



HUMAN SETTLEMENT PLAN 2022 - 2027



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY



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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, Cloetesville ("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 Cloetesville, Stellenbosch.	Plot-plan & GAP
7	Erven 6300, 6847, 6886 Cloetesville, Stellenbosch.	Plot-plan or GAP/ FLISP
8	Erf 8776 Cloetesville, Stellenbosch.	GAP/ FLISP
9	Erf 6705 Cloetesville, 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 – Cloetesville, Ward 19 – Elsenburg, Ward 11 – Adam Tas, Ward 18 – Klappmuts, Ward 21 – Jamestown, Ward 1 – Mooiwater and Ward 17 - Cloetesville

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 Cloetesville. 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, Cloetesville, Along Adam Tas, Klappmuts and Jamestown, whilst Medium Density housing is required in Mooiwater and Cloetesville.

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 Cloetesville, 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).

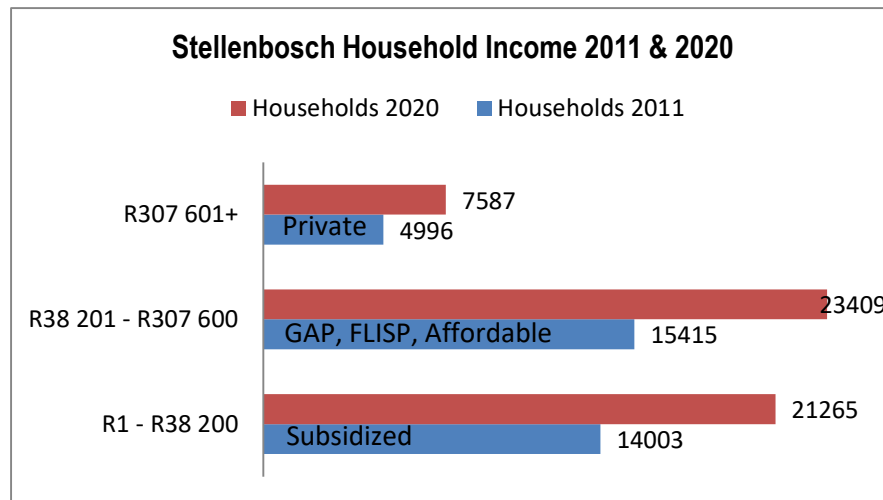
Accordingly, the adjacent table outlines the amenities that are lacking as identified by the community instead of a norm assessment of amenities. Of note is that amenities are mainly required in the bigger settlements (Stellenbosch Municipality Housing Pipeline, 2023).

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				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.

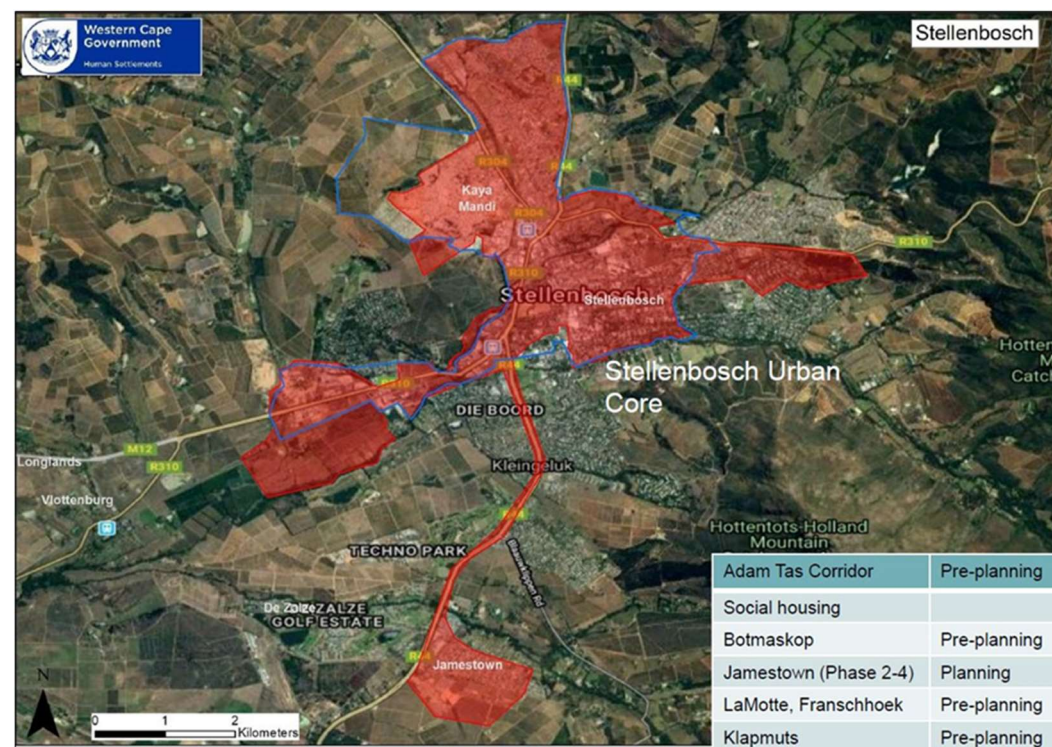


Figure: Priority Human Settlements and Housing Development Areas (PHSHDA)

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).

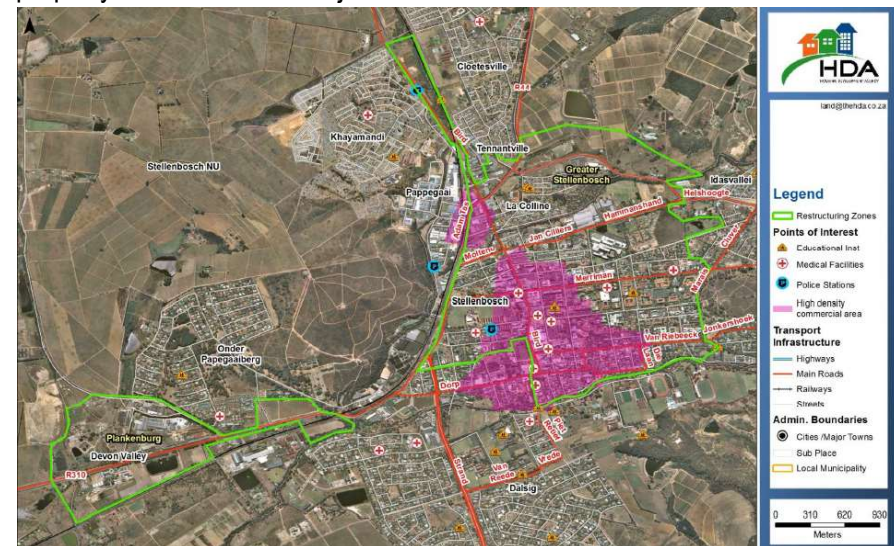
The current densities remain below 10du/ha within the urban edge. As for every 1.5ha been built-up there is 1ha of vacant land in the towns of Stellenbosch, Klipmuts and Franschhoek as the overall built-up/ vacant ratio is 5.4:3.5. Yet, almost 70% of all 2019 submitted strategic land-development applications 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).

