-MAIL ADDRESS	<i>annalene.debeer@stellenbosch.gov.za</i>
REPORT DATE	<i>2023-05-11</i>

APPENDIX 1

DEED OF SALE

Made and entered into by and between:

STELLENBOSCH MUNICIPALITY

(herein represented by Jacobus Petrus Retief in his capacity as Municipal Manager duly authorised thereto)

Town House
Plein Street
Stellenbosch

("Seller")

and

CAPE DUTCH ESTATE STELLENBOSCH (PTY) LTD
Reg No 1971/011401/07

(herein represented by Horst V Brunner in his capacity as Executive Director duly authorised thereto)

c/o Blaauwklippen Estate
Strand Road
Stellenbosch

("Purchaser")

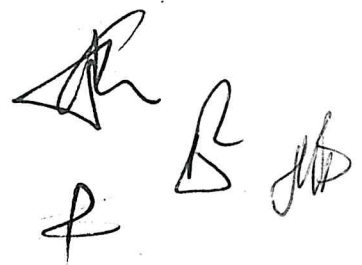
and

BLAAUWKLIPPEN AGRICULTURAL ESTATES (PTY) LTD
Reg No 1972/000312/07

(herein represented by Horst V Brunner in his capacity as Executive Director duly authorised thereto)

c/o Blaauwklippen Estate
Strand Road
Stellenbosch

("Lessee")



Recordal:

Whereas:

- A. The Seller is the registered owner of the immovable agricultural property referred to in clause 2 of this agreement, the Lessee being the lessee thereof in terms of various long term lease agreements;
- B. The Purchaser, through its affiliate company being the Lessee, at present conducts certain farming activities on the said immovable agricultural property and is desirous of purchasing the said property so as to incorporate same into its present farming activities on the wine estate known as Blaauwklippen Estate;
- C. The Seller is committed:
- (a) To maintaining the rural and agricultural character of the properties forming the subject matter of this agreement;
- (b) To obtain funds with which to purchase property suitable for development projects and housing for previously disadvantaged communities;
- D. Consequently the Purchaser wishes to purchase and the Seller wishes to sell the said agricultural property to the Purchaser on the terms and conditions set out herein;
- E. The Lessee consequently hereby consents and agrees to the said sale and purchase and consequently the cancellation of the said lease agreements subject to the fulfillment of the conditions set out herein;
- F. The properties forming the subject matter of this sale agreement are land situated in the area of jurisdiction of the municipal council of Stellenbosch and therefore do not constitute "agricultural land" as envisaged in terms of the Subdivision of Agricultural Land Act No. 70/1970.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1. SUSPENSIVE CONDITIONS

- 1.1 This agreement is subject thereto that the Seller obtains approval from the relevant authorities to utilise the proceeds of this sale agreement towards the acquisition of property and/or cross-subsidisation of development or housing projects, including low cost housing, for previously disadvantaged communities and not as provided for in Section 76(2) of the Municipal Ordinance No. 20/1974;
- 1.2 This agreement is further subject to the successful subdivision(s) of the relevant properties of the Seller of which portions are hereby sold, where applicable, so as to constitute the properties set out in clause 2.



- 1.3 This agreement is subject to the approval of the Board of Directors of the Purchaser to be given within 30 days from the date of signature hereof by the parties,
- 1.4 Notwithstanding the signature hereof on behalf of the Seller, the parties agree that this agreement shall be subject to final approval by Stellenbosch Municipality (hereinafter referred to as "the Council") following a public participation process in terms of Section 124 of the Municipal Ordinance No. 20/1974.
- 1.5 It is further agreed and recorded between the parties that the said Council shall be entitled to insist, after considering any proposals, recommendations or objections received by it during such public participation process and after publication of official notices in the prescribed public media of its intention to dispose of the property to the Purchaser in terms of this agreement, to include such amended conditions and/or new and/or alternative conditions as it may deem fit, to this agreement. The parties agree to negotiate in good faith the inclusion of such conditions as proposed or in amended form and failing agreement thereon this agreement shall lapse and be no longer of any force or effect.

2. PROPERTY

- 2.1 The properties forming the subject matter of this agreement are described as follows:
- 2.1.1 A certain portion known as "Munisipale Huurgrond Perseel No. 527 E", measuring approximately 14,78 hectares, being a portion of the Farm No. 527 in the Municipality and Division of Stellenbosch;
- 2.1.2 A certain portion known as "Munisipale Huurgrond Perseel No. 369 GN", measuring approximately 26,7 hectares, being a portion of the Farm No. 369 in the Municipality and Division of Stellenbosch;
- 2.1.3 A certain portion known as "Munisipale Huurgrond Perseel No. 376 BN", measuring approximately 8,1 hectares, being a portion of the Farm No. 376 in the Municipality and Division of Stellenbosch;
- 2.1.4 A certain portion known as "Munisipale Huurgrond Perseel No. 376 DN", measuring approximately 7,99 hectares, being a portion of the Farm No. 376 in the Municipality and Division of Stellenbosch;
- 2.1.5 A certain portion known as "Munisipale Huurgrond Perseel No. 369 H", measuring approximately 6 hectares, being a portion of the Farm No. 369 in the Municipality and Division of Stellenbosch;



2.1.6 A certain portion known as "Munisipale Huurgrond Perseel No. 369 J", measuring approximately 13,7 hectares, being a portion of the Farm No. 369 in the Municipality and Division of Stellenbosch;

2.1.7 A certain portion known as "Munisipale Huurgrond Perseel No. 375 B", measuring approximately 4100 square metres, being a portion of the Farm No. 375 in the Municipality and Division of Stellenbosch;

All of which properties are situated in the Municipality and Division of Stellenbosch, Province of the Western Cape and are as set out in the diagrams annexed hereto as **ANNEXURE A, B, C, D, E, F and G**, but which properties shall exclude a road reserve which will be indicated on the eventual subdivisional and consolidation diagrams of the relevant properties, for possible future roads necessary for extensions to the Stellenbosch Township.

(Hereinafter referred to as "the property" and/or "the properties")

2.2 It is recorded that the Seller shall be entitled:

2.2.1 to consolidate the aforesaid properties; or such of the components of the said properties as it may deem fit in its absolute discretion, before giving transfer thereof the Purchaser, at its own cost and expense.

2.2.2 to record as a condition of title relating to all or any of the aforesaid properties that such properties shall be zoned agricultural and shall not be rezoned and/or developed for any non-agricultural purpose;

2.2.3 to impose a notarial tie condition between the property hereby sold and the existing property of the Purchaser so that the Purchaser or its successors in title shall not be entitled to sell or otherwise alienate or transfer any portion of the property hereby sold without the simultaneous sale or alienation or transfer of the property collectively referred to as Blaauwklippen Estate being the existing property of the Purchaser, or its successors in title, to the same transferee;

3. PURCHASE PRICE AND METHOD OF PAYMENT :

3.1 The purchase price of the property payable by the Purchaser to the Seller is the sum of R14 250 000.00 (Fourteen Million Two Hundred and Fifty Thousand Rand) exclusive of Value Added Tax.

3.2 The aforesaid total purchase price of the property shall be payable free of commission and bank charges to the Seller's attorneys at Stellenbosch immediately prior to registration of transfer of the property in favour of the Purchaser provided that the Purchaser shall, within 21 days after

finalisation of the final terms of the agreement as envisaged in clause 1.5 furnish the Seller or its attorney with confirmation from the RSA commercial bank of the Purchaser, to be acceptable to the Seller in its sole discretion, that the Purchaser shall have sufficient funds available for the purchase price against registration of transfer.

4. VALUE ADDED TAX

- 4.1 It is recorded that the Seller is registered as a vendor in terms of the Value Added Tax Act ("the Act").
- 4.2 It is therefore recorded that should Value Added Tax be payable on the purchase price of the immovable property referred to in clause 2.1 the Purchaser shall be required to pay such Value Added Tax in accordance with the prescribed tariff of the Act to the Seller's attorney simultaneous with the purchase price as determined in clause 3.2.

5. POSSESSION AND OCCUPATION

- 5.1 It is recorded and agreed that the Purchaser through the tenancy of the Lessee is deemed already to be in possession of the properties in terms of the relevant lease agreements between the Seller and the Lessee.
- 5.2 Until date of registration the Purchaser shall therefore remain in possession and occupation of the properties in terms of the lease agreements and shall be responsible to fulfil all of its obligations vis-à-vis the Seller in accordance with the terms and conditions set out in the lease agreements until the registration of transfer, on which event the said lease agreements shall lapse and be of no further force and effect.

It is agreed that no compensation will be payable by the Seller to the Lessee due to the premature termination of the said agreements of lease; provided however that any rental paid in advance by the Lessee shall be repaid by the Seller on a proportionate basis.

- 5.3 The Purchaser shall be entitled to utilise, free of charge, the area of the road reserve referred to in clause 2.1 above; provided that should the Seller require same for road building purposes, it shall be entitled to give the Purchaser 3 (three) months' written notice to that effect, whereupon the Purchaser shall vacate such portion without any consideration for whatever reason or improvements such as vineyard thereon being payable by the Seller.

6. TRANSFER

Registration of transfer of the property shall be effected by Attorneys Marais Müller Inc, 21 Oewerpark, Die Boord, Stellenbosch (Mr Philip Rall) following final approval by the council and as soon as possible after approval by the Surveyor-



General of the various subdivisions and consolidations but only after the purchase price as set out in paragraph 3 and the amounts stipulated in paragraphs 7 and 8 infra have been paid by the Purchaser.

7. RATES AND TAXES, WATER CHARGES

7.1 The Purchaser shall be liable for payment of all rates and taxes levied on the property as from the date of registration. Should the Lessee have paid any such rates and taxes in advance, a pro rata portion thereof shall be credited by the Seller to the account of the Lessee.

7.2 Any outstanding capital amount pertaining to the water rights and irrigation scheme as set out in any of the lease agreements between the Seller and the Lessee shall, on registration of transfer when the existing lease agreements will lapse ito par. 5.2, become the responsibility of the Purchaser who will be responsible either to pay the full outstanding balance in one lump sum or to pay such balance over the remaining period of the loan relating thereon.

8. TRANSFER COSTS

8.1 The Purchaser shall pay on demand all costs and disbursements incurred to effect registration of transfer of the property in its name, including transfer fees, fees for the registration of servitudes and other notarial agreements, transfer duty (if applicable) subdivisonal costs and agreements, survey charges, stamp duty, Deeds Office charges and the costs of drawing this agreement plus VAT on such fees.

8.2 The Seller shall be responsible for payment of any costs or survey charges regarding the consolidation of all or some of the properties prior to transfer thereof in favour of the Purchaser.

9. BROKERAGE

The parties agree that this sale was not concluded through the agency of any agent and that no commission would therefore be payable.

10. DEFAULT

In the event of the Purchaser failing to pay any portion of the purchase price on the due date, or in the event of either of the parties failing to comply with any of the other terms of this agreement after having received a written notice delivered to the defaulting party by registered post or by hand calling upon the defaulting party to remedy such breach within 14 days from date of posting or delivering by hand of such notice.



- 10.1 Should the Seller be the defaulting party, the Purchaser will be entitled, either:
- 10.1.1.1 to cancel the agreement and tender return of the property to the Seller against re-payment of the monies paid by the Purchaser to the Seller; or
 - 10.1.1.2 to claim specific performance from the Seller;
- without prejudice to his rights to claim damages arising from such breach.
- 10.2 Should the Purchaser be the defaulting party, the Seller shall be entitled either:
- 10.2.1.1 to cancel this agreement and retake possession of the property, in which event the Purchaser shall forfeit as liquidated damages any amounts already paid under this agreement; or
 - 10.2.1.2 to claim the full outstanding amount which will immediately become due under this agreement without prejudice to his rights to claim damages arising from such breach.
- 10.3 In the event of legal proceedings being instituted as a result of such breach, the successful party shall be entitled to recover from the defaulting party his legal costs on the scale as between attorney and client, including collection commission.

11. GENERAL CONDITIONS

- 11.1 The property is sold as described in the Seller's Title Deed(s), subject to all conditions and servitudes attaching to the property or mentioned or referred to in the said Title Deed(s). The Purchaser agrees to accept title as held by the Seller who shall not be liable for any deficiency in the event of the property which may be found on a re-survey, nor does the Seller desire to benefit by any excess which may be found.
- 11.2 The Seller does not give any express or implied warranty whatsoever in regard to the Property or any aspect thereof.
- 11.3 The property is sold "voetstoots" as it now stands, and the Seller shall not be responsible for any latent or patent defects to which the property may subject;
- 11.4 The Purchaser hereby acknowledged that it has not been persuaded to enter into this Agreement to reason of any express or implied notification, statement, representation, act or omission made by or on behalf of the Seller, unless same has been expressly set forth herein.



- 11.5 It is hereby agreed that this Agreement shall constitute the entire Agreement between the Seller and Purchaser, and that no amendment, addition or deletion in respect thereof shall be of any legal force and effect, unless such amendment, addition or deletion has been made in writing and signed by both parties hereto.
- 11.6 Any concession, admission or condonation made by the Seller to the Purchaser in regard to any of the terms and conditions of this Agreement, shall be entirely without prejudice to the Seller's rights in terms hereof, and shall in no regard to construed as a waiver by the Seller of this rights in terms hereof.
- 11.7 The Seller and Purchaser herewith choose "domicilium citandi et executandi" at their respective addresses set out in the pre-amble hereto, where all notices and/or process originating from this Agreement shall be served.

12. ELECTRICAL INSTALLATION

The Seller shall not be required to deliver to the Purchaser or the transferring attorneys a Certificate of Compliance in respect to the electrical installations on any of the buildings on the property in terms of Regulation R2920/1992 of the Machinery and Occupational Safety Act No 6/1983 or any amendment or substitution thereof. The Purchaser shall at its expense repair and/or rectify or have repaired any defects and/or deficiencies in the said electrical installations as required by the accredited person concerned for the furnishing of the Certificate of Compliance.


13. SPECIAL CONDITIONS

- 13.1 It is recorded that the Purchaser has applied to the Council for the rezoning of a portion of its existing property for purposes of the construction thereon of a wine cellar, the approval of which has been withheld owing to the fact that an insufficient quantity of grapes had been produced on the existing property of the Purchaser. Notwithstanding the fact that final approval of this Deed of Sale still has to be granted by the Council, consent is hereby granted to the Purchaser to proceed with the construction of a wine cellar subject to the approval of the plans thereof in the normal course of events; provided that should this agreement of sale be cancelled or fall through for whatever reason or registration of transfer not be proceeded with within 6 (six) months after fulfillment of the last of the suspensive conditions set out herein, the parties undertake to amend the lease agreements into fixed term agreements and agree that market related rentals and escalations would be applicable thereto. Failing consensus what would constitute a market related rental and escalation, such matter would be referred by the Council on their sole discretion to an independent agriculture estate agent within the Stellenbosch Wine of



Origin area to determine a market related rental and escalation and whose ruling, as expert and not as arbitrator, shall be binding on all parties concerned.

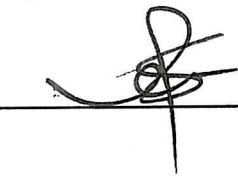
- 13.2 It is recorded that the Purchaser leases a certain agricultural property.
- 13.3 The Purchaser shall, within 18 calendar months from the first day of the month following the month during which the transfer of the properties referred to in Clause 2, was registered, in good faith furnish the Seller with a written proposal of how the Purchaser:
- 13.3.1 intends to advance Black empowerment on the properties owned by the Purchaser and/or leased from the Seller; and
- 13.3.2 intends to advance Black Empowerment on the property known as Farm 502V; and
- 13.3.3 intends to uplift and contribute to the local community.
- 13.4 The Purchaser and the Seller shall in consultation discuss these proposals and failing consensus on any one of the aforesaid proposals, the Seller shall be entitled to forthwith cancel the existing lease in respect of Farm 502V notwithstanding any contrary provisions contained therein without any compensation being payable in respect of such cancellation.

Handwritten signatures and initials in black ink, including a large stylized signature, a smaller signature, and the initials 'JP'.

THUS DONE and SIGNED at Stellenbosch on this 13 day of August 2003.

AS WITNESSES:

1. 

2. 



SELLER

THUS DONE and SIGNED at Stellenbosch 22nd on this 22 day of August 2003.

AS WITNESSES:

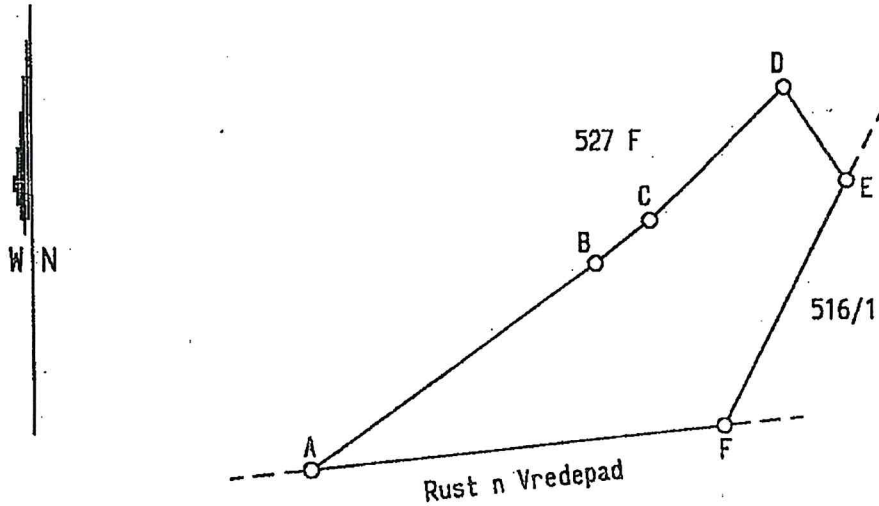
1. _____

2. _____



PURCHASER

Friedlaender, Burger & Volkmann Landmeters



SKAAL 1 : 10 000

Die figuur A B C D E F stel voor 14,78 ha (benaderd tot die naaste 0,5 ha)

grond, synde

MUNISIPALE HUURGROND PERSEEL 527 E

gelee in die Munisipaliteit van Stellenbosch in die Administratiewe Distrik van Stellenbosch
Opgestel deur my in November 2001

Provinsie van die Wes-Kaap

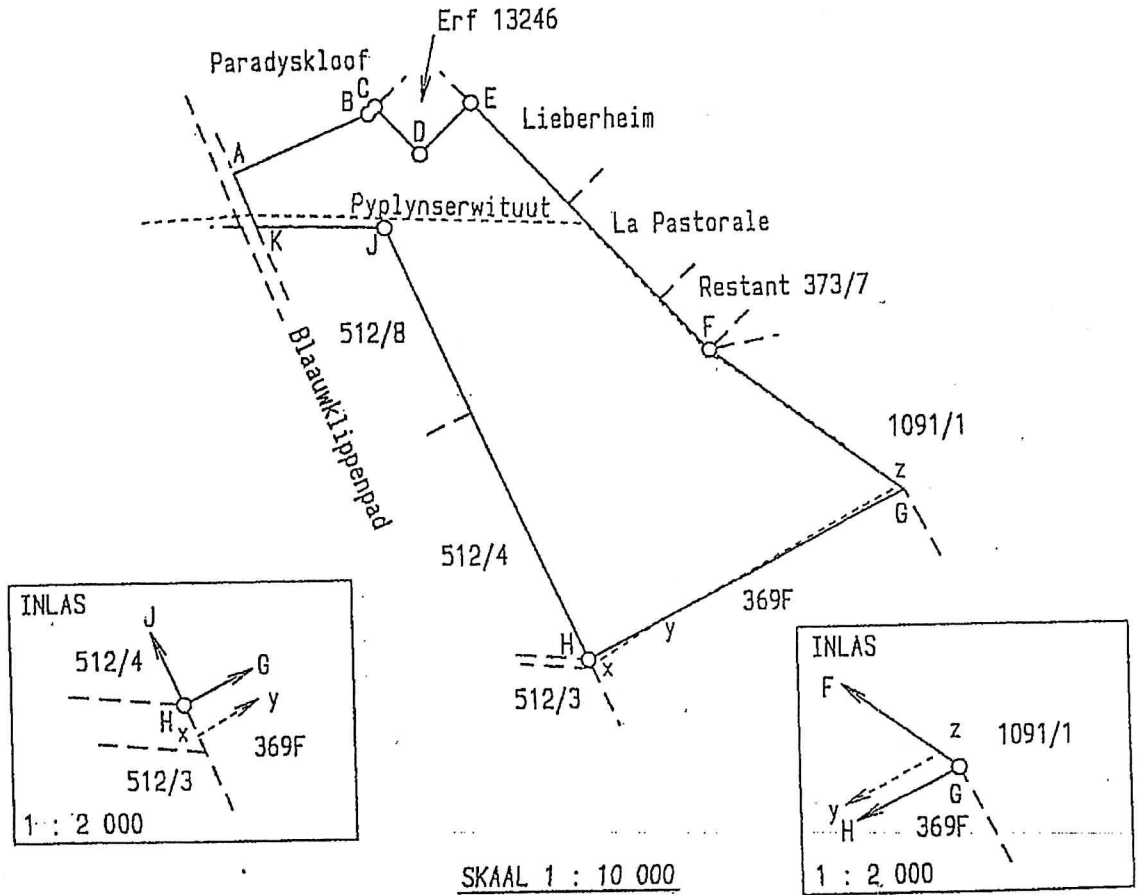
Hans J Volkmann
Hans J Volkmann
Pr Landmeter PLS0695

Oorspronklike kaart	Burgermeester	x <i>F Meates</i> Huurder
Nr.	Stadsklerk	
T/A	Getuie 1:	Getuie 1:
	Getuie 2:	Getuie 2:

[Handwritten signatures]

Friedlaender, Burger & Volkmann Landmeters

NOTA: Die lyn x-y-z stel die suidelike grens van 'n deurgangspad voor.

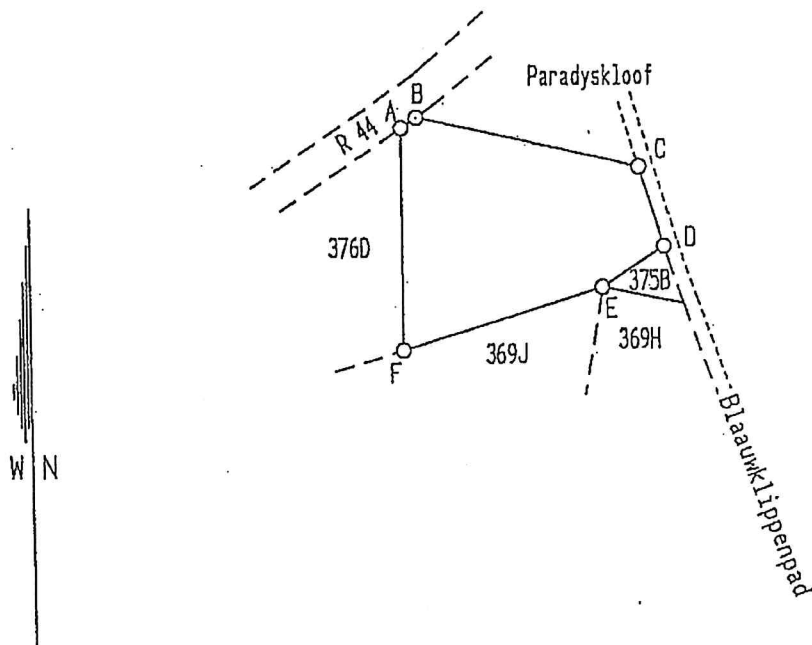


Die figuur A B C D E F G H J K stel voor 26,7 hektaar
 grond, synde MUNISIPALE HUURGROND PERSEEL 369.GN
 gelee in die Munisipaliteit van Stellenbosch in die
 Administratiewe Distrik van Stellenbosch
 Provinsie van die Wes-Kaap
 Opgestel deur my in November 1999

Hans J. Volkmann
 Hans J Volkmann
 Pr Landmeter PLS0695

<p>Oorspronklike kaart Nr. 593/1884 T/A STEL. F. 5-35 BH-SDCB</p>	<p>Burgermeester Stadsklerk Getuie 1: Getuie 2:</p>	<p>Huurder Getuie 1: Getuie 2:</p>
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Friedlaender, Burger & Volkmann Landmeters



SKAAL 1 : 10 000

8,1 ha

Die figuur A B C D E F stel voor 8,1 hektaar -
grond, synde MUNISIPALE HUURGROND PERSEEL 376BN

gelee in die Stellenbosch Plaaslike Oorgangsraad Gebied in die
Administratiewe Distrik van Stellenbosch
Provinsie van die Wes-Kaap
Opgestel deur my in November 1999

Hans J. Volkmann
Hans J Volkmann
Pr Landmeter PLS0695

Oorspronklike kaart
Nr. 593/1884
T/A Stel. F. 5-35
BH-8DCB

Burgermeester

Huurder

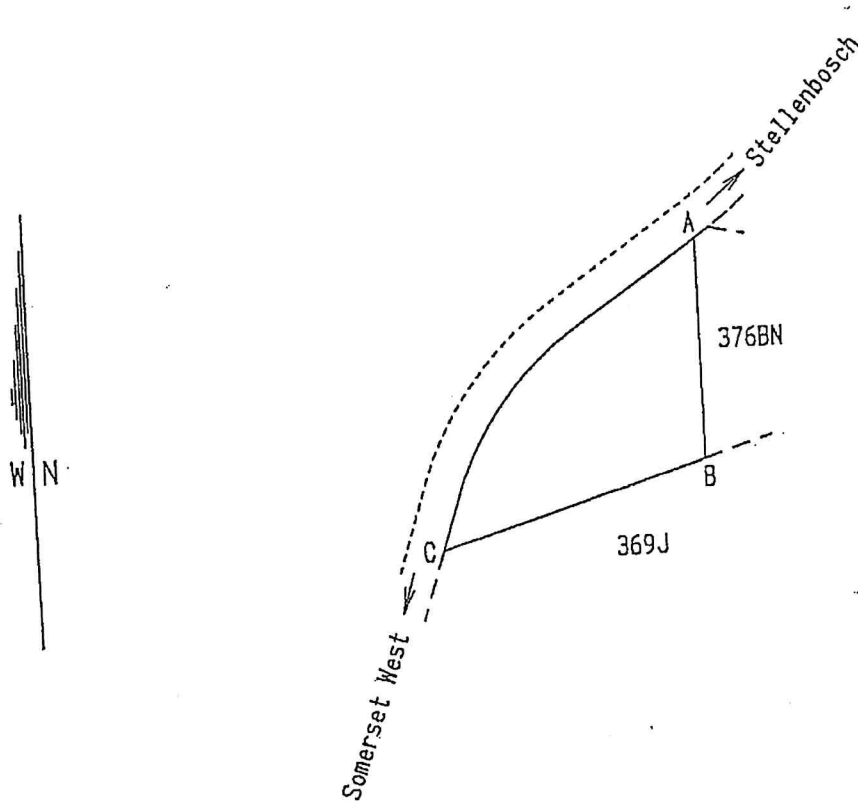
Stadsklerk

Getuie 1:
Getuie 2:

Getuie 1:
Getuie 2:

[Handwritten signatures and initials]

Friedlaender, Burger & Volkmann Landmeters



Area = 7,99 ha SKAAL 1 : 10 000

Die figuur A B C suidoos grens van padreserwe stel voor 8,0 hektaar

grond, synde MUNISIPALE HUURGROND PERSEEL 376DN

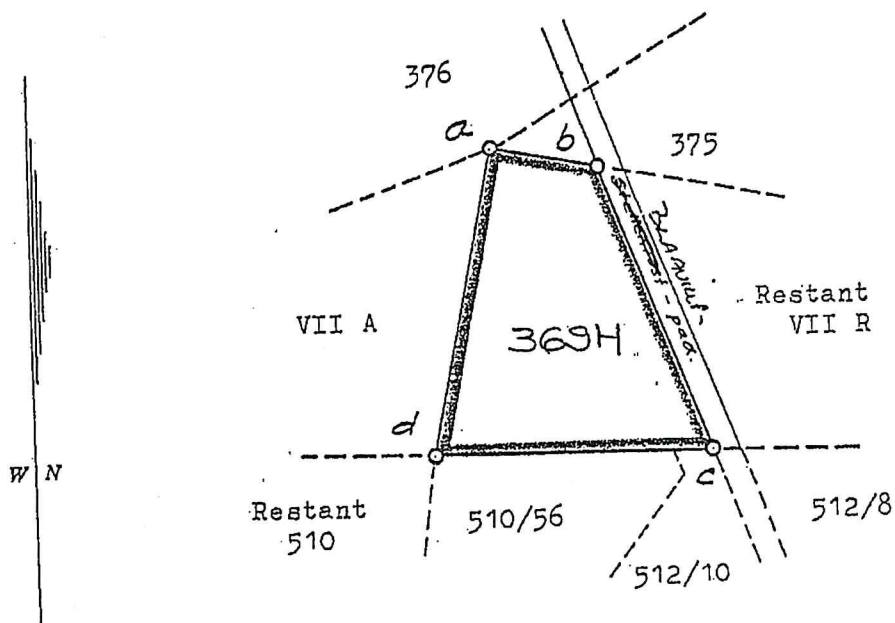
gelee in die Munisipaliteit van Stellenbosch in die Administratiewe Distrik van Stellenbosch
Opgestel deur my in November 1999

Provinsie van die Wes-Kaap

Hans J. Volkmann
Hans J Volkmann
Pr Landmeter PLS0695

<p>Oorspronklike kaart Nr. 206/1891 T/A Stel. F. 6-5</p>	<p>Burgermeester Stadsklerk Getuie 1: Getuie 2:</p>	<p>Huurder Getuie 1: Getuie 2:</p>
--	---	--

[Handwritten signatures and initials]



Skaal: 1/7500

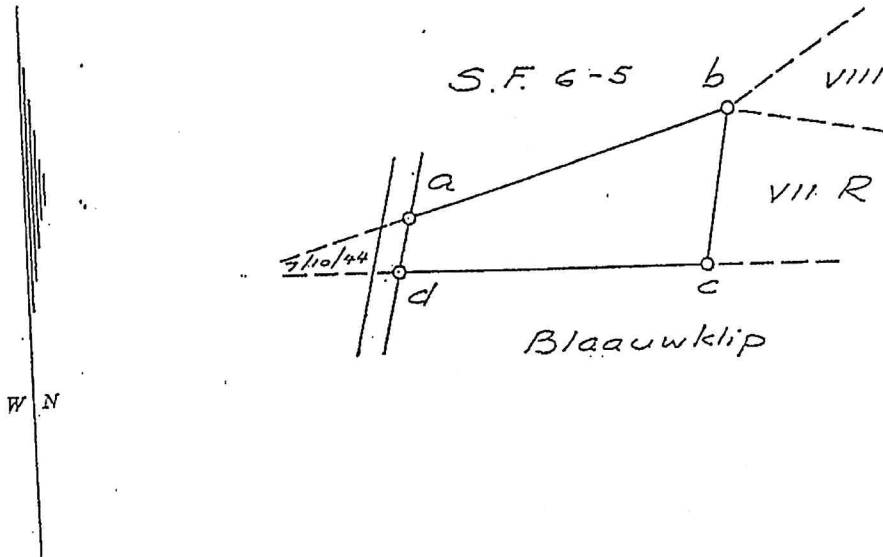
Die figuur a b c d stel voor 6 Hektaar
 (benaderd tot die naaste halwe hektaar) grond synde
Munisipale Huurgrond Perseel (VII RA) (Gedeelte v.d. plaas 369) **369H**

geleë in die Munisipaliteit en Afdeling Stellenbosch
 Provinsie Kaap die Goeie Hoop.

Opgestel deur my Augustus 1975,

F. Friedlaender
 Landmeter.

Oorspronklike Kaart	<u>P. J. Louw</u> Burgermeester	<u>[Signature]</u> Huurder
Nr. 593/1884	<u>[Signature]</u> Stadsclerk.	<u>[Signature]</u>
T/A. Stel. 5.5.34	Getuis 1. <u>B. Kuppel</u>	Getuis 1. <u>[Signature]</u>
Noteerfel. BH-SDCD	2. <u>[Signature]</u>	2. <u>[Signature]</u>



Skaal: 1/15000

Die figuur *abcd* stel voor
 13,70 ha (16 Morg) (benadeerd tot die naaste 1/2 morg) grond synde **NUWE NR 369J**
 Munisipale Huurgrond Perseel (**OU NR VII A**)

geleë in die Munisipaliteit en Afdeling Stellenbosch
 Provinsie Kaap die Goëie Hoop.

Opgestel deur my April 1945.

A. Tridlaender
 Landmeter.

Oorspronklike Kaart

Nr. 9131/1957...

T.A. Sk. F 5-37

SH 5013

A. J. Lombard
 Burgermeester

D. Sijffel
 Stadsheer

B. Sijffel

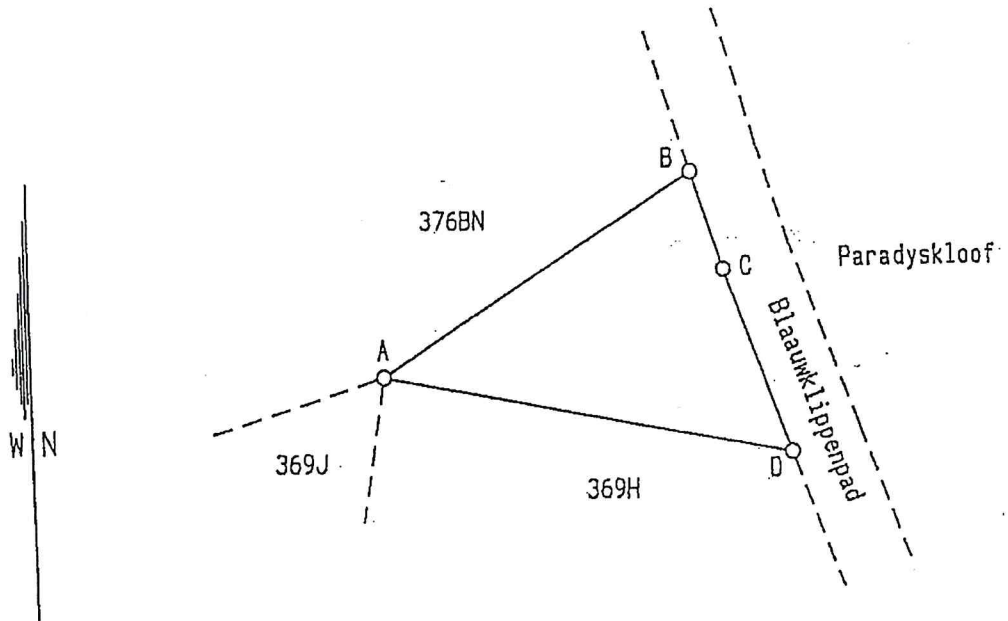
A. R. de Vries

Landmeter.

Huurder

Handwritten signatures and initials, including a large signature that appears to be 'A. Tridlaender' and several other initials.

Friedlaender, Burger & Volkmann Landmeters



SKAAL 1 : 2 000

Die figuur A B C D stel voor 4100 vierkante meter

grond, synde MUNISIPALE HUURGROND PERSEEL 375B

gelee in die Munisipaliteit van Stellenbosch in die Administratiewe Distrik van Stellenbosch
Opgestel deur my in November 1999

Provinsie van die Wes-Kaap

Hans J. Volkmann

Hans J Volkmann
Pr Landmeter PLS0695

Oorspronklike kaart

Nr. 9130/57

T/A Stel. F. 5-34

Burgermeester

Stadsklerk

Getuie 1:

Getuie 2:

Huurder

Getuie 1:

Getuie 2:

[Handwritten signatures and initials]

APPENDIX 2

MARAIS MÜLLER YEKISO INC.
21 Oewer Park
Die Boord
STELLENBOSCH
7600

GEREGISTREER REGISTERED

REGISTRATEUR/REGISTRAR
25 JUL 2006

FEE
R 99,00

K00000770/2006

for further end p7.

1-3-8
1

Protocol No. 44

NOTARIAL DEED

CREATING RESTRICTIVE TIE CONDITION

BE IT HEREBY MADE KNOWN

THAT at STELLENBOSCH on this 2nd day of MAY 2006

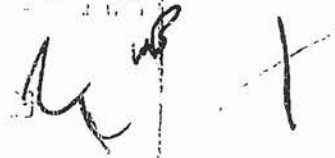
before me

JANA ELIZABETH VAN ZYL

DATA / VERIFY
08 AUG 2006
OLIVER Y

of STELLENBOSCH, in the Province of the Western Cape, Notary Public, by lawful authority duly admitted and sworn and in the presence of the subscribing witnesses personally came and appeared

LEE GRÜNEWALD of STELLENBOSCH, she, the said Appearer being duly authorised thereto by:



1. A special power of attorney in her favour signed at STELLENBOSCH on 16th NOVEMBER 2005, granted by

STELLENBOSCH MUNICIPALITY

("Seller")

and

2. A special power of attorney in her favour signed at STELLENBOSCH on 16th NOVEMBER 2005, granted by

BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH (PTY) LTD

No. 1972/000312/07

("Purchaser")

3. A special power of attorney in her favour signed at STELLENBOSCH on 16th NOVEMBER 2005, granted by

CAPE DUTCH ESTATES STELLENBOSCH (PTY) LTD

Reg No 1971/011401/07

("Owner")

AND THE APPEARER DECLARED THAT:

A. WHEREAS the Seller is transferring to the Purchaser the following properties, to wit:-

- (1) Portion 17 of the Farm No. 369 in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 26,6719 (Twenty Six Comma Six Seven One Nine) hectares
as appears from diagram SG. No. 1565/2004
Held by Certificate of Registered Title No. T. (4) 55541/2006.
- (2) Portion 3 of the Farm No. 527 in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 14,7917 (Fourteen Comma Seven Nine One Seven) hectares
as appears from diagram SG. No. 5157/2004
Held by Certificate of Registered Title No. T. (a) 55546/2006.
- (3) Farm No 1457 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 33,3864 (Thirty Three Comma Three Eight Six Four) hectares
as appears from diagram SG. No. 5170/2004
Held by Certificate of Consolidated Title No. T. (o) 55547/2006.

(hereinafter referred to as "the Seiler's property")

B. AND WHEREAS the Owner is the registered owner of the following properties, to wit:-

(1) Remainder of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 36,0885 (Thirty Six Comma Nil Eight Eight Five) hectares
Held by Deed of Transfer No. T.4195/1972 (par 1);

(2) Portion 52 (a portion of Portion 31) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 1,0405 (One Comma Nil Four Nil Five) hectares
Held by Deed of Transfer No. T.4195/1972 (par 2);

(3) Portion 53 (a portion of Portion 51) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 5788 (Five Thousand Seven Hundred and Eighty Eight) square metres
Held by Deed of Transfer No. T.4195/1972 (par 3);

(4) Portion 54 (a portion of Portion 10) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 5889 (Five Thousand Eight Hundred and Eighty Nine) square metres
Held by Deed of Transfer No. T.4195/1972 (par 4)

(hereinafter referred to as "the Owner's property")

C. AND WHEREAS the Owner and the Purchaser are affiliate companies and since the Purchaser conducts an enterprise as wine estate on the Owner's property as well as on the Seller's property in terms of certain lease agreements which are being cancelled simultaneous with the registration hereof;

D. AND WHEREAS it is a condition of the sale agreement between the Seller and the Purchaser whereby the Seller's property is to be transferred to the Purchaser that a notarial deed creating a restrictive tie condition be registered simultaneous with the registration of transfer of the said Seller's property in favour of the Purchaser whereby the Purchaser or its successors in title and the Owner or its successors in title shall not be entitled to sell or alienate or transfer any of the said properties without the simultaneous sale or alienation or transfer of all the other aforesaid properties to the same transferee;

M B

- E. **AND WHEREAS** the Owner has accepted the said conditions and has agreed to the registration of this Notarial Deed without any compensation being payable;

NOW THEREFORE THESE PRESENT WITNESSETH:

1. That the Title Deeds of

- ✓ (1) Portion 17 of the Farm No. 369 in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 26,6719 (Twenty Six Comma Six Seven One Nine) hectares
as appears from diagram SG. No. 1565/2004
Held by Deed of Transfer No. T. (✓) SSS48/2006.
- ✓ (2) Portion 3 of the Farm No. 527 in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 14,7917 (Fourteen Comma Seven Nine One Seven) hectares
as appears from diagram SG. No. 5157/2004
Held by Deed of Transfer No. T. (✓) SSS48/2006.
- ✓ (3) Farm No 1457 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 33,3864 (Thirty Three Comma Three Eight Six Four) hectares
as appears from diagram SG. No. 5170/2004
Held by Deed of Transfer No. T. (✓) SSS48/2006.
- (4) Remainder of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 36,0885 (Thirty Six Comma Nil Eight Eight Five) hectares
Held by Deed of Transfer No. T.4195/1972 (par 1);
- (5) Portion 52 (a portion of Portion 31) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 1,0405 (One Comma Nil Four Nil Five) hectares
Held by Deed of Transfer No. T.4195/1972 (par 2);

- (6) Portion 53 (a portion of Portion 51) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 5788 (Five Thousand Seven Hundred and Eighty Eight) square metres
Held by Deed of Transfer No. T.4195/1972 (par 3);
- (7) Portion 54 (a portion of Portion 10) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;
Measuring 5889 (Five Thousand Eight Hundred and Eighty Nine) square metres
Held by Deed of Transfer No. T.4195/1972 (par 4)

be endorsed to the effect that none of the aforesaid properties may be sold, alienated or transferred unless all the aforesaid properties are simultaneously sold, alienated or transferred to the same transferee.

2. That the Purchaser shall be liable for the payment of the legal costs pertaining to the drafting and registration of this Deed.

R R B 1

THUS DONE AND SIGNED and executed at STELLENBOSCH on the day, month and year first afc rewritten in the presence of the undersigned witnesses.

AS WITNESSES:

1. *Leon*

Donald
q.q. Municipality of Stellenbosch

2. *Johan*

Donald
q.q. Blaauwklippen Agricultural Estates
Stellenbosch (Pty) Ltd

Donald
q.q. Cape Dutch Estates Stellenbosch (Pty) Ltd

QUOD ATTESTOR

Elizabeth van Zyl

NOTARY PUBLIC



VA 008992/092009

-7-

K 770/2006 s

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Regulation No. 68 (1) Act 47/37

Deeds Registry
Cape Town

09 DEC 2009
Asst. Registrar of Deeds

VIR ENDOSSEMENTE KYK BLADSY 8
FOR ENDORSEMENTS SEE PAGEET SEQ

K 00000057/2010

By notarial deed of agreement, dated 24 June 2009
The restrictive tie condition is hereby released
in respect of the following properties:

1. PORTION 52 (ptn of ptn 31) of the farm Blaauw klip no. 510
situate in the municipality and division of Stellenbosch, province
of the western Cape, measuring 1.0405 ha
2. PORTION 53 (ptn of ptn 51) of the farm Blaauw klip no. 510
situate in the municipality and division of Stellenbosch, province of
the western Cape, measuring 5788 m²
3. PORTION 54 (ptn of ptn 10) of the farm Blaauw klip no. 510
situate in the municipality and division of Stellenbosch,
Province of the western Cape, measuring 5889 m² held by
Deed of transfer T4195/1972

As will more fully appear from said notarial deed

Deeds Office
Cape Town

Registrar of Deeds
18 JAN 2010

APPENDIX 3

1-6

CLUVER MARKOTTER INC.
117

FEE
R. 110,00

**GEREGISTREER
REGISTERED**
REGISTRATEUR/REGISTRAR
18 JAN 2010

K 000000057/2010

Protocol No: 499

DATA / VERIFY
02 FEB 2010
TALJAART DEBRA

NOTARIAL AGREEMENT:

RELEASE FROM RESTRICTIVE TIE CONDITION

KNOWN ALL MEN WHOM IT MAY CONCERN :

THAT on this 24th day of June 2009, before me

AREND LEOPOLD DE WAAL

Notary Public, by lawful authority duly sworn and admitted and practising at Stellenbosch in the Province of the Western Cape, personally came and appeared

COLET BOURBON-LEFTLEY

she, the said Appearer, duly authorised thereto by :

{COMM/SERVITUDES/ADW/AVD1486}

DATA / CAPTURE
22 JAN 2010
ZWELONKE NTOMBI

- 2 -

(i) : a Special Power of Attorney dated at STELLENBOSCH on 24 March 2009 granted to her by

STELLENBOSCH MUNICIPALITY

(hereinafter referred to as the "Municipality")

(ii) : a Special Power of Attorney dated at STELLENBOSCH on 18 June 2009 granted to her by

BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH (PTY) LTD
No 1972/000312/07

(hereinafter referred to as "Blaauwklippen")

(iii) : a Special Power of Attorney dated at STELLENBOSCH on 18 June 2009 granted to her by

CAPE DUTCH ESTATES STELLENBOSCH (PTY) LTD
No 1971/011401/07

(hereinafter referred to as "Cape Dutch Estates")

which powers of attorney have this day been exhibited to me and now remain filed in my protocol.

AND THE APPEARER DECLARED THAT :

- 1 WHEREAS the parties entered into Notarial Tie Agreement No K770/2006S (hereinafter referred to as "the Notarial Tie Agreement") in terms of which certain immovable properties of Blaauwklippen and Cape Dutch Estates were notarially tied;
- 2 AND WHEREAS it was acknowledged by the Municipality that it was not the intention to notarially tie certain of the immovable properties that were tied in terms of the Notarial Tie Agreement, which properties are to be released from the Notarial Tie Agreement.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

1 THAT the following immovable properties, namely:

- (1) Portion 52 (a portion of Portion 31) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;

Measuring 1,0405 (ONE COMMA ZERO FOUR ZERO FIVE) hectares

Held by Deed of Transfer No T4195/1972 (par 2);

- 3 -

- (2) Portion 53 (a portion of Portion 51) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;

Measuring 5788 (FIVE THOUSAND SEVEN HUNDRED AND EIGHTY EIGHT) square metres

Held by Deed of Transfer No T4195/1972 (par 3);

- (3) Portion 54 (a portion of Portion 10) of the Farm Blaauw Klip No 510 situate in the Municipality and Division of Stellenbosch, Province of the Western Cape;

Measuring 5889 (FIVE THOUSAND EIGHT HUNDRED AND EIGHTY NINE) square metres

Held by Deed of Transfer No T4195/1972 (par 4);

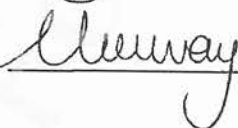
shall be released from the working of the Notarial Tie Agreement to the effect that Cape Dutch Estates shall be entitled to sell, alienate or transfer the aforesaid properties separately from the other immovable properties referred to in the Notarial Tie Agreement.

- 2 THAT the costs involved in the finalisation and registration of this Agreement will be borne by Cape Dutch Estates.


THUS DONE AND EXECUTED by the appearer before me, the Notary, on the date aforementioned in the presence of the undersigned witnesses.

AS WITNESSES :

1. 

2. 




QUOD ATTESTOR
NOTARY PUBLIC

2

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
PREPARED BY : DRS08012 - VAN WYK GEORGINA

DATE : 20091223 TIME : 11:39:17.1 PAGE : 1

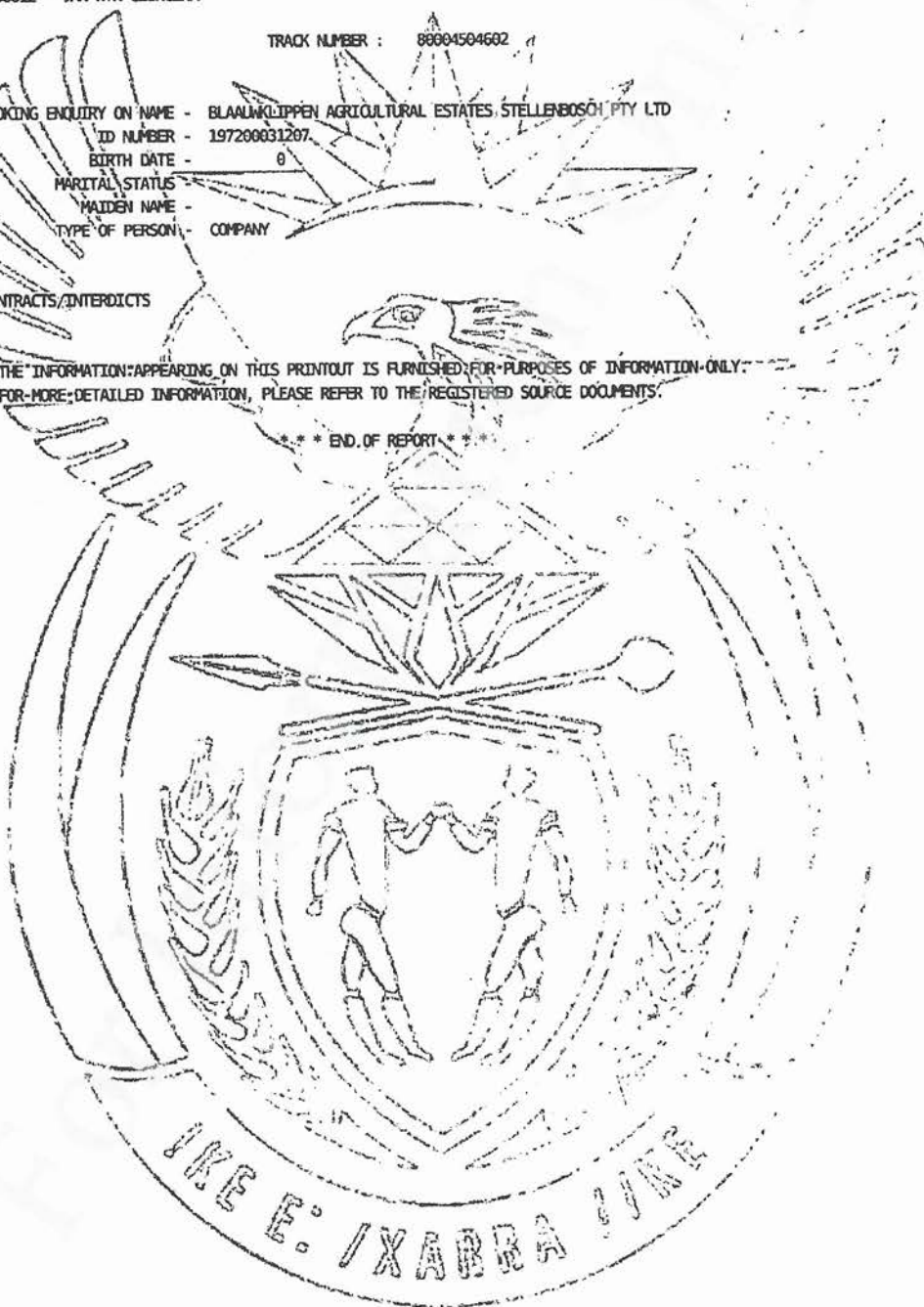
TRACK NUMBER : 80004504602

BLACK-BOOKING ENQUIRY ON NAME - BLAANKLIPPEN AGRICULTURAL ESTATES, STELLENBOSCH PTY LTD
ID NUMBER - 197200031207
BIRTH DATE - 0
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***



4

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS08012 - VAN WYK GEORGINA

DATE : 20091223 TIME : 11:40:14.5 PAGE : 1

TRACK NUMBER : 80004504602

PROPERTY DETAILS PRINT FOR PORTION 52
 FARM NO 510
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 31
 DIAGRAM DEED NO T12771/1941
 EXTENT 1:0405
 CLEARANCE STELLENBOSCH MUN
 FARM NAME BLAALW KLIP

NO INTERDICTION

DOCUMENTS

B22138/2004
 B34764/2002
 K770/2006S
 VA2502/2002
 VA8992/2009
 FARM ST 510/52
 VA-K770/2006S-PENDING BOX 117 24/11/09

HOLDER & SHARE

FIRSTRAND BANK LTD
 IND DEVELOPMENT CORP OF SOUTH AFRICA LTD
 T4195/1972
 K770/2006S

AMOUNT
 R5000000.00
 R23500000.00

O/P/A

MICROFILM REF	MDD
2006 1881 1734	0329
2006 1881 1704	0618
2006 1881 1677	0725
2002 0377 5139	0509
	1209
1985 0072 0446	
	1124

OWNER DETAILS

FULL NAME & SHARE

CAPE DUTCH ESTATES STELLENBOSCH PTY LTD

PURCH DATE

T4195/1972

AMOUNT/REASON

197101140107

O/P/A IDENTITY

197101140107

TITLE DEED

T4195/1972

MDD

0228

MICROFILM REF

2006 1881 1722

* O/P/A - 0 MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

IKHE E: IXARBA IKHE

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS08812 - VAN WYK GEORGINA



DATE : 20091223 TIME : 11:40:19.7 PAGE : 1

TRACK NUMBER : 80004504602

PROPERTY DETAILS PRINT FOR PORTION 53
 FARM NO 518
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 51
 DIAGRAM DEED NO T12771/1941
 EXTENT 5788 SQM
 CLEARANCE STELLENBOSCH MUN
 FARM NAME BLAALM KLIP

NO INTERDICTS

DOCUMENTS

B22138/2004
 B34764/2002
 K770/2006S
 VA2502/2002
 VA8992/2009
 FARM ST 518/53
 VA-K770/2006S-PENDING BOX 117

HOLDER & SHARE

FIRSTRAND BANK LTD
 IND DEVELOPMENT CORP OF SOUTH AFRICA LTD
 T4195/1972
 K770/2006S
 24/11/09

AMOUNT
 R5000000.00
 R23500000.00

O/P/A

MICROFILM REF
 2006 1881 1734
 2006 1881 1704
 2006 1881 1677
 2002 0377 5139
 1985 0072 0447

MDD
 0329
 0618
 0725
 0509
 1209
 1124

OWNER DETAILS

FULL NAME & SHARE

CAPE DUTCH ESTATES STELLENBOSCH PTY LTD

PURCH DATE

T4195/1972

AMOUNT/REASON

197101140107

O/P/A IDENTITY

197101140107

TITLE DEED

T4195/1972

MDD

0228

MICROFILM REF

2006 1881 1722

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
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*** END OF REPORT ***

!KE E: /XARBA /IKE

6

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN
 PREPARED BY : DRS08012 - VAN WYK GEORGINA

DATE : 20091223 TIME : 11:40:21.7 PAGE : 1

TRACK NUMBER : 88904504602

PROPERTY DETAILS: PRINT FOR PORTION 54
 FARM NO 510
 REG DIV STELLENBOSCH RD

PROVINCE WESTERN CAPE
 PREV DESCRIPTION PTN OF 10
 DIAGRAM DEED NO T12771/1941
 EXTENT 5889 SQM
 CLEARANCE STELLENBOSCH MUN
 FARM NAME BEAALW KLIP

NO INTERDICTS

DOCUMENTS

E22138/2004
 E34764/2002
 K770/2006S
 VA2502/2002
 VA8992/2009
 FARM ST 510/54
 VA-K770/2006S-PENDING BOX 117

HOLDER & SHARE
 FIRSTRAND BANK LTD
 IND DEVELOPMENT CORP OF SOUTH AFRICA LTD

AMOUNT
 R5000000.00
 R23500000.00

O/P/A

MICROFILM REF

MDD

2006 1881 1734 0329
 2006 1881 1704 0618
 2006 1881 1677 0725
 2002 0377 5139 0509
 1985 0072 0449 1209
 1124

OWNER DETAILS

FULL NAME & SHARE
 CAPE DUTCH ESTATES STELLENBOSCH PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
 197101140107

TITLE DEED
 T4195/1972

MDD
 0228

MICROFILM REF
 2006 1881 1722

* O/P/A - 0 MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
 FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

!KE E: /XARBA /KE



CLUVER MARKOTTER

STELLENBOSCH
TEL: (021) 808-5600

UITVOERING / EXECUTION

117

Datum van indiening / Date of lodgement

14 JAN

LODGED

2009-12-23

INGEDIEN

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE

1	Onssoekers / Examiners	Kamers / Rooms	Skakeling / Linking	Reject / Verwerp	Passeer / Pass
2	N. MENZIWA 1230				
3	R.D.V. SCHALKWYK 1220				W
4			5 3		

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE

Aard van Akte / Nature of Deed:

Notarial Release from the condition

Stellenbosch Municipality, a.o.

Verw. No./Ref. No. CAP 16/0002

K 000000057/2010

Skakeling / Linking

Titelaktes, ens. binne / Title deeds, etc. within

5

3

K770/2006S

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma / Firm No.
1	BC	Cape Dutch Estates / IDC	Symington de Kok	1082
2	BC	Blouwklippen Agricultural Estates / IDC	Symington de Kok	1082
3	K	Stellenbosch Municipality, a.o.	Cluver Markotter	117
4	BC	Cape Dutch Estates / FNB	Minde Schapiro	86
5	B	Cape Dutch Estates / FNB	Minde Schapiro	86
6				
7				
8				

Registrasie versoek deur:

Registration request by:

Datum: 2010-01-18

Date:



080004504602

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)
 ADN/ac
 Ptn 52 (ptn of Pen 31) of the Firm Blouw Klip No 510

HANDLED IN FILE
 15 JAN 2010
 CLUVER MARKOTTER
 UITVOERING / EXECUTION

APPENDIX 4

BLAAUWKLIPPEN

APPLICATION AND MOTIVATION FOR THE SEPARATION OF NOTARIALY TIED PROPERTIES , PORTION 17 OF THE FARM NO 369 AND PORTION 3 OF THE FARM NO 527 FROM THE MOTHER ERF, PORTION 837 OF THE FARM BLAAUW KLIP NUMBER 510.

1 BACKGROUND

1.1 Initially, the properties listed in 1.1.1 to 1.1.4 below were tied to the Mother Erf, Portion 837 of the Farm Blaauw Klip Number 510 in Municipality and Division of Stellenbosch (T 34249/2015), in terms of Notarial Deed K 770/2006:

1.1.1 Farm No 1457 situate in Municipality and Division of Stellenbosch (Erf on open field opposite golf course) (A)

1.1.2 Portion 17 of the Farm No 369 in Municipality and Division of Stellenbosch (Paradyskloof Erf) (C)

1.1.3 Portion 3 of the Farm No 527 in Municipality and Division of Stellenbosch (Skilpadrug Erf) (D)

1.1.4 Remainder Portion 52 of the Farm Blaauw Klip Number 510 in Municipality and Division of Stellenbosch (Kreefgat Property)
Remainder Portion 53 of the Farm Blaauw Klip Number 510 in Municipality and Division of Stellenbosch (Kreefgat Property)
Remainder Portion 54 of the Farm Blaauw Klip Number 510 in Municipality and Division of Stellenbosch (Kreefgat Property)

1.2 We attach the best copy in our possession of the Deed of Sale, dated 1 November 2004 in terms of which the properties were originally notarially tied (refer inter alia, to clauses 2.2.1 and 2.2.3).

1.3 We also attach a copy of the Notarial Deed K 770/2006 in terms of which the abovementioned properties were subsequently notarially tied.

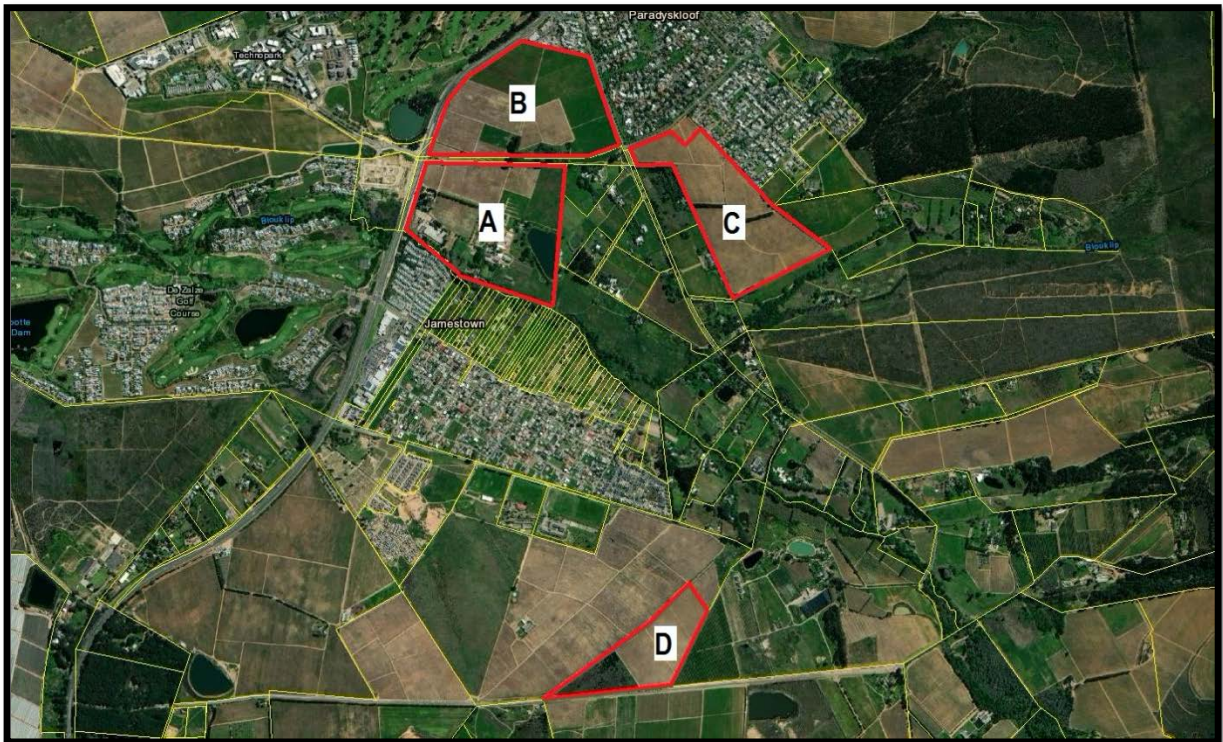
1.4 In October 2008, the Mayoral Committee in its capacity as Delegated Authority, approved the application to "un-tie" the properties listed in subparagraph 1.1.4 above. Please refer to item 5.2.7 of the Minutes of the Mayoral Committee

Meeting dated 2008-10-22: Report by Municipal Manager - attached hereto for ease of reference.

1.5 We attach a copy of Notarial Deed K 57/2010 which released the aforementioned properties from the Mother Erf. These properties are now held by CRT Number T 20990/2020.

1.6 Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd ("Blaauwklippen") wishes to apply to un-tie Portion 17 of the Farm No 369 (Paradyskloof Erf) (C) and Portion 3 of the Farm No 527 (Skilpadrug Erf) (D) from the Mother Erf (A) and submits herewith its motivation for the requested separation.

1.7 A Location map of the properties C and D to be untied from A is included as Figure 1 below:



- A – Farm 510/837, Stellenbosch (±36.44ha)
- B – Farm 1457, Stellenbosch (±33.39ha)
- C – Farm 369/17, Stellenbosch (±26.67ha)
- D – Farm 527/3, Stellenbosch (±14.79ha)

2 THE EFFECT OF COVID AND NEED FOR FLEXIBILITY IN ENCUMERING OR SELLING THE PROPERTIES

The Covid pandemic has had, and continues to have, devastating effects on Blaauwklippen's wine and hospitality businesses and Blaauwklippen need to generate additional funds for operational purposes and to settle debt due and payable.

Two options to raise funds have been identified, ie to Sell off certain properties, and/or raise additional loan capital.

2.1 Due to its location in relation to the Mother Erf, the Paradyskloof property C and the Skilpadrug property D have been identified as appropriate properties to sell. However, due to the restrictive tie-conditions, Blaauwklippen cannot sell these properties individually without also selling the Mother Erf as well as Erf 1457 (B), all tied to the Mother Erf.

2.2 The subject properties are currently tied under one Mortgage Bond as security for repayment of the loan obtained when Blaauwklippen was purchased from the previous owner.

For the same reason, the current Bondholder cannot release only properties C and D from the bond and new financiers are not prepared to lend funds without security of unbonded properties.

3 THE ORIGIN OF THE NOTARIAL TIE OF CERTAIN OF THE PROPERTIES TO THE MOTHER ERF:

3.1 Clause 2.2.3 of the Deed of Sale provides that the Seller (Stellenbosch Municipality) shall be entitled to impose a notarial tie condition between the property thereby sold and the existing property of the Purchaser (Cape Dutch Estate (Pty) Ltd) so that the Purchaser or its successors in title shall not be entitled to sell or otherwise alienate or transfer any portion of the property thereby sold without the simultaneous sale or alienation or transfer of the property collectively referred to as Blaauwklippen Estate being the existing property of the Purchaser, or its successors in title, to the same transferee.

- 3.2 At the time, the lessee, Blaauwklippen Agricultural Estates Stellenbosch Pty Ltd (also a party to the Deed of Sale) was renting the properties which were the subject of the sale from the Municipality in terms of long-term leases.
- 3.3 The preamble to the Deed of Sale recorded, inter alia, that the purchaser through its affiliate company the lessee (Blaauwklippen) was conducting farming activities on the sale properties and is desirous of purchasing the said property so as to incorporate same into its present farming activities on the wine estate known as Blaauwklippen Estate.
- 3.4 The Deed of Sale expressly records in paragraph F that "*The properties forming the subject matter of the sale are situate in the area of jurisdiction of the municipal council of Stellenbosch and therefore do not constitute "agricultural land" as envisaged in terms of the Subdivision of Agricultural Land Act, 70/1970.*"
- 3.5 Clause 14 of the Deed of Sale provides a mechanism to deal with the future use of the property in the event that the "*...purchaser or its successor in title..... develop or sell or otherwise dispose of the property or any portion thereof for purposes of development of the property or any portion thereof for any purpose other than bona fide agricultural purposes,*"
- 3.6 The properties listed in 1.1.4 above were also previously notarially tied to the Mother Erf in accordance with a similar sale agreement dated 13 August 2003 but were subsequently released in October 2008. Those properties, to be consolidated with Portion 71 of Farm Blaauw Klip 510, received rezoning and subdivision approval on appeal from the Executive Mayor on 13 July 2021.
- 3.7 It is our contention that the said properties C and D should also be untied from the Mother Erf to afford the owner the flexibility to exercise its constitutional property rights.

4 SPATIAL PLANNING CONSIDERATIONS

- 4.1 It is clear from a consideration of how the Stellenbosch town has grown since 2004 when the Deed of Sale was entered into, and 2006 when the notarial tie of the properties was registered, that circumstances have changed, that the spatial planning vision for the municipality's growth has evolved and that other statutory protections are in place to protect land deemed to have agricultural and rural value.
- 4.2 Having regard to Figure 1 above as well as the location of the properties that are still notarially tied to the Mother Erf, it is clear that the notarial tie of the properties no longer makes logical spatial planning sense. The properties do not form an economic unit with one another or with the Mother Erf and are not contiguous to each other. Furthermore, the properties are in any event protected by their current designation in the MSDF and through other statutory means and the need to protect the agricultural and rural use of the properties through a notarial tie to the Mother Erf has become superfluous.
- 4.3 Having regard to the fact that an owner of property has the constitutional right to administrative action which is lawful, reasonable and procedurally fair, it is our submission that the property owner has the right to have this application considered on its merits in terms of the applicable spatial planning and statutory application processes that apply at the time. The changes in circumstances since 2004 warrant a reconsideration of the notarial tie that significantly limits the property owner's property rights.
- 4.4 It is important to note that this application is not for change in land use for development purposes of the subject properties, but merely to enable the owner to utilise the properties independently to raise funds.

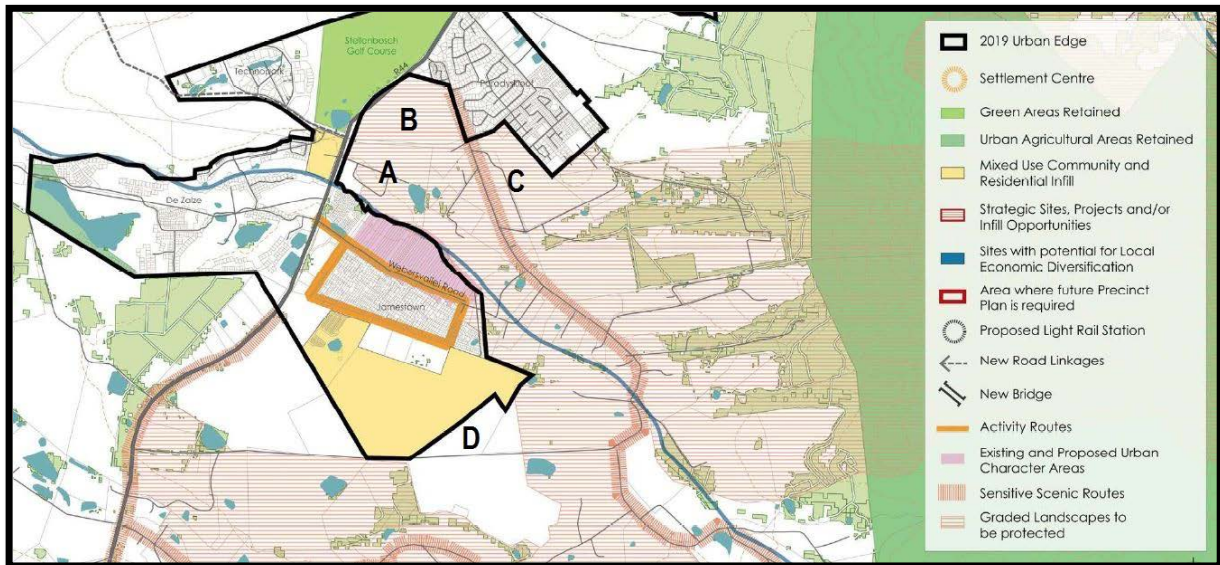


Figure 2: Extract of the Stellenbosch MSDF (2019)

- 4.5 The cancellation of the notarial tie will patently not lead to the urban development of the subject properties. The farms will remain zoned for agricultural purposes and protected by the MSDF.
- 4.6 This function to protect Council's vision for the spatial development of Stellenbosch, has been replaced by the MSDF and using a Title Deed condition or a notarial tie to enforce the Stellenbosch Municipality's spatial planning policy has become outdated.

REQUEST / APPLICATION

5. The inability to raise finance, encumber, or sell the individual properties due to the fact that they are notorially tied to the Mother Erf is placing a further commercial constraint on Blaauwklippen's business as it cannot raise the necessary funds for operational purposes. The financial institutions or potential purchasers of some of these properties require free title as security for lending purposes and / or to enter into sale agreements.
- 6 In the light of the above, we ask therefore that the application for the removal of the restrictive condition (the notarial tie) as per Notarial Deed K 770/2006, be approved insofar as it relates to the following properties:

- 6.1 Portion 837 of the Farm Blaauw Klip Number 510 in Municipality and Division of Stellenbosch (Mother Erf) (A)
- 6.2 Portion 17 of the Farm No 369 in Municipality and Division of Stellenbosch (Paradyskloof Erf) (C)
- 6.3 Portion 3 of the Farm No 527 in Municipality and Division of Stellenbosch (Skilpadrug Erf) (D)

7 We ask further that the Municipality provide the necessary Power of Attorney confirming that the aforementioned properties have been released from the notarial tie to the Mother Erf to enable the owner to sell, alienate or encumber the properties separately.

8 We thank you in anticipation.

A handwritten signature in black ink that reads "Ben-Carl". The signature is written in a cursive style with a large, circular initial "B" and a long horizontal stroke extending to the right.

