

ADDITIONAL ITEM

7.4	HUMAN SETTLEMENTS: (PC: CLLR W PETERSEN (MS))
------------	--

7.4.1	STELLENBOSCH MUNICIPALITY: SPATIAL ALIGNMENT OF THE INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) AND THE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF)
--------------	---

Collaborator No: 692915
IDP KPA Ref No: Dignified Living
Meeting Date: 16 September 2020

1. SUBJECT: STELLENBOSCH MUNICIPALITY: SPATIAL ALIGNMENT OF THE INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) AND THE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF)

2. PURPOSE

To obtain Council's approval on the way forward with the alignment between the draft Integrated Human Settlement Plan (IHSP) and the Municipal Spatial Development Framework (MSDF) of the Stellenbosch Municipality, after taking into account the comments received during the public participation process.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The Directorate: Planning and Economic Development was tasked to commission the drafting of a Stellenbosch Municipal Urban Development Strategy (UDS), which included the drafting of the Integrated Human Settlement Plan.

The IHSP was advertised for public comment during 2019. The main comments received during the public participation process pertained to the alignment of the IHSP with the MSDF as well as concerns regarding the Adam Tas Corridor.

It should be noted that MSDF and IHSP revealed two different approaches regarding a growth-and-development path for the Municipality. Due to these differing approaches, alignment challenges between the MSDF and IHSP was to be expected (see maps illustrating the different approaches attached as **ANNEXURE A**).

As the MSDF was already approved by Council in 2019, it is proposed that the draft IHSP's growth-and-development path be based on the growth-and-development path of the MSDF (see amended aligned maps attached as **ANNEXURE B**).

Another set of maps was compiled to ascertain whether the current housing pipeline projects are located within the urban edge(s), thus providing a further significant alignment with the MSDF.

As can be derived from the maps attached as **ANNEXURE C**, most of the housing projects, forming part of the approved housing pipeline, do fall within the urban edge.

Those housing projects that do not align with the MSDF at this stage will require collaboration between the internal departments to action alignment during the Annual Review process of the MSDF.

The current draft IHSP is a high level document containing information on development guidelines, forecasts and policy directives. This Municipality will gain considerable value from developing an Integrated Human Settlement Plan based on the "Guidelines for the Preparation of Municipal Human Settlement Plans" as compiled by the Western Cape Government: Department of Human Settlements, with a strong focus on prioritization of projects, implementation, targets and budgeting for the indigent and low-to-middle income groups.

5. RECOMMENDATIONS

- (a) that a new Integrated Human Settlement Plan 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;
- (b) that the amended maps of the draft Integrated Human Settlement Plan, attached as **ANNEXURE B** to this report, be incorporated as part of the Municipal Spatial Development Framework to signify alignment of development approaches between the two documents;
- (c) that those housing projects that do not fall within an urban edge, as depicted in the attached **ANNEXURE C**, be motivated for incorporation into the urban edge and be considered for approval during the annual review of the Municipal Spatial Development Framework;
- (d) that when the annual review of the Municipal Spatial Development Framework be advertised for comment, the projects that fall outside the urban edge be considered, as depicted in **ANNEXURE B** and **ANNEXURE C** of this report; and
- (e) that when the annual review of the Municipal Spatial Development Framework be submitted to Council for approval, it includes the comments received during the public participation process with regard to site-specific considerations for those housing projects currently located outside the urban edge(s).

6. DISCUSSION / CONTENTS

6.1 Background

The Directorate: Planning and Economic Development was tasked to commission the drafting of a Stellenbosch Municipal Urban Development Strategy (UDS), which included the drafting of the Integrated Human Settlement Plan (IHSP).

The focus of the UDS was to develop, assess and map growth-and-development path(s) and set guidelines to steer decision-making on the implementation of these paths. A designated growth-and-development path guides and promotes development to identified and preferred locations within the Stellenbosch municipal area.

Emanating from the UDS, the IHSP was then developed to address the residential component of the growth-and-development path. It unfortunately lacked sufficient detail and was not developed to spur implementation.

During this time, the Municipal Spatial Development Framework was also commissioned with a focus on another preferred growth-and-development path for the municipality.

6.2 Discussion

6.2.1 The focus of strategic municipal documents: IDP, MSDF and IHSP

It should be emphasised that the Integrated Development Plan (IDP) is the primary directive for governance at the local government sphere. The MSDF is a core component of the IDP which provides a representation of the future spatial vision for development in the municipal area.

The IHSP is a sector plan informant that serves to provide specific input regarding human settlement development in the municipality and should be based on the directives as stated in the IDP and MSDF.

Good governance requires the alignment of the content of these plans to ensure effective budgeting, implementation, integrated outputs and transformative outcomes with the primary focus to align to the IDP vision of being a “Valley of Opportunity and Innovation”.

6.2.2 Approaches regarding development

MSDF

The MSDF envisions a growth-and-development path where available energy and resources are focussed on a few catalytic areas that offer extensive opportunity and address present risks.