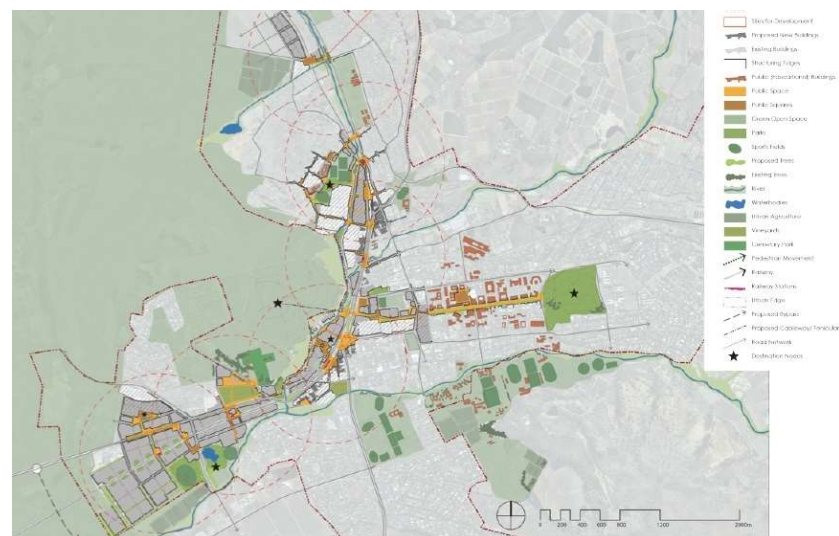
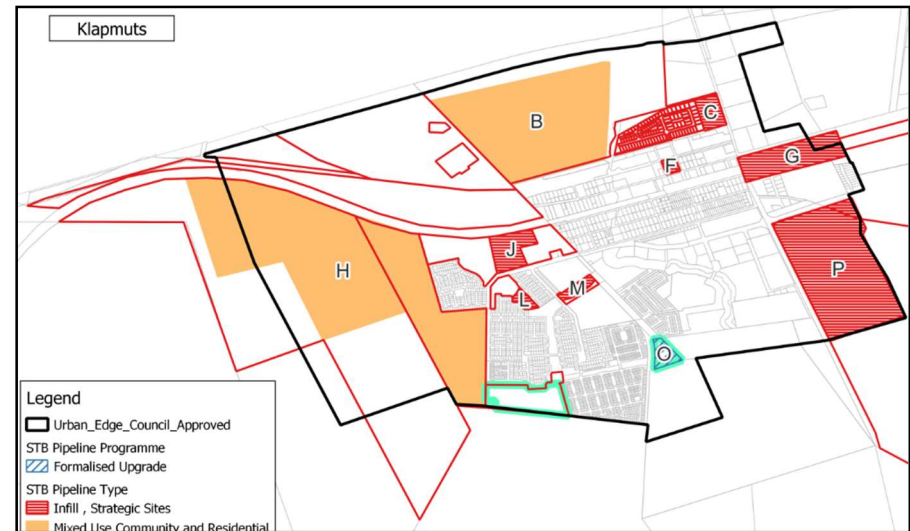


Figure: Catalytic Development, Adam Tas Corridor

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 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 & 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.

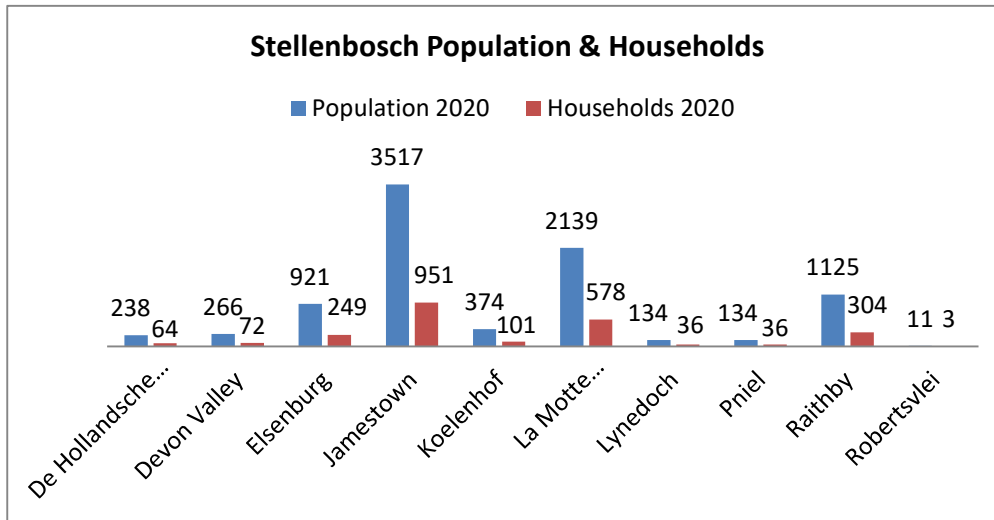
The IHSP sets out the requirements that individual projects still need to fulfil to be project ready to qualify for funding. Projects that are ready or near ready are included in the municipal Housing Pipeline which are reviewed annually to effectively articulate the Municipality project list, targets 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.