Ben-Carl Havemann

Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd

Chief Executive Officer | bc@blaauwklippen.com

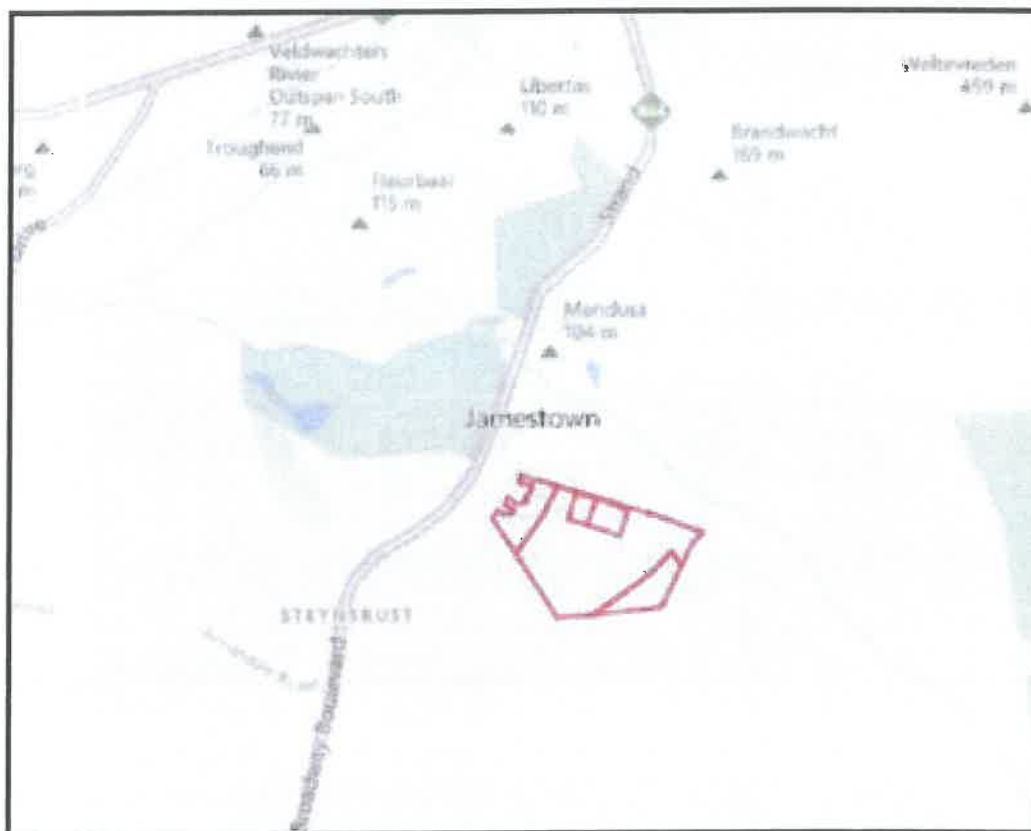
APPENDIX 5



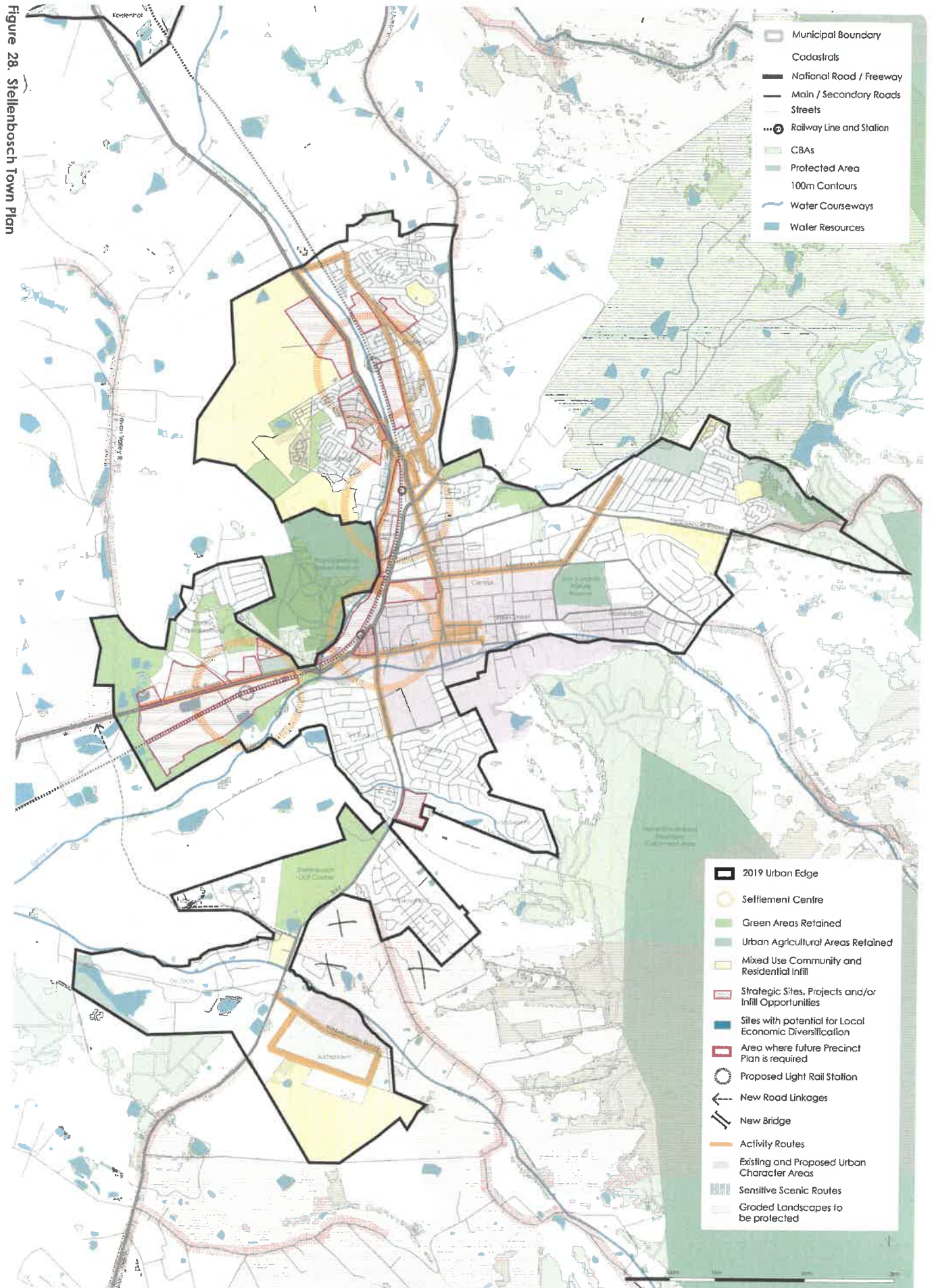
Project Name		3269 Jamestown Phases 2 to 4 (1069) IRDP
Property Description		Portion of the Remainder, Portion 3 and a broader portion of Portion 7 of Farm No 527
Town		Stellenbosch
Suburb		Jamestown
Catalytic / PHDA Project		PHDA
Urgency (Proposed year of implementation)		Currently planning
% of Total need addressed by Project		12,3
Housing Programme/s		IRDP / FLISP
Housing Opportunities	Sites	2 000
	Serviced Sites	0
	Top Structures (Units)	0
	Other	0
Project Readiness	Land Obtained	Yes
	EIA ROD	No
	Bulk capacity	TBD
	Land Use Approval	No
	PDOHS Approval	Yes (PID)
	Council Approval	Yes
	Risks / Issues	Large scale of project
Readiness Score	3	

1. PRE-PLANNING AND/OR PLANNING PHASE

1.1. Jamestown Development: Phase 2 – 4 – Ward 21



APPENDIX 6



STELLENBOSCH FRAMEWORK

7.4	FINANCIAL SERVICES: (PC: CLLR J FASSER)
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7.4.1	APPROVAL OF DEBT AGREEMENT
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

14 June 2023

1. SUBJECT: APPROVAL OF DEBT AGREEMENT

2. PURPOSE

To obtain Council's approval for the raising of an external loan in terms of Section 46 (2) of the Municipal Finance Management Act (Act No 56 of 2003).

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

During May 2023 an advertisement was placed inviting interested parties to make submissions regarding the financing of the proposed loan of R69 244 294 million. Submissions were received from 5 authorised financial institutions:

- (a) Development Bank of Southern Africa (DBSA);
- (b) ABSA Bank;
- (c) Nedbank;
- (d) Standard Bank ; and
- (e) First National Bank (FNB)

After due process, in terms of the municipality's approved Supply Chain Policy, the offer of *Nedbank for the term of 10 years*, was adjudicated by the Bid Adjudication Committee and approved by the Municipal Manager as being the most favorable for Council.

5. RECOMMENDATIONS

- (a) that Council approves the debt agreement as stipulated in **APPENDIX 1**, and
- (b) that the Municipal Manager be mandated to enter into a loan agreement with Nedbank.

6.1 Background

During May 2023 an advertisement was placed inviting interested parties to make submissions regarding the financing of the proposed loan of R69 244 294 million. Submissions were received from 5 authorised financial institutions:

- (a) Development Bank of Southern Africa (DBSA);
- (b) ABSA Bank;
- (c) Nedbank;
- (d) Standard Bank ; and
- (e) First National Bank (FNB)

After due process, in terms of the municipality's approved Supply Chain Policy, the offer of *Nedbank for the term of 10 years*, was adjudicated by the Bid Adjudication Committee and approved by the Municipal Manager as being the most favourable for Council.

6.2 Discussion

The following infrastructure projects, as included in the capital budget and approved by Council on 25 May 2022, requires external loan funding, but it can possibly be used on other capital items as well:

Projects	Fund	Loan Amount
Expansion of the landfill site (New cells)	Ext Loan	3 400 000
Landfill Gas To Energy	Ext Loan	2 060 413
Major Drop-Offs: Construction - Franschoek	Ext Loan	500 000
Bien don 66/11kV substation new	Ext Loan	2 600 000
Electricity Network: Pniel	Ext Loan	3 208 459
General System Improvements - Franschoek	Ext Loan	2 000 000
General Systems Improvements - Stellenbosch	Ext Loan	3 700 000
Infrastructure Improvement - Franschoek	Ext Loan	1 304 343
System Control Centre & Upgrade Telemetry	Ext Loan	727 598
Bulk Water Supply Klapmuts	Ext Loan	2 000 000
New Reservoir & Pipeline: Vlotenburg	Ext Loan	21 743 481
Reservoirs and Dam Safety	Ext Loan	1 500 000
Water Conservation & Demand Management	Ext Loan	2 000 000
Waterpipe Replacement	Ext Loan	4 000 000
Upgrade of WWTW: Pniel & Decommissioning of Franschoek	Ext Loan	14 000 000
Refurbish Plant & Equipment - Raithby WWTW	Ext Loan	500 000
Franschoek Sewer Network Upgrade (Langrug/Mooiwater)	Ext Loan	4 000 000

A copy of the information statement is attached as **APPENDIX 2** and was published on the municipal website as well as in Die Burger on 31 May 2023 and Eikestadnuus

on the 1st and 8th of June 2023. In the information statement the public was invited to submit written comments in respect of the proposed loan. National Treasury and the Provincial Treasury were invited by letter to submit their comments in respect of the proposed loan. S46(3)(b) The information statement must be submitted to Council at least 21 days prior to the Council meeting at which Council is to consider taking up the loan.

The information statement, as well as other supporting documentation, was distributed to each individual councillor on 30 May 2023.

The closing date for comments was 21 June 2023 and all comments received will be distributed and included for Council's consideration.

6.3 **Financial Implications**

The total estimated cost of the borrowing over the repayment period is disclosed in the table below.

DESCRIPTION	10 YEAR TERM
Capital	R 69 244 294
Interest	R 35 638 128
Total	R 104 882 422

6.4 **Legal Implications**

In terms of Section 160(2) of the Constitution, a Council may not delegate the function to raise a loan. Section 160(3) stipulates that any decision regarding the raising of a loan must be taken by Council with the supporting vote of the majority of its members.

The procedures to be followed in order to raise a loan, is stipulated in Section 46 of the Municipal Finance Management Act (MFMA). According to Section 46 of the MFMA, the following procedures must be followed:

- s.46(2)(a) A Council resolution must be obtained to approve the debt agreement. The Mayor must then sign such a resolution.
- s.46(3)(a) The Accounting Officer (Municipal Manager) must sign the Debt Agreement.
- s.46(3)(a) An information statement must be made public 21 days prior to the Council meeting. The public, National Treasury and the Provincial Treasury must be invited to submit written comments in respect of the proposed loan.

6.5 **Staff Implications**

This report has no staff implications to the Municipality.

6.6 **Previous / Relevant Council Resolutions:**

Council approved the external loan funding at the Council meeting held on 25 May 2022.

6.7 Risk Implications

This report has no risk implications for the Municipality.

6.8 Comments from Senior Management:**6.8.1 Municipal Manager:**

Agree with the recommendations.

FOR FURTHER DETAILS CONTACT:

NAME	Monique Steyl
POSITION	Senior Manager: Financial Management Services
DIRECTORATE	Financial Services
CONTACT NUMBERS	021 808 8512
E-MAIL ADDRESS	Monique.Steyl@ Stellenbosch.gov.za
REPORT DATE	08 June 2023

APPENDIX 1



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

(TERM LOAN: R69,244,294.00)

LOAN AGREEMENT

entered into between

NEDBANK LIMITED

(Registration Number 1951/000009/06)

and

STELLENBOSCH MUNICIPALITY

A Municipality duly established in terms of Section 12 of the Local Government: Municipal Structures Act, Act 117 of 1998

Herein represented by in her/his capacity as **MUNICIPAL MANAGER** duly authorised thereto.

NEDBANK



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1. DEFINITIONS AND INTERPRETATION

1.1. In this Agreement unless clearly inconsistent with or otherwise indicated by the context the following expressions shall bear the meanings ascribed to them hereunder and cognate expressions shall bear corresponding meanings -

1.1.1. "**Accounting Officer**" will have the meaning ascribed thereto in the MFMA;

1.1.2. "**Advance Date**" means 23 June 2023;

1.1.3. "**Agreement**" means the agreement set out in this document;

1.1.4. "**Applicable Laws**" means and includes common or customary law and any constitution, decree, judgement, legislation, order, ordinance, statute, treaty or other legislative measure applicable to any of the Parties and includes any present or future directive, regulation, guideline, practice, concession, instruction, request or requirement issued by any national, regional or local government or any governmental, administrative, fiscal, judicial or government owned body, department, agency, public or regulatory authority, corporation or commission, court or tribunal or any person having jurisdiction within the Republic of South Africa, whether or not government owned or controlled and howsoever constituted;

1.1.5. "**Applicable Public Sector Legislation**" means legislation applicable to the public sector, including but not limited to the Municipal Finance Management Act No 56 of 2003 ("**MFMA**"), the Treasury Regulations promulgated in terms of section 76 of the PFMA, the Borrowing Powers of Provincial Governments Act No. 48 of 1996, the MFMA, Local Government: Municipal Systems Act No.32 of 2000, the Preferential Procurement Policy Framework Act No. 5 of 2000 ("**PPPFA**") and the Preferential Procurement Regulations promulgated in terms of section 5 of the PPPFA;

1.1.6. "**Amortising Schedule**" means the amortisation schedule contained in schedule 1, indicating the repayment amounts, consisting of Capital and interest, payable in bi-annual instalments in arrears on the respective Interest and Capital Payment Dates, in terms of this Agreement, to be provided on the Interest Rate Quotation Date;

1.1.7. "**Basic Municipal Service**" will have the meaning given to it in the MFMA;

1.1.8. "**Banks Act**" means the Banks Act 94 of 1990;

1.1.9. "**Base Rate**" means Nedbank's variable rate linked to Prime from time to time;

Base Rate	7.95.% (Seven Comma Nine Five percent)
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Drafter' note: An indicative rate only – rate to be confirmed on date of draw down.

1.1.10. "**Basis Point**" means 1/100 (One Hundredth) of 1 (One) percentage point;

1.1.11. "**Borrower**" means Stellenbosch Municipality;

1.1.12. "**Borrower Account**" means the Borrower's bank account as advised to Nedbank in writing by the Borrower;

1.1.13. "**Breakage Costs**" means the aggregate of all loss, premiums, penalties, fees, costs, charges, expenses and disbursements incurred or suffered by Nedbank or successful claims made against Nedbank in closing out, settling or unwinding any hedging arrangements, including, *inter alia*, any loan, swap,



forward interest rate agreement, foreign exchange contract or other financial instrument relating directly or indirectly to the financing in terms of the Agreement;

- 1.1.14. "**Breakage Gains**" means the aggregate of all gains, premiums, penalties, fees, costs, charges, expenses and disbursements saved by Nedbank in closing out, settling or unwinding any hedging arrangements, including, *inter alia*, any loan, swap, forward interest rate agreement, foreign exchange contract or other financial instrument relating directly or indirectly to the financing of the Loan;
- 1.1.15. "**Business Day**" means any day other than a Saturday, Sunday or an official public holiday in the Republic of South Africa;
- 1.1.16. "**Capital**" means an amount of R69,244,294.00 (sixty nine million two hundred and forty four thousand two hundred and ninety four rand);
- 1.1.17. "**Capital Budget**" shall have the meaning ascribed to it in the MFMA, as approved in terms of Section 5, 16, 17, 19 and 24;
- 1.1.18. "**Capital Outstanding**" means that portion of the Capital that is at any time outstanding, reduced in accordance with any repayment thereof made in terms of this Agreement;
- 1.1.19. "**Capital Projects**" means the Borrowers capital projects for the 2022/2023 financial year, as contemplated in the Capital Budget;
- 1.1.20. "**Capital Project Assets**" means the assets that will be acquired by the Borrower as identified in the Capital Project;
- 1.1.21. "**Capital Repayments**" means the bi-annually repayments of the Capital Outstanding as per the Amortising Schedule;
- 1.1.22. "**Companies Act**" means the Companies Act, 71 of 2008;
- 1.1.23. "**Confidential Information**" shall have the meaning set out in clause 23;
- 1.1.24. "**Cross Default**" means any material Indebtedness or obligation or any loan, debt or guarantee constituting Indebtedness of the Borrower becomes due and payable prior to its specified maturity by reason of any default, or is not paid when due, whether or not the Bank is concerned therewith or any creditor of the Borrower becomes entitled to declare any indebtedness cancelled or suspended or due and payable prior to its specified maturity
- 1.1.25. "**Default Interest Rate**" means the applicable Interest Rate plus 300 (Three Hundred) Basis Points per annum expressed as a NACS rate;
- 1.1.26. "**Dispose**" means to sell, transfer, cede, assign, lease, alienate, donate, renounce, surrender, waive, relinquish, exchange or otherwise dispose of;
- 1.1.27. "**Encumbrance**" means any mortgage, pledge, hypothecation, lien, lease, option restriction, right of first refusal, right of pre-emption, right of retention, right of set-off, right of consolidation or merger (excluding any right of set-off, consolidation or merger arising in favour of Nedbank by operation of law) third party right or interest, assignment, title extension, trust arrangement, cession, security interest or any kind or any other encumbrance or any other type of preferential arrangement having the effect of creating a security interest or right of retention;
- 1.1.28. "**Event of Default**" means any of the events described in clause 14;
- 1.1.29. "**Final Repayment Date**" means 22 June 2033 as stipulated in the Amortising Schedule.
- 1.1.30. "**Going Concern**" means that should the Auditor-General raise a going concern issue with regards to this Borrower, the repayment of the outstanding capital and accrued interest will be accelerated.



- 1.1.31. **"GRAP"** means Generally Recognised Accounting Practice;
- 1.1.32. **"Indebtedness"** shall be construed as widely as possible so as to include any obligation (whether incurred as principal, guarantor or surety) for the payment or repayment of money, whether present or future, actual or contingent and shall include, without limitation –
- 1.1.32.1. monies borrowed or raised;
- 1.1.32.2. the outstanding principal amount of any bond, note, loan stock, debenture or similar instrument;
- 1.1.32.3. any amount raised pursuant to any issue of shares which are expressed to be redeemable; and
- 1.1.32.4. deferred payments for assets or services acquired;
- 1.1.33. **"Integrated Development Plan"** will have the meaning given to it in Chapter 5 of the Local Government: Municipal Systems Act No 32 of 2000;
- 1.1.34. **"Interest Rate"** means a variable rate option equal to the Base Rate relative to the prime rate of 7.95% plus the all in margin rate of 1.75%;
- 1.1.35. **"Interest Rate Quotation Date"** means the day on which Nedbank advises the Borrower of the Interest Rate applicable to the Loan;
- 1.1.36. **"Interest Period"** means –
- 1.1.36.1. the period commencing on the Advance Date and ending on the first Repayment Date thereafter;
- 1.1.36.2. each period after the period described in clause 1.1.36.1 commencing on the previous Repayment Date and ending on the next Repayment Date, inclusive of the final Interest Period commencing on the last Repayment Date and ending on the Final Repayment Date;
- 1.1.37. **"JIBAR"** means, on any applicable date and in respect of the relevant period described in this Agreement –
- 1.1.37.1. the arithmetic mean (rounded, if necessary, to the nearest 3rd (Third) decimal place) of the mid-market rates for Rand deposits for the relevant period as they appear on the Reuters display page designated as "SAFEY" (or such other page as may replace such page on such service) at or about 11:00am Johannesburg time on such date; or
- 1.1.37.2. if no such service is available, "JIBAR" shall mean the arithmetic mean (rounded, if necessary, to the third decimal place and excluding (to the extent applicable) the 2 (Two) highest rates and the 2 (Two) lowest rates) of the mid-market deposit rates, as supplied to Nedbank and confirmed by Nedbank to the Borrower in reasonably sufficient detail, quoted by the JIBAR Reference Banks in the ordinary course of business in the Johannesburg interbank market at or about 11:00am (Johannesburg time) on such date for Rand deposits for the relevant period, provided that if any of the JIBAR Reference Banks shall be unable or otherwise fail to supply such rate by 11:00am (Johannesburg time) on the required date, JIBAR for the relevant period shall be determined, on the basis of the quotation(s) of the remaining JIBAR Reference Bank(s), on the same basis, to the extent possible, as set out above;
- 1.1.38. **"JIBAR Reference Banks"** means the principal Johannesburg offices of the banks that quote deposit rates to the South African Futures Exchange from time to time, it being recorded that as at the Signature Date the JIBAR Reference Banks are Standard Bank of South Africa Limited, First National Bank of Southern Africa Limited, Absa Bank Limited and Investec Bank Limited;
- 1.1.39. **"Loan"** means the term loan in an amount equal to the Capital which is made available by Nedbank to the Borrower in terms of this Agreement;



- 1.1.40. **"Margin"** means 1,75% (One Comma Seven Five Percent) per annum expressed as an NACS rate;
- 1.1.41. **"Market Disruption Event"** means an event or circumstance specified as such in clause 8.
- 1.1.42. **"Market Disruption Premium"** means the difference between the Nedbank Liquidity Premium on the Interest Rate Quotation Date and the Nedbank Liquidity Premium on the Advance Date;
- 1.1.43. **"Material Adverse Change"** means an event, circumstance or matter or combination of events, circumstances or matters, including but not limited to:
- 1.1.43.1. Serious Financial Problems
The criteria for determining serious financial problems shall be those stipulated in section 138 of the MFMA, singularly or in combination occurs or the criteria for determining serious or persistent material breach of financial commitments occurs as contemplated in section 140 of the MFMA.
- 1.1.43.2. Provincial Intervention
It is necessary for a provincial intervention in terms of section 136 of the MFMA, whether it is a discretionary intervention (section 137) or a mandatory provincial intervention (section 139).
- 1.1.43.3. Financial Recovery Plan
A financial recovery plan, as contemplated in Chapter 13 of the MFMA, is in relation to the Borrower.
- 1.1.43.4. Stay of Legal Proceedings
If the Borrower applies for an order to stay legal proceedings and/or for extraordinary relief, as contemplated in Chapter 13 of the MFMA.
- which has not been disclosed in writing to Nedbank prior to the signing of the loan agreement and which, in the reasonable opinion of Nedbank, will have or would be likely to have a material adverse effect on –
- 1.1.43.5. the business, operations, property, assets, condition (financial or otherwise) or prospects of the Borrower; or
- 1.1.43.6. the ability of the Borrower to deliver services and conduct its business in the normal, regular and ordinary course; or
- 1.1.43.7. the ability of the Borrower to perform its obligations under this Agreement; or
- 1.1.43.8. the legality, validity or enforceability of this Agreement;
- without derogating from the foregoing, **"Material Adverse Change"** will also include any significant change in the MFMA and/or other Applicable Laws;
- 1.1.44. **"Mayor"** will have the meaning given to it in the MFMA;
- 1.1.45. **"MFMA"** means the Local Government Municipal Finance Management Act, No. 56 of 2003;
- 1.1.46. **"NACS"** means nominal, annual, compounded bi-annually in arrears on the first day of the month immediately following the calendar period in which the interest has accrued;
- 1.1.47. **"Nedbank"** means Nedbank Limited, (registration number 1951/000009/06), a company registered and incorporated in accordance with the Companies Act and registered as and conducting the business of a bank in terms of the Banks Act;



- 1.1.48. **"Nedbank Liquidity Premium"** means, at 9h00 on a specified date, the difference between the 1 (One) year NCD rate as quoted on the Reuters NEDMM screen, as a nacq (nominal annual compounded quarterly) rate and the 1 (One) year swap rate as quoted on the Reuters NDIRS screen, as a nacq (nominal annual compounded quarterly).
- 1.1.49. **"Outstanding Capital"** means the balance of the Capital from time to time as it is reduced in terms of clauses 10 and 11;
- 1.1.50. **"Outstandings"** means at any given time, and from time to time, the aggregate of –
- 1.1.50.1. the Outstanding Capital;
- 1.1.50.2. any other amounts due from time to time under this Agreement which have not been paid; and
- 1.1.50.3. any unpaid interest accrued or capitalised on the amounts described in clauses 1.1.50.1 and 1.1.50.2 in terms of this Agreement;
- 1.1.51. **"Parties"** means Nedbank and the Borrower;
- 1.1.52. **"Permitted Encumbrances"** means any encumbrance which is existing prior to the advance date of the Agreement and which has been disclosed to Nedbank prior to the advance date or provided for in the audited annual financial statements of the Borrower;
- 1.1.53. **"Permitted Indebtedness"** means –
- 1.1.53.1. indebtedness accruing from capital and operational expenditure, incurred in implementation of approved budgets of the Borrower; and
- 1.1.53.2. indebtedness which complies in all respects with the provisions of the MFMA and other Applicable Laws;
- 1.1.54. **"Potential Event of Default"** means any event which may become (with the passage of time, the giving of notice, the making of a determination hereunder or any combination thereof) an Event of Default;
- 1.1.55. **"Prepayment Date"** shall have the meaning set out in clause 10.1.2;
- 1.1.56. **"Repayment Dates"** means, with the exception of the Final Repayment Date, the date on which the Borrower has the obligation to make payment of Capital plus interest as specified in the Amortising Schedule, provided that where such dates fall on a date which is not a Business Day, the relevant Repayment Date shall be the immediately preceding Business Day;
- 1.1.57. **"Signature Date"** means the date on which this Agreement is signed by the Party signing last in time;
- 1.1.58. **"Suspensive Conditions"** means the suspensive conditions described in clause 2;
- 1.1.59. **"Taxes"** means any tax, charge, impost, duty, deduction, withholding, fee or levy of any kind whatsoever (or any amount payable on account of or as security for any of the foregoing) levied, imposed, collected, withheld or assessed, or which may after the Signature Date become levied, imposed, collected, withheld or assessed by any central, provincial or local government body or other organ of state on any other person, whether under the Income Tax Act, 58 1962 or any other present or future legislation, including any interest, additions, fines, surcharges or other penalties imposed by the applicable body in respect thereof, and **"Tax"** shall have a corresponding meaning;
- 1.1.60. **"Term"** means the period of 10 (Ten) years commencing on the Advance Date and terminating on the Final Repayment Date or such earlier date on which this Agreement is otherwise terminated in accordance with its terms;
- 1.1.61. **"Unpaid Sum"** means any sum due and payable but unpaid by the Borrower under this Agreement;
- 1.1.62. **"VAT"** means value added tax levied in terms of the Value Added Tax Act 89 of 1991; and
- 1.1.63. **"Warranties"** shall have the meaning set out in clause 12.



- 1.2. any reference to a statute or statutory provision includes a reference to that statute or statutory provision as amended, extended or re-enacted and to any regulation, order, instrument or subordinate legislation under such statute or statutory provision;
- 1.3. any reference to any other agreement, document or instrument shall be to that agreement, document or instrument as amended, varied, novated or replaced from time to time;
- 1.4. words and expressions defined in any clause shall, notwithstanding that they are not defined in clause 1.1, bear the meanings assigned to such words and expressions in such clause wherever they are used in this Agreement;
 - 1.4.1. when any number of days is prescribed, such number shall be calculated inclusively of the first and exclusively of the last day;
 - 1.4.2. any reference to days (other than a reference to Business Days), months or years shall be a reference to calendar days, months or years, as the case may be;
 - 1.4.3. where any act is to be performed on a day which is not a Business Day, such act shall be performed on the next Business Day save for Repayment Dates;
- 1.5. words importing the singular shall include the plural and vice versa;
- 1.6. words referring to one gender shall include a reference to the other genders;
- 1.7. any reference to a person shall include a reference to an individual, a firm, a body corporate, a trust, an unincorporated association, government or a partnership and that person's legal representatives and successors;
- 1.8. if any provision in clause 1.1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to that provision as if it were a substantive provision in the body of this Agreement;
- 1.9. clause headings have been inserted for convenience only and shall not be taken into account in its interpretation;
- 1.10. the rule of construction that a contract or any term thereof shall be interpreted against the party responsible for the drafting of or preparation of that contract or term, shall not apply; and
- 1.11. the use of the word "including" followed by a specific example shall not be construed as limiting the meaning of the general wording preceding it.

2. **SUSPENSIVE CONDITIONS**

- 2.1. The rights and obligations of the Parties under this Agreement (other than those set out in this clause 2, and clauses 16 and 19 to 24, which shall be of immediate force and effect) are subject to and conditional upon the fulfilment of the following Suspensive Conditions on or before the Advance Date ("**Fulfilment Date**") or such later date as may be determined in terms of clause 2.3–
 - 2.1.1. Nedbank has been provided with a certified copy of a resolution of the Municipal Council, signed by the Mayor approving the Transaction contemplated by this Agreement and authorising the Accounting Officer, on its behalf, to sign this Agreement and all documents and notices to be signed by it under or in connection with this Agreement;
 - 2.1.2. receipt by Nedbank of a specimen of the signature of each person authorised by the resolution referred to in clause 2.1.1;



- 2.1.3. written confirmation by the Borrower that it has complied with the requirements of the MFMA and all other Applicable Laws in so far as it relates to the Agreement inclusive of copies of:
- 2.1.3.1. an information statement, setting out the particulars of the debt, the amount, the purpose of the debt and that the public, the national treasury and the provincial treasury has been invited to submit written comments to the council, has been made public 21 (Twenty-One) days prior to the meeting of the council;
- 2.1.3.2. a copy of the information statement has been submitted to the municipal council 21 (Twenty-One) days prior to the meeting together with particulars of the repayment terms, the anticipated payment schedule and the anticipated total costs.
- 2.1.4. Execution of necessary legal documentation relating to the funding by all parties;
- 2.1.5. the Borrower having complied with all requests for information made by Nedbank in terms of the Financial Intelligence Centre Act, No. 38 of 2001, the Prevention of Organised Crime Act, No 121 of 1988, the Banks Act and any other money laundering legislation applicable at the time such requests are made;
- 2.1.6. written confirmation by the Borrower that no Event of Default or Potential Event of Default or Material Adverse Change has occurred and is continuing.
- 2.2. the Borrower shall use its best endeavours to procure the fulfilment of the Suspensive Conditions.
- 2.3. The Suspensive Conditions are stipulated to be for the benefit of Nedbank, which shall, by written notice to the Borrower to that effect given by not later than the Fulfilment Date, be entitled to waive some or all of the Suspensive Conditions and/or to extend the date by which some or all of the Suspensive Conditions are to be fulfilled.
- 2.4. If any of the Suspensive Conditions are not fulfilled (and fulfilment thereof is not waived in terms of clause 2.3) on or before the Fulfilment Date, this Agreement will terminate and be of no further force or effect and, to the extent that this Agreement may have been partially implemented, the Parties shall be restored as nearly as may be possible to the positions in which they would have been had this Agreement not been entered into and neither Party shall have any claim against the other Party as a result of the failure of the Suspensive Conditions, save for such claim as may arise out of a breach of this clause 2 or under any clause which remains in force and effect.

3. **PURPOSE**

The Loan shall be used by the Borrower to finance its Capital Projects for the 2022/2023 financial year. Without prejudice to the foregoing obligations of the Borrower, Nedbank shall be entitled but shall not be obliged to ascertain whether or not the Borrower has applied the Loan for the aforesaid purposes.

4. **ADVANCE**

- 4.1. Nedbank, relying upon each of the representations, undertakings and Warranties included in this Agreement, hereby agrees to lend and advance to the Borrower, which agrees to borrow, an amount equal to the Capital.
- 4.2. On the Advance Date, Nedbank shall advance the Capital to the Borrower by paying to the credit of the Borrower Account an amount equal to R69,244,294.00 (sixty-nine million two hundred and forty four thousand two hundred and ninety four rand).



- 4.3. The payment by Nedbank of this amount as aforesaid shall discharge the obligation of Nedbank to make the advance described in clause 4.1.
- 4.4. Against payment by Nedbank of the Capital in terms of clause 4.2 Nedbank shall be deemed to have advanced the entire Loan to the Borrower.
- 4.5. The aggregate of the Capital will be disbursed in full on the Advance Date. No terms pertaining to the separate drawdowns of the Capital will be allowed.

5. INTEREST

- 5.1. Interest shall be calculated on the Outstandings at the Interest Rate during each Interest Period in accordance with clause 5.2.
- 5.2. Interest shall accrue daily, on the basis of actual days elapsed and a 365 (Three Hundred and Sixty Five) day year, irrespective of whether such year is a leap year or not.
- 5.3. Interest shall be due and payable by the Borrower to Nedbank on each Repayment Date and the Final Repayment Date.
- 5.4. Interest shall be calculated and levied on a NACS basis.

6. AMENDMENT OF TYPE OF INTEREST RATE

- 6.1. Variable to fixed: The Borrower is entitled to exercise the option to amend a variable rate to a fixed rate subject thereto that-
 - 6.1.1. such amendment may not occur within 90 days after disbursement date;
 - 6.1.2. the Bank is provided with 7 business days' written notice of a request to amend such rate;
 - 6.1.3. the Bank will quote the fixed base rate based on Nedbank's Internal Funding curve at the point of fixing the rate and in addition an all in margin to be determined on the date of fixing applies.
- 6.2. Fixed to variable: The Borrower is entitled to exercise the option to amend the fixed rate to a variable rate subject thereto that-
 - 6.2.1. such amendment may not occur within 90 days after disbursement date;
 - 6.2.2. the Bank is provided with 7 business day's written notice of a request to amend such rate;
 - 6.2.3. the Bank will quote a variable rate based on the JIBAR rate at that point in time and in addition an all in margin to be determined on the date of change.
 - 6.2.4. The borrower will in addition be liable for penalties and breakage costs.

7. INTEREST RATE INCREASE

- 7.1. Each time during the term of this Loan that the long-term local rating attributed by the Global Credit Rating Company Proprietary Limited (or any other rating agency registered with the Financial Services Board) which is currently [BB] (ZA), to the Sovereign is lowered in aggregate by two notches, then the Lender shall be entitled to review the interest rate applicable to the Loan and shall notify the Borrower in writing (**the New Interest Rate**) of the revised interest rate (**the New Interest Rate**) by no later than 28 Business Days after becoming aware of such rating downgrade.
- 7.2. If the Borrower:
 - 7.3. accepts, in writing, the rate prescribed by the Lender as constituting the New Interest Rate (the New Interest Rate Acceptance Notice) by not later than 28 (twenty eight) Business Days after receipt of the



New Interest Rate Notice, then the New Interest Rate shall be effective from the date which is 90 (ninety) days after the most recent Interest Period or, if such 90 (ninety) day period has elapsed, the first day of the next Interest Period, together with any Breakage Costs that may be applicable; or

- 7.4. fails to accept in writing the rate prescribed by the Lender as constituting the New Interest Rate by not later than 28 (twenty eight) Business Days after receipt of the New Interest Rate Notice, then the Lender may, on prior written notice to the Borrower, cancel the Facilities and declare all Outstanding Amounts (including, for the avoidance of doubt, any contingent liabilities), together with accrued interest, Breakage Costs and all other amounts accrued under the Loan due and payable within 180 (one hundred and eighty) days, whereupon the Facility will be cancelled and all such outstanding amounts will become due and payable within 180 (one hundred and eighty) days.
- 7.5. Should the long-term rating referred to in clause 1 above increase in aggregate by two notches immediately after any two notch downgrade (and the Lender has elected to impose the Interest Rate increase as a result of that two-notch downgrade), then the Lender shall return the Interest Rate to the Interest Rate applicable prior to the relevant two notch downgrade by sending a notice to the Borrower by no later than 28 (twenty eight) Business Days after becoming aware of such rating increase. The revised Interest Rate shall similarly be effective from 90 days after the most recent Interest Period.
- 7.6. The rights afforded to Nedbank in terms of this clause are in addition to the rights stipulated in clause 17 below.

8. MARKET DISRUPTION

- 8.1. A Market Disruption Event is deemed to have occurred if:
- 8.1.1. because of circumstances affecting the Johannesburg interbank market generally, reasonable and adequate means do not exist for ascertaining JIBAR and less than 2 of the Reference Banks quote JIBAR for the relevant period; or
- 8.1.2. matching deposits are not available to Nedbank in the Johannesburg interbank market in the ordinary course of business to fund the Loan; or
- 8.1.3. Nedbank advises the Borrower before close of business in Johannesburg on the Advance Date, that the cost to Nedbank of obtaining matching deposits in the Johannesburg interbank market would be in excess of the JIBAR; or
- 8.1.4. if for the period between the Interest Rate Quotation Date and the Advance Date, the Market Disruption Premium is in excess of 25 (twenty five) Basis Points; or
- 8.1.5. at or about noon on the quotation day for the relevant Interest Period the screen rate is not available and none or only one of the reference banks supplies a rate to determine JIBAR for the relevant Interest Period.
- 8.2. If, for any Interest Period, a Market Disruption Event occurs in respect of the Loan then the Interest Rate shall be the percentage rate which is the sum of:
- 8.2.1. the rate notified to the Borrower by Nedbank as soon as practicable and in any event before interest is due to be paid in respect of that Interest Period, to be that which expresses as a percentage rate per annum the cost to Nedbank of funding its participation in that loan from whatever source it may reasonably select;



- 8.2.2. mandatory costs (cost of funds plus liquid asset cost); and
- 8.2.3. the all-in Margin.
- 8.3. If a Market Disruption Event occurs in terms of clause 8.1.4 then the Margin will be increased by the Market Disruption Premium.
- 8.4. Notwithstanding anything to the contrary contained in this Agreement, the Market Disruption provisions may only be applied in the event that the Interest Rate Quotation Date is a date other than the Advance Date.

9. CAPITAL REPAYMENTS

- 9.1. The Outstandings in respect of the Loan shall be repaid by the Borrower to Nedbank, in the amounts and on the Repayment Dates set out in the Amortising Schedule. The Repayment Dates will be bi-annually.
- 9.2. Once the whole or any part of the Capital has been repaid in accordance with this clause 9, Nedbank will not be obliged to re-advance any such repaid amount.
- 9.3. Notwithstanding the provisions of clause 9.1, the Borrower shall ensure that all Outstandings in respect of the Loan, have been repaid in full by no later than the Final Repayment Date.
- 9.4. Should any payment of the Outstanding Capital or Interest as set out in the Amortising Schedule not be made on a Repayment Date or Final Repayment Date, the Interest Rate shall be amended to the Default Interest Rate, which shall be calculated and levied in the same manner as the Interest Rate until date of payment of any amounts due which have not been paid ("the arrears"). After the arrears have been settled, the Default Interest Rate will be amended to the Interest Rate.

10. PREPAYMENT OR EARLY SETTLEMENT

10.1. Prepayment

- 10.1.1. Subject to the clauses hereunder, the Borrower shall be entitled to prepay any part of the Outstandings not then due for payment.
- 10.1.2. Should the Borrower wish to prepay any part of the Outstandings it shall, not less than 1 (One) month prior to the date on which it wishes to prepay any part of the Outstandings, furnish Nedbank with written notice to that effect and shall specify the date on which any part of the Outstandings shall be prepaid ("**Prepayment Date**") and the amount of its intended prepayment. Once such written notice of prepayment has been issued by the Borrower, it shall be irrevocable, and the amount stipulated in such notice shall be due and payable on the Prepayment Date specified therein.
- 10.1.3. No amount shall be deemed to have been prepaid unless and until Nedbank has irrevocably received payment of all amounts due but not paid in terms of this Agreement.
- 10.1.4. The Borrower shall be entitled to prepay any part of the Outstandings subject to the payment of a prepayment penalty of-
 - 10.1.4.1. 2% (Two Percent) of the amount prepaid if the prepayment is made within 12 (Twelve) months from the Advance Date; and
 - 10.1.4.2. 1% (One Percent) of the amount prepaid if the prepayment is made on a date which falls within the period which is more than 12 (Twelve) months from the Advance Date but less than the full Term of the Loan.
- 10.1.5. In addition to the prepayment penalty contemplated in clause 10.1.4, the Borrower will be liable for such Breakage Costs as Nedbank may have incurred or will incur as a consequence of such prepayment,



whilst Nedbank shall pass on any Breakage Gains to the Borrower. Within 10 (ten) Business Days of receipt by Nedbank of any notice in terms of clause 10.1.2, Nedbank shall certify in writing to the Borrower the amount of any Breakage Costs, or Breakage Gains, as the case may be, arising in respect of the prepayment so notified.

10.2. Settlement

- 10.2.1. Subject to the clauses hereunder, the Borrower shall be entitled to settle the whole of the Outstandings not then due for payment.
- 10.2.2. Should the Borrower wish to settle the whole of the Outstandings it shall, not less than 1 (one) month prior to the date on which it wishes to settle the whole of the Outstandings, furnish Nedbank with written notice to that effect and shall specify the date on which the whole of the Outstandings shall be settled ("**Settlement Date**"). Once such written notice of settlement has been issued by the Borrower, it shall be irrevocable and the settlement amount in such notice shall be due and payable on the Settlement Date specified therein.
- 10.2.3. No amount shall be deemed to have been settled unless and until Nedbank has irrevocably received payment of all amounts due but not paid in terms of this Agreement.
- 10.2.4. The Borrower shall be entitled to settle the Outstandings subject to the payment of a settlement penalty of -
- 10.2.4.1. 2% (Two Percent) of the settlement amount if the settlement is made within 12 (Twelve) months from the Advance Date; or
- 10.2.4.2. 1% (One Percent) of the settlement amount if the settlement is made on a date which falls within the period which is more than 12 (Twelve) months from the Advance Date but less than the full Term of the Loan.
- 10.2.5. In addition to the settlement penalty contemplated in clause 10.2.4, the Borrower will be liable for such Breakage Costs as Nedbank may have incurred or will incur as a consequence of such settlement, whilst Nedbank shall pass on any Breakage Gains to the Borrower. Within 10 (Ten) Business Days of receipt by Nedbank of any notice in terms of clause 10.2.2, Nedbank shall certify in writing to the Borrower the amount of any Breakage Costs, or Breakage Gains, as the case may be, arising in respect of the settlement so notified.

11. PAYMENTS

- 11.1. Any payments to be made by the Borrower in terms of this Agreement shall be made before 12h00 on due date to the credit of the following Nedbank account number 1979373078, branch code 198605, IB Lending Settlement Account, Reference..... ; or in such other manner as Nedbank may timeously notify the Borrower in writing from time to time.
- 11.2. Any payment made by the Borrower under this Agreement shall be made free of exchange or right of deferment, avoidance or set-off and without deduction for or on account of any Tax unless the Borrower is, under law, required to make such payment subject to the deduction or withholding of Tax, in which case the amount payable by the Borrower in respect of which such deduction or withholding is required to be made shall be increased to the extent necessary to ensure that, after the making of the required deduction or withholding, Nedbank receives and retains (free from any liability in respect of such deduction or



withholding) a net amount equal to the amount which it would have received and so retained had no such deduction or withholding been required to be made.

- 11.3. All amounts received in terms of this Agreement shall be appropriated, first to the payment of costs (including Breakage Costs) and any other amounts other than Capital and interest outstanding in terms of this Agreement, then towards the payment of interest (whether interest or default interest) and thereafter in reduction of the Outstanding Capital.
- 11.4. The Borrower's obligation to repay the Outstandings in accordance with this Agreement shall be unconditional (except as otherwise expressly provided herein or prohibited by law) irrespective of any contingency whatsoever including, but not limited to –
- 11.4.1. any right of set-off, counterclaim, recoupment, defence or other right unless and to the extent that the law entitles such right to be exercised;
- 11.4.2. any insolvency, bankruptcy, administration, judicial management, reorganisation, arrangement, readjustment of debt, dissolution, liquidation or similar proceedings by or against Nedbank;
- 11.4.3. any invalidity or unenforceability of any part of this Agreement, or lack of due authorisation of any signatory to this Agreement,
- 11.5. Once the whole or any part of the Outstandings has been repaid or prepaid in terms of this Agreement, Nedbank shall not be obliged to re-advance any such repaid or prepaid amount.
- 11.6. While the funds drawn down by the Borrower in terms of this Agreement are to be used solely for the purpose of funding the Borrower's Capital expenditure programme, Nedbank's recourse in terms of this facility is to be to the Borrower and is in no way limited by the success or progress of the Integrated Development Plan.

12. REPRESENTATIONS AND WARRANTIES

- 12.1. The Borrower represents and warrants on a continuous basis from the Signature Date for the duration of the Term to Nedbank that –
- 12.1.1. **Status:** It is a Municipality, as contemplated in section 155 of the Constitution of the Republic of South Africa Act no. 108 of 1996.
It is compliant with the terms of the Financial Intelligence Centre Act No. 38 of 2001 and to the best of its knowledge, all Applicable Laws and Applicable Public Sector Laws.
The obligations assumed by it in terms of this Agreement are legal and valid obligations binding upon it and enforceable against it in accordance with the terms hereof;
- 12.1.2. **Non-conflict with other Obligations**
- 12.1.2.1. The entry into and performance by it of and the transactions contemplated by this Agreement to which it is a party do not and to the best of its knowledge, will not -
- 12.1.2.1.1. conflict with or result in a breach of any of the terms or provisions of, constitute a default under any agreement, deed, mortgage, bond or other instrument or treaty to which it is a party or which is binding upon it or any of its assets or revenues; and/or
- 12.1.2.1.2. does not and to the best of its knowledge, will not conflict with any Applicable Laws, including, without limitation, the MFMA.
- 12.1.3. **Power and Authority:** It has taken all necessary action and has complied with Applicable Laws and relevant applicable procedures to authorise, and has obtained all necessary authorisations in respect of



its entry into, performance and delivery of this Agreement and the transactions contemplated by this Agreement.

- 12.1.4. **Long-term debt:** The Borrower undertakes to incur long term debt in accordance with the provisions of the MFMA and such long term debt shall be raised after approval by the Borrower's bid adjudication committee and a resolution by the Borrower's Municipal Council signed by the Mayor passed at a duly constituted meeting approving the debt agreement.
- 12.1.5. **No Proceedings pending or threatened:** No litigation, arbitration or administrative proceedings are presently current or pending against the Borrower or, to the knowledge of the Borrower, threatened against it which, if adversely determined, would result in a Material Adverse Change.
- 12.1.6. **No Misleading Information**
- 12.1.6.1. All of the information supplied by it in connection with this Agreement is true, complete and accurate in all material respects.
- 12.1.6.2. It has disclosed to Nedbank any and all material information relating to the Borrower as well as such other information within its personal knowledge which, in the reasonable opinion of Nedbank would have affected Nedbank's decision to advance the Loan.
- 12.1.6.3. Nedbank can rely on any representation made by any person on behalf of the Borrower that has interacted with Nedbank for the purpose of this Agreement and disclosed information, as being true and correct and has furnished such information with the due authorisation.
- 12.1.7. **Pari Passu Ranking:** Its payment obligations under this Agreement rank at least *pari passu* with the claims of all its other unsecured and unsubordinated creditors, save those whose claims are preferred solely by insolvency liquidation or other similar laws of general application.
- 12.1.8. **Assets:** As at the Signature Date and subsequent to such date, it has not sold or otherwise disposed of its assets which disposal may directly or indirectly impact on the Borrower's ability to operate as a going concern, save as are disclosed in writing to Nedbank prior to the Signature Date, or as may be disposed of in the ordinary course of its operations, the nature of which it shall fully disclose to Nedbank.
- 12.1.9. **Financial Statements:** Its financial statements will be prepared in accordance with GRAP and in line with the National Treasury guidelines (as updated from time to time) for the 2022/2023 financial year and thereafter.
- 12.1.10. **Compliance with Laws:** It has complied in all material respects with all Applicable Laws to the extent that a failure to comply would result in the Borrower not being able to comply with its payment obligations to Nedbank in terms of this Agreement.
- 12.1.11. **Compliance with MFMA:** Notwithstanding anything to the contrary contained herein, it has complied with the MFMA in respect of the provisions pertaining to the conclusion and enforceability of this Agreement.
- 12.1.12. **Indebtedness:** All Indebtedness incurred by the Borrower shall constitute Permitted Indebtedness.
- 12.1.13. **Serious Financial Problems:** As at the Signature Day, none of the factors contained in sections 138 and 140 of the MFMA, indicating serious financial problems and/or persistent material breach of financial commitments, has occurred in relation to the Borrower.
- 12.1.14. **Provincial Intervention:** As at the Signature Date, no steps have been taken to bring about any provincial intervention whatsoever in relation to the Borrower, whether or not discretionary or mandatory, as contemplated in Chapter 13 of the MFMA.



- 12.1.15. **Financial Recovery Plan:** As at the Signature Date, no financial recovery plan, as contemplated in Chapter 13 of the MFMA, is being prepared in relation to the Borrower.
- 12.1.16. **Stay of Legal Proceedings:** As at the Signature Date, the Borrower has not applied for an order to stay legal proceedings and/or for extraordinary relief, as contemplated in Chapter 13 of the MFMA.
- 12.1.17. **No Default**
- 12.1.17.1. No Event of Default or Potential Event of Default has occurred and is continuing or might reasonably be expected to result from any utilisation of the Loan.
- 12.1.17.2. No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it or to which its assets are subject which might result in a Material Adverse Change.
- 12.1.18. **Withdrawal of Municipal Bank Accounts:** Any withdrawal from the Borrower's bank accounts for the purpose of payment in terms of this Agreement, complies with section 11 of the MFMA in that the official withdrawing the money is duly authorised and that such withdrawal is for an authorised purpose.
- 12.1.19. **Approved Expenditure:** The expenditure incurred for the payment in terms of this Agreement has been incurred in terms of an approved budget and within the limits of the amounts appropriated for the different votes in an approved budget.
The long-term debt is consistent with the Borrower's Capital Budget as stipulated in its annual budget.
- 12.1.20. **Proceeds of the Agreement:** The proceeds of the Agreement is solely to be spent on Capital Projects that have been approved in compliance with section 19 of the MFMA.
- 12.1.21. **Maintenance of Systems:** The Accounting Officer has taken all reasonable steps to ensure compliance with subsection 63(2)(a), (b) and (c) (the maintaining of information systems, the correct valuation of the Borrower's assets and liabilities and the maintaining of internal control of assets and liabilities) of the MFMA.
- 12.1.22. **Encumbrance:** No Encumbrance exists in respect of Capital Project Assets except for permitted Encumbrances.
- 12.1.23. **Integrated Development Plan:** The Borrower will at all times, act in accordance with its Integrated Development Plan.
- 12.2. Each of the Warranties and representations ("**Warranties**") given by the Borrower in terms of clause 12.1 shall –
- 12.2.1. *prima facie* be deemed to be a Warranty of fact inducing Nedbank to enter this Agreement;
- 12.2.2. insofar as any of the Warranties is promissory or relates to a future event, be deemed to have been given as at the due date for the fulfilment of the promise or the happening of the event, as the case may be; and
- 12.2.3. be a separate Warranty and in no way limited or restricted by reference to or influence from the terms of any other Warranty.

13. UNDERTAKINGS

In addition to such other undertakings as the Borrower may have made elsewhere in this Agreement, the Borrower hereby irrevocably agrees and undertakes to Nedbank from Signature Date for so long as any amount is due and payable under this Agreement that it shall-



13.1. **Financial Statements**

The Borrower shall supply to Nedbank:

- 13.1.1. as soon as the same are available (and in any event by the end of October each year) its unaudited annual consolidated financial statements; and
- 13.1.2. the audited annual consolidated financial statements within 6 (Six) months after the end of its financial year; and
- 13.1.3. such material information as Nedbank may from time to time require in respect of the financial condition of the Borrower within 30 (Thirty) calendar days of request being made therefore, or such earlier date as agreed in writing between Nedbank and the Borrower.

13.2. **Covenants**

The Borrower shall maintain the following covenants:

- 13.2.1. Debt to income ratio of < 45% (forty five percent) with debt to income calculated as follows: Total interest-bearing Debt (Short term borrowing + Bank overdraft + Short term lease + Long term borrowing + Long term lease) / (Total operating revenue – Operating Conditional Grant);
- 13.2.2. Debtor collection rate not to deteriorate below 85% (eight five percent). The collection rate is calculated as follows: Gross Debtors Opening Balance + Billed Revenue – Gross Debtors Closing Balance – Bad Debts written Off / Billed Revenue x 100.

13.3. **Compliance with Applicable Laws**

In as far as the Borrower needs to fulfil its obligations in terms of this Agreement, the Borrower undertakes to comply at all times in full, with all relevant Applicable Laws, including, without limitation, the MFMA.

13.4. **Proof of Compliance**

Forthwith upon request by Nedbank, the Borrower shall provide Nedbank with such proof as Nedbank may reasonably require indicating compliance by the Borrower with all Applicable Laws, including, without limitation, the MFMA.

13.5. **Capital Budget**

The Borrower shall at all times comply with the Borrower's approved Capital Budget and/or approved adjustment budget as contemplated in section 28 of the MFMA ("Adjustment Budget") and shall provide Nedbank, forthwith after it has become available, with a copy of the Capital Budget and Adjustment Budget as the case may be.

13.6. **Notification of Default**

Forthwith upon becoming aware thereof the Borrower shall inform Nedbank in writing of any occurrence of which it becomes aware which may result in any Event of Default or Potential Event of Default or any Material Adverse Change and will, from time to time, if so requested by Nedbank, confirm to Nedbank in writing that, save as otherwise stated in such confirmation, no such Event of Default or Potential Event of Default or Material Adverse Change has occurred and/or is continuing.

13.7. **Information: Miscellaneous**

- 13.7.1. The Borrower shall forthwith inform Nedbank if legal proceedings which will or may materially and adversely affect the Borrower's ability to perform its obligations in terms of this Agreement (including, without limitation, arbitration proceedings) are instituted or threatened against it.



13.7.2. The Borrower shall forthwith upon becoming aware thereof inform Nedbank in writing of any occurrence of which it becomes aware which will or may adversely affect the Borrower's ability to perform or observe its obligations in terms of this Agreement.

13.8. **Authorisations**

The Borrower shall obtain, comply with the terms of and do all that is necessary to maintain in full force and effect all authorisations, approvals, licences and consents required in or by the Applicable Laws and regulations of South Africa to enable it lawfully to enter into and perform its obligations under this Agreement and to conduct its business and affairs, including, without limitation any authorisations, approvals and consents required by the MFMA.

13.9. **Disposals**

The Borrower shall not, contrary to the provisions of the MFMA and in any event to the detriment of Nedbank, or in contravention of its obligations, whether express or implied herein, dispose of, whether by one or more transactions or series of transactions any of the Capital Project Assets.

13.10. **Positive Undertakings**

The Borrower undertakes for the duration of the Agreement to do the following:

- 13.10.1. to make provision in its budgets for the payment of its financial obligations in terms of this Agreement, including Capital and interest;
- 13.10.2. to retain revenues, other charges, fees or funds at a level sufficient to meet its financial obligations in terms of the Agreement;
- 13.10.3. to ensure that the Accounting Officer furnishes a copy of a report written to the municipal council (in compliance with section 70 of the MFMA) in respect of impending shortfalls, overspending and overdrafts to Nedbank;
- 13.10.4. to furnish Nedbank by no later than 10 (Ten) working days after the end of each month with a copy of a statement in the prescribed format (as prescribed in section 71 in respect of monthly budget statements) on the state of the Borrower's budget;
- 13.10.5. to furnish Nedbank with a copy of the midyear budget and performance assessment (in compliance with section 72 of the MFMA);
- 13.10.6. to furnish Nedbank with the information that must be placed on the website as referred to in section 21(A) of the Municipal Systems Act within 5 (Five) days after its tabling in the council or on the date on which it must be made public, whichever occurs first as contemplated in section 75 of the MFMA;
- 13.10.7. to furnish Nedbank with an annual report in accordance with Chapter 12 of the MFMA and within 7 (Seven) days after the adoption of the oversight report in respect of aforementioned annual report, furnish Nedbank with same;
- 13.10.8. to notify Nedbank, prior to encumbering any of the Capital Project Assets as security for its creditors, that the Borrower intends to do so.

14. **EVENTS OF DEFAULT**

Each of the following events or circumstances is an Event of Default –

- 14.1. **Non-Payment:** The Borrower fails to pay any amount due by it in terms of this Agreement on the due date for payment therefore, unless the failure to pay is solely due to technical or administrative reasons and the relevant amount is duly paid within 3 (Three) Business Days of its due date.



- 14.2. **Misrepresentation:** A representation, warranty, statement made or deemed to be made or repeated, or undertaking given in connection with this Agreement or in any document delivered by or on behalf of the Borrower under or in connection with this Agreement, is or proves to have been incorrect or misleading in any material respect when made or deemed to be made or repeated or given and as a consequence results in a Material Adverse Change.
- 14.3. **Material Adverse Change:** Any event (or any series of events) or circumstance occurs (or any existing circumstance continued) which will result in a Material Adverse Change provided that such Material Adverse Change will have or would be likely to have a material adverse effect on the Borrower's ability to perform its obligations under this Agreement.
- 14.4. **Cessation of Delivery of Minimum Level of Basic Municipal Services :** The Borrower becomes unable or ceases, for any reason whatsoever, to deliver a minimum level of Basic Municipal Services, or any material part thereof, as contemplated in section 73(1)(c) of the Local Government: Municipal Systems Act, No. 32 of 2000, in an ordinary and regular manner provided that such cessation will have or would be likely to have a material adverse effect on the Borrower's ability to perform its obligations under this Agreement..
- 14.5. **Repudiation:** The Borrower repudiates this Agreement or does or causes to be done any act or thing evidencing an intention to repudiate this Agreement.
- 14.6. **Cross Default:** Any material Indebtedness or obligation or any loan, debt or guarantee constituting Indebtedness of the Borrower becomes due and payable prior to its specified maturity by reason of default, or is not paid when due, whether or not Nedbank is concerned therewith or any creditor of the Borrower becomes entitled to declare any Indebtedness due and payable prior to its specified maturity.
- 14.7. **Judgements:** Any judgement to the value of R500 000,00 (Five Hundred Thousand Rand) or more, of any court or arbitration awarded against the Borrower, respectively, remains unsatisfied for a period of 10 (Ten) Business Days after it has been granted against the Borrower, respectively, and has not been the subject of an application for rescission or review or appealed against within the period allowed for such rescission, review or appeal, which in each instance is diligently pursued and, in the event of such application, review or appeal being unsuccessful, the Borrower, respectively, fail to make immediate payment thereof.
- 14.8. **Unlawfulness:** It be or become unlawful for the Borrower to perform or comply with any or all of their obligations under this Agreement or any of the obligations of the Borrower not be or cease to be legal, valid, binding and enforceable.
- 14.9. **Adverse Determination by the Auditor General:** If the Auditor General or its successor after performing its audit on the Borrower raises a going concern issue with regards to the affairs of the Borrower.
- 14.10. **Other Obligations:** The Borrower does not comply with any provision of this Agreement (including for the avoidance of doubt, any of the undertakings set out in clause 13 of this Agreement).
In the event the Borrower fails to comply with the undertakings set out in clause 13, and fails to provide a written proposal to Nedbank setting out the remedial action to be taken in respect of such non-compliance within 10 (Ten) Business Days after delivery by Nedbank to the Borrower of a written notice requiring the Borrower to provide such a proposal and in the event that such a proposal is received by Nedbank within the stated period, the Borrower failing to remedy such non-compliance within the period stipulated in the Borrower's written proposal or such other period as may be agreed by the Parties.
- 14.11. **Additional Default Events**
It would be an Event of Default if:



- 14.11.1. the municipal council of the Borrower has not approved the annual budget by the start of the budget year or any revenue raising measures necessary to give effect to the budget;
- 14.11.2. the national treasury stops the transfer of funds to the Borrower as contemplated in section 38(1) of the MFMA (funds due to the Borrower as its share of the local government's share or transfer of funds due to the Borrower as an allocation referred to in section 214(1)(c) of the Constitution);
- 14.11.3. the Borrower faces any serious financial problems as contemplated in section 54(2) of the MFMA, in terms of which the Mayor must respond to and initiate steps;
- 14.11.4. the Accounting Officer fails to submit financial statements to the auditor general in accordance with section 126(1) or (2) of the MFMA or if the Mayor fails to table the annual report of the Borrower in accordance with section 127(2).
- 14.11.5. during the term, the covenants listed in clause 13.2 above are not met (after receipt of a 10-day notification to do so).

15. **ACCELERATION**

On or at any time after the occurrence of an Event of Default, Nedbank shall, in addition to and without prejudice to any rights it may have in terms of this Agreement or in law, including its rights to claim damages, be immediately entitled, without further notice to the Borrower, to –

- 15.1. cancel the Loan; and/or
- 15.2. re-price the Loan; and/or
- 15.3. immediately claim and recover from the Borrower –
 - 15.3.1. the Outstandings; and/or
 - 15.3.2. Breakage Costs arising on the Event of Default; and/or
 - 15.3.3. any other charges, costs or expenses incurred by Nedbank and/or payable in terms of this Agreement, including but not limited to arrear payments and any default interest; and/or
- 15.4. subject to clause 9.4, levy finance charges calculated in accordance with the Default Interest Rate, if the Borrower does not remedy a breach within 20 (Twenty) days of written notice to do so;
- 15.5. enforce compliance with the terms and conditions of all or part this Agreement and claim such damages as Nedbank may have suffered as a result of the Event of Default.

16. **INDEMNITIES**

- 16.1. Without prejudice to the other remedies of Nedbank under this Agreement and/or in law, the Borrower hereby irrevocably indemnifies and holds Nedbank harmless against any costs, claim, loss, expense (including legal fees on the scale as between attorney and own client) or liability, together with any VAT thereon, which may be suffered or incurred by Nedbank as a result of the occurrence of any Event of Default or the operation of clause 14.
- 16.2. For the purposes of this clause, "loss" shall include (but not be limited to) any amounts of Capital, interest, fees, Break Costs or other sums whatsoever paid or payable on account of any funds borrowed by Nedbank in order to enable Nedbank to advance the Loan to the Borrower.
- 16.3. The rights of Nedbank in respect of the indemnities contained in this clause 16 shall continue in full force and effect in favour of Nedbank for a period terminating on the 3rd (Third) anniversary of the last day of the Term.



17. CHANGE IN COSTS

- 17.1. If, at any time during the Term, there occurs –
- 17.1.1. any adoption, amendment, variation, replacement or change in interpretation of any of the Applicable Laws or of any authorisation with which commercial banks generally in the Republic of South Africa are required to comply or any change in circumstances occurs or any duties are imposed on such commercial banks at any time after the Signature Date; and/or
- 17.1.2. any directive, requirement, request or guidance (whether or not having the force of law but if not having the force of law, one which applies generally to a class or category of financial institutions and/or financial service companies directly or indirectly) of any central bank or any other fiscal, monetary, regulatory or other authority in the Republic of South Africa; and/or
- 17.1.3. any change in banking practice, as it affects or is applied generally to or by any financial institution directly or indirectly in the Republic of South Africa; and/or
- 17.1.4. a requirement by any statutory or monetary authority in the Republic of South Africa, to –
- 17.1.4.1. pay levies or any other amounts whatsoever or to maintain special deposits or reserve assets, in addition to those paid or maintained or reserved by Nedbank as at the Signature Date; or
- 17.1.4.2. comply with any reserve, cash ratio, special deposit or liquid requirements (or any other similar requirements) in respect of this Agreement in addition to those anticipated by Nedbank at the Signature Date; or
- 17.1.4.3. to pay any Tax; and/or
- 17.1.5. any compliance by Nedbank with any capital adequacy, reserve, cash ratio, special deposit, liquidity or similar requirements of a statutory or monetary authority, howsoever arising in South Africa in respect of this Agreement, including any increase in the amount of the Capital to be allocated by Nedbank to the amount advanced under this Agreement or a change of weighting of the commitment under this Agreement; or
- 17.1.6. any compliance by Nedbank with "International convergence of capital measure and capital standards, a revised framework" published by the Basel Committee on banking supervision in June 2004 in the form existing hereof (Basel II) or any other law or regulation which implements Basel II (whether such implementation, application or compliance is by government, regulator or Nedbank but excluding any increases as would ordinarily be excluded), incurred by it in making, maintaining or funding its obligations under the Agreement arising by reason of a change in law or the interpretation thereof, or compliance with any central bank or similar request occurring after the Interest Rate Quotation Date ; or
- 17.1.7. any other event attributable to a statutory or monetary authority which is beyond control of Nedbank, with the result that –
- 17.1.7.1. Nedbank is subjected to any Tax, duty or other charge in respect of the Loan or a change in the basis of taxation of Nedbank in respect of amounts payable to Nedbank in terms of this Agreement; or
- 17.1.7.2. any reserve, special deposit or similar requirement is imposed against the assets or deposits with or for the account of, or credit extended by Nedbank; or
- 17.1.7.3. any other obligation or condition directly affecting the cost of Nedbank is imposed on Nedbank of maintaining or funding its commitment under this Agreement; or



- 17.1.7.4. the cost to Nedbank of making or maintaining the Loan is increased or any amounts received or receivable by Nedbank under this Agreement are reduced; or
- 17.1.7.5. Nedbank's rate of return on its capital is reduced by reason only of change in the manner in which it is required to allocate capital resources to its obligations under this Agreement; or
- 17.1.7.6. Nedbank is required to make a payment or forego the return on any amount received or receivable by it under this Agreement;
- 17.1.8. And the result of any of the above is to increase the net after Tax cost to Nedbank of maintaining or funding its commitment under this Agreement or reduces the net after Tax return to Nedbank in respect of maintaining or funding its commitment under this Agreement, the Parties shall consult in relation to the manner in which such increased costs or the reduction of the return to Nedbank may be recovered, to place Nedbank in the same position in which it would have been if such increase or reduction had not taken place.

Nedbank will promptly notify the Borrower of such increased costs or reduction, disclose the event giving rise to such increased costs or reduction and certify the calculation of such amount to the Borrower. The Borrower shall have the right to have such amount verified by the auditors of Nedbank. The Parties will meet to discuss means of reducing the impact of any increased costs or aforesaid reduction on the Borrower.

If no solution is found within 30 (Thirty) days after receipt of the written notification, the Borrower has the choice between paying the additional costs, provided they could not have been avoided by Nedbank, and repaying the Loan.

- 17.2. This clause does not apply to any increased cost arising in terms of clause 17.1–
 - 17.2.1. on account of Tax payable on any income, profits or gains of Nedbank to the extent arising from amendments or changes which affect corporate taxpayers generally; or
 - 17.2.2. resulting from any breach or violation by Nedbank of, or breach by Nedbank of any limits imposed by, any provision of any law, ruling, regulation or practice by any relevant monetary or fiscal authority or court or competent official, arising as a consequence of any action or omission by Nedbank after the introduction of such provision and/or imposition of such limits or after the relevant change in the interpretation thereof has become known to Nedbank and/or generally known amongst banks operating in the Republic of South Africa.
- 17.3. If Nedbank is entitled to any tax benefit by reason of any circumstance in respect of which the Borrower has paid the fee as contemplated in clause 17.1, Nedbank shall pay to the Borrower such amount, limited to the maximum of the fee paid by the Borrower as aforesaid, as will leave Nedbank with the same net after Tax return as it would have received in respect of maintaining or funding its commitment under this Agreement had the tax benefit not been granted. Payment of such sum shall be made within 10 (Ten) Business Days of Nedbank becoming entitled to such tax benefit.



- 17.4. If any of the events or circumstances envisaged in clause 17.1 occur with the result that the net after Tax cost to Nedbank of maintaining or funding its commitment under this Agreement reduces or the net after Tax return to Nedbank in respect of maintaining or funding its commitment under this Agreement increases, then Nedbank shall pay to the Borrower such fee as would be necessary to place Nedbank in the same position in which it would have been if such increase or reduction had not taken place, which fee shall be payable within 10 (Ten) Business Days of receipt by Nedbank of a written demand from the Borrower, and accompanied by the requisite documentation to substantiate the Borrower's entitlement to such fee.

18. ILLEGALITY

18.1. **Nedbank Illegality**

- 18.1.1. If, at any time, it becomes unlawful, or contrary to any request from or requirement of any fiscal, monetary or other similar authority compliance with which is in accordance with the general practice of persons to whom such request or requirement is intended to apply, for Nedbank to make, fund or allow to remain outstanding all or any of the Outstandings then Nedbank shall, as soon as reasonably practicable after becoming aware of the same, deliver to the Borrower a certificate to that effect and if Nedbank so requires, the Borrower shall on such date as Nedbank shall have specified repay all the Outstandings. The Borrower shall be liable for any Breakage Costs arising as a consequence of such prepayment, which Breakage Costs the Borrower shall be required to pay to Nedbank within 10 (ten) days of receipt of such certificate.

- 18.1.2. If Nedbank becomes entitled to give notice pursuant to clause 18.1.1, it will endeavour to avoid the circumstances therein referred to, but nothing in this clause 18.1.2 shall oblige Nedbank to incur any costs or expenses or to take or refrain from taking any action where, in its reasonable opinion, to take or refrain from taking (as the case may be) such action would be materially prejudicial to its interests.

18.2. **Borrower Illegality**

- 18.2.1. If at any time it is or becomes unlawful for the Borrower to perform or comply with any or all of its obligations hereunder the Borrower shall as soon as reasonably possible notify Nedbank in writing. If the Borrower is unable, within 10 (Ten) days of the aforesaid notice of the performance becoming unlawful, to procure that a replacement Borrower is substituted for it on such terms as may be reasonably acceptable to Nedbank, then Nedbank shall, after the expiry of such 10 (Ten) day period be entitled to deliver to the Borrower a notice requiring the Borrower to repay all Outstandings on a date specified in such notice and the Borrower shall on such date as Nedbank shall have specified repay all Outstandings together with any Breakage Costs arising as a result of the early termination.

- 18.2.2. If Nedbank becomes entitled to give notice pursuant to clause 18.2, it will endeavour to avoid the circumstances therein referred to, but nothing in this clause 18.2.2 shall oblige it to incur any costs or expenses or to take or refrain from taking any action where, in its reasonable opinion, to take or refrain from taking (as the case may be) such action would be materially prejudicial to its interests.

19. **CERTIFICATE OF INDEBTEDNESS AND OTHER NOTICES**

- 19.1. A certificate signed or purporting to be signed by a manager or director of Nedbank (whose appointment it shall not be necessary to prove) shall be *prima facie* proof of –



- 19.1.1. the amount of any debt owing by the Borrower to Nedbank (including, without limitation, accrued interest and default interest) in terms of this Agreement;
- 19.1.2. the due dates of performance in respect of any obligations of the Borrower in terms of this Agreement;
- 19.1.3. any Interest Rate; or
- 19.1.4. the fact that the debts are due and owing and have not been paid or otherwise discharged.
- 19.2. In addition to and in application of the provisions of clause 19.1, any schedule, certificate or other document provided by Nedbank in terms of this Agreement shall, if signed by any manager or director of Nedbank, be deemed to be *prima facie* proof of the correctness of its contents.

20. ASSIGNMENT

- 20.1. This Agreement shall be binding upon and enure to the benefit of each Party and its or any subsequent successors-in-title.
- 20.2. The Borrower shall not be entitled to cede, delegate or assign (as the case may be) all or any of its rights, benefits and obligations under this Agreement to any person, without the prior written consent of Nedbank.
- 20.3. Nedbank may, at any time after the Advance Date, sell down all (and not part) of the Outstandings, and assign its corresponding rights and obligations under this Agreement, provided that such transfer will not result in any increased costs to the Borrower in terms of clause 17. Nedbank shall promptly notify the Borrower of any such intended assignment (including the identity, address and contact number for notices and the *domicilium citandi et executandi* of the assignee) and shall obtain the written consent of the Borrower before making such assignment.

21. DOMICILIUM CITANDI ET EXECUTANDI

- 21.1. The Parties choose the addresses set out opposite their names below as their *domicilium citandi et executandi* (whether in respect of notices, court processes or any other documents or communications of whatsoever nature) for all purposes of this Agreement:

- 21.1.1. Nedbank
 - Physical Address: 135 Rivonia Road
Sandown
Sandton
2196
 - Per email: levfin@nedbank.co.za
 - Attention: Team Manager
- 21.1.2. the Borrower:
 - Physical Address: Plein Street
Stellenbosch
7600
 - Per email: Monique.Steyl@stellenbosch.gov.za
 - Attention: Chief Financial Officer

- 21.2. Any notice or communication required or permitted to be given in terms of this Agreement shall be valid and effective only if in writing. It shall be acceptable to give notice by email provided that proof of such



email transmission is provided to the Party to whom notice is addressed and physical copies of the notice or communication are delivered to the aforesaid address of the Party to whom such notice is addressed within 3 (three) Business Days of such email transmission.

- 21.3. Any Party may by written notice to the other Parties change its chosen address to another physical address, provided that the change shall become effective on the 7th (Seventh) day after delivery of such notice to the addressee.
- 21.4. Any notice to a Party contained in a correctly addressed envelope and delivered by hand to a responsible person during ordinary business hours at its chosen address shall be deemed to have been received, unless the contrary is proved, on the first Business Day after delivery.
- 21.5. Notwithstanding anything to the contrary contained in this clause 21, a written notice or communication actually received by a Party shall be an adequate written notice or communication to it, notwithstanding that it was not sent to or delivered at its chosen address.

22. COSTS AND EXPENSES

- 22.1. Each Party shall be responsible for its own costs of negotiating, drafting and implementing this Agreement.
- 22.2. The guilty party shall on demand, reimburse the innocent party, for all reasonable costs and expenses (including legal fees on the attorney and client scale) incurred as a result of its unremedied breach of this Agreement by the guilty party.

23. CONFIDENTIAL INFORMATION

- 23.1. The Parties acknowledge that for the duration of this Agreement information will be required and furnished in terms of this Agreement.
- 23.2. The Parties undertake to utilise such information solely for the purpose of the administration of this Agreement.
- 23.3. This undertaking will be effective for the duration of this Agreement and will survive the termination of this Agreement. It will be irrespective for what reason the Agreement is terminated.

24. MISCELLANEOUS

- 24.1. **Partial Invalidity:** The illegality, invalidity or unenforceability of any provision of this Agreement under the law of any jurisdiction will not affect its legality, validity or enforceability under the law of any other jurisdiction nor the legality, validity or enforceability of any other provision.
- 24.2. **Waivers and Remedies Cumulative:** Unless condoned in writing, no failure to exercise, and no delay in exercising on the part of either Party, of any right, power or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof, or the exercise of any other right, power or privilege. No waiver by either Party shall be effective unless it is in writing and duly executed by the Party granting such waiver.
- 24.3. **Entire Contract:** This Agreement contains all the express provisions agreed on by the Parties with regard to the subject matter of the Agreement and the Parties waive the right to rely on any alleged express provision not contained in this Agreement.
- 24.4. **Duration:** This Agreement shall endure for the Term.
- 24.5. **No Partnership:** Nothing in this Agreement shall be deemed to constitute a partnership, or establish a



relationship of principal and agent or any other relationship of a similar nature between any of the Parties or, unless expressly provided, entitle either Party to commit or bind the other Party in any manner.

- 24.6. **No Representations:** A Party may not rely on any representation or warranty which allegedly induced it to enter into this Agreement, unless the representation or warranty is recorded in this Agreement.
- 24.7. **Variation, Cancellation and Waiver:** No contract varying, adding to, deleting from or cancelling this Agreement, and no waiver of any right under this Agreement, shall be effective unless reduced to writing and signed by or on behalf of the Parties.
- 24.8. **Indulgences:** The grant of any indulgence by a Party under this Agreement shall not constitute a waiver of any right by the grantor or prevent or adversely affect the exercise by the grantor of any existing or future right of the grantor.
- 24.9. **Severability:** Any provision in this Agreement which is or may become illegal, invalid or unenforceable in any jurisdiction affected by this Agreement shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be treated *pro non scripto* and severed from the balance of this Agreement without invalidating the remaining provisions of this Agreement or affecting the validity or unenforceability of such provision in any other jurisdiction.
- 24.10. **Applicable Law:** This Agreement is to be interpreted and implemented in accordance with the law of the Republic of South Africa.
- 24.11. **Jurisdiction:** Each of the Parties irrevocably agrees that the High Court of the Republic of South Africa shall have jurisdiction to hear and determine any suit, action or proceeding, and to settle any disputes, which may arise out of or in connection with this Agreement and, for such purposes, irrevocably submits to the non-exclusive jurisdiction of such court.
- 24.12. **Counterparts:** This Agreement may be executed in any number of counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument.
- 24.13. **Independent Advice:** The Parties hereby acknowledge and agree that they have been free to secure independent legal and other professional advice (including legal, financial and taxation advice) as to the nature and effect of the provisions of this Agreement and the Security Documents and that they have either taken such independent advice or has dispensed with the necessity of doing so.
- 24.14. **Ranking of documents:** Should there be any conflict between the provisions of this agreement and the tender document BSM43/22, then the tender document provisions shall prevail.