To drive this growth-and-development path, the MSDF recommends that development should be contained within the urban edge(s).

IHSP

The IHSP envisions a growth-and-development path which has a market-driven approach with an emphasis on several designated land development areas where growth and investment is preferred.

Land development areas as stated in the IHSP broadly refers to the following:

- (a) Transformation zones
 - areas where coordinated public and private-sector investment is prioritised for urban intensification and/or expansion
- (b) Consolidation zones
 - areas experiencing development pressure and where incremental approaches to development, regulation, maintenance and upgrading of infrastructure will be considered to redress past development imbalances
- (c) Inclusion zones
 - areas outside the current urban edge with vested rights to use the land for an extended urban function

Considering the two different approaches regarding a growth-and-development path for the municipality, alignment challenges between the MSDF and IHSP is to be expected.

The maps attached as **ANNEXURE A** provides an illustration of the alignment challenges, namely:

- The urban edge(s) as stated in the approved MSDF provides for development within the urban edge(s) only; and
- The proposed land development areas as depicted in the draft IHSP recommends expansive development, in some instances beyond the urban edge(s).

6.2.3 Current status of the growth-and-development path

MSDF

The MSDF has already been approved by Council in 2019. The preferred growth-and-development path (where available energy and resources are focussed on a few catalytic areas that offer extensive opportunity and address risks), has thus already been adopted by Council. The urban edge(s) depicted in the approved MSDF must therefore be adhered to.

IHSP

The IHSP is a draft document, which was advertised for public comment during 2019. The main issues highlighted by various community members during the public participation process, was the alignment differences between the IHSP and the MSDF.

As per the resolution of Council dated 23 October 2019, a public meeting was scheduled on 29 October 2019 to explain the methodology with regards to the MSDF and the IHSP. A question-and-answer session followed thereafter where it became apparent that the Adam Tas Corridor was the main concern for the community present. Those concerns were addressed as part of the MSDF process and communities will be afforded another opportunity to comment on the corridor with the compilation of the Local Spatial Development Framework and EIA processes.

Recommendation on the growth-and-development path

As the approved MSDF is the strategic spatial document of the municipality, it is recommended that the draft IHSP's growth-and-development path be based on the growth-and-development path of the MSDF.

The "Proposed Land Development Areas" maps contained in the draft IHSP was subsequently amended to align with the approved MSDF.

See new aligned maps attached as **ANNEXURE B**.

It is therefore recommended that these new aligned maps (attached as **ANNEXURE B**) be incorporated into the MSDF and form part of the annual review of the MSDF for public participation purposes. This will ensure that there is one process to view and comment on the spatial vision and the location of housing development areas in the Stellenbosch Municipality. The incorporation of these new aligned maps into the MSDF will provide the necessary mechanism to signify alignment of development approaches between the draft IHSP and approved MSDF.

6.2.4 Alignment of housing projects with the MSDF

As previously stated, the growth-and-development path approved in the MSDF recommends that development should be contained within the urban edge.

As can be derived from the list below as well as the maps attached as **ANNEXURE C**, most of the housing projects (forming part of the approved housing pipeline), do fall within the urban edge.

Nr.	Housing project	Inside/Outside urban edge/Partially inside urban edge	Recommendation
A	Projects: Planning Phase		
1.	Erf 7001, Cloetesville	Inside	Aligned
2.	Erf 3229, Mooiwater	Inside	Aligned
3.	Kayamandi Enkanini Enhanced Services	inside	Aligned
4.	Kayamandi Town Centre Regeneration	Inside	Aligned
5.	Northern extension, Stellenbosch	Inside	Aligned
6.	Erf 64, Kylemore	Inside	Aligned
7.	Franschhoek Langrug Enhanced services	Inside	Aligned
8.	Stellenbosch La Motte Old Forest Station	Inside	The subject property boundaries exceeds the urban edge boundaries. Future planning studies will direct whether adherence to the current urban edge is required or whether the current urban edge need to be expanded.
9.	Meerlust, Franschhoek	inside	The subject property boundaries exceeds the urban edge boundaries. Future planning studies will direct whether adherence to the current urban edge is required or whether the current urban edge need to be expanded.
10.	Social Housing: Restructuring zones, CBD Stellenbosch	Inside	Aligned
11.	Botmaskop	Inside	Aligned
12.	Vaaldraai	Outside	This is an existing rural hamlet and part of the approved housing pipeline. A motivation will be submitted during the annual review of the MSDF for inclusion of this site within the urban edge. The urban edge will also be addressed during the land use planning application.