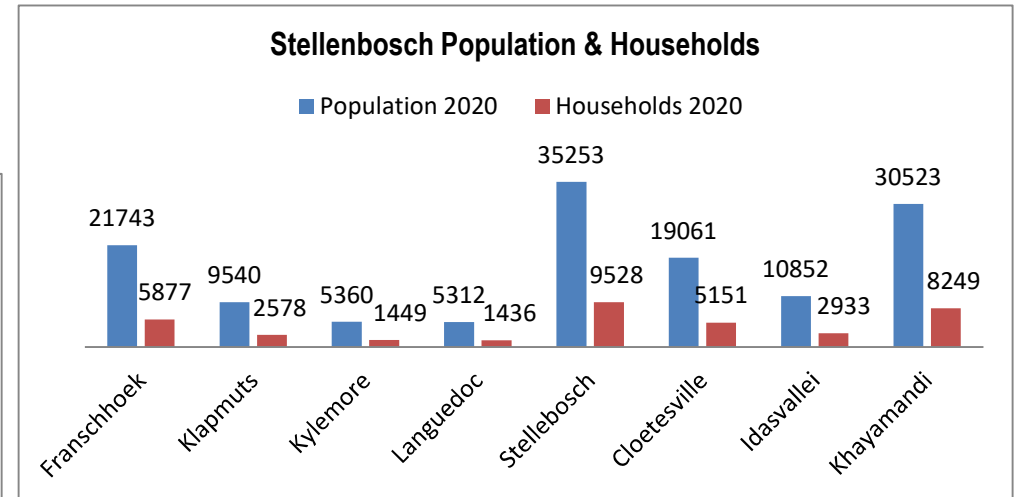
2 Demographic Assessment

2.1 Need: Current Stellenbosch population and per settlement

Current population



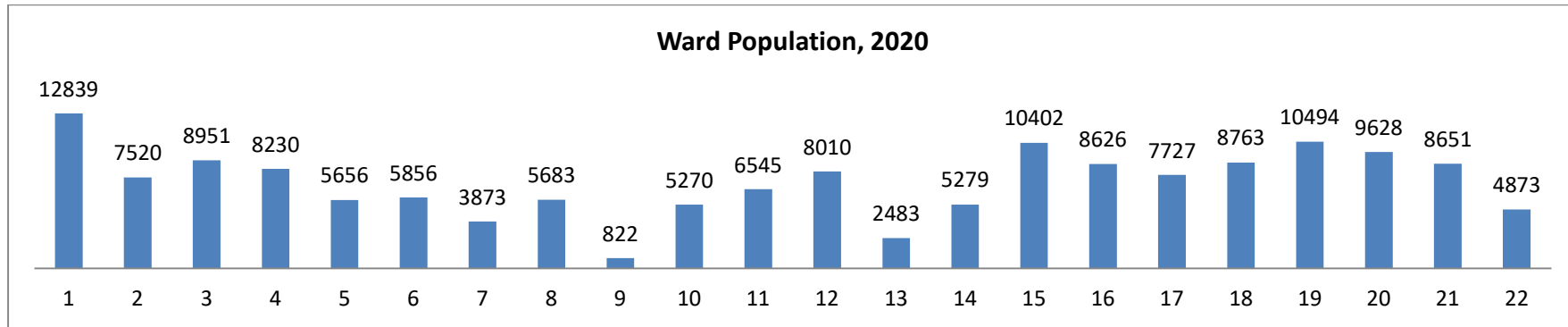
actual households and in 2020, 52 261 estimated households according to the of 3.7 people. In 2011 and 2001 there were 43 420 (47 130 as per Census 2011 respectively with an average household size of 3.3 (StatsSA, 2011).



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 population growth over the same period with an average household size mapped on Wazimap <https://wazimap.co.za> and 29 023 households



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:

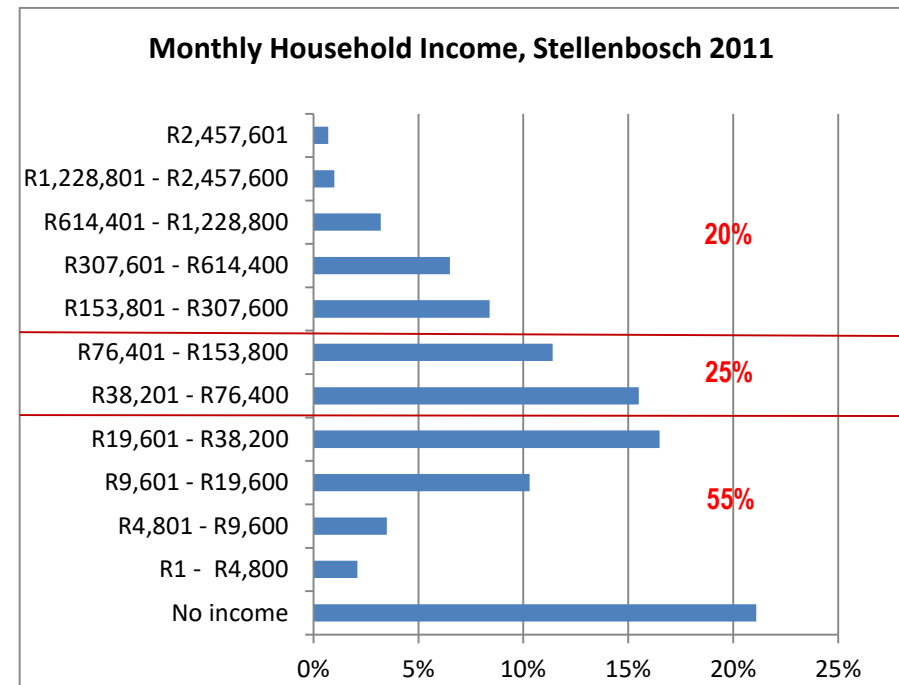
The growth rate from 2011 to 2020 was 2.65% over the nine-year period. Applying the same growth rate until 2031, the population would increase from 155 733 in 2011 to 251376. The Stellenbosch population increased by 23.8% from 155 733 residents in 2011 to 192879 residents in 2020, an average annual growth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

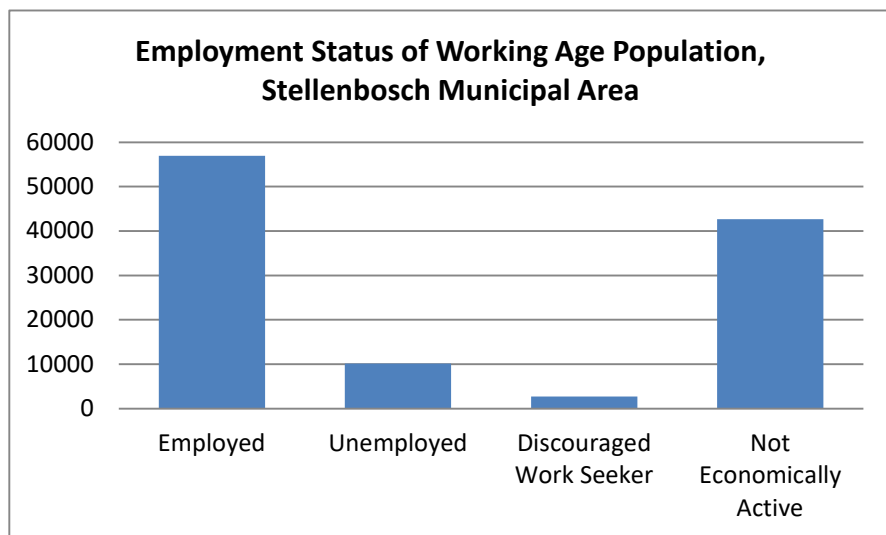
Income (Socio-Economic Assessment)

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.