Signed at _____ on this the _____ day of _____

As Witnesses:

1. _____

For: Nedbank Limited

2. _____

Name:

Capacity:

Name:



Capacity:

Signed at _____ on this the _____ day of _____

As Witnesses:

- 1. _____
- 2. _____

For: Stellenbosch Municipality

Name: _____
Capacity: _____

Name: _____
Capacity: _____

DRAFT



AMORTISING SCHEDULE

REPAYMENT AMOUNTS:

CAPITAL:

INTEREST:

INTEREST PAYMENT DATES:

CAPITAL PAYMENT DATES:

FINAL REPAYMENT DATE:

DRAFT

APPENDIX 2



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

**INFORMATION STATEMENT REPORT
MFMA CIRCULAR 46 ISSUED 1 NOVEMBER 2005
LONG-TERM BORROWING**

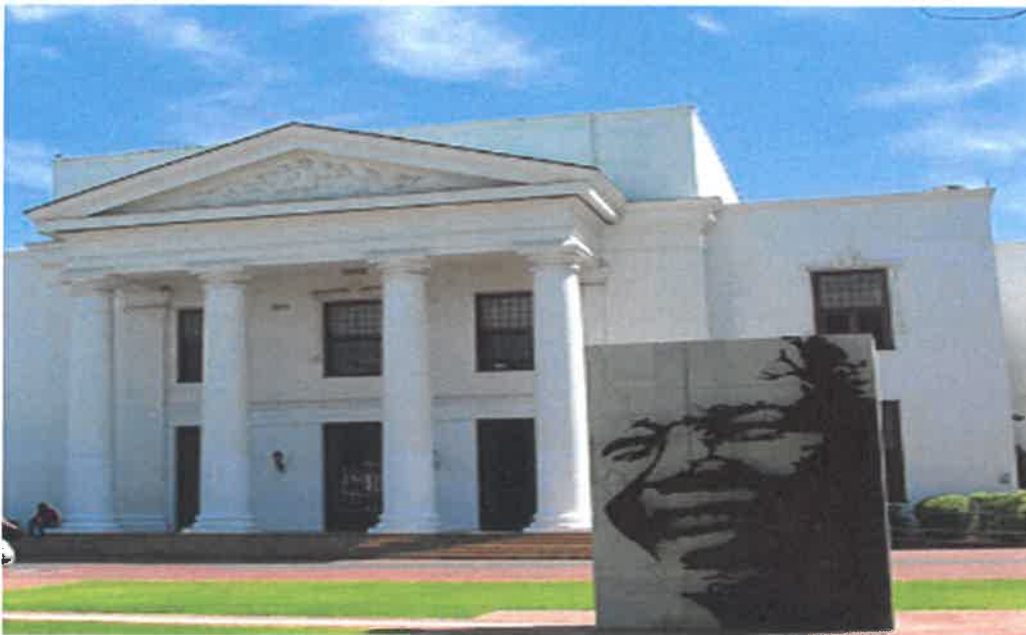


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1. INFORMATION STATEMENT

Notice is hereby given in terms of Section 46(3) (a) of the Local Government: Municipal Finance Management Act, (No. 56 of 2003), read together with Section 21(A) of the Local Government Act, No. 32 of 2000: That it is the intention of the Municipal Council to enter into a debt agreement with Nedbank, for ten (10) years, to raise an external loan of R69 244 294 in order to finance the 2022/2023 approved capital projects.

1.1 Amount of debt to be raised

INSTITUTION	LOAN TERM	AMOUNT
Nedbank	10 Years	R69 244 294

1.2 Purpose for which the borrowing is incurred.

To fund the Capital Projects as approved by Council on the 15th of May 2022. Refer to point 3 below for more detail.

1.3 Interest Rates (Fixed)

Interest rate as per individual tender received.

INSTITUTION	LOAN TERM	INTEREST RATE
Nedbank	10 Years	9,70%

It should be noted that the quoted interest rates are indicative rates and may be subject to change on the day of the signing of the loan agreement.

1.4 Dates of the repayment of the interest and redemption

The planned conception and end dates of the repayment of the interest and redemption are as follows:

First Payment	30 June 2023
Last Payment	31 December 2032

INFORMATION STATEMENT REPORT 2022/2023

1.5 Repayment Schedule

Client Name	Stellenbosch Municipality		
Drawdown	R 69 244 294	Date of Pay-out (1st Draw)	Friday, 23 June 2023
		Date of Maturity	Friday, 31 December 2032
		Date of Last Instalment	31 December 2032
		Date of 1st Instalment	30 June 2023
		Total Capital Repaid	69 244 294,00
		Instalment/Payment	R 5 244 121,08
Indicative Prime-Linked PRP Rate (Nedbank Internal Funding Curve - NACS)	7,85%		
All-in Margin	1,75%		
All In Rate (NACS)	9,70%		
Number of Years	10,00		
Outstanding Balance at end of period	0,00		

Number of Days (From Inception)	Date	Balance Outstanding	Cumulative Interest/ Interest Accrued	Capital Repaid	Total Repayment	Payment Indicator		
0	23 June 2023	69 244 294,00				1st Drawdown	Friday	23 June 2023
7	30 June 2023	64 129 000,42	128 827,50	5 115 293,58	5 244 121,08	Capital + Service Interest 1	Friday	30 June 2023
182	29 December 2023	61 986 955,11	3 102 075,78	2 142 045,30	5 244 121,08	Capital + Service Interest 2	Friday	29 December 2023
182	28 June 2024	59 741 293,87	2 998 459,84	2 245 661,25	5 244 121,08	Capital + Service Interest 3	Friday	28 June 2024
186	31 December 2024	57 450 517,31	2 953 344,52	2 290 776,56	5 244 121,08	Capital + Service Interest 4	Tuesday	31 December 2024
181	30 June 2025	54 970 148,18	2 763 751,95	2 480 369,13	5 244 121,08	Capital + Service Interest 5	Monday	30 June 2025
184	31 December 2025	52 414 287,12	2 688 260,03	2 555 851,05	5 244 121,08	Capital + Service Interest 6	Wednesday	31 December 2025
181	30 June 2026	49 691 641,83	2 521 475,79	2 722 645,29	5 244 121,08	Capital + Service Interest 7	Tuesday	30 June 2026
184	31 December 2026	46 877 640,71	2 430 119,97	2 814 001,12	5 244 121,08	Capital + Service Interest 8	Thursday	31 December 2026
181	30 June 2027	43 888 645,91	2 255 126,28	2 988 994,81	5 244 121,08	Capital + Service Interest 9	Wednesday	30 June 2027
184	31 December 2027	40 790 855,08	2 146 330,26	3 097 790,82	5 244 121,08	Capital + Service Interest 10	Friday	31 December 2027
182	30 June 2028	37 519 886,91	1 973 152,91	3 270 968,18	5 244 121,08	Capital + Service Interest 11	Friday	30 June 2028
182	29 December 2028	34 090 694,04	1 814 928,22	3 429 192,87	5 244 121,08	Capital + Service Interest 12	Friday	29 December 2028
182	29 June 2029	30 495 622,78	1 649 049,82	3 595 071,27	5 244 121,08	Capital + Service Interest 13	Friday	29 June 2029
185	31 December 2029	26 750 964,78	1 499 463,09	3 744 657,99	5 244 121,08	Capital + Service Interest 14	Monday	31 December 2029
179	28 June 2030	22 779 523,13	1 272 679,43	3 971 441,65	5 244 121,08	Capital + Service Interest 15	Friday	28 June 2030
186	31 December 2030	18 661 520,61	1 126 118,56	4 118 002,52	5 244 121,08	Capital + Service Interest 16	Tuesday	31 December 2030
181	30 June 2031	14 315 142,77	897 743,25	4 346 377,83	5 244 121,08	Capital + Service Interest 17	Monday	30 June 2031
184	31 December 2031	9 771 089,41	700 067,72	4 544 053,37	5 244 121,08	Capital + Service Interest 18	Wednesday	31 December 2031
182	30 June 2032	4 999 619,69	472 651,37	4 771 469,71	5 244 121,08	Capital + Service Interest 19	Wednesday	30 June 2032
184	31 December 2032	(0,00)	244 501,39	4 999 619,69	5 244 121,08	Capital + Service Interest 20	Friday	31 December 2032

1.6 Total Cost of Borrowing

The total estimated cost of the borrowing over the repayment period is disclosed in the table below:

DESCRIPTION	10 YEAR TERM
Capital	R69 244 294
Interest	R35 638 128
Total	R104 882 422

1.7 Type of Instrument

Long Term Loan

1.8 Security to be provided

No Security was provided.

1.9 Source of loan funds

Nedbank which is a registered bank as per the Bank Act ,1990 (Act No.94 of 1990)

2. INVITATION TO COMMENT – SCHEDULE OF CONSULTATION UNDERTAKEN

On 31 May 2023 the information statements were made public at the local libraries and offices of Stellenbosch Municipality. See attached Annexure A encapsulating the acknowledgement of receipts for the distribution of the information statements as well as proof that it has been placed on the municipal website.

An invitation to the public to comment has been published on the municipal website as well as in Die Burger on 31 May 2023 and Eikestadnuus on the 1st of June 2023. A re-scheduled publication in the Eikestadnuus has been scheduled for the 8th of June 2023.

The information statement report, as per MFMA Circular 26 will be sent to National and Provincial Treasury for comment on the 31st of May 2023.

2.1 Extract of the advertisement



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Kennis gegee hiermee ingevolge die bepalings van Afdel 46(3) (a) van die Finansiële Regiering: Munisipale Bestuurwet, Nr 56 van 2003, saamgeles met Artikel 21(A) van die Finansiële Regiering: Munisipale Statuutwet, Nr. 32 of 2000: Dat die Munisipale Raad van voorneme is om n skuldvoenskome met Nedbank, vir tien (10) jaar, op te neem vir R69 244 294 ten opsigte van die finansiering van die volgende 2022/2023 goedgekeurde kapitaalprojekte:

- Expansion of the landfill site (New cells)
- Landfill Gas To Energy
- Major Drop-Offs: Construction - Franschoek
- Blen don 66/11kV substation new
- Electricity Network: Pniel
- General System Improvements - Franschoek
- General Systems Improvements - Stellenbosch
- Infrastructure Improvement - Franschoek
- System Control Centre & Upgrade Telemetry
- Bulk Water Supply Klipmuts
- New Reservoir & Pipelines: Vollenburg
- Reservoirs and Dam Safety
- Water Conservation & Demand Management
- Waterpipe Replacement
- Upgrade of WWTW: Pniel & Decommissioning Of Franschoek
- Refurbish Plant & Equipment - Railby WWTW
- Franschoek Sewer Network Upgrade (Langrug/Moedwater)

Die besonderhede van die ekstern lening wil algemeen gaan word, word in die onderstaande tabel uiteengeset. Skrifteike kommentaar op die beoogde ekstern lening, indien enige, moet nie later as Woensdag 21 Junie 2023, aan die Kantoor van die Munisipale Bestuurder, Poebus 17, Stellenbosch, 7599, ingedien word. Individue wat nie kan skryf, kan besoek aks by die kantoor van die Hoof finansiële beampte (tele woor, Munisipale Kantoor, Plain Street, Stellenbosch) waar hul desuiker Adele Wagenaar geselskwy sal word. Na die opneem van die ondergenoemde skuldvoenskome behoort die munisipaliteit op 30 Junie 2023 a totale leningakuid van R718 104 857,00 te he wat na raming ongeveer 35% van die totale begrote bedryfsin komisie van die 2022/23 finansiële jaar veleenwoordig.

PROPOSED BORROWING DETAIL	REPAYMENT PERIOD	10 Years
FINANCIAL INSTITUTION	Nedbank	
TYPE OF INSTRUMENT	Long Term Loan	
AMOUNT OF PROPOSED DEBT	R69 244 294	
SECURITIES TO BE PROVIDED	None	
INTEREST RATE	5,70%	
- BASE RATE	7,50%	
- CREDIT MARGIN	1,70%	
INSTALLMENTS	30 Payments	
NUMBER OF MONTHLY INSTALLMENTS	30 Payments	
ESTIMATED SIX MONTHLY INSTALLMENTS	R5 244 421	
ESTIMATED INTEREST REPAYMENTS	R25 888 138	
ESTIMATED DEPRECIATION REPAYMENTS	R18 244 294	
ESTIMATED TOTAL REPAYMENTS	R49 376 953	

G METTLER
MUNISIPALE BESTURDER
BURGER: 31 MEI 2023

Notice is hereby given in terms of Section 46(3)(a) of the Local Government: Municipal Finance Management Act, No. 56 of 2003, read together with Section 21(A) of the Local Government Act, No. 32 of 2000: That it is the intention of the Municipal Council to enter into a debt agreement with Nedbank, for ten (10) years, to raise an external loan of R69 244 294 in order to finance the following 2022/2023 approved capital projects:

- Expansion of the landfill site (New cells)
- Landfill Gas To Energy
- Major Drop-Offs: Construction - Franschoek
- Blen don 66/11kV substation new
- Electricity Network: Pniel
- General System Improvements - Franschoek
- General Systems Improvements - Stellenbosch
- Infrastructure Improvement - Franschoek
- System Control Centre & Upgrade Telemetry
- Bulk Water Supply Klipmuts
- New Reservoir & Pipelines: Vollenburg
- Reservoirs and Dam Safety
- Water Conservation & Demand Management
- Waterpipe Replacement
- Upgrade of WWTW: Pniel & Decommissioning Of Franschoek
- Refurbish Plant & Equipment - Railby WWTW
- Franschoek Sewer Network Upgrade (Langrug/Moedwater)

The particulars of the external loan to be raised are set out in the table below. Comments on the external loan to be raised, if any, must be submitted in writing on or before Wednesday, 21 June 2023, to the Office of the Municipal Manager, P.O. Box 17, Stellenbosch, 7599. Individuals who cannot write have the option to visit the office of the Chief Financial Officer (1st Floor, Town House Complex, Stellenbosch) where Ms Adele Wagenaar will assist such an individual. Subsequent to raising the below mentioned agreements, the municipality will have a total of long-term debt amounting to R718 104 857,00 which will represent an estimated 35% of the total operating revenue budget for the 2022/23 financial year as at 30 June 2023.

PROPOSED BORROWING DETAIL	REPAYMENT PERIOD	10 Years
FINANCIAL INSTITUTION	Nedbank	
TYPE OF INSTRUMENT	Long Term Loan	
AMOUNT OF PROPOSED DEBT	R69 244 294	
SECURITIES TO BE PROVIDED	None	
INTEREST RATE	5,70%	
- BASE RATE	7,50%	
- CREDIT MARGIN	1,70%	
INSTALLMENTS	30 Payments	
NUMBER OF MONTHLY INSTALLMENTS	30 Payments	
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ESTIMATED INTEREST REPAYMENTS	R25 888 138	
ESTIMATED DEPRECIATION REPAYMENTS	R18 244 294	
ESTIMATED TOTAL REPAYMENTS	R49 376 953	

G METTLER
MUNICIPAL MANAGER
BURGER: 31 MAY 2023

Nasi isasiziso ngokugunyazisa wa ngumthetho hlelo 46(3) (a) kaMunisipala: Umthetho wokuwulo kwemali ziKaMunisipala wama 56 ka 2003, ufundwa kunye nothetho 21(A) somthetho wokuwulo komunisipala wama 32 luka 2000. Ukuba kuzinjongo zebhunga likaMunisipala ukungena kwesimumelwano sobolekwa imali yibhanki uNedbank iminyaka elingamibela kwishumi (10), ngenjongo zokufundisa imali-mboleko yama R69 244 294 ukwenza sikwazi uhlawulela lamaphulo emisebenzi egunyaziweyo kunyakamali ka2022/2023:

- Expansion of the landfill site (New cells)
- Landfill Gas To Energy
- Major Drop-Offs: Construction - Franschoek
- Blen don 66/11kV substation new
- Electricity Network: Pniel
- General System Improvements - Franschoek
- General Systems Improvements - Stellenbosch
- Infrastructure Improvement - Franschoek
- System Control Centre & Upgrade Telemetry
- Bulk Water Supply Klipmuts
- New Reservoir & Pipeline: Vollenburg
- Reservoirs and Dam Safety
- Water Conservation & Demand Management
- Waterpipe Replacement
- Upgrade of WWTW: Pniel & Decommissioning Of Franschoek
- Refurbish Plant & Equipment - Railby WWTW
- Franschoek Sewer Network Upgrade (Langrug/Moedwater)

Iinkcukacha zalemali-mboleko yenyuswayo zidandalaziswe apha ngezantsi. Izimvo ngalemali-mboleko, ukuba zilhona, zingafakwa ngemalwano ngo Lwesithathu umhla we 21 kwinye Simisi 2023, kwigumbi lolu sebenzela lomphahla Masipala, P.O. Box 17, Stellenbosch, 7599. Umntu ongakwaziyo ukubhala umaleke ubaba angandwendwela uCFO kwigumbi lakhe (Umgangatho wokuqala, Town House Complex eStellenbosch) apho uSisi uAdele Wagenaar azokusocelisa khona. Ngokungqananyo mesimumelwano kuthethwa ngaso, lonko yizimithetho ukuthi ukusipala iyala lekho iphelelo kwibhanki koba yi R718 104 857,00 ethi ngokokukho libeyi 35% yesicwangciso senganiso kunyakamali ka2022/2023 ophela ngaye Simisi lu 2023.

PROPOSED BORROWING DETAIL	REPAYMENT PERIOD	10 Years
FINANCIAL INSTITUTION	Nedbank	
TYPE OF INSTRUMENT	Long Term Loan	
AMOUNT OF PROPOSED DEBT	R69 244 294	
SECURITIES TO BE PROVIDED	None	
INTEREST RATE	5,70%	
- BASE RATE	7,50%	
- CREDIT MARGIN	1,70%	
INSTALLMENTS	30 Payments	
NUMBER OF MONTHLY INSTALLMENTS	30 Payments	
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ESTIMATED INTEREST REPAYMENTS	R25 888 138	
ESTIMATED DEPRECIATION REPAYMENTS	R18 244 294	
ESTIMATED TOTAL REPAYMENTS	R49 376 953	

G METTLER
UMPHATHI MASIPALA
BURGER: 31 kwinye Simisi lu 2023

The proof of publication has been attached as Annexure B.



3. APPROVED BUDGET

Extract of the Council meeting held on 25 May 2022.

MINUTES	5 TH MEETING OF THE COUNCIL OF STELLENBOSCH MUNICIPALITY	2022-05-25
8.3	MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2022/2023-2024/2025	
Collaborator No:	729655	
IDP KPA Ref No:	Good Governance and Compliance	
Meeting Date:	18 May 2022 & 25 May 2022	
1.	SUBJECT: MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2022/2023-2024/2025	
2.	PURPOSE	
	The purpose of this report is as follows:	
	a) To consider the views/submissions of the local community in terms of Section 23(1) (a) of Municipal Finance Management Act (Act 56 of 2003), herein after called the MFMA and to allow the Executive Mayor to respond to the views of the public envisaged in terms of Section 23 (2) (a) and (b).	
	b) To approve the Medium Term Revenue and Expenditure Framework (inclusive of property rates charges and taxes, tariffs and service charges), annexures and proposed amendments to the budget related policies, by-laws and other policies to Council for approval in terms of Section 16(2) of the Municipal Finance Management Act, (Act 56 of 2003).	
	That Council specifically note and consider the need to take up external loans to fund critically needed refurbishment of infrastructure to the amount of R441 million of which over the MTREF R140 million will be required in year one, R160 million in year two and R141 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirms approval of same in order for the Chief Financial Officer to attend to the necessary legislative requirements.	
3.	DELEGATED AUTHORITY	
	FOR APPROVAL BY MUNICIPAL COUNCIL	
	EXECUTIVE SUMMARY	
	BUDGET	
	Attached as APPENDIX 1 is an executive summary by the Accounting Officer.	

MINUTES

5TH MEETING OF THE COUNCIL
OF STELLENBOSCH MUNICIPALITY

2022-05-25

5TH COUNCIL MEETING: 2022-05-25: ITEM 8.3

RESOLVED (nem con)

- (a) that the High-Level Budget Summary, as set out in APPENDIX 1 – PART 1 – SECTION C; be approved;
- (b) that the Annual Budget Tables as prescribed by the Budgeting and Reporting Regulations, as set out in APPENDIX 1 – PART 1 – SECTION D, be approved;
- (c) that the proposed Grants-In-Aid allocations as set out in APPENDIX 1 – PART 2 – SECTION J, be approved;
- (d) that the three-year Capital Budget for 2022/2023, 2023/2024 and 2024/2025, as set out in APPENDIX 1 – PART 2 – SECTION N, be approved for public release;
- (e) that the proposed rates on properties in WCO24, tariffs, tariff structures and service charges for water, electricity, refuse, sewerage and other municipal services, as set out in APPENDIX 3, be approved;
- (f) that the new policy and the proposed amendments to the existing budget related policies, by-laws and other policies as set out in APPENDICES 4 - 31, be approved;
- (g) that Council specifically note and consider the need to take up an external loan, needed for investment in income generating infrastructure to the amount of R441 millions of which R140 million will be required in year one, R160 million in year two and R141 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirm approval of same;
- (h) that Council specifically take note of the fact that the proposed electricity charges and tariff structure is subject to NERSA approval that could change materially;
- (i) that Council takes note of MFMA circulars 112 and 115 that was published to guide the MTREF for 2022/2023 to 2024/2025 as set out in APPENDICES 32 – 33; and
- (j) that Council takes note that the public comments and submissions were considered with the compilation of the final budget.

The external loan was included on page number 102 of the Original Budget document amounting to R140 000 000.

H: OVERVIEW OF THE BUDGET FUNDING**Financing of the Capital Budget**

The proposed financing sources of the capital budget for the next three years are as follows:

	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>
	R	R	R
Capital Replacement Reserve	136,790,031	173,637,075	203,158,365
Grants National Government	90,809,650	46,008,300	47,898,950
Grants Provincial Government	29,220,000	34,863,000	7,900,000
External Loans	140,000,000	160,000,000	141,000,000
Development Charges	12,453,523	12,761,030	40,046,120
	409,273,204	427,269,405	440,003,435

The projects for which the borrowings are earmarked are as follows:

PROJECT NAME	IDP OBJECTIVE
Expansion of the Landfill Site (New cells)	Green and Sustainable Valley
Landfill Gas To Energy	Green and Sustainable Valley
Major Drop-Offs: Construction - Franschoek	Green and Sustainable Valley
System Control Centre & Upgrade Telemetry	Good Governance and Compliance
Bien don 66/11kV substation new	Valley of Possibility
Electricity Network: Pniel	Valley of Possibility
General System Improvements - Franschoek	Valley of Possibility
General System Improvements - Stellenbosch	Valley of Possibility
Infrastructure Improvement - Franschoek	Valley of Possibility
Bulk Water Supply Klappmuts	Valley of Possibility
New Reservoir & Pipeline: Vlotenburg	Valley of Possibility
New Reservoir and Dam Safety	Valley of Possibility
Water Conservation & Demand Management	Valley of Possibility
Waterpipe Replacement	Valley of Possibility
Upgrade of WWTW: Pniel & Decommissioning of Franschoek	Dignified Living
Refurbish Plant & Equipment - Raithby WWTW	Dignified Living
Franschoek Sewer Network Upgrade (Langrug/Mooiwater)	Dignified Living

4. PURPOSE OF BORROWING

The purpose of the loan is in accordance with S46(1),(a) of the MFMA which stipulates that the funding will be used for the capital expenditure on property, plant and equipment.

5. SOURCES OF FUNDING

The source of funding to be utilised for the repayment of the borrowings are Rates and Services.

6. SCHEDULE OF ALL LONG-TERM BORROWING

The Schedule of long-term borrowing has been included as Annexure C.

7. COUNCIL RESOLUTION AFTER THE APPROVAL OF LOAN INSTRUMENTS

A copy of the Council Resolution will be forwarded within seven (7) days after the council meeting taking place during June 2023.

The Certificate for the Long-term Borrowings (Debt) has been included as Appendix D.

8. CONCLUSION

According to Section 46(3) (a) of the Local Government: Municipal Finance Management Act, (No. 56 of 2003), read together with Section 21(A) of the Local Government Act, No. 32 of 2000, all the above mentioned information must be made available to all relevant parties (Councillors, Provincial Treasury and National Treasury) for public comment before Council approves the debt by 30 June 2023.

9. ANNEXURE

Annexure A: Acknowledgements of receipts and distributions

Annexure B: Proof of advertisement

Annexure C: Schedule of long-term borrowings

Annexure D: Certificate for long-term borrowings (debt)



**KEVIN CAROLUS
CHIEF FINANCIAL OFFICER**

7.5	HUMAN SETTLEMENTS: (PC: CLLR R DU TIOT)
7.5.1	ACCUMULATIVE QUARTERLY STATISTICS ON DEMOGRAPHICS AND SERVICE LEVELS IN ALL INFORMAL SETTLEMENTS FOR THE 2022/23 FINANCIAL YEAR AS AT 31 MAY 2023

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

14 June 2023

1. SUBJECT: ACCUMULATIVE QUARTERLY STATISTICS ON DEMOGRAPHICS AND SERVICE LEVELS IN ALL INFORMAL SETTLEMENTS FOR THE 2022/23 FINANCIAL YEAR AS AT 31 MAY 2023

2. PURPOSE

To report to Mayco in accordance with KPI D1088/D3896 on the demographics and service levels in the respective informal settlements within the WC024 area, for quarter under review (for the period April 2023 till May 2023).

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Report to Mayco in accordance with KPI D1088/D3896 on the demographics and service levels in the respective informal settlements within the WC024 area, for quarter under review.

5. RECOMMENDATIONS

- (a) that Mayco take note of the demographics and service levels in the respective informal settlement as at 31 May 2023; and
- (b) that Mayco take note of the service levels in the respective informal settlement as at 31 May 2023.

6. DISCUSSION / CONTENTS

6.1 Background / Discussion

The Department: Informal Settlements collects information on demographics and service levels of the respective informal settlements of Stellenbosch Municipality (WC024) on a regular basis. This information is collated in a quarterly report that is submitted the Section 80 Human Settlements committee. The demographic and service level information are captured in an informal settlement matrix (see attached ANNEXURE 1).

The Matrix indicates the number of service requirements and that the Municipality has provided thus far is as follows:

<i>Item</i>	<i>Number of ablution facilities provided by Council</i>	<i>Number of taps and tanks provided by Council</i>	<i>Informal settlements with grid electricity</i>	<i>Number of informal settlements recognised by Council</i>	<i>Informal settlements electricity</i>	<i>Performance comment</i>
Number of Informal Settlements recognized by Council				27		
Number of informal settlements not recognized by Council				2 - Klapmuts Farm, Klapmuts and Covid informal settlement, Lanquedoc		<p>Klapmuts farm- Settlement not recognized, land initially used for live-stock farming with 32 structures. Over time more households erected structures. <i>(2018 in-house survey)</i></p> <p>Covid IS- an illegal invasion of private property <i>(2020)</i></p>
Number of structures				21 202		
Number of households				24 377		
Waterborne toilets	1148					
Sewer required	2209					
Broken toilets	119					

<i>Item</i>	<i>Number of ablution facilities provided by Council</i>	<i>Number of taps and tanks provided by Council</i>	<i>Informal settlements with grid electricity</i>	<i>Number of informal settlements recognised by Council</i>	<i>Informal settlements electricity</i>	<i>Performance comment</i>
Communal stand pipe		570				
Water required		466				
Water tanks		28				
Informal settlements with electricity					22	
Informal settlements without electricity					7	

6.2 Financial Implications

None

6.3 Legal Implications

None

6.4 Staff Implications

None

6.5 Previous / Relevant Council Resolutions:

None

6.6 Risk Implications

None

6.7 Comments from Senior Management:

None

ANNEXURES**Annexure 1: Informal Settlements Matrix**

ANNEXURE 1

	Cluster	1					2										3				4			5			TOTALS				
		Transit Camp (Devon Valley)	Longlands Farm	Mountain view (Jamestown)	Jonkershoek / Fisheries Compound / Assegaibos	Ma Tops	Enkanini Kayamandi	Watergang Informal Settlement	Zone A	Zone D	Zone F	Zone I	Zone J	Zone K	Zone L	Zone M	Zone P	Zone O	Slabtown (under the bridge)	Siyahlala	Erf 64 Kylemore	Ghiff Pniel	Meerlust Simondium	Covid Camp	La Rochelle	Mandela City		Klapmuts farm	Mooiwater Office	Klein Mooiwater	Langrug
Demographic	Ward	11	20	21	5	21	12	12	13	14	14	14	14	15	15	15	15	12/14/15	14	12	4	4	3		18	18		1	1	1&2	
	Land Ownership	M	P	M	P	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	P	P	P	P	M	M	PW	M	M	M	
	Population	59	186	427	354	6	5551	1792	3129	196	323	288	1110	404	404	122	91	3928	78	453	29	31	120		72	1018		80	202	4864	25317
	No of informal dwellings	17	81	208	128	1	3172	1420	606	107	183	160	425	196	241	50	59	1427	26	219	8	11	33		33	536		24	64	1807	11242
Basic Services	Households	17	81	208	128	1	3534	1187	1043	120	205	209	425	203	277	49	77	1427	26	219	8	11	33		33	600		25	64	1955	12165
	Chemical toilets	0	0	100	15	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0		0	0		0	5	0	136
	Waterborne toilets	10	76	40	5	1	160	36	164	4	37	41	73	11	52	21	5	103	10	14	0	0	0		40	28		2	16	192	1141
	Sewer Required	4	35	33	25	1	507	201	209	24	41	42	85	40	55	24	15	285	15	24	2	3	3		7	120		5	13	391	2209
	Broken toilets	7	0	40	5	1	32	0	1	0	0	1	0	0	2	1	0	5	2	10	0	0	0			8		2	10	52	179
	Sewer shortfall / surplus	6	41	107	-5	0	-347	-155	-45	-20	-4	-1	-12	-29	-3	-3	-10	-182	-5	-10	4	-3	-3	0	33	-92	0	-3	8	-199	-932
	Toilet ratio	1:2	1:9	1:4	1:13	1:1	1:15	1:49	1:6	1:30	1:6	1:5	1:5	1:18	1:5	1:5	1:6	1:13	1:6	1:9	1:1	0	0		1:1	1:30		1:13	1:3	1:10	114
	Communal Stand pipe	2	0	40	4	1	63	21	81	3	21	17	39	6	22	13	5	86	8	7	2	0	0		14	11		2	8	94	570
	Water Required	1	9	7	5	1	101	71	42	5	8	8	17	5	11	2	3	54	1	5	1	1	1		1	24		1	3	78	466
	Broken Taps	2	0	20	5	0	26	0	31	0	6	1	2	3	18	13	0	38	4	3	0	0	0					1	6	32	211
	Water Shortfall	1	-9	33	-1	0	-38	-50	39	-2	13	9	22	1	11	11	2	32	7	2	1	-1	-1		13	-13		1	5	16	104
	Water tanks	0	0	0	0	0	7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		0	0		0	0	1	21
	Ratio	1:1	0	1:4	1:32	1:1	1:44	1:85	1:13	1:40	1:10	1:12	1:10	1:34	1:13	1:4	1:15	1:16	1:3	1:1	1:4	0	0		1:2	1:55		1:13	1:8	1:34	
	Water meters	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	1
	Unmetered water	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	27
	Electricity (Y/N)	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Y	N	Y	Y	Y	22
	Electricity Provider	M	M	E	E	E	M	None	M	M	M	M	M	M	M	M	M	M	None	M	E	None	None	None	None	E	None	M	M	M	
Refuse	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	25	
Access Roads	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	22	
Storm water	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	2	
Solid Waste	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	Y	Y	N	Y	Y	Y	20	
TRA Units	Wendy houses/ Prefab structures	30	81	192	0	1	0	668	0	0	0	0	0	6	0	0	0	0	12	0	0	33		35	243		0	15	16	1332	

7.5.2	STELLENBOSCH MUNICIPALITY: DRAFT INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) FOR THE PERIOD 2022 - 2027
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

14 June 2023

1. SUBJECT: STELLENBOSCH MUNICIPALITY: DRAFT INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) FOR THE PERIOD 2022 - 2027

2. PURPOSE

To approve the draft Integrated Human Settlement Plan (IHSP), 2022 – 2027, compiled in accordance with the Provincial Department of Infrastructure (previously known as Provincial Department of Human Settlements) guidelines and aligned with the Integrated Development Plan (IDP) and Municipal Spatial Development Framework (MSDF), for public participation.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The National Housing Act 107 of 1997 requires that all municipalities must plan to facilitate the delivery of housing opportunities as part of their overall plan for their municipality.

The aim of the draft Integrated Human Settlements Plan (IHSP) is therefore:

- To outline the Municipality's implementation plan in providing for the housing needs of its steadily growing and increasing population.
- to enable the Municipality to prepare funding applications for submission to the Provincial Department of Infrastructure, that are consistent with funding conditions and included in the municipal IDP and Housing Pipeline, as per Provincial Department of Infrastructure guidelines is a requirement; and
- To inform the municipal Housing Pipeline spanning over ten years reflected in five-year periods the funding required in the Provincial Department of Infrastructure's Business Plan.

The development of the IHSP will therefore not only comply with the requirements of the National Housing Act whereby the municipality are obliged to facilitate the delivery of housing opportunities as part of their municipal but will also develop credible Housing Pipeline and operational models for human settlements development within the WC024.

The draft Integrated Human Settlements Plan is a component of the Integrated Development Plan (IDP) and therefore outlines the Human Settlements contribution to the Municipality's five-year Integrated Development Plan (2022 – 2027).

It should be further mentioned that the need for shelter within the Stellenbosch Municipal area is outlined in the Spatial Development Framework (SDF). By 2036, the need for subsidised housing was projected as 40 953 opportunities consisting of and separated between 17 847 indigent and 23 106 others (excluding privately funded).

The draft IHSP also commits to the following principle aligned with the IDP and SDF focus areas:

IDP & SDF Focus Areas	IHSP Principles	IHSP Implication
Valley of Possibility	Equal access	Require well located land
Safe Valley	Place Identify	Provide for amenities & safe communal spaces
Dignified Living	Well-being & individual capability.	Secured tenure (title or rental)
Good Governance and compliance	Corporate capabilities	Secured funds & services
Green & sustainable valley	Resource frugal	Healthy ecological infrastructure

5. RECOMMENDATIONS

- (a) that the draft Integrated Human Settlements Plan (IHSP) be adopted and advertised for public participation; and
- (a) that after the comments from external and internal stakeholders are received, the draft Integrated Human Settlements Plan be submitted to Council for approval.

6. DISCUSSION / CONTENTS

6.1 Background / Discussion

The Provincial Department of Infrastructure guidelines require that Housing Pipeline's are informed by an Integrated Human Settlements Plan (IHSP) (attached as **ANNEXURE 1**) aligned with the Municipal Spatial Development Framework (MSDF) and Integrated Development Plan (IDP).

In order to comprehend the difference between the Housing Pipeline of Stellenbosch Municipality and the Integrated Human Settlements Plan (IHSP), it would be imperative to provide clarity on the difference between the strategic plan (IHSP) and the implementation plan (Housing Pipeline).

6.1.1 Housing Pipeline

The Housing Pipeline is premised on a ten-year horizon and reflected in a five year period that serves as planning and budgeting tool for implementation of human settlements initiatives. The Municipality's Housing Pipeline is an integral component of the Provincial Department of Infrastructure's Business Plan. The Housing Pipeline must be review on annually to effectively articulate the Municipality project list, targets, and budget allocations towards fulfilling the housing demand and its legislative mandate.

The objective of the Housing Pipeline is to provide more emphasis on the housing programmes administered by the Municipality such as:

- The provision of enhanced serviced sites;
- the upgrading of informal settlements;
- access to affordable housing (Breaking New Ground - BNG);

- Social Housing (the National Minister of Human Settlements approved Stellenbosch as a restructuring town and restructuring zones in March 2017);
- the IRDP enables the development of well-located, socially diverse projects that provide a mix of income groups and land uses; and
- Financed Linked Individual Subsidy Programme (FLISP) - for those within the GAP-market to acquire existing properties or to buy a serviced site.

6.1.2 Integrated Human Settlements Plan (IHSP)

The Integrated Human Settlements Plan (IHSP) plays an intricate role to change the way local governments do things in order to progress towards shared growth, integrated and sustainable development. This draft Integrated Human Settlements Plan (IHSP) must therefore be regarded as a strategic tool to restructure settlements spatially so that they are more efficient and equitable in the opportunities they create.

The Stellenbosch Municipality identified the following urban challenges:

- Segregation along socio-economic class lines.
- Structural poverty.
- Peripheral, disconnected mono-functional land development;
- Deficit in affordably priced housing opportunities close to employment opportunities;
- Increased population densities; and
- Lack of tracking, monitoring and reporting on change over time.

The draft Integrated Human Settlements Plan has the following strategic objectives:

(a) *Securing funding for IHSP priorities*

- Securing of funding according to approved funding applications at the Provincial Department of Infrastructure aligned with 5-year Housing Pipeline.
- Infrastructure investment in settlement with the highest urban population to enhance sustainability: Stellenbosch accommodates 70%, Franschhoek and Klapmuts together only accommodate 20% with the remainder spread throughout the smaller villages and hamlets.
- Developed housing opportunities as per the “Stellenbosch Urban Core Priority Human Settlements and Housing Development Areas (PHSHDA)” formally gazette on 15 May 2020 in Government Gazette No. 43316. The neighbourhoods of Jamestown, Kayamandi and Central Stellenbosch (see **Figure 1**) were included. A PHSHDA Development Plan will be drafted by the Housing Development Agency (HDA) and the Provincial Department of Infrastructure.

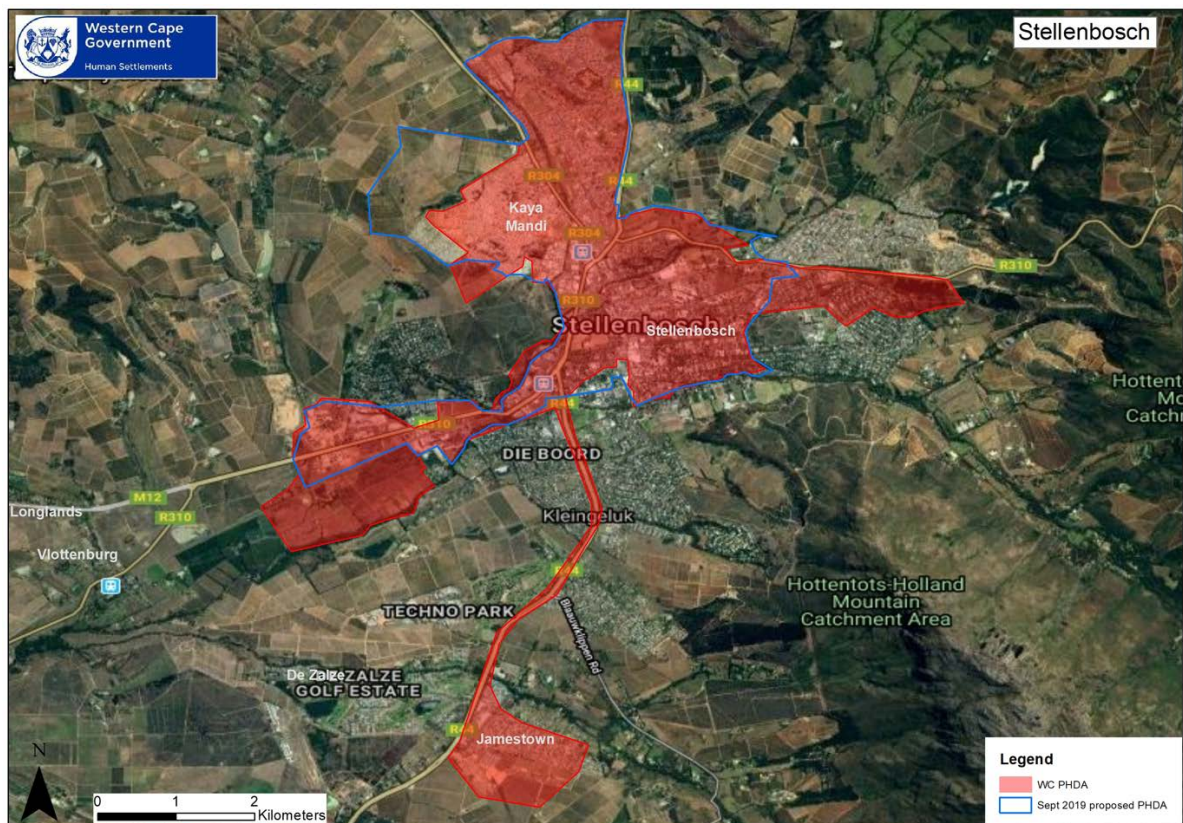


Figure 1: Priority Human Settlements and Housing Development Areas (PDSHDA)

- Transfer of ownership of all opportunities:
 - Created to date and as a compulsory step for completed HSP projects within the process of settlement making.
 - To be formalized in all the Bosdorpe and other government initiatives (i.e. Water Affairs) with exception of Jonkershoek to take priority: Meerlust, Maasdorp and La Motte. Where possible the formalization should follow the location of existing structures.
- together with the National Housing Development Agency, the transformation of Jonkershoek Bosdorp into a resort with short and long term tenure leases. Beneficiaries of origin and other can either lease long term or exercise a settlement option elsewhere.

(b) Provision of tenure on well located land

Provision of opportunities is aligned with economic development within the municipality:

- On well located land; within / at mixed use precincts for example but not limited to:
 - Adam Tas Corridor a catalytic project including Northern Extension and Droë Dyke. Cloetesville, Kayamandi, and Jamestown; all within a 5km radius of Central Stellenbosch make up 45% (7 035) of the total subsidized housing

need in Stellenbosch Municipality. Neither Idas Valley nor Cloetesville, has extensive land options to accommodate the current demand.

- And enable Economic Mobility such as the development of Klapmuts, which is also a catalytic project and located along the N1, R44 and railway line, all enabling inhabitants to travel to access and conduct business and to work within and outside the municipality.

(c) Provision of tenure for targeted and special groups

Provision of opportunities include different tenure options for targeted and special groups by the municipality and include:

- Projects located in restructuring zones: all social housing and upgrading of exiting settlement projects and agri-villages as per **Figure 2**.

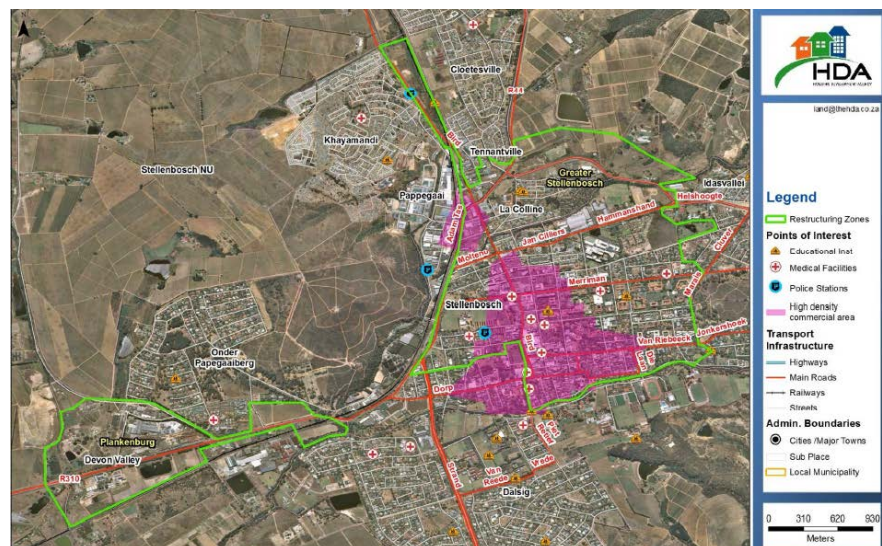


Figure 2: Approved Restructuring Zone

Stellenbosch Municipality was approved as a Restructuring Town in March 2017, by the National Minister of Human Settlements. Social Housing Institutions (SHI's) and/or Other Development Agency (ODA's) will be appointed to effect to the Municipality's social housing programme to generate and operate rental housing stock.

The affordable rental stock or social housing contributes to spatial restructuring by increasing densities and compacting growth thereby ensuring that the poor are not pushed out to marginal locations at the edge of the city.

Settlements also in need of Social Housing are Franschhoek, Jamestown and Northern Extension. A need of Housing for Senior Citizens are required in Kayamandi, Franschhoek and Stellenbosch.

- Projects for earmarked target groups: Prioritise provision of housing and security of tenure for an addition earmarked target group (60 years+, military veterans, disabled persons and child headed households):

-
- Those on waiting list for 10 years and more (since 2012 and before) and older than 40 years: Special projects have to take priority and include infill or redevelopment projects. Such projects have to be fast tracked.
 - Nearly three quarters “(74% or 11 615) of the applicants has been on the waiting list for longer than 10 years, a quarter (24% or 3 818) of which are currently on the waiting list for more than 20 years. Cloetesville and Idas Valley have the highest proportion of applicants, 84% and 88% respectively, on the waiting list for 10 years or more. Those older than 40 years and on the waiting list for more than 10 years make up 8 390 (53%) of all applicants. More than 50% of Kylemore/Pniël, Jamestown, Idas Valley and Franschhoek’s housing demand have applicants that are older than 40 years and have been on the waiting list for more than 10 years. Given the current profile of those on the waiting list for less than 10 years being from Klapmuts and Khayamandi, it is evident that housing demand will be driven by applicants from Klapmuts and Kayamandi (Stellenbosch SDF, 2019 p.38) as the majority of the applicants are from the latter two settlements.
 - Projects for the indigent and those qualified for fully subsidized housing: The greatest need for serviced sites and/ or fully subsidized housing exists in Stellenbosch and Franschhoek. Besides informal settlements at Kayamandi and Langrug, overcrowding and informal structures are present in Cloetesville, Klapmuts and Kylemore. About 17% of all households in the municipal area are living in informal informal structures.
 - The 2016 count of informal structures in three **informal settlements precincts**, Enkanini and Zone O in Kayamandi and Langrug, established an increase in numbers since 2011 equivalent to a 5% annual growth rate. Thus, the combined number of informal structures increased from nearly seven thousand (6 895) in 2011 to nine thousand (8800) in 2016.
 - Beside informal precincts, there are households living in **informal backyard structures** are Mooiwater in Franschhoek, Kylemore, Kayamandi, Cloetesville and Klapmuts. A survey estimated that 5,6% (or 2 439 units) of all dwellings in the municipal area are informal informal structures in backyards being home to indigent households constituting about 77% of the households living in these informal structures. The average indigent households living in backyard structures consist of five or more persons per household causing **overcrowding**. In Franschhoek, informal structures in backyards constitute about 11% of all dwellings in the town.
 - Projects for affordable housing: Cloetesville and Idas Valley and La Motte are prioritized to provide semi-subsidized housing i.e. GAP and FLISP. GAP and/or affordable housing is needed in Mooiwater, Franschhoek, Cloetesville, along Adam Tas, Klapmuts and Jamestown, whilst medium density housing is required in Mooiwater and Cloetesville.

(d) Provision of tenure by creating new innovative development opportunities

Provision of opportunities by the municipality according to:

- Protect existing identity and create precincts with new identify: Adam Tas Corridor, north of Kayamandi.
- Maintain identity overall for example projects implemented in Kylemore, Jamestown and Klapmuts.
- Grow rural and settlement identity for example project implemented and to be implemented: Meerlust, La Motte and Maasdorp.
- Projects/programme for the indigent and those in need of fully subsidised housing where the greatest need exists namely in Stellenbosch and Franschhoek.
- Projects/programme to address overcrowding, backyarders and informal structures in Stellenbosch, Klapmuts, Franschhoek and Kylemore representing about 17% of all households.
- Projects/programmes providing for the provision of partially subsidised opportunities i.e. GAP and FLISP in Cloetesville, La Motte, Mooiwater, Franschhoek, in Adam Tas Corridor, Klapmuts and Jamestown.

The application of the four strategies contribute to Stellenbosch IHSP's vision: "**All income groups in all Stellenbosch settlements live responsibly, in safety and have security of tenure according to municipal capabilities.**" The IHSP vision in turn contributes to Stellenbosch SDF's vision: "*We envisage a municipal area even more special than it is today; a place of natural beauty, rich in the way it preserves and exposes elements of history and culture, its produce from the land, the quality of its institutions, and the mindfulness and innovations of its people.*"

6.2 Conclusion

The public participation process will also include but not be limited to presenting the draft IHSP to all wards. Dedicated timeslots will be arranged with the Ward Councillors and Ward committees in a logical, clustered manner.

6.3 Financial Implications

The financial implications are in accordance with the approved Provincial Department of Infrastructure's Business Plan and approved Municipal budget.

6.4 Legal Implications

The recommendations in this report aid compliance with content and public participation requirements as per the Provincial Department of Infrastructure guidelines for Integrated Human Settlement Plans and Municipal Policies.

6.5 Staff Implications

No staff implications.

6.6 Previous / Relevant Council Resolutions:**38TH COUNCIL MEETING: 2020-10-28: ITEM 11.4.1
RESOLVED (majority vote)**

- (a) that a new Integrated Human Settlement Plan (IHSP) be compiled that adheres to the “Guidelines for the Preparation of Municipal Human Settlement Plans” as proposed by the Western Cape Government: Department Human Settlements, subject to funding being made available; and
- (b) that a new Integrated Human Settlements Plan (IHSP) be developed that aligns housing development with the long-term vision as envisaged in the approved Integrated Development Plan and the Municipal Spatial Development Framework.

*The following Councillors requested that their votes of dissent be minuted:
Cllrs FT Bangani-Menziwe (Ms); DA Hendrickse; LK Horsband (Ms); C Moses (Ms);
RS Nalumango; N Sinkinya (Ms); P Sitshoti (Ms) and LL Stander.*

6.7 Risk Implications

This report has the following risk implications if not implemented:

- Land grabbing will continue impacting negatively on security of land owners.
- informal settlements will expand impacting negatively on attractiveness (and sense of place) of Stellenbosch as a settlement and tourism destination.

ANNEXURES**ANNEXURE 1: Draft Integrated Human Settlements Plan 2022-2027****FOR FURTHER DETAILS CONTACT:**

NAME	<i>Lester van Stavel</i>
POSITION	<i>Manager: Housing Development</i>
DIRECTORATE	<i>Planning & Economic Development, Integrated Human Settlements</i>
CONTACT NUMBERS	<i>021 808 8462</i>
E-MAIL ADDRESS	Lester.vanstavel@stellenbosch.gov.za
REPORT DATE	<i>8 June 2023</i>

ANNEXURE 1

HUMAN SETTLEMENT PLAN 2022 - 2027



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



Prepared by CK RUMBOLL & PARTNERS

Draft

Tender B/SM 58/21: Scope of Work:

The formulation of the Stellenbosch Municipality's Integrated Human Settlement Plan (IIHSP) should be undertaken in a phased approach that is informed by constructive consultation.

It is a municipal priority that the Stellenbosch Municipality's Integrated Human Settlement Plan (IIHSP) be compiled in line with the Western Cape Government: Department of Infrastructure' "Guidelines for the preparation of Municipal Human Settlement Plans".

It is furthermore a requirement that the above IIHSP be aligned with the Stellenbosch Municipality's Integrated Development Plan and Spatial Development Framework.

1.1. The IIHSP should contain the following processes:

1. Pre-Planning Process
2. Analytical and strategy planning Processes
3. Approval and Review Processes

1.2. Content within the IIHSP should address the following:

1. Legal and policy framework
2. Human settlement status assessment
3. Demographic assessment
4. Assessment of municipal-specific housing need
5. Key human settlement challenges
6. Municipal IIHSP vision statement
7. Objectives and strategies in response to challenges
8. IIHSP project portfolio
9. IIHSP implementation pipeline
10. Enabling actions

1.3. Additional Policies, Strategies, Plans Rapid Review

Applicable policies, by-laws and plans for consideration are as follows:

- a) Housing pipeline
- b) Emergency housing assistance policy
- c) Allocation strategy
- d) Housing Demand Database
- e) Informal settlement strategy

- f) Inclusionary housing strategy

1.4. Legislative Public Participation Process and Public Engagement Plan

A public engagement process plan to be submitted as part of the compilation of the IIHSP. The public engagement process to include meetings, presentations, workshops, on-site visits, social media options, roadshows.

1.5. Summary of IIHSP

A user-friendly, illustrative and easy text summary on the IIHSP to be developed.

1.6. GIS

Provide GIS data, in a shape-file format which is compatible and can integrate with the software of Stellenbosch Municipality. Housing projects to be categorized as follows, but is not limited to:

- Per ward,
- Per town,
- Per housing typology (IRDP, FLISP, GAP, etc.)
- Urban/rural ('bosdorpe')
- Per financial year
- Per phase e.g. planning phase, construction phase, hand over.

1.7. MSDF/Urban edge and housing project anomalies

Certain housing projects as prioritized in the approved housing pipeline, are not aligned with the approved Spatial Development Framework and accompanying urban edge. It will be required to consider alternative options/ideas/strategies to strategically address these anomalies.

1.8. Re-prioritization of the draft Human Settlement Development Grant (HSDG) business plan targets and budgets

The prioritization of the housing pipeline to be in compliance with the human settlements and housing delivery legislation, policy and prescripts. Criteria must be developed to test the compliance of the latest national and provincial prescripts for each housing project for incorporation into the housing pipeline.

Executive Summary

Tenure Security, settlement making strategy and regulatory alignment

Stellenbosch Municipality is committed to the following principles to deliver on their settlement making mandate:

MSDF Focus Area	IHSP Principles	IHSP Implication
<i>Valley of Possibility</i>	Equal access	Require well located land
<i>Safe Valley</i>	Place Identify	Provide for amenities & safe communal spaces
<i>Dignified Living</i>	Well-being & individual capability.	Secured tenure (title or rental)
<i>Good Governance and compliance</i>	Corporate capabilities	Secured funds & services
<i>Green & sustainable valley</i>	Resource frugal	Healthy ecological infrastructure

These principles are aligned with the principles of the municipal commitment as reflected **Stellenbosch Spatial Development Framework, 2019** and in the 5-year **Stellenbosch Integrated Development Plan, 5th generation (2022 – 2027)** as part of the municipal wide strategy, priorities, financial implications and implementation thereof. It reflects and guides the delivery of its all-encompassing development strategy including settlement making and delivery of housing (Stellenbosch Municipality, 2017).

The IHSP sets out, amongst other matters, the requirements that individual projects still need to fulfil to be project ready to qualify for funding. Projects that are ready or near ready are included in the municipal Housing Pipeline which are reviewed annually to effectively articulate the Municipality project list, targets and budget allocations towards fulfilling in the housing demand

and ensures that Provincial Department of Infrastructure requirements for funding can be met (Stellenbosch Municipality Housing Pipeline, 2023).

The Provincial Department of Infrastructure must ensure that delivery targets are met and grant funds are spent in accordance with national and provincial policy. Funds are only released to municipalities on receipt of funding applications consistent with funding conditions and included in the municipal IDP and IHSP and Housing Pipeline spanning over ten years reflected in five-year periods. Municipal Housing Pipeline is an integral component of the Provincial Department of Infrastructure Business Plan.

Settlements selected to provide for tenure security and Growth Potential

The Stellenbosch municipal area has 3 main and several smaller settlements and the IHSP is presented accordingly:

- Major towns (incl. Stellenbosch, Klapmuts, and Franschhoek).
- Small settlements in Franschhoek Valley (incl. La Motte and Wemmershoek).
- Small settlements in the Dwarsrivier Valley (incl. Groot Drakenstein, Pniël, Lanquedoc, Johannesburg and Kylemore).
- Small settlements along the R304 (incl. Muldersvlei and Koelenhof).
- Small settlements along Baden Powell Drive (incl. Vlottenburg, Lynedoch and Spier).
- Raithby.

Stellenbosch accommodates 70% of the urban population of the Stellenbosch Municipality. Franschhoek and Klapmuts together only accommodate 20% of the Stellenbosch Municipality's urban population, with the remainder spread throughout the smaller villages and hamlets. The location of the urban population is aligned with Stellenbosch being ranked as having a very high growth potential and Pniël/ Kylemore as having high

growth potential according to The Western Cape Growth Potential Study of Towns in the Western Cape (Western Cape Province, 2014).

Key: L= Low, M= Medium, H=High, VH=Very High	Human Capital	Economic	Physical or Natural	Infra-structure	Institutional	Combined
Stellenbosch/ Jamestown	VH/H	VH/VH	M/M	VH/VH	M/VH	VH
Franschhoek	VH/L	VH/M	M/VH	VH/H	M/M	M
Klapmuts	VH/L	VH/M	M/H	VH/VH	M/L	M
Pniël/ Kylemore	VH/M	VH/M	M/VH	VH/VH	M/M	H

A total of 40.4% or 33 544ha of the land in Stellenbosch Municipality is owned by either government or Stellenbosch Municipality. The rest of the land, approximately 50 316ha, is privately owned. Of the 40%, Stellenbosch Municipality owns 4 219.4ha of urban and rural land spread out in fragments across the entire municipal area. The tradability of this land, is by choice, low as the Municipality prefers leasing rather than selling the land. As the supply side is controlled, house prices are high in Stellenbosch town (Stellenbosch Municipal SDF, 2019).

Estimated need and land requirements

The need for housing is projected as per Stellenbosch MSDF, and is separated between indigent and other (excluding privately funded):

- In 2016 the estimated need for fully subsidized houses was **11 618**. The estimated unfulfilled need of houses by 2036, assuming that no houses for the indigent will be built between 2016 and 2036 is **17 847**. Should the current rate of delivery persist, **7 805** units would have been added

by 2036, thus still resulting in a significant backlog of fully subsidized houses.

- In 2016 the estimated need for partially subsidized houses and including a variety of unit types smaller than **80m²** and aimed at various markets, such as GAP housing, flats and townhouses, and stand-alone units was **15 042**. The estimated unfulfilled need by 2036, assuming no supply of these semi subsidized unit is added, is **23 106**.
- By **2036** the **total need** for subsidized housing is **40 953**

The greatest need for fully subsidized housing exists in Stellenbosch and Franschhoek. Cloetesville and La Motte are prioritized to provide semi-subsidized housing i.e., GAP and FLISP.

The rate of housing delivery during the 2018 – 2021 MTREF period (466 units) and post the current MTREF period (8 166) is not meeting demand. The housing backlog will thus increase, as well as the number of informally housed households. To date Government provided a total of 1 891 subsidised opportunities over the 10-year period ended 2015/16. An estimated cumulative addition to the inventory of only 7 805 houses by the year 2036 may materialize, leaving a significant backlog or social need for housing confirmed as 17 847 opportunities associated with households in the lowest income category. The housing demand waiting list comprise some 18 263 applicants. The 2017 -2022 5-year project pipeline had to deliver 1 570 opportunities (9.95% of the waiting list demand) and planned to deliver 7 506 serviced sites (47.6% of the waiting list demand) and 6 584 units (41.7% of the waiting list demand) until to 2036. Historically some of the backlog was addressed in La Motte (Bosdorp), Jamestown, Klapmuts and Kylemore. In some settlements established by government departments, for example Department of Forestry and Water Affairs, houses were built but ownership

was not transferred i.e., La Motte, Jonkershoek, Lanquedoc, Maasdorp, Meerlust and Wemmershoek (Stellenbosch Municipality Housing Pipeline, 2023).

The historic land take up, by 2015, constitutes 481ha, whilst the urban development strategy proposes a different take up based on:

- Market preference for certain land-uses in specific locations (trends).
- Positioning strategies (ignoring backlogs and surpluses in infrastructure provision and availability of developable land stock).
- understanding of the role of various settlements in SM and their respective projected growth rates and overall demand for land for indigent housing.

The ratio for the proposed allocation of indigent housing is a 7:2:1 spread between Stellenbosch, Franschhoek and Klapmuts. The ratio is based on the percentage of the urban population these settlements are home to. (Stellenbosch Municipal SDF, 2019).

The MSDF provides according to the Urban Development Strategy for the following hectares land within the urban edge:

Land	Stellenbosch	Franschhoek	Klapmuts	Other
Currently available (UDS 2018)	633	131	146	
Historically Gross Land Use taken-up (All uses) by 2015	271 (60%) incl. Jamestown	82 (20%)	56h (10%)	72 (16%)
2021 indigent housing requirement	100	52	14	
2026 cumulative indigent housing requirement	112	65	17	
Balance (negative)	250	(-16)	73	

Table: Land requirements as per Urban Development Strategy & growth rate

The UDS required 741ha to 1 339ha of land in 2036 according to the low and high growth projections respectively. The MSDF 2019 and Housing Pipeline Annual Review 2023 earmark 1 667ha of land for the provision of housing. Land for future growth is evidently more than enough to accommodate the indigent housing need and market driven development. Of note is Distell, owner and user of the Adam Tas and Bergkelder land holdings, intends to relocate its operations to a centralized facility in Klapmuts (north of the N1). This land will then become available.

Estimated demand

The housing demand waiting list comprise some 18 263 applicants (Stellenbosch Pipeline, 2023) that is more than the 2036 supply estimate of 17 847 opportunities.

The middle to high income housing demand was projected to be 1 850 units in 2016 (Urban Econ's Stellenbosch Market Assessment, 2016). The student accommodation demand was recorded as 4 200 beds in 2016 (Urban Econ's Stellenbosch Market Assessment, 2016).

Cloeteville, Idas Valley, Kayamandi, and Jamestown; all within a 5km of radius of Central Stellenbosch make up 45% (7 035) of the total subsidized (BNG) housing need in Stellenbosch Municipality. Neither Idas Valley nor Cloeteville, has extensive land options to accommodate the current demand whilst land adjacent to Kayamandi, and a greenfield development, has been included in the Adam Tas Corridor.

Nearly three quarters or "74% (11 615) of the applicants has been on the waiting list for longer than 10 years, [a quarter] 24% (3 818) of which are currently on the waiting list for more than 20 years. Cloeteville (84%) and Idas Valley (88%) have the highest proportion of applicants on the waiting list for 10 years or more. Given the current profile of those on the waiting list for

less than 10 years, it is evident that housing demand will be driven by applicants from Klapmuts and Kayamandi” as the majority of applicants are from these two settlements.

“Those older than 40 years and on the waiting list for more than 10 years make up 8 390 (53%) of all applicants. More than 50% of Kylemore/ Pniël, Jamestown, Idas Valley and Franschhoek’s housing demand have applicants that are older than 40 years and have been on the waiting list for more than 10 years.” (Stellenbosch Municipal SDF, 2019, p. 39)

Tenure alternatives

Besides informal settlements at Kayamandi and Langrug, overcrowding and informal structures are present in Stellenbosch settlements as per the table below.

Ward	Informal dwelling	Backyard dwelling	Total	Backlog %
Stellenbosch	Kayamandi	Kayamandi	2087/ 7035	11.6% of total (29.7% of 39.2%)
Stellenbosch	Cloetesville, Smartie Town	Cloetesville, Idas Valley, Jamestown		39.2%
Franschhoek	Langrug	Langrug	1113	6%
Klapmuts			936	5%
Kylemore				
Total	8 800	2 439	4 136/ 11 239	17 965

About 17% of all households in the municipal area are living in informal informal structures. A recent count of informal structures in three **informal settlements precincts**, Enkanini and Zone O in Kayamandi and Langrug,

established an increase in numbers since 2011 equivalent to a 5% annual growth rate. In other words, the combined number of informal structures in informal settlements in the municipal area, increased from nearly seven thousand (6 895) in 2011 to nine thousand (8 800) in 2016.

Beside informal precincts, there are households living in **informal backyard structures** in ¹ Mooiwater, Franschhoek, Kylemore, Old location in Kayamandi, Cloetesville and Klapmuts. A survey estimated that 5,6% (or 2 439 units) of all dwellings in the municipal area are informal informal structures in backyards. About 77% of the households living in these informal structures are indigent and have a monthly income of less than R3 500 (2011). Many households living in backyard structures and not being connected to services consist of five or more persons per household causing **overcrowding**. In Franschhoek, informal structures in backyards constitute about 11% of all dwellings in the town.

To address the challenge of housing and security of tenure the following settlements projects are being implemented:

	Settlement	Type
1	Erf 3229 Mooiwater	Subsidized
2	Idas Valley	Subsidized
3	The Steps and Orlean Lounge, Cloetesville	Rectification
4	ISSP Kayamandi Zone O (711)	UISP

Table: Current projects

A list of projects (Pipeline) over the next 3 years follows being part of the approved and gazetted 2022/2023 HSDG and ISUPG Business of Provincial Department of Infrastructure.

¹ Ward 1 - Mooiwater, Franschhoek, Ward 4 - Kylemore, Ward 13 - Old location, Ward 14 - Zone I, O and M in Kayamandi, Ward 16 - Cloetesville

The following social housing and formalising and upgrading of existing settlements projects are at preplanning stage. Once the feasibility studies are completed and the terms of reference advertised, a development agency has to be appointed to implement the projects.

Social Housing		
1	Farms 81/2 and 81/9, Kayamandi	Social Housing
2	Lapland Precinct, Stellenbosch	Social Housing
3	Teen-die-Bult Precinct, Stellenbosch	Social Housing
Formalising and Upgrading of Existing Settlements		
1	Erf 2183 Klapmuts, La Rochelle	Subsidized
2	Langrug, Franschhoek	Subsidized
3	Enkanini Informal Settlement	Subsidized
4	Kayamandi Centre	Subsidized
5	Maasdorp Village, Franschhoek	Bosdorp
6	Five housing projects in Kayamandi	Town Establish
7	3460 Meerlust, Franschhoek (200)	Bosdorp
8	Jonkershoek	Bosdorp

To accommodate people temporarily (TRAs) serviced land is required in² Langrug and Smartie Town, Cloeteville. Langrug as TRA will be limited as development will not be allowed where the slope is too steep and at Mooiwater where structures are at risk of flooding. Smartie Town will be relocated to Ward 17, which is still part of Cloeteville. TRAs could be formalized in Kayamandi North (to be determined) and Klapmuts (proposed immediately south or west of Klapmuts).

As individuals residing on farms represent likely a 5% of the waiting list, the approach for providing subsidised housing with the support of farmers

² Ward 2 - Langrug and Ward 16 - Smartie Town, Cloeteville

(private sector) should be pursued. The same approach should be followed for providing housing for retired or retiring farm workers. Initiatives by government and the private sector include Simonsig, having been identified to establish agri-villages, whilst Elsenburg is an example of an established agri-village.

Workers involved in Forestry or in Water Management and of a particular income category, are in need of housing too. Hence the formalization of settlements such as Maasdorp, Meerlust, La Motte are examples of rural settlements that vested to accommodate government workers and former government workers. Provision of housing in these settlements should be limited to workers that can proof their employment history. Whilst Jonkershoek are in the same category, its conservation worthiness pre-empt settlement making and those who rights have vested need to be provided of alternative accommodation or long-term lease (Stellenbosch Municipality Housing Pipeline, 2023).

The following projects are either at Pre-planning and/or Planning stage. Pre-planning is the inception stage where land was identified, feasibility studies have been conducted and SDPs may have been completed. During Planning stage land use applications are considered and land use approval has been obtained. There are twelve (12) projects in this stage.

	Pre-planning and / or Planning	
1	Erf 7001 Stellenbosch, Cloeteville ("Soek-mekaar")	GAP
2	Jamestown Development: Phase 2 & 3	Subsidized & GAP
3	Northern Extension, Kayamandi	Mixed Use
4	Erf 64 Kylemore	Subsidized & GAP
5	Erven 412, 217 and 284 Groendal, Franschoek	Subsidized
6	Portion of Erf 7271 Cloeteville, Stellenbosch.	Plot-plan & GAP
7	Erven 6300, 6847, 6886 Cloeteville, Stellenbosch.	Plot-plan or GAP/ FLISP
8	Erf 8776 Cloeteville, Stellenbosch.	GAP/ FLISP
9	Erf 6705 Cloeteville, Stellenbosch.	GAP/ FLISP
10	La Motte Old Forest Station	Bosdorp
11	Droë Dyke	Catalytic
12	Jamestown Development: Phase 4	Mixed Use

Most mixed-use zones are Brownfields developments. Catalytic projects such as Adam Tas corridor is a mixture of both and Kayamandi Northern Extension is a Greenfields development.

Infrastructure Status Quo in settlements																					
Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17	18	19	19	19	20	20	20	20	21	22	
	Fh	LM	Wh	Lq	J/ P	Ky	IV	St	Ka	Cl	Kl	Eb	Ko	Mu	Ld	Vb	Sp	R	Ja	B/D	
Elect									IS												
Water	IS			IS	IS	IS	IS	IS	IS	IS	IS		IS						IS		
SEW				C	C	C	C	C	C	C			Nc	Nc					A		
Combined Need				H	H	H	H	H	VH	H											

A – Adequate (Sufficient, spare capacity), C – At capacity, no spare capacity, IS – insufficient/ overload, UGR – upgrade require; N – new gear/ storage required, Nc – non compliant e.g. – Septic Tanks, H – High. VH – Very High

Table: Stellenbosch Infrastructure Status Quo

³Ward 2 - Langrug and La Motte, Ward 3 - Wemmershoek, Lanquedoc and Meerlust, Ward 5 - Jonkershoek and Ward 13 - Old Location, Ward 14 - Zones I, O, M, Ward 15 - Hostels and Flats, Kayamandi, Ward 16 & 17 – Cloeteville, Ward 19 – Elsenburg, Ward 11 – Adam Tas, Ward 18 – Klappmuts, Ward 21 – Jamestown, Ward 1 – Mooiwater and Ward 17 - Cloeteville

Subsidized housing is required in³ Langrug and La Motte, Wemmershoek, Lanquedoc and Meerlust, Jonkershoek and Hostels and Flats, Kayamandi. Upgrading of municipal flats was identified for Cloeteville. Settlements in need of Social Housing are Franschoek and Mooiwater and settlements in need of Housing for Senior Citizens are in Kayamandi. Housing for farmworkers (agri-villages) is needed as is housing in the Bosdorp including La Motte, Maasdorp, Meerlust and Jonkershoek.

GAP and/or affordable housing is needed in Mooiwater, Franschoek, Cloeteville, Along Adam Tas, Klappmuts and Jamestown, whilst Medium Density housing is required in Mooiwater and Cloeteville.

Municipal Infrastructure SWOT

The need for water resource and infrastructure is very high in Franschoek, Stellenbosch and Klappmuts. The need for sewerage infrastructure in Stellenbosch is at capacity. Electricity volumes are overloaded at Kayamandi and Cloeteville, Stellenbosch and upgrades are required as is upgrades

required to unlock the catalytic projects planned along Adam Tas.

- The modal split in Stellenbosch Municipality is as follows: light vehicles: 87%; minibus taxis: 7,5%; bus: 4,5%; heavy vehicles: 1,5% (rail information is not available in the RMP) as 60% of SM’s households do not have access to a car, and are dependent on unsupported informal public transport or travel on foot.
- Some 3 200 persons travel into town during the highest peak hour per day and 70% of all trips entering Stellenbosch town are by private car.
- Approximately 80% of the workforce employed in the municipal area live in the town of Stellenbosch and make trips of less than 5km in distance. 95% of all NMT trips within the Stellenbosch town are made by low-income residents.
- Scheduled passenger trains in the Stellenbosch area run over a total rail line distance of 18km, and trains stop at seven stations in the municipal area (Lynedoch, Spier, Vlotenburg, Stellenbosch town, Koelenhof, Muldersvlei and Klapmuts). Franschhoek, La Motte and

Wemmershoek are alongside the Franschhoek line which is no longer in operation.

- Public bus services are limited. There are 28 scholar bus contracts within the Municipality, transporting up to 4 263 scholars.
- According to the Transport Register there are 43 routes operated by mini-bus taxis. Currently, 114 mini-bus taxis have been surveyed and 157 operating licences have been issued. The majority of routes are operating at above 75% service capacity.

Social Amenities (Public facilities) are categorized according to five to six broad functions: education, health, recreation, culture, administration / civic and social and classed according to hierarchical categories (higher, middle, lower-order and mobile facilities). There appears to be an adequate number of facilities within reach of the majority of households to meet the educational and health care needs of settlements, but challenges relate to operational and household affordability as well as the capacity of these facilities (e.g.,

overcrowded schools in poorer neighbourhoods).

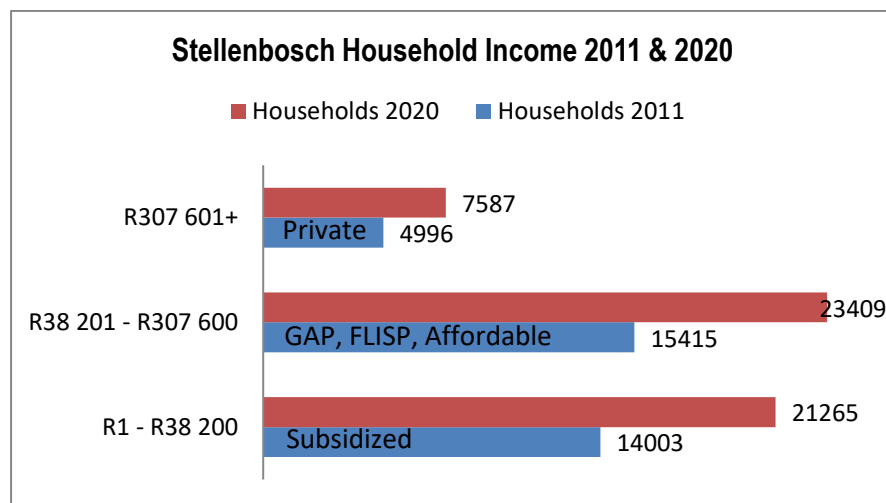
Accordingly, the adjacent table outlines the amenities that are lacking as identified by the community instead of a norm assessment of amenities. Of note is that amenities are mainly required in the bigger settlements (Stellenbosch Municipality Housing Pipeline, 2023).

Ward needs related to amenities																									
Ward	1	2	2	3	4	4	5	6	7-11	12-15	13	14	15	16-17	18	19	19	19	20	20	20	20	21	22	
	Fh	Lm	Wh	Lq	J & P	Ky	IV		S	Ka				Cl	KI	Eb	Ko	Mv	Ld	Vb	Sp	R	Ja	B/D	
Edu.										ECD	OAH, CH, HR CH				HS PS				LL					C	
Culture									HB		CH								C						
Civic							IO									Cl, MC - U									
Social		ZL - b					S-U, CM Links			CE					EC										
Recre.	GP -M	EW P					SP	U-Nb Fb TC, RF		SP	SP, RC	SP	SP	PPs		Rec C				SG				PP	PP & GP- U

C – Clinic; CE- centre for elderly, CM – community markets, CH – Civic Hall, EC – educational centre, EWP – Eco and water park, Fb – Football, GP – Gym park, HB – Historic buildings, HR – Hall of Remembrance, HS – High School, PS – Primary School, IO – Improve operations, Nb– Netball, Rb – Rugby, RC – Recreation Clinic, OAH – Old Age Home; SG – Sportsground, S- Stalls, SP – Swimming Pool; PP(s) – Play park(s), T – Tennis, ZL – Zoned land: b - business, F – Field, U – Upgrade, M – Maintain, M – Mobile

Tenure (rental vs. ownership)

The ratio of households owning (paid off and bonded), renting or occupying houses rent free is 1:1:1 (1.18: 1: 0.96). Nearly a third (30% or 8 707) of 29 023 households (Stats, 2011) rented housing whilst another third (29%) occupies housing rent-free. Overall, just more than a third (35.6%) of the population in Stellenbosch municipal area, owned their properties. The municipal specific housing need has been illustrated as Households per Typology (Income Category) in the graph to follow and it is highly likely that the distribution of income has changed and households with an income of less than R3 500 has increased with 7 262 families over and above the population growth rate (StatsSA, 2011).