Nr.	Housing project	Inside/Outside urban edge/Partially inside urban edge	Recommendation
13.	De Novo	Outside	This is an existing rural hamlet and part of the approved housing pipeline. A motivation will be submitted during the annual review of the MSDF for inclusion of this site within the urban edge. The urban edge will also be addressed during the land use planning application.
14.	Adam Tas Corridor	Partially	A local LSDF will be completed for this corridor. This LSDF will direct whether adherence to the current urban edge is required or whether the current urban edge need to be expanded.
15.	Faure agri-village	Outside	This is an existing rural hamlet and part of the approved housing pipeline. A motivation will be submitted during the annual review of the MSDF for inclusion of this site within the urban edge. The urban edge will also be addressed during the land use planning application.
16.	Digteby, Vlotenberg	Inside	Aligned
17.	Jamestown, Stellenbosch	Inside	Aligned
18.	Maasdorp	Inside	Aligned
19.	Jonkershoek	Outside	There is an existing community and this project forms part of the approved housing pipeline. A motivation will be submitted during the annual review of the MSDF for inclusion of this site within the urban edge. The urban edge will also be addressed during the land use planning application.
20.	Erf 412 and 284, Groendal	Inside	Aligned
21.	La Rochelle Klappmuts	Inside	Aligned
B	Projects: Construction Phase		
22.	Erf 13300 Ida's Valley, Stellenbosch	Inside	Aligned
23.	Erf 9445 Ida's Valley, Stellenbosch	Outside	This project forms part of the approved housing pipeline. A motivation will be submitted during the annual review of the MSDF for inclusion of this site within the urban edge. The urban edge will also be addressed during the land use planning application.
24.	Erf 2181, Klappmuts	Inside	Aligned
25.	Longlands, Vlotenburg	Inside	Aligned
26.	Rectification of existing units in Smartie Town	Inside	Aligned
27.	Rectification of existing units in The Steps/Orlean lounge	Inside	Aligned
28.	Jamestown Phase 2, Stellenbosch	Inside	Aligned
29.	Watergang Phase C (decanting site)	Inside	Aligned
30.	Kayamandi Zone O	Inside	Aligned

Recommendation on the housing projects

From the list above, it can be derived that not all housing projects align with the MSDF. This will require collaboration between the internal departments to action the said alignment.

It is recommended that those housing projects that do not fall within the urban edge(s), as depicted in "ANNEXURE C", be motivated for incorporation into the urban edge during the Annual Review of the MSDF, based on site-specific considerations.

The Annual Review of the Municipal Spatial Development Framework will thus grant an opportunity for a public participation process to be followed for the consideration of these housing projects to be incorporated within the urban edge(s).

6.2.5 Credible Integrated Human Settlement Plan

The draft Integrated Human Settlement Plan follows the Urban Development Strategy which provided financial and economic implications for implementing a market-driven approach leading to expansive urban development. As stated previously in this report, the development path followed for the IHSP is not in alignment with the development path of the MSDF as the two documents focus on different areas for priority public investment.

A new document, namely "Guidelines for the Preparation of Municipal Human Settlement Plans" has been compiled by the Western Cape Government: Department of Human Settlements.

The new approach places a huge priority on the following, namely:

- Long term human settlement development vision aligned to the MSDF and IDP;
- Development of objectives and strategies that respond to identified challenges;
- Spatial identification of land and priority areas;
- Portfolio of housing and settlement upgrade projects spatially linked to identified areas of intervention;
- Development-enabling activities, interventions and/or projects;
- Programme of required implementation activities for up to 5 years;
- A list of funding requirements per financial year; and
- Project readiness

Recommendation for a new IHSP

The new guidelines provide a clear strategy to follow to compile a credible Integrated Human Settlement Plan which can be implemented within the available resources of the municipality.

These guidelines will ensure a practical and actionable document to direct housing development and policy within the WC024 (jurisdiction area of the municipality).

6.3 Financial Implications

The compilation of a new Integrated Human Settlement Plan will require funding from the operational budget for the 2020/2021 and 2021/2022 financial years.

6.4 Legal Implications

None.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:**27TH COUNCIL MEETING: 2019-05-29: ITEM 8.2.6**

RESOLVED (majority vote with abstentions)

- (a) that Council approves the Integrated Human Settlements Plan (IHSP) attached as **ANNEXURE A**, in principle;
- (b) that the Integrated Human Settlement Plan (IHSP) be advertised for public input in accordance with Council's policy; and
- (c) that, should any inputs be received, same be considered by Council before a final decision is made.

Councillor DA Hendrickse and LK Horsband (Ms) requested that their abstentions be minuted.

32ND COUNCIL MEETING: 2019-10-23: ITEM 13.2

RESOLVED (majority vote)

- (a) that Council notes the responses received from the public participation process with respect to the Integrated Human Settlement Plan (IHSP);
- (b) that Council takes note of the request for an additional information session especially with the residents of Onder-Papegaaiberg and other stakeholders;
- (c) that a public meeting is scheduled on 29 October 2019 to address the concerns raised in the comments received from the public; and
- (d) that the Department Roads, Stormwater and Traffic Engineer, Spatial Planning and Housing Development make presentations as suggested in the correspondence of Stellenbosch Interest Group.

Councillor DA Hendrickse and LK Horsband (Ms) requested that their votes of dissent be minuted.