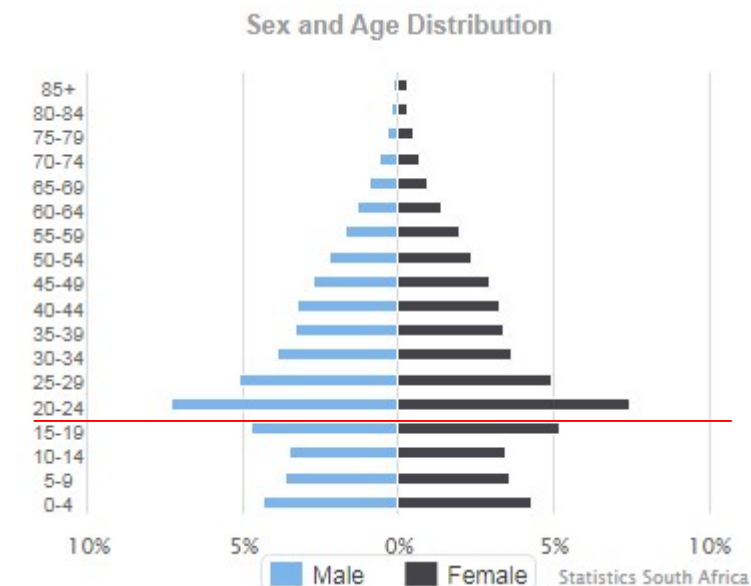
Graph 3: Monthly Household Income, Stellenbosch (StatsSA 2011)

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 (Wiesiesdraai)									
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.

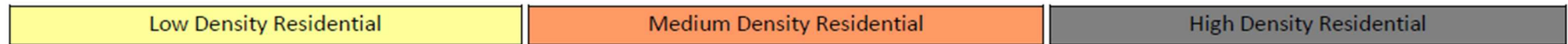


Figure 1: Stellenbosch settlements' Density maps

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:

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

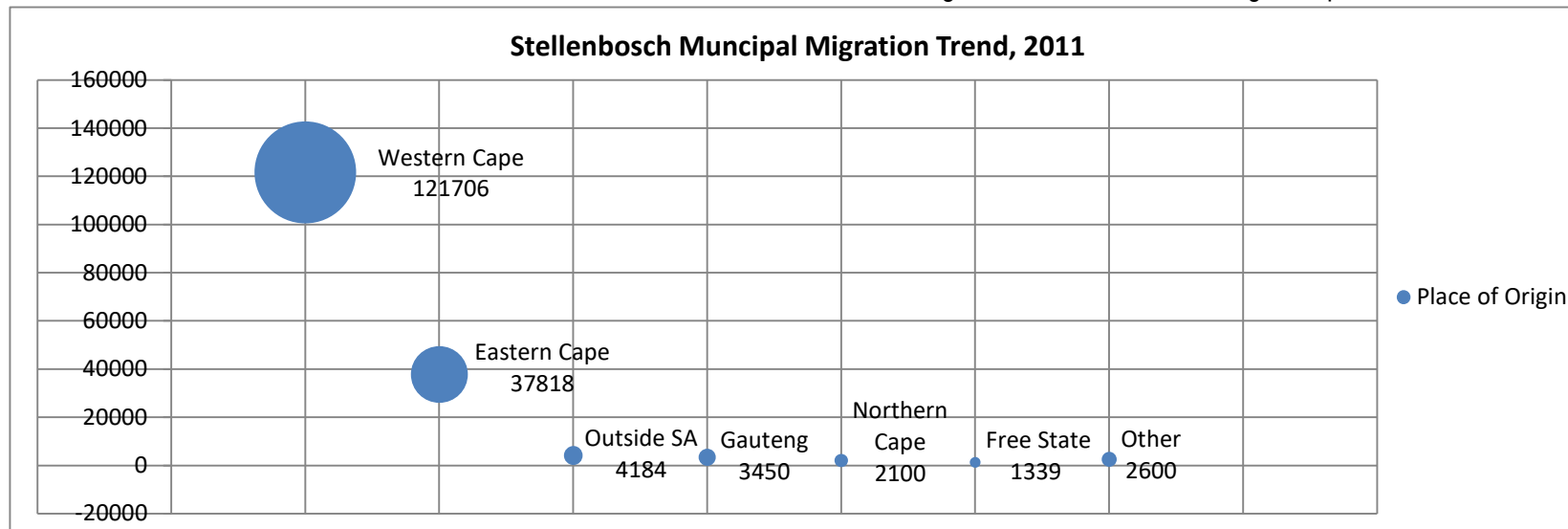
These developments and neighbouring municipal trends cause migration. On average 70% of the population of Stellenbosch Municipality are from the Western Cape, 22% originate from Eastern Cape and 4% from Gauteng, Northern Cape and Free State whilst 2% of the population are from outside South Africa.

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)

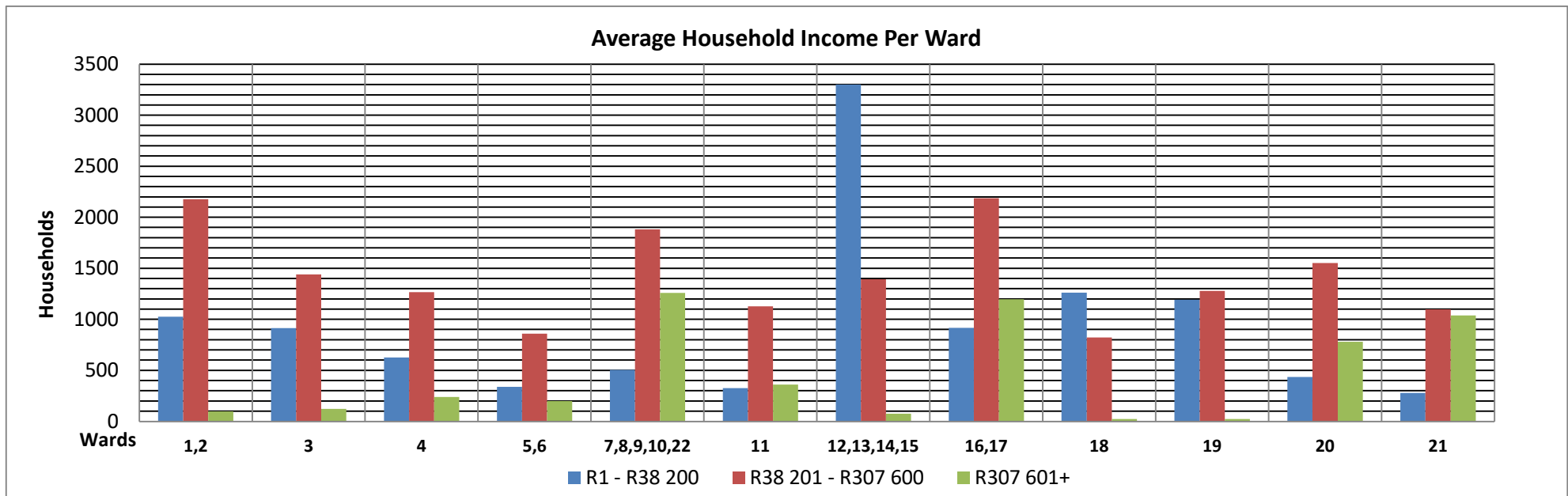
Prioritising needs in each ward, resulted in the following settlement making related needs as per the table to follow and include broadly different housing typologies, basic services, ownership, recreational facilities, educational facilities, facilities for the elderly, a clinic, improved mobility – 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
	Franchhoek	La Motte	Lanquedoc	Kylemore	Idas Valley	Stellenbosch				Kayamandi				Cloetesville		Klapmuts	Koelenhof	Raithby	Jamestown	Bo - Dalsig		
Need																						
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 Cloetesville.