Provision strategies

The objective of the Housing Pipeline is to tabulate the housing programmes administered and managed by the Municipality which includes:

- the provision of enhanced serviced sites;
- the upgrading of informal settlements;
- access to affordable housing (Subsidized/ BNG);
- Social Housing (Stellenbosch was approved as restructuring town, 2017);
- the IRDP enables the development of well-located, socially diverse projects that provide a mix of income groups and land uses; and
- Financed Linked Individual Subsidy Programme (FLISP) - for those within the GAP-market to acquire existing properties or to buy a serviced site.

The implementation of housing projects in the Municipality is executed by the Department: Project Management Unit (PMU). The Department: Housing Development hands over projects to the PMU for implementation after obtaining all the required development rights. Projects have to be included in the Housing Pipeline to be implemented (StatsSA, 2011).

Stellenbosch IHSP's vision: ***"All income groups in all Stellenbosch settlements live responsibly, in safety and have security of tenure according to municipal capabilities."*** contributes to Stellenbosch MSDF's vision: *"We envisage a municipal area even more special than it is today; a place of natural beauty, rich in the way it preserves and exposes elements of history and culture, its produce from the land, the quality of its institutions, and the mindfulness and innovations of its people."*

The approach followed aligns with the MSDF proposals.

- Align provision of tenure with respecting nature, being resource frugal and growing ecological infrastructure (core capabilities) strategy and secure promulgation (gazette) of IHSP priorities
- Align provision of tenure with economic development
- Provide different tenure options:
 - Serviced sites
 - Social housing (outside restructuring zones)
 - Restructuring Zones
 - High Density (3 story walk-ups)
 - Subsidised Housing (700 in Business Zone)
 - UIS (un-serviced sites)
 - GAP
 - FLISP
- And provide for different and special groups: Military Veterans, Back Yarders, the Elderly, Persons with disabilities, child headed households and persons longest on the waiting list.

Priority Human Settlement Housing Development Areas (PHSHDAs or PHDAs in short) identified by the National Housing Development Agency (NHDA) are areas where the development of residential and community uses is deemed a priority in accordance with municipal IDPs and Provincial SDFs and which cannot be addressed in the current arrangement of existing housing programmes. PHDAs are specifically applicable to certain circumstances of “priority”, such as upgrading or redevelopment of precincts for housing to low-income earners in urban areas.

Areas that are referred to as Priority Areas in the IHSP are seen as localities within a municipal area that have been identified and approved by a municipality as being areas where focused efforts should be targeted to achieve local and/or municipal objectives in human settlement development. It is possible that such areas would be included in or coincide with designated PHDAs.

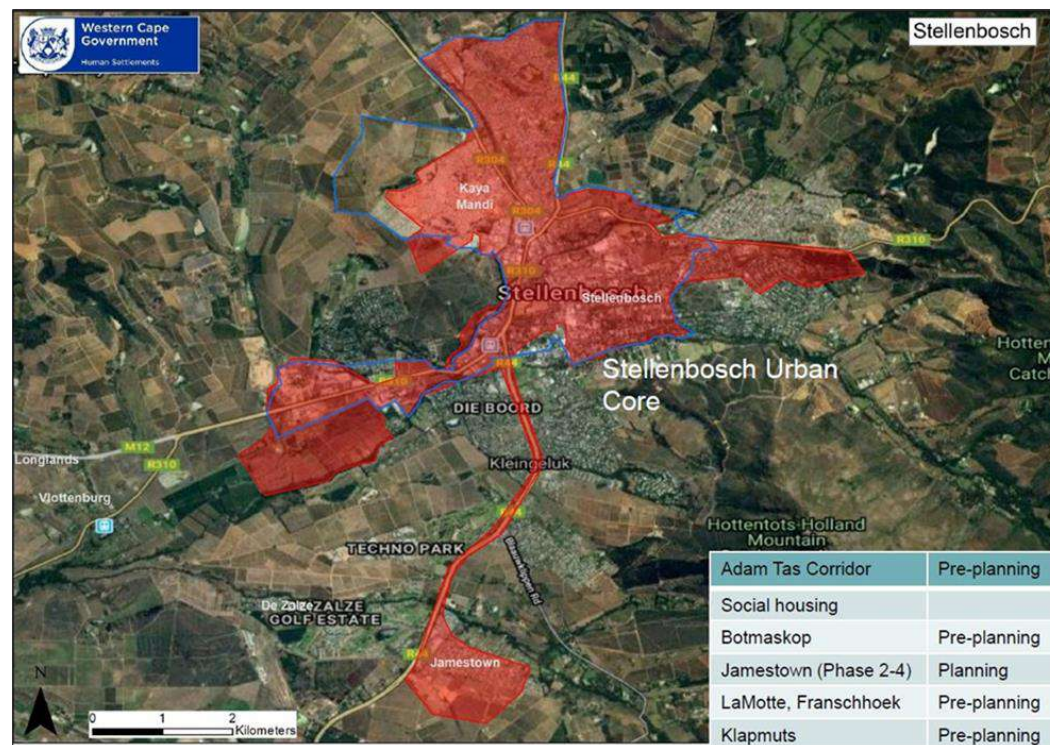


Figure: Priority Human Settlements and Housing Development Areas (PHSHDA)

The “Stellenbosch Urban Core PSHDA was formally gazetted on 15 May 2020 (Government Gazette No. 43316) and consists of the neighbourhoods of Jamestown, Kayamandi and Central Stellenbosch (see figure 1). To date the National Housing Development Agency (NHDA) with assistance from the Provincial Department of Infrastructure have undertaken a Status Quo Analysis in preparation for the drafting of the Stellenbosch PSHDA Development Plan (Stellenbosch Municipal SDF, 2019).

The Upgrading informal settlements through applying the following broad objectives assist with integration:

- In-situ upgrading of informal settlements;
- Upgrade informal settlements by the provision of basic services;
- Develop emergency housing sites geared to accommodate evictees;
- Undertake demographic surveys of identified informal settlements;
- Facilitate tenure security in informal settlements;
- Manage the provision of services and development programmes to informal settlements.

There are incremental developments in Franschoek at Langrug and Mooiwater as well as in Stellenbosch at Kayamandi and Cloeteville. These areas are on the housing pipeline to be assisted through the Upgrading of Informal Settlement Programme (UISP) funding model. The UISP creates serviced stands within informal settlements, and beneficiaries must apply for housing construction and transfer of ownership assistance through other housing programmes. There are four phases: Stage 1: UISP initiation, Stage 2: Interim access to share basic services, Feasibility Assessment and Planning and Construction Readiness. Stage 3: Construction of Enhanced Serviced Sites and TRA Facilities. Stage 4: Housing consolidation.

Three spatial transformation priorities should be pursued:

- a) Prioritise provision of housing and security of tenure for an additional earmarked target group besides Military Veterans, Back Yarders, the Elderly, Persons with disabilities and child headed households:
 - Those on waiting list for 10 years and more (since 2012 and before): Special projects have to take priority and include infill or redevelopment projects. Such projects have to be fast tracked.
- b) Prioritise the formalization of Bosdorpe Meerlust, Maasdorp and La Motte. Where possible the formalization should follow the location of existing structures.
- c) Prioritise together with the National Housing Development Agency (NHDA), the transformation of Jonkershoek Bosdorp into a resort with short- and long-term accommodation. Initial beneficiaries and other can either lease long term or exercise a settlement option elsewhere.

Projects to take these priorities forward should be included in the Housing Pipeline and form part of the revision of the Housing Pipeline (Stellenbosch Municipality Housing Pipeline, 2023).

Different spatial transformation strategies including mixed use, integration and restructuring zones, densification and intensification and catalytic projects are applied in larger settlements such as Stellenbosch, Franschoek and Klappmuts whilst in the smaller settlements limited strategies i.e., mixed use, densification and activity streets are applied. Mixed use is limited and neighbourhood business and amenity nodes. Integration zones were delineated in Stellenbosch and Klappmuts. The land around the intersection of R44, R304 and R310 and towards the CBD of Stellenbosch is earmarked as a restructuring zone. In Stellenbosch, Franschoek and Klappmuts

densification and intensification are applied in mixed use precincts, restructuring zone and upgrading of informal settlements.

To optimize use of services and amenities, spatial transformation is achieved through:

Densification targets are applied and which are more appropriate in some towns such as Stellenbosch, Franschhoek and Klipmuts whilst the unique character of smaller settlements is being protected. In 2015 the average density in Stellenbosch was 8,17 dwelling units per hectare, with Franschhoek only slightly higher at 10,22 units and Klipmuts falling between these two at 9,94 (densities vary significantly between neighbourhoods within settlements).

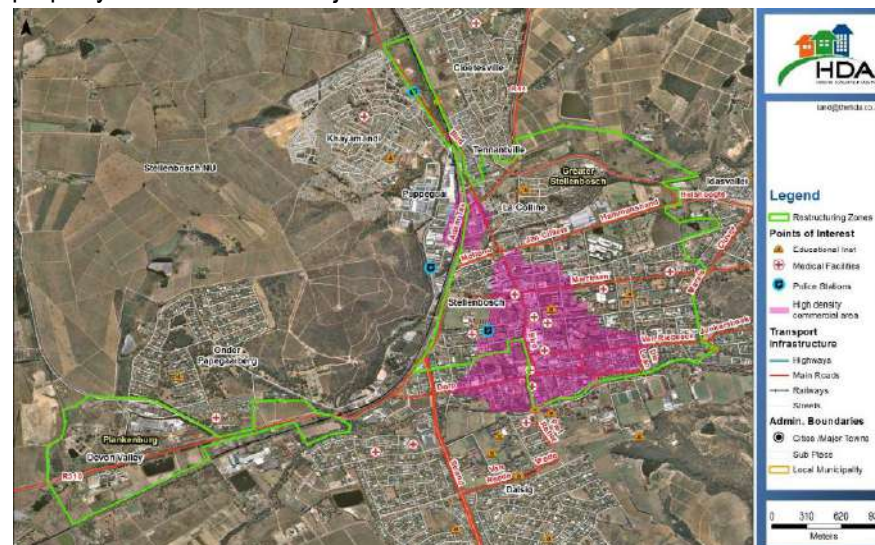
The current densities remain below 10du/ha within the urban edge. As for every 1.5ha been built-up there is 1ha of vacant land in the towns of Stellenbosch, Klipmuts and Franschhoek as the overall built-up/ vacant ratio is 5.4:3.5. Yet, almost 70% of all 2019 submitted strategic land-development applications had a peripheral location (i.e., contributing to urban sprawl with associated costs), and even more (89%) of these applications were Greenfields developments.

The split in housing typologies is: dwelling houses (74%), flats (17%), other residential buildings (6%), and townhouses (3%). Hence rezoning (high & medium density) and subdivisions and second dwellings should be promoted and could accommodate back yard dwellers. Overlay zones can be delineated to allow second dwelling units on single residential plots where services capacity is adequate. Guidelines, standards and conditions compliant with different legislation, the MSDF and related policies can form part of an overlay zone. Consideration should be given to the implementation

of second service meters and prohibition of a double subsidy to the landowner.

Restructuring and integration of settlement precincts can be achieved through functional integration making use of rezoning and densification and reinforcement (mixed-use) and development located in “within walking distance” (norm: 20 minutes/1 kilometre) to social amenities and business nodes.

Or restructuring of towns can be achieved through socio-economic integration by position social amenities and infrastructure centrally for sharing by various communities, providing a variety of housing types for different income (social gradient) groups and development that facilitate different property values between adjacent areas.



Stellenbosch Municipality was approved as a Restructuring Town in March 2017, by the National Minister of Human Settlements. Social Housing

Institutions (SHI's) and/or Other Development Agency (ODA's) will be appointed to give effect to the Municipality's social housing programme to generate and operate rental housing stock.

The rental stock or social housing contributes to spatial restructuring by increasing densities and compacting growth thereby ensuring that the poor are not pushed out to marginal locations at the edge of the city.

Well-managed social housing projects have a low internal (to the project) crime rate, and contribute to stabilizing external (to the project) crime-ridden environments, hence its contribution to "revitalization of neighbourhood" initiatives. It provides a sense of belonging and security.

Catalytic projects

Catalyst projects are a combined public and private initiative that are planned and designed to cause a corresponding and complementary development reaction on surrounding properties. The project magnitude stimulates redevelopment of underdeveloped properties or major rehabilitation of underutilized buildings. Adam Tas Corridor comprises the most strategically located 400ha land in Stellenbosch town being the large industrial precinct including Cape Sawmills and Distell. Conceptually, a linear new district within Stellenbosch is envisaged adjacent to and straddling (in places) Adam Tas Road, the R44, and railway line. Overall, development should be mixed, high density and favour access by pedestrians and cyclists (Stellenbosch Municipality, et al., 2021). A central movement system (with an emphasis on public transport and NMT) forms the spine of the area, and is linked to adjacent districts south and west of the corridor. Remote parking facilities and bridging to enable integration across the corridor to access adjacent areas will form part of the intended development (Stellenbosch Municipal SDF, 2019).

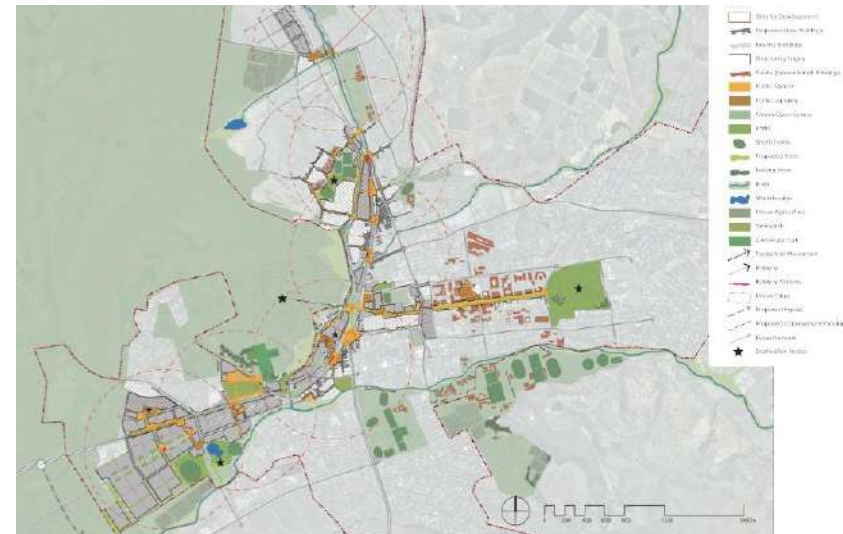
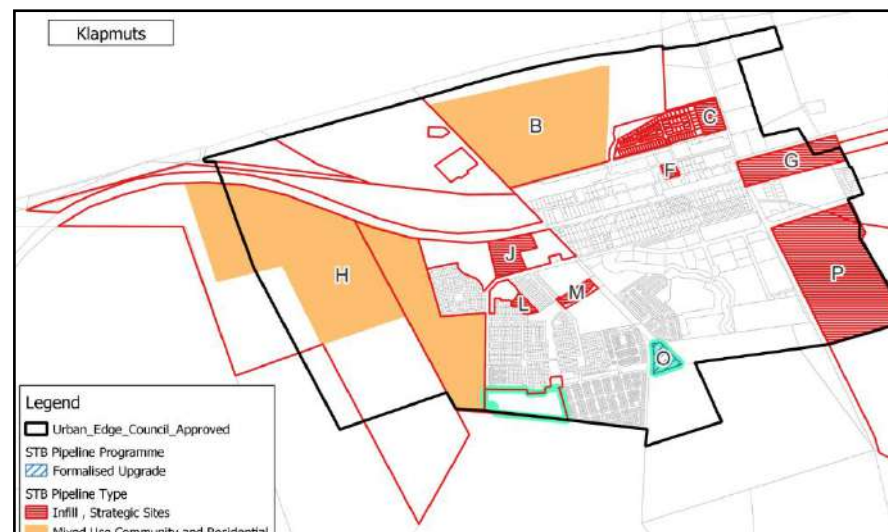


Figure: Catalytic Development, Adam Tas Corridor

The proposed Adam Tas Corridor development, stretching for 5km along the R310 and R44 along the foot of Papegaaiberg from the disused Cape Sawmills site in the west to Kayamandi and Cloetesville in the north, will enhance the western edge and the barrier/ severance effect of the R44 and the railway line. It includes the Steinhoff owned disused Cape Sawmills Sawmill site, the government owned Droë Dyke area, Distell's Adam Tas facility, Oude Libertas, various Remgro property assets, Bosman's Crossing, the rail station, Bergkelder complex, Van der Stel sports complex, the George Blake Road area, and parts of Kayamandi and Cloetesville (Stellenbosch Municipality, et al., 2021). A range of housing types, in the form of apartments should be provided, accommodating different income groups and family types.

At **Klapmuts**, mixed-use development is proposed on Farm 736/RE, located in Drakenstein Municipality. This proposed development in Klapmuts North aims to unlock economic activity with an emphasis on job creation. Whilst in the south, the development of an “innovation precinct” or “smart city” is driven by private sector led institutional arrangements, any significant new residential development has to ensure that housing stock provides for a range of income groups. Land abutting Klapmuts could be considered for settlement development. The anticipated development becomes catalytic of nature as significant change to access and mobility provision is required simultaneously. The improved linkages between Klapmuts North and South, specifically along Groenfontein Road and a possible NMT crossing over the N1 is proposed. The feasibility of changing/ complementing the rail service along the Baden Powell Drive-Adam Tas-R304 corridor to a system providing a more frequent, flexible service better integrated into the urban realm should be explored. Alternatively, a regular bus service should be explored serving the same route. (Stellenbosch Municipal SDF, 2019).



Scheduled projects over 5 years

A schedule of projects type per settlement follows. Most of these projects are earmarked to be executed within the next 5 years, but some runs over a longer period of time.

Types of Housing Instrument	Integrated Residential Development Programme (IRDP) (State subsidies)	Upgrading Informal Settlement Programmes UISP & Emergency Housing	Finance Linked Individual Subsidy Programme (FLISP)	Rental Stock/ Social Housing	Rural or Bosdorp of Water Affairs Housing
Stellenbosch	X	X	X	X	
Franschhoek	X	X	X		
Klapmuts		X			
Jamestown (SS)	X		X		
Jonkershoek (SS)	X		X		X
La Motte (Wiesiesdraai) (FV)	X		X		X
Wemmershoek (FV)					
Koelenhof (R304)	X				X
Vlottenburg (BP)	X				
Kylemore (DV)	X				
Lanquedoc (DV)					X

Provision Linked to a list of funding requirements per financial year

The Housing Pipeline below provides the land assembly and release (Readiness) schedule and planning permission schedule (Sustainability) for identified land parcels for Stellenbosch. Sustainability Criteria scores are generated from completing a Layout Plan Checklist.

Abbreviations: PTRU-Possible Temporary Relocation Units; TE-Township Establishment; LS-Large Scale; LI-Land Invasion; ES-Environmental Sensitivity; SS-Steep Slopes; BEW-Bulk Earth Works; ATC-Adam Tas Corridor; WS-Water Supply; BC-Bulk Capacity; CD-Community Dynamics; DC-Design Concept; CC-Community Challenges; BSP-Bulk Service Provision; UE-Urban Edge; C Coop-Community Cooperation.

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria	Strategic Alignment	Planning Conditions
29) Idas Valley Erf 9445	Yes	Yes	Yes	Yes	Yes (PIRR)	Yes	C Coop, LI	Current	Suitable		N/A	Yes
31) ISSP Kayamandi Zone O (711)	Yes, Erf 2991	Yes	Yes	Yes	Yes (PIRR)	Yes	LI, C Coop	Current	Suitable		Yes	Yes
33) Watergang Phase 2C	Yes, Erf 3603	Yes	Yes	Yes	Yes	Yes	Cost	Current	TBD		N/A	Yes
2) 3694 Erf 7001 Cloetesville (360) IRDP	Yes, Erf 7001	No	Yes	No	Yes (PID)	Yes	FLISP Beneficiaries	4	Suitable		Yes	Yes
17) La Rochelle Klapmuts (Erf 2183)	Yes, Erf 2183	Yes	Yes	No	No	Yes	Small Scale, LI	4	Suitable		Yes	Small Site
19) 3258 ISSP Kayamandi Centre (1000)	Yes, Various	No	Yes	No	Yes (PID)	Yes	LS, decanting required	4	Suitable		Yes	Yes
21) Erven 1080 – 1112 Kayamandi	Yes, Erven 1080-1112	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		Yes	TBD
22) Red Bricks Hostels	Yes, Erven 112, 114, 115, 116	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
23) Erven 1123 – 1154 & 1113	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
24) Erven 513-522, 66, 67, 69 and a Ptn of Erf 523	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
25) Mpelazwe: Erf RE/288	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
32) 3259 ISSP Kayamandi Enkanini (1300)	Yes, Various	Yes	Yes	Yes	Yes (PFR)	Yes	LS, Decanting	4	SS, Cost		Yes	Yes

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria	Strategic Alignment	Planning Conditions
1) 3269 Jamestown Development: Phases 2 – 4	Yes, Ptn RE/527, 3/527 & 7/527	No	TBD	No	Yes (PID)	Yes	LS	3	Suitable		Yes	Yes
4) Northern Extension, Kayamandi	Yes, Various	No	TBD	No	Yes (PID)	Yes	LS, LI	3	Mostly Suitable, SS		Yes	Yes
18) 3256 Franschoek Langrug (1900)	Yes, Erven 959-1120 and 2901	No	TBD	No	Yes (PID)	Yes	Decanting required	3	Suitable, but SS		Yes	Yes
26) 3460 Meerlust, Franschoek (200)	Yes, Farm 1006/1	No	TBD	No	Yes (PID)	Yes	Location & Small Scale	3	TBD		Potential TBD	TBD
3) 2053 (20) Erf 64 Kylemore (171) IRDP	No, Erf 64	No	Yes	No	No	Yes	Land not Municipal Owned	2	Suitable		Yes	Yes
5) Erven 412, 217 and 284 Groendal	Yes, Erven 412, 217 & 284	No	TBD	No	No	Yes	TBD	2	TBD		Yes	TBD
12) La Motte Old Forest Station	No, Farm 1339, 1158 & 1158/1	No	TBD	No	Yes (PID)	Yes	Land not Municipal Owned	2	Suitable		Yes	Yes
14) Farms 81/2 & 81/9	Yes, Farms 81/2 & 81/9	No	TBD	No	No	Yes	Various	2	Not Suitable		Yes	TBD
20) Maasdorp Village, Franschoek	No, Farm 1041/3 & 1041/7	Yes	No	No	No	Yes	Cost	2	Suitable		Yes	TBD
6) Ptn of Erf 7271	Yes, Ptn Erf 7271	No	TBD	No	No	Yes	ES, Cost	1	Soil condition & water table adds to cost		Yes	TBD
7) Erven 6300, 6847 & 6886	Yes, Erven 6300, 6847 & 6886	No	TBD	No	No	Yes	ES, Cost	1	Soil condition & water table adds to cost		Yes	TBD
8) Erf 8776	Yes, Erf 8776	No	TBD	No	No	Yes	Cost	1	Soil condition & water table adds to cost		Yes	TBD
9) Erf 6705	Yes, Erf 6705	No	TBD	No	No	Yes	Soil Cond impact costs	1	Soil Cond impact costs		Yes	TBD

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria	Strategic Alignment	Planning Conditions
10) Erf 8915	Yes, Erf 8915	No	TBD	No	No	Yes	SS, Poor Soil, insufficient Infrastructure	1	SS		Yes	TBD
11) Erven 6668 & 7181	Yes, Erf 6668 & 7181	No	TBD	No	No	Yes	BEW required	1	Poor Soil, BEW required		Yes	TBD
13) Droë Dyke	No, Ptn Farm RE/284, 183/17, RE Ptn 35 of 183, 283/8, RE/283 & 281	No	No	No	No	Yes	Scale & Dependence on ATC	1	TBD		Yes	Yes
16) Teen-die-Bult Precinct	Yes, Farm 180, Erven 2728, 3481-3486	No	TBD	No	No	No	Construction on top of existing units	1	TBC		Yes	TBD
28) Erf 3229 Mooiwater, Franschhoek TRA	Yes	No	Yes	Yes	Yes	Yes	Decanting, invasion	1	Suitable		Not indicated	Yes
15) Lapland Precinct	No, Erven 2149, 6590, 2608, 2609, 6659 & 9106	No	TBD	No	No	Yes	Relocation of prison, construction on top of existing units	0	TBC		Yes	TBD
27) Jonkershoek	No, Various	No	No	No	No	Yes	Conservation status, BSP Constraints	0	TBD		Potential TBD	TBD
30) The Steps and Orlean Lounge	N/A	N/A	Yes	N/A	N/A	Yes	C Coop, Decanting	N/A	Suitable		Yes	N/A

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LIST OF ABBREVIATIONS

Abbreviation	Definition
AADD	Average Annual Daily Demand
ATC	Adam Tas Corridor
BC	Bulk Capacity
BEW	Bulk Earth Works
BL	Backlog
BNG	Breaking New Ground
BP	Baden Powell
BSP	Bulk Service Provision
CBD	Central Business District
CC	Community Challenges
CD	Community Dynamics
CH	Civic Hall
CM	Community Markets
CPI	Consumer Price Index
CR	Clean Rivers
CRR	Community Residential Rehabilitation
CoCT	City of Cape Town
CV	Cloetesville
DC	Design Concept
DD	Droë Dyke
DHS	Department of Human Settlements
DORA	Division of Revenue Act Allocations
DPW&I	Department of Public Works and Infrastructure
DV	Devon Valley
DW	Drinking Water
EC	Eastern Cape

EC	Elderly Centre
ECD	Early Childhood Development
EE	Emergency Exits
EHP	Emergency Housing Programme
EIA	Environmental Impact Assessment
EPWP	Expanded Public Works Programme
ES	Environmental Sensitivity
EWP	Eco and Water Park
FLISP	Financed Linked Individual Subsidy Programme
FU	Formalising and Upgrading of Existing Settlements
FV	Franschhoek Valley
GAP	Affordable Housing
GDP	Gross Domestic Product
GP	Gym Park
HB	Historic Buildings
HR	Hall of Remembrance
HS	Human Settlement
HS	High School
HSDG	Human Settlement Development Grant
IHSP	Human Settlement Plan
IDP	Integrated Development Plan
IF	Infill Projects
IO	Improve Operations
IS	Implementation Stage
IRDP	Integrated Residential Development Programme
ISSP	Informal Settlement Support Programme
ISUPG	Informal Settlements Upgrading Partnership Grant
ITN	Integrated Transport Network

IUDF	Integrated Urban Development Framework
IV	Idas Valley
IZS	Integrated Zoning Scheme
JV	Jonkershoek Valley
KM	Kayamandi
LDA	Land Development Agency
LED	Local Economic Development Plan
LI	Land Invasion
LM	La Motte
LS	Large Scale
LSDF	Local Spatial Development Framework
MSDF/ SDF	Municipal Spatial Development Framework
MTREF	Medium Term Revenue and Expenditure Framework
MU	Mixed Use
MVA	Megavolt-amperes
NDHS	National Department of Human Settlements
NDP	National Development Plan
NHDA	National Housing Development Agency
NMT	Non-Motorized Transport
NSDF	National Spatial Development Framework
OAH	Old Age Homes
ODA	Other Development Agency
PC	Pedestrian Crossing
PDol	Provincial Department of Infrastructure
PHDA	Priority Housing Development Areas
PHSHDA	Priority Human Settlement Housing Development Areas
PID	Project Initiation Document
PIRR	Project Implementation Readiness Report

PL	Pipeline
PMO	Project Management Office
PMU	Project Management Unit
PP	Projects in Pre-Planning
PP	Play Park
PFR	Project Feasibility Report
PRV	Pressure-Reducing Valve Maintenance and Zone
PS	Provincial Strategy
PS	Primary School
PSDF	Provincial Spatial Development Framework
PT	Public Transport
PTRU	Provincial Resource Unit
PTRU	Possible Temporary Relocation Units
RC	Recreation Clinic
RMP	Roads Master Plan
ROD	Record of Decision
RR	Refuse Removal
RSA	Republic of South Africa
SA	South Africa
SANS	South African National Building Standards
SB	Stellenbosch
SC	Senior Citizens
SDBIP	Service Delivery and Budget Implementation Plan
SDG	Settlement Development Grant
SDP	Site Development Plan
SEW	Sewerage
SFA	Strategic Focus Areas
SG	Surveyor General

SG	Sports ground
SH	Social Housing
SHI	Social Housing Institute
SL	Serviced Land
SM	Stellenbosch Municipality
SP	Somerset Plain
SP	Swimming Pool
SPLUMA	Spatial Planning Land Use Management Act
SPP	Special Presidential Package
SRA	Special Rating Areas
SS	Stellenbosch Surroundings
SS	Secondary School
SW	Storm Water
SWOT	Strengths, Weaknesses, Opportunities and Threats
TBC	To Be Confirmed
TBD	To Be Determined
TE	Township Establishment

TR	Taxi Rank
TRA	Temporary Relocation Area
TWD	Total Water Demand
UAW	Unaccounted for Water
UDS	Urban Development Strategy
UE	Urban Edge
UGR	Upgrade Required
UIS	Unserviced Sites
UISP	Upgrading Informal Settlement Programme
USDG	Urban Settlement Development Grant
WCG	Western Cape Government
WS	Water Supply
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant
ZL	Zoned Land

Human Settlement Planning & Development Context

Chapters 1 - 5

1 Human Settlement Planning & Development Context

Stellenbosch Municipality settlement making approach is

- (i) Align provision of tenure with respecting nature, being resource frugal and growing ecological infrastructure (Good governance, compliance, Green Sustainable Valley).
- (ii) Provision of tenure is aligned with economic drivers and development (Valley of Possibility).
- (iii) Provision of tenure include different tenure options and cater for different and special groups. (Dignified Living)
- (iv) Provision of tenure secure place identity (Safe Valley).

1.1 IHSP Legal and Policy Frameworks

The following national, provincial and local laws and frameworks apply to the Supply-side of this mandate:

Stellenbosch IHSP Strategy	Provision of tenure informed by Big Picture strategy (corporate capabilities)
Social Housing Act	Defines functions of spheres of government, specifically municipalities.
Housing Act	Local government functions – securing land, infrastructure and services.
Municipal Systems Act	Requires forward planning: IDP & Sector plans – IHSP.
Municipal Finance Act	Requires budget for human settlement making – implement projects.
SPLUMA (2013)	<u>Good administration</u> : Sector Inputs & Integrated development Approach I <u>Efficiency</u> : Optimise existing Resources & Infrastructure.
IDP (2017-2022) (Strategic Focus Areas - SFA)	<u>SFA 5: Good Governance & Compliance</u> : Balance between nonpaying and paying households. All resources are harnessed sustainably.

Table 1: HS supply legislation and frameworks

Concerning the Need and Demand side of the Mandate the following international, national, provincial and local laws and policies apply to Stellenbosch human settlement planning and strategies (Stellenbosch Municipality, 2017):

Stellenbosch IHSP Strategy Acts & Policies	Provision of tenure include different tenure options and cater for different and special groups.	Provision of tenure is aligned with economic drivers & development.
SDGs 2016	Sustainable Cities & Communities.	Reduce inequality.
RSA Constitution	Citizen's right to housing.	
SPLUMA (2013)	<u>Spatial Justice</u> : Improve Access to Land; Security of Tenure. <u>Resilience</u> : Protect Communities against impact of Economic & Environmental Shock.	<u>Spatial Sustainability</u> : Develop in Sustainable Locations; Equitable Land Markets.
BNG (2004):	Promoting ownership; Accelerate housing delivery.	Housing delivery through integrated sustainable human settlements.
NDP (2011)	Improving Infrastructure.	Inclusive and integrated rural economy; Reversing spatial effects of apartheid; Building safer communities.
IUDF (2016)	Efficient land governance & management.	Integrated urban planning - sustainable human settlements.
Living Cape (2017)	Housing and land.	Social and economic services; Networked infrastructure; Communities and social fabric.
PSDF	PS3 : Land uses to regenerate and revitalize settlements; Functional integration and mixed uses. PS5 : Align Housing delivery with Integration and Social Housing Restructuring Zones.	PS1 : Smart growth & enhance the sense of place: efficient use of land, contain urban sprawl, prioritise infill, intensification and redevelopment in settlements.
IDP (2017-2022) (Strategic Focus Areas - SFA)	<u>SFA 4: Dignified Living</u> : Whole spectrum of government subsidized housing; Same quality of service for all; All and poor access quality basic services.	<u>SFA 1: Valley of Possibility</u> : Safe, healthy, livable and sustainable communities and neighbourhoods; Increase access to urban amenities, work, schools, clinics, parks, etc.
MSDF (2017 2022) Policies	Strategy 4: Clarify and respect the different roles and potentials of settlements in SM and maintain the identity of each.	Strategy 5: Ensure a balance approach to transport in SM that appropriately serves regional mobility needs and local level accessibility improvements.

Table 2: HS need and demand legislation and frameworks

The detail of the legal mandate of municipalities is outlined in the section to follow

1.2 Legal Mandate of the Municipality

According to the **Local Government Municipal Finance Act, Act 56 of 2003**, national and provincial governments must support local municipalities, providing necessary funding commitments and information to plan ahead. Similarly, municipalities’ mandate to spend money on capital projects is permissible only if:

- The money for the project has been appropriated in the capital budget;
- The project has been approved by Council and;
- The sources of funding have been considered, are available and have not been committed for other purposes.

The Act requires a prudent budget and fiscal management from municipalities. Thus, National Treasury monitors municipal budget compliance i.e., revenue collection, borrowing and expenditure.

The above legislation results in channelling the funding for human settlement making from the national government via the provincial government to municipalities. Municipalities implement the various projects to affect the constitutional right of South African citizens and to give effect to the Social Housing Act, Act 107 of 1997. The Social Housing Act allocates the following functions to the different levels of government (Republic of South Africa, 2008):

Levels:	Functions:
National Government	<ul style="list-style-type: none"> ▪ Create & uphold an enabling environment & institutional capacity. ▪ Fund the Regulatory Authority & determine norms & standards. ▪ Institute and fund social housing: capital & institutional grants.
Provincial Government	<ul style="list-style-type: none"> ▪ Protection of customers. ▪ Facilitate sustainability & mediate conflict. ▪ Monitor projects, administer grants & social housing programme.

Local Government	<ul style="list-style-type: none"> ▪ Facilitate social housing delivery. ▪ Encourage development of new, upgrade existing or convert existing non-residential stock. ▪ Provide access to land, buildings, infrastructure and services. ▪ Identify restructuring zones and allow social housing institutions to acquire stock managed according to performance agreements.
Communities	Asset management: <ul style="list-style-type: none"> ▪ Responsible ownership incl. payment of levies and taxes. ▪ Home maintenance (own resources). ▪ Home improvements (own resources). ▪ Succession.

Table 3: Spheres of Government: Settlement Making Responsibilities

The Provincial Department of Infrastructure (PDol) must ensure that delivery targets are met and grant funds are spent in accordance with national and provincial policy. Funds are only released to municipalities on receipt of funding applications consistent with funding conditions and included in the municipal IDP and IHSP and Housing Pipeline spanning over ten years reflected in five-year periods. Municipal Housing Pipeline is an integral component of the PDol’ Business Plan.

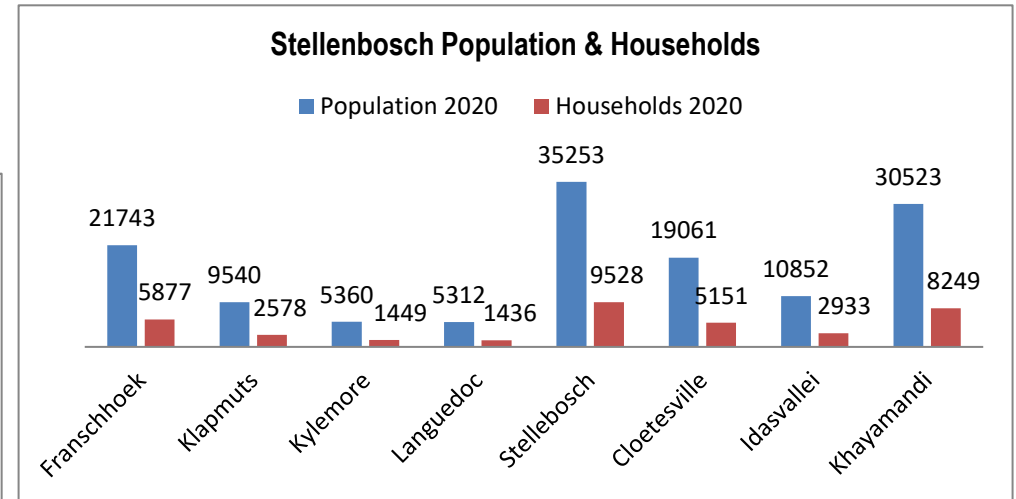
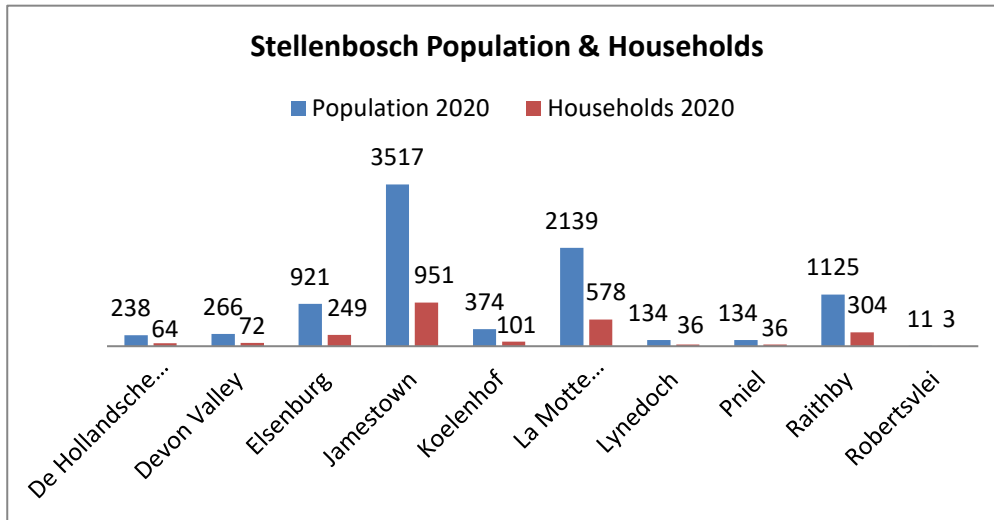
The IHSP sets out the requirements that individual projects still need to fulfil to be project ready to qualify for funding. Projects that are ready or near ready are included in the municipal Housing Pipeline which are reviewed annually to effectively articulate the Municipality project list, targets and budget allocations towards fulfilling the housing demand and ensures that Provincial Department of Infrastructure requirements for funding can be met.

The 5-year **Stellenbosch Integrated Development Plan, 5th generation (2022 – 2027)** includes the municipal wide strategy, priorities, financial implications and implementation thereof (Stellenbosch Municipality, 2017). It reflects and guides the delivery of its all-encompassing development strategy including settlement making and delivery of housing.

2 Demographic Assessment

2.1 Need: Current Stellenbosch population and per settlement

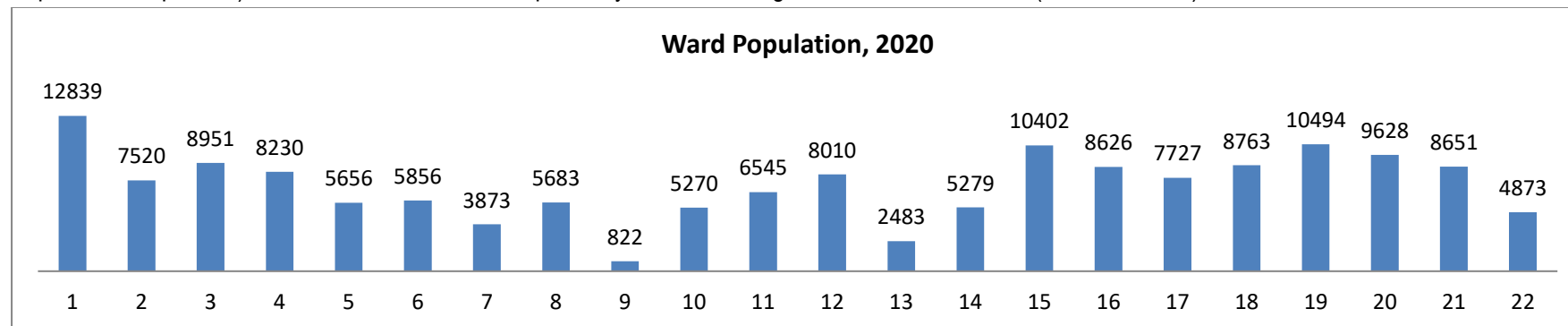
Current population



Graph 1: Stellenbosch Population & Households, 2020

The population in 2020 was estimated at 192 879 people as per the Stellenbosch Socio-Economic Profile 2020 and in 2011 there was 155 733 actual people as per Stats SA (StatsSA, 2011).

Current (2020) households (see graph below): In 2019, there are 49 332 actual households and in 2020, 52 261 estimated households according to the population growth over the same period with an average household size of 3.7 people. In 2011 and 2001 there were 43 420 (47 130 as per Census 2011 mapped on Wazimap <https://wazimap.co.za>) and 29 023 households respectively with an average household size of 3.3 (StatsSA, 2011).



Graph 2: Population per Ward - 2020

2011 Population

A total number of 43 420 households were living in the municipal area in 2011. Out of the total population of 155 733 people, 119 291 (76,6%) lived in urban areas while 36 442 (23,4%) resided in rural areas. (StatsSA, 2011). The community profile of Stellenbosch, (including population total and growth rate from Stats SA 2001, Stats SA 2011 & Stellenbosch Socio-Economic Profile 2020) is tabulated below:

		2011	2020
Population 2011 2020	Total Population	155 733	192 879
	Population Growth Rate	2.65%	2.71%
	15-64 years of age	87 631 (72.3%)	
Households 2011 2020	Number of Households	43 420	49 332
	Average Household Size	3.3	3.7
	Female-Headed Households	(34.6%)	
	Housing Owned / Paying off	(35.6%)	
	Formal Dwellings	(75.1%)	(73.4%)

Table 4: Stellenbosch Population and Households 2011 (Source: StatsSA, 2011)

Historic population growth rates:

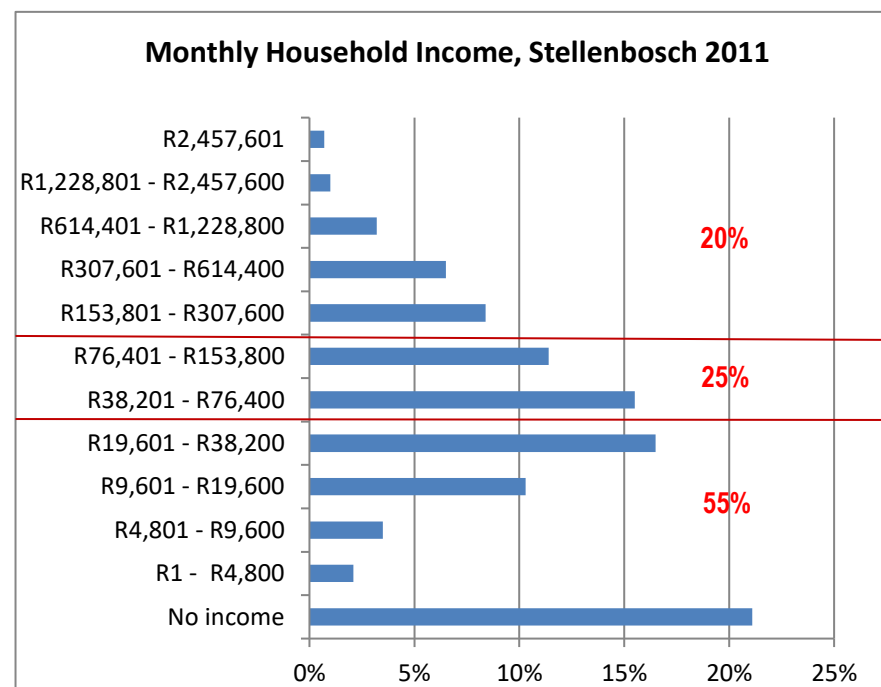
The growth rate from 2011 to 2020 was 2.65% over the nine-year period. Applying the same growth rate until 2031, the population would increase from 155 733 in 2011 to 251376. The Stellenbosch population increased by 23.8% from 155 733 residents in 2011 to 192879 residents in 2020, an average annual growth of 2.71% for those nine years.

The highest growth rates are estimated (not evident) in wards 12, 13, 14, 15, (Kayamandi) with 7.33%, 2 (Groendal, Langrug) with 8.2% and 18 (Klapmuts) with 7.72% of which all are urban-based.

2.2 Need: Estimated future population-based on established population growth rate segmented by household income profile

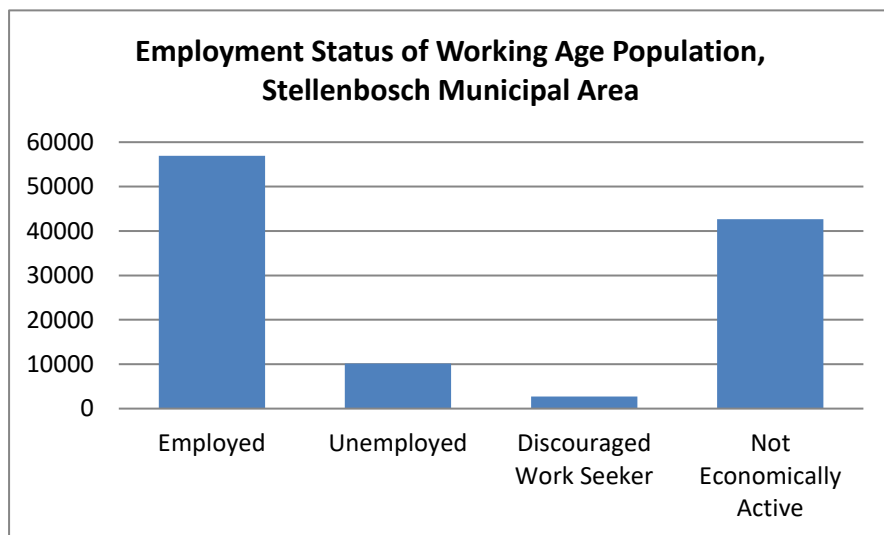
Income (Socio-Economic Assessment)

According to StatsSA, 2011 more than half (49.8% or 24 226) of the households within the municipal area earned R3 500 and less per month and qualify for subsidized housing and indigent services provision.



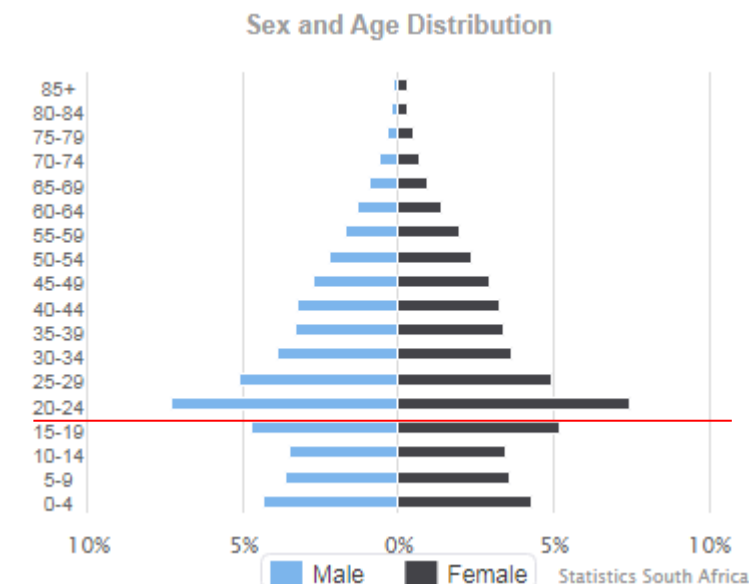
Graph 3: Monthly Household Income, Stellenbosch (StatsSA 2011)

More than half (51%) of the working-age (15 -64) Stellenbosch population are employed, 39% are not economically active while 9% are unemployed and 2% are discouraged work-seekers. The unemployment rate is 15.2% according to StatsSA, 2011 and the youth unemployment rate is 21.5%.



Graph 4: Stellenbosch Municipal Area, Employment Status of Working Age Population (StatsSA 2011)

Future population-based on marriageable-age population growth trends: The figure to follow provides a bird’s eye view of the marriageable-age population and as a result the indicative population growth in Stellenbosch settlements for the longer term (fifteen years). These internal growth rates highlight that Kayamandi, Klapmuts and Langrug most likely will experience an increase in population. Note that more than a third (34.6%) of the households in Stellenbosch is female-headed households (StatsSA, 2011).



3 Human Settlement Status Assessment

3.1 Urban Settlements

The Stellenbosch municipal area has 3 main and several smaller settlements (Stellenbosch Municipal SDF, 2019):

- Major towns (incl. Stellenbosch, Klapmuts, and Franschhoek).
- Small settlements in Franschhoek Valley (incl. La Motte and Wemmershoek).
- Small settlements in the Dwarsrivier Valley (incl. Groot Drakenstein, Pniël, Lanquedoc, Johannesdal, and Kylemore).
- Small settlements along the R304 (incl. Muldersvlei and Koelenhof).
- Small settlements along Baden Powell Drive (incl. Vlottenburg, Lynedoch, and Spier).
- Raithby.

Settlement identity and economy

The economy of the Stellenbosch municipal area is diversified with the four main sectors contributing to the economy being manufacturing, financial and property services, agriculture and wholesale and retail trailed by Government services as the fifth biggest contributor.

Each settlement has a role, an economic base and locational advantages:

Settlement	Identity	Economy	Locational Advantage
Stellenbosch (incl. Cloetesville, Idas Valley, Kayamandi)	A historic and University town with a strong commerce sector and an array of social amenities.	Education and private social amenities.	Within Eerste River Valley, drives tourism & agriculture. Primary Settlement. Regional Service and Tourism Centre. Place of residence.

Settlement	Identity	Economy	Locational Advantage
Franschhoek	A historic settlement serving as Tourism and Culture centre.	Tourism and Wine production.	Within pristine Franschhoek valley drives tourism. Primary settlement. Secondary service centre, Place of residence.
Klapmuts	Residential settlement to become a potential regional logistics/ warehousing/ manufacturing hub.	Manufacturing, logistics & warehousing & residential opportunity.	At intersection with N1 and regional north/ south movement routes. Primary settlement. Place of residence.
Stellenbosch Surroundings			
Jamestown	Residential settlement & historic strawberry farming.	Place of residence.	Within a pristine valley amidst the vineyards.
Jonkershoek	Forestry settlement.	Agriculture, Forestry & Conservation.	Within a pristine valley.
Devon Valley	Winelands bliss.	Winelands.	Within a productive agricultural valley.
Franschhoek Valley			
La Motte (Wiesiesdraai)	Forestry & Water Affairs Settlement.	Rural node and settlement.	Easily accessible but removed from R45.
Robertsivlei	Agricultural valley.	Rural Node.	Entrance to La Motte, Valley and Berg River Dam.
Wemmershoek	Water Affairs Settlement.	Rural Settlement.	Gateway to Franschhoek Valley, at confluence of Berg & Franschhoek rivers & R45/ R303 intersection.
Settlement along R304			
Elsenburg	Institute of Learning & Research.	Education.	Just of R44 and accessible from N1 and R304.

Settlement	Identity	Economy	Locational Advantage
Koelenhof	Rural Hamlet.	Residential.	R304/ M23 Intersection.
Muldervlei	Former Railway station.	Agriculture.	Access to N1, Old Paarl Road and R304.
Settlements along Baden Powell			
Lynedoch	Sustainability & rural settlement.	Agriculture.	Abutting the R310, Access to N2.
Vlottenburg	Rural agricultural processing node at railway station.	Wine production.	On the R310 and railway line.
Spier	Wine farming.	Wine production & Tourism.	Abutting the R310.
Settlements in Dwarsrivier Valley			
Johannesdal & Pniël	Tourism Destinations & Cultural Centres.	Agriculture.	Along a mountain pass in Pristine Dwarsrivier Valley.
Kylemore			
Lanquedoc	Farm Worker village.	Agriculture.	Pristine Dwarsrivier.
Grt Drakenstein	Wine growing area.	Agriculture.	Adjacent to Drakenstein.
Settlement on Somerset Plain			
Raithby	Rural settlement retains 19 th century Mission Town structure.	Rural residential & small scale intensive agri-cultivation (strawberries).	At the foot of Helderberg Mountains. Intersects with Winery Road which provides access to Old Main Road and the R44.

Table 5: Role, economic base and locational advantage of Stellenbosch Settlements (Source: Stellenbosch MSDF 2019)

Towns with regional roles and locational advantages, i.e., Stellenbosch, and Klapmuts, have the highest potential for future growth and to sustain such growth. Whilst Franschhoek has a regional role and locational advantage, the

potential for future growth and to sustain such growth is contained. As such towns are according to national and provincial policy ideal for subsidised housing developments, Kylemore has absorbed the surplus housing need of Franschhoek. According to the above table, Stellenbosch and Klapmuts, should be priority settlements for future settlement development and in particular subsidized housing.

Settlement Growth Potential

The Western Cape Growth Potential Study of Towns in the Western Cape (2014) identified Stellenbosch as having a very high growth potential and identified Pniël/ Kylemore as having high growth potential.

Key: L= Low, M= Medium, H=High, VH=Very High	Human Capital	Economic	Physical or Natural	Infra-structure	Institutional	Combined
Stellenbosch/ Jamestown (W5-17, 22/ 21)	VH/H	VH/VH	M/M	VH/VH	M/VH	VH
Franschhoek (W1 & 2)	VH/L	VH/M	M/VH	VH/H	M/M	M
Klapmuts (W18)	VH/L	VH/M	M/H	VH/VH	M/L	M
Pniël/ Kilmore (W4)	VH/M	VH/M	M/VH	VH/VH	M/M	H

Table 6: Stellenbosch Municipality: Growth potential per settlement

The above table provides the scores for Stellenbosch settlements with the exception of settlements in Ward 3 (Wemmershoek, Lanquedoc, Meerlust) and 20 (Vlottenburg, Raithby, Lynedoch, Eikendal, Faure) that are not assessed in the Growth Potential Study (Western Cape Province, 2014).

The Study considered five indices which among others include:

- **Human Capital Index:** level of education, income and employment.
- **Economic Index:** average per capita income, change in economic diversity, Gross Value Added and number of businesses per person.
- **Physical Index:** rainfall, presence of groundwater, grazing capacity and growth in area cultivated.
- **Infrastructure Index:** access to municipal services and transport.
- **Institutional Index:** the innovative potential of a settlement (Western Cape Province, 2014).

The above ratings correlate with the regional roles and locational advantages and confirm Stellenbosch including Jamestown have very high growth potential score. Pniël/Kylemore and Franschhoek are confirmed as Tourism Destinations and Culture Centres and have high and medium growth potential scores respectively. Klapmuts is confirmed as economic hub and have medium growth potential.

Number and spatial distribution of residential units

According to the approved MSDF, 2019 the current ratio of built-up versus vacant land within the urban edge in the towns of Stellenbosch, Klapmuts and Franschhoek is 5.4:3.5. For every 1ha of vacant land there is just slightly more than 1.5ha been built up.

The density of different topologies of residential units per Stellenbosch settlement is tabulated below (Stellenbosch Municipal SDF, 2019):

Town	Low			Medium			High		
	Total	D	V	Total	D	V	Total	D	V
V = Vacant; D = Developed									
Franschhoek									
Klapmuts									
Stellenbosch Surroundings									
Jamestown									
Jonkershoek									
Devon Valley									
Franschhoek Valley									
La Motte (Wiesiedraai)									
Robertsvlei									
Wemmershoek									
Settlement along R304									
Koelenhof									
Muldervlei									
Settlements along Baden Powell									
Lynedoch									
Vlottenburg									
Spier									
Dwarsrivier Valley Settlements									
Johannesdal									
Pniël									
Kylemore									
Lanquedoc									
Groot Drakenstein									
Somerset Plain Settlement									
Raithby									

Table 7: Distribution of Residential Typologies

The Spatial distribution of Stellenbosch settlements is illustrated in the figures below.

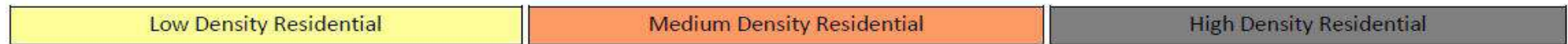
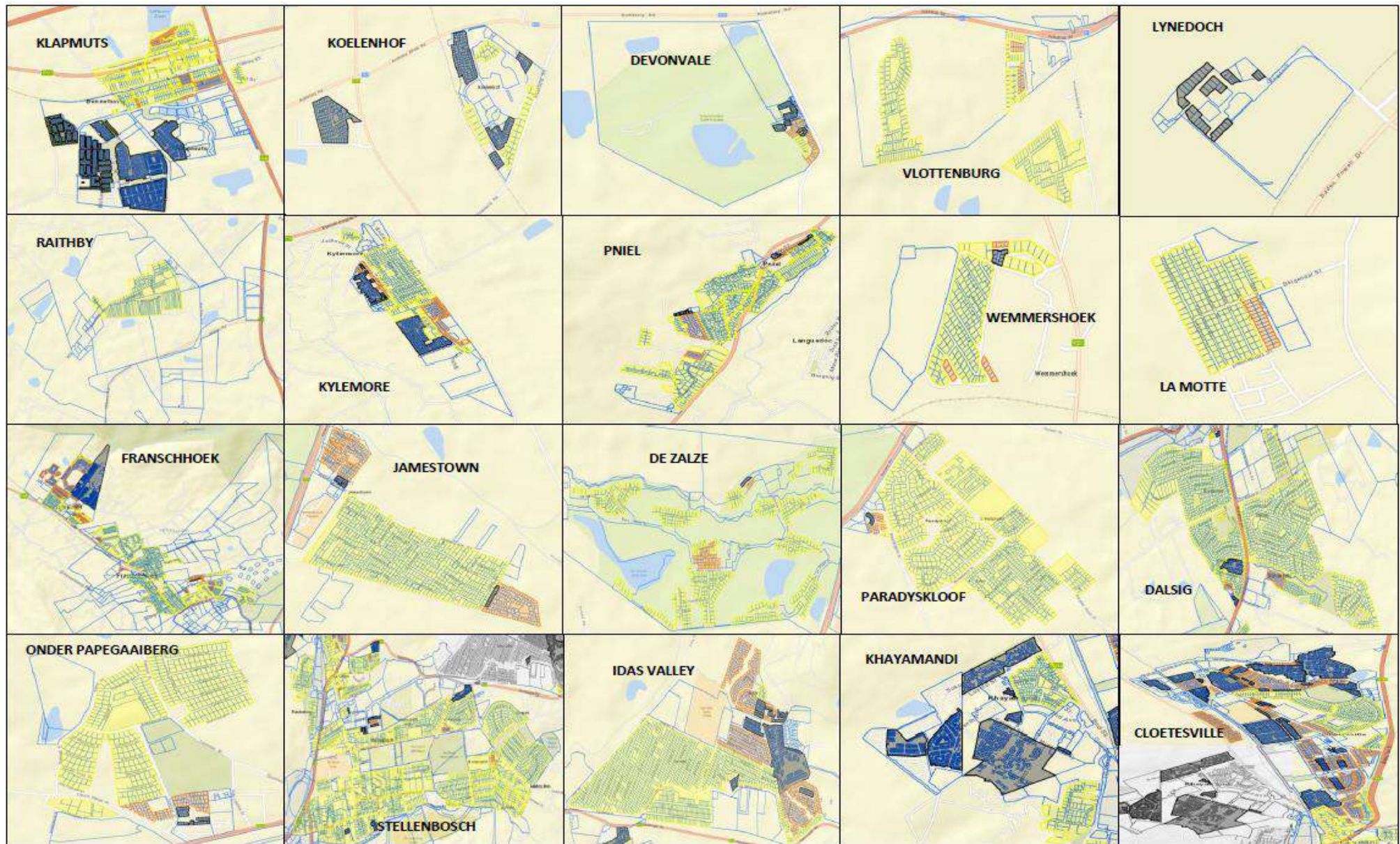


Figure 1: Stellenbosch settlements' Density maps

Regional, Neighbouring Municipal and Rural Trends and Developments

Regional developments that do and will impact on the role of Stellenbosch settlements and their growth potential are:

- a) Adam Tas Corridor (ATC).
- b) Development of Klapmuts.
- c) Alternative rail service along Baden Powell – Adam Tas – R304.
- d) the upgrade of the R45 (linking the Winelands to the N2).

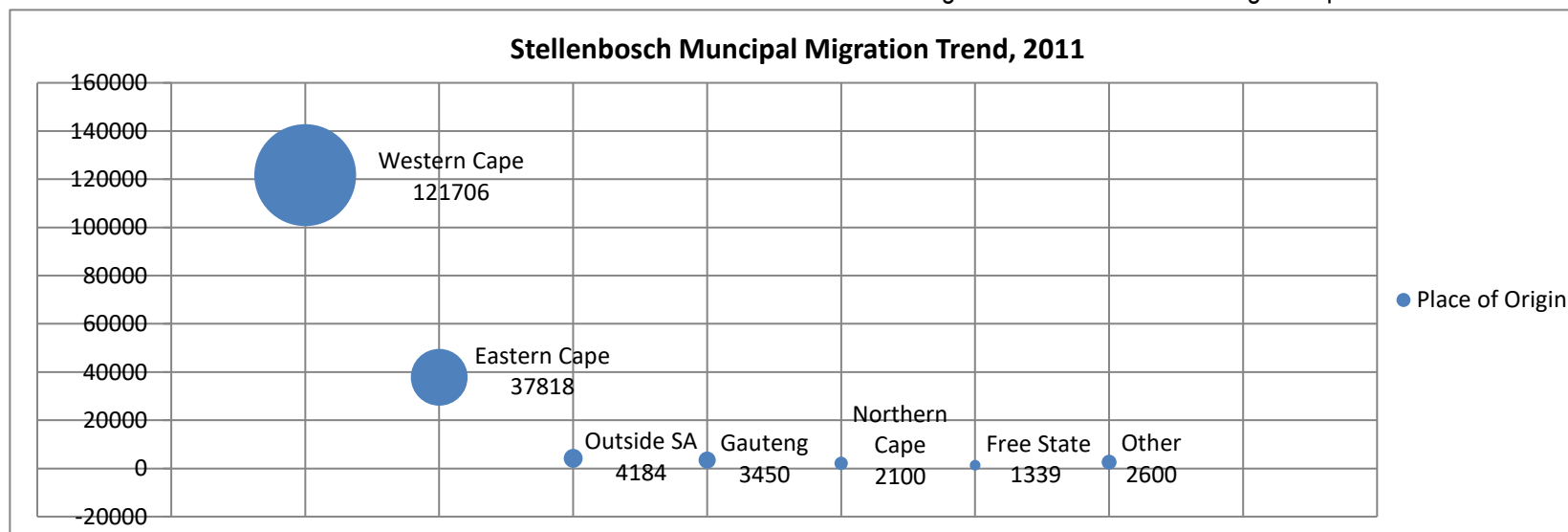
These developments and neighbouring municipal trends cause migration. On average 70% of the population of Stellenbosch Municipality are from the Western Cape, 22% originate from Eastern Cape and 4% from Gauteng, Northern Cape and Free State whilst 2% of the population are from outside South Africa.

The majority of inhabitants from other provinces have settled in Franschoek, Kayamandi and Klapmuts.

There are 2 805 agricultural households in rural Stellenbosch (StatsSA, 2011) representing 6.5% of the total Stellenbosch households.

Despite the majority of farms practising intensive agricultural cultivation, the migration trends of agricultural households urbanising are likely low since most farmworkers urbanised since the early 2000s. Jamestown, Klapmuts and La Motte/ Langrug/ Groendal/ Kylemore are the preferred settlements for farmworkers to relocate.

Other rural households in the primary economic sector originating from the 'Bosdorpe' migrate to these former settlements. Hence there is a need for settlements such as Maasdorp, Meerlust and Jonkershoek to be formalised. Surrounding municipalities i.e., Cape Metropole (WC 70%, EC 19%) has a high migration rate unlike Drakenstein (WC 89%, EC 7%), Breëde Valley and Overberg (WC 77%, EC 15%), which may result in Stellenbosch absorbing some of those households. Stellenbosch, in particular, is a place of periphery living as an alternative to settling in Cape Town.



Graph 5: Migration trends, Stellenbosch Municipal Area, 2011

IDP Settlement Needs (per Ward)

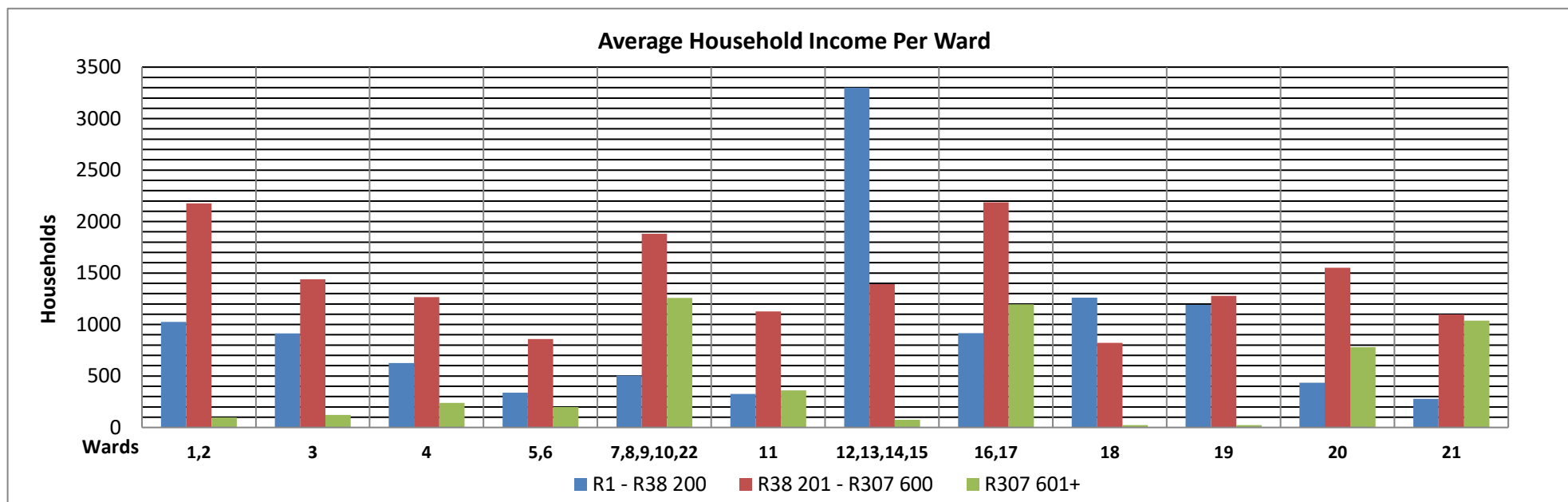
Prioritising needs in each ward, resulted in the following settlement making related needs as per the table to follow and include broadly different housing typologies, basic services, ownership, recreational facilities, educational facilities, facilities for the elderly, a clinic, improved mobility – motorised and non-motorised and safety and security (Stellenbosch Municipality, 2017)

Ward	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Towns	Franchhoek	La Motte	Lanquedoc	Kylemore	Idas Valley	Stellenbosch				Kayamandi				Cloetesville		Klapmuts	Koelenhof	Raithby	Jamestown	Bo - Dalsig		
Need	1	2	3	4	5						11		13	14	15	16	17	18	19	20	21	
Housing	1	2	3	4	5						11		13	14	15	16	17	18	19	20	21	
Backyard Dwellers	1			4									13	14				18				
Farmworkers																			19			
Senior Citizens Centre											12											
Old age Home													13	14								
Basic Services			3			6					11	12		14				18				22
Title		2																				
Invasions											11											
Zoned business land		2																				
Services for informal markets					5																	
Recreational Facilities		2				6				10 (ug)						16			19	20	21	22
Swimming pool			3									12	13	14	15							
Multipurpose Centres																						
School																		18				
High School																			19			
Crèches											12										21	
Clinic																			19	20		
Initiation Site													13									
Cemetery																		18				

Household Income trends

Household income determines the house typology and programme and housing category: Only Wards 5 & 6 (Idas Valley) and 18 (Klapmuts) have fewer than 1 000 households earning an income that qualify for GAP housing. Wards 1 & 2 (Franschhoek and Franschhoek Valley, and 16 & 17 (Cloetesville) have more than 2 000 households earning an income that qualify for GAP housing. Wards 7, 8, 9, 10 & 22 (Stellenbosch) and Ward 20 (Lyndoch, Vlotenburg and Spier) have more than 1 500 households earning

an income that qualify for GAP housing. Wards 12, 13, 14 & 15 (Kayamandi) have more than 3 000 households with an income qualifying for fully subsidized housing, whilst ward 18 (Klapmuts) and ward 19 (Koelenhof and Muldersvlei) and 1 & 2 (Franschhoek & Franschhoek Valley) have all a 1 000 and more households that qualifies for fully subsidized housing. Ward 3 (Lanquedoc and Groot Drakenstein) and Wards 16 & 17 (Cloetesville) have slightly less than a 1 000 households that qualifies for fully subsidized housing (StatsSA, 2011).



Graph 6: Housing funding model per Stellenbosch Wards, 2011

3.2 Informal Settlements: Assessment & Categorization

Besides informal settlements at Kayamandi and Langrug, overcrowding and informal structures are present in Stellenbosch settlements. The table below sets out the distribution of households accommodated in non-primary dwellings i.e., secondary to the main dwelling unit / alternative forms of accommodation/ informal structures per ward within the Stellenbosch Municipal area.

Ward	Informal dwelling	Backyard dwelling	Total	Backlog%
Stellenbosch	Kayamandi (Wards 12, 13, 14 & 15)	Kayamandi (Wards 13, 14)	2087/ 7035	11.6% of total (29.7% of 39.2%)
Stellenbosch	Cloetesville, Smartie Town	Cloetesville, Idas Valley, Jamestown	7035	39.2%
Franschhoek	Ward 1, Langrug	Ward 1, Langrug	1113	6%
Klapmuts	Ward 18	Ward 18	936	5%
Kylemore		Ward 4		
Total			4 136	17 965

Table 8: Non-Primary/ Alternative Forms of Accommodation per Ward

About 17% of all households in the municipal area are living in informal informal structures. A recent count of informal structures in three **informal settlements precincts**, Enkanini and Zone O in Kayamandi and Langrug, established an increase in numbers since 2011 equivalent to a 5% annual growth rate. In other words, the combined number of informal structures in informal settlements in the municipal area, increased from nearly seven thousand (6 950 in 2011 to nine thousand (8 800) in 2016 (StatsSA, 2016).



Figure 2: Enkanini

Beside informal precincts, there are households living in **informal backyard structures** in⁴ Mooiwater, Franschhoek, Kylemore, Old location, Zone I, O and M in Kayamandi, Cloetesville and Klapmuts. A recent survey estimated that 5,6% (or 2 439 units) of all dwellings in the municipal area are informal informal structures in backyards. About 77% of the households living in these informal structures are indigent and have a monthly income of less than R3 500 (2011). In addition, there is also the possibility of **overcrowding** because many households living in backyard structures consist of five or more persons per household. In Franschhoek, informal structures in backyards constitute about 11% of all dwellings in the town. Backyard structures are informal

⁴Ward 1 - Franschhoek, Ward 4 - Kylemore, Ward 13 - Old location, Ward 14 - Zone I, O and M in Kayamandi, Ward 16 - Cloetesville

accommodation that is secondary to the main dwelling on the property, however it is unlikely they are connected to services.

Subsidized housing is required in⁵ Langrug and La Motte, Wemmershoek, Lanquedoc and Meerlust, Jonkershoek and Old Location, Zones I, O, M, Hostels and Flats, Kayamandi.

Upgrading of municipal flats was identified for Cloeteville.

Settlements in need of Social Housing are Franschhoek and Mooiwater and settlements in need of Housing for Senior Citizens are Old Location, Zones I, O, M Kayamandi.

GAP or Affordable Housing is needed in Mooiwater, Franschhoek, Landida in Idas Valley, Cloeteville, Along Adam Tas, Klapmuts and Jamestown, whilst Medium Density housing is required in Mooiwater and Cloeteville.

Land for development is required in Wards 4, 5, 11, 16 & 20 and land that is serviced in Wards 2 and 16 (StatsSA, 2016).

3.3 Inhabitants in Temporary Residence

From time to time the need arises to accommodate people living in the Stellenbosch that became displaced or households who are settled in areas at risk. To accommodate such people, serviced land is required to accommodate Langrug and Smartie Town, Cloeteville. Langrug as Temporary Relocation Area (TRA) is earmarked to being upgraded and relocation of informal structures will be limited to where the slope is too steep to allow development or at Mooiwater where structures are at risk of flooding being built by a freshwater dam. Smartie Town will be relocated to Ward 17,

⁵Ward 2 - Langrug and La Motte, Ward 3 - Wemmershoek, Lanquedoc and Meerlust, Ward 5 - Jonkershoek and Ward 13 - Old Location, Ward 14 - Zones I, O, M, Ward 15 - Hostels

which is still part of Cloeteville. Thus, Stellenbosch Municipality does not have an official Temporary Relocation Area, but rather have incremental developments. These areas are on the housing pipeline to be assisted through the UISP funding model. Temporary Relocation Area (TRA) should be formalized in Kayamandi North (to be determined) and Klapmuts (proposed immediately south or west of Klapmuts).

Alternatively, allow for a percentage of land earmarked for service sites in each pipeline, to become available as Temporary Relocation Area. This approach could negate dedicated Temporary Relocation Areas within the municipality becoming a permanent home to some inhabitants.

3.4 Settlements: Agri Villages and Bosdorpe

3.4.1 Workers in Agriculture

As individuals residing on farms represent likely a 5% of the waiting list, the approach for providing subsidised housing with the support of farmers (private sector) should be pursued. The same approach should be followed for providing housing for retired or retiring farm workers. Simonsig have been identified to establish agri-villages, whilst Elsenburg is an example of an established agri-village (StatsSA, 2016).

3.4.2 Workers in Forestry or Water Management

Workers involved in Forestry or in Water Management and of a particular income category, are in need of housing too. Hence the formalization of settlements such as Maasdorp, Meerlust & La Motte is examples of rural settlements that vested to accommodate government workers and former

and Flats, Kayamandi, Ward 16 & 17 – Cloeteville, Ward 19 – Elsenburg, Ward 11 – Adam Tas, Ward 18 – Klapmuts, Ward 21 – Jamestown, Ward 1 – Mooiwater and Ward 17 - Cloeteville

government workers. Provision of housing in these settlements should be limited to workers that can proof their employment history. Whilst Jonkershoek are in the same category, its conservation worthiness pre-empt settlement making and those who rights have vested need to be provided of alternative accommodation or long-term lease.

3.5 Current projects

The following settlements projects are being implemented:

	Settlement	Type
1	Erf 3229 Mooiwater	Subsidized
2	Idas Valley	Subsidized
3	The Steps and Orlean Lounge, Cloeteville	Rectification
4	ISSP Kayamandi Zone O (711)	UISP

Table 9: Current projects

A list of projects (Pipeline) over the next 3 years follows being part of the PDol approved and gazetted 2023/2024 HSDG and ISUPG Business Plan.