6.7 Risk Implications

This report has no risk implications for the Municipality.

ANNEXURES

ANNEXURE A: Maps indicating alignment challenges between the MSDF and IHSP

ANNEXURE B: MSDF and IHSP amended aligned maps

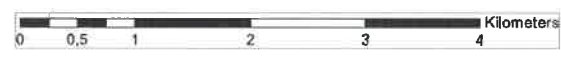
ANNEXURE C: Maps indicating all housing projects, inside and outside of the approved urban edge

ANNEXURE A



- Legend**
- Approved Urban Edge
 - Consolidation zone
 - Inclusion zone
 - Transformation zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS









DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE ONLY



Author: M.A. MURPHY (2012) REVISED
Number: 01.0126/01/12



- Legend**
-  Approved Urban Edge
 - Housing Project**
 -  Construction
 -  Planning
 - Proposed Land Development Areas**
 -  Consolidation zone
 -  Inclusion zone
 -  Transformation zone

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



Author: M. M. Booysse (2010) (Spatial)
Page: 11 of 11 (2011)



- Legend**
- Approved Urban Edge
 - Consolidation zone
 - Inclusion zone
 - Transformation zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY

Author: M.M. Mokoena
Date: 07/06/2018



- Legend**
- Approved Urban Edge
 - Consolidation zone
 - Inclusion zone
 - Transformation zone





STELLENBOSCH MUNICIPALITY HOUSING PROJECTS

DRAFT MAPS FOR HOUSING PROJECTS
OF THE LOCAL GOVT



Amec *uM* Mame eGqo Bayanus
Mame eGqo Bayanus



- Legend**
-  Approved Urban Edge
 -  Consolidation zone
 -  Inclusion zone
 -  Transformation zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



ANNEXURE B



Legend

Approved Urban Edge

Proposed Land Development Areas

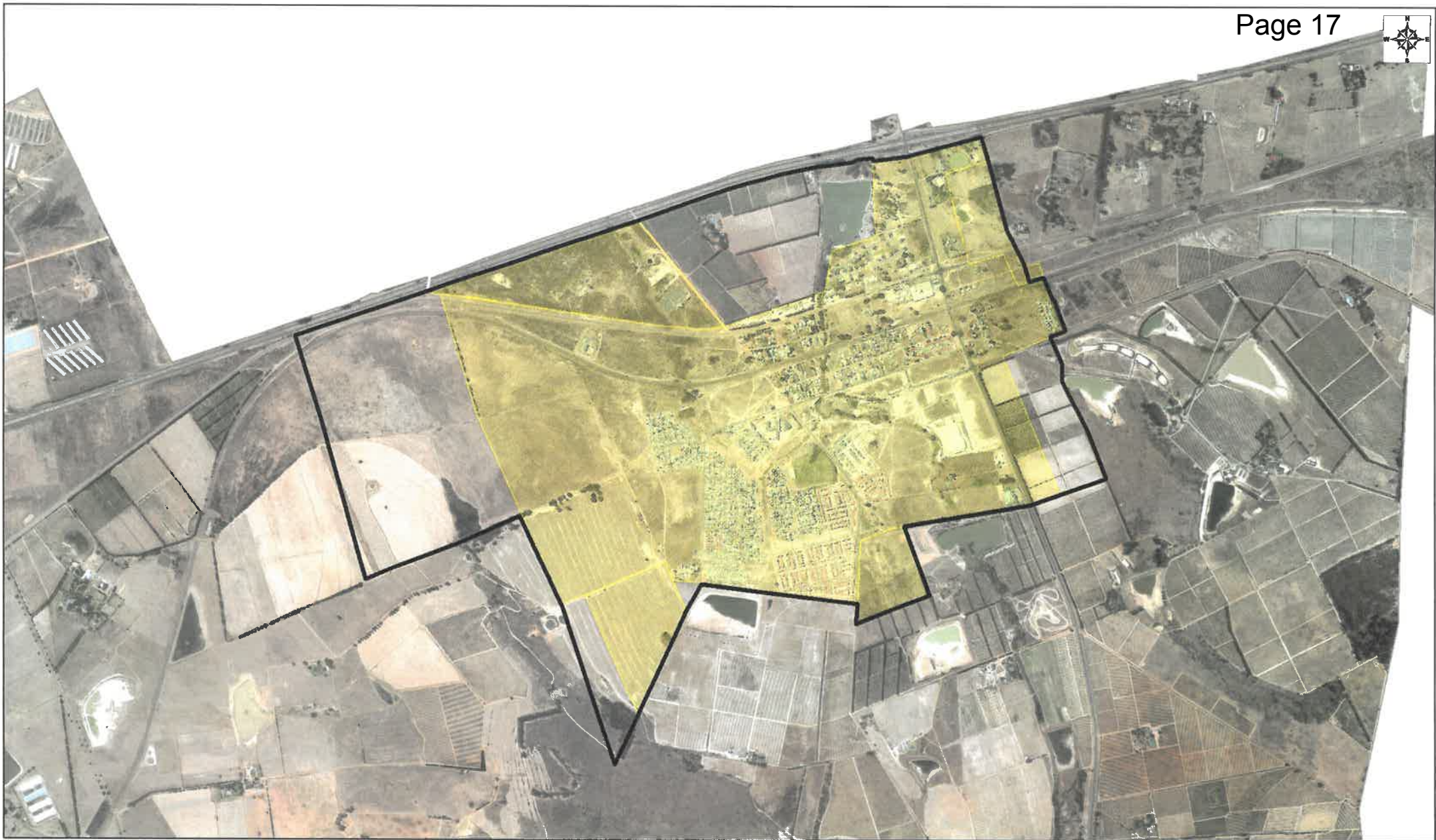
- Residential zone
- Industrial zone
- Transport related zone