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, Cloetesville, Along Adam Tas, Klapmuts and Jamestown, whilst Medium Density housing is required in Mooiwater and Cloetesville.

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, Cloetesville. 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 Cloetesville. 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 – Cloetesville, Ward 19 – Elsenburg, Ward 11 – Adam Tas, Ward 18 – Klapmuts, Ward 21 – Jamestown, Ward 1 – Mooiwater and Ward 17 - Cloetesville

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, Cloetesville	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, Cloetesville (“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 Cloetesville, Stellenbosch	Brown
7	Erven 6300, 6847, 6886 Cloetesville, Stellenbosch	Brown
8	Erf 8776 Cloetesville, Stellenbosch	Brown
9	Erf 6705 Cloetesville, 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

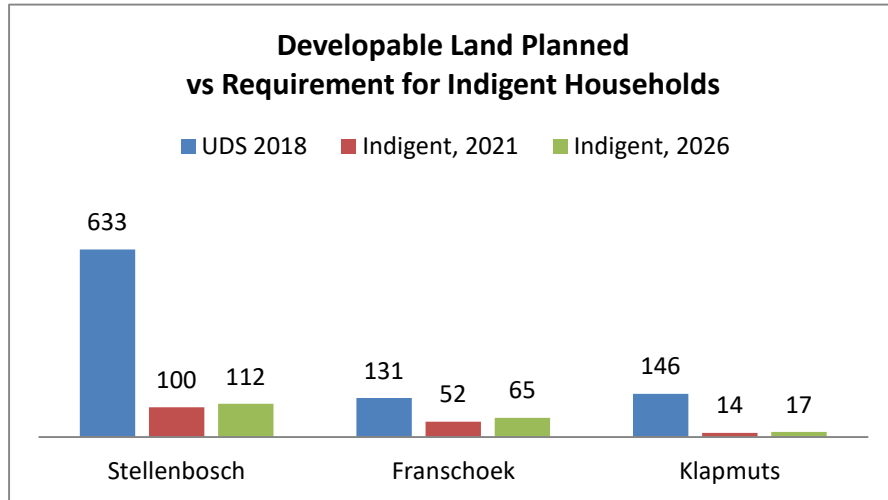
Most mixed-use zones are Brownfields developments. Catalytic projects such as Adam Tas corridor is a mixture of both and Kayamandi Northern Extension is a Greenfields development.

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 Klipmuts. 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.

Opportunities	Threats
<ul style="list-style-type: none"> World class NMT & Public Transport system. 	<ul style="list-style-type: none"> Expensive potable water.
Strengths	Weaknesses
<ul style="list-style-type: none"> Infrastructure/ Roads (R45). 	<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 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 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 Franschoek line which, is no longer in operation Franschoek, 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 Franschoek, 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	KI	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							O	
Migration vs Most Stable	T								T		T									
Low income: Unemployment/ Indigent	T								T		T									
Urbanization & Poverty, Dependency on subsidies, Current Projects	T						T	T			T									
Informal (Inf), Back Yarders (BY), Temporary Relocation Area (TRA)	T, Inf	T, BY		T, BY		T, BY		T, BY, Inf	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	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	O
Water Sources / Courses Climate change	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

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

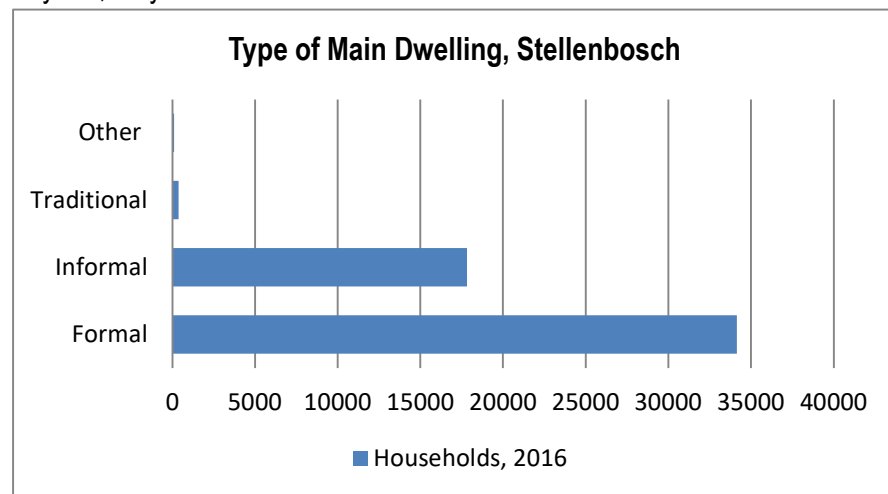
4 Municipal-Specific Housing Demand

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.

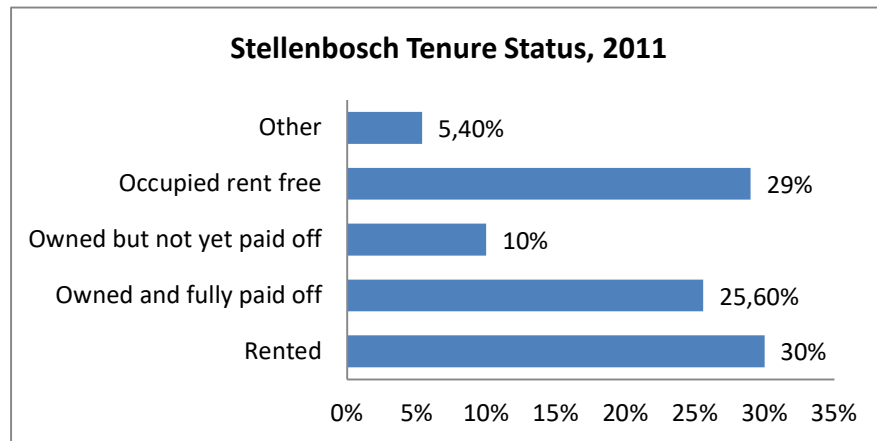
Those older than 40 years and on the waiting list for more than 10 years make up 8 390 (53%) of all applicants. More than 50% of Kylemore/ Pniël, Jamestown, Idas Valley and Franschoek housing demand have applicants that are older than 40 years and have been on the waiting list for more than 10 years.” (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.