3.6 Land identified for Mixed Use, Greenfields & Brownfields

The following social housing and formalising and upgrading of existing settlements projects are at preplanning stage. Once the feasibility studies are completed and the terms of reference advertised, a development agency has to be appointed to implement the projects.

Social Housing		
1	Farms 81/2 and 81/9, Kayamandi	Brownfields
2	Lapland Precinct, Stellenbosch	Brownfields
3	Teen-die-Bult Precinct, Stellenbosch	Brownfields
Formalising and Upgrading of Existing Settlements		
1	Erf 2183 Klapmuts, La Rochelle	Brownfields
2	Langrug, Franschoek	Greenfields
3	Enkanini Informal Settlement	Brownfields

4	Kayamandi Centre	Brownfields
5	Maasdorp Village, Franschoek	Brownfields
6	Five housing projects in Kayamandi	Town Establish
7	3460 Meerlust, Franschoek (200)	Brownfields
8	Jonkershoek	Brownfields

Table 10: Social housing and formalising and upgrading of existing settlements Projects

The following projects are either at Preplanning and or Planning stage. Preplanning is the inception stage where land was identified, feasibility studies have been conducted and SDPs may have been completed. During Planning stage land use applications are considered and land use approval has been obtained. There are thirteen (13) projects in this stage (Stellenbosch Municipality Housing Pipeline, 2023).

Preplanning and / or Planning		
1	Erf 7001 Stellenbosch, Cloeteville ("Soek-mekaar")	Brown
2	Jamestown Development: Phase 2 & 3	Green
3	Northern Extension, Kayamandi	Green
4	Erf 64 Kylemore	Brown & Green
5	Erven 412, 217 and 284 Groendal, Franschoek	Brown
6	Portion of Erf 7271 Cloeteville, Stellenbosch	Brown
7	Erven 6300, 6847, 6886 Cloeteville, Stellenbosch	Brown
8	Erf 8776 Cloeteville, Stellenbosch	Brown
9	Erf 6705 Cloeteville, Stellenbosch	Brown
10	La Motte Old Forest Station	Brown
11	Droë Dyke	Green
12	Jamestown Development: Phase 4	Green

Table 11: Project in planning or pre-planning phase

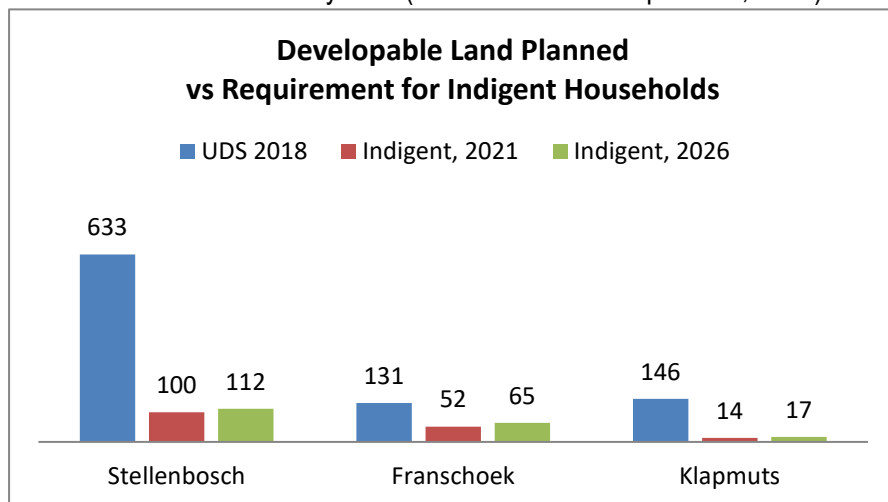
Most mixed-use zones are Brownfields developments. Catalytic projects such as Adam Tas corridor is a mixture of both and Kayamandi Northern Extension is a Greenfields development.

3 YEAR DELIVERY PLAN		PROGRAMME	2023/2024			2024/2025			2025/2026		
20 January 2023 Business Plan			SITES SERVICED	HOUSES BUILT	FUNDING R '000	SITES SERVICED	HOUSES BUILT	FUNDING R '000	SITES SERVICED	HOUSES BUILT	FUNDING R '000
2023/24 - 2025/26 HSDG & ISUPG											
Average Site Cost (R'000)		60									
Average Unit cost (R'000)		158									
Stellenbosch			178	110	R41 046	468	68	R44 249	5000	300	R77 400
Kayamandi Watergang Northern Extension (2000)		IRDP			0	100	0	6 000	100	100	21 800
Vlottenburg Longlands (106 incr to 144) IRDP		IRDP									
ISSP Kayamandi Zone 0 (711)		ISUPG		110	17 380		68	10 744		100	15 800
Stellenbosch Jamestown Phase 2 - 4 (1016) IRDP						100	0	6 000	100	100	21 800
Stellenbosch Droë Dyke (1000 - TOD)		IRDP			1 400			3 425			
Cloetesville (380) FLISP		IRDP			1 300				100	0	6 000
Kylemore (600)		IRDP			833			2 000			
La Motte Forest Station (442)		IRDP			1 500				100	0	6 000
ISSP Kayamandi Town Centre (1000) UISP		ISUPG	0		0	100		6 000	100		6 000
ISSP Kayamandi Zone 0 (711) UISP		IRDP	178		13 350	168		10 080	0		0
Klapmuts La Rochelle (109)		ISUPG			283						
Langrug Franschhoek Mooiwater (236)		ISUPG	0		5 000						

Table 12: Stellenbosch housing pipeline 2023 – 2026, Summary (Stellenbosch Municipality Housing Pipeline, 2023)

3.7 Land Asset Register and mapping

The graph to follow summarises the extent of land required for residential development in the indigent category in 2021 and by 2026 according to the provision of land planned in the Stellenbosch MSDf in the three major settlements for the next 20 years. (Stellenbosch Municipal SDF, 2019).



Graph 7: Developable Land vs. Land required for Indigent Households

The land belonging to Stellenbosch municipality and in particular the vacant land should be added to the mapping of land earmarked for housing once the vacant land study has been completed. A vacant land study has been initiated by Stellenbosch municipality in 2021.

3.8 Human Settlement sustainable SWOT assessment

The SWOT analysis will assess the socio-economic aspects, environment, municipal infrastructure, finance and administration to establish the strengths, weaknesses, opportunities and threats that Stellenbosch as a region has to ensure access to decent shelter.

Environmental SWOT

Stellenbosch is privileged to have extensive Nature Reserves and conservation areas. Strong focus is on maintaining these reserves and curb settlement expansion posing a threat to conservation areas. Linking these assets to be part of the open space system of settlements enhances the attraction of Stellenbosch settlements to inhabitants and tourists. However, this asset is threatened by climate change and urbanization that change the micro-climate, as per the matrix below.

<p>Opportunities</p> <ul style="list-style-type: none"> World economy: tourism. World nature conservation initiatives. 	<p>Threats</p> <ul style="list-style-type: none"> Climate change. Urbanization & Poverty. Agricultural production.
<p>Strengths</p> <ul style="list-style-type: none"> Water Sources/ Courses. Mountain and Valley conservation belt. 	<p>Weaknesses</p> <ul style="list-style-type: none"> Agricultural cultivation expansion. Decline of Forests. Pollution of water courses.

Box 1: Environmental SWOT analysis

Socio-economic SWOT

The box below provides an overview of the socio-economic Strengths, Weaknesses, Opportunities and Threats:

<p>Opportunities</p> <ul style="list-style-type: none"> Access value chains (Cape Town). Education & Research (University of Stellenbosch & College). World economy. 	<p>Threats</p> <ul style="list-style-type: none"> Economic globalization. Exporting scarce resources. Climate change. Urbanization & poverty. Intermittent service (due to protests & land invasions).
--	--

Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ Settlements: Growth towns – service centres. • Highest economic contributors to Employment & GDP: Finance & business services, Wholesale & catering & accommodation and Manufacturing. • Export Economy. 	<ul style="list-style-type: none"> ▪ Land demand and shelter: Housing. ▪ Low levels of income & unemployment. ▪ School drop-outs. ▪ Lack of infill development and cost of services (Almost 70% of land-development applications had a peripheral location and 89% are Greenfields developments).

Box 2: Socio-economic SWOT analysis

In the approved MSDF, 2019 and updated MSDF, 2023 the following zoned land trends have been observed:

- The office development market in the municipal area has been relatively flat over the five years up to 2019 compared to the highs of 2005-2010.
- The retail property development market in the municipal area is highly sporadic in nature with several spikes in building activity interspersed with short- to medium-term troughs.
- Trends in the industrial property development market in the municipal area are hard to discern, with some years showing a substantial spike in building activity compared to previous years and other years showing very little (or no) building activity.

The settlements of Stellenbosch and Klapmuts are in need of commercial and industrial zoned land over and above what has been provided for in the approved Stellenbosch MSDF 2019. Franschhoek does have a similar need. (Stellenbosch Municipal SDF, 2019).

According to the principles driving the IDP, the location of residential developments would have to be within walking distance of economic

opportunities. The proximity of commercial and industrial zoned land is determined by applying a 200m radius. The need for commercial and industrial zoned land has been considered both the Kayamandi Northern Extension and in the Adam Tas Corridor, located in the west of Stellenbosch. Commercial land is included in both development proposal north and south between of Klapmuts. Commercial land is well-spread in Franschhoek and strategic off-site locations should be considered to address the need for industrial land. (Stellenbosch Municipality, 2017).

Franschhoek, Stellenbosch and Klapmuts have informal trading zones and sites:

- The informal trading site zones in Stellenbosch are distributed and located across the CBD, Idas Valley, Cloeteville and Kayamandi and along the R45.
- In Klapmuts there are existing sites (at traffic light intersection and along R45 and Merchant Street) and some proposed sites.
- In Franschhoek there are several existing sites (CBD) and new sites proposed in Groendal and Mooiwater.

New sites are proposed in Jamestown, Kylemore, Pniël and Vlotenburg. These informal trading zones are either located within the business area and along activity streets or along higher order roads.

The need for rural land uses enhancing economic development is magnified by the spheres of influence of the Cape Metropole and being located in the Winelands District. The proposed Adam Tas and Kayamandi Northern Extension and development proposed in Klapmuts being located along the N1, should bring about some Economic Agglomeration and capitalises on Stellenbosch's locational advantage as a place of innovation (With finance, insurance, real estate and business services contributing 21.6%) and a place

of beauty (Whole sale and retail trade, catering and accommodation contributing 20.7%). and manufacturing (contributing 16.4%).

Municipal Infrastructure SWOT

The need for water resource and infrastructure is very high in Franschhoek, Stellenbosch and Klapmuts. The need for sewerage infrastructure in Stellenbosch is at capacity. Electricity volumes are overloaded at Kayamandi, Stellenbosch and upgrades are required as is upgrades required to unlock the catalytic projects planned at Adam Tas. (Stellenbosch Municipality, 2019) (Stellenbosch Municipality WMP, 2019).

Infrastructure Status Quo in settlements										
Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17
	Fh	LM	Wh	Lq	J/P	Ky	IV	St	Ka	Cl
Elect									IS	
Water	IS			IS	IS	IS	IS	IS	IS	IS
SEW				C	C	C	C	C	C	C
Comb				H	H	H	H	H	VH	H
Ward	18	19	19	19	20	20	20	20	21	22
	Kl	Eb	Ko	Mu	Ld	Vb	Sp	R	Ja	B/D
Elect										
Water	IS		IS					IS		
SEW			Nc	Nc				A		
Comb										

A – Adequate (Sufficient, spare capacity), C – At capacity, no spare capacity, IS – insufficient/ overload, UGR – upgrade require; N – new gear/ storage required, Nc – non compliant e.g. – Septic Tanks, H – High, VH – Very High

Table 13: Stellenbosch Infrastructure Status Quo

The following threats, strengths and weaknesses related to infrastructure were identified.

<p>Opportunities</p> <ul style="list-style-type: none"> World class NMT & Public Transport system. 	<p>Threats</p> <ul style="list-style-type: none"> Expensive potable water.
<p>Strengths</p> <ul style="list-style-type: none"> Infrastructure/ Roads (R45). 	<p>Weaknesses</p> <ul style="list-style-type: none"> Upgrade of infrastructure - future development. Housing backlog (11 618 in 2016; 17 847 in 2036). Low levels of income & dependency on Municipal support.

Box 3: Infrastructure SWOT analysis

Municipal Finance SWOT

Stellenbosch Municipality has excellent spending and collection abilities as per IDP. The municipality has obtained a clean audit for the 20/21 financial year and was rated sustainable during the annual Municipal Financial Sustainability Index ratings by Ratings Africa. The financial profile, a part of the Municipal Financial Sustainability Index considered the operating performance, liquidity management, debt governance and budget position of the Municipality. Stellenbosch Municipality is thus able to deliver housing to those in need of shelter. (Stellenbosch Municipality, 2017).

Social Amenities (Public facilities) are classed according to hierarchical categories (higher, middle, lower-order and mobile facilities) depending on the size of the area that they serve and according to the function that they serve. There are five to six broad functions: education, health, recreation, culture, administration /civic and social. For the same purpose Stellenbosch settlements are classified according to their populations ('000):

- 100 000 – 350 000 Large towns/ regional service centres
- 60 000 – 100 000 small to medium towns/ regional service centres
- 25 – 60 isolated regional service centres: Stellenbosch.
- 5 – 25villages.
- ≤5 remote villages.

There appears to be an adequate number of facilities within reach of the majority of households to meet the educational and health care needs of SM, but challenges relate to operational and household affordability as well as the capacity of these facilities (e.g., overcrowded schools in poorer neighbourhoods).

Accordingly, the table below outline the amenities that are lacking as identified by the community instead of a norm assessment of amenities. Of note is that amenities are mainly required in the bigger settlements.

Ward needs related to amenities																								
Ward	1	2	2	3	4	4	5	6	7-11	12-15	13	14	15	16-17	18	19	19	19	20	20	20	20	21	22
	Fh	Lm	Wh	Lq	J/p	Ky	IV		S	Ka				Cl	KI	Eb	Ko	Mv	Ld	Vb	Sp	R	Ja	B/D
Edu.										ECD	OAH, CH, HR				HS PS				LL				C	
Culture									HB		CH									C				
Civic							IO										Cl,M							
Social		ZL - b					S-U, CM Links			CE					EC									
Recre.	GP -M	EWP					SP	U-Nb Fb TC, RF		SP	SP, RC	SP	SP	PPs		Rec C			SG				PP	PP& GP- U

C – Clinic; CE – centre for elderly, CM – community markets, CH – Civic Hall, EC – educational centre, EWP – Eco and water park, Fb – Football, GP – Gym park, HB – Historic buildings, HR – Hall of Remembrance, HS – High School, PS – Primary School, IO – Improve operations, Nb– Netball, Rb – Rugby, RC – Recreation Clinic, OAH – Old Age Home; SG – Sportsground, S- Stalls, SP – Swimming Pool; PP(s) – Play park(s), T – Tennis, ZL – Zoned land: b - business, F – Field, U – Upgrade, M – Maintain, M – Mobile

Table 14: : Social Amenities required in Stellenbosch Settlements

In addition, the RSEP (Regional Socio-Economics Projects) programme assists to address the need for social amenities. Hence the development of an outdoor gym and playpark in Cloetesville and the formalisation of the taxi rank, paved pedestrian pathways and 15 LED market stalls in the Kayamandi/Stellenbosch integration zone (Kayamandi Gateway Taxi Rank project). Co-funding for further detailed planning of the Adam Tas Corridor (ATC) has also been made available by the RSEP programme.

Public and Mass private transport is limited whilst more than half (60%) of households in Stellenbosch do not have access to a car. Approximately 12% of all traffic within the Stellenbosch Municipality area is buses and mini-bus taxis compared to CoCT with approximately 36% public and mass transport usage. There are 28 scholar bus contracts within the Municipality, transporting up to 4 263 scholars. According to the Transport Register there are 43 routes operated by mini-bus taxis. Currently, 114 mini-bus taxis are in use and 157 operating licences have been issued. Scheduled passenger trains in the Stellenbosch area stop at seven stations including Lynedoch, Spier, Vlottenburg, and Stellenbosch town, Koelenhof, Muldersvlei and Klampmuts. The Franschhoek line which, is no longer in operation Franschhoek, had stops at La Motte and Wemmershoek.

The majority (95%) of all NMT trips within the Stellenbosch town are made by low-income residents. (Stellenbosch Municipality, 2017).

Municipal Admin SWOT

The IDP fulfils the planning stage of performance management while performance management fulfils the implementation, management, monitoring and evaluation of the IDP process to realise the developmental role of local government.

The Stellenbosch Municipal budget attaches money to the IDP objectives and this is monitored through the service delivery and budget implementation plan (SDBIP). The budget makes the implementation of the IDP possible and the IDP provides the strategic direction for the budget.

Risk Management is a systematic process to identify, evaluate and address risks on a continuous basis before such risks can impact negatively on the service delivery capacity of the Stellenbosch Municipality. When properly executed risk management provides reasonable assurance that the institution will be successful in achieving its goals and objectives. In the Stellenbosch Municipality, risk management is fully integrated with the IDP having the following risk reduction strategies and links to the strategic outcomes:

- Provide an advocacy platform for all through the Municipal Advisory Forum.
- Provide innovate thinking to achieve goals.
- Develop community participation programmes.
- Develop multi-disciplinary relationships.
- Veld fires, shack fires and floods are posing the highest risk.

(Stellenbosch Municipality, 2017).

3.9 Institutions involved in housing delivery (different market sectors)

Subsidized housing is delivered by securing the services of an implementation agent whilst private housing for first time homeowners is delivered by the private sector. There is not as yet an implementation agent delivering GAP housing whilst the National Housing Development Agency (NHDA) facilitates the provision and management of rental stock.

3.10 SWOT assessment summary

Stellenbosch is an enabling region as it holds opportunities to grow its economy driven by agricultural and conservation diversification, intensification and innovation. The availability of land to provide for tenure and shelter is a **Strength**. Whilst protecting the character of place of some settlements, opportunity to recreate character and redistribute densities to support economic agglomeration and economic mobility exists. Being part of the export value chain (agriculture and tourism), having access to good

schools, a university and several recreation and sports amenities are adding to the **Opportunities**.

Threats include land invasions at Langrug Franschhoek, Jonkershoek and Ward 12, Kayamandi and most settlements being burdened with informal housing and back yard dwellers. **Weakness** of rural settlements such as La Motte, Wemmershoek and Lanquedoc included access to value chains and location. Catalytic projects like Adam Tas and Klapmuts will bring about the upgrading of infrastructure that is require

Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17	18	19	19	19	20	20	20	20	21	22	
	Fh	LM	Wh	Lq	J/P	Ky	IV-Jo	St	Ka	Cl	Kl	Eb	Ko	Mu	Ld	Vb	Sp	R	Ja	B/D	
Road Infrastructure				W								W									
Access Value Chains (Domestic)		W	W	W								W									
Economic Contribution (GDP & employment), Export scarce resources/ world economy	S				S		S	S	S	S	S	S	S				S		S	S	
Growth Potential	O				O	O	O	O	O	O	O										
Need for Indus land & informal trading spaces											O										
Agri Diversity: Intensive, Extensive, Conservation	O	O	O, C	O, C	O, C	O, C	I				O, E, C	O, E, C	O, C	O, E, C	O, E, C	O, C	O, C	O	O, C		
Regulate spatial distribution, Mix Use (MU)	O						O	O	O	O	O					O			O	O	
Land & Housing Demand & Informal Housing	T	T		O			O	O	O	O	O	O							O		
Migration vs Most Stable	T								T		T										
Low income: Unemployment/ Indigent	T						T		T	T	T										
Urbanization & Poverty, Dependency on subsidies, Current Projects	T						T	T		T	T										
Informal (Inf), Back Yarders (BY), Temporary Relocation Area (TRA)	T, Inf	T, BY		T, BY			T, BY		T, BY	T, BY	T, BY	T, BY	T, BY	T, BY	T, BY	T, BY			T, BY		
Education: University, crèches School dropouts, lack of crèches	S						S	S	S	S	S								S	S	
Recreation & Community Amenities	O						O	S	S	S	S	O							O	S	
Upgrade Infrastructure Potable water	O						O	O	O	O	O								O	O	
Water Sources / Courses Climate change	O	O	O	O	O	O	O	O	O	O	O	O							O	O	O
Land Cover/ Mountains	O	O	O	O	O	O	O	O	O	O	O	O							O	O	
World Nature conservation Initiatives	O	O	O	O	O	O	O	O	O	O	O	O							O	O	O

S – Strength, O – Opportunity, W – Weakness, T – Threat, I – Intensive, E – Extensive, C – Conservative, Inf – Informal, BY – Back Yarders, TRA – Temporary Relocation Area

Table 15: Key Stellenbosch Human Settlement Strengths, Opportunities, Weaknesses and Threats

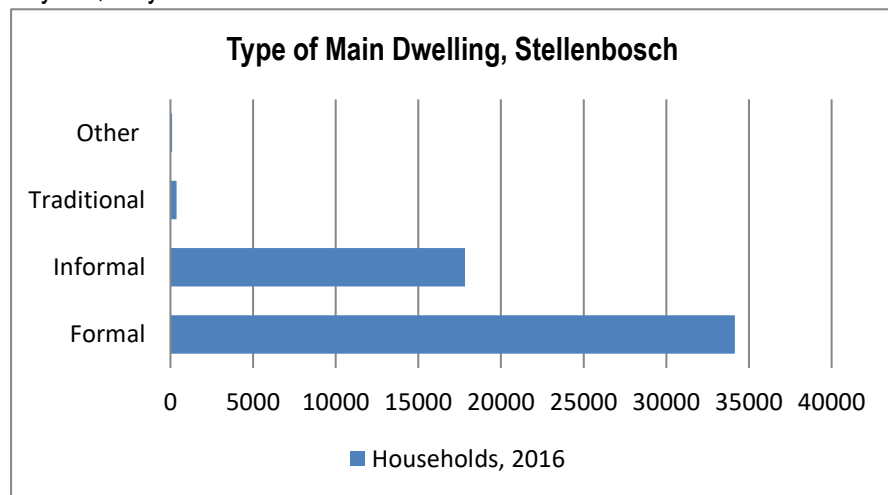
4 Municipal-Specific Housing Demand

Formal and Informal dwelling structures

The majority of households in SM currently reside in formal dwellings (65,1%) whilst 34,9% of the households resided either in informal (17 829), traditional (366), and “other” (107) dwellings in 2016. (Stellenbosch Municipality Housing Pipeline, 2023) (Stellenbosch Municipal SDF, 2019).

The annual average household growth rate between 2011 and 2016 was 0,9% or 1 791 households per annum. With only an additional 1 447 formal dwellings recorded over this period, the number of households informally housed has increased faster than the provision of formal dwellings. The proportion of formal households declined from 75,1% to 65,1% over this period.

Being unable to cope with rate of household growth and the percentage of formal households declining from 75.1% to 65.1% from 2011 to 2016 and beyond, stays a threat.



Graph 8: Dwelling types, 2001 and 2011 (StatsSA, Ward Data 2001 and 2011)

Only Wards 5 & 6 (Idas Valley) and 18 (Klapmuts) have fewer than 1 000 households earning an income that qualify for GAP housing. Wards 7, 8, 9, 10 & 22 (Stellenbosch & Brandwag/ Bo-Dalsig) and Ward 20 (Lyndoch, Vlottenburg, Spier & Raithby) have more than 1 500 households earning an income that qualify for GAP housing. Wards 1 & 2 (Franschhoek and Franschhoek Valley), and 16 & 17 (Cloetesville) have more than 2 000 households earning an income that qualify for GAP housing.

Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17
Households earning an income	Fh	LM	Wh	Lq	J/P	Ky	IV-Jo	St	Ka	Cl
<1000 hh less than qualifying for GAP							X			
>1500 hh qualifying for GAP								7, 8, 9, 10		
>2000 hh qualifying for GAP										x
Ward	18	19	19	19	20	20	20	20	21	22
Households earning an income	Kl	Eb	Ko	Mu	Ld	Vb	Sp	R	Ja	B/D
<1000 hh less than qualifying for GAP	X									
>1500 hh qualifying for GAP										22
>2000 hh qualifying for GAP										

There is a lack of affordable housing and rental stock in particular in Stellenbosch, Franschhoek and Klapmuts.

Subsidized housing is required in⁶ Langrug and La Motte, Wemmershoek, Lanquedoc and Meerlust, Jonkershoek and Old Location, Zones I, O, M, Hostels and Flats, Kayamandi. All wards (1 – 21) with the exception of Wards 3, 6-10 identified Housing and housing related needs including housing for backyard dwellers in Wards 1, 4, 13, 14, Klapmuts, Farmworkers in settlement along R304, i.e., Muldersvlei & Koelenhof and Senior Citizens in Kayamandi and upgrading of municipal flats in Cloeteville. (Stellenbosch Municipality Housing Pipeline, 2023).

Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17
Subsidized housing required		X	X				5		13, 14, 15	
Backyard dweller requiring housing	X				x				13, 14	
Farmworkers									13, 14	
Senior citizens									13, 14	
Upgrading flats										16, 17
Ward	18	19	19	19	20	20	20	20	21	22
Subsidized housing required										
Backyard dweller requiring housing	X									
Farmworkers		X								
Senior citizens										
Upgrading flats										

The focus of the Stellenbosch IHSP will, therefore, be on the projected housing demand over the spectrum of socio-economic sectors and the associated projected future housing demand per sector.

⁶Ward 2 - Langrug and La Motte, Ward 3 - Wemmershoek, Lanquedoc and Meerlust, Ward 5 – Jonkershoek, Ward 13 - Old Location, Ward 14 - Zones I, O, M, Ward 15 - Hostels and

Nearly a quarter (74% or 11 615) of the applicants has been on the waiting list for longer than 10 years, 24% (3 818) of which are currently on the waiting list for more than 20 years. Cloeteville (84%), and Idas Valley (88%) have the highest proportion of applicants on the waiting list for 10 years or more.”

”Given the current profile of those on the waiting list for less than 10 years, it is evident that housing demand will be driven by applicants from Klapmuts and Kayamandi.

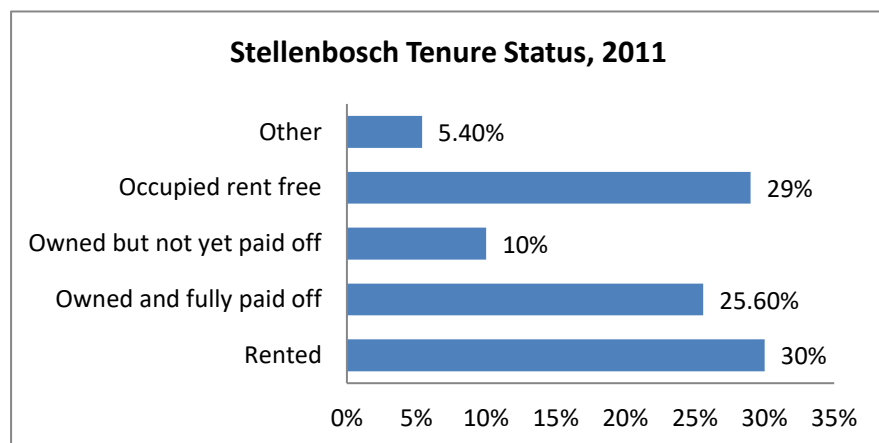
Those older than 40 years and on the waiting list for more than 10 years make up 8 390 (53%) of all applicants. More than 50% of Kylemore/ Pniël, Jamestown, Idas Valley and Franschoek housing demand have applicants that are older than 40 years and have been on the waiting list for more than 10 years.” (Stellenbosch Municipal SDF, 2019, p. 39)

Ward	1	2	2	3	4	4	5-6	7-11	12-15	16-17
Housing waiting list distribution							X		X	X
On waiting list >10 years (24%, > 20 years) X40 years+ & 10 years on list					X	X	X			X
Ward	18	19	19	19	20	20	20	20	21	22
Housing waiting list distribution									X	
On waiting list >10 years (24%, > 20 years) X40 years+ & 10 years on list										

Flats, Ward 18 – Klapmuts, Ward 19 – Elsenburg, Muldersvlei & Koelenhof, Wards 13 & 14 – Kayamandi, Wards 16 & 17 – Cloeteville.

Tenure (rental vs. ownership)

The ratio of households owning (paid off and bonded), renting or occupying houses rent free is 1:1:1 (1.18:1:0.96). Nearly a third (30% or 8 707) of 29 023 households (StatsSA, 2011) rented housing whilst another third (29%) occupies housing rent-free. Overall, just more than a third (35.6%) of the population in Stellenbosch municipal area, owned their properties.

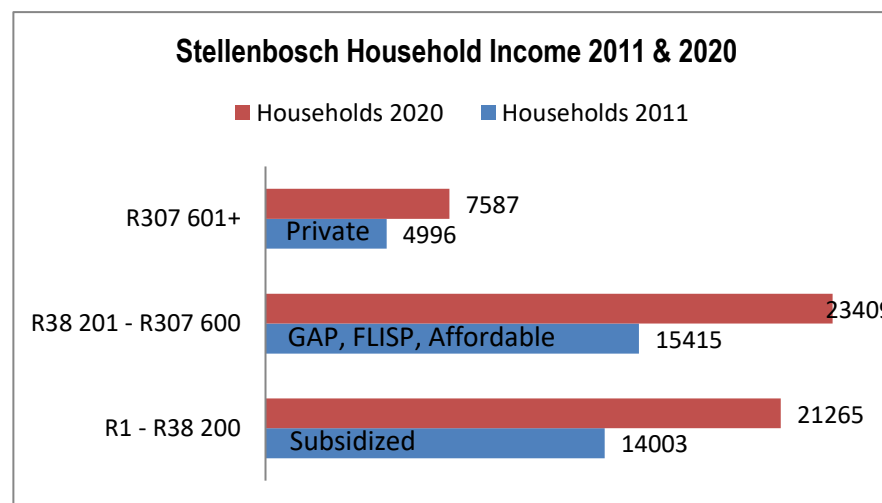


Graph 9: Tenure Status in Stellenbosch, 2011

A total of 40.4% or 33 544ha of the land in SM is owned by either government or Municipality. The rest of the land, approximately 50 316ha, is privately owned. The SM owns 4 219.4ha of urban and rural land spread out in fragments across the entire municipal area. The tradability of this land, is by choice, low as the Municipality prefers long-term lease agreements as contractual arrangements with third parties rather than selling outright. Arguably, this is one of the reasons why house prices are so high in Stellenbosch town. The supply side is thus artificially constrained.

4.1 Current and future households by income and affordability

The municipal specific housing need has been assessed in the graph to follow to determine the number and affordability of houses and funding models therefore. Note that the data dates back to 2011 and it is highly likely that the distribution of income has changed and households with an income of less than R3 500 has increased with 7 262 families over and above the population growth rate.



Graph 10: Households per Typology (Income Category) (StatsSA, 2016)

4.2 Current assessed housing backlog

In order to wipe out the 2016 municipality-wide backlog of 11 618 housing units for the indigent and to cater for the growing need, 17 847 units need to be built between 2016 and 2036. An estimated cumulative addition to the inventory of only 7 805 houses by the year 2036 may materialize, leaving a significant backlog or social need for housing associated with household in

the lowest income category. There is a backlog of over 3 000 housing opportunities in rural areas (based on information from the Draft Rural Plan). Cloeteville, Idas Valley, Kayamandi, and Jamestown; all within a 5km of radius of Central Stellenbosch make up 45% (7 035) of the SM's total subsidized housing need.

The housing demand waiting list comprise some 18 263 applicants (Stellenbosch Pipeline, 2023).

Close to three quarters "(74%, 11 615) of the applicants has been on the waiting list for longer than 10 years, 24% (3 818) of which are currently on the waiting list for more than 20 years. Cloeteville (84%) and Idas Valley (88%) have the highest proportion of applicants on the waiting list for 10 years or more. Those older than 40 years and on the waiting list for more than 10 years make up 8 390 (53%) of all applicants. More than 50% of Kylemore/ Pniël, Jamestown, Idas Valley and Franschhoek housing demand include applicants that are older than 40 years and have been on the waiting list for more than 10 years." (Stellenbosch Municipal SDF, 2019, p. 39)

Given the current profile of those on the waiting list for less than 10 years, it is evident that housing demand will be driven by applicants from Klappmuts and Kayamandi.

The table below spells out the 2018 backlog and waiting lists compared to the 2036 supply estimate and likely beneficiaries (topologies) are tabulated below:

Town	Backlog: Subsidized	Backlog vs Pipeline: Affordable/ GAP & Flats	Pipeline to 2036
Cloeteville, Stellenbosch	7 035		
Idas Valley, Stellenbosch			465
Kayamandi, Stellenbosch			1 900
Jamestown, Stellenbosch			
Rural areas	3 000		
Franschhoek			
Klappmuts			378
Jonkershoek (SS)			150
La Motte, Wiesiedraai (FV)			
Robertsvlei (FV)			
Wemmershoek (FV)			
Meerlust			200
Koelenhof (R304)			
Muldervlei (R304)			
Vlottenburg (BP)			
Kylemore (DV)			
Lanquedoc (DV)			
Total (provided not summed)	15 780		3 093

Table 16: Waiting list as per Stellenbosch Municipality, 2019

The above table confirms that the upgrading of informal settlements in Langrug, Franschhoek, and Kayamandi, Stellenbosch is priority in the next five years (2022 – 2027).

The PDol allocated a grant of R41 046 000 for the 2023/24 financial year to Stellenbosch Municipality. The funds from the Human Settlement Development Grant (HSDG) and Informal Settlements Upgrading Partnership Grant (ISUPG) have been allocated to the project tabulated below: (Stellenbosch Municipality Housing Pipeline, 2023)

Name of Project/ Settlement	Type of Project/ Subsidy Mechanism	Estimate Number of Opportunities
Erven 6300, 6847, 6886 Cloetesville, Stellenbosch	Plot-plan or GAP/ FLISP	279 or 90 sites (top structures TBD)
Erf 7001 Cloetesville, Stellenbosch ("Soek Mekaar")	GAP	±250 – 300 service sites (top structures TBD)
Jamestown Development: Phase 2 & 3	IRDP, FLISP	+ 400 service sites / top structures
Jamestown Development: Phase 4	IRDP, FLISP	± 1500 – 2000 service sites (top structures TBD)
ISSP Kayamandi Town Centre	UISP, Institutional	1854 service sites and top structures
Kayamandi Zone O	UISP	711 sites
Northern Extension, Kayamandi	IRDP, FLISP, mixed use	± 4000 – 6000 service sites (top structures TBD)
Erf 8776 Cloetesville, Stellenbosch	GAP/ FLISP	37 sites (top structures TBD)
Erf 6705 Cloetesville, Stellenbosch	GAP/ FLISP	12 service sites / top structures
La Motte Old Forest Station	IRDP, FLISP	442 sites
Erf 2183 La Rochelle, Klapmuts	UISP	109 serviced sites; possible temporary relocation units
Langrug Franschoek Mooiwater Dam Rehab & Basic Services	UISP	253 sites (top structures TBD)

4.3 Future Demand Projection (Assessment of Municipal specific housing need)

Housing Supplied

To date Government provided a total of 1 891 subsidised opportunities over the 10-year period ended 2015/16. The 2017 -2022 5-year project pipeline had to deliver 1 570 opportunities (9.95% of the waiting list demand) and planned to deliver 7 506 serviced sites (47.6% of the waiting list demand) and 6 584 units (41.7% of the waiting list demand) until to 2036. (Stellenbosch Municipal SDF, 2019).

Housing Demand

Projections as per approved Stellenbosch MSDF, 2019 are separated between indigent and other:

Housing for indigent

- Estimated need for fully subsidized houses in 2016: **11 618**.
- Estimated unfulfilled need of houses by 2036, assuming that no houses for the indigent will be built between 2016 and 2036: **17 847**.
- Should current rate of delivery persist, **7 805** units would have been added by 2036, thus still resulting in a significant backlog.

Housing for the non-indigent <80 m²

- Estimated need in 2016: **15 042** (this includes a variety of unit types aimed at various markets, such as GAP housing, flats and townhouses, and stand-alone units).
- Unfulfilled need, no supply is added by 2036: **23 106**.

The greatest need for housing exists in Stellenbosch and Franschoek. The approved Stellenbosch MSDF, 2019 provides broad directives for residential development within the municipal area and within each of the towns located in the municipal area (Stellenbosch Municipal SDF, 2019).

As far as implementation is concerned, some of the backlog was addressed in La Motte (Bosdorp), Jamestown, Klapmuts and Kylemore a total of 1 891 houses were built and a budget of ±R218 million was spent (10-year period ended 2015/16) to provide these units. The table below provides a breakdown of the provision per settlement:

Settlement	Units Built	Settlement	Units Built
Stellenbosch	Y	Koelenhof (R304)	
Franschhoek	Y	Muldervlei (R304)	
Klapmuts	Y	Lynedoch (BP)	
Jamestown (SS)	Y	Vlottenburg (BP)	
Jonkershoek (SS)	Y	Kylemore (DV)	Y
La Motte (Wiesiesdraai) (FV)	Y	Lanquedoc (DV)	Y
Robertsvlei (FV)	Y	Raithby (SP)	
Wemmershoek (FV)	Y		

Table 17: Housing Units and Service Sites Provided per Stellenbosch Settlement

Cloetesville and Idas Valley and La Motte are prioritized to provide GAP/ FLISP housing. As a forerunner, a GAP pilot project should be implemented to determine its viability.

The rate of housing delivery during the 2018 - 2021 MTREF period (466 units) and post the current MTREF period (8 166) is not meeting demand. The housing backlog will thus increase, as well as the number of informally housed households. (Stellenbosch Municipal SDF, 2019).

Funding Models and Programmes and Categories

The NDHS developed funding models and Subsidy Programmes (Categories) for housing delivery as tabulated below. The last column reflects the income categories applied by the Provincial Department of Infrastructure.

	Housing subsidy programmes	Monthly Household Income	Description
1	Government subsidised housing	<R3 500	100% government subsidy with no beneficiary contributions (Breaking New Ground units subsidised in full by government).
2	Enhanced site and Service	R3 500 or R3 501 -R7 000	100% government subsidy with no beneficiary contributions for an enhanced service site (standpipe and toilet facility).
3	GAP Housing	R 3501 – R 22 000	A bond must be obtained through a financial institution who will apply directly to the PDol for a top structure. The subsidy amount decreases as the monthly income increases.
4	Social Housing	R1 850 – R6 700 R6 701 - R22 000	Rental or co-operative housing option managed by an accredited SHI.
5	Finance-Liked Individual Subsidy Programme (FLISP) housing	R3 501 – R22 000	Provision of government subsidies on a sliding scale (of between R121 626 and R27 960) to reduce monthly home loan repayments (partially subsidised by government).
6	Bonded housing	> R22 000	Private financing from financial institutions for housing on the open market.

Table 18: Housing programmes, Erf size standards and Income Categories

Since 2020, and given a NDHS directive, top structures were no longer part of the delivery model and could be considered only for the following prioritised categories:

- The elderly;
- Military veterans;
- Persons with disabilities; and
- Child headed households.

The PDol added to the above its existing priority categories of:

- Backyard residents; and
- Person, longest on the waiting list.

The Property Market

Considering all house-price bands in the urban areas, the mean and median values increased significantly in almost all areas between 2012 and 2016. The value increase of full-title and sectional-title properties combined in the urban areas was 47%, which equals an annual compound growth of 10%.

Between 2008 and 2017, nominal full-title property rentals in Stellenbosch town showed growth of roughly 8,1% per annum while sectional-title property rentals grew by about 10,5% per annum.

Over the same period, building costs (as measured by the CPI) showed growth of roughly 6% p.a.

As a result, considering the above trends over the past eight years residential rentals in Stellenbosch were able to grow in real terms (StatsSA, 2016).

Land Requirements

Development of land for residential purposes reflects the following:

Almost 70% of all recently submitted strategic land-development applications had a peripheral location (i.e., contributing to urban sprawl with associated

costs), and even more (89%) of these applications were Greenfields developments.

Of note is Distell, owner and user of the Adam Tas and Bergkelder land holdings, intends to relocate its operations to a centralized facility in Klapmuts (north of the N1). This land will then become available.

The historic land take up, by 2015, constitutes 481ha, whilst the urban development strategy proposes a different take up based on:

- Market preference for certain land-uses in specific locations (market trends).
- Positioning strategies (ignoring backlogs and surpluses in infrastructure provision and availability of developable land stock).
- Understanding of the role of various settlements in SM and their respective projected growth rates and overall demand for land for indigent housing.

Stellenbosch, which already accommodates 70% of the urban population of the SM. Franschhoek and Klapmuts together only accommodate 20% of the SM urban population, with the remainder spread throughout the smaller villages and hamlets. The ratio for the proposed allocation of indigent housing is thus a 7:2:1 spread between Stellenbosch, Franschhoek and Klapmuts.

According to the MSDF, 2019 the available hectares of land within the urban edge, sourced from the Urban Development Strategy (UDS), are tabulated below:

Land	Stellenbosch	Franschhoek	Klapmuts	Other
Currently available (UDS 2018)	633	131	146	
Historically Gross Land Use taken-up (All uses) by 2015	271 (60%) incl. Jamestown	82 (20%)	56h (10%)	72 (16%)
2021 indigent housing requirement	100	52	14	
2026 cumulative indigent housing requirement	112	65	17	
Balance (negative)	250	(-16)	73	

Table 19: Land requirements as per Urban Development Strategy & growth rate
The UDS required 741ha to 1 339ha of land in 2036 according to the low and high growth projections respectively. The approved MSDF 2019 and Housing Pipeline Annual Review 2023 -2025 earmark 1 667ha of land for the provision of housing. (Stellenbosch Municipal SDF, 2019).

The current densities remain below 10du/ha within the urban edge. As for every 1.5ha been built-up there is 1ha of vacant land in the towns of Stellenbosch, Klapmuts and Franschhoek as the overall built-up/ vacant ratio is 5.4:3.5. Land for future growth is evidently more than enough to accommodate the indigent housing need and market driven development.

4.4 Future Need projections

Projected future growth in number of households

The future growth projection is based on the UDS growth rates applied to each of the main towns and settlements.

Settlement	% Population	Need: Land in Ha (120m ² erven); Housing (@ growth / annum)				
		Municipal/ urban	Indigent housing (2021)	Land Ha	Indigent housing (2026)	Land Ha
Stellenbosch, (Town)	51/70		8 357 (2.6%)	100	9 363 (2.3%)	112
Klapmuts	5/7		1 208 (3.6%)	14	1 420 (3.3%)	17
Franschhoek	9.5/13		4 370 (4.6%)	52	5 394 (4.3%)	65
Dwarsrivier (Pniël, Johannesdal) (Kylemore, Lanquedoc)	5.9/8.2					
La Motte	1/1.4					
Groot Drakenstein	0.8/1					
Wemmershoek	0.5/0.7					
Koelenhof	0.2/0.26					
Muldersvlei	0.04/0.06					
Vlottenburg	0.08/1					
Raithby	0.5/0.8					
Lynedoch	0.1/0.8					

Table 20: Stellenbosch Growth Scenario and related Land requirement

Whilst there is sufficient land, the services capacity of the three major towns of Klapmuts, Stellenbosch and Franschhoek has to be increased to keep up with the population growth. (Stellenbosch Municipal SDF, 2019).

Estimated demand per economic market sector (economic data)

The percentage of households in formal housing has decreased from 75,1% in 2011 to 65,1%, illustrating the difficulty keeping pace with housing demand of the growing number of lower income households.

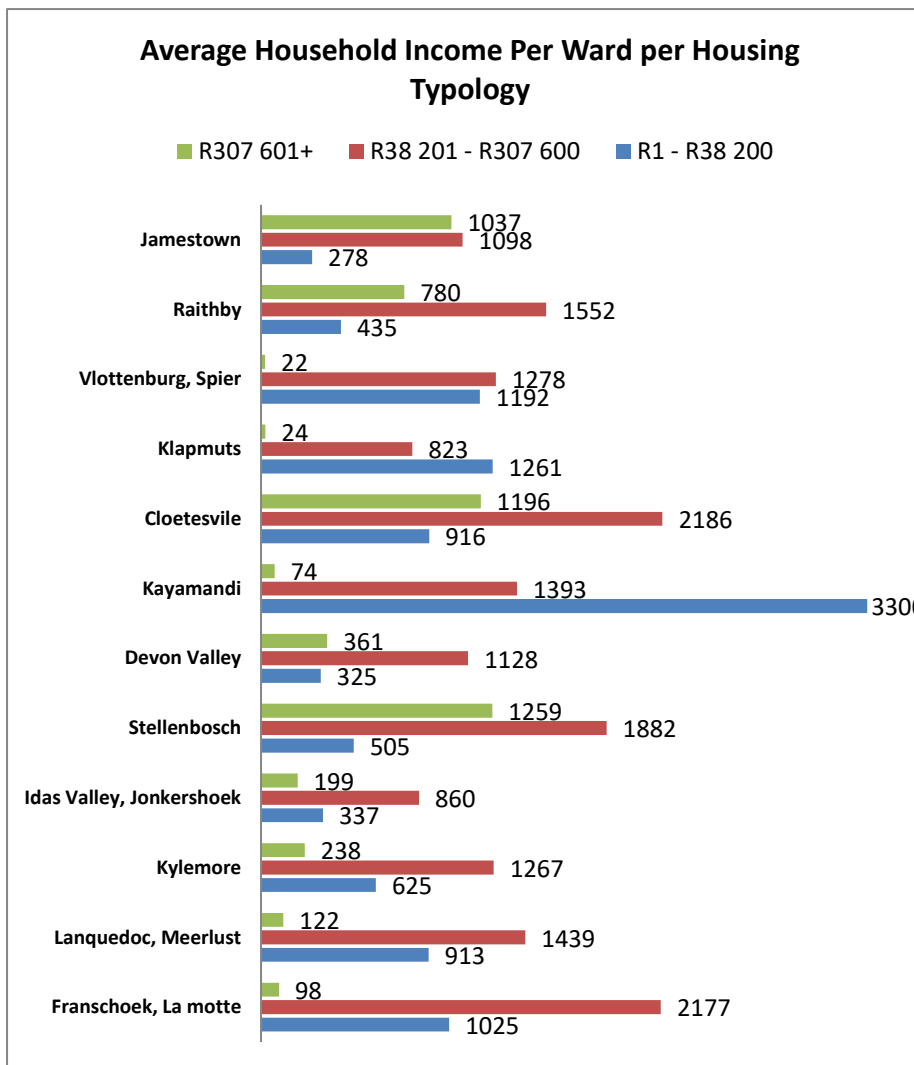
The housing demand waiting list comprise some 18 263 applicants (Western Cape Housing Demand Database extract for Stellenbosch Municipality Housing Pipeline, MTREF period 2023 - 2026) compared with the Stellenbosch housing backlog of 11 618 indigent households and the 2036 supply estimate of 17 847 opportunities.

The middle to high income housing demand was projected to be 1 850 units in 2016 (Urban Econ’s Stellenbosch Market Assessment, 2016). The student accommodation demand was recorded as 4 200 beds in 2016 (Urban Econ’s Stellenbosch Market Assessment, 2016).

Cloetesville, Idas Valley, Kayamandi, and Jamestown; all within a 5km of radius of Central Stellenbosch make up 45% (7 035) of the SM’s total BNG housing need. Neither Idas Valley nor Cloetesville has extensive land options to accommodate the current demand, whilst land adjacent to Kayamandi, and a greenfield development, has been included in the Adam Tas Corridor. The Graph illustrates the demand per housing topology segmented per income band and broad demand type. The housing delivered to date by Stellenbosch Municipality has been discounted, as has been the formal dwellings in 2011 (StatsSA, 2011).

The average household income, 2011 per Ward was used to provide an indication of the need for the following housing topologies (see figure) :

- Subsidized: R0 – R3 500 per month or maximum R38 200 per annum;
- GAP: R12 000 – R22 000 per month or maximum R307 600 per annum;
- Private: R22 001 or more per month or R307 601 or more.



Graph 11: Housing Need per Typology as per Income Category, StatsSA, 2011

Estimated budget (MTREF for 2023/2024 to 2025/2026)

The Human Settlement Development Grant (HSDG) and Informal Settlements Upgrading Partnership Grant (ISUPG) allocation for 2023/24 financial year is R41 046 000. Stellenbosch Municipality's allocation of the HSDG and ISUPG for the Medium-Term Revenue and Expenditure Framework (MTREF) of 2023/2024 to 2025/2026 is tabulated below:

Housing Subsidy Programme	Financial Year (MTREF PERIOD)		
	2023/24	2024/25	2025/26
Human Settlement Development Grant.	R22 413 000	R24 008 000	R59 025 000
Informal Settlements Upgrading Partnership Grant.	R18 633 000	R16 744 000	R21 800 000
Total	R41 046 000	R40 752 000	R80 825 000

Table 21: Grant allocation to Stellenbosch Municipality for the MTREF period 2023-2026

The subsidy of R188 000 per house is allocated to those over 65 years of age and to military veterans and persons with disabilities. A budget of R121.799 million is allocated for delivering 431 dwellings and 631 sites by 2025.

4.5 Housing Pipeline

The objective of the Housing Pipeline is to tabulate the housing programmes administered and managed by the Municipality which includes:

- the provision of enhanced serviced sites;
- the upgrading of informal settlements;
- access to affordable housing (Breaking New Ground - BNG);
- Social Housing (Stellenbosch was approved as restructuring town, 2017);
- the IRDP enables the development of well-located, socially diverse projects that provide a mix of income groups and land uses; and
- Financed Linked Individual Subsidy Programme (FLISP) - for those within the gap market to acquire existing properties or to buy a serviced site. (Stellenbosch Municipality Housing Pipeline, 2023).

The implementation of housing projects in the Municipality is executed by the Project Management Unit (PMU). Housing Development hands over projects to the Project Management Unit for implementation after obtaining all the required development rights. Projects that have been included in the Housing Pipeline for the 2023/2024 financial year are indicated in the table below. These projects have been tested for alignment with the MSDF. The type and number of units may change as relevant studies are concluded.

*PRE-PLANNING AND/OR PLANNING PHASE								
Name of project / settlement	Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Land use approvals			Comment	
				2023/24	2024/25	2025/26		
1	Erf 7001 Stellenbosch, Cloetesville (“Soek-mekaar”)	GAP	± 250 – 300 service sites (top structures TBD)	Detailed planning				A service provider was appointed to undertake planning studies and obtain development rights for the proposed middle to higher income GAP housing development.
2	Jamestown Development: Phase 2 & 3	IRDP, FLISP	400 service sites (top structures TBD)	Detailed planning				A service provider was appointed to undertake planning studies and obtain development rights for a mixed-used housing development.
3	Northern Extension, Kayamandi	IRDP, FLISP, mixed use	± 4000 – 6000 service sites (top structures TBD)	Detailed planning				A service provider was appointed to obtain development rights for a mixed-use development on the properties known as the Northern Extension.
4	Erf 64 Kylemore	IRDP	+ 600 service sites and top structures	Detailed planning				A feasibility study report into the proposed housing development was completed. A Power of Attorney has been obtained by the NHDA for the transfer of the land. The NHDA has appointed a team of professionals to finalise detailed planning studies and to obtain development rights.

*PRE-PLANNING AND/OR PLANNING PHASE								
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Land use approvals			Comment
					2023/24	2024/25	2025/26	
5	Erven 412, 217 and 284 Groendal, Franschhoek	IRDP, FLISP	± 150 – 200 service sites	Pre - planning				The consultant submitted various proposed concept layout options for the consideration by Council. An Item will be submitted to Mayco to consider the proposed development options for the property.
6	Portion of Erf 7271 Cloeteville, Stellenbosch.	Plot-Plan, FLISP, GAP	168 service sites (top structures TBD)	Planning	TBD			Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
7	Erven 6300, 6847, 6886 Cloeteville, Stellenbosch.	FLISP	279 sites (top structures TBD) or 90 Plot-Plan	Planning	TBD			Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
8	Erf 8776 Cloeteville, Stellenbosch.	GAP, FLISP	37 sites (top structures TBD)	Planning	TBD			Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.

*PRE-PLANNING AND/OR PLANNING PHASE								
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Land use approvals			Comment
					2023/24	2024/25	2025/26	
9	Erf 6705 Cloetesville, Stellenbosch.	GAP/ FLISP	12 service sites / top structures	Planning	TBD			Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
10	La Motte Old Forest Station	IRDP, FLISP	±1000 sites serviced sites; possible temporary relocation units	Planning				A feasibility study report into the proposed housing development was completed. The NHDA has been appointed to facilitate the transfer of land and to finalise detained planning studies for township establishment.
11	Droë Dyke	IRDP, FLISP	±1500 mixed use development	Feasibility study	-	-	-	Forms part of the Adam Tas Corridor initiative. The property is under investigating for future housing development.
12	Jamestown Development: Phase 4	IRDP, FLISP	1000 service sites (top structures TBD)	Detailed planning				A service provider was appointed to undertake planning studies and obtain development rights for a mixed-used housing development. Minor amendments were made to the MSDF to make provision for this project.

*Social Housing Project								
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Land use approvals			Comment
					2023/24	2024/25	2025/26	
1	Farms 81/2 and 81/9 Stellenbosch	Social Housing	± 250 – 350 rental units	Detailed planning				The Terms of Reference (ToR) was advertised to appoint an accredited Social Housing Institute (SHI) and/or Other Development Agency (ODA) to develop social housing project.
2	Lapland Precinct	Social Housing	±368 rental units	Feasibility study	TBD			The service provider completed a feasibility study and further detailed studies will commence subject to the availability of funding.
3	Teen-die-bult Precinct	Social Housing	±180 rental units	Feasibility study	TBD			The service provider completed a feasibility study and further detailed studies will commence subject to the availability of funding.

*Formalising and Upgrading of Existing Settlements								
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Land use approvals			Comment
					2023/24	2024/25	2025/26	
1	Erf 2183 Klapmuts, La Rochelle	UISP	109 serviced sites; possible temporary relocation units	Detailed planning				A service provider has submitted land use applications to obtain development rights for enhanced serviced sites.
2	Langrug, Franschhoek	UISP	1900 sites	Detailed planning				A service provide will be appointed to finalise detailed plans for the rehabilitation of the freshwater dam and implementation of an in-situ upgrade project.
3	Enkanini Informal Settlement	UISP	1300 sites	Detailed planning	-	-		The in-situ upgrade of Enkanini to commence in 2025/26 financial year.
4	Kayamandi Town Centre	UISP, Institutional	1854 service sites and top structures	Detailed planning				A service provider has submitted land use applications to obtain development rights for township establishment for 3-storey (BNG) walk-ups.
5	Maasdorp Village, Franschhoek	Township Establishment	+ 16 – 32 top structures	Detailed planning				A service provider has submitted a land use application to obtain development rights.
6	Five housing projects in Kayamandi	Township establishment	396 erven	Detailed planning				The service provider is in process to register at the Surveyor General (SG)'s office.
7	3460 Meerlust, Franschhoek (200)	IRDP	200 housing units	Feasibility study	-	-	-	A feasibility study report into the proposed housing development project was concluded. The NHDA has been appointed to facilitate the transfer of land and to finalise detailed planning studies for township establishment.
8	Jonkershoek	Township Establishment, IRDP, FLISP	Units and sites TBD, together with 40 existing units	Feasibility study	-	-	-	A feasibility study report has been concluded. NHDA has been appointed to facilitate the process. Clarity on the way forward need to be determined.

*Housing projects being Implemented							
Name of project / settlement	Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Project timeframes Implementation			Comment
				2023/24	2024/25	2025/26	
1	Erf 3229 Mooiwater	UISP	253 sites	Implementation			<p>Development rights for the project have been obtained. A contractor has completed rehabilitation of the property. The project was implemented in two phases as follows.</p> <ul style="list-style-type: none"> Phase 1: A contractor was appointed in July 2022 for the-site rehabilitation and construction of bulk. The project was completed in December 2023. Phase 2: The Project Management Unit is in the process of appointing a contractor for the installation of Civil and Electrical infrastructure. The completion date of the project is scheduled for June 2024.
2	Idas Valley	IRDP	166 sites and 166 FLISP Units	Implementation			The construction of 166 top structures commenced in July 2022 and completion is scheduled December 2023.
3	The Steps and Orlean Lounge, Cloetesville	CRR	161 existing houses	Implementation			The upgrade of the housing units commenced July 2020. The completion date of the project is scheduled for June 2023.
4	ISSP Kayamandi Zone 0 (711) UISP	UISP	178 sites	Implementation			A contractor was appointed in July 2022 for the installation of civil services for 178 sites. The contractor has been unable to establish on site due to the relocation of 58 families on site. There has been a collaborative effort in the municipality to relocate the families to commence with the implementation of the project. According to the program, the contractor is expected to complete the project by June 2024.

(Stellenbosch Municipality Housing Pipeline, 2023)

5 Key Human Settlement Challenges

5.1 Key Human Settlement Challenges: Demand, Need and Supply

5.1.1 Availability of Services

Although services in the Stellenbosch are generally adequate, limited further upgrading and development are required to keep pace with growth and development. These upgrades will ensure that the increased demand is met and the accompanying minimum services requirements for example the 48 hours storage capacity required for water reservoirs, are adhere to. Hence human settlement development extensions are included and scheduled in the Stellenbosch Services Master Plan.

Water Supply

Table 24 provides a high -level summary of the bulk water supply situation on a settlement-by-settlement basis within the Stellenbosch Municipal Area. The Wemmershoek and Bergrivier dams are the water sources for the Winelands.

The Winelands Municipality provides water to Stellenbosch Municipality. The water allocation required by the Stellenbosch, as is the case for the rest of the municipalities in the Winelands, is more than the allocation made to the Winelands District Municipality (Stellenbosch Municipality WMP, 2019).

The reservoir capacity and demand for all settlements are described in the tables to follow:

Reservoir storage volumes			
• Stellenbosch	58.9Mℓ	• Polkadraai	4.4 Mℓ
• Dwarsrivier	2.3 Mℓ	• Koelenhof	8.3 Mℓ
• Franschhoek	11.1 Mℓ	• Muldersvlei	0.0 Mℓ
• Klapmuts	9.4 Mℓ	• Meerlust	0.0 Mℓ
• Raithby	0.2 Mℓ	• Helderberg & Croydon	0.0 Mℓ
• Faure	0.0 Mℓ	Total Capacity	90.3 Mℓ

Present Water Demand

- Present annual total water demand (TWD) supplied from June 2017 - July 2018 is 8 926 967 kℓ (bulk water input from WTP's) which equates to an AADD of 24,5 Mℓ/d.
- Present water sold to consumers during the same period is 6 758 778 kℓ.
- Unaccounted for water (UAW) is therefore 2 168 189 kℓ, or 24,0% of total bulk water input.
- For planning and evaluation purposes, the UAW figures were rationalised on a regional (wider-area) basis, as allowed by the sensibility of the results. After allowance was made for unmetered consumers and faulty bulk meters in the area, an UAW figure of:
 - 30% for Stellenbosch town,
 - 30% for the Dwarsrivier area,
 - 30% for the greater Franschhoek area,
 - 20% Klapmuts,
 - 20% for Raithby 20% for Faure,
 - 20% for Polkadraai, 20% for Koelenhof,
 - 20% for Muldersvlei, 30% for Meerlust and
 - 20% for Helderberg and Croydon were applied.
- The present water demand used for modelling of the existing SM water systems equates to an AADD of 37,41 Mℓ/d.

Future Water Demand Water Demand

- With all vacant erven within the municipality occupied and the municipal wide unaccounted for water figure for SM reduced, the AADD of the existing SM could increase from 37 406 kℓ/d to 46 682 kℓ/d.
- In addition to this it is estimated that the future developments can contribute a further 34 123 kℓ/d, bringing to 80 805 kℓ/d the total future AADD for the SM reticulation system.

Stellenbosch Water Master Plan 2019	
Stellenbosch Town	
Reservoir Storage Volume	58.9ML
Present Water Demand	
Future Water Demand	
Bulk System	
Existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development.	
Proposed New Reservoirs	
<ul style="list-style-type: none"> • 7.0 Mℓ reservoir is proposed at Jamestown to augment reservoir storage for the Jamestown reservoir and booster zones. • 1.5 Mℓ reservoir is proposed at the existing Paradyskloof 2 reservoir site to augment reservoir storage in the Paradyskloof 2 reservoir and PRV zones. • 7.0 Mℓ reservoir is proposed at the existing Cloetesville reservoir site to augment reservoir storage in the Cloetesville reservoir and tower zones. • 3.0 Mℓ Nietvoorbij reservoir is proposed for the proposed Nietvoorbij reservoir and PRV zones. • 10.0 Mℓ reservoir is proposed at the existing Rosendal reservoir site to augment reservoir storage for the Central zone. • 0.5 Mℓ Mountain Retreat reservoir is proposed for the proposed Mountain Retreat zone. • 7.0 Mℓ reservoir is proposed at the existing Papegaaiberg reservoir site to augment reservoir storage in the Papegaaiberg reservoir zone. • 6.0 Mℓ Kayamandi Upper reservoir is proposed for the proposed Kayamandi upper reservoir, booster and PRV zones. • 1.5 Mℓ reservoir is proposed at the existing Brandwacht reservoir site to augment reservoir storage in the Brandwacht reservoir zone. 	
Proposed distribution zones	
<p>Cloetesville:</p> <ul style="list-style-type: none"> • Boundaries of the Cloetesville reservoir zone are increased to include future development. • New Nietvoorbij reservoir and PRV zones are proposed to accommodate future development. • New Mountain Retreat reservoir zone is proposed to accommodate future development. <p>Kayamandi:</p> <ul style="list-style-type: none"> • Kayamandi reservoir and Kayamandi PRV zones are increased to include future development. • New Kayamandi Upper reservoir and PRV zones are proposed to accommodate future development. • Two new booster zones are proposed in Kayamandi for the future system (Kayamandi Lower booster zone for future development) & (Kayamandi Upper booster zone for the higher lying future development). <p>Jamestown:</p> <ul style="list-style-type: none"> • A new Jamestown Upper Reservoir zone is proposed to accommodate future area. <p>Papegaaiberg:</p> <ul style="list-style-type: none"> • Boundaries of the existing Papegaaiberg zone are increased to accommodate future development. <p>Paradyskloof:</p> <ul style="list-style-type: none"> • Boundaries of the existing Paradyskloof 1 zone are increased to accommodate future development. • Boundaries of the existing Paradyskloof 2 reservoir zone are increased to accommodate the lower lying erven of future developments. • The boundaries of the existing Paradyskloof 2 reservoir zone are increased to accommodate the lower lying erven of future developments. <p>Brandwacht:</p> <ul style="list-style-type: none"> • The boundaries of the existing Brandwacht reservoir zone are increased to accommodate the higher lying erven of future areas. 	

Proposed future system and required works

Cloetesville & Kayamandi:

- Emergency connections between the proposed Nietvoorbij PRV and the existing Cloetesville reservoir zones, between the Kayamandi Upper reservoir and Kayamandi Lower booster zones are proposed in order to improve redundancy in the system.

Jamestown:

- New supply pipe from the proposed Jamestown 7 Mℓ reservoir to the existing Jamestown network is proposed.

Stellenbosch:

- Existing Stellenbosch water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development.
- A few distribution pipelines are required to reinforce water supply within the Stellenbosch distribution network.
- New distribution pipelines are proposed to supply future development with water when they develop.

Dwarsrivier

Reservoir Storage Volume	2.3ML
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Present Water Demand	
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Future Water Demand	
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Bulk System

The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development.

Proposed New Reservoirs

- 8.0 Mℓ Boschendal Lower reservoir is proposed for future development and to alleviate the deficit in storage in the Pniël and Johannesdal reservoirs.
- 0.3 Mℓ Boschendal Upper reservoir is proposed for the high lying erven of future development.
- 6.0 Mℓ reservoir proposed at the existing Kylemore Lower reservoir site.
- 2.0 Mℓ Kylemore Upper reservoir proposed to replace the existing Kylemore Upper reservoir are currently being constructed.
- 1.5 Mℓ reservoir is proposed at the existing Johannesdal Upper reservoir site to augment reservoir storage in the Johannesdal Upper zone.

Proposed distribution zones

- The boundaries of the existing reservoir zones are increased to accommodate future areas in the Dwarsrivier area.
- New Boschendal Lower reservoir and PRV zone are proposed to accommodate future development.
- New Boschendal Upper reservoir zone is proposed to accommodate future development.
- The boundaries between the Kylemore Lower and Upper zones are adjusted.

Proposed future system and required works

- The existing Dwarsrivier water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development.
- A few distribution pipelines are required to reinforce water supply within the Dwarsrivier distribution network.
- New distribution pipelines are proposed to supply future development with water when they develop.
- Pressure reducing valves and rezoning of the existing system are proposed in order to implement the Pniël and Lanquedoc PRV zones.

Franschhoek

Reservoir Storage Volume	11.1ML
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Present Water Demand	
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Future Water Demand	
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Bulk System

The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas.

Proposed New Reservoirs

- 3.5 Mℓ Central Lower reservoir is proposed to augment reservoir storage capacity in the Groendal/Central zone and to give the Municipality the option to supply the Onder-Dorp zone with water from the proposed Central Lower reservoir.
- 1.2 Mℓ Langrug Upper reservoir is proposed for the Langrug Upper zone and to augment reservoir storage and to alleviate the deficit in storage that exists in the existing Langrug Lower reservoirs.
- 1.5 Mℓ reservoir is proposed at the existing La Motte reservoir site to augment reservoir storage in the La Motte zone.
- 1.5 Mℓ reservoir is proposed at the existing Wemmershoek reservoir site to augment reservoir storage in the Wemmershoek zone.

Proposed distribution zones

- A new Langrug Upper zone is proposed to accommodate the higher lying erven of the existing Langrug zone, supplied from a new Langrug Upper reservoir.
- It is proposed that the boundaries of the existing Groendal zone and Franschhoek Reservoir PRV zone be increased to accommodate future development.
- The boundaries of the Franschhoek reservoir zone are to be increased to accommodate future development.
- The boundaries of the existing Franschhoek reservoir zone are adjusted to include 2 new PRV zones.
- The boundaries of the existing reservoir zones in Wemmershoek, La Motte and Franschhoek are increased to accommodate future development in the greater Franschhoek area.

Proposed future system and required works

- The existing Franschhoek water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas.
- New distribution pipelines are required to reinforce water supply within the greater Franschhoek distribution network.
- New distribution pipelines are proposed to supply future development areas with water when they develop.

Klapmuts

Reservoir Storage Volume	9.4ML
Present Water Demand	
Future Water Demand	

Bulk System

- The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas.

Proposed New Reservoirs

9.0 Mℓ reservoir is proposed next to the existing new 7,0 Mℓ reservoir when the first reservoir reaches capacity.

Proposed distribution zones

- A new Klapmuts Upper zone is proposed for the higher lying areas of future development area as well as for future development. It is proposed that this zone is supplied from the existing Klapmuts Upper reservoir.
- The existing Klapmuts zone is enlarged to accommodate all the future development areas south of the N1. It is proposed that this zone is supplied from a new reservoir, viz. the Klapmuts Lower reservoir.

Proposed future system and required works

- The existing Klapmuts water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas.
- A number of distribution pipelines are required to reinforce water supply within the Klapmuts distribution network as well as new supply pipelines for the new future development areas.

Raithby

Reservoir Storage Volume	0.2ML
Present Water Demand	
Future Water Demand	

Bulk System	
<ul style="list-style-type: none"> The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. 	
Proposed New Reservoirs	
<ul style="list-style-type: none"> The emergency capacity of the existing Raithby reservoir is too low relative to the supply zone and can therefore not supply enough pressure into the zone. Stellenbosch Municipality is attempting to secure reservoir capacity for Raithby in the existing 5 Mℓ service reservoir of the Faure WTP of the CoCT. The Faure service reservoir will then serve as reservoir for the Raithby area. 	
Proposed distribution zones	
<ul style="list-style-type: none"> The Faure service reservoir is to serve as reservoir storage capacity for the Raithby zone. Replacing the Raithby reservoir. The boundary of the Raithby zone is increased in order to accommodate future development. The boundary of the existing Raithby booster zone is increased in order to accommodate future development. 	
Proposed future system and required works	
<ul style="list-style-type: none"> The existing Raithby water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. A few distribution pipelines are required to reinforce water supply within the Raithby distribution network for the new future development areas. 	
Faure	
Reservoir Storage Volume	0.0ML
Present Water Demand	
Future Water Demand	
Proposed Upgrades	
<ul style="list-style-type: none"> There are not proposed upgrades in the future Faure area, the Faure supply zone is however increased to accommodate a section of the Polkadraai system. 	
Polkadraai	
Reservoir Storage Volume	4.4ML
Present Water Demand	
Future Water Demand	
Bulk System	
<ul style="list-style-type: none"> The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. 	
Proposed New Reservoirs	
<ul style="list-style-type: none"> 0.5 Mℓ Skoonheid reservoir is proposed on the existing Skoonheid reservoir site. 4.5 Mℓ Polkadraai reservoir is proposed to provide water to the new Polkadraai reservoir zone. 	
Proposed distribution zones	
<ul style="list-style-type: none"> It is proposed that a new reservoir is built at the existing Skoonheid reservoir site and that a new Polkadraai reservoir be built to supply the new Polkadraai reservoir PRV zone. The new Polkadraai PRV zone will include the old Skoonheid PRV zone and the boundary of this zone will be increased in order to accommodate future development. 	
Proposed future system and required works	
<ul style="list-style-type: none"> The existing Polkadraai water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. A few distribution pipelines are required to reinforce water supply within the Polkadraai distribution network for the new future development areas as well as a new supply pipeline from the proposed new Polkadraai reservoir. 	

Koelenhof	
Reservoir Storage Volume	8.3ML
Present Water Demand	
Future Water Demand	
Bulk System	
<ul style="list-style-type: none"> The existing bulk water supply system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. 	
Proposed New Reservoirs	
<ul style="list-style-type: none"> 4.0 Ml Simonsig reservoir is proposed to provide water to the new Simonsig reservoir zone. 	
Proposed distribution zones	
<ul style="list-style-type: none"> It is proposed that a new connection to the CoCT Wemmershoek line be made for additional water supply to the proposed Simonsig reservoir. The boundary of this zone will include a part of the existing Koelenhof zone and it will be increased in order to accommodate sections of the Sonop PRV zone as well as future development areas. The existing Sonop PRV zone is increased to accommodate future development The Koelenhof reservoir zone is also increased to service a portion of the Muldersvlei area. 	
Proposed future system and required works	
<ul style="list-style-type: none"> The existing Koelenhof water distribution system has insufficient capacity to supply the future water demands for the fully occupied scenario and the additional future development areas. A few distribution pipelines are required to reinforce water supply within the Koelenhof distribution network for the new future development areas as well as a new supply pipeline from the proposed new Simonsig reservoir. 	
Muldersvlei	
Reservoir Storage Volume	0.0ML
Present Water Demand	
Future Water Demand	
Proposed Upgrades	
<ul style="list-style-type: none"> There are not proposed upgrades in the future Muldersvlei area; however, a section of the Muldersvlei network is rezoned to be accommodated in the Koelenhof network. 	
Helderberg & Croydon	
Reservoir Storage Volume	0.0ML
Present Water Demand	
Future Water Demand	
Proposed Upgrades	
<ul style="list-style-type: none"> There are not proposed upgrades in the future Helderberg and Croydon area. 	

Table 22: Bulk Water Supply, Capacity and Reticulation within the Stellenbosch Municipal Area, 2020

Sewerage

The table below indicates the status of sewerage infrastructure and handling within the Stellenbosch Municipality.

Stellenbosch Electrical Infrastructure Master Plan 2019 Section 6.3	
Stellenbosch Town, Wards 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	
Drainage Areas	<ul style="list-style-type: none"> Boundaries of existing drainage areas are increased to accommodate future Development that fall within these drainage areas.
Collector Sewers	<ul style="list-style-type: none"> Merriman Street and Dorp Street are currently at capacity and require Upgrading.
Outfall sewers	<ul style="list-style-type: none"> Proposed Upgrading of the main outfall sewers in Idas Valley with larger sized future sewers. Proposed Upgrading of the main outfall sewer in Cloetesville when capacity problems occur. New outfall sewers are proposed to accommodate future development areas in Stellenbosch. A number of existing outfall sewers require upgrading by replacement with larger sized future sewers.
Pumping Station	<ul style="list-style-type: none"> Proposed that the Techno Park and Jamestown pumping stations are abandoned & flows from these drainage areas be diverted to the existing De Zalze drainage area. New Stellenbosch future pumping station 1 drainage area is proposed for future areas.
Dwarsrivier, Wards 3 & 4	
Drainage Areas	<ul style="list-style-type: none"> Boundaries of existing drainage areas in the Dwarsrivier WWTP are increased to accommodate future Development that fall within these drainage areas.
Collector Sewers	<ul style="list-style-type: none"> Collector sewer between Kylemore and the Dwarsrivier WWTP is at capacity and should be upgraded.
Outfall sewers	<ul style="list-style-type: none"> New outfall sewers are required to collect sewage from the new future development areas in the Dwarsrivier area. A number of existing outfall sewers require upgrading by replacement with larger sized future sewers.
Pumping Station	<ul style="list-style-type: none"> A new future pumping station is proposed for the future development areas north of the Pniël drainage area. new future pumping station is proposed for future development areas north of the proposed future pumping station DR1 drainage area.
Franschhoek, Wards 1 & 2	
Drainage Areas	<ul style="list-style-type: none"> boundaries of the existing drainage areas in Franschhoek, Wemmershoek and La Motte are increased to accommodate proposed future development areas.
Outfall sewers	<ul style="list-style-type: none"> A few existing outfall sewers require upgrading by replacement with larger sized future sewers. New outfall sewers are proposed to accommodate future development areas and to service the existing unserviced erven in Franschhoek, Wemmershoek and La Motte.
Pumping Station	<ul style="list-style-type: none"> A new future pumping station is proposed for future development area in La Motte that cannot gravitate to the existing infrastructure. A new pumping station and rising main should be constructed for this new drainage area that discharges into the existing La Motte drainage area.
Klapmuts, Ward 18	
Drainage Areas	<ul style="list-style-type: none"> The boundaries of the existing Klapmuts Gravity drainage area are increased to accommodate future development areas that fall within these drainage areas.
Collector Sewers	

Outfall sewers	<ul style="list-style-type: none"> A few existing outfall sewers require upgrading by replacement with larger sized future sewers and new outfall sewers are proposed to accommodate future development areas in Klapmuts.
Pumping Station	<ul style="list-style-type: none"> A new future pumping station drainage area is proposed for future development areas that cannot gravitate to the existing Klapmuts WWTP.
Waste Water Treatment Plant	<ul style="list-style-type: none"> Proposed that the existing Klapmuts WWTP is increased to a future capacity of 2 Mℓ/day and that a new Klapmuts WWTP is constructed downstream of the existing site in the future when the existing treatment plant reaches its upgraded capacity.
Raithby, Ward 20	
Drainage Areas	<ul style="list-style-type: none"> The existing drainage area is increased to accommodate proposed future development areas.
No upgrading	<ul style="list-style-type: none"> No upgrading of any of the components of the existing sewer drainage system is required.
Rural Areas	
Faure System, Ward 20	
No Sewer Connection	<ul style="list-style-type: none"> Faure consists mostly of agricultural setups and these areas make use of septic tanks.
Polkadraai System, Ward 20	
Description	<ul style="list-style-type: none"> Polkadraai consist mostly of agricultural setups and these areas make use of septic tanks. However, there is an urban development area within the Polkadraai scheme.
Pumping Station	<ul style="list-style-type: none"> Longlands area along with any other future developments in the area gravitate to a new proposed Blaauwklippen Pumping Station. Master plan proposal will be required to connect the existing developments along with future developments to the proposed PS.
Koelenhof System, Ward 19	
Description	<ul style="list-style-type: none"> Koelenhof consist mostly of agricultural setups and these areas make use of septic tanks. However, there is an urban development area within the Koelenhof scheme. Master plan items Proposal will be required to connect the future developments proposed for the Koelenhof area to the existing sewer network that gravitates to Stellenbosch.
Muldersvlei System, Ward 19	
No Sewer Connection	<ul style="list-style-type: none"> Muldersvlei consists mostly of agricultural setups and these areas make use of septic tanks.
Meerlust, Ward 3	
No Sewer Connection	<ul style="list-style-type: none"> Meerlust consists mostly of agricultural setups and these areas make use of septic tanks.
Helderberg & Croydon, Ward20/21	
No Sewer Connection	<ul style="list-style-type: none"> Helderberg & Croydon consists mostly of agricultural setups and these areas make use of septic tanks.