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



Author: N.A. Munné & G.M. Strydom
Mapper: G.M. Strydom



Legend

 **Approved Urban Edge**

Proposed Land Development Areas

 Development zone

 Inclusion Zone

 Transformation zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY



Amec | Al. M. van der Borch
Kaun: 079 610 0111



Legend

-  Approved Urban Edge
- Proposed Land Development Areas**
 -  Consolidator zone
 -  Initiation zone
 -  Transformation zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



DRAFT MAPS FOR FIGURING PROJECTS
OFFICE USE COPY

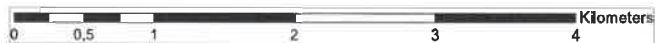
Author: UAT, Mkhaya 2012, Spies & Co
Map No. 013/2012/010



Legend

-  Approved Urban Edge
- Proposed Land Development Areas**
-  Greenfield area
-  Industrial zone
-  Residential zone

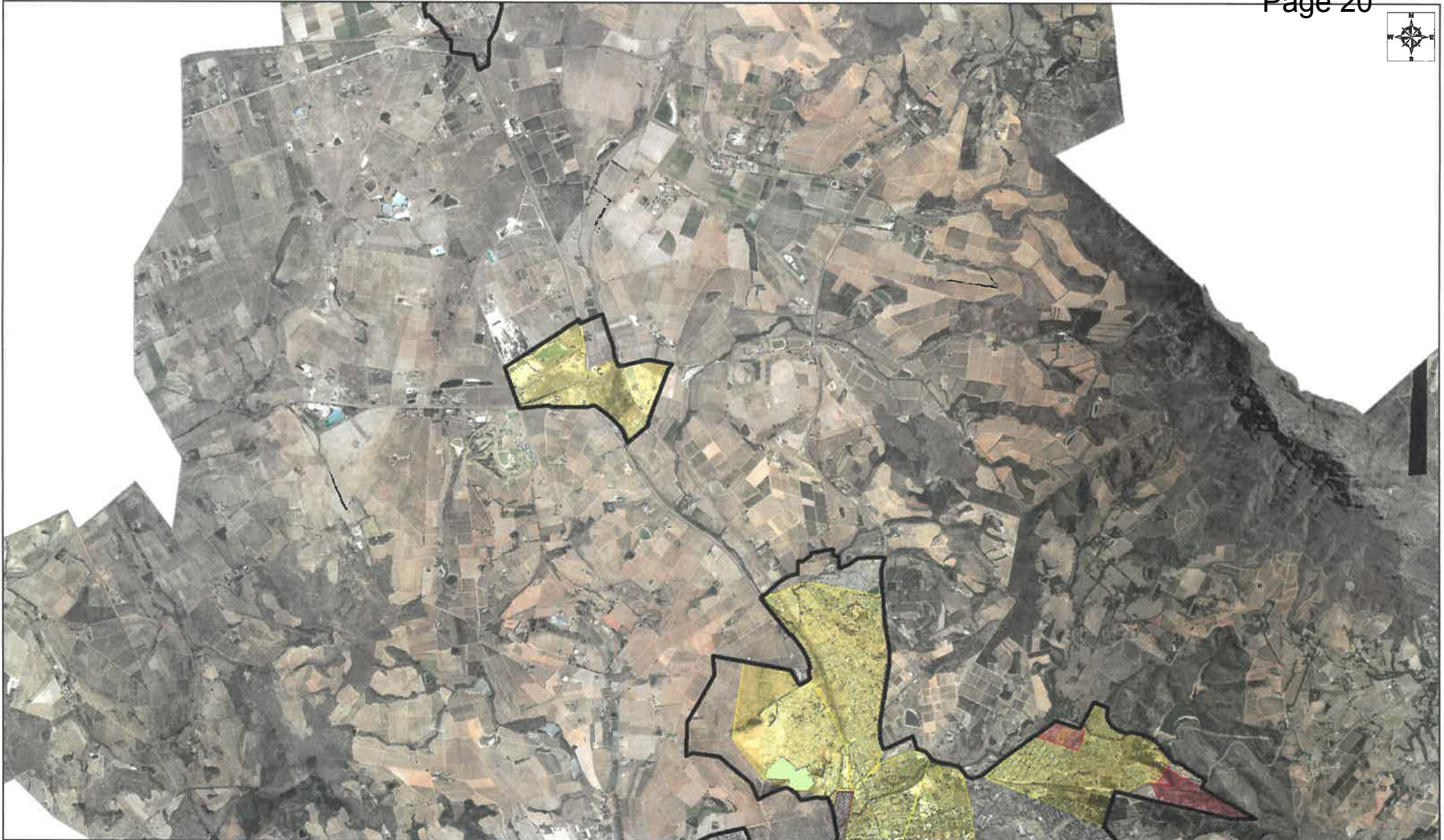
STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