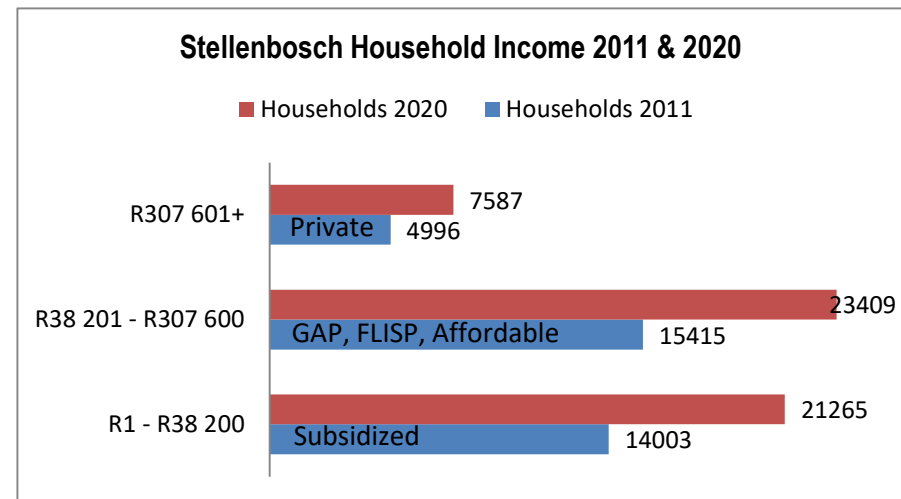


Graph 9: Tenure Status in Stellenbosch, 2011

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). 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 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. Cloetesville (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
Cloetesville, 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	Flottenburg (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.

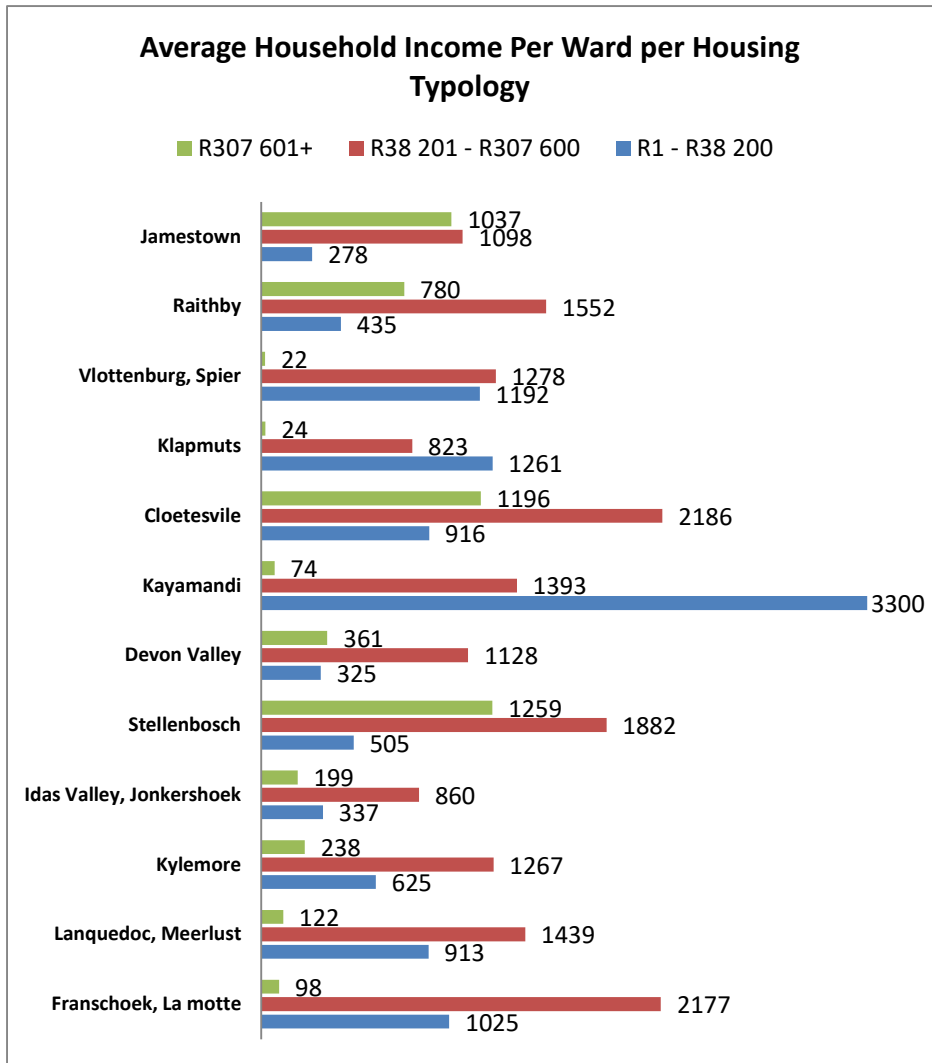
The housing demand waiting list comprise some 18 263 applicants (Western Cape Housing Demand Database extract for Stellenbosch Municipality Housing Pipeline, MTREF period 2023 - 2026) compared with the Stellenbosch housing backlog of 11 618 indigent households and the 2036 supply estimate of 17 847 opportunities.

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
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Present Water Demand	
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Future Water Demand	
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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

- 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 Cloeteville reservoir site to augment reservoir storage in the Cloeteville 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

Cloeteville:

- Boundaries of the Cloeteville 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.

Kayamandi:

- 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).

Jamestown:

- A new Jamestown Upper Reservoir zone is proposed to accommodate future area.

Papegaaiberg:

- Boundaries of the existing Papegaaiberg zone are increased to accommodate future development.

Paradyskloof:

- 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.

Brandwacht:

- 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 Franschoek Reservoir PRV zone be increased to accommodate future development.
- The boundaries of the Franschoek reservoir zone are to be increased to accommodate future development.
- The boundaries of the existing Franschoek reservoir zone are adjusted to include 2 new PRV zones.
- The boundaries of the existing reservoir zones in Wemmershoek, La Motte and Franschoek are increased to accommodate future development in the greater Franschoek area.

Proposed future system and required works

- The existing Franschoek 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 Franschoek distribution network.
- New distribution pipelines are proposed to supply future development areas with water when they develop.