Table 23: Sewerage Management, Stellenbosch Municipal Area, 2020

Electricity

Energy: Economic growth and the provision of housing are directly affected by the availability of electricity, and the municipality is entirely dependent on the Eskom grid in this regard. Stellenbosch town needs to reduce its consumption by 10% to avoid overstepping supply. A combination of innovative demand reduction measures and increases in capacity will be required to prevent power disruptions whilst improving access to the poor, and this change will need to be led by wealthy households, businesses and the University. All new housing should install solar water heating devices, and non-subsidy housing should be encouraged to meet the portion of their electrical demand that exceeds 300kWh per month by generators such as solar photovoltaic panels and solar hot water heating devices. SANS 10400-XA energy efficiency standards should be adhered to in all planning applications for new buildings, major renovations and usage changes. Alternative energy sources should be developed and integrated into the grid, and the largest energy users should be encouraged and incentivised to invest in solar energy generation. (Stellenbosch Municipality, 2019).

The table below indicates the status of electrical infrastructure and distribution within the Stellenbosch Municipality.

Electrical Infrastructure Master Plan				
Main Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	22.5	12.0	15 at 2010	23.8
Sub-Systems	Devon Valley	3.2	4.5	4.5
	Begraafplaas		6.4	6.7
	Lowerdorp	1.3	6.4	2.7
	Total			13.9

University Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	45MVA	22.9	30 at 2014	38.3
Sub-Systems	Bosman	4.1		5.88
	Hofman	2.3		6.13
	SDR Kliniek	0.7		1.21
	Papegaairand			3.3
	Engineering Faculty		4.3	2.0
	Merriman Z	8.6	9.0	12.3
	Stadsaal	2.5	5.0	4.05
Total				34.6

Cloeteville Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	40	8.7	20 at 2020	22.3
Sub-Systems	Curry	7.6	12.5	20
	Tennant	5.5	12.8	12.9
	Welgevonden	0.42	6.4	2
	Kayamandi	4		10
	Total		17.52	

Jan Marais Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	20	9.0	10 at 2008	16.6
Sub-Systems	Uniepark			3.5
	Maraispark			2.1
	Tindal / Stone	2.3		4.5
	Total			10.1

Markotter Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	22.5	9.9	15 at 2021	16.2
Sub-Systems	Dalsig Oos	3.1		4.7
	Coetzenburg	1.6		2.4
	Krige	2.6		4.1
	Braak	2.7		5.34
	Total	10		16.54

Golf Course Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	40	8.6	20 at 2018	26.7
Sub-Systems	Boord	2.14		4.0
	Tegnopark		3.4	5.37
	Paradyskloof	3.8		19.56
	Total			28.93

Franschhoek Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
	40	6.5	20	19.2
Sub-Systems	Groendal	2.8	6.4	8.7
	Hugenote	4.3	6.4	11
	Monument	0.4		4.2
	Total	7.5		23.9

Table 24: Electricity Supply and Reticulation, Stellenbosch Municipal Area, 2020

A Summary of Wards' 2020 Population, Housing Demand and Availability of Services, follows:

Ward	1	2	2	3	4	4	5 & 6	7, 8, 9, 10 & 11	12, 13, 14 & 15	16 & 17	18	19	19	20	20	20	20	21	22
Towns	Franschhoek	La Motte/ Wiesdraai & Robertsylei	Wemmershoek	Lanquedoc	Johannesdal & Priel	Kylemore	Idas Valley	Stellenbosch	Kayamandi	Cloetesville	Klapmuts	Koelenhof	Muldervlei	Lynedoch	Vlottenburg	Spier	Raithby	Jamestown	Brandwacht/Bo-Dalsig
Population	12 839	7 520		8 951	8 230		11 512	22 193	26 176	16 353	8 763	10 494			9 628			8 651	4 873
Number of households	3 470	2032		2 419	2 224		3 111	5 998	7 074	4 419	2 368	2 836			2 602			2 338	1 317
Lighting (Electricity)	98.6%	78.5%		97.7%	96.3%		100%	100%	88.8%	100%	96.3%	91.8%			95.4%			95.2%	100%
Piped potable water	87.4%	98.2%		80.7%	82.7%		85%	100%	100%	96.4%	93%	48.5%			49.5%			86.5%	98.5%
Sewerage	93.4%	60.8%		81.7%	86.3%		96.8%	100%	97.6%	97.5%	83.1%	65.9%			63%			86.6%	100%
Electricity supply									Insufficient										
Bulk water supply	Insufficient			Insufficient	Insufficient	Insufficient	Insufficient	Insufficient	Insufficient	Insufficient	Insufficient	Insufficient						Insufficient	
Sewerage				At Capacity	At Capacity	At Capacity	At Capacity	At Capacity	At Capacity	At Capacity		Use septic tanks	Use septic tanks					No Upgrade required	
Wards: highest need for services																			

Table 25: Summary of Stellenbosch Wards Population Statistics, Housing Demand and Availability of Services (2011)

5.1.2 Roads and Transport infrastructure

Movement & Access: Attribute & Challenges

- The Municipality contains 312km of roads and an additional 35km of roads which are 80/20 subsidised by the Province.
- Around 6km of the roads have block pavement surfacing, 11km of the roads are unpaved roads and most are paved roads with bituminous, flexible pavement surfacing.
- Around 80% of the roads are Class 5 Access roads with the balance being Class 4 Collectors, with a few Class 3 roads mainly in the 80/20 Provincial subsidy category.
- Road network condition assessments show an improvement in the overall condition of the SM's road network over the last 12 years. The latest Road Asset Management Plan indicates that around 7km (2.5%) of the roads in SM are in poor or very poor condition.
- The RMP found that the present road network – particularly provincial roads – fails to cope with the longer-term growth needs of the Stellenbosch area and some roads, particularly in the historic town area, may in future operate at capacity during peak periods (unless modal shift changes).
- The RMP found that the following road sections function beyond capacity: The R304 before its intersection with the R44; The R44 (south) between Paradyskloof and the Van Reede intersection; Bird Street between the R44 and Du Toit Street; Merriman and Cluver Streets between Bird Street and Helshoogte Road; Dorp Street between the R44 and Piet Retief Street; Adam Tas Road between its junction with the R44 and Merriman Street. Piet Retief Street; Van Reede and Verde Streets between the R44 and Piet Retief Street.
- Access roads found to be under severe pressure are: The Welgevonden access road; Lang Street into Cloetesville; Rustenburg Road into Idas Valley; The Techno Park access road.
- The current modal split in SM is as follows: light vehicles: 87%; minibus taxis: 7,5%; bus: 4,5%; heavy vehicles: 1,5% (rail information is not available in the RMP).
- Approximately 12% of all traffic within the SM is buses and mini-bus taxis (low compared to CoCT with approximately 36% public transport usage).
- 60% of SM's households do not have access to a car, and are dependent on unsupported informal public transport or travel on foot.
- Some 3 200 persons travel into town during the highest peak hour, if assumed 1 person per vehicle and no buses or taxis.
- 70% of all trips entering Stellenbosch town are by private car. There is worsening peak period congestion, with average traffic speeds pushed down to 13km/h (below cycling speed) and a throughput per lane of only 600 persons per hour due to the very low vehicle occupancies.
- Local (<5km) peak period person trips within the town of Stellenbosch total twice the number of longer distance (>5km) passenger commute trips.
- Approximately 80% of the workforce employed in the municipal area live in the town of Stellenbosch and make trips of less than 5km in distance.
- 95% of all NMT trips within the Stellenbosch town are made by low-income residents.
- Over 80% of all local trips by choice-user are made by car.

- Scheduled passenger trains in the Stellenbosch area run over a total rail line distance of 18km, and trains stop at seven stations in the municipal area (Lynedoch, Spier, Vlotenburg, Stellenbosch town, Koelenhof, Muldersvlei and Klapmuts). Franschhoek, La Motte and Wemmershoek are alongside the Franschhoek line which is no longer in operation).
- Public bus services are limited. There are 28 scholar bus contracts within the Municipality, transporting up to 4 263 scholars.
- According to the Transport Register there are 43 routes operated by mini-bus taxis. Currently, 114 mini-bus taxis have been surveyed and 157 operating licences have been issued. The majority of routes are operating at above 75% service capacity. (Republic of South Africa, 2016).

- A bypass tying in with the R44 in the vicinity of the Annandale Road in the south and with the R304 in the vicinity of the Welgevonden Road intersection in the north is under investigation. The route is envisaged as a dual carriageway, over a distance of ±14 km, with no direct property access and grade separated intersections (interchanges). However, this proposal appears to have no official status.

5.1.3 Social Facilities

There appears to be an adequate number of facilities within reach of the majority of households to meet the educational and health care needs of SM, but challenges relate to operational and household affordability as well as the capacity of these facilities (e.g., overcrowded schools in poorer neighbourhoods). (Stellenbosch Municipality, 2017).

Ward needs related to amenities																								
Ward	1	2	2	3	4	4	5	6	7-11	12-15	13	14	15	16-17	18	19	19	19	20	20	20	20	21	22
	Fh	Lm	Wh	Lq	J/ p	Ky	IV		S	Ka				Cl	KI	Eb	Ko	Mv	Ld	Vb	Sp	R	Ja	B/D
Edu.										ECD	OAH , CH, HR				HS PS				LL				C	
Culture									HB		CH								C					
Civic							IO										Cl,M	C - U						
Social		ZL - b					S-U, CM Links			CE					EC									
Recre.	GP - M	EWP					SP	U-Nb Fb TC, RF		SP	SP, RC	SP	SP	PPs		Rec C			SG				PP	PP& GP-U

C – Clinic; CE – centre for elderly, CM – community markets, CH – Civic Hall, EC – educational centre, EWP – Eco and water park, Fb – Football, GP – Gym park, HB – Historic buildings, HR – Hall of Remembrance, HS – High School, PS – Primary School, IO – Improve operations, Nb– Netball, Rb – Rugby, RC – Recreation Clinic, OAH – Old Age Home; SG – Sportsground, S-Stalls, SP – Swimming Pool; PP(s) – Play park(s), T – Tennis, ZL – Zoned land: b - business, F – Field, U – Upgrade, M – Maintain, M – Mobile

Table 26: Social Amenities required in Stellenbosch Settlements

5.2 Strategic direction for Human Settlement Development

The above built environmental and socio-economic analysis informed the approach to address the need for secure tenure and deliver on settlement making and safety:

- i. Align provision of tenure with respecting nature, being resource frugal and growing ecological infrastructure:
 - a) Delivery according to **corporate capabilities** (within budget).
 - b) *Funds secure* (**Secured tenure implementation.**)
 - c) *Secure promulgation (gazette) of IHSP priorities.*
- ii. Align provision of tenure with economic development:
 - a) *Enhance **economic mobility** and develop **well-located land.***
 - b) *Enhancing settlement integration.*
 - c) *Sustainable Infrastructure.*
 - d) *Secured place identity (protect, maintain and grow rural settlement identity).*
- iii. Provide different tenure options and for different and special groups
 - a) *Different options:*
 - *Serviced sites,*
 - *Social housing (outside restructuring zones),*
 - *Restructuring Zones,*
 - *High Density (3 story walk-ups),*
 - *Subsidised Housing (700 in Business Zone),*
 - *UIS (unserviced sites),*
 - *GAP,*
 - *FLISP,*
 - b) *Provide for different and special groups: Military Veterans, Back Yarders, the Elderly, Persons with disabilities, child headed households and persons longest on the waiting list.*
 - c) *Responding to demand over the **whole spectrum of income groups.***

Stellenbosch Municipality will exercise its settlement making mandate by securing well-located land and funds to provide sustainable infrastructure and delivery by means of an implementation agent.

The next section will outline the strategic Framework of the IHSP.

Strategic Framework for IHSP

Chapters 6 - 7

6 Municipal IHSP Vision Statement

6.1 Long term Human Settlement development vision aligned with

MSDF and IDP

The IDP and MSDF vision directs the IHSP's vision: **"All income groups in all Stellenbosch settlements live responsibly, in safety and have security of tenure according to municipal capabilities."**



The IHSP vision drawn from the MSDF vision directives:

It is a future Stellenbosch municipal area that remains familiar; it has retained what differentiates the municipality from other places, its landscapes, historic buildings and settlement patterns, and the specialness of its institutions. It is resilient; it has adapted to the needs of today without losing what is special from the past. It is inclusive; it has accommodated the needs of citizens from all walks of life without fear. It is diverse and therefore productive. In adapting to new needs, and accommodating new people, it has become the stage for new expressions of culture, new businesses, and new ways of doing.

In form, it comprises a set of compact settlements, large and small, surrounded by natural and productive landscapes, and linked by means of public transport. Internally, settlements are relatively dense, cyclable and walkable. Each portrays a unique character, closely linked to its surrounding landscape, the reach and extent of its public institutions, and the capacity and opportunity of its infrastructure. Each provides for a range of citizens from all walks of life, with significant choice in place of residence." (Stellenbosch Municipal SDF, 2019)

The MSDF focus areas, principles and strategic direction inform the IHSP principles, strategy and approach as per the table on the next page.

6.2 Long term 20-year sustainable HS goal aligned with IDP and MSDF vision

By 2040, within budget, ensure access for all to adequate, safe and affordable shelter, tenure opportunities, basic services including upgrading of informal housing, tenure options and housing topologies.. (Stellenbosch Municipality, 2017)

6.3 Municipal roles and responsibilities

The municipality has two roles encompassing the following:

- HS Developer role:
 - Implement IHSP projects and housing delivery through planning and obtaining approval of the housing pipeline, obtaining land and development rights and appointing an implementation agent.
- HS Enabler role:
 - Manage implementation agent to service sites and build dwelling units.
 - Obtain other sources of funding e.g., Urban Settlement Development Grant (USDG) to secure infrastructure, Regional Socio-Economic Programme to enhance safety and security.
 - Support communities.
 - Provide each 8 808 indigent households' access to free basic services:
 - 10 kilolitres (Kl) free water,
 - 50-kilowatt hertz (KwH) electricity,
 - free basic sanitation,
 - free basic refuse removal.

...../The MSDF Strategic Direction inform the IHSP principles, strategy and approach as per the table to follow:

MSDF Focus Areas	MSDF Principles & strategic direction	IHSP Principles & Strategies	IHSP Implications	IHSP Approach
Valley of Possibility	Direct growth to areas of lesser natural and cultural significance as well as movement opportunity. <ul style="list-style-type: none"> • Containment of settlements. • Public & NMT mobility. 	Equal access. <ul style="list-style-type: none"> • <i>Enhance settlement integration and mobility.</i> 	Require well located land, within walking distance, in growth node settlements.	Align provision of tenure with economic drivers and development.
Safe Valley	Respect & grow cultural heritage. Ensure balanced, sustainable communities. <ul style="list-style-type: none"> • Denser settlements & diverse activity & surveillance. 	Place Identify. <ul style="list-style-type: none"> • <i>Protect, maintain and grow rural and settlement identity.</i> 	Provide for amenities and safe communal spaces.	Provide different tenure options: Serviced sites, Social housing, Restructuring Zones, High Density (3 story walk-ups), Subsidised Housing, UISP (unserviced sites), GAP, FLISP.
Dignified Living	Clarify and respect the different roles and functions of settlements. <ul style="list-style-type: none"> • Focus on needs of “ordinary citizen”, limited access to opportunity due to restricted resources. 	Well-being & individual capability. <ul style="list-style-type: none"> • <i>Responding to demand over the whole spectrum of income groups.</i> 	Secured tenure (title or rental).	Provide for different and special groups: Persons longest on the waiting list, Elderly, Military Veterans, Back Yarders, People with disabilities, Child headed households, people longest on the waiting list.
Good Governance and compliance	Focus collective energy on critical lead projects. <ul style="list-style-type: none"> • Presentation of information & opportunities assist internalization. 	Corporate capabilities. <ul style="list-style-type: none"> • <i>Delivery according to corporate capabilities.</i> 	Secured funds & services.	Secure promulgation (gazette) of IHSP priorities.
Green & sustainable valley	Maintain & grow natural assets. <ul style="list-style-type: none"> • Protect nature areas, agricultural areas & river corridors. 	Resource frugal. <ul style="list-style-type: none"> • <i>Treat on and use natural resources carefully.</i> 	Healthy ecological infrastructure.	Align provision of tenure with respecting nature, being resource frugal and growing ecological infrastructure.

Table 27: Alignment of IHSP and MSDF Strategies (Stellenbosch Municipal SDF, 2019)

7 HS Objectives and Strategies

7.1 Spatial Transformation Objectives

In 2020, the Minister of Human Settlements Gazetted the declaration of the Priority Human Settlements and Housing Development Areas (PHSHDA's) to restructure and revitalise towns and cities, strengthen the livelihood prospects of households and overcome apartheid spatial patterns by fostering integrated urban forms.

The PHSHDA's are underpinned by the principles of the National Development Plan (NDP) and allied objectives on the National Spatial Development Framework (NSDF) and the Integrated Urban Development Framework (IUDF) which includes (Republic of South Africa, 2022):

- **Spatial Justice:** reversing segregated development and creation of poverty pockets in the peripheral areas, integrate previously excluded groups and resuscitate declining areas;
- **Spatial efficiency:** consolidating spaces and promoting densification and efficient communicating patterns;
- **Access to connectivity, economic and social infrastructure:** ensure the attainment of basic services, job opportunities, transport networks, education, recreation, health and welfare to facilitate and catalyse increased investment and productivity;
- **Access to adequate accommodation:** emphasis is on provision of affordable and fiscally sustainable shelter in areas of high need; and
- **Provision of quality housing options:** ensure that different housing typologies are delivered to attract different market segments of appropriate quality and innovation.

Emphasis is placed on synchronising national housing programmes in these priority human settlements and housing development areas namely:

- **Integrated Residential Development Programme** provides a tool to plan, fund and develop integrated settlements that include all the necessary land uses and housing types and price categories to create integrated communities. It provides for subsidized, as well as finance linked housing, social and rental housing, commercial, institutional and other land uses to be developed;
- **Social Housing Programme in Restructuring Zones** provides for Social Housing located in specific, defined localities (mostly urban) which have been identified as areas of opportunity (largely economic) where the poor have limited or inadequate access to accommodation, and where the provision of social housing can contribute to redressing structural, economic, social and spatial dysfunctionalities. It is also aimed to improve and contribute to the rental sub - component of housing, especially as social housing is able to widen the range of housing options available to the poor;
- **Informal Settlements Upgrading Programme** provides for the structured in situ upgrading of informal settlements to address the social and economic exclusion of communities. It remains evident that informal settlements provide new migrants and the urban poor an affordable point of access into towns and cities, although they are also associated with high degrees of physical and social vulnerability;
- **Finance Linked Individual Subsidy Programme** provides for the creation of an inclusive and vibrant residential property market which can provide state assistance to households who are unable to independently access housing credit to become upwardly mobile and progress up the housing ladder;

- **Special Presidential Package (SPP) Programme on Revitalisation of Distressed Mining Communities** by implementing spatial transformation plans for mine settlements; and
- **Enhanced People's Housing Process** provides for a process in which beneficiaries actively participate in decision - making over the housing process and housing product and make a contribution in such a way that: 1) Beneficiaries are empowered individually and collectively, 2) various partnerships are created, 3) social capital is retained and expanded upon, and 4) housing is valued as an asset far beyond its monetary value.

The status of PSHDA for Stellenbosch Municipality is:

- The Stellenbosch Urban Core PSHDA was formally gazette on 15 May 2020 (Government Gazette No. 43316) and consists of the neighbourhoods of Jamestown, Kayamandi and Central Stellenbosch;
- To date the National Housing Development Agency (NHDA) with assistance from the PDoI have undertaken a Status Quo Analysis in preparation for the drafting of the Stellenbosch PSHDA Development Plan. A Status Quo Analysis will inform the Development Plan drafting going forward; and
- The PDoI, Stellenbosch Municipality and NHDA will proceed with the drafting of the Stellenbosch PSHDA Development Plan in the near future.

The image below depicts areas that have been declared as PSHDA (Stellenbosch Municipality Housing Pipeline, 2023):

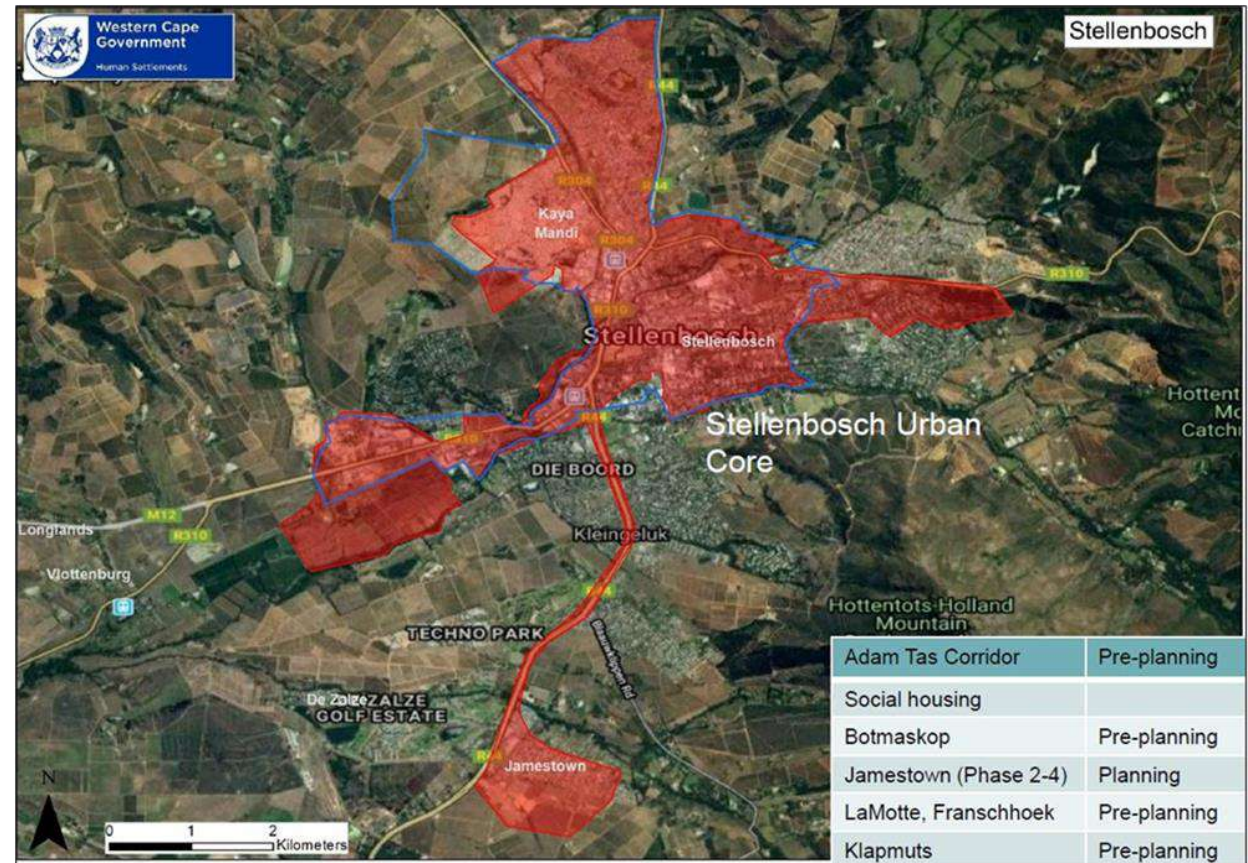


Figure 3: Priority Human Settlements and Housing Development Areas (PSHDA) (Stellenbosch Municipality Housing Pipeline, 2023)

7.2 Spatial Transformation Approaches

The special transformation approaches include the following:

Densification

To protect the unique character of towns, densification targets are more appropriate in some towns such as Stellenbosch, Franschhoek and Klappmuts. In 2015 the average density in Stellenbosch was 8,17 dwelling units per hectare, with Franschhoek only slightly higher at 10,22 units and Klappmuts falling between these two at 9,94 (densities vary significantly between neighbourhoods within settlements).

In the municipal area, the split in housing typologies between 1996 and 2015 is: dwelling houses (74%), flats (17%), other residential buildings (6%), and townhouses (3%). (Stellenbosch Municipal SDF, 2019).

Besides rezoning (high & medium density) and subdivisions and Second dwellings should be promoted and could accommodate back yard dwellers:

- Delineate overlay zones where second dwelling units on single residential plots are permissible and where services capacity is adequate. Incorporate overlay zones in zoning scheme.
- Develop a range of basic/ standard designs that are compliant with the building regulations that could be obtained from the municipality to reduce the cost to the landowner.
- Develop a set of acceptable standards for temporary and alternative structures that are constructed for accommodation purposes to ensure that appropriate levels of health and safety can be maintained, without impacting the affordability of backyard dwelling tenants.
- Permit the construction of a temporary structure for accommodation for a limited time period (i.e., a temporary use departure), where after

the structure should be formalized, removed or in proven exceptional circumstances the time period may be extended.

- Encourage landowners to comply with the minimum standards and police and remove non-compliant temporary structures.
- Encourage the construction of outside ablution facilities to ensure consistent access to services for backyard structures.

Consideration should be given to the implementation of second service meters, provided that the provision thereof does not result in a double subsidy to the landowner. This to address the issue of illegal connections and to improve the recovery rate of costs associated with service.

Restructuring and Integration

Restructuring of towns can be achieved through *functional integration*:

- Rezoning of residential erven to establish secondary business nodes in existing subsidized precincts.
- Densification and reinforcement (mixed-use) should infrastructure capacity exist.
- Most communities are located within 20-minute walking distance from commercial and social infrastructure. In the case of new or redevelopments, determine development location in relation to social amenities and business nodes on the principle of “within walking distance” (norm: 20 minutes/1 kilometre).
- More social and commercial services along activity streets within walking distance.
- Development reinforced along connecting routes between precincts.

Restructuring of towns can be achieved through *socio-economic integration*:

- Position social amenities and infrastructure centrally for sharing by various communities, for example, sports fields, market squares, open space networks.

- Provide a variety of housing types, especially in the centre of town and if required, upgrade or replace infrastructure.
- Encourage different income (social gradient) and property values between adjacent areas.
- Different housing typologies.
 - Centrally located community node.
 - An integrated and active open space network.
 - Integrated community sport facilities.

Spatial Integration

Integrated developments, mixed uses and alternative uses along activity roads (demarcation of activity corridors and streets) are encouraged.

Demarcation of urban edges and future growth directions determined the tools have to be applied when subsidized and affordable / GAP housing developments are planned.

Upgrading informal settlements through the following broad objectives assists with integration:

- In-situ upgrading of informal settlements;
- Upgrade informal settlements by the provision of basic services;
- Develop emergency housing sites geared to accommodate evictees;
- Undertake demographic surveys of identified informal settlements;
- Facilitate tenure security in informal settlements;
- Assist in short-term job creation through linkages with Expanded Public Works Programme (EPWP) and longer-term job creation through upgrading programmes;
- Facilitate capacity-building and training for residents and stakeholders through direct service provision and partnerships with outside agencies; and

- Manage the provision of services and development programmes to informal settlements. (Stellenbosch Municipal SDF, 2019)

7.3 Strategic areas for Human Settlement Development

Different strategies were applied that include: mixed use, integration and restructuring zones, densification and intensification and catalytic projects.

Mixed use zones, Greenfields and Brownfields

There are mixed use zones in all of the larger settlements of Stellenbosch, Franschhoek and Klapmuts. In the smaller settlements mixed use is limited and neighbourhood business and amenity precincts are the “mixed use”.

Integration Zones

Integration zones were delineated in Stellenbosch and Klapmuts.

Restructuring zones and social housing

The land around the intersection of R44, R304 and R310 and towards the CBD of Stellenbosch is earmarked as a restructuring zone.

Promoting integration is achieved through different restructuring approaches:

Criteria i: **Economic restructuring** by promoting spatial access to economic opportunity and promoting job creation via the multiplier effect associated with building medium density housing stock and with the management and maintenance of the stock. Restructuring zones should coincide with nodes and corridors of economic opportunity.

Criteria ii: **Spatial restructuring** by bringing lower-income (and often disadvantaged) people into areas where there are major economic opportunities (both with respect to jobs and consumption) and from which they would otherwise be excluded because of the dynamics of the land market on the one hand and the effects of land use planning instruments such as large-lot zoning (minimum erf sizes).

Criteria iii: **Social restructuring** by promoting a mix of race and classes at neighbourhood level.

Box 4: Criteria for promoting integration through Restructuring Zones

Stellenbosch Municipality was approved as a Restructuring Town in March 2017, by the National Minister of Human Settlements. This approval included the confirmation of the various Restructuring Zones within the Municipality and the latter culminated in a Council decision instructing the administration to attract Social Housing Institutions (SHI's) and/or Other Development Agency (ODA's) in order to effect to the Municipality's social housing programme. (Stellenbosch Municipal SDF, 2019).

The aim of this programme is to ensure improved quality of life for communities through a Rental housing programme. This process of integration speaks to the importance of:

- Economic sustainability: affordability, access to economic opportunities, and promoting job creation via the multiplier effect associated with building medium density housing stock etc.;
- Social sustainability: social integration between various income groups, access to educational, recreational and health facilities, etc.; and
- Ecological sustainability: conservation of scarce resources.

Social housing contributes to spatial restructuring by increasing densities and compacting growth thereby ensuring that the poor are not pushed out to marginal locations at the edge of the city.

Well-managed social housing projects have a low internal (to the project) crime rate, and contribute to stabilizing external (to the project) crime-ridden environments, hence its contribution to revitalization initiatives. It provides a sense of belonging and security. Well-functioning neighbourhoods help to reconnect residents with resources in the city and region.

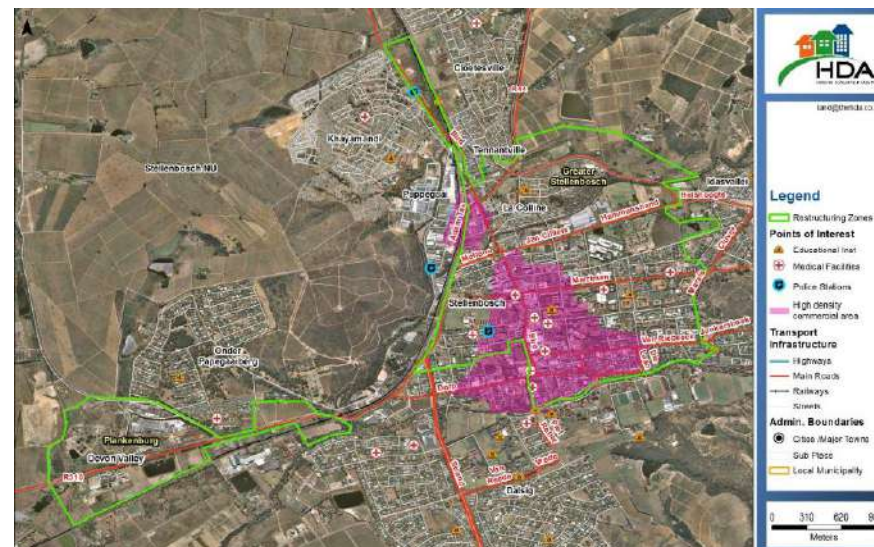


Figure 4: Restructuring Zone, Stellenbosch

Densification and Intensification

In Stellenbosch, Franschhoek and Klipmuts densification and intensification are applied in mixed use precincts, restructuring zone and upgrading of informal settlements.

Catalytic projects

Catalyst projects are public or private projects that are planned and designed to cause a corresponding and complementary development reaction on surrounding properties. They are projects of sufficient magnitude to stimulate redevelopment of underdeveloped properties or major rehabilitation of underutilized buildings. The identification and implementation of catalyst projects provide an opportunity for public and private investments to receive a reasonable return. The measure of return on investment can include jobs creation, increase in land value, improved transportation and access, and new housing units (<https://www.portlandoregon.gov/transportation>).

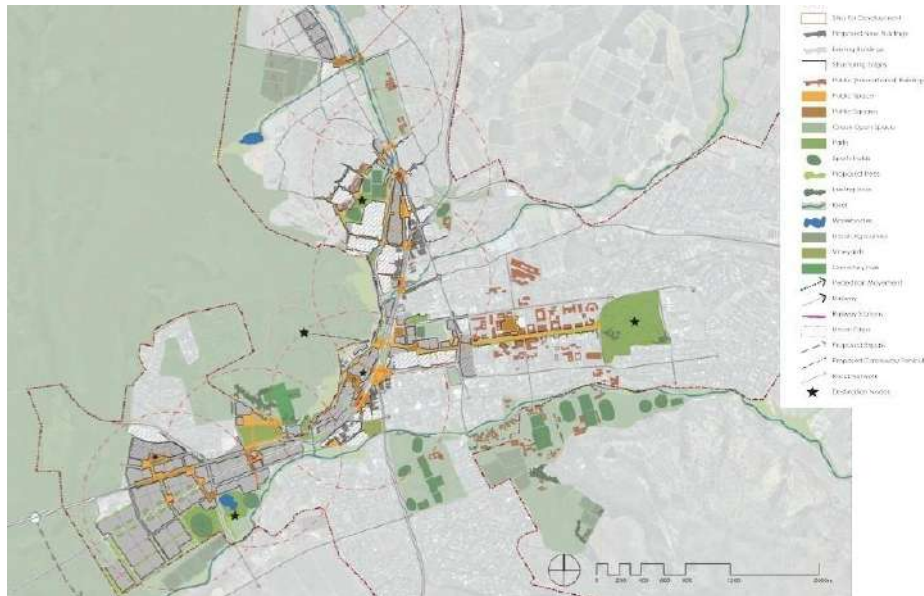


Figure 5: Catalytic Development, Adam Tas Corridor

Adam Tas Corridor comprises the most strategically located 400ha land in Stellenbosch town. The proposed Adam Tas Corridor development, stretching for 5km along the R310 and R44 along the foot of Papegaaiberg from the disused Cape Sawmills site in the west to Kayamandi and Cloeteville in the north, will enhance the western edge and the barrier/severance effect of the R44 and the railway line. This new linear district within Stellenbosch includes the Steinhoff owned disused Cape Sawmills Sawmill site, the government owned Droë Dyke area, Distell's Adam Tas facility, Oude Libertas, various Remgro property assets, Bosman's Crossing, the rail station, Bergkelder complex, Van der Stel sports complex, the George Blake Road area, and parts of Kayamandi and Cloeteville.

Overall, development should be mixed, high density and favour access by pedestrians and cyclists. A central movement system (with an emphasis on public transport and NMT) forms the spine of the area, and is linked to adjacent districts south and west of the corridor. Remote parking facilities and bridging to enable integration across the corridor to access adjacent areas will form part of the intended development (Stellenbosch Municipality, et al., 2021).

The corridor is divided in three districts and 10 precincts.

- The southern district (sawmill site, Droë Dyke, and the Adam Tas complex): accommodating a mix of high density residential and commercial uses, as well as public facilities (including sports fields).
- The central district: (Bosman's Crossing, the Bergkelder, and the Van der Stel Sports complex).
- The northern district of the Adam Tas Corridor focuses on the southern part of Kayamandi. The central and northern districts of the Adam Tas Corridor are linked through George Blake Road. This area effectively becomes the "main street" of Kayamandi, a focus for commercial, institutional, and high-density residential use integrated with the rest of the corridor and western Stellenbosch town.

The land listed in the table below represents the Adam Tas Corridor:

No	Erf/ Farm no	Precinct	Type/Housing Programme	Ha	Units	Owner ship	Wards
1	Farm RE/283; Ptn 17 of Farm 183, Ptn 35 of Farm 183 & Ptn 8 of Farm 283; <u>Frm 281</u> (Droë Dyke)	Onder Pape-gaaiberg	IRDP/FLISP/S H	90,05	4192	Public Stb Mun	11 12
2	Erven 16470 & RE/16469, Erven 16461, 16462, 16463, 16464, RE/16465, 16466, 16467, 16468, 16535 (Droë Dyke)	Onder Pape-gaaiberg		19,3	1131		11
3	Erven 10725, 8933, Farm Re/1147; Erven 16471, 16472, 16474 (Droë Dyke)	Onder Pape-gaaiberg	Private	12,59	1149	8933-Pub Private	11
4	Farm 1045 & Erven RE/6284; Farm 1168 & Erven 6284 & 3368	Onder Pape-gaaiberg	Private	24,48	504	Private	11
5	Erven 7589, 7591, 7592 13047, RE/5164, RE7587, RE/7588, 17344, 17321	Stellenbosch		10,86	743		
6	Erven 14601, 6201, 6278, 6280, 14461, 709, 14152, 14153, 14154, 14155, 14156, 14157, 380, 381, 15804, 6279, 14165, 14166, 5969, 384, 694	Stellenbosch	Mixed Use, mainly industrial	6,01	1237	Private 709-Stb Mun	11 & 23
7	Erven 9545, 3454, 257, 7602, 13801, 251, 265, Ptn of 3974, 254	Stellenbosch	Mixed Use, mainly industrial	15,1	2431	Private	11 & 23
8	Erven <u>RE/235</u> , RE/934, 8718, 3746	Stellenbosch		16,99	2201	<u>Stb Mun</u>	11 & 23
9	Erven <u>235</u> ; RE/15709, 15718, 15719, RE/10807, 12702, 9188, 14627, RE/13026, RE/8205, 8181-8191, 8192-8194, 8196-8204, RE/8205, 4841-4843, <u>RE/11280</u> , 12197-12201, Erf 3974, RE/2, 1446, 1799, 2987, 2177, 1439-1443, RE/1410, 1429-1438, 1807, 1419, 1414, 1415, 1416, 1409, RE/1410, 1412, 1411, 1753-1759, 1829, 1770, 1420-1424, 1768, 1769, RE/1408, RE/1407, 1978, 1731, 1747, 1806, 14427, 4431, 4845, 83, 6148, 7649, 5973, 6372, 81, RE/6094, 2176, RE/2174, RE/52, 51, 4913, 68, 69, 58, 8400, 13585, 4894, 7582, RE/6128, RE/6127, RE/6135, 13,10, 1, 15708, 523, 16451, RE/288, Farm RE/1297, RE/183, 2/81, 9/81, RE/175, 19/175	Stellenbosch Stellenbosch	Residential	69,09		235,- <u>Stb Mun</u> 4841- 4843, RE/112 80-Stb <u>Mun</u> ; Etc-Priv	11 & 23 11 & 23
10	Ptn 2 of Farm 72; Ptn 33 of Farm 81; Ptn 29 of Farm 81; Ptn 37 of Farm 183, Ptn 8 of Farm 81; Ptn of Farm RE/183; Ptn of Farm 2/81	Kaymandi	Private IRDP/FLISP	88,07			12 & 19
11	Farm Re/183, Ptn of Farm 181, Ptn of Ptn 33 of Farm 175	Kaymandi	Residen-tial (UISP)	30,7			11 & 12

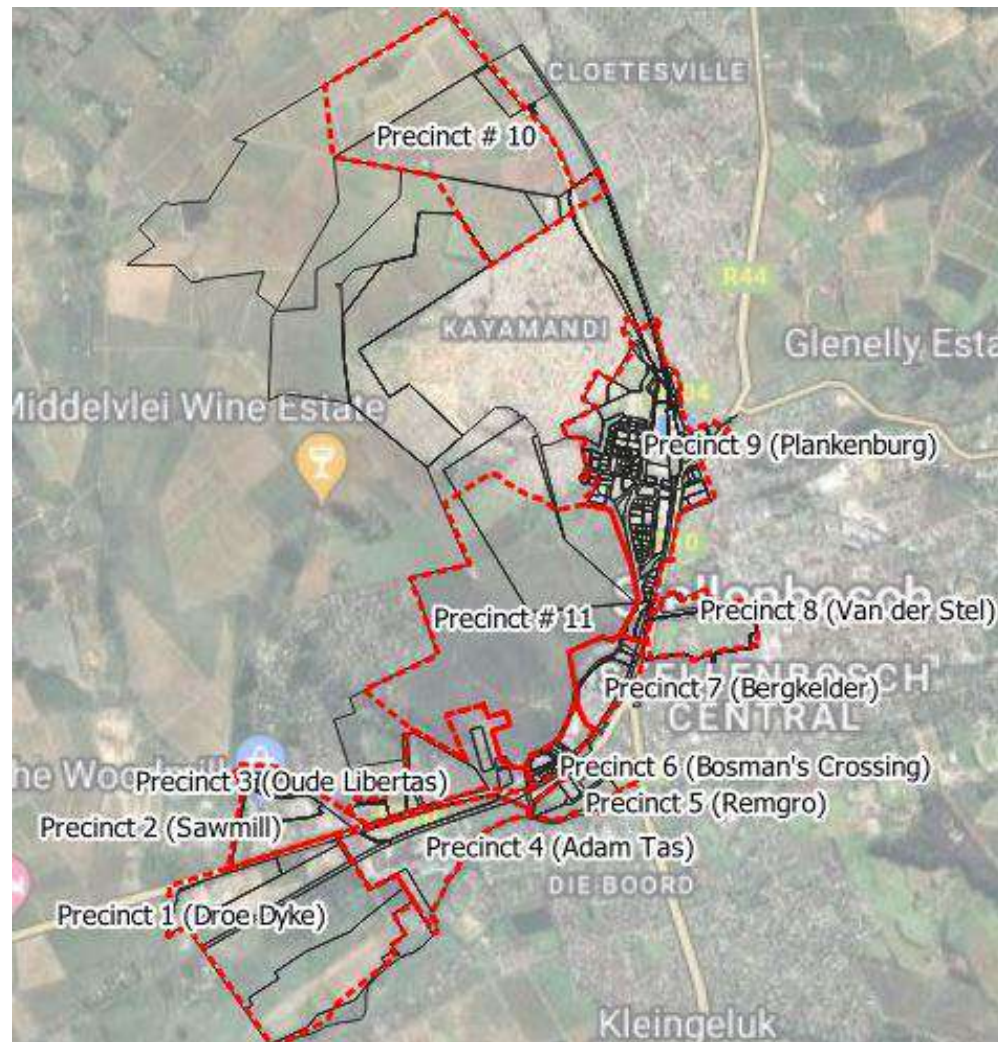


Figure 6: Adam Tas Corridor Precincts

Table 28: Land included in Adam Tas Corridor

Along the corridor as a whole – depending on local conditions – significant re-use of existing buildings is envisaged. This is seen as a fundamental pre-requisite for diversity, in built character and activity (as re-use offers the opportunity for great variety of spaces). Aspects of the industrial use history of the area should remain visible. A range of housing types, in the form of apartments should be provided, accommodating different income groups and family types. The Northern Extension is a Greenfields development:

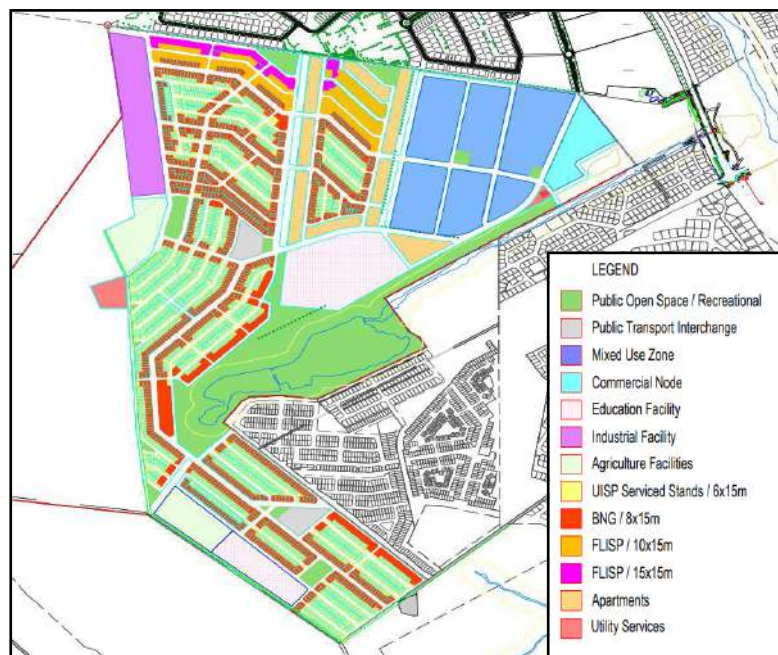


Figure 7: Kayamandi Northern Extension part of Adam Tas Northern District

As Catalytic Project that should redefine the housing situation within Stellenbosch's core urban area, this project is aligned with the principles of the PSHDA as well as the Provincial Department of Infrastructure to develop housing opportunities on well-located land close to socio-economic

facilities and opportunities. The scale of the project will require sustained support from Local, Provincial and National Government over a number of decades to ensure success. The partnership between the spheres of Government and the Private Sector interests will have to be carefully managed to ensure that all parties benefit, especially the poor living in unacceptable conditions within Kayamandi and Cloeteville. (Stellenbosch Municipality, et al., 2021).

At **Klapmuts**, mixed-use development is proposed on Farm 736/RE, located in Drakenstein Municipality. This proposed development in Klapmuts North aims to unlock economic activity with an emphasis on job creation. Whilst in the south, the development of a “innovation precinct” or “smart city” is supported as private sector led institutional arrangements to enable joint planning and development are driving development in Klapmuts. Any significant new residential development has to ensure that housing in Klapmuts South provides for a range of income groups. A range of housing types, in the form of apartments should be provided, accommodating different income groups and family types. It is proposed to stay a private development. Land abutting Klapmuts could be considered for settlement development. (Stellenbosch Municipal SDF, 2019).

The anticipated development at Klapmuts becomes catalytic of nature as significant change to access and mobility provision is required simultaneously. Therefore, improved linkages between Klapmuts North and South, specifically along Groenfontein Road and a possible NMT crossing over the N1 is proposed. The feasibility of changing/ complementing the rail service along the Baden Powell Drive-Adam Tas-R304 corridor to a system providing a more frequent, flexible service better integrated into the urban

realm should be explored. Alternatively, a regular bus service should be explored serving the same route.

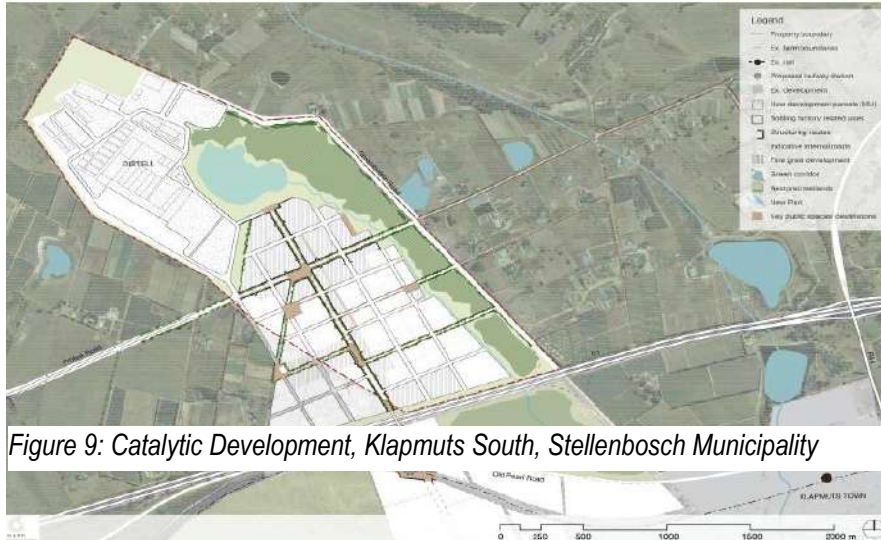


Figure 9: Catalytic Development, Klapmuts South, Stellenbosch Municipality

Figure 8: Catalytic Development, Klapmuts North, Drakenstein Municipality



Summary of Transformation Strategies for Settlement Remaking

Table 31 provides a summary of all the locations of transformation and strategic areas for Settlement Making.

Settlement	Mixed Use Areas	Integration Zones	Densification & Intensification	Restructuring Zones	Activity Streets /Corridors
Stellenbosch	X	X	x	X	X
Franschhoek	X	X	x	X	X
Klapmuts	X	X	x	X	X
Jamestown (SS)	X		X		X
Jonkershoek (SS)			X		
Devon Valley (SS)					
La Motte (Wiesiesdr FV)			X		
Robertsvei (FV)					
Wemmershoek (FV)					

Koelenhof (R304)			X		
Muldervlei (R304)			X		
Lynedoch (BP)			X		
Vlottenburg (BP)			X		
Spier (BP)	X				
Johannesdal (DV)					
Pniël (DV)					
Kylemore (DV)	X		X		X
Lanquedoc (DV)			X		
Raithby (SP)					

Table 29: Transformation Strategies for Settlement Making

7.4 Spatial Transformation priorities for Stellenbosch

The spatial transformation priorities [according to the IHSP approach] should be pursued:

- a) Prioritise provision of housing and security of tenure for an additional earmarked target group besides Military veterans, disabled persons, person with disabilities and child headed households:
 - o Those on waiting list for 10 years and more (since 2012 and before): Special projects have to take priority and include infill or redevelopment projects. Such projects have to be fast tracked.

[Provision of tenure include different tenure options and cater for different and special groups. (Dignified Living)]

- b) Prioritise the formalization of 'Bosdorpe' Meerlust, Maasdorp and La Motte. Where possible the formalization should follow the location of existing structures.

[Provision of tenure is aligned with economic drivers and development (Valley of Possibility).]

- c) Prioritise together with the National Housing Development Agency (NHDA), the transformation of Jonkershoek 'Bosdorp' into a resort with short- and long-term accommodation. Initial beneficiaries and other can either lease long term or exercise a settlement option elsewhere.

[Align provision of tenure with respecting nature, being resource frugal and growing ecological infrastructure (Good governance and compliance & Green Sustainable Valley), and Provision of tenure secure place identity (Safe Valley)]

Projects to take these priorities for ward should be included in the Housing Pipeline and form part of the revision of the Housing Pipeline. (Stellenbosch Municipality Housing Pipeline, 2023).

IHSP Portfolio of Projects

Chapters 8 - 10

8 IHSP Portfolio of Projects

8.1 Scheduled projects types (5 years):

A schedule of projects per settlement per housing typology (UISP, Subsidized, GAP, Social Housing and Rural Housing) follows. Most of these projects are earmarked to be executed within the next 5 years, but some runs over a longer period of time.

A list of projects over the next 5 years follows:

Project No (PMO system to New Naming Convention)	Town	Housing Programme/s	Housing Opportunities				
			Extent, ha	Site	Serviced sites	Units/ Top structures	Other
1) 3269: Phases 2–4	Jamestown	IRDP / FLISP		2 000			
2) 3694 Erf 7001	Cloeteville	IRDP / FLISP	5.9	250 – 300			
3) 2053 Erf 64	Kylemore	IRDP	8		±600		
4) Northern Extension	Kayamandi	IRDP / FLISP, mixed use	130	4000–6000			
5) Erven 412, 217 & 284	Groendal	IRDP / FLISP		150 – 200			
6) Ptn of Erf 7271	Stellenbosch	Plot-Plan / FLISP/ GAP			168		
7) Erven 6300, 6847 & 6886	Stellenbosch	FLISP/ GAP, (Plot- Plan)		279 (90)			
8) Erf 8776	Stellenbosch	GAP/ FLISP		37			
9) Erf 6705	Stellenbosch	GAP/ FLISP				12	
10) Erf 8915	Stellenbosch	IRDP / FLISP / Other			84		
11) Erven 6668 & 7181	Stellenbosch	IRDP / FLISP / Other			83		
12) Old Forest Station	La Motte	IRDP / FLISP	23.8	830+283			
13) Droë Dyke	Stellenbosch	IRDP / FLISP / SH	29.85	1 000			
14) Farms 81/2 & 81/9	Stellenbosch	SH					±250 - 350
15) Lapland Precinct	Stellenbosch	SH				368	
16) Teen-die-Bult	Stellenbosch	SH				180	
17) Erf 2183, La Rochelle	Klapmuts	UISP	1.2		109	PTRU	
18) 3256 Langrug	Franschhoek	UISP	12.7		1900		
19) 3258 ISSP Kayamandi Centre	Stellenbosch	UISP	18			1847	
20) Maasdorp	Maasdorp	TE					16
21) Erven 1080 – 1112	Kayamandi	TE				Completed	33
22) Red Bricks Hostels	Kayamandi	TE					51
23) Erven 1123 – 1154 and 1113	Kayamandi	TE					175
24) Erven 513-522, 66, 67, 69 and a Ptn of Erf 523	Kayamandi	TE					137
25) Mpelazwe: Erf RE/288	Kayamandi	TE					54-65
26) 3460 Meerlust	Meerlust	IRDP				200	
27) Jonkershoek	Jonkershoek	TE / IRDP / FLISP					40 exist Services
28) Erf 3229 Mooiwater (TRA)	Franschhoek	UISP		258			
29) Erf 9445 Idas Valley	Stellenbosch	IRDP / FLISP				166	
30) The Steps & Orlean Lounge	Cloeteville	Rectification (Municipal)					161
31) ISSP Zone O	Kayamandi	UISP	18	711			
32) 3259 ISSP Enkanini	Kayamandi	UISP	18	1300			
33) Watergang Ph 2C	Kayamandi	UISP		87			

Table 30: Housing projects per programme (funding model)

8.1.1 PHDA projects

Priority Housing Development Areas (PHDAs) identified by the National Housing Development Agency (NHDA) are areas where the development of residential and community uses is deemed a priority in accordance with municipal IDPs and Provincial SDFs and which cannot be addressed in the current arrangement of existing housing programmes. PHDAs are specifically applicable to certain circumstances of “priority”, such as upgrading or redevelopment of precincts for housing to low-income earners in urban areas.

Areas that are referred to as Priority Areas in the IHSP are seen as localities within a municipal area that have been identified and approved by a municipality as being areas where focused efforts should be targeted to achieve local and/or municipal objectives in human settlement development. It is possible that such areas would be included in or coincide with designated PHDAs. A list of PHDAs follows. (Stellenbosch Municipality Housing Pipeline, 2023):

Project No (PMO system to New Naming Convention)	Catalytic/ PHDA project	Year of Implementation	% of Total Need	Housing Programme/s	Opportunities
2) 3694 Erf 7001 Cloeteville	PHDA	2023/24	1.5% - 1.8%	IRDP/ FLISP	250 – 300 (360)
6) Ptn/Erf 7271, Cloeteville	PHDA	TBD	1%	Plot-Plan/ FLISP/ GAP	168
7) Erven 6300, 6847 & 6886, Cloeteville	PHDA	TBD	1.7%	FLISP/ GAP/ (Plot-Plan)	279 (90)
8) Erf 8776, Cloeteville	PHDA	TBD	0.2%	GAP/ FLISP	37
9) Erf 6705, Cloeteville	PHDA	TBD	0.07%	GAP/ FLISP	12
14) Farms 81/2 & 81/9, Cloeteville	PHDA	2023/24	1.5% - 2.1%	SH	±250 – 350
30) The Steps & Orlean Lounge, Cloeteville	PHDA	Current	1%	Rectification (Municipal)	161
29) Idas Valley Erf 9445	PHDA	Current	1%	IRDP/ FLISP	166
1) 3269 Jamestown Phases 2 – 4	PHDA	Currently Planning	12.3%	IRDP/ FLISP	2 000
4) Northern Extension, Kayamandi	PHDA	2023/24	24.5%- 36.8%	IRDP/ FLISP, mixed use	4000–6000
19) 3258 ISSP, Kayamandi Centre	PHDA	2024/25	11.3%	UISP	1847 (1000)
21) Erven 1080 – 1112 Kayamandi	PHDA	2021/22	0.2%	TE	Completed (33)
22) Red Bricks Hostels, Kayamandi	PHDA	2021/22	0.3%	TE	51
23) Erven 1123 – 1154 and 1113, Kayamandi	PHDA	2021/22	1.1%	TE	175
24) Erven 513-522, 66, 67, 69 & a Ptn of Erf 523, Kayamandi	PHDA	2021/22	0.8%	TE	137
25) Mpelazwe: Erf RE/288, Kayamandi	PHDA	2021/22	0.3% - 0.4%	TE	54-65
31) ISSP Kayamandi Zone O (711), Kayamandi	PHDA	Current	4.4%	UISP	711
32) 3259 ISSP Kayamandi Enkanini, Kayamandi	PHDA	Current	8%	UISP	1300
13) Droë Dyke, Stellenbosch	PHDA	TBD	6.1%	IRDP/ FLISP / SH	1 000
15) Lapland, Stellenbosch	PHDA	TBD	2.3%	SH	368
16) Teen-die-Bult, Stellenbosch	PHDA	TBD	1.1%	SH	180
33) Watergang Ph 2C	PHDA	TBD	0.5%	UISP	87

8.1.1.1 Incremental Areas

There are incremental developments in Franschhoek at Langrug and Mooiwater as well as in Stellenbosch at Kayamandi and Cloeteville. These areas are on the housing pipeline to be assisted through the Upgrading of Informal Settlement Programme (UISP) funding model. The UISP creates serviced stands within informal settlements, and beneficiaries must apply for housing construction and transfer of ownership assistance through other housing programmes. There are four phases: Stage 1: UISP initiation, Stage 2: Interim access to shared basic services, Feasibility Assessment and Planning and Construction Readiness, Stage 3: Construction of Enhanced Serviced Sites and TRA Facilities and Stage 4: Housing consolidation.

Project No (PMO system to New Naming Convention)	Town	Housing Programme/s	Housing Opportunities				
			Extent, ha	Sites	Serviced sites	Units/ Top structures	Other
18) 3256 Langrug	Franschhoek	UISP	12.7		1900		
28) Erf 3229 Mooiwater TRA (Temporary Relocation Area)	Franschhoek	UISP		258			Services
19) 3258 ISSP Kayamandi Centre	Kayamandi	UISP	18			1000 1847	
31) ISSP Zone O	Kayamandi	UISP	18	711			
32) 3259 ISSP Enkanini	Kayamandi	UISP	18	1300			
33) Watergang Phase 2C	Kayamandi	UISP		87			
17) Erf 2183, La Rochelle	Klapmuts	UISP	1.2		109	PTRU	
10) Erf 8915 Cloeteville	Stellenbosch	IRDP / Serviced sites			84		
11) Erven 6668 & 7181, Cloeteville	Stellenbosch	IRDP / FLISP / UISP			83		

The Informal Settlement Support Programme (ISSP) aims to improve quality of life by enabling access to public infrastructure, finance, land, tenure, economic opportunities and incremental housing opportunities through an innovative, people-centred and partnership-based approach. (Stellenbosch Municipality Housing Pipeline, 2023)

8.2 Schedule of Projects (20 years)

The following sites per Stellenbosch Settlement were identified for either residential development or for restructuring. A total 1 666,96 Hectares resulting in approximately 76 352 units have been earmarked. The maps as illustrated per town and according to the key below are following in the next section. (Stellenbosch Municipality Housing Pipeline, 2023)

Mixed Use = Vacant land earmarked as per MSDF, Residential = Vacant land earmarked as per MSDF, C =Catalytic Projects, FU = Formalising & Upgrading of Existing Settlements, IF = Infill Projects; IS = Implementation Stage Projects; PP =Projects in Pre-Planning; SH = Social Housing Projects.

8.2.1 Stellenbosch and Onder Papegaaiberg including Adam Tas Precincts

In Stellenbosch, land has been earmarked for Mixed Use, Community and Residential infill opportunities. These land parcels are well spread across Stellenbosch with expansion to the west (Onder Papegaaiberg) and the north (Kayamandi) being catalytic developments.



Figure 10: Onder Papegaaiberg available land for Residential Development

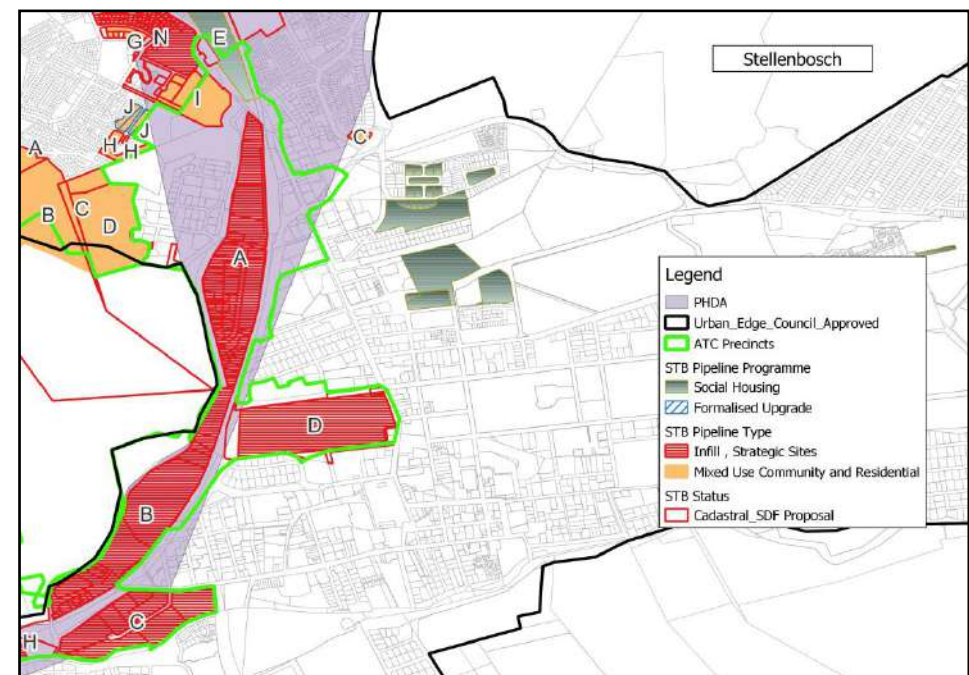


Figure 11: Stellenbosch available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/183	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	A	3.22	188	Stb Mun	11 & 12
Erven 16470 & RE/16469 (MSDF) (Precinct 2, Droë Dyke)	Onder Papegaaiberg		PP	B	16.70	974		11
Erven 10725, 8933 & 14107 (MSDF) (Precinct 3, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	C	4.87	284	14107-Priv 8933-Pub	11
Farm RE/1147 (MSDF) (Precinct 3, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	D	6.1	356	Private	11
Ptn 17 of Farm 183, Ptn 35 of Farm 183 & Ptn 8 of Farm 283 (P1, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	E	24.30	1418	Public	11
Farm RE/283 (Precinct 1, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	F	33.85	1975	Stb Mun	11
Farm 1045 & Erven RE/6284 (MSDF) (Precinct 4, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	G	7.32	427	Private	11
Farm 1168 & Erven 6284 (MSDF) (Precinct 4, Droë Dyke)	Onder Papegaaiberg	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	H	15.2	887	Private	11

Table 32: Onder Papegaaiberg available land for Residential Development

Erf/ Farm no	Settlement	Type/ Housing Programme	PL	No	Ha	Units	Ownership	Wards
Erven RE/15709, 15718, 15719, RE/10807, 12702, 9188, 14627, RE/13026, RE/8205, 8181-8191, 8192-8194, 8196-8204, RE/8205, 4841-4843, RE/11280, 12197-12201, Plankenbrug Kayamandi (MSDF) (P9, Adam Tas Corridor)	Stellenbosch	Residential	PP	A	15.25	890	4841-4843, RE/11280- <u>Stb</u> <u>Mun</u> ; Etc-Priv	23
Erven 235 (P9), 9545, 3454, 257, 7602 (P7), 380, 381, 15804, 14601, 6201, 6278, 6280, 14461, 709, 14152, 14153, 14154, 14155, 14156 & 14157 (MSDF) (P6)	Stellenbosch	Mixed Use, mainly industrial	PP	B	16.07	937	235, 709- <u>Stb</u> <u>Mun</u> ; Etc-Priv	11 & 23
Farm RE/7588, Erf 7589, 7591, 7592 13047, RE/5164, RE/7587, 17344 & 17321 (P5)	Stellenbosch	Infill, Strategic Sites	PP	C				
Erven RE/235, van der Stel Sports Grounds, included in Adam Tas (MSDF) (P8, Adam Tas Corridor)	Stellenbosch	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	PP	D	13.23	772	<u>Stb Mun</u>	11 & 23
Erven 2149, 6590, 2608, 2609, 6659 & 9106 (Lapland / Old Prison)	Stellenbosch	SH PHDA				368		10
Farm 180 and Erven 2728, 3481 – 3486 (Teen-die-Bult)	Stellenbosch	SH PHDA				180		10

Table 31: Stellenbosch available land for Residential Development

8.2.2 Kayamandi (North) including Adam Tas Precincts and Northern Extension

In Kayamandi, a total of 233.85ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities. Most of the land is located North-West on the edge of the settlement.

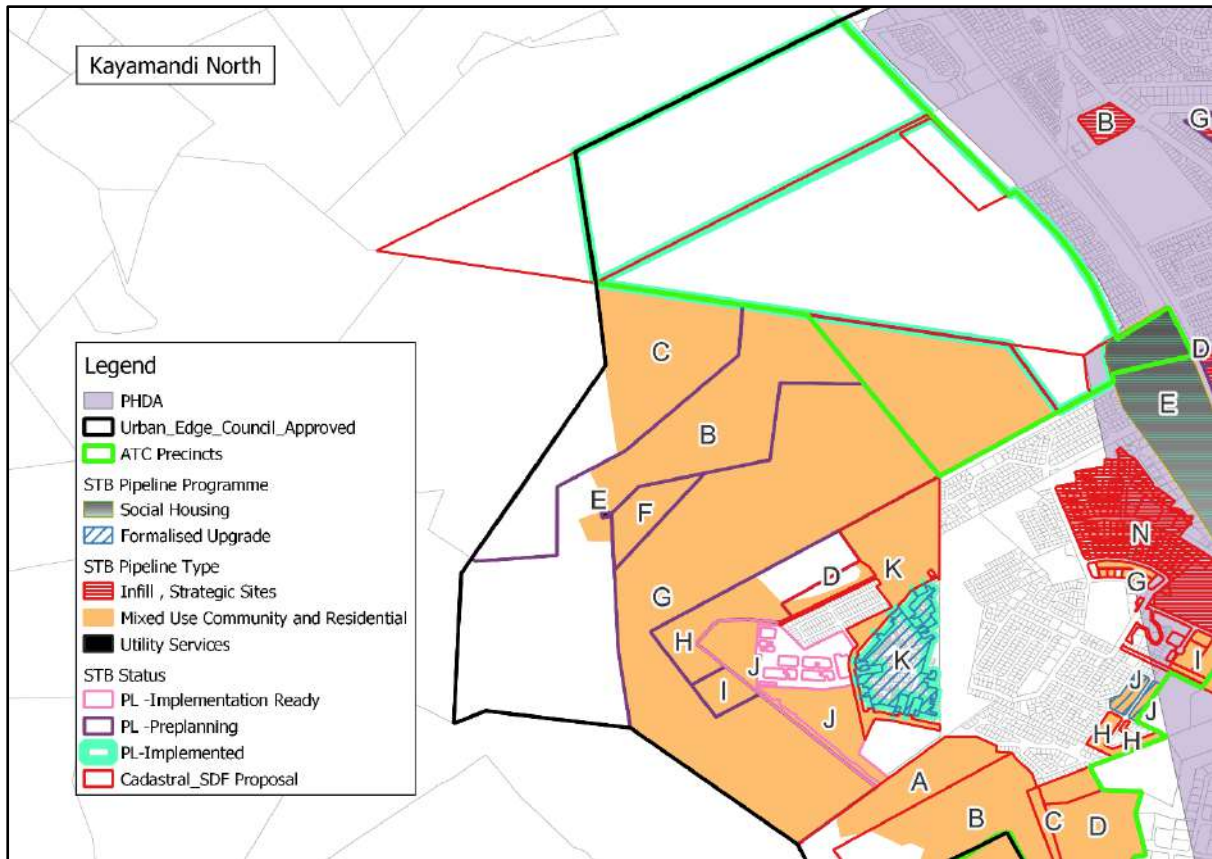


Figure 12: Kayamandi (North) MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Ptn 2 of Farm 72 (MSDF) (Precinct 10) (Being Implemented)	Kayamandi	Mixed Use, Community and Residential Infill	IS	A	±34.92	2 037	Private	19
Ptn 33 of Farm 81(Precinct 10 / Northern Extension) (Being Implemented)	Kayamandi	Mixed Use, Community and Residential Infill	IS	B	±32.7	1 908	Stb Mun	19
Ptn 8 & 29 Farm 81&Ptn 37 of Farm 183 (Precinct 10) (Being Implemented)	Kayamandi	Infill, Strategic Sites	IS	M	±53.99	3 149	183/37: Private, Farm 81/8: Private	12 & 19
Ptn 23 of Farm 183 (Northern Extension)	Kayamandi	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA	P	C	±12.74	4000-6000	Stb Mun	11 & 12
Ptn 1 of Farm 183 (Northern Extension)	Kayamandi	Formalise, UISP IRDP / FLISP, PHDA	P	D	±0.66		Stb Mun	11 & 12
Ptn 60 of Farm 183 / RE/183 (Northern Extension)	Kayamandi	Utility Services IRDP / FLISP, PHDA	P	E	±0.032		Stb Mun	11
Ptn 36 of Farm 183 (Northern Extension)	Kayamandi	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA	P	F	±2.84		Stb Mun	12
Ptn 5 of Farm 183 (Northern Extension)	Kayamandi	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA	P	G	±35.48		Stb Mun	12
Farm RE/182 (Northern Extension)	Kayamandi	Formalise, UISP IRDP / FLISP, PHDA	P	H	±4.46		Stb Mun	12
Ptn 1 of Farm 182 (Northern Extension)	Kayamandi	Formalise, UISP IRDP / FLISP, PHDA	P	I	±1.47		Stb Mun	12
Erf 3603& Erf 3692 (MSDF) Watergang Phase 2C	Kayamandi	Formalise, UISP	IS	J	±6.50		379	Stb Mun
Erf RE/2183 (MSDF)	Kayamandi	Formalise, UISP IRDP / FLISP, PHDA	P	K	±19.44	1 134	Stb Mun	12
RE/2447 (MSDF) (Being Implemented)	Kayamandi	Formalise, UISP		L	±2.77	162	Stb Mun	15
Erven 1-72, 111-184, 186-189 & RE/288 (MSDF) (Town Centre)	Kayamandi	Infill, Strategic Sites UISP, PHDA	P	N	±25.85	1508	Stb Mun	13
Erf 1714 (2991) Zone O	Kayamandi	UISP, PHDA	P			711		14 & 15

Table 33: Kayamandi (North) available land for Residential Development

8.2.3 Kayamandi (South) including Adam Tas Precincts

In Kayamandi a total of 51.4ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities.

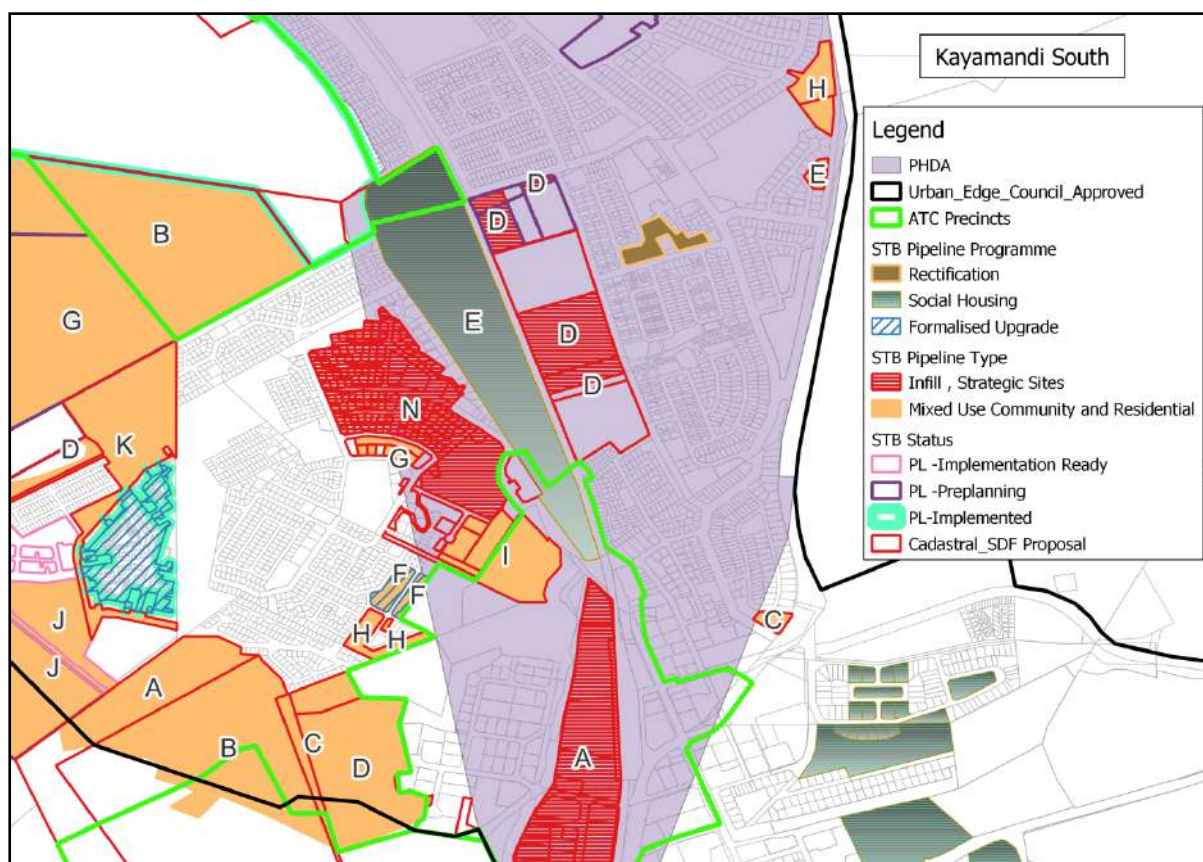


Figure 13: Kayamandi (South) MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/183	Kayamandi	(Enkanini)		A	5.24	306	Stb Mun	11 & 12
Ptn of Farm 181	Kayamandi	Mixed Use, Community and Residential Infill	P	B	12.61	736	Stb Mun	11 & 12
Ptn 5 of Farm 175	Kayamandi	UIISP		C	0.96	56	Stb Mun	12
Ptn 33 of Farm 175 & Erf 2175	Kayamandi	PHDA		D	8.21	479	Stb Mun	12 & 23
Farms 81/2 & 81/9	Kayamandi	Mixed Use, Community and Residential Infill SH PHDA	P	E	17.22	±250-350		13 & 23
Erven 1080-1112	Kayamandi	Formalisation Township Establishment PHDA	PP	F	0.93	145 units	Private	12 & 15
Erven 112, 114, 115, 116 (Red Bricks Hostels)	Kayamandi	Mixed Use, Community and Residential Infill Township Establishment PHDA	P	G	0.71	51 units, 5 public open spaces	Stb Mun	13
Erven 1113, 1122 – 1154	Kayamandi	Formalisation Township Establishment PHDA	P	H	0.98	175 higher density units	Stb Mun	12 & 15
Erven 513-522, 66, 67, 69 & ptn Erf 523	Kayamandi	Formalise, UIISP Township Establishment PHDA	IS	I	4.54	137 Units (42 being built)	Stb Mun	12 & 13
Erf RE/288, Mpelazwe, Unregistered Erven 2392-2446 (being allocated)	Kayamandi	Township Establishment PHDA	P	J		65 units (54 units built)		13

Table 34: Kayamandi (South) available land for Residential Development

8.2.4 Cloetesville

In Cloetesville a total of 17.04ha of developable land has been earmarked for Mixed Use, Community and Residential infill opportunities development.