DRAFT MAPS FOR HOUSING PROJECTS
OF PRIORITY COPY



Author: A.M. Wiersma (2012) Revised by
Page: 011 of 101 (12)



- Legend**
- Approved Urban Edge
 - Proposed Land Development Area
 - Consideration
 - Approval
 - Development

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS

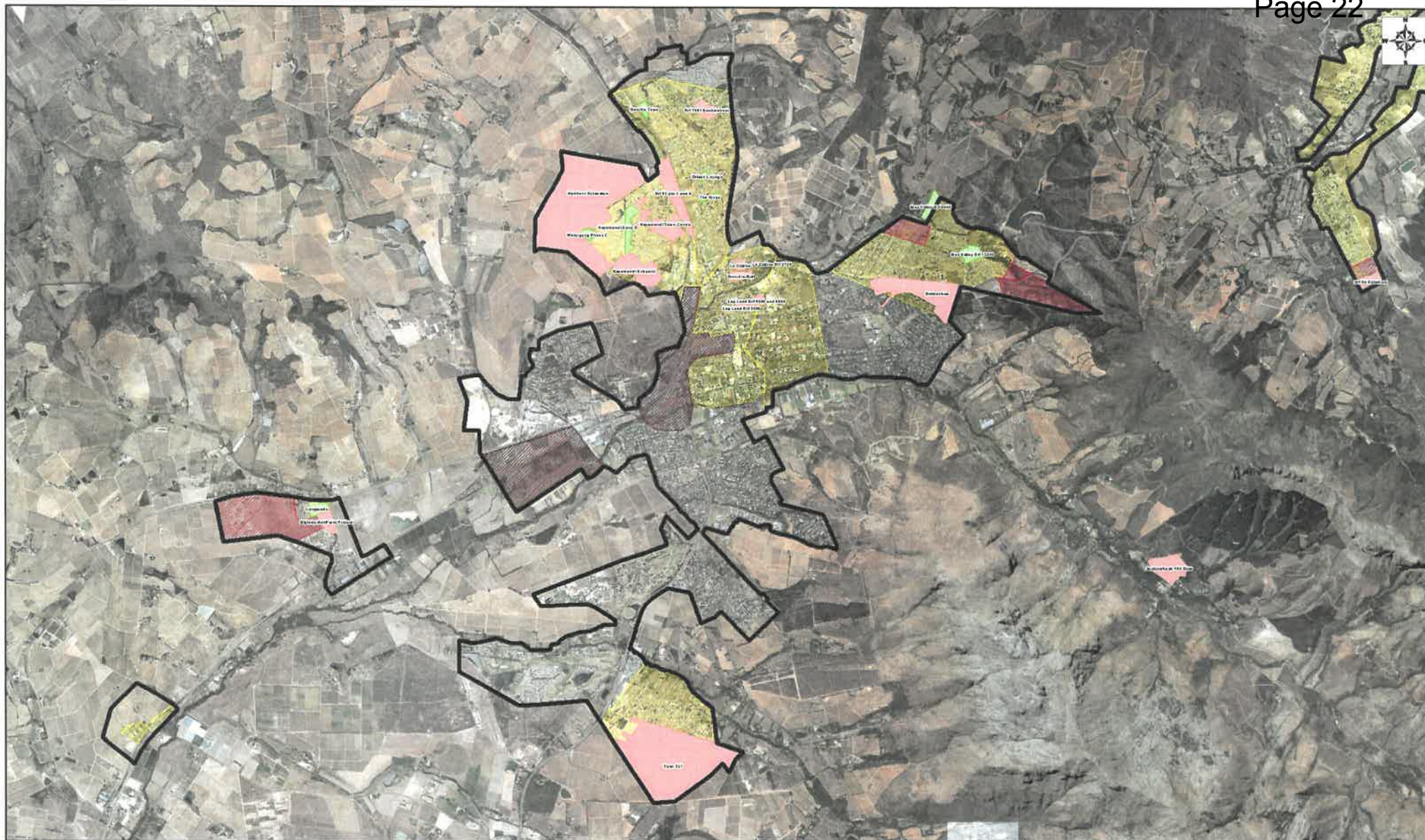


DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY



Author: H&E Planning & Design
Map No: 01/2019/0001

ANNEXURE C



- Legend**
- Approved Urban Edge
 - Housing Project**
 - Construction
 - Planning
 - Proposed Land Development Areas**
 - Public Servants
 - Other
 - Residential