Klapmuts

Reservoir Storage Volume	9.4ML
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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

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
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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

- 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

- 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

- 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
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Present Water Demand	
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Future Water Demand	
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Proposed Upgrades

- 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
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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

- 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

- 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

- 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
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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

- 4.0 Mℓ Simonsig reservoir is proposed to provide water to the new Simonsig reservoir zone.
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Proposed distribution zones

- 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

- 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
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Present Water Demand	
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Future Water Demand	
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Proposed Upgrades

- 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
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Present Water Demand	
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Future Water Demand	
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Proposed Upgrades

- 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
	Merriman Z	8.6		9.0
	Stadsaal	2.5		5.0
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
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
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
Sub-Systems	Boord	2.14		4.0
	Tegnopark		3.4	5.37
	Paradyskloof	3.8		19.56
	Total			28.93

Franschoek Substation	Installed Capacity (MVA)	Load 2006 (MVA)	Firm Capacity (MVA)	Predicted Load 2025 (MVA)
		40	6.5	20
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, Vlottenburg, 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 PDol 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 PDol, 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):

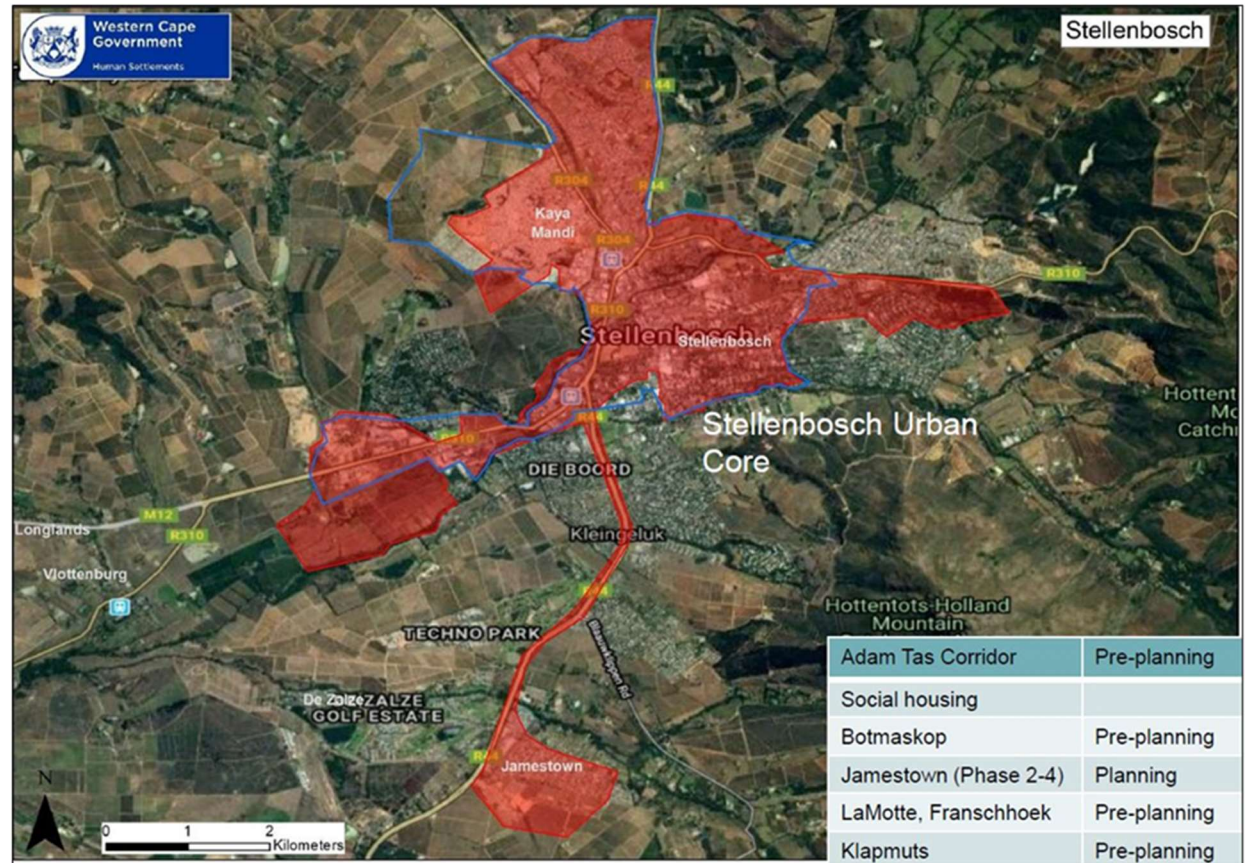


Figure 3: Priority Human Settlements and Housing Development Areas (PHSDA) (Stellenbosch Municipality Housing Pipeline, 2023)

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 Klipmuts. 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).

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.
 - o Centrally located community node.
 - o An integrated and active open space network.
 - o 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 Klappmuts. 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 Klappmuts.

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.

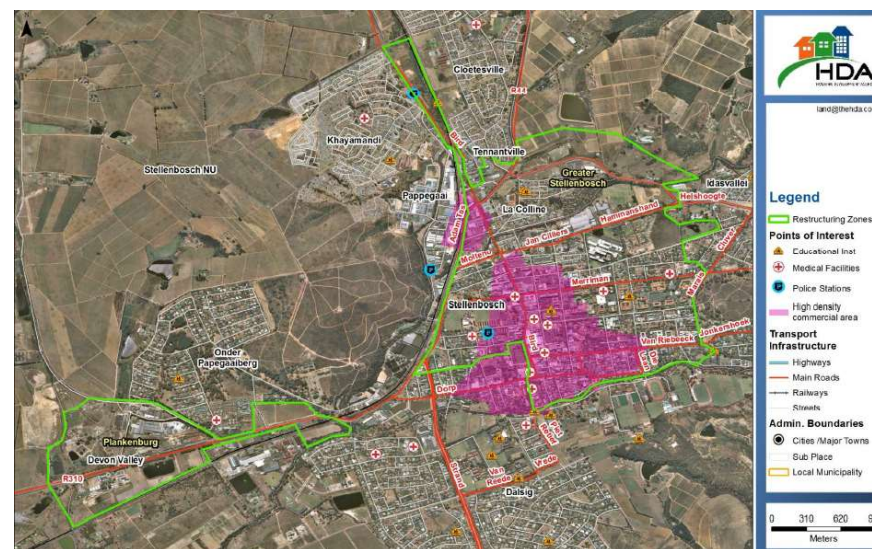


Figure 4: Restructuring Zone, Stellenbosch

Densification and Intensification

In Stellenbosch, Franschoek and Klappmuts 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>).