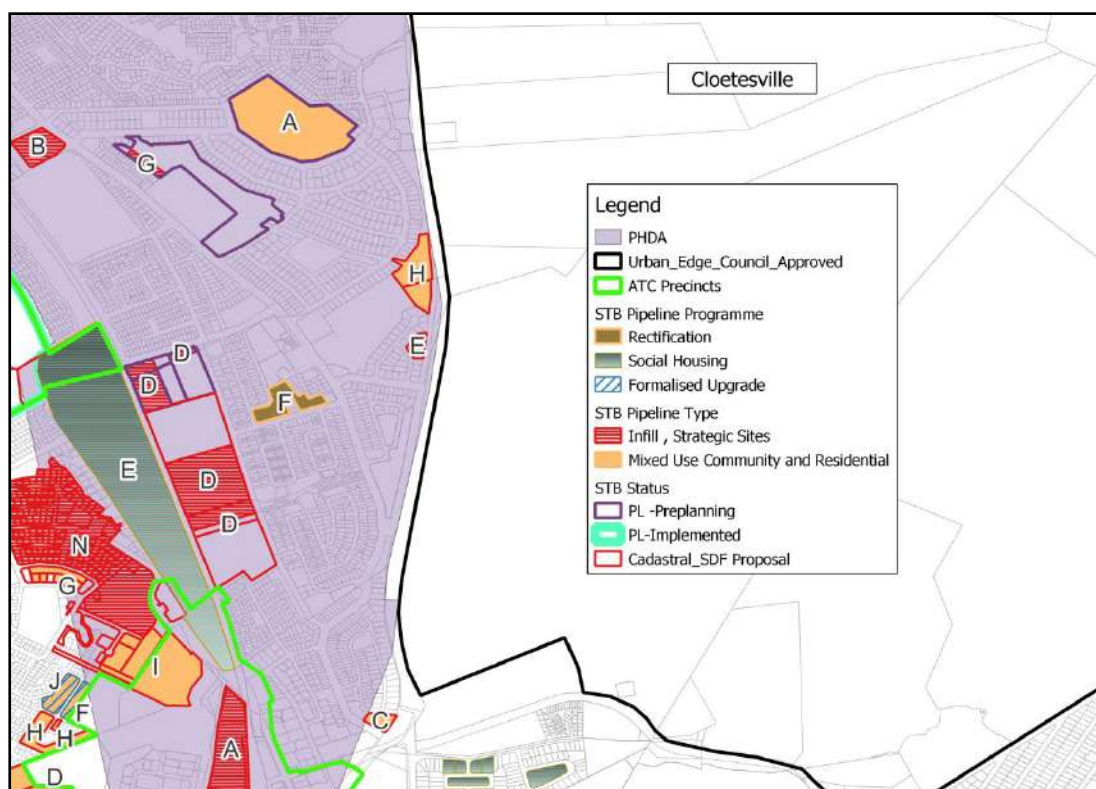


Figure 14: Cloetesville MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Erven 7001 (Soek – Mekaar)	Cloetesville	Mixed Use, Community and Residential Infill GAP, PHDA	P	A	±6.53	360 IRDP: 250 –300 sites.	Stb Mun	17
Erf 7271	Cloetesville	Infill, Strategic Sites Plot-Plan / FLISP/GAP PHDA	PP	B	±1.07	168 serviced sites total: 16 Plot & Plan units; 152 GAP & or FLISP units.		19
Erf 8776	Cloetesville	Mixed Use, Community and Residential Infill FLISP, PHDA	PP	C	±0.34	37 GAP/ and or FLISP units	Bosbou Mun	10
Erven 6840, 6841 (school), 6847 (pool), RE/6846 (MSDF), 6886 & 6300	Cloetesville	Infill, Strategic Sites FLISP PHDA	PP	D	±5.82	827 including 279 or 90 (6847, 6886 & 6300)	Public	16
Erf 6705	Cloetesville	Mixed Use, Community and Residential Infill GAP/ FLISP PHDA	PP	E	±0.32	12 serviced sites, Plot and Plan. 37 GAP/ and or FLISP units.	Stb Mun	17
Erven 8667, 6852 & 8937	Cloetesville	Rectification of existing units: The Steps and Orlean Lounge PHDA	P	F	±1.1	161		16
Erf 8915	Cloetesville	Infill, Strategic Sites IRDP / FLISP	PP	G	±0.26	84 sites (Top structures TBD).	Stb Mun	17
Erven 6668 and 7181	Cloetesville	Mixed Use, Community and Residential Infill IRDP / FLISP	PP	H	±1.6	83 sites: 17 BNG units, 65 GAP/FLISP units.	C/Ville Mun	17

Table 35: Cloetesville available land for Residential Development

8.2.5 Franschhoek (North)

In Franschhoek, a total of 37.1ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities. Some of the land earmarked includes the upgrading and formalisation of Langrug informal settlement.

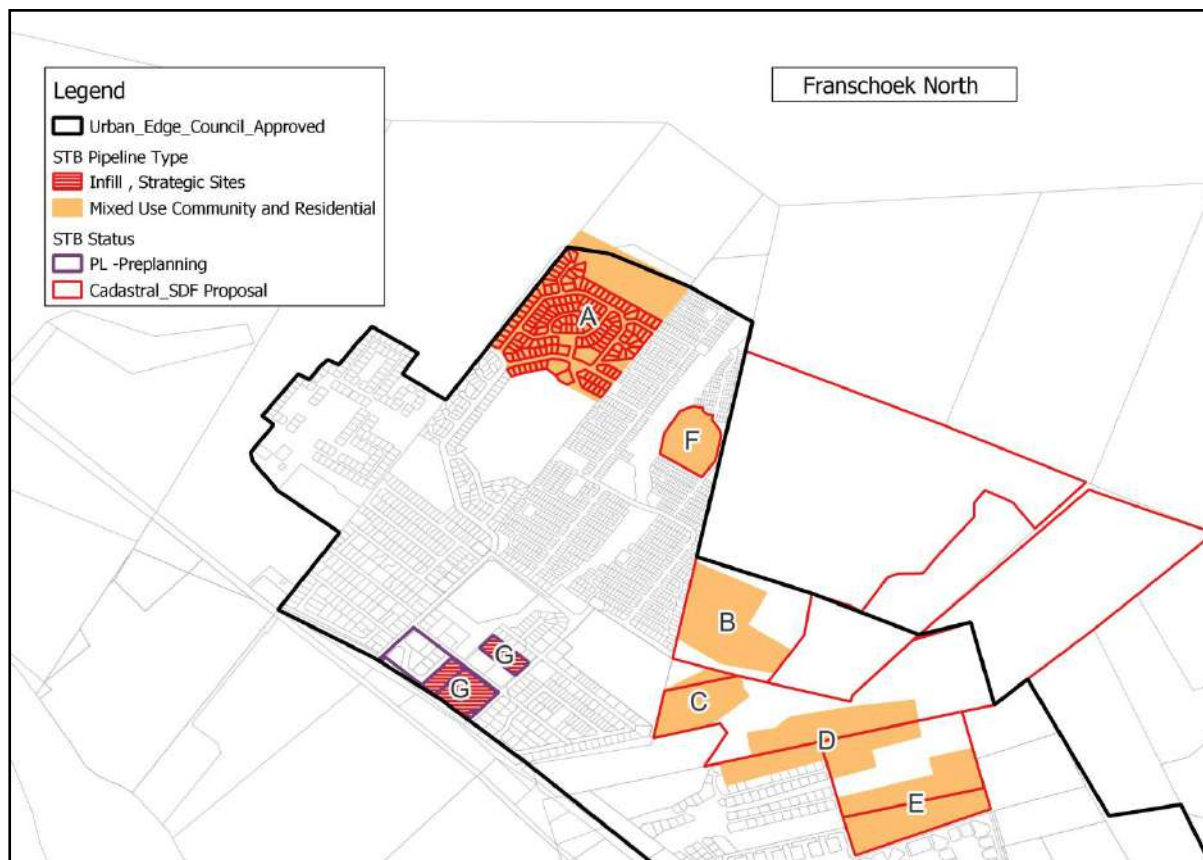


Figure 15: Franschhoek (North) MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/1413 & Erven 959-1126 (MSDF) & Erf 2901 (Langrug)	Franschhoek	Mixed Use, Community and Residential Infill UISP	P	A	±12.6	735	Stellenbosch Mun	1 & 2
Farm RE/1466 (MSDF)	Franschhoek	Mixed Use, Community and Residential Infill		B	±5.76	336	Private	1
Farm RE/1/1070 (MSDF) & RE/1469	Franschhoek	Mixed Use, Community and Residential Infill		C	±2.68	156	Private	1
Farm RE/1/1070, RE/1070 & Erven 1851 (MSDF)	Franschhoek	Mixed Use, Community and Residential Infill		D	±5.77	337	1070: Private	1 & 2
Farm 9/1075 & RE/1070 (MSDF)	Franschhoek	Mixed Use, Community and Residential Infill		E	±6.15	359	Private	1
Erf 3229 Mooiwater	Franschhoek	Mixed Use, Community and Residential Infill UISP	PP	F	±1.98	258	Stb Mun	1
Erven 217, 368, 412 & 284	Franschhoek	Infill, Strategic Sites IRDP / FLISP	PP	G	±2.16	126	Stellenbosch Mun	1

Table 36: Franschhoek (North) available land for Residential Development

8.2.6 Franschhoek (South)

In Franschhoek, a total of 2.80ha of land has been earmarked for Mixed Used Community and Residential infill development opportunities by the private sector.

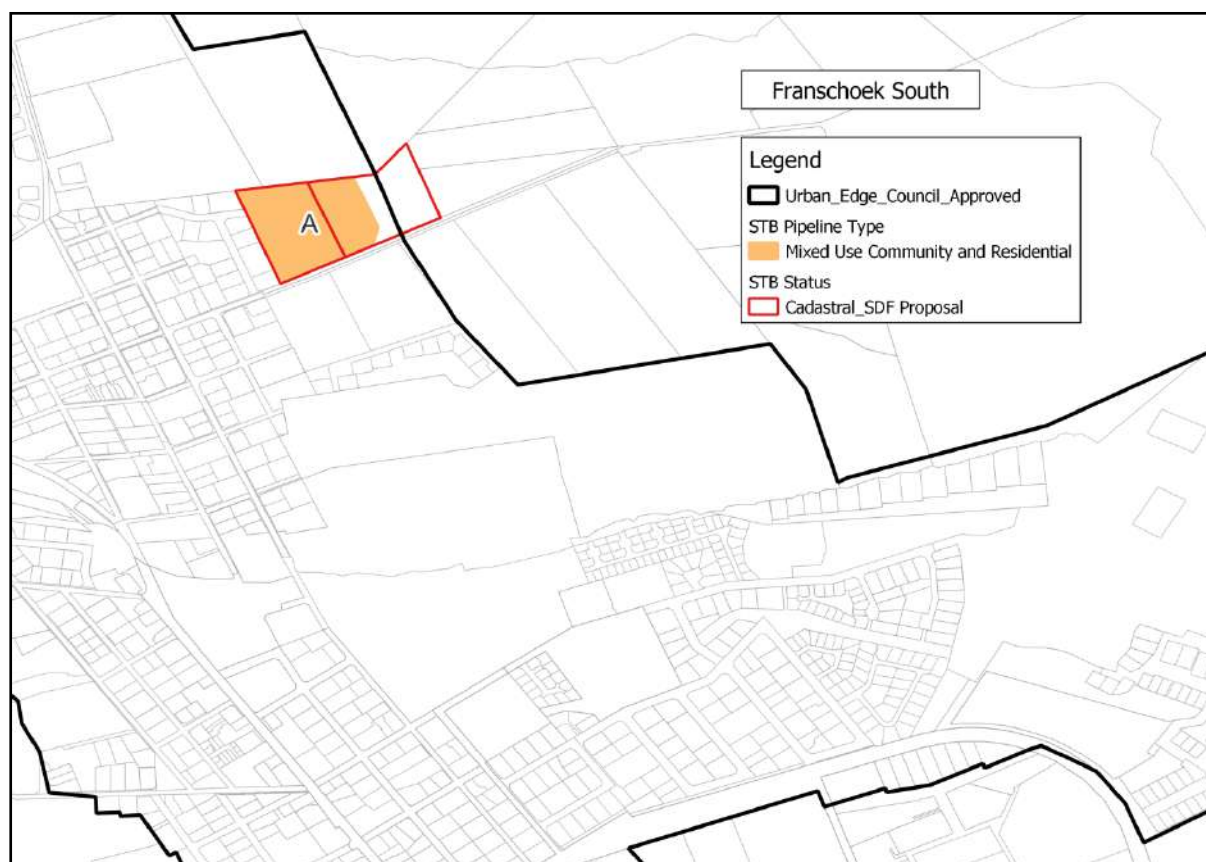


Figure 16: Franschhoek (South) MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Erven 3487 & RE/3287 (MSDF)	Franschhoek	Mixed Use, Community and Residential Infill	A	±2.80	163	Both Private	1

Table 37: Franschhoek (South) available land for Residential Development

8.2.7 Klapmuts

In Klapmuts, a total of 138.57ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities.

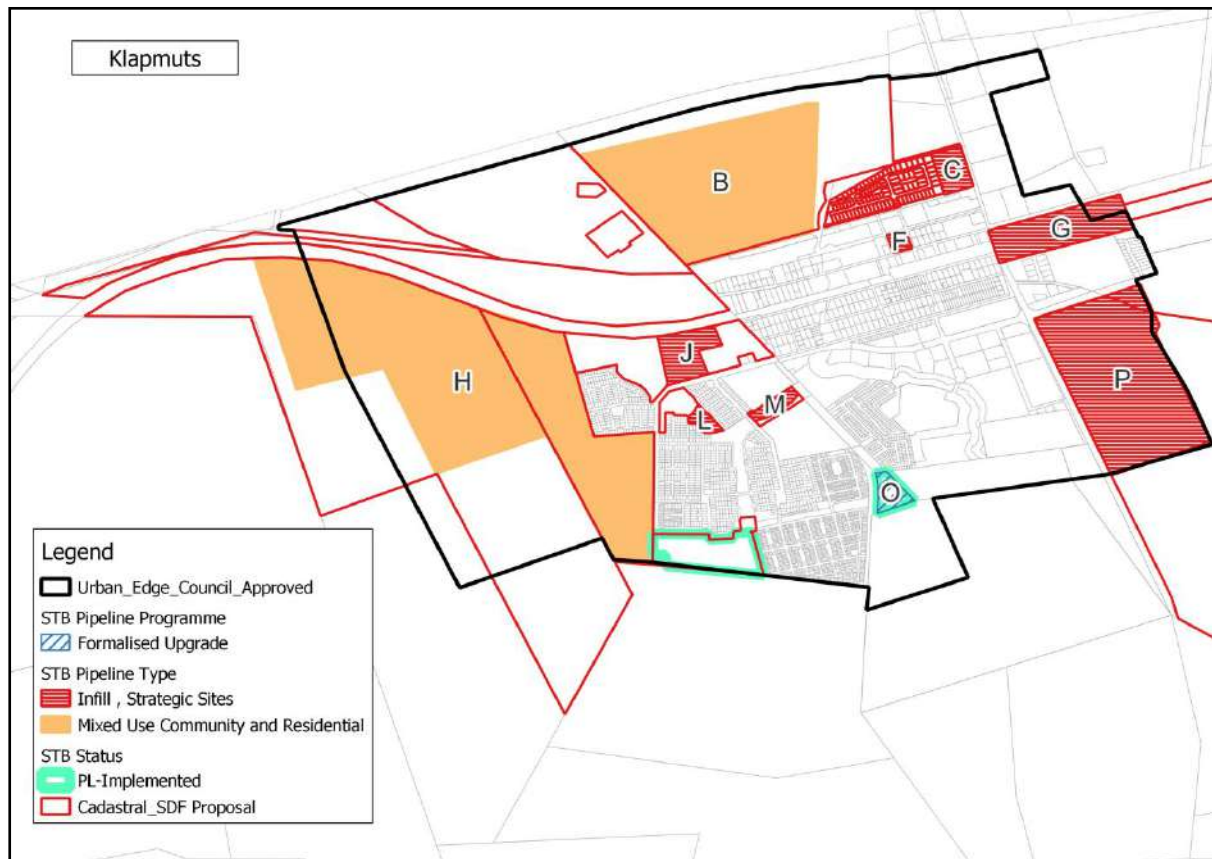


Figure 17: Klapmuts MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	No	PL	Ha	Units	Ownership	Wards
Farm RE/7/716 (SDF)	Klapmuts	Mixed Use, Community and Residential Infill	B		29.52	1772	Private	18
Farm 27/716 (MSDF)	Klapmuts	Infill, Strategic Sites	C		1.70	99	Private	18
Erven 11-14 & 55 (MSDF)	Klapmuts	Infill, Strategic Sites	F		0.49	29	Private	18
Farm RE/750 (MSDF)	Klapmuts	Infill, Strategic Sites	G		6.04	352		18
Farm RE/2/744 (Mixed Use) & 5/742 (MSDF)	Klapmuts	Mixed Use, Community and Residential Infill	H		64.38	3756	Stellenbosch Bridge Prop	18 & 19
Erven 342 (MSDF)	Klapmuts	Infill, Strategic Sites	J		3.06	179	Stb Mun	18
Erven 534 (MSDF)	Klapmuts	Infill, Strategic Sites	L		0.60	35	Stb Mun	18
Erven RE/342 (MSDF)	Klapmuts	Infill, Strategic Sites	M		0.83	48	Stb Mun	18
Erven 2181 (MSDF) Being Implemented	Klapmuts	Formalise, UISP	N		4.63	270	Stb Mun	18
Erven 2183 (La Rochelle)	Klapmuts	Mixed Use, Community and Residential Infill UISP	O	P	1.19	109	Stb Mun	18
Farm 40/748 (MSDF)	Klapmuts	Infill, Strategic Sites	P		26.13	1524		18

Table 38: Klapmuts available land for Residential Development

8.2.8 Jamestown

In Jamestown a total of 103.71ha of developable land has been earmarked for Mixed Use, Community and Residential infill development.

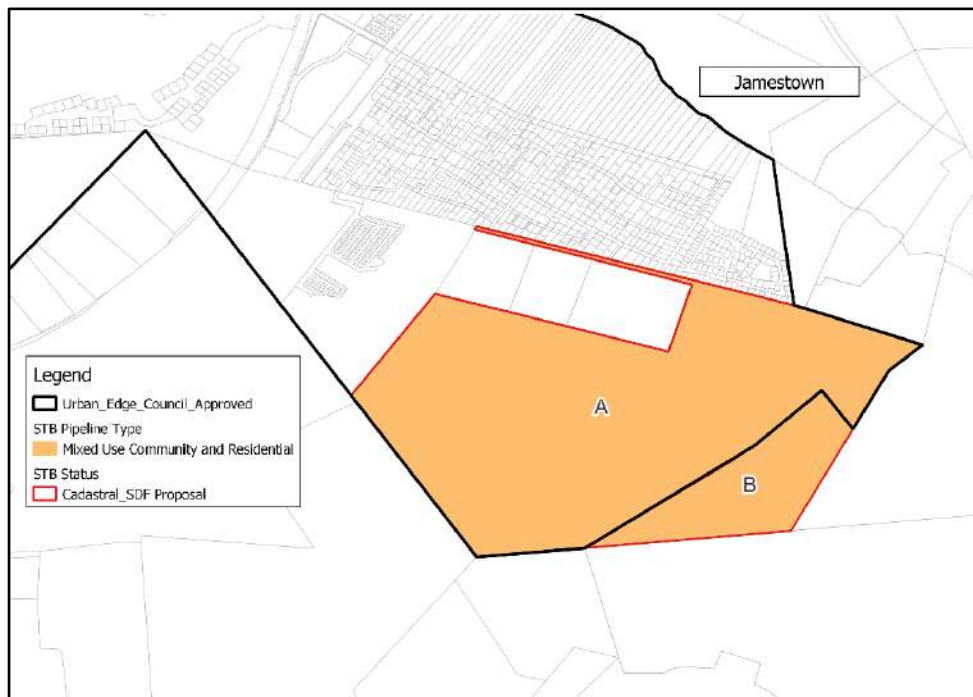


Figure 18: Jamestown MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/527	Jamestown	Mixed Use, Community and Residential Infill IRDP/FLISP, PHDA	P	A	±88.89	5185	Stb Mun	21
Farm 3/527	Jamestown	Mixed Use, Community and Residential Infill IRDP/FLISP, PHDA	P	B	±14.82	2 000	Private	21

Table 39: Jamestown available land for Residential Development

8.2.9 Jonkershoek

In Jonkershoek, a total of 9.8ha of land has been earmarked for formalising and expanding the former forestry settlement within limits.



Figure 19: Jonkershoek Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/1507 & RE/1508	Jonkershoek	A resort with short- and longer-term accommodation. Initial beneficiaries (40) and other (106) can either lease long term or exercise a settlement option elsewhere.	PP	A	±6.80	40 units		5
Farm 2/352	Jonkershoek		PP	B	±2.10			5
Farm RE/361	Jonkershoek		PP	C	±0.90			5

Table 40: Jonkershoek available land for Residential Development

8.2.10 De Zalze annex

In De Zalze annex, a total of 7.94ha of land has been earmarked for Residential expansion by the private sector.



Figure 20: De Zalze annex MSDF Residential Proposal Maps

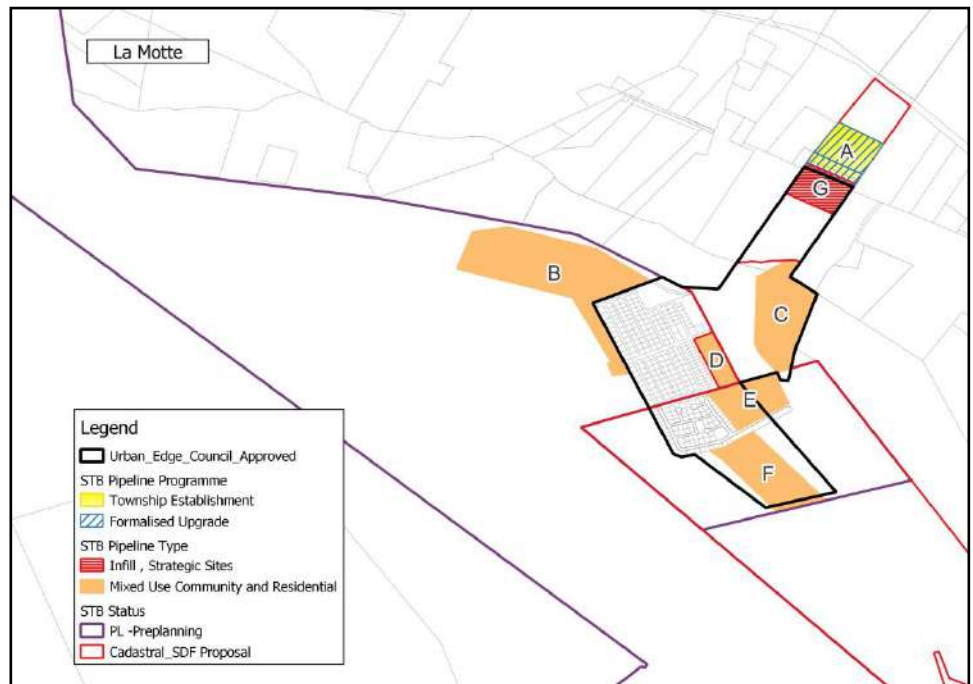
Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm 1310 (MSDF) (Process of being implemented)	De Zalze	Mixed Use, Community and Residential Infill	A	±7.94	463	Private	21

Table 41: De Zalze annex available land for Residential Development

8.2.11 La Motte

In La Motte, a total of 36.9ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities. The formalisation and limited expansion of Maasdorp is included within the land earmarked for development.

Figure 21: La Motte available land for Residential Development



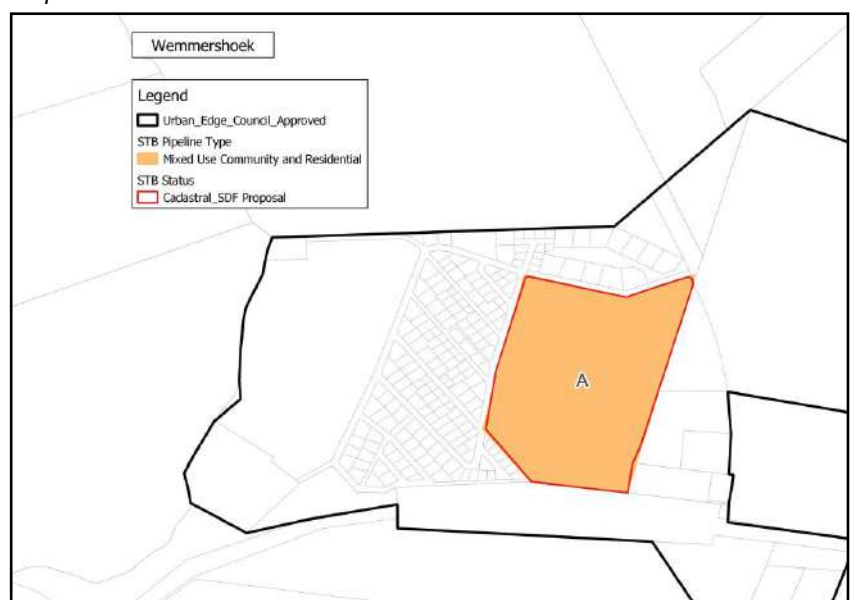
Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
RE/7/1041 & RE/3/1041 (Bosdorp)	Maasdorp	Township Establishment	PP	A	4.13	16	Priv	2 & 3
Farm RE/1339 (Old Forest Station)	La Motte	Mixed Use, Community and Residential Infill IRDP / FLISP	P	B	12.33	719		1, 2 & 3
Farm 1653	La Motte	Mixed Use, Community and Residential Infill		C	5.62	328		1 & 2
Erven 198 & 199 (MSDF)	La Motte	Mixed Use, Community and Residential Infill		D	1.91	111	Stb Mun	2
Farm 1/1158 (MSDF)	La Motte	Mixed Use, Community and Residential Infill IRDP / FLISP	P	E	4.87	284	Public	1, 2 & 3
Farm 1/1158 & RE/1158	La Motte	Mixed Use, Community and Residential Infill IRDP / FLISP	P	F	4.59	830+ 283	RSA	1,2 & 3
Farm RE/3/1041	Maasdorp	Infill, Strategic Sites		G	3.45	201	Priv	

Table 42: La Motte available land for Residential Development

8.2.12 Wemmershoek

In Wemmershoek, a total of 8.69ha of land has been earmarked for Mixed Use, Community and Residential infill development. The ecological status of the land renders it undevelopable.

Figure 22: Wemmershoek available land for Residential Development



Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm RE/3/1615 (MSDF)	Wemmershoek	Mixed Use, Community and Residential Infill	A	8.69	507	RSA	3

Table 43: Wemmershoek available land for Residential Development

8.2.13 Maasdorp

At Maasdorp, a total of 7.58ha of land has been earmarked for formalising the existing dwellings and expanding the former forestry settlement within limits. See La Motte for detail.

8.2.14 Koelenhof

In Koelenhof, a total of 125.06ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities mainly by the private sector. An Agri-village will also be developed privately on Simonsig.

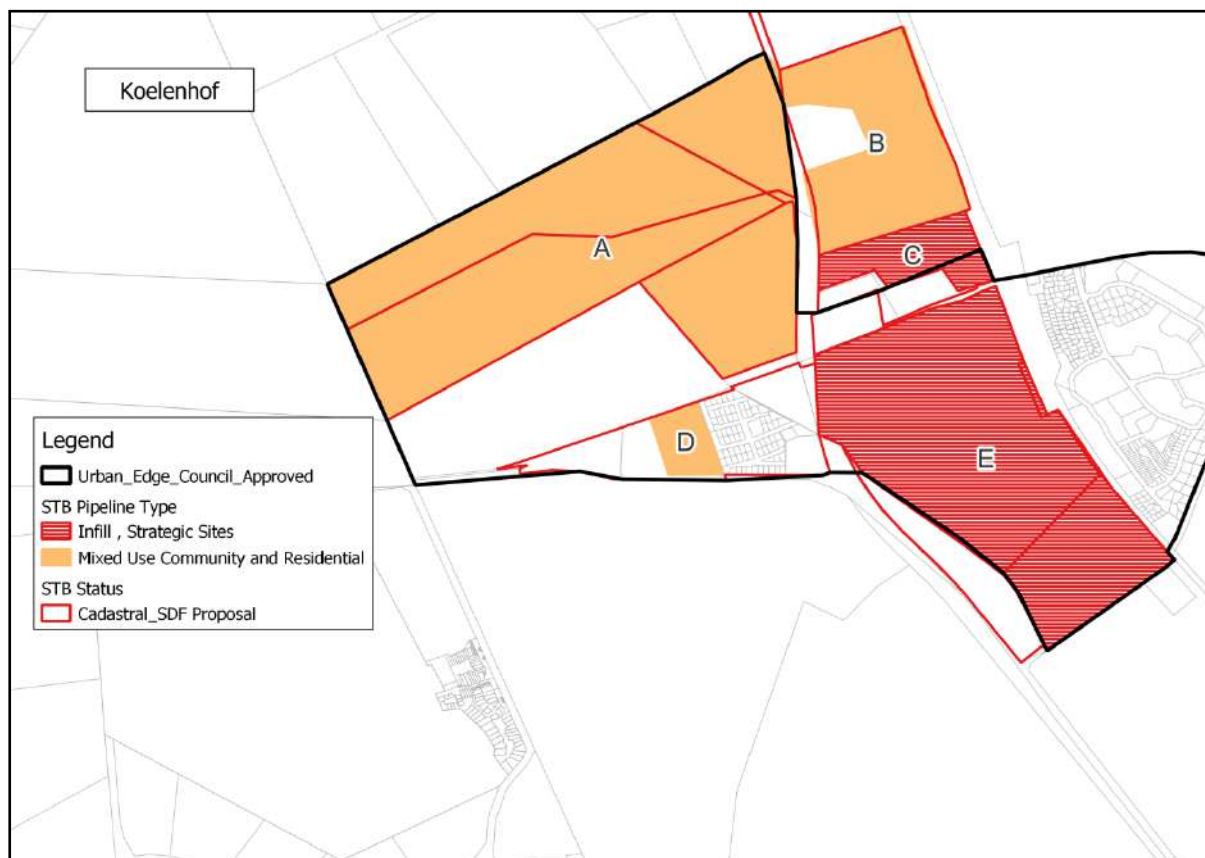


Figure 23: Koelenhof MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm 3/66, 9/65, 20/65 & RE/1059 (MSDF)	Koelenhof	Mixed Use, Community and Residential Infill	A	56.02	3268	Private	19
Farm 1060 (MSDF)	Koelenhof	Mixed Use, Community and Residential Infill	B	11.73	684	Private	19
Farm 1060 & 42/65 (MSDF)	Koelenhof	Infill, Strategic Sites	C	12.97	757	Private	19
Farm 6/1277	Koelenhof	Mixed Use, Community and Residential Infill	D	2.35	137	Private	19
Farm 18/74, 23/74 & 35/74 (MSDF) & 29/74	Koelenhof	Infill, Strategic Sites	E	41.99	2449	18/74-Pub Etc-Priv	19

Table 44: Koelenhof available land for Residential Development

8.2.15 Muldersvlei

In Muldersvlei, a total of 44.48ha of land has been earmarked for Mixed Use, Community and Residential infill development opportunities by the private sector.

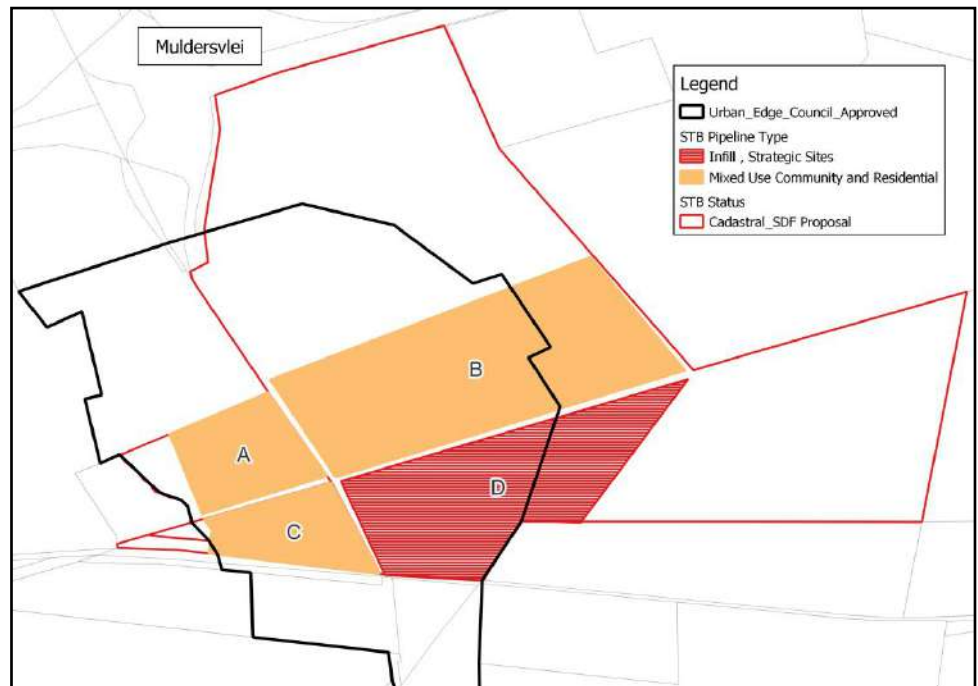


Figure 24: Muldersvlei available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm 17/727 (MSDF)	Muldersvlei	Mixed Use, Community and Residential Infill	A	8.12	474	Private	19
Farm RE/1/730 & 14/730 (MSDF)	Muldersvlei	Mixed Use, Community and Residential Infill	B	16.24	947	Private	19
Farm 16/727 & 21/727 (MSDF)	Muldersvlei	Mixed Use, Community and Residential Infill	C	5.86	342	Private	19
Farm RE/1/730 (MSDF)	Muldersvlei	Infill, Strategic Sites	D	14.26	832	Private	19

Table 45: Muldersvlei available land for Residential Development

8.2.16 Lynedoch

In Lynedoch, a total of 4.52ha of land has been earmarked Mixed Use Community and Residential infill opportunities. Most of the land for residential development is located North East of the settlement.



Figure 25: Lynedoch available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm RE/28/468 & 51/468 (MSDF)	Lynedoch	Mixed Use, Community and Residential Infill	A	4.52	264	Private	20

Table 46: Lynedoch available land for Residential Development

8.2.17 Vlottenburg

In Vlottenburg, a total of 67.8ha of land has been earmarked for Mixed Use Community and Residential infill development. Some land has been earmarked for subsidized housing.

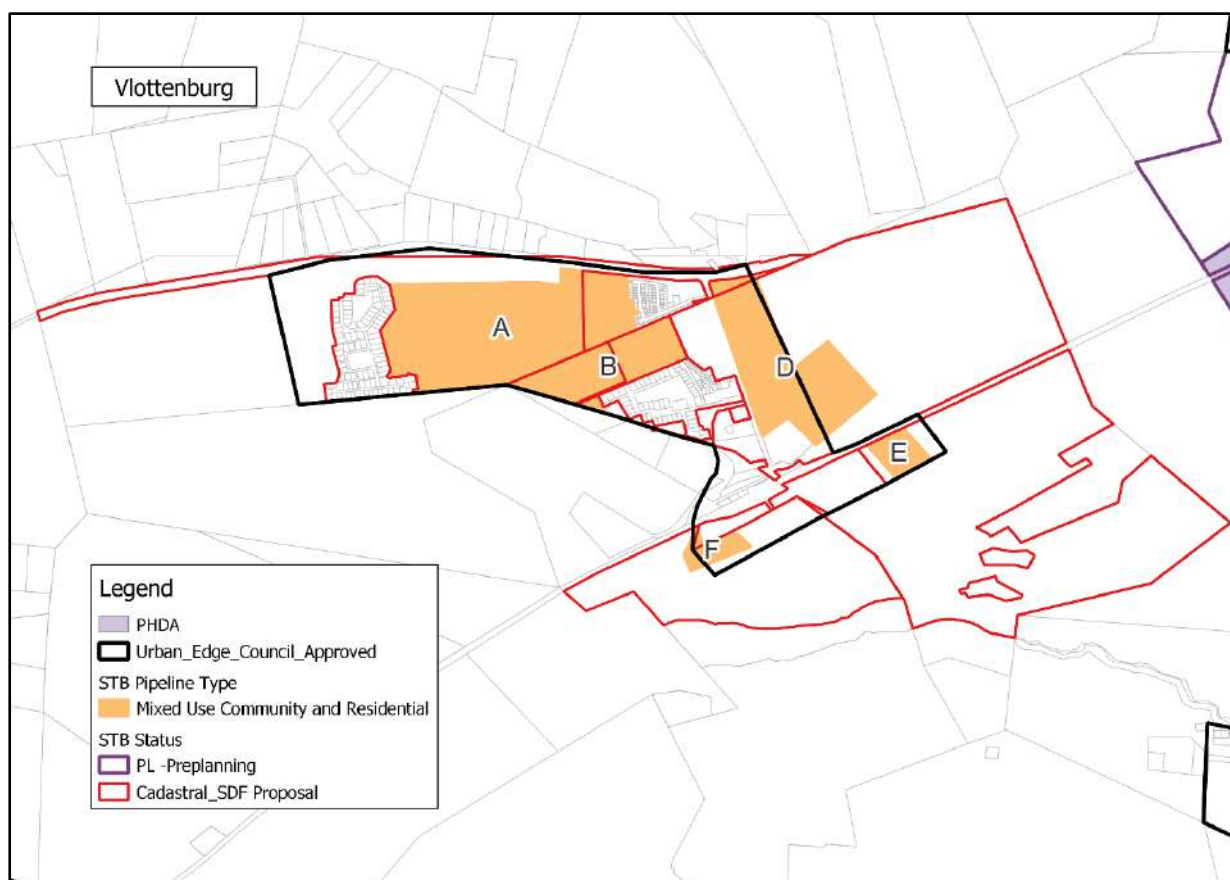


Figure 26: Vlottenburg available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Erven RE/1 (MSDF)	Vlottenburg	Mixed Use, Community and Residential Infill		A	31.87	1859	Private	20
Farm 2/1307, 3/1307 & Erven 42 (MSDF)	Vlottenburg	Mixed Use, Community and Residential Infill		B	11.02	643	Private	20
Farm RE/387 (MSDF)	Vlottenburg	Mixed Use, Community and Residential Infill		D	19.94	1163	Private	11, 20 & 21
Farm RE/387(MSDF)	Vlottenburg	Mixed Use, Community and Residential Infill		E	2.50	146	Private	11, 20 & 21
Farm 34/390 & 1469 (MSDF)	Vlottenburg	Mixed Use, Community and Residential Infill		F	2.47	144	Private	11 & 20

Table 47: Vlottenburg available land for Residential Development

8.2.18 Johannesdal

In Johannesdal, a total of 5.89ha of land has been earmarked for Residential infill development opportunities by the private sector.



Figure 27: Johannesdal MSDF Residential Proposal

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Erven 1-3, 6-14, 17-24, 26-33, 35, 36, 40, 41, 117, 143, 239, RE/16 & Farm 1/1331 (MSDF)	Mixed Use, Community and Residential Infill	Private	A	±5.89	344	Private	4

Table 48: Johannesdal available land for Residential Development

8.2.19 Kylemore

In Kylemore, a total of 14.13ha of land has been earmarked for Residential infill development opportunities.

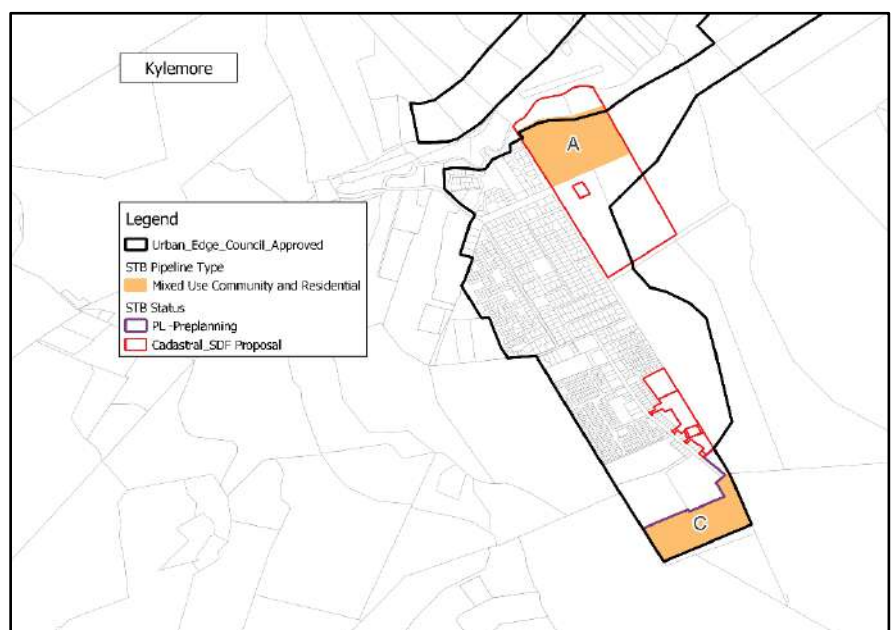


Figure 28: Kylemore MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/1/153 & 7/153 (MSDF)	Kylemore	Mixed Use, Community and Residential Infill	PL	A	7.94	463		4
Erven 64	Kylemore	Mixed Use, Community and Residential Infill IRDP	PP	C	6.19	600 service sites	Priv/Pub	4

Table 49: Kylemore available land for Residential Development

8.2.20 Lanquedoc

In Lanquedoc, a total of 9.84ha of land has been earmarked for Residential infill development opportunities by the private sector.

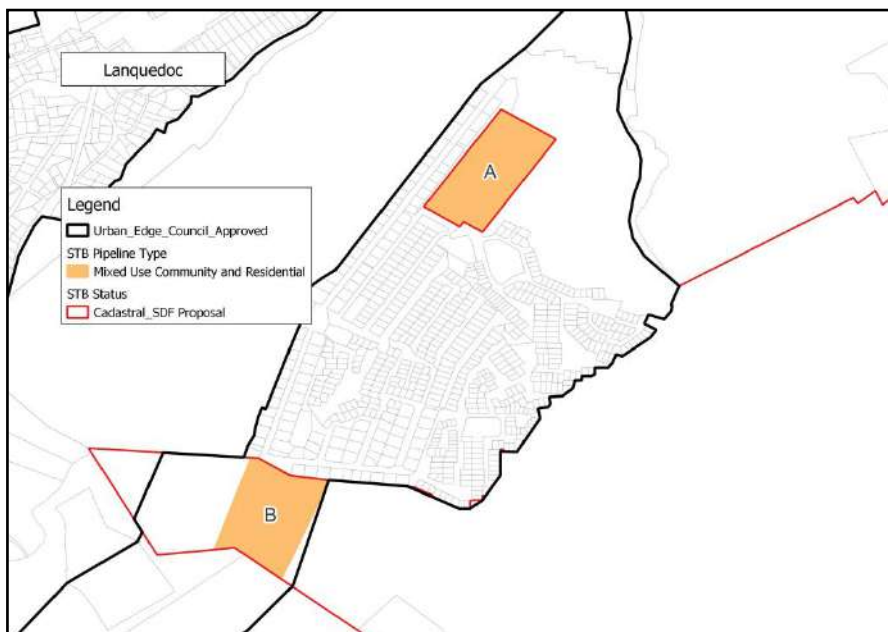


Figure 29: Lanquedoc available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Erven 46 (MSDF)	Lanquedoc	Mixed Use, Community and Residential Infill	A	5.89	344	Private	3
Farm 13/1674 (MSDF)	Lanquedoc	Mixed Use, Community and Residential Infill	B	3.95	230	Private	1, 3 & 4

Table 50: Lanquedoc available land for Residential Development

8.2.21 Groot Drakenstein

In Groot Drakenstein, a total of 38.27ha of land has been earmarked for Mixed Use Community and Residential infill development. Half of the land (18.38ha) has been earmarked to formalise existing dwellings and expanding the former forestry settlement of Meerlust within limits. The remaining half will be developed privately.

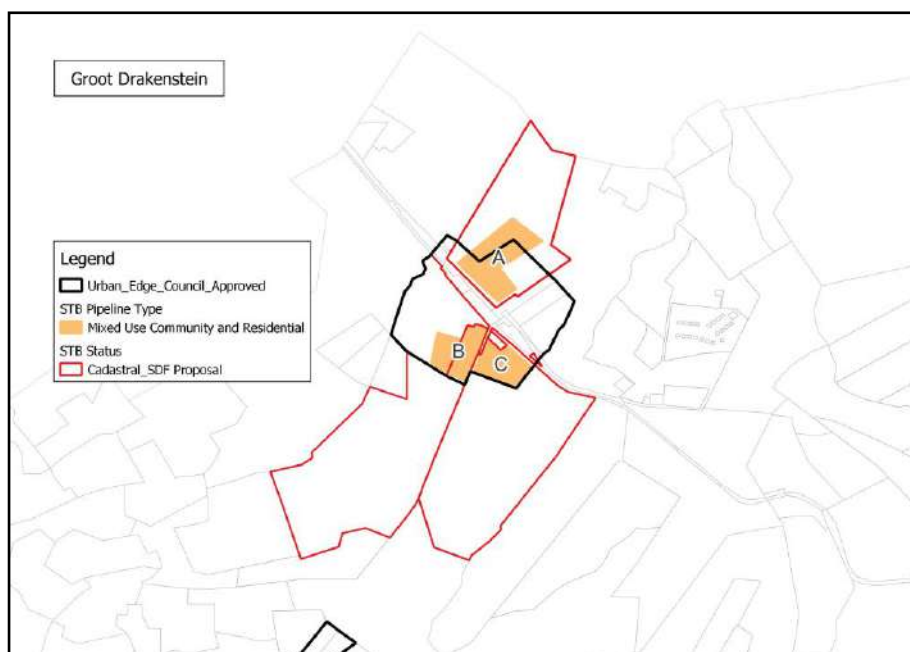


Figure 30: Groot Drakenstein SDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm 1/1006 (Meerlust)	Meerlust	Mixed Use, Community and Residential Infill IRDP	A	±18.38	200	RSA	3
Farm 4/1631 & 7/1674 (MSDF)	Groot Drakenstein	Mixed Use, Community and Residential Infill	B	±11.93	696	Erf 1674: Private, Erf 1631/4: Private	3
Farm 10/1674(MSDF)	Groot Drakenstein	Mixed Use, Community and Residential Infill	C	±7.96	464	1674/10: Private	3

Table 51: Groot Drakenstein available land for Residential Development

8.2.22 Meerlust

At Meerlust, a total of 18.83ha of land has been earmarked for residential development, formalising and expanding the former forestry settlement within limits. See Groot Drakenstein for detail.

8.2.23 Raithby

In Raithby, a total of 10.37ha of land has been earmarked for Mixed Use, Community and Residential infill development by the private sector.

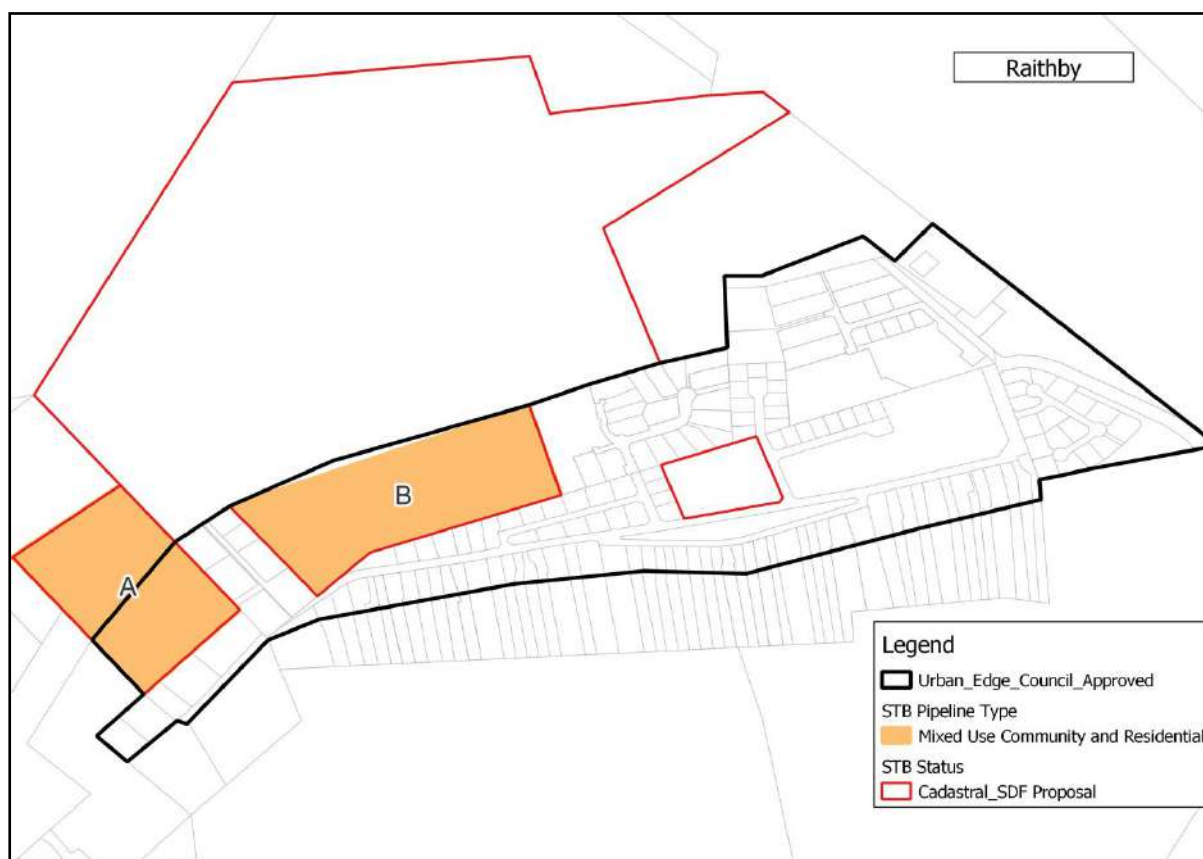


Figure 31: Raithby available land for Residential Development

Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Erven 298 (MSDF)	Raithby	Mixed Use, Community and Residential Infill	A	4.8	280	Private	20
Erven 152 (MSDF)	Raithby	Mixed Use, Community and Residential Infill	B	5.57	325	Private	20

Table 52: Raithby available land for Residential Development

8.3 Development Readiness: Stellenbosch

A schedule of projects over 20 years listed by settlement and by type follows. The schedule of projects provides the volume of water and electrical capacity required. [The text in blue represents a number of units that has been estimated and then used to calculate the water and electricity requirements.](#)

Projects in Stellenbosch Settlement including Cloetesville, Idas Valley, Kayamandi, Jamestown, Kayamandi and Stellenbosch Centre are listed below: (Stellenbosch Municipality Housing Pipeline, 2023)

Stellenbosch							
Sites Available: Stellenbosch including Adam Tas Precincts					Total:	1 039,6 KI	1 930 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Erven RE/15709, 15718, 15719, RE/10807, 12702, 9188, 14627, RE/13026, RE/8205, 8181-8191, 8192-8194, 8196-8204, RE/8205, 4841-4843, RE/11280, 12197-12201, Plankenbrug Kayamandi (MSDF) (P9, Adam Tas Corridor)	A	15.25	Residential	890	356		
Erven 235 (P9), 9545, 3454, 257, 7602 (P7), 380, 381, 15804 14601, 6201, 6278, 6280, 14461, 709, 14152, 14153, 14154, 14155, 14156 & 14157 (MSDF) (P6)	B	16.07	Mixed Use, mainly industrial	937	374,8		
Farm RE/7588, Erf 7589, 7591, 7592 13047, RE/5164, RE/7587, 17344 & 17321 (P5)	C						
Erven RE/235, van der Stel Sports Grounds, included in Adam Tas (MSDF) (P8, ATC)	D	13.23	Infill Development IRDP / FLISP / SH, PHDA	772	308,8	(@2.5) 1 930	
Erven 2149, 6590, 2608, 2609, 6659, 9106 (Lapland / Old Prison)			SH PHDA	368			
Farm 180 and Erven 2728, 3481 – 3486 (Teen-die-Bult)			SH PHDA	180			

Sites Available: Onder Papegaaienberg including Adam Tas Precincts				Total:	2 603,6 KI	13 837,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/183	A	3.22	Infill, Strategic Sites IRDP / FLISP / SH PHDA	188	75,2	(@2.5) 470
Erven 16470 & RE/16469 (MSDF) (Precinct 2, Droë Dyke)	B	16.70		974	389,6	
Erven 10725, 8933 & 14107 (MSDF) (Precinct 3, Droë Dyke)	C	4.87	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	284	113,6	(@2.5) 710
Farm RE/1147 (MSDF) (Precinct 3, Droë Dyke)	D	6.1	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	356	142,4	(@2.5) 890
Ptn 17 of Farm 183, Ptn 35 of Farm 183 & Ptn 8 of Farm 283 (P1, Droë Dyke)	E	24.30	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	1418	567,2	(@2.5) 3 545
Farm RE/283 (Precinct 1, Droë Dyke)	F	33.85	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	1975	790	(@2.5) 4 937,5
Farm 1045 & Erven RE/6284 (MSDF) (Precinct 4, Droë Dyke)	G	7.32	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	427	170,8	(@2.5) 1 067,5
Farm 1168 & Erven 6284 (MSDF) (Precinct 4, Droë Dyke)	H	15.2	Infill, Strategic Sites IRDP / FLISP / SH, PHDA	887	354,8	(@2.5) 2 217,5

Sites Available: Kayamandi North including Adam Tas Precincts and Northern Extension				Total:	6 395,2 KI	38 777 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Ptn 2 of Farm 72 (MSDF) (Precinct 9)	A	±34.92	Mixed Use, Community and Residential Infill	2 037	814,8	(@2.5) 5 092,5
Ptn 33 of Farm 81 (Precinct 9) (Northern Extension)	B	±32.70	Mixed Use, Community and Residential Infill	1 908	763,2	(@2.5) 4 770
Ptn 23 of Farm 183 (Northern Extension)	C	±12.74	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA	4000-6000	2000	(@2.5) 12 500
Ptn 1 of Farm 183 (Northern Extension)	D	±0.66	Formalise, UISP IRDP / FLISP, PHDA			
Ptn 60 of Farm 183 / RE/183 (Northern Extension)	E	±0.032	Utility Services IRDP / FLISP, PHDA			
Ptn 36 of Farm 183 (Northern Extension)	F	±2.84	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA			
Ptn 5 of Farm 183 (Northern Extension)	G	±35.48	Mixed Use, Community and Residential Infill IRDP / FLISP, PHDA			
Farm RE/182 (Northern Extension)	H	±4.46	Formalise, UISP IRDP / FLISP, PHDA			
Ptn 1 of Farm 182 (Northern Extension)	I	±1.47	Formalise, UISP IRDP / FLISP, PHDA			
Erf 3603, Erf 3692 (MSDF) Watergang Phase 2C	J	±6.50	Formalise, UISP	379	151,6	(@2) 758
Erf RE/2183 (MSDF)	K	±19.44	Formalise, UISP IRDP / FLISP, PHDA	1 134	453,6	(@2) 2 268
RE/2447 (MSDF)	L	±2.77	Formalise, UISP	162	64,8	(@2) 324
Ptn 8, 29 & 33 of Farm 81, Ptn 37 of Farm 183 (Precinct 9)	M	±53.99	Infill, Strategic Sites	3 149	1 259,6	(@2.5) 7 872,5
Erven 1-72, 111-184, 186-189 & RE/288 (MSDF) (Town Centre)	N	±25.85	Infill, Strategic Sites UISP, PHDA	1 508	603,2	(@2.5) 3 770
Erf 1714 (2991) Zone O			UISP, PHDA	711	284,4	(@2) 1 422

Sites Available: Kayamandi South including Adam Tas Precincts				Total:	980 KI	5 864 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/183	A	5.24	(Enkanini) Mixed Use, Community and Residential Infill UISP PHDA	306	122,4	(@2.5) 765
Ptn of Farm 181	B	12.61		736	294,4	(@2.5) 1 840
Ptn 5 of Farm 175	C	0.96		56	22,4	(@2.5) 140
Ptn 33 of Farm 175, Erf 2175	D	8.21		479	191,6	(@2.5) 1 197,5
Farms 81/2, 81/9	E	17.22	Mixed Use, Community and Residential Infill SH, PHDA	±250-350 (Ave 300)	120	(@2.5) 750
Erven 1080-1112	F	0.93	Formalisation Township Establishment, PHDA	145 units (33 erven)	58	(@2) 290
Erven 112, 114, 115, 116 (Red Bricks Hostels)	G	0.71	Mixed Use, Community and Residential Infill Township Establishment, PHDA	51 units, 5 public open spaces	20,4	(@2.5) 127,5
Erven 1113, 1122 – 1154, Project 5 A	H	0.98	Formalisation Township Establishment, PHDA	175 higher density units	70	(@2) 350
Erven 513-522, 66, 67, 69, ptn Erf 523 Project 5B	I	4.54	Formalise, UISP Township Establishment, PHDA	137 Units (42 units being built)	54,8	(@2) 274
Erf RE/288, Mpelazwe, Project 8 Unregistered Erven 2392-2446 (being allocated)	J		Township Establishment PHDA	65 units (54 units built)	26	(@2) 130

Sites Available: Cloetesville				Total:	692,8 KI	4 230,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Erven 7001 (Soek – Mekaar)	A	±6.53	Mixed Use, Community and Residential Infill GAP, PHDA	360 IRDP: 250 –300 sites	144	(@2.5) 900
Erf 7271	B	±1.07	Infill, Strategic Sites Plot-Plan / FLISP/ GAP PHDA	Tot: 168 serviced sites total: 16 serviced sites BNG; 152 GAP/ & or FLISP	67,2	(@2) 32 (@2.5) 380 Tot: 412
Erf 8776	C	±0.34	Mixed Use, Community and Residential Infill GAP/ FLISP, PHDA	37 GAP/ and or FLISP units	14,8	(@2.5) 92,5
Erven 6840, 6841 (school), 6847 (pool) & RE/6846 (MSDF) & 6886, 6300	D	±14.17	Infill, Strategic Sites FLISP/GAP (or Plot-Plan), PHDA	827 including: 279 or 90 (6847, 6886 & 6300)	330,8	(@2.5) 2 067,5
Erf 6705	E	±0.32	Mixed Use, Community and Residential Infill GAP/ FLISP, PHDA	12 serviced sites (Plot and Plan).	4,8	(@2.5) 30
Erven 8667, 6852, 8937 The Steps and Orlean Lounge	F	±1.1	Rectification of existing units PHDA	161	64,4	(@2) 322
Erf 8915	G	±0.26	Infill, Strategic Sites IRDP / FLISP	84 (Top structures TBD)	33,6	(@2.5) 210
Erven 6668 and 7181	H	±1.6	Mixed Use, Community and Residential Infill IRDP / FLISP	83 (Top structures TBD) 17 BNG units and 65 GAP/FLISP	33,2	(@2) 34 (@2.5) 162,5 Tot: 196,5

Franschhoek						
Sites Available: Franschhoek North				Total:	922,8 KI	5 767,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/1413 & Erven 959-1126 (MSDF) Erf 2901 (Langrug)	A	±12.6	Mixed Use, Community and Residential Infill UISP	735	294	(@2.5) 1 837,5
Farm RE/1466 (MSDF)	B	±5.76	Mixed Use, Community and Residential Infill	336	134,4	(@2.5) 840
Farm RE/1/1070 (MSDF) RE/1469	C	±2.68	Mixed Use, Community and Residential Infill	156	62,4	(@2.5) 390
Farm RE/1/1070, RE/1070 & Erven 1851 (MSDF)	D	±5.77	Mixed Use, Community and Residential Infill	337	134,8	(@2.5) 842,5
Farm 9/1075 & RE/1070 (MSDF)	E	±6.15	Mixed Use, Community and Residential Infill	359	143,6	(@2.5) 897,5
Erf 3229 Mooiwater	F	±1.98	Mixed Use, Community and Residential Infill UISP	258	103,2	(@2.5) 645
Erven 217, 368 & 412, 284	G	±2.16	Infill, Strategic Sites IRDP / FLISP	126	50,4	(@2.5) 315

Sites Available: Franschoek South				Total:	65,2 KI	407,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Erven 3487 & RE/3287 (MSDF)	A	±2.80	Mixed Use, Community and Residential Infill	163	65,2	(@2.5) 407,5

Sites Available: Klampmuts				Total:	3 269,2 KI	20 297,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/7/716	B	29.52	Mixed Use, Community and Residential Infill	1 772	708,8	(@2.5) 4 430
Farm 27/716 (MSDF)	C	1.70	Infill, Strategic Sites	99	39,6	(@2.5) 247,5
Erven 11-14 & 55 (MSDF)	F	0.49	Infill, Strategic Sites	29	11,6	(@2.5) 72,5
Farm RE/750 (SDF)	G	6.04	Infill, Strategic Sites	352	140,8	(@2.5) 880
Farm RE/2/744 (Mixed Use) & 5/742 (MSDF)	H	64.38	Mixed Use, Community and Residential Infill	3 756	1 502,4	(@2.5) 9 390
Erven 342 (MSDF)	J	3.06	Infill, Strategic Sites	179	71,6	(@2.5) 447,5
Erven 534 (MSDF)	L	0.60	Infill, Strategic Sites	35	14	(@2.5) 87,5
Erven RE/342 (MSDF)	M	0.83	Infill, Strategic Sites	48	19,2	(@2.5) 120
Erven 2181 (MSDF)	N	4.63	Formalise, UISP	270	108	(@2) 540
Erven 2183 (La Rochelle)	O	1.19	Mixed Use, Community and Residential Infill UISP	109	43,6	(@2.5) 272,5
Farm 40/748 (MSDF)	P	26.13	Infill, Strategic Sites	1 524	609,6	(@2.5) 3 810

Stellenbosch Surroundings				Total:	2 874 KI	17 962,5 KvW
Sites Available: Jamestown				Total:	2 874 KI	17 962,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/527	A	±88.89	Mixed Use, Community and Residential Infill IRDP/FLISP PHDA	5 185	2 074	(@2.5) 12 962,5
Farm 3/527	B	±14.82	Mixed Use, Community and Residential Infill IRDP/FLISP, PHDA	2 000	800	(@2.5) 5 000

Sites Available: Jonkershoek						(See Bosdorpe)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW	
Farm RE/1507 & RE/1508	A	±6.80	A resort with short- and longer-term accommodation. Initial beneficiaries (40) and other (106) can either lease long term or exercise a settlement option elsewhere.	40 units	16	(@2.5) 100	
Farm 2/352	B	±2.10					
Farm RE/361	C	±0.90					
Sites Available: De Zalze Annex					Total:	185,2 KI	1 157,5 KwW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW	
Farm 1310 (MSDF) (Process of being implemented)	A	±7.94	Mixed Use, Community and Residential Infill	463	185,2	(@2.5) 1 157,5	

Franschhoek Valley							
Sites Available: La Motte						(See Bosdorpe)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW	
RE/7/1041 & RE/3/1041 (Bosdorp)	A	4.13	Township Establishment	16	6,4	(@2) 32	
Farm RE/1339 (Old Forest Station)	B	12.33	Mixed Use, Community and Residential Infill IRDP / FLISP	719	287,6	(@2.5) 1 797,5	
Farm 1653	C	5.62	Mixed Use, Community and Residential Infill	328	131,2	(@2.5) 820	
Erven 198 & 199 (MSDF)	D	1.91	Mixed Use, Community and Residential Infill	111	44,4	(@2.5) 277,5	
Farm 1/1158 (MSDF)	E	4.87	Mixed Use, Community and Residential Infill IRDP / FLISP	284	113,6	(@2.5) 710	
Farm 1/1158 & RE/1158	F	4.59	Mixed Use, Community and Residential Infill IRDP / FLISP	830+283 = 1 113	445,2	(@2.5) 2 782,5	
Farm RE/3/1041	G	3.45	Infill Development and Mixed Use	201	80,4	(@2.5) 502,5	
Sites Available: Wemmershoek						(See Rural Areas)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW	
Farm RE/3/1615 (MSDF)	A	8.69	Mixed Use, Community and Residential Infill	507	202,8	(@2.5) 1 267,5	
Sites Available: Maasdorp (See La Motte)							

Settlements along R304 (R101) (Old Paarl Road)						
Sites Available: Koelenhof						(See Rural Areas)
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW
Farm 3/66, 9/65, 20/65 & RE/1059 (MSDF)	A	56.02	Mixed Use, Community and Residential Infill	3 268	1 307,2	(@2.5) 8 170
Farm 1060 (MSDF)	B	11.73	Mixed Use, Community and Residential Infill	684	273,6	(@2.5) 1 710
Farm 1060 & 42/65 (MSDF)	C	12.97	Infill, Strategic Sites	757	302,8	(@2.5) 1 892,5
Farm 6/1277	D	2.35	Mixed Use, Community and Residential Infill	137	54,8	(@2.5) 342,5
Farm 18/74, 23/74 & 35/74 (MSDF) & 29/74	E	41.99	Infill, Strategic Sites	2 449	979,6	(@2.5) 6 122,5
Sites Available: Muldersvlei						(See Rural Areas)
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW
Farm 17/727 (MSDF)	A	8.12	Mixed Use, Community and Residential Infill	474	189,6	(@2.5) 1 185
Farm RE/1/730 & 14/730 (MSDF)	B	16.24	Mixed Use, Community and Residential Infill	947	378,8	(@2.5) 2 367,5
Farm 16/727 & 21/727 (MSDF)	C	5.86	Mixed Use, Community and Residential Infill	342	136,8	(@2.5) 855
Farm RE/1/730 (MSDF)	D	14.26	Infill, Strategic Sites	832	332,8	(@2.5) 2 080
Settlements along Baden Powell						
Sites Available: Lynedoch						(See Rural Areas)
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW
Farm RE/28/468 & 51/468 (MSDF)	A	4.52	Mixed Use, Community and Residential Infill	264	105,6	(@2.5) 660

Sites Available: Vlottenburg					(See Rural Areas)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Erven RE/1 (MSDF)	A	31.87	Mixed Use, Community and Residential Infill	1 859	743,6	(@2.5) 4 647,5
Farm 2/1307, 3/1307 & Erven 42 (MSDF)	B	11.02	Mixed Use, Community and Residential Infill	643	257,2	(@2.5) 1 607,5
Farm RE/387 (MSDF)	D	19.94	Mixed Use, Community and Residential Infill	1 163	465,2	(@2.5) 2 907,5
Farm RE/387 (MSDF)	E	2.50	Mixed Use, Community and Residential Infill	146	58,4	(@2.5) 365
Farm 34/390 & 1469 (MSDF)	F	2.47	Mixed Use, Community and Residential Infill	144	57,6	(@2.5) 360

Settlements in Dwarsrivier Valley						
Sites Available: Johannesburg				Total:	137,6 KI	860 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Erven 1-3, 6-14, 17-24, 26-33, 35, 36, 40, 41, 117, 143, 239, RE/16 & Farm 1/1331 (MSDF)	A	±5.89	Mixed Use, Community and Residential Infill	344	137,6	(@2.5) 860
Sites Available: Kylemore				Total:	425,2 KI	2 657,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/1/153 & 7/153 (MSDF)	A	7.94	Mixed Use, Community and Residential Infill	463	185,2	(@2.5) 1 157,5
Erven 64	C	6.19	Mixed Use, Community and Residential Infill IRDP	600	240	(@2.5) 1 500
Sites Available: Lanquedoc				Total:	229,6 KI	1 435 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Erven 46 (MSDF)	A	5.89	Mixed Use, Community and Residential Infill	344	137,6	(@2.5) 860
Farm 13/1674 (MSDF)	B	3.95	Mixed Use, Community and Residential Infill	230	92	(@2.5) 575

Sites Available: Groot Drakenstein						(See Rural Areas)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Farm 1/1006 (Meerlust) (See Bosdorpe)	A	±18.38	Mixed Use, Community and Residential Infill IRDP	200	80	(@2.5) 500	
Farm 4/1631 & 7/1674 (MSDF)	B	±11.93	Mixed Use, Community and Residential Infill	696	278,8	(@2.5) 1 740	
Farm 10/1674(MSDF)	C	±7.96	Mixed Use, Community and Residential Infill	464	185,6	(@2.5) 1 160	
Sites Available: Meerlust (See Groot Drakenstein)							

Settlements on Somerset Plain							
Sites Available: Raithby						(See Rural Areas)	
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Erven 298 (MSDF)	A	4.8	Mixed Use, Community and Residential Infill	280	112	(@2.5) 700	
Erven 152 (MSDF)	B	5.57	Mixed Use, Community and Residential Infill	325	130	(@2.5) 812,5	

Rural Areas								
Sites Available: Groot Drakenstein						Total:	544,4 KI	3 400 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW		
Farm 1/1006 (Meerlust) (See Bosdorpe)	A	±18.38	Mixed Use, Community and Residential Infill IRDP	200	80	(@2.5) 500		
Farm 4/1631 & 7/1674 (MSDF)	B	±11.93	Mixed Use, Community and Residential Infill	696	278,8	(@2.5) 1 740		
Farm 10/1674 (MSDF)	C	±7.96	Mixed Use, Community and Residential Infill	464	185,6	(@2.5) 1 160		

Sites Available: Koelenhof					Total:	2 918 KI	18 237,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Farm 3/66, 9/65, 20/65 & RE/1059 (MSDF)	A	56.02	Mixed Use, Community and Residential Infill	3 268	1 307,2	(@2.5) 8 170	
Farm 1060 (MSDF)	B	11.73	Mixed Use, Community and Residential Infill	684	273,6	(@2.5) 1 710	
Farm 1060 & 42/65 (MSDF)	C	12.97	Infill, Strategic Sites	757	302,8	(@2.5) 1 892,5	
Farm 6/1277	D	2.35	Mixed Use, Community and Residential Infill	137	54,8	(@2.5) 342,5	
Farm 18/74, 23/74 & 35/74 (MSDF) & 29/74	E	41.99	Infill, Strategic Sites	2 449	979,6	(@2.5) 6 122,5	
Sites Available: Lynedoch					Total:	105,6 KI	660 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Farm RE/28/468 & 51/468 (MSDF)	A	4.52	Mixed Use, Community and Residential Infill	264	105,6	(@2.5) 660	
Sites Available: Muldersvlei					Total:	1 038 KI	6 487,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Farm 17/727 (MSDF)	A	8.12	Mixed Use, Community and Residential Infill	474	189,6	(@2.5) 1 185	
Farm RE/1/730 & 14/730 (MSDF)	B	16.24	Mixed Use, Community and Residential Infill	947	378,8	(@2.5) 2 367,5	
Farm 16/727 & 21/727 (MSDF)	C	5.86	Mixed Use, Community and Residential Infill	342	136,8	(@2.5) 855	
Farm RE/1/730 (MSDF)	D	14.26	Infill, Strategic Sites	832	332,8	(@2.5) 2 080	
Sites Available: Raithby					Total:	242 KI	1 512,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Erven 298 (MSDF)	A	4.8	Mixed Use, Community and Residential Infill	280	112	(@2.5) 700	
Erven 152 (MSDF)	B	5.57	Mixed Use, Community and Residential Infill	325	130	(@2.5) 812,5	
Sites Available: Vlottenburg					Total:	1 639,6 KI	10 247,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW	
Erven RE/1 (MSDF)	A	31.87	Mixed Use, Community and Residential Infill	1 859	743,6	(@2.5) 4 647,5	
Farm 2/1307, 3/1307 & Erven 42 (MSDF)	B	11.02	Mixed Use, Community and Residential Infill	643	257,2	(@2.5) 1 607,5	
Farm RE/387 (MSDF)	D	19.94	Mixed Use, Community and Residential Infill	1 163	465,2	(@2.5) 2 907,5	
Farm RE/387(MSDF)	E	2.50	Mixed Use, Community and Residential Infill	146	58,4	(@2.5) 365	
Farm 34/390 & 1469 (MSDF)	F	2.47	Mixed Use, Community and Residential Infill	144	57,6	(@2.5) 360	

Sites Available: Wemmershoek				Total:	202,8 KI	1 267,5 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/3/1615 (MSDF)	A	8.69	Mixed Use, Community and Residential Infill	507	202,8	(@2.5) 1 267,5
Bosdorp, Water Affairs settlements and Agri-villages						
Sites Available: Jonkershoek				Total:	16 KI	100 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
Farm RE/1507 & RE/1508	A	±6.80	A resort with short- and longer-term accommodation. Initial beneficiaries (40) and other (106) can either lease long term or exercise a settlement option elsewhere.	40 units	16	(@2.5) 100
Farm 2/352	B	±2.10				
Farm RE/361	C	±0.90				
Sites Available: La Motte				Total:	1 108,8 KI	6 922 KvW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KvW
RE/7/1041 & RE/3/1041 (Bosdorp)	A	4.13	Township Establishment	16	6,4	(@2) 32
Farm RE/1339 (Old Forest Station)	B	12.33	Mixed Use, Community and Residential Infill IRDP / FLISP	719	287,6	(@2.5) 1 797,5
Farm 1653	C	5.62	Mixed Use, Community and Residential Infill	328	131,2	(@2.5) 820
Erven 198 & 199 (MSDF)	D	1.91	Mixed Use, Community and Residential Infill	111	44,4	(@2.5) 277,5
Farm 1/1158 (MSDF)	E	4.87	Mixed Use, Community and Residential Infill IRDP / FLISP	284	113,6	(@2.5) 710
Farm 1/1158 & RE/1158	F	4.59	Mixed Use, Community and Residential Infill IRDP / FLISP	830+283 = 1 113	445,2	(@2.5) 2 782,5
Farm RE/3/1041	G	3.45	Infill Development and Mixed Use	201	80,4	(@2.5) 502,5
Sites Available: Maasdorp (See La Motte)						
Sites Available: Meerlust (See Groot Drakenstein)						

(Stellenbosch Municipality Housing Pipeline, 2023)

In summary the following services capacity are required:

Rural Areas	Water	Electricity
Groot Drakenstein	544,4 KI	3 400 KvW
Koelenhof	2 918 KI	18 237,5 KvW
Lynedoch	105,6 KI	660 KvW
Muldersvlei	1 038 KI	6 487,5 KvW
Raithby	242 KI	1 512,5 KvW
Vlottenburg	1 582 KI	9 887,5 KvW
Wemmershoek	202,8 KI	1 267,5 KvW
Total:	6 632,8 KI	41 425,5 KvW

Bosdorpe, Water & Agri-villages	Water	Electricity
Jonkershoek	16 KI	100 KvW
La Motte	1 108,8 KI	6 922 KvW
Maasdorp (See La Motte)		
Meerlust (See Groot Drakenstein)		
Total:	1 124,8 KI	7 022 KvW

Stellenbosch	Water	Electricity
Stellenbosch	1 039,6 KI	1 930 KvW
Onder Papegaaiberg	2 603,6 KI	13 837,5 KvW
Kayamandi North	6 395,2 KI	38 777 KvW
Kayamandi South	980 KI	5 864 KvW
Cloeteville	692,8 KI	4 230,5 KvW
Total:	11 711,2 KI	64 639 KvW

Franschhoek	Water	Electricity
Franschhoek North	922,8 KI	5 767,5 KvW
Franschhoek South	65,2 KI	407,5 KvW
Total:	988 KI	6 175 KvW

Klapmuts	Water	Electricity
Total:	3 269,2 KI	20 297,5 KvW

Stellenbosch Surroundings	Water	Electricity
Jamestown	2 874 KI	17 962,5 KvW
Jonkershoek (See Bosdorpe)		
De Zalze Annex	185,2 KI	1 157,5 KvW
Total:	3 059,2 KI	19 120 KvW

Franschhoek Valley	Water	Electricity
La Motte	See Bosdorpe	
Wemmershoek	See Rural Areas	
Maasdorp	See Bosdorpe	

Settlements along R304		
Koelenhof	See Bosdorpe , Water Affairs settlements and Agri-villages	
Muldersvlei	See Rural Areas	

Settlements along Baden Powell		
Lynedoch	See Rural Areas	
Vlottenburg		

Settlements in Dwarsrivier Valley	Water	Electricity
Johannesdal	137,6 KI	860 KvW
Kylemore	425,2 KI	2 657,5 KvW
Lanquedoc	229,6 KI	1 435 KvW
Groot Drakenstein (See Rural Areas)		
Meerlust (See Bosdorp)		
Total:	792,2 KI	4 952,5 KvW

Settlements on Somerset Plain	
Raithby	See Rural Areas

8.4 Additional social Facilities

All sites were rated according to their proximity to schools, ECD sites and crèches, libraries, clinics and places of worship (See table below). In case of a site being 400m and less from an amenity a score of 2 was allocated, in case of a site being further than 400m but closer than 1000m, a score of 1 was allocated with a site being further than 1km, a score of 0 was allocated. Scores for *schools* and *clinics* were doubled and added to the total. (Stellenbosch Municipal SDF, 2019).