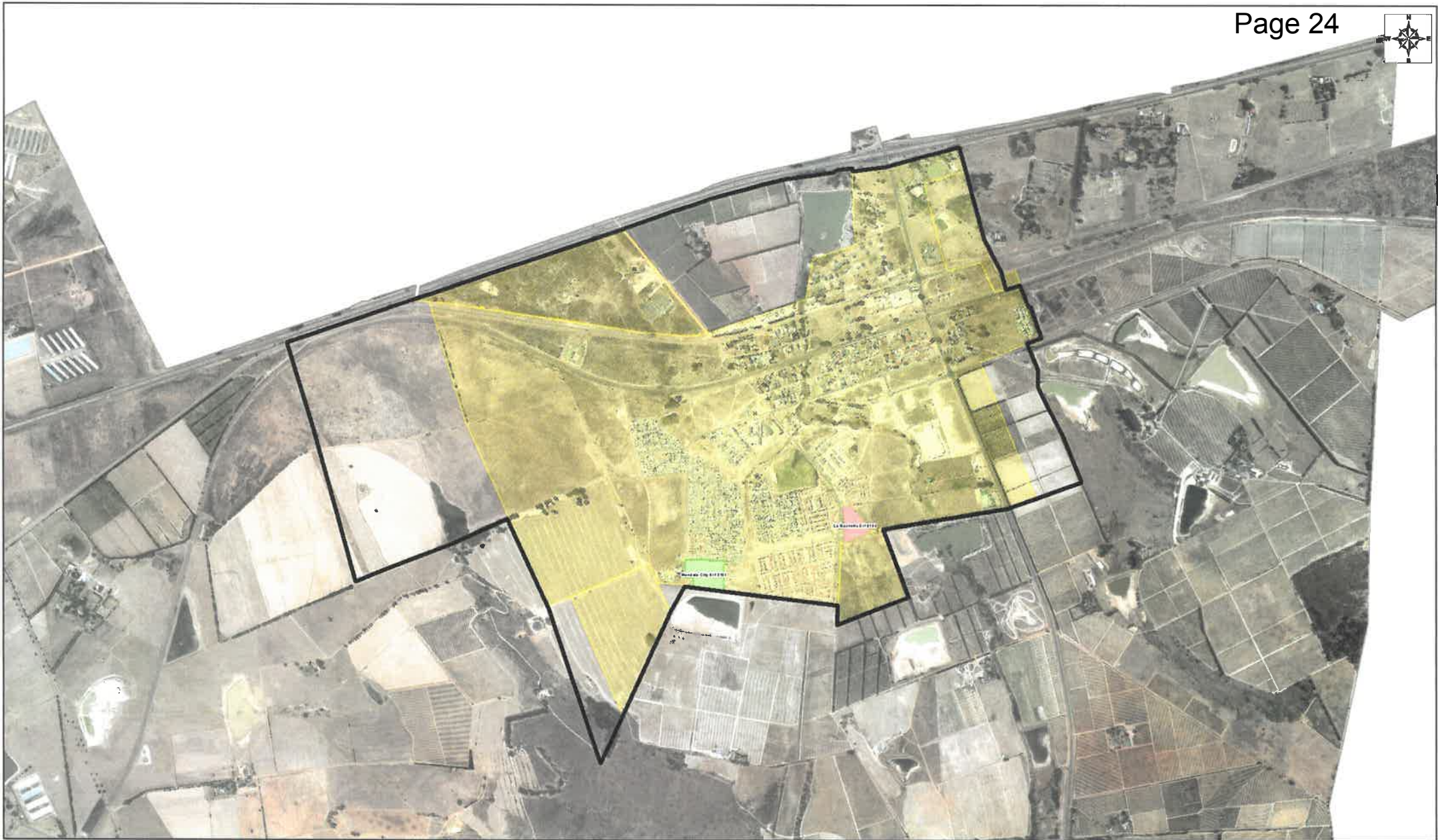
STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY



Author: J. M. Mokoena
Page: 22 of 22



Legend

- Approved Urban Edge
- Housing Project**
- Construction
- Planning
- Proposed Land Development Areas**
- Conservation zone
- Public open space
- Urban open space

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



Author: M. M. B. van der Merwe
Date: 07.08.2012



- Legend**
-  Approved Urban Edge
 - Housing Project**
 -  Construction
 -  Planning
 - Proposed Land Development Areas**
 -  Construction area
 -  Industrial area
 -  Residential area

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY



AMERICAN MAPS OF SOUTH AFRICA
Pretoria 011 50927



Legend

- Approved Urban Edge
- Housing Project**
- Construction
- Planning

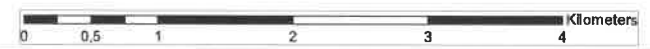
Proposed Land Development Areas

- Suburban zone
- Transitional zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY



Author: M. M. JAMES & CO. ENGINEERS
Project: ST/16/000003



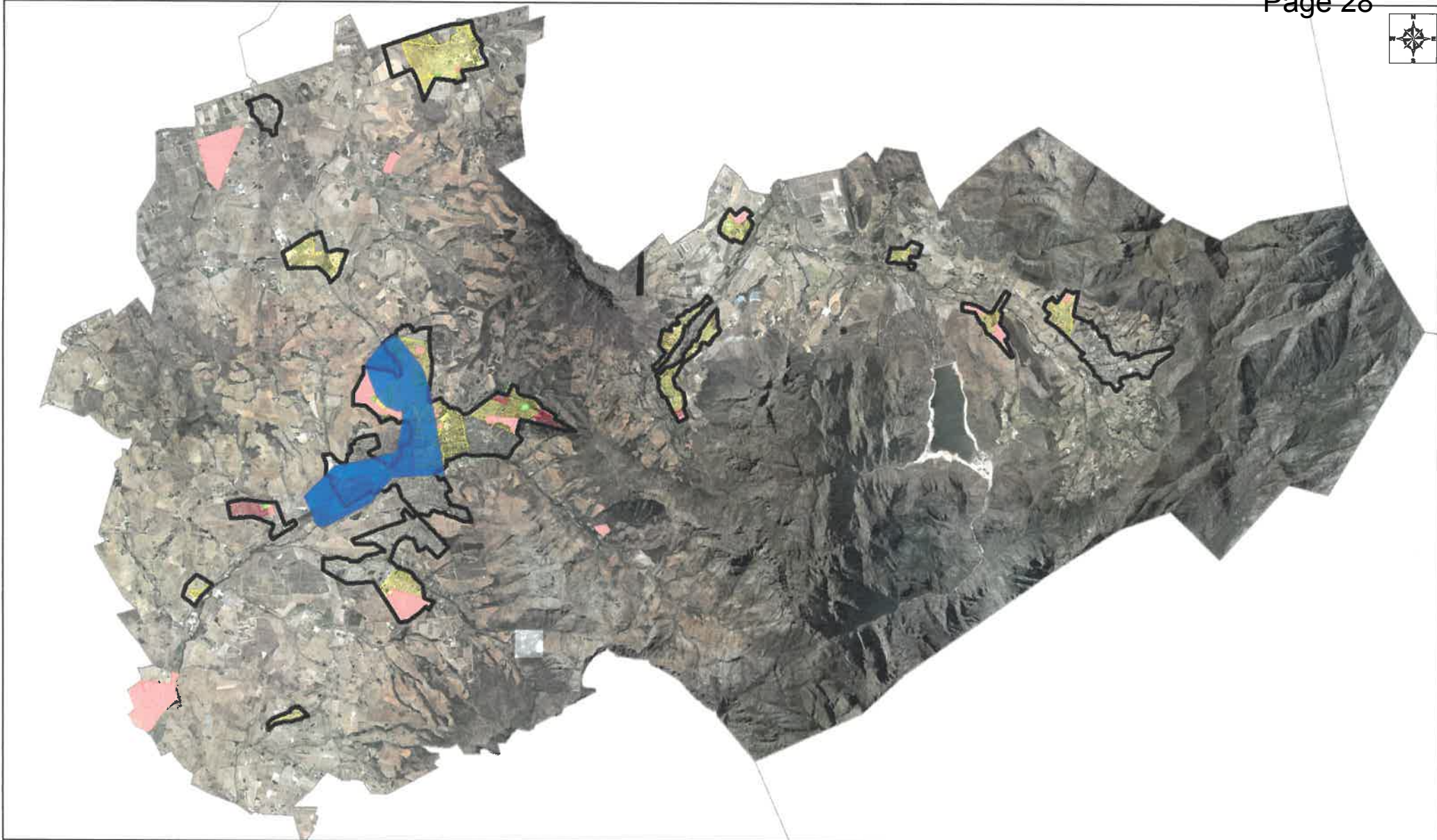
- Legend**
- Approved Urban Edge
 - Housing Project**
 - Construction
 - Planning
 - Proposed Land Development Areas**
 - Construction zone
 - Inclusion zone
 - Transition zone

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS





Autrefois, autrefois, autrefois
Stellenbosch 1652-2017



DRAFT MAPS FOR HOUSING PROJECTS
(IF BE USE - QP)



Legend

-  Approved Urban Edge
-  Adam Tas Corridor

Housing Project

-  Construction
-  Planning

Proposed Land Development Areas

-  Development Areas
-  Industrial areas
-  Non-residential areas

DRAFT MAPS FOR HOUSING PROJECTS
OFFICE USE COPY

STELLENBOSCH MUNICIPALITY HOUSING PROJECTS



Author: M.M. Hendriks 2012
Project: 027-D16-0003