Proximity	School	ECD	Library	Clinic	Place of worship	Sports field
≤400	4	2	2	4	2	4
401 – 1000	2	1	1	2	1	2
>1000	0	0	0	0	0	0

Table 53: Ranking Scale & Weights

Erf/ Farm no	IZS Zoning	School	ECD	Library	Clinic	Place of Worship	Sportsfield	Total
Cloetesville								
Erven 6847, 6886 & 6300	Erven 6847: Community Zone /6886 & 6300: Public Open Space Zone.	4	2	0	0	2	0	8
Erven, 8667, 6852 & 8937	Public Roads and Parking Zone.	4	2	0	0	2	0	8
Erven 6668 & 7181	Public Open Space Zone.	4	2	0	0	2	0	8
Erf 7271	Public Roads and Parking Zone / Community Zone.	4	1	0	0	2	0	7
Erf 6705	Public Open Space Zone.	4	1	0	0	2	0	7
Erf 8915	Public Open Space Zone/Education Zone.	4	1	0	0	2	0	7
Erven 7001	Utility Services Zone.	2	1	0	0	1	0	4
Erf 8776	Public Open Space Zone.	2	0	0	0	1	0	3
De Zalze annex								
Farm 1310	Agriculture and Rural Zone.	0	0	0	0	1	4	5
Franschhoek (North)								
Erven 412	Subdivisional Area.	4	0	0	0	2	0	6
Erven 217	Public Roads and Parking Zone.	4	0	0	0	2	0	6
Erven 284	Community Zone.	4	0	0	0	2	0	6
"Langrug" Erven 959-1120 and Erf 2901	Limited Use Zone.	4	0	0	0	1	0	5
Erf 3229 Mooiwater	Public Open Space Zone.	2	0	0	0	1	0	3
Jamestown								
Farm RE/527	Agriculture and Rural Zone.	4	0	0	0	1	0	5
Farm 3/527	Agriculture and Rural Zone.	2	0	0	0	0	0	2

Erf/ Farm no	IZS Zoning	School	ECD	Library	Clinic	Place of Worship	Sportsfield	Total
Jonkershoek								
Various	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Longlands Village								
Farm 393	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Kayamandi (North-West)								
Erf 3603 & Erf 3692	Less Formal Residential Zone.	4	0	0	0	1	0	6
Ptn 1 of Farm 183	Agriculture and Rural Zone.	2	0	0	0	1	0	3
Ptn 36 of Farm 183	Industrial Zone.	2	0	0	0	0	0	2
Ptn 5 of Farm 183	Agriculture and Rural Zone.	2	0	0	0	0	0	2
Farm Re/182	Agriculture and Rural Zone.	2	0	0	0	0	0	2
Ptn 1 of Farm 182	Agriculture and Rural Zone.	2	0	0	0	0	0	2
Ptn 23 of Farm 183		0	0	0	0	0	0	0
Ptn 60 of Farm 183	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Kayamandi (South)								
Town Centre		4	1	0	0	2	0	7
Ptn 33 of Farm 175	Agriculture and Rural Zone.	2	1	0	0	1	2	6
Erven 112, 114, 115, 116	Multi-unit Residential Zone.	4	0	0	0	2	0	6
Erf RE/288 & Erven 1080-1112	Limited Use Zone.	4	0	0	0	2	0	6
Farms 81/2 & 81/9	Agriculture and Rural Zone.	2	1	0	0	2	0	5
Erven 1080 - 1112	Multi-unit Residential Zone.	4	0	0	0	1	0	5
Erven 1123 - 1154	Multi-unit Residential Zone.	4	0	0	0	1	0	5
Erven 513-522, 66, 67, 69, Ptn of Erf 523	Erven 66-69: Multi-unit Residential Zone /Erven 513- 522: Less Formal Residential Zone /Ptn of Erf 523: Private Open Space Zone.	4	0	0	0	1	0	5
Erven 2175	Agriculture and Rural Zone.	2	0	0	0	1	0	3
Ptn of Farm 181	Agriculture and Rural Zone.	2	0	0	0	0	0	2
Ptn 5 of Farm 175	Agriculture and Rural Zone.	2	0	0	0	0	0	2
Watergang Phase 2C: Erf 3603	Less Formal Residential Zone.	2	0	0	0	0	0	2
Farm Re/183	Agriculture and Rural Zone.	0	0	0	0	0	0	0

Erf/ Farm no	IZS Zoning	School	ECD	Library	Clinic	Place of Worship	Sportsfield	Total
Klapmuts								
Erven 2183	Limited Use Zone.	2	0	0	0	1	2	5
Koelenhof								
Ptn 39 & 40 of Farm Koelenhof No 66	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Kylemore								
Erven 64	Agriculture and Rural Zone.	4	0	0	0	1	4	9
La Motte								
Farm RE/1339	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Old Forest Station: Farm 1/1158	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Farm 1/1158 & RE/1158	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Old Forest Station: Farm 1339, Farm 1158 & Farm 1158/1	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Meerlust								
Farm 1/1006	Agriculture and Rural Zone.	0	0	0	0	0	0	0
Stellenbosch								
Lapland Precinct: Erven 2149, 6590, 2608, 2609, 6659, 9106	Conventional Residential Zone/Public Open Space Zone.	4	0	0	0	2	2	8
Teen-die-Bult Precinct: Farm 180 & Erven 2728, 3481-3486	Conventional Residential Zone/Public Open Space Zone.	4	0	0	0	2	2	8
Droë Dyke:RE/284, 17/183, RE/35/183, 8/283, RE/283, Farm 281	Conventional Residential Zone/Public Open Space Zone.	0	0	0	0	0	0	0

(Stellenbosch Municipal SDF, 2019)

8.5 Development Readiness Ranking

A development readiness assessment ranked all pipeline projects.

Three projects are being executed of which one is in Idas Valley and two in Kayamandi (Zone O & Watergang). [3]

Projects that ranked the highest (4) are one in Cloeteville (Erf 7001), one in Klappmuts (La Rochelle) and seven in Kayamandi (Centre, Red Bricks, Mpelazwe, Enkanini & 3 others). [9]

Projects that ranked second highest (3) are one each in Jamestown, Langrug (Franschoek), Meerlust (Franschoek Valley) and Kayamandi (Northern Extension). [4]

Projects ranking at two (2) One in Kylemore, one in Groendal, one in La Motte (old Forest Station), one in Cloeteville (across Kayamandi taxi rank) and one in Maasdorp.[5]

Projects ranking at one (1) include six (6) in Cloeteville, three (3) in Stellenbosch and one in Franschoek (Mooiwater). [10]

Projects ranking at zero (0) include one (1) in Cloeteville, two (2) in Stellenbosch one in Jonkershoek and one on. [4]
(Stellenbosch Municipality Housing Pipeline, 2023)

Settlement	Cur	4	3	2	1	0
Stellenbosch					3	2
Cloeteville		1		1	6	1
Idas Valley	1					
Kayamandi	2	7	1			
Franschoek			2	1	1	
Klappmuts		1				
Stellenbosch Surroundings						
Jamestown			1			
Jonkershoek						1
Franschoek Valley						
La Motte (Wiesiedraai)				1		
Maasdorp				1		
Settlements along R304						
Eisenburg						
Koelenhof, Simonsig						
Settlements along Baden Powell						
Vlottenburg						
Settlements in Dwarsrivier Valley						
Kylemore				1		
Lanquedoc						
Grt Drakenstein, Meerlust						
Settlement on Somerset Plain						
Faure						
Raithby						
Total	3	9	4	5	10	4

9 Enabling Actions

A list of human settlement development enabling actions and/or projects (multi-sectoral) per Priority Area follows.

9.1 Financial Management Instruments and Implementation Strategy

Municipal finance for settlement making can be obtained from Urban Settlement Development Grant (USDG) or from Division of Revenue Act Allocations (DORA).

Enabling infrastructure programme (USDG)

Funds for infrastructure such as utility services, roads and public transport facilities are accessed from National Treasury per the Urban Settlement Development Grant. In addition to the USDG grant and where necessary, Stellenbosch Municipality obtains a loan from a private bank and service the loan from collection of rates and taxes and/or USDG funds received (Municipal debt finance linked approach).

Funds for Social Facilities are obtained from the Departments of Education or Social Services i.e. the RSEP programme. (Stellenbosch Municipality Housing Pipeline, 2023) (Stellenbosch Municipal SDF, 2019).

Available Housing Finance Management Instruments (DORA+)

A range of programmes and funding models are available from the Provincial Department of Infrastructure. The models tabulated below will be applied by

Stellenbosch Municipality given the grant made available to the Municipality from National Government housing delivery programmes:

Types of Housing Instrument	Integrated Residential Development Programme (IRDP) (State subsidies)	Upgrading Informal Settlement Programmes UISP & Emergency Housing	Finance Linked Individual Subsidy Programme (FLISP)	Rental Stock/ Social Housing	Rural or Bosdorp of Water Affairs Housing
Stellenbosch	X	X	X	X	
Franschhoek	X	X	X		
Klapmuts		X			
Jamestown (SS)	X		X		
Jonkershoek (SS)	X		X		X
La Motte (Wiesiedraai) (FV)	X		X		X
Wemmershoek (FV)					
Elsenburg (R304)	X		X		X
Koelenhof (R304)	X				X
Vlottenburg (BP)	X				
Kylemore (DV)	X				
Lanquedoc (DV)					X

Table 54.: Housing funding models applied in Stellenbosch

The table to follow list the enabling actions per project being part of the IHSP pipeline.

*Pre-Planning and/or Planning Phases		
Name of project / settlement		Enabling actions
1	Erf 7001 Stellenbosch, Cloetesville (“Soek-mekaar”)	A service provider was appointed to undertake planning studies and obtain development rights for the proposed middle to higher income GAP housing development.
2	Jamestown Development: Phase 2 & 3	A service provider was appointed to undertake planning studies and obtain development rights for a mixed-used housing development.
3	Northern Extension	A service provider was appointed to obtain development rights for a mixed-use development on the properties known as the Northern Extension.
4	Erf 64 Kylemore	A feasibility study report into the proposed housing development was completed. A Power of Attorney has been obtained by the NHDA for the transfer of land. The NHDA has appointed a team of professionals to finalise detailed planning studies and to obtain development rights.
5	Erven 412, 217 and 284 Groendal, Franschhoek	The consultant submitted various proposed concept layout options for the consideration by Council. An Item will be submitted to Mayco to consider the proposed development options for the property.
6	Portion of Erf 7271 Stellenbosch, Cloetesville	Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
7	Erven 6300, 6847, 6886 Stellenbosch, Cloetesville	Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
8	Erf 8776 Stellenbosch, Cloetesville	Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
9	Erf 6705 Stellenbosch, Cloetesville	Council has approved the project to proceed to detailed planning studies. Funding application to PDol was submitted, Housing Development await the outcome of funding application.
10	La Motte Old Forest Station	A feasibility study report into the proposed housing development was completed. The NHDA has been appointed to facilitate the transfer of land and to finalise detained planning studies for township establishment.
11	Droë Dyke	Forms part of the Adam Tas Corridor initiative. The property is under investigating for future housing development.
12	Jamestown Development: Phase 4	A service provider was appointed to undertake planning studies and obtain development rights for a mixed-used housing development. Minor amendments were made to the MSDf to make provision for this project.

*Social Housing Project		
Name of project / settlement		Enabling Actions
1	Farms 81/2 and 81/9 Stellenbosch.	The Terms of Reference (ToR) was advertised to appoint an accredited Social Housing Institute (SHI) and/or Other Development Agency (ODA) to develop social housing project.
2	Lapland Precinct.	The service provider completed a feasibility study and further detailed studies will commence subject to the availability of funding.
3	Teen-die-Bult Precinct.	The service provider completed a feasibility study and further detailed studies will commence subject to the availability of funding.
*Formalising and Upgrading of Existing Settlements		
Name of project / settlement		Enabling actions
1	Erf 2183 Klapmuts, La Rochelle.	A service provider has submitted land use applications to obtain development rights for enhanced serviced sites.
2	Langrug, Franschhoek.	A service provider will be appointed to finalise detailed plans for the rehabilitation of the freshwater dam and implementation of an in-situ upgrade project.
3	Enkanini Informal Settlement.	The in-situ upgrade of Enkanini to commence in 2025/26 financial year.
4	Kayamandi Town Centre.	A service provider has submitted land use applications to obtain development rights for township establishment for 3-storey (BNG) walk-ups.
5	Maasdorp Village, Franschhoek	A service provider has submitted a land use application to obtain development rights.
6	Five housing projects in Kayamandi	The service provider is in process to register at the Surveyor General (SG)'s office.
7	3460 Meerlust, Franschhoek (200).	A feasibility study report into the proposed housing development project was concluded. The NHDA has been appointed to facilitate the transfer of land and to finalise detailed planning studies for township establishment.
8	Jonkershoek.	A feasibility study report has been concluded. NHDA has been appointed to facilitate the process. Clarity on the way forward need to be determined.

*Housing projects being Implemented		
Name of project / settlement		Enabling Actions
1	Erf 3229 Mooiwater.	Development rights for the project have been obtained. A contractor has completed rehabilitation of the property. The project was implemented in two phases as follows. <ul style="list-style-type: none"> Phase 1: A contractor was appointed in July 2022 for the-site rehabilitation and construction of bulk. The project was completed in December 2023. Phase 2: The Project Management Unit is in the process of appointing a contractor for the installation of Civil and Electrical infrastructure. The completion date of the project is scheduled for June 2024.
2	Idas Valley.	The construction of 166 top structures commenced in July 2022 and completion is scheduled December 2023.
3	The Steps and Orlean Lounge, Cloetesville.	The upgrade of the housing units commenced July 2020. The completion date of the project is scheduled for June 2023.
4	ISSP Kayamandi Zone O (711) UISP.	A contractor was appointed in July 2022 for the installation of civil services for 178 sites. The contractor has been unable to establish on site due to the relocation of 58 families on site. There has been a collaborative effort in the municipality to relocate the families to commence with the implementation of the project. According to the program, the contractor is expected to complete the project by June 2024.

Table 55: Approved Human Settlement Housing Pipeline 2023 – 2026

9.2 Programme of required implementation activities (3-5 year detailed and longer-term indicative)

Table 58 below lists the projects to be implemented over the next 3 – 5 years:

Project No (PMO system to New Naming Convention)	Town	Suburb	Catalytic/ PHDA project	Urgency (Proposed Year of Implement- ation)	% of Total Need Addressed by Project	Housing Programme/s	Housing Opportunities			
							Site	Serviced sites	Top structures (units)	Other
21) Erven 1080 – 1112 Kayamandi	Kayamandi	Kayamandi	PHDA	2021/22	0.2%	TE			Completed	33
22) Red Bricks Hostels	Kayamandi	Kayamandi	PHDA	2021/22	0.3%	TE				51
23) Erven 1123 – 1154 and 1113	Kayamandi	Kayamandi	PHDA	2021/22	1.1%	TE				175
24) Erven 513-522, 66, 67, 69 & Ptn of Erf 523	Kayamandi	Kayamandi	PHDA	2021/22	0.8%	TE				137
25) Mpelazwe: Erf RE/288	Kayamandi	Kayamandi	PHDA	2021/22	0.3% - 0.4%	TE				54-65
1) 3269 Development: Phases 2 – 4	Stellenbosch	Jamestown	PHDA	Currently Planning	12.3%	Mixed use/ IRDP / FLISP	2 000			
20) Maasdorp Village, Franschoek	Rural	Maasdorp	N/A	Current – planning	0.1%	TE				16
28) Erf 3229 Mooiwater, TRA	Franschoek	Mooiwater	No	Current	1.6%	UISP	258			Basic services
29) Erf 9445, Idas Valley	Stellenbosch	Idas Valley	PHDA	Current	1%	IRDP / FLISP			166	
30) The Steps & Orlean Lounge	Stellenbosch	Cloeteville	PHDA	Current	1%	Rectification (Municipal)				161
31) ISSP Kayamandi Zone O (711)	Kayamandi	Kayamandi	PHDA	Current	4.4%	UISP	711			
32) 3259 ISSP Kayamandi Enkanini (1300)	Stellenbosch	Kayamandi	PHDA	Current	8%	UISP	1300			
14) Farms 81/2 & 81/9	Stellenbosch	Cloeteville	PHDA	2023/24	1.5% - 2.1%	SH				±250 - 350
2) 3694 Erf 7001 Cloeteville (360) IRDP	Stellenbosch	Cloeteville	PHDA	2023/24	1.5% - 1.8%	IRDP / FLISP	250 - 300			
4) Northern Extension, Kayamandi	Stellenbosch	Kayamandi	PHDA	2023/24	24.5% - 36.8%	IRDP / FLISP	4000–6000			
17) La Rochelle Klapmuts (Erf 2183)	Klapmuts	Klapmuts	No	2023/24	0.6%	UISP		109	PTRU	

Project No (PMO system to New Naming Convention)	Town	Suburb	Catalytic/ PHDA project	Urgency (Proposed Year of Implemen- tation)	% of Total Need Addressed by Project	Housing Programme/s	Housing Opportunities			
							Site	Serviced sites	Top structures (units)	Other
18) 3256 Langrug (1900)	Franschhoek	Langrug	No	2024/25	TBD	UISP		1900		
19) 3258 ISSP Kayamandi Centre (1000)	Stellenbosch	Kayamandi	PHDA	2024/25	11.3%	UISP			1847	
3) 2053 (20) Stellenbosch Erf 64 Kylemore (171) IRDP	Kylemore	Kylemore	No	TBD	1.0%	IRDP		±600		
5) Erven 412, 217 and 284 Groendal	Groendal	Groendal	N/A	TBD	0.9% - 1.2%	IRDP / FLISP	150 - 200			
6) Ptn of Erf 7271	Stellenbosch	Cloeteville	PHDA	TBD	1%	Plot-Plan / FLISP/ GAP		168		
7) Erven 6300, 6847 & 6886	Stellenbosch	Cloeteville	PHDA	TBD	1.7%	FLISP/ GAP/ (Plot-Plan)	279 (or 90)			
8) Erf 8776	Stellenbosch	Cloeteville	PHDA	TBD	0.2%	GAP/ FLISP	37			
9) Erf 6705	Stellenbosch	Cloeteville	PHDA	TBD	0.07%	GAP/ FLISP			12	
10) Erf 8915	Stellenbosch	Cloeteville	N/A	TBD	0.5%	IRDP / FLISP / Other		84		
11) Erven 6668 & 7181	Stellenbosch	Cloeteville	N/A	TBD	0.5%	IRDP / FLISP / Other		83		
12) La Motte Old Forest Station	Franschhoek	La Motte	No	TBD	6.8%	IRDP / FLISP	830+283			
13) Droë Dyke	Stellenbosch	Stellenbosch	PHDA	TBD	6.1%	IRDP / FLISP / SH	1 000			
15) Lapland Precinct	Stellenbosch	Stellenbosch	PHDA	TBD	2.3%	SH			368	
16) Teen-die-Bult Precinct	Stellenbosch	Stellenbosch	PHDA	TBD	1.1%	SH			180	
26) 3460 Meerlust, Franschhoek (200)	Meerlust	Meerlust	No	TBD	1.2%	IRDP			200	
27) Jonkershoek	Stellenbosch	Jonkershoek	N/A	TBD	0.7%	TE / IRDP / FLISP				40 exist
33) Watergang Phase 2C	Kayamandi	Kayamandi	PHDA	TBD	0.5%	UISP	87			

Table 57: Projects to be implemented in next 3-5 years (Stellenbosch Municipality Housing Pipeline, 2023)

9.3 Linked to a list of funding requirements per financial year

Table 59 below provides the land assembly and release (Readiness) schedule and planning permission schedule (Sustainability) for identified land parcels for Stellenbosch. Sustainability Criteria scores are generated from completing a Layout Plan Checklist. (Stellenbosch Municipality Housing Pipeline, 2023).

Abbreviations: PTRU-Possible Temporary Relocation Units; TE-Township Establishment; LS-Large Scale; LI-Land Invasion; ES-Environmental Sensitivity; SS-Steep Slopes; BEW-Bulk Earth Works; ATC-Adam Tas Corridor; WS-Water Supply; BC-Bulk Capacity; CD-Community Dynamics; DC-Design Concept; CC-Community Challenges; BSP-Bulk Service Provision; UE-Urban Edge; C Coop-Community Cooperation.

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria	Strategic Alignment	Planning Conditions
29) Idas Valley Erf 9445	Yes	Yes	Yes	Yes	Yes (PIRR)	Yes	C Coop, LI	Current	Suitable		N/A	Yes
31) ISSP Kayamandi Zone O (711)	Yes, Erf 2991	Yes	Yes	Yes	Yes (PIRR)	Yes	LI, C Coop	Current	Suitable		Yes	Yes
33) Watergang Phase 2C	Yes, Erf 3603	Yes	Yes	Yes	Yes	Yes	Cost	Current	TBD		N/A	Yes
2) 3694 Erf 7001 Cloeteville (360) IRDP	Yes, Erf 7001	No	Yes	No	Yes (PID)	Yes	FLISP Beneficiaries	4	Suitable		Yes	Yes
17) La Rochelle Klapmuts (Erf 2183)	Yes, Erf 2183	Yes	Yes	No	No	Yes	Small Scale, LI	4	Suitable		Yes	Small Site
19) 3258 ISSP Kayamandi Centre (1000)	Yes, Various	No	Yes	No	Yes (PID)	Yes	LS, decanting required	4	Suitable		Yes	Yes
21) Erven 1080 – 1112 Kayamandi	Yes, Erven 1080-1112	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		Yes	TBD
22) Red Bricks Hostels	Yes, Erven 112, 114, 115, 116	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
23) Erven 1123 – 1154 & 1113	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
24) Erven 513-522, 66, 67, 69 and a Ptn of Erf 523	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
25) Mpelazwe: Erf RE/288	Yes	No	Yes	No	Yes	Yes	CC & possible encroachment	4	Suitable		TBD	TBD
32) 3259 ISSP Kayamandi Enkanini (1300)	Yes, Various	Yes	Yes	Yes	Yes (PFR)	Yes	LS, Decanting	4	SS, Cost		Yes	Yes

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria	Strategic Alignment	Planning Conditions
1) 3269 Jamestown Development: Phases 2 – 4	Yes, Ptn RE/527, 3/527 & 7/527	No	TBD	No	Yes (PID)	Yes	LS	3	Suitable		Yes	Yes
4) Northern Extension, Kayamandi	Yes, Various	No	TBD	No	Yes (PID)	Yes	LS, LI	3	Mostly Suitable, SS		Yes	Yes
18) 3256 Franschoek Langrug (1900)	Yes, Erven 959-1120 and 2901	No	TBD	No	Yes (PID)	Yes	Decanting required	3	Suitable, but SS		Yes	Yes
26) 3460 Meerlust, Franschoek (200)	Yes, Farm 1006/1	No	TBD	No	Yes (PID)	Yes	Location & Small Scale	3	TBD		Potential TBD	TBD
3) 2053 (20) Erf 64 Kylemore (171) IRDP	No, Erf 64	No	Yes	No	No	Yes	Land not Municipal Owned	2	Suitable		Yes	Yes
5) Erven 412, 217 and 284 Groendal	Yes, Erven 412, 217 & 284	No	TBD	No	No	Yes	TBD	2	TBD		Yes	TBD
12) La Motte Old Forest Station	No, Farm 1339, 1158 & 1158/1	No	TBD	No	Yes (PID)	Yes	Land not Municipal Owned	2	Suitable		Yes	Yes
14) Farms 81/2 & 81/9	Yes, Farms 81/2 & 81/9	No	TBD	No	No	Yes	Various	2	Not Suitable		Yes	TBD
20) Maasdorp Village, Franschoek	No, Farm 1041/27 & 1041/28	Yes	No	No	No	Yes	Cost	2	Suitable		Yes	TBD
6) Ptn of Erf 7271	Yes, Ptn Erf 7271	No	TBD	No	No	Yes	ES, Cost	1	Soil condition & water table adds to cost		Yes	TBD
7) Erven 6300, 6847 & 6886	Yes, Erven 6300, 6847 & 6886	No	TBD	No	No	Yes	ES, Cost	1	Soil condition & water table adds to cost		Yes	TBD
8) Erf 8776	Yes, Erf 8776	No	TBD	No	No	Yes	Cost	1	Soil condition & water table adds to cost		Yes	TBD
9) Erf 6705	Yes, Erf 6705	No	TBD	No	No	Yes	Soil Cond impact costs	1	Soil Condition impact costs		Yes	TBD

No.	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Ptn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readin ess Score	Geotech Conditions	Sustain- ability Criteria	Strategic Alignment	Planning Conditions
10) Erf 8915	Yes, Erf 8915	No	TBD	No	No	Yes	SS, Poor Soil, insuff Infrac	1	SS		Yes	TBD
11) Erven 6668 & 7181	Yes, Erf 6668 & 7181	No	TBD	No	No	Yes	BEW required	1	Poor Soil, BEW required		Yes	TBD
13) Droë Dyke	No, Ptn Farm RE/284, 183/17, RE Ptn 35 of 183, 283/8, RE/283, 281	No	No	No	No	Yes	Scale & Dependence on ATC	1	TBD		Yes	Yes
16) Teen-die-Bult Precinct	Yes, Farm 180, Erven 2728, 3481-3486	No	TBD	No	No	No	Construction on top of existing units	1	TBC		Yes	TBD
28) Erf 3229 Mooiwater, Franschhoek TRA	Yes	No	Yes	Yes	Yes	Yes	Decanting, invasion	1	Suitable		Not indicated	Yes
15) Lapland Precinct	No, Erven 2149, 6590, 2608, 2609, 6659, 9106	No	TBD	No	No	Yes	Relocation of prison, construction on top of existing units	0	TBC		Yes	TBD
27) Jonkershoek	No, Various	No	No	No	No	Yes	Conservation status, BSP Constraints	0	TBD		Potential TBD	TBD
30) The Steps and Orlean Lounge	N/A	N/A	Yes	N/A	N/A	Yes	C Coop, Decanting	N/A	Suitable		Yes	N/A

Table 58: Funding Requirements per Financial Year

10 Conclusion

An overview of all topologies of housing provision to households with an income of less than R15 001 in the Stellenbosch settlements follows in the enclosed table. The percentage it constitutes from the waiting list is also tabulated. A total of 28 612 units is included in the housing pipeline that address the demand as per the 2016 backlog and waiting list.

The demand for subsidized and partially subsidized housing projected in 2036 is 41 953 units in total. In Franschhoek there is not enough land to provide for the demand and the shortfall in Franschhoek is made good in Klapmuts mainly and in Stellenbosch. The need for GAP housing should be met given Greenfields development in Jamestown, the catalytic projects in Stellenbosch (both Adam Tas and Kayamandi Northern Extension) and Klapmuts. Whilst the provision focuses on the three main settlement, provision to formalise and extent within limits of housing in the former forestry settlement and some agri-settlement will be implemented. Overall, Stellenbosch Municipality is in a position to supply in two thirds of the demand projected in 2036.

	Provision Planned: All typologies	
Settlement	As per pipeline (Provision)	% of Backlog
Stellenbosch		
Cloetesville	1299	8.42%
Kayamandi	9401	57.65%
Idas Valley	166	1%
Stellenbosch East	548	3.4%
Stellenbosch West Droë Dyke	1000	6.1%
Jamestown (SS)	2000	12.3%
Jonkershoek (SS)	40	0.7%
Franschhoek	3013	
Groendal & Mooiwater	433	2.6%
La Motte (Wiesiesdraai) (FV)		
Maasdorp (FV)	16	0.1%
Klapmuts	100	0.6%
Kylemore (DV)	600	1%
Meerlust, Groot Drakenstein (DV)	200	1.2%
	18 816	

Table 59: Need, Demand and Provision till 2025, Overview, Stellenbosch

Human Settlement Plan

Addendums A - F

Addendum A: Wards per Settlement List and Ward Description and Population, 2011Ward Description and Population, 2011

Stellenbosch	5-6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17
Idas Valley	5, 6
Kayamandi	12, 13, 14, 15
Cloetesville	16, 17
Franschhoek	1
Groendal	2
Mooiwater	1
Langrug	2
Klapmuts	18
Stellenbosch Surroundings	
Jamestown	21
Jonkershoek	5
Devon Valley	11
Franschhoek Valley	2
La Motte (Wiesiesdraai)	2
Robertsvei	2
Wemmershoek (De Hollandse Molen)	2
Maasdorp	2, 3
Settlement along R304 (R101) (Old Paarl Road)	19
Eisenburg	19
Koelenhof, Simonsig	19
Muldervlei	19
Settlements along Baden Powell	20
Lynedoch	20
Vlottenburg	20
Spier	20
Settlements in Dwarsrivier Valley	3 & 4
Johannesdal	4
Pniël	4
Kylemore	4
Lanquedoc	3
Groot Drakenstein, Meerlust	3
Settlements on Somerset Plain	20
Faure	20
Raithby	20

Ward Description and Population, 2011*From Table 12: Municipal ward population (Stellenbosch IDP, fourth review, 2019)*

Ward	Areas	Population (2011)
1	Franschhoek Town, Bo-Hoek Farms, Mooiwater	12 389
2	Langrug, La Motte, Dennegeur, Groendal, Robertsvei	7 519
3	Wemmershoek (De Hollandse Molen), Lanquedoc, Meerlust	8 952
4	Pniël, Kylemore, Johannesdal	8 230
5	The Ridge, Lindida, Ida's Valley (The Hydro in the direction of Ida's Valley and Omega Street to Jonkershoek)	5 656
6	Ida's Valley and farms (Nietvoorbij, Timberlea, Morgenhof, Remhoogte, Muratie, Groenhof, Delheim, Lievland, Kanonkop, Uitkyk, Glenelly, Emerie, Laundry, Packham, L'Avenir)	5 856
7	Mostertsdrieff, Kolonieshof, Karindal, Rozendal, Uniepark, Simonswyk, Universiteitsoord, De Weides	3 873
8	Stellenbosch Central and university areas	5 682
9	Boundaries of the Eerste River, Krige, Herte, Skone Uitsig, Bird, Merriman, Bosman, Victoria, Neethling, Van Riebeeck, Drostdy and Helderberg Street	822
10	Tenantville, Lappan street to Lackay street, La Colline-Faure, Dr Malan Street to Irene Park, Conde Street, Mount Albert, Taylor, Voorplein to Kromriver, Municipal Flats (Lavanda, Aurora, Phyllaria, Molteno Avenue) to Paul Kruger Street and Banghoek Avenue	5 270

11	Dorp Street to Herte Street, Mark Street, Alexander Street, bottom of Bird Street to the Stellenbosch Train Station, all areas in Onder Papegaaiberg and businesses, Devon Valley	6 545
12	Kayamandi: Enkanini, Snake Valley, Watergang, Thubelitsha, New Watergang (106), Zone O (next to Enkanini), Chris Hani Drive, Municipal Flats(10TH and 13TH Street), School Crescent, Ekuphumleni, Siyahlala, Zone A and George Blake	8 009
13	Kayamandi: Old Location from Lamla Street to Luyolo Street, Red Bricks and Old Hostels	2 482
14	Kayamandi: Zone I Setona Street), Zone O (lower part) Mgabadeli Crescent, Monde Crescent, Costa Land, Strong Yard, Zone M (8th Avenue)	5 280
15	Kayamandi: Mjandana Street(Zone L), Mputa Close, Zone K, Ndumela Street(Zone J), Distell Hostels, Vineyard, Zone O Middle part(Fire Street), Municipal Workers Flats, Zone N, and M, Old Corrobricks Hostels, Mdala Street(Old Hostels) Eight(8) Close	10 403
16	Long Street to end of Smarty Town, Eike Street, Curry Street, Primrose Street, Pine (Bo en Onder), North End, Vredelust, Gemsbok, Daffodil Single, Steps, Sylvia Street, Eiland Street, Last Street (White City), Frikkadel Dorp, September Street, Smarty Town and Weltevrede	8 626
17	Kloof and Longstreet flats, Welgevonden and Weltevreden	7 728
18	Klapmuts and surrounding farms	8 763
19	Elsenburg, De Novo, Koelenhof	10 493
20	Vlottenburg, Raithby, Lynedoch to Meerlust, Eikendal, Mooiberge, Faure	9 628
21	Jamestown, Paradyskloof, De Zalze, Techno Park, Blaauwklippen, surrounding farms	8 651
22	Die Boord, Dalsig, Brandwacht, Krigeville, Libertas Farm	4 873

(Stellenbosch Municipality, 2017)

Addendum B: Alignment of WCIHSP Guidelines with Stellenbosch IHSP 2022 – 2027 Chapters

B1. Alignment Overview

IHSP Chapter	Sub Content		Deliverables	Stellenbosch IHSP: Chapters and Sections	
A	Human Settlement Planning & Development Context	A1: Legal and Policy Framework	A1.1	Summary of legal and policy informants.	Chapter 1
		A2: Demographic Assessment	A2.1	Estimate of current population distinguished by gender, age, household income and employment profile.	Chapter 2
			A2.2	Estimate of future population based on established population growth rate segmented by household income profile.	Chapter 2
		A3: Human Settlement Status Assessment	A3.1	Identification of key settlement features (areas of informal settlement; areas where overcrowding is a feature; areas undergoing land use change trends), institutions involved in housing delivery of different types etc.	Chapter 3
		A4: Assessment of Municipal-Specific Housing Need	A4.1	Identification of municipal housing demand segmented by: (i) Current number of households by income/affordability; (ii) Future number of households by income/affordability; (iii) Tenure (rental vs ownership).	Chapter 4
		A5: Key Human Settlement Challenges	A5.1	List of challenges as identified during situational analysis.	Chapter 5
B	Strategic Framework for IHSP	B1: Municipal IHSP Vision Statement	B1.1	Long term human settlement development vision aligned with MSDF/IDP.	Chapter 6
		B2: Objectives and Strategies in response to challenges	B2.1	Develop objectives and strategies that respond to identified challenges.	Chapter 7
C	IHSP Portfolio of Projects	C1: IHSP Project Portfolio	C1.1	Spatial identification of land and Priority Areas.	Chapter 8
			C1.2	Portfolio of housing and settlement upgrade projects spatially linked to identified Priority Areas for intervention.	Chapter 8
		C2: IHSP Implementation Pipeline	C2.1	Develop project pipeline.	Chapter 4, Section 4.5
		C3: Enabling Actions	C3.1	List of human settlement development-enabling activities and/or projects (multisectoral) per Priority Area.	Chapter 9
			C3.2	Programme of required implementation activities (3-5 year detailed and longer-term indicative).	Chapter 9, Section 9.2
			C3.3	Linked to a list of funding requirements per financial year.	Chapter 9, Section 9.1
C3.4	Project Readiness.		Chapter 8, Sections 8.3 – 8.5		

(Stellenbosch Municipality Housing Pipeline, 2023)

B2. Alignment Detail

A: Human Settlement Planning & Development Context			
	Components of Generic IHSP	Purpose of Component	Page number, Stellenbosch IHSP
A1:	Legal and Policy Framework		
	Human Settlement Policy Framework <ul style="list-style-type: none"> • National • Provincial • District Legal Mandate of the Municipality • Set out general roles and responsibilities ITO Housing Act • List any specific project agreements and/or Implementation Protocols/ Assignment Agreements 	1. To summarise the key legal and policy informants that guide the municipality in fulfilling its duties and functions in relation to human settlement development.	1
		2. Identify any specific agreements in place related to housing processes to be implemented in the municipal area.	2
A2:	Demographic Assessment		3
	<ul style="list-style-type: none"> • Most recent official population estimates • Socio-Economic Assessment (Household Income Profiles) • Historic Population Growth Rates • Projected Population Growth: Average and Lo/Hi Scenarios 	1. To provide clarity on the current and projected future population of the municipality at settlement level.	3
		2. To develop a profile of the area's population reflecting economic characteristics (income) to inform assessments of housing demand per economic sector.	4
A3:	Human Settlement Assessment		6
	<ul style="list-style-type: none"> • Urban settlement assessment • Rural settlement assessment Informal settlement: Assessment & Categorisation • ID Current projects in planning phase • Current pipeline • Land Asset Register and Mapping • HS Sustainability SWOT Assessment: - Environmental SWOT - Socio-Economic SWOT - Municipal Infrastructure SWOT - Municipal Finance SWOT - Municipal Admin. SWOT 	To provide a clear picture of the status of current urban settlements and, if applicable, rural settlements in the municipal area. Aspects to be identified include:	6
		1. Number and spatial distribution of residential units categorised by typology.	
		2. Number of informal settlements and estimated number of dwellings, backyard dwellings, overcrowding etc. in settlements. Where these have been assessed and categorised/prioritised for interventions or upgrading, this should be reflected.	14
		3. Any Emergency Housing and/or Temporary Relocation Area (TRAs).	15
		4. Farm Residents.	15
		5. The status of current housing projects by typology (State-funded, social housing, private).	
	6. Current Pipeline.	34	

		7. Data on land identified for mixed land use or residential development (Greenfields & Brownfield).	16
		8. Assessment of institutions involved in housing delivery in different market sectors.	23
		9. SWOT assessment that highlights areas of opportunity and areas where priority interventions are required.	18
A4:	Assessment of Housing Demand		25
	<ul style="list-style-type: none"> • Current assessed housing backlog (Informal Settlements Upgrade Prioritisation, Updated Profile of Prospective Beneficiaries on Housing Demand Database). • Future Demand Projection. • Segmented Demand per Income Bands and Broad Demand Type. 	To estimate housing demand and the associated housing need based on:	
		1. Guidance from Provincial Department of Infrastructure Housing Allocation Policy.	
		2. Current verified housing backlogs.	27
		3. Projected future growth in the number of households.	29
		4. An estimate of demand per economic market sector (as derived from trend analysis of socio-economic data).	33
A5:	Key HS Challenges		43
	<ul style="list-style-type: none"> • To identify the key human settlement challenges of a municipality. • To inform the strategic direction for human settlement development. 	To synthesis the key challenges that human settlement planning must address - based on the outcomes and findings of the analyses of settlements, demand and growth requirements.	43

B: Strategic Framework for IHSP			
	Components of Generic IHSP	Purpose of Component	Page number, Stellenbosch IHSP
B1:	Municipal IHSP Vision Statement		55
	<p>Long-term 20-Year Sustainable Human Settlements Goals (same as IDP and MSDF Visions)</p> <ul style="list-style-type: none"> • Urban • Rural • Informal Sector Municipal Roles and Responsibilities • HS Developer Role • HS Enabler Role 	<p>Set out how the municipality anticipates managing the development of different types of housing opportunities in support of its spatial development and spatial transformation objectives as set out in its MSDF.</p> <p>Reflect on the role of Municipality in various processes related to human settlement development and housing delivery. Reflect on the issue of impact of human settlement development and housing delivery on the financial sustainability Municipality.</p>	55
B2	HS Objectives and Strategies		58
	<ul style="list-style-type: none"> • Spatial Transformation Objectives. • Identify strategic areas for human settlement development such as land that is available in future MSDF Mixed Land Use Precincts, Integration Zones, Areas prioritised for densification/ intensification of land use or Restructuring Zones. 	<p>Identify clear objectives based on the challenges identified in A5 to support the vision for human settlement development.</p> <p>Reflect strategic decisions taken in the MSDF regarding where spatial development interventions are to be targeted.</p> <p>Identify land for different types of housing opportunities envisaged linked to the municipality's strategic approach to infrastructure investment towards achieving fiscal sustainability.</p>	<p>58</p> <p>60</p> <p>66</p>

C: IHSP Portfolio of project			
	Components of Generic IHSP	Purpose of Component	Page number, Stellenbosch IHSP
C1	HS Portfolio of Projects	Determine the additional infrastructure capacity and/or social facilities that are required.	68
	<ul style="list-style-type: none"> • Schedule of Projects over 20- year time frame listed by type of project (e.g. UISP, IRDP, Gap, Social Housing, rural housing etc.) Pg 71 • List of PHDAs (if applicable) Pg 69 • Identified Incremental Upgrading Areas Pg 70 • Land assembly - identifying the required actions to make the identified land parcels ready for development Pg 108 • Additional social facility requirements based on applicable standards of provision Pg 103 	<p>Where applicable, identify Inter-Governmental Protocols (IGPs) where the programmed investment in specific infrastructure and facilities is identified.</p> <p>Consider and assess proposed projects in terms of their financial impact on municipal financial sustainability, especially where projects are IRDP or UISP funded. Pg 113</p>	
C2:	Implementation Pipeline		
	<ul style="list-style-type: none"> • Compile projects into a Pipeline that sets out project details for implementation (as illustrated in Table 7). 	Compile a realistic (affordable and achievable) portfolio of housing projects linked to an Implementation Framework that sets out a programme of linked activities in one-year and five-year budgeting periods. This must be aligned to the Municipal IDP and thus subject to annual review informed by technical sectoral assessments (including of the MSDF) and not ad-hoc decision-making. Activities would typically include: land acquisition processes, land assembly processes (making land parcels ready for development by carrying out the necessary planning and statutory approvals); enabling infrastructure development; roads and transport facility developments; social facility developments etc.	Addendum Pg 115
C3:	Enabling Actions		108
	<ul style="list-style-type: none"> • Financial Management instruments (state subsidies, Municipal debt finance-linked approach, FLISP support) Pg 111 • Enabling infrastructure programme (Utility services, Roads and public transport facilities, Social facilities). • Land assembly and release. • Planning permissions schedule for identified land parcels. • Project Readiness. 		

11 References

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7.6	INFRASTRUCTURE SERVICES : (PC : CLLR P JOHNSON)
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NONE

7.7	PARKS, OPEN SPACES AND ENVIRONMENT: (PC: J WILLIAMS)
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NONE

7.8	PLANNING AND LOCAL ECONOMIC DEVELOPMENT AND TOURISM :(PC: CLLR C VAN WYK)
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NONE

7.9	COMMUNITY SERVICES:(PC: CLLR X KALIPA)
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7.9.1	UNIVERSAL ACCESS POLICY (UAP) IMPLEMENTATION PROGRESS REPORT
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Collaborator No:	750875
IDP KPA Ref No:	Good Governance
Meeting Date:	14 June 2023

1. SUBJECT : UNIVERSAL ACCESS POLICY (UAP) IMPLEMENTATION PROGRESS REPORT

2. PURPOSE

To present to the Mayoral Committee a report reflecting progress on the implementation of the UA Policy.

3. DELEGATED AUTHORITY

Mayoral Committee

4. EXECUTIVE SUMMARY

Stellenbosch is home to persons of different ages, cultures, genders, nationalities, languages and physical, emotional and cognitive abilities. In order to ensure inclusivity, the Municipality adopted a Universal Access Policy in 2016 and reviewed same in 2021, making it the first municipality in South Africa to do so.

The policy aims to remove barriers to access information, employment opportunities, physical infrastructure and services for all persons in our municipality, not just persons with disabilities.

The policy is for the municipality as a whole and aims to address all services. The implementation thereof is thus a shared responsibility among all directorates. It illustrates a holistic and collective response to citizens with different levels of abilities and the White Paper on the Rights of Persons with Disabilities.

The UAP thus stipulates that “although specific roles and responsibilities are outlined with specific attention to the Office of the Municipal Manager and the Department Community Development, all directorates and departments have a responsibility in mainstreaming the rights of persons with disability within their realm of responsibilities. Each directorate has a specific function in service delivery to the community and is responsible for the inclusion of UA and UD in the conceptualization, implementation and reporting of projects.”

This report aims to provide information on the progress made with the implementation of the policy.

5. RECOMMENDATIONS

- (a) that the progress made with the implementation of the Universal Access Policy be noted; and
- (b) that reporting on progress made with the implementation of the policy be included as a performance indicator for all the Directorates.

6. DISCUSSION / CONTENTS**6.1 Background**

The Department Community Development has 3 KPI's relating to the implementation of the Universal Access (UA) Policy.

- 1. UA internal information sessions
- 2. UA inter-departmental training
- 3. Progress report to Mayco on the Implementation of the UA Policy

To assist with the above and provide all directorates access to expert support on policy operationalization, policy alignment with the UA Policy, norms and standards and best practices a service provider was appointed to assist all directorates.

The concept of UA Champions per directorate was approved with nominated officials for each directorate. This structure is the key tool through which Universal Access is mainstreamed throughout the organization. The success in achieving the above mentioned KPI's will be determined by the level of commitment from Senior Management and the role, commitment and acknowledgement of the UA Champions at management level.

6.2 Discussion

There were significant delays to start the tender activities i.e. Awareness and Sensitisation training in 2022, due to the unavailability of key participants from different municipal directorates. The process of sensitization of UA Champions and managers of different departments was able to start in earnest in January 2023.

While positive feedback and confirmation of the value added by the training sessions once completed, was received, the department continued to experience delays with the execution of the first round of tender activities. The delays are directly linked to non-commitment by appointed Universal Access Champions of Infrastructure Services and Corporate Services not committing to the appointment of a champion to represent the directorate.

Due to the challenges with regards to the roll-out of the implementation plan as set-out in the tender application, this contract is significantly behind schedule.

The implication is that we are not meeting targets or keeping to the contract agreement with the service provider. We are thus not spending the funds allocated to the tender. The service provider, however, indicated that they are going to charge the municipality for their time when municipal officials do not attend pre-arranged sessions.

In an attempt to still achieve the KPI's and contract targets, the matters contributing to the delay was raised regularly at meetings, through email correspondence with the applicable UA Champions and with the Director Community and Protection Services. The Director Community and Protection Services then raised these concerns at the Senior Management Meeting, from time to time. In the hope of a positive response to the plea the department has delayed the report to Mayco. Further delays are however not possible any longer.

6.3. Financial Implications

Budget allocation is under spent.

6.4 Legal Implications

The recommendations comply with all applicable legislation and relevant Council policies.

6.5 Staff Implications

This report has no additional staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

40TH COUNCIL MEETING: 2021-01-27: ITEM 11.9.1 RESOLVED (nem con)

(a) that Council notes the results of the public participation process for the Review of the Universal Access Policy; and

(b) that the reviewed Universal Access Policy be approved.

6.7 Risk Implications

Risks are addressed through the content of the report.

6.8 Comments from Senior Management:

6.8.1 Director: Community and Protection Services:

Agrees with the recommendations.

6.8.2 Director: Planning and Economic Development

No comment received by the due date.

6.8.3 Director: Infrastructure Services

No comment received by the due date.

6.8.4 Director: Corporate Services

No comment received by the due date.

6.8.5 Chief Financial Officer:

No comment received by the due date.

6.8.6 Municipal Manager:

No comment received by the due date.

ANNEXURES

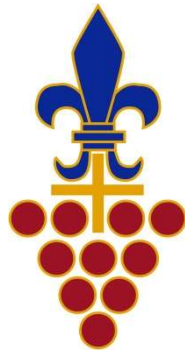
Annexure A: Approved Universal Access Policy

Annexure B: Progress Report on the Implementation of the Universal Access Policy

FOR FURTHER DETAILS CONTACT:

NAME	Michelle Aalbers
POSITION	Manager Community Development
DIRECTORATE	Community and Protection Services
CONTACT NUMBERS	8408
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REPORT DATE	22-05-2023

ANNEXURE A



Stellenbosch Municipality

Universal Access Policy

(Approved 27 January 2021)

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EXECUTIVE SUMMARY

The mission of Stellenbosch Municipality is to "deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens". As a means to deliver on this mission, Stellenbosch Municipality is guided by the South African Constitution (1994), United Nations International Convention on the Rights of Persons with Disabilities and Optional Protocol (to which South Africa is a signatory since 2007), the Promotion of Equality and Prevention of Unfair Discrimination Act (2000), Employment Equity Act (2001), the White Paper on Transforming Service Delivery – Batho Pele (1997), along with other legislation listed in the Legislative Framework in **ANNEXURE 1**.

As a commitment to strive for Universal Access (UA), Stellenbosch Municipality supported by their Values: Integrity, Accountability, Transformation and Innovation, supports the creation of accessible communication material, information systems and infrastructure throughout the Municipality. To understand and implement UA, Stellenbosch Municipality is informed and guided by Universal Design (UD), a **process** of embedding **choice** for all **people** in the **things** we design to do.

1. UD is a **process** rather than a final type of product, space or system. In accepting that UD is a process, Stellenbosch Municipality concedes to the fact that it will never be completed, but that we commit to a lifetime of learning and understanding of different users' needs, abilities and desires.
2. **Choice** involves flexibility and multiple alternative means of use and/or interface.
3. **People** include the full range of people regardless of age, ability, sex, economic status, race or religion.
4. **Things** include spaces, products, information systems and any other things that humans manipulate or create.

The need for a UA Policy stems from the Municipality's commitment to ensure equal service to persons with disability and the statistics obtained from SASSA, SA Census 2010, and the establishment of a civil Disability Network within the municipal area, whilst keeping in mind that a large percentage of people do not identify any degree of limitations as a disability. For this reason, the direct beneficiaries of a Universal Access Policy will be approximately 7,9% of the population. However, the secondary beneficiaries including pregnant women, people travelling with small children, children younger than 14 years and elderly people will total to an estimated 65% of the total Municipal population.

The approved White Paper on the Rights of Persons with Disabilities consists of 9 pillars and an implementation matrix (2015-2030) with specific targets for all spheres of government. The role of local government is clearly indicated with a specific reference to achieving universal access. (**ANNEXURE 2**)

List of abbreviations

Abbreviation		Explanation
DPO	Disability Persons' Organizations	Organizations representing and serving persons with disabilities
IDP	Integrated Development Plan	Integrated Development Planning is an approach to planning that involves the entire municipality and its citizens in finding the best solutions to achieve good long-term development. Once the IDP is drawn up all municipal planning and projects should happen in terms of the IDP. The annual council budget should be based on the IDP. Other government departments working in the area should take the IDP into account when making their own plans.
LED	Local Economic Development	To build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and nongovernmental sector partners work collectively to create better conditions for economic growth and employment generation. (World Bank)
MAYCO	Mayoral Committee	Committee existing of the Mayor and all portfolio councillors
SASSA	South African Social Security Agency	Agency responsible for the administration of Social Grants
UA	Universal Access	The equal ability of all people to participate in any process irrespective of their diverse needs/requirements
UD	Universal Design	UniversalDesign.com defines Universal Design (UD) as the process of embedding choice for all people in the things we design. Universal Design continues to evolve as both designers and users broaden their understanding and experience of different users' needs, abilities and desires. The more you know about UD, the more you realize that there will always be more to learn. Universal Design is a lifelong learning opportunity, and no one knows it all. We are all students of Universal Design who can learn from each other about how to better design things for all people.
WPRPD	White Paper on the Rights of Persons with Disability	Gazetted March 2016 to provide policy directive for SA on the Rights of Persons with Disabilities

1. INTRODUCTION

The policy intends to create a conducive environment to address issues affecting people with diverse needs/requirements including persons with disabilities within the Stellenbosch Municipal area. It provides guidance on the development and implementation of programmes aimed at promoting the rights and freedoms of people with disabilities as well as other persons with diverse needs/requirements. It advocates for the mainstreaming of issues affecting persons with disability and diverse needs/requirements into municipal departments and directorates. The policy is firmly grounded on the principle that UA should be made integrated into project conceptualization, planning and implementation of IDP programmes in all departments. It also suggests models and mechanisms for coordination of UA implementation, monitoring and evaluation.

In terms of the United Nations Convention on the Rights of Persons with Disabilities persons with disabilities include those who have long-term physical, mental, intellectual or sensory impairments which in interaction with various barriers may hinder their full and effective participation in society on an equal basis with others. The same document also speaks of disability being an evolving concept and that disability results from the interaction between people with functional limitations and the attitudinal and environmental barriers that hinder full and effective participation in society on an equal basis.

It is thus important when considering programmes or policies that the approach should make provision for addressing attitudes, processes, knowledge and the environment in which people with diverse needs, including people with disabilities, function.

The White Paper on the Rights of Persons with Disability (WPRPD) does not introduce a policy shift. Nor does it replace any sector specific policies on disability. It reiterates that the primary responsibility for disability equity lies with national, provincial and local government; and other sectors of society but also allocates responsibilities to persons with disabilities and their families. The vision of the WPRPD is the creation of a free and just society inclusive of all persons with disabilities as equal citizens.

In order to achieve the above, universal accessibility should not be viewed as just physical changes to buildings and the like, but inclusion through the acceptance of Universal Design Principles in the development of standards and guidelines. The term “Universal Design” has evolved from the “Barrier Free Design” and “Accessible Design”, design processes that focused specifically on addressing the needs of people with disabilities. Universal Design goes further by recognizing that we all exist somewhere on a wide continuum of human ability. Everyone, even the most able-bodied person, passes through childhood, periods of temporary illness and injury, and old age. By designing for the more limited abilities on the continuum, we can create environments, products, and services that will be easier for all people to use, regardless of their abilities, age or current state of health.

2. STRATEGIC POSITIONING

2.1. VISION

To create accessible communication media, information systems and infrastructure to lead to the full participation and equal access to opportunities for all people, including people with disabilities within the jurisdiction of Stellenbosch Municipality.

2.2. MISSION

This policy aims to ensure the human rights of people with diverse needs/requirements through the alignment of projects and programmes to support universal participation and equalization of opportunities for all people, including persons with disabilities. Stellenbosch Municipality aims to achieve said mission through:

- 2.2.1. Promotion of equal opportunities and full participation or inclusion of people with diverse needs/requirements in the economic, social and political life through the introduction of UA and UD.
- 2.2.2. Prioritization and integration of UA and UD principles into the IDP and subsequent budget of all departments.
- 2.2.3. Inter-departmental approach in the planning and implementation of disability-related services and programmes.
- 2.2.4. The integration of disability issues into line functions of the Municipality's departments as well as a commitment on the part of the Stellenbosch Municipality to address disability issues appropriately.
- 2.2.5. People with diverse needs/requirements are capacitated to enable them to live productive and sustainable lives.
- 2.2.6. Physical, social, economic and other barriers that prohibit or limit access of persons with disability are removed through creation of conducive and accessible environments.
- 2.2.7. Ensure appropriate allocation of funds to designated programmes of different Municipal Departments to give effect to the policy.
- 2.2.8. Monitoring and evaluating the impact of UA programmes as part of our commitment to improve service delivery through UD.

2.3. PRINCIPLES AND UNDERLYING VALUES

In order to ensure all programmes, processes and infrastructure introduced by Stellenbosch Municipality ensures UA, this policy adopts the seven principles of UD (**ANNEXURE 3**) to guide departments on the requirements to achieve UA:

- 2.3.1 Equitable Use
- 2.3.2 Flexibility in Use
- 2.3.3 Simple and Intuitive Design

- 2.3.4 Perceptible Information
- 2.3.5 Tolerance for Error
- 2.3.6 Low Physical Effort
- 2.3.7 Size and Space for Approach and Use

The above principles support the key principles of the White Paper on the Rights of Persons with Disabilities:

- 2.3.8 Respect for inherent human dignity and individual autonomy
- 2.3.9 Non-discrimination
- 2.3.10 Full and effective participation and inclusion in society
- 2.3.11 Respect for difference and acceptance of persons with disabilities as part of human diversity and humanity
- 2.3.12 Equalisation of opportunities
- 2.3.13 Accessibility
- 2.3.14 Equality between men and women' and
- 2.3.15 Respect for the evolving capacities of children with disabilities and for their right to preserve their identities

2.4. PRIORITIES

There are effectively no programmes that are a priority over others as Universal Access is a systematic upgrade of all policies, planning, products, services, communication and processes that will allow for all persons with diverse needs/requirements to go about their lives unassisted and without prejudice. This policy purports to ensure said systematic upgrade through the holistic uptake of Universal Access and Universal Design as the basis for all endeavours. The approach should be augmented by integrated and coordinated management of planning, implementation, as well as monitoring and evaluation of programmes by line departments, thus utilising structures as the Director's Forum in order to realise this goal. It is recognized that not all of the priorities are the mandate of local government and in such cases Provincial Government should be lobbied. The Municipality should prioritize programmes that include but are not limited to:

- 2.4.1. All new developments to be aligned to UD
- 2.4.2. Prioritize projects that are linked with Safety and Security
- 2.4.3. Public participation
- 2.4.4. Accessibility
- 2.4.5. Economic Development

2.4.6. Health Care

2.4.7. Inclusive development/education and sport/recreation

2.4.8. Community Development and networking

2.5. OBJECTIVES

To facilitate the development and implementation of municipal services, processes, facilities and projects that is accessible to all persons with diverse needs/requirements including people with disabilities (mainstreaming) through the systematic integration of UA and UD.

Objective	WPRPD Pillar and Policy Directive	KPI/Target		Responsibility
		2020-2025	2026-2030	
That employees with diverse needs/requirement, their families and the community is made aware of existing government policies, programmes and services.	<u>Removing barriers to access and participation.</u> Changing attitudes and behaviour – Develop and implement a Disability Rights Awareness Plan	Plan finalised MOA's signed with 2 strategic partners Minimum 1 community dialogue per annum	Plan reviewed MOA signed with 5 strategic partners Minimum 2 community dialogue per annum	Community Development IDP HR
	<u>Supporting Sustainable integrated Community life:</u> Building socially cohesive communities and Neighbourhoods: Include the rights of persons with disabilities in all social cohesion and human rights promotion programmes and messages.	50% of all social cohesion and human rights promotion programmes and messages highlight the rights of persons with disabilities	100% of all social cohesion and human rights promotion programmes and messages highlight the rights of persons with disabilities	Community Development New Housing Development Informal Settlements
	<u>Removing Barriers to access and Participation:</u> All public and private institutions must ensure equitable access to and participation in programmes and services – This includes the development and publication of reasonable accommodation measures in service charters and standards	Develop Reasonable Accommodation Standards	Publish and implement standards	Engineering Services Corporate Services Community and Protection Services
	<u>Removing Barriers to access and Participation:</u> Enforcing barrier free participation for all persons in line with approved regulatory licencing requirements.	100% enforcement	100% enforcement	Building Control Business Licencing Public Transport
	<u>Supporting Sustainable integrated Community life:</u> Provide information on available service to all parents and care-givers of children	Disability information portal in place and information updated annually	Information available in print format in all three of the official languages of the WC	ICT Community Development

Objective	WPRPD Pillar and Policy Directive	KPI/Target		Responsibility
		2020-2025	2026-2030	
Consulting with stakeholders in a conducive environment for equal participation to ensure a collaborative approach to addressing the needs of persons with disabilities in municipal service delivery.	<u>Supporting Sustainable integrated Community life:</u> Address violence against women/girls/boys and the LGBTI community– appropriate measures must be taken to ensure that women, girls and boys are and feel safe living in their communities	50% of the municipality's programmes provide for the inclusion of women, children, LGBTI community	100% of the municipality's programmes provide for the inclusion of women, children, LGBTI community	All Directorates
	<u>Supporting Sustainable integrated Community life:</u> Accessible human settlements/neighbourhoods – Include supported community living plans in all IDP's. The plans and budgets must make provision for coordinated and integrated community living support plans, focussing in particular on access to the built environment, integration of transport nodes and human settlement spatial design	Supported community living plans included in IDP		IDP Planning and Economic Development Engineering Services
	<u>Supporting Sustainable integrated Community life:</u> Protection during situations of risk and disaster – Review all disaster management plans to ensure provision for persons with diverse needs including disabilities in emergencies. Plans must incorporate provisions to map homes and/or institutions in which persons that might require special assistance during emergencies are living. Training of disaster management personnel to prevent injury during evacuations which might result in primary or secondary impairments is required.	100% of disaster management plans reviewed (inclusive of maps for 75% of the area) and universal design access plans developed and implemented.	100% of disaster management plans reviewed (inclusive of maps for 100% of the area) and universal design access plans developed and implemented.	Disaster Management
	<u>Supporting Sustainable integrated Community life:</u> Provide accessible emergency services – Municipal emergency services must put in place reasonable accommodation support systems and trained emergency personnel to ensure equitable and immediate access to services for persons with disabilities	100% of emergency personnel have been trained Reasonable accommodation measures in place in 100% of municipal emergency services, including for deaf and		Fire and Disaster Management

Objective	WPRPD Pillar and Policy Directive	KPI/Target		Responsibility
		2020-2025	2026-2030	
		hearing impaired persons		
Assess, prioritise and adapt the physical structural design of council facilities, infrastructure, processes and communication to ensure constant improvement on the accessibility for people with diverse needs ensuring social integration of all groups with dignity and respect.	<u>Supporting Sustainable integrated Community life:</u> Ensure that all community development programmes and community facilities are accessible to persons with disabilities including social, economic, religious, cultural, sport and leisure and transport facilities and programmes	25% of existing facilities are retrofitted to comply with minimum norms and standards 50% of existing programme comply with accessibility standards	75% of existing facilities retrofitted to comply with minimum norms and standards 100% of exiting programme comply with accessibility standards	Corporate Services Community and Protection Services
	<u>Supporting Sustainable integrated Community life:</u> Provide access to subsidised housing support – Persons with disabilities and single mothers of children with disabilities must have equitable access to the full range of subsidised housing support provided by the state	Development of information explaining and accessing subsidised housing support in all three WC languages completed.		Planning and Economic Development
Systematic review and improvement of HR and Engineering systems, processes and projects to ensure all persons have equal access to employment	<u>Reducing economic vulnerability and releasing human capital:</u> Strengthen and broaden the geographic reach of programmes and projects designed to reduce poverty amongst persons with disability. – Focus placed on: <ul style="list-style-type: none"> • Accessible and affordable transport • Increasing household income through employment and work opportunities • Provision of accessible transport to health care facilities 	Baseline for access to programmes in municipalities established. 25% improvement in access to all programmes	75% improvement in access to all programmes	Corporate Services Engineering Services
Annual monitoring and reporting on implementation of the Universal Access Policy through the scorecards of the Municipal Manager and Directors.	<u>Building a disability equitable state machinery:</u> Develop disability rights and equity commitment statements	100% compliance		Municipal Manager
	<u>Building a disability equitable state machinery:</u> Strengthen Accountability – Include disability outcomes in performance contracts of senior managers across directorates.	Guidelines for disability equity dimensions approved – 100% compliance	100% compliance	Municipal Manager

3. ROLE OF STELLENBOSCH MUNICIPALITY

Although specific roles and responsibilities are outlined with specific attention to the Office of the Municipal Manager and the Department Community Development, all directorates and departments have a responsibility in mainstreaming the rights of persons with disability within their realm of responsibilities. Each directorate has a specific function in service delivery to the community and are responsible for the inclusion of UA and UD in the conceptualization, implementation and reporting of projects.

3.1. KEY INSTITUTIONAL MECHANISMS

- 3.1.1. Utilizing relevant MAYCO member offices (getting buy-in from highest political authority) to support universal access budget and interventions.
- 3.1.2. Encouraging the participation of people with disabilities in the Municipality's processes (e.g. IDP reviews).
- 3.1.3. Consulting with disabled people's organizations (DPO's) through the Stellenbosch Disability Network
- 3.1.4 Disability programming and implementation processes must be handled by managers in different departments of the Municipality and reported to the Department Community Development through a designated disability liaison.
- 3.1.6 Implementation of this policy will be measured through the annual review of the personal SCORECARDS of directors.

3.2. THE ROLE OF THE OFFICE OF THE MUNICIPAL MANAGER

- 3.2.1. Implement agreed performance management targets related to Universal Access on annual basis with all directors.
- 3.2.2. Include target of 2% employment for persons with disabilities in performance agreement of each director.
- 3.2.3. Monitor and evaluate programmes implemented by departments and directorates for UA responsiveness or sensitivity according to agreed performance targets.
- 3.2.4. Ensure the implementation of the Universal Access Policy for the Stellenbosch Municipality and report on said improvements annually to council.

3.3. THE ROLE OF THE DEPARTMENT COMMUNITY DEVELOPMENT

- 3.3.1. Liaise with the Provincial and Local Government Departments on disability issues. Coordinate and mainstream UA policies in municipal strategies and structures.
- 3.3.2. Network and liaise with the Stellenbosch Disability Network.
- 3.3.3. Assist the Performance Management Unit and line departments with the process of developing sector-specific indicators in the Municipality relying on Universal Design Principles.
- 3.3.4. Provide guidance for UA analysis and facilitate inter-departmental collaboration among departments in the mainstreaming of disability into the policies, planning, programmes, IDP and budget.
- 3.3.5. Implement programmes of benefit to people with disabilities in conjunction with civil society organizations for people with disabilities, as per the Community Development Strategy.

4. POLICY REVIEW

This policy will be reviewed in 2023.

ANNEXURE 1**LEGISLATIVE FRAMEWORK**

The following legislative frameworks guide and inform decisions relating to the Universal Access Policy Framework: in South Africa

The Constitution of the Republic of South Africa (1996)

National Development Plan 2030

Promotion of Equality and Prevention of Unfair Discrimination Act (4 of 2000)

Employment Equity Act (55 of 1998)

Skills Development Act (97 of 1998)

National Building Regulations and Building Standards Act (103 of 1977)

Basic Conditions of Employment Act (75 of 1997)

Occupational Health and Safety Act (85 of 1993)

The Labour Relations Act (66 of 1995)

Disability Framework for Local Government 2009-2014

Integrated National Disability Strategy

Code of Good practice for disability in the workplace

United Nations Convention on the Rights of Persons with Disabilities

The White Paper on Transforming Service Deliver – Batho Pele (1997)

The White Paper on the Rights of Persons with Disabilities (2016)

Technical Assistance Guidelines for the employment of persons with Disabilities (2017)

National Veld and Forests Fire Act, 1998 (Act No. 101 of 1998)

National Environmental Management Act No. 107 of 1998

ANNEXURE 3

UNIVERSAL ACCESS PRINCIPLES

Equitable Use: The design is useful and marketable to people with diverse abilities.

- All potential users could use this product in essentially the same way, regardless of differences in personal capabilities.
- Potential users could use this product without feeling segregated or stigmatized because of differences in personal capabilities.
- Potential users of this product have access to all features of privacy, security, and safety, regardless of personal capabilities
- This product appeals to all potential users.

Flexibility in Use: The design accommodates a wide range of individual preferences and abilities,

- Every potential user can find at least one way to use this product effectively.
- This product can be used with either the right or the left hand alone.
- This product facilitates (or does not require user accuracy and precision.
- This product can be used at whatever pace (quickly or slowly) the user prefers.

Simple and Intuitive: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

- This product is as simple and straightforward as it can be
- An untrained person could use this product without instructions
- Any potential user can understand the language used in this product
- The most important features of this product are the most obvious
- This product provides feedback to the user

Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

- This product can be used without hearing
- This product can be used without sight
- The features of this product can be clearly described in words (e.g in instruction manuals or on telephone help lines)
- This product can be used by persons who use assistive devices (e.g eyeglasses, hearing aids, sign language)

Tolerance for Error: This design minimizes hazards and the adverse consequences of accidental or unintended actions.

- Product features are arranged according to their importance
- This product draws the user's attention to errors or hazards
- If the user makes a mistake with this product, it won't cause damage or injure the user
- This product prompts the user to pay attention during critical tasks

Low Physical Effort: The design can be used efficiently and comfortably and with a minimum of fatigue.

- This product can be used comfortably (e.g. without awkward movements or postures)
- This product can be used by someone who is weak or tired
- This product can be used without repeating any motion enough to cause fatigue or pain
- This product can be used without having to rest afterward

Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture or mobility.

- It is easy for a person of any size to see all important elements of this product from any position (e.g. standing or seated)
- It is easy for a person of any size to reach all the important elements of this product from any position (e.g. standing or seated)
- This product can be used by a person with hands of any size.
- There is enough space to use this product with devices or assistance (e.g. wheelchair, oxygen tank, or service animal)

ANNEXURE B



MEMO

To/Aan : Director Community and Protection Services

From/Van : Manager Community Development

Date/Datum : 17-05-2023

RE : Implementation of UA Policy Progress Report

Background

The Department Community Development has 3 KPI's relating to the implementation of the Universal Access (UA) Policy.

1. UA internal information sessions
2. UA inter-departmental training
3. Progress report to Mayco on the Implementation of the UA Policy

To assist with the above and provide all directorates access to expert support on policy operationalization, policy alignment with the UA Policy, norms and standards and best practices a service provider was appointed through a tender to assist all directorates. The concept of UA Champions per directorate was approved with nominated officials for each directorate. This structure will be the key tool through which Universal Access is mainstreamed throughout the organization. The success in achieving the above mentioned KPI's will be determined by the level of commitment from Senior Management and the role and acknowledgement of the UA Champions.

Discussion

The process of sensitization training sessions, took a while to take off due to difficulties with the identification of suitable dates per directorate and available venues. Training sessions were completed with four directorates. Two unsuccessful sessions were hosted with Infrastructure Services and no progress was made with Corporate Services. Apart from the attempt gain traction through renewed buy-in on a Senior Management level through a presentation at the directors meeting of 25 April 2023, the following provides an overview of progress made with the implementation of the Universal Access Policy.

Directorate	Dates and efforts made
Corporate Services Appointed UA Champion: T Benjamin	In person meeting: 27/01/2023 Correspondence: E-mails was sent on the following dates with no response from UA champion. 30/01/2023 23/03/2023

	<p>The UA champion indicated that she does not have the capacity to fulfil the role and that she will discuss the matter with her director to appoint another UA Champion</p> <p>Presentation at Directors Meeting on 25/04/2023 resulting in the Director Corporate Services indicating that an alternative champion will be elected and communicated to the department.</p> <p>Email Correspondence to Director: Corporate Services requesting feedback 04/05/2023 17/05/2023</p> <p>Response received from Director indicating that the post is vacant and will most probably not be filled in the next 6 months. Any suggestions by the department relating to possible alternative persons with whom a way forward can be attempted was not agreed to by the Director Corporate Services.</p>
<p>Infrastructure Services</p> <p>Appointed UA Champion: J Fullard</p>	<p>Unsuccessful sessions were arranged through the UA Champion for 09/03/2023 and 06/04/2023. The UA Champion did not attend any of the sessions without indicating same resulting in poor attendance and early leaving by the directorate representatives.</p> <p>Correspondence was sent on the following dates: 13/02/2023 07/03/2023 23/03/2023 04/05/2023</p> <p>An in person meeting with the UA Champion was held on 10/05/2023 to further motivate active participation resulting in a commitment that an alternative champion will be indicated to the department. Follow-up correspondence on 17/05/2023 indicated that it will have to wait for the return of the director.</p>
Financial Services	<p>A successful session was held with the department representatives on 16-02-2023 without participation of the UA Champion. Although the session was successful, the absence of the UA Champion indicates the risk of successful mainstreaming throughout the directorate and tracking progress. The Senior Manager Treasury committed to appoint a new champion.</p>
Community and Protection Services	<p>Awareness session with managers and supervisors of different departments on 21/02/2023 completed which resulted in positive interaction and early identification of possible operational targets.</p>
Planning and Economic	<p>Awareness session with managers and supervisors of different</p>

Development	departments on 09/02/2023 completed which resulted in positive interaction and early identification of possible operational targets.
Municipal Manager	<p>Awareness session with managers and supervisors of different departments on 03/04/2023 completed which resulted in positive interaction and early identification of possible operational targets.</p> <p>Development of UA Resource Database to be stored on the municipal intranet for easy access by all municipal officials.</p>

Concerns

Apart from the obvious risk of not achieving the KPI's listed above, there is also the risk of wasteful expenditure resulting from having to pay the service provider for their time whilst officials are not attending.

The above matters have been registered during One on One sessions between the Director Community and Protection Services and the Manager Community Development, which the director has taken up at Sr Management level.

The department is concerned that the service provider is going to respond to the current situation claiming contractually being "employed to do work", but not being able to generate income from the dedicated time set aside for delivering on this tender.

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7.10	RURAL MANAGEMENT: (PC: CLLR J JOON)
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NONE

7.11	MUNICIPAL MANAGER
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NONE

8.	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

9.	URGENT MATTERS
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10.	MATTERS TO BE CONSIDERED IN-COMMITTEE
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