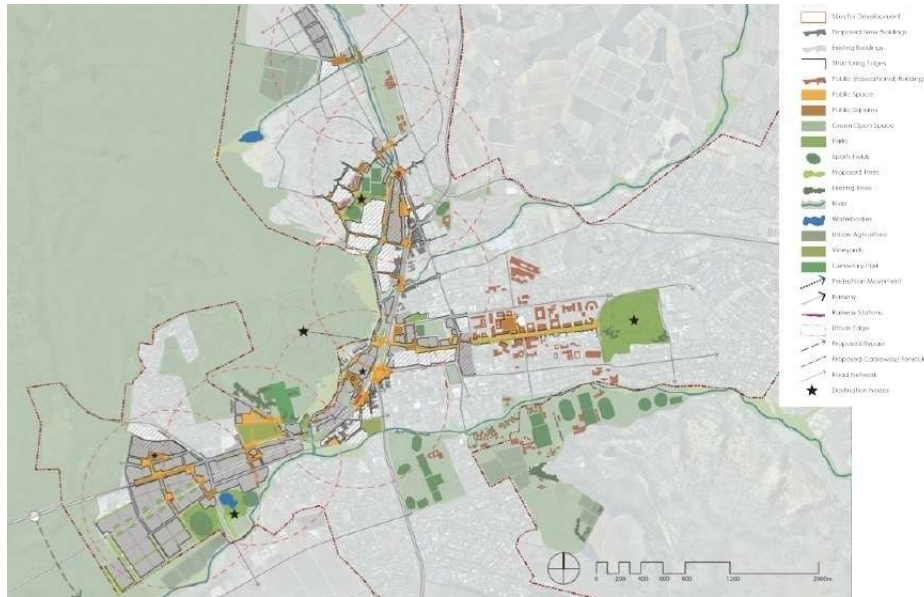


Figure 5: Catalytic Development, Adam Tas Corridor

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, RE/7587, 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,- Stb Mun 4841- 4843, RE/112 80-Stb Mun; 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:

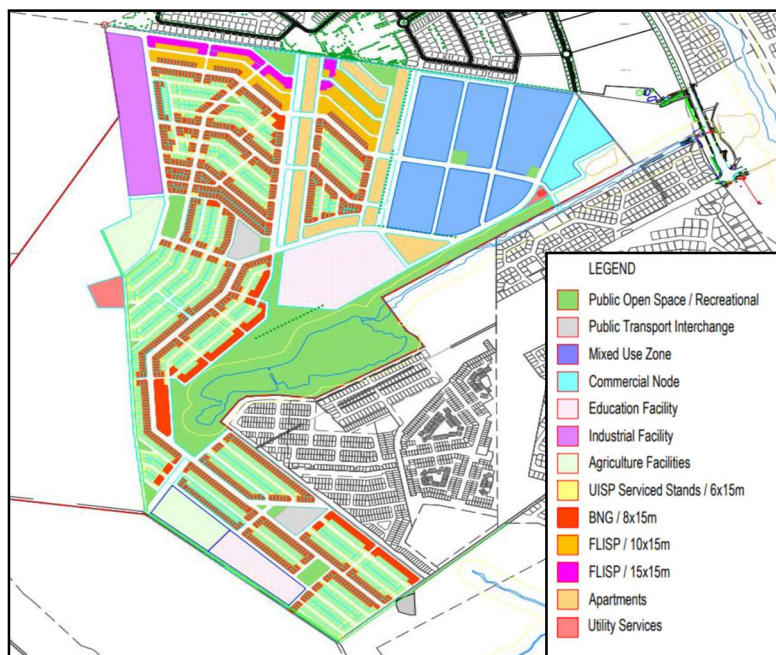


Figure 7: Kayamandi Northern Extension part of Adam Tas Northern District

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 Cloetesville. (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.

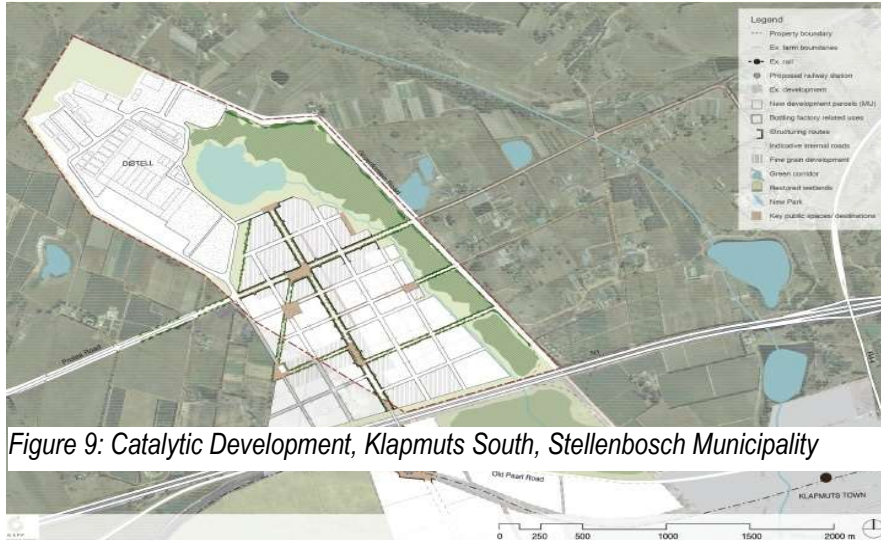
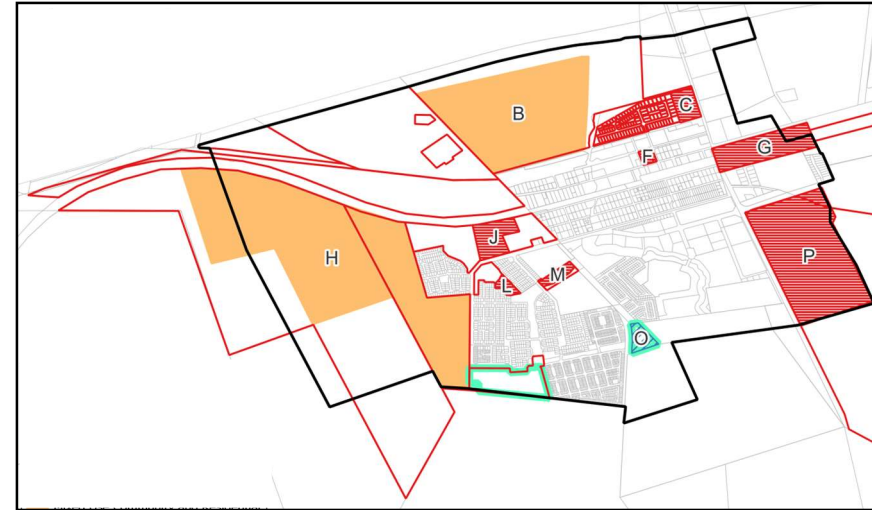


Figure 9: Catalytic Development, Klapmuts South, Stellenbosch Municipality

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
28) Erf 3229 Mooiwater (TRA)	Franschhoek	UISP		258			Services
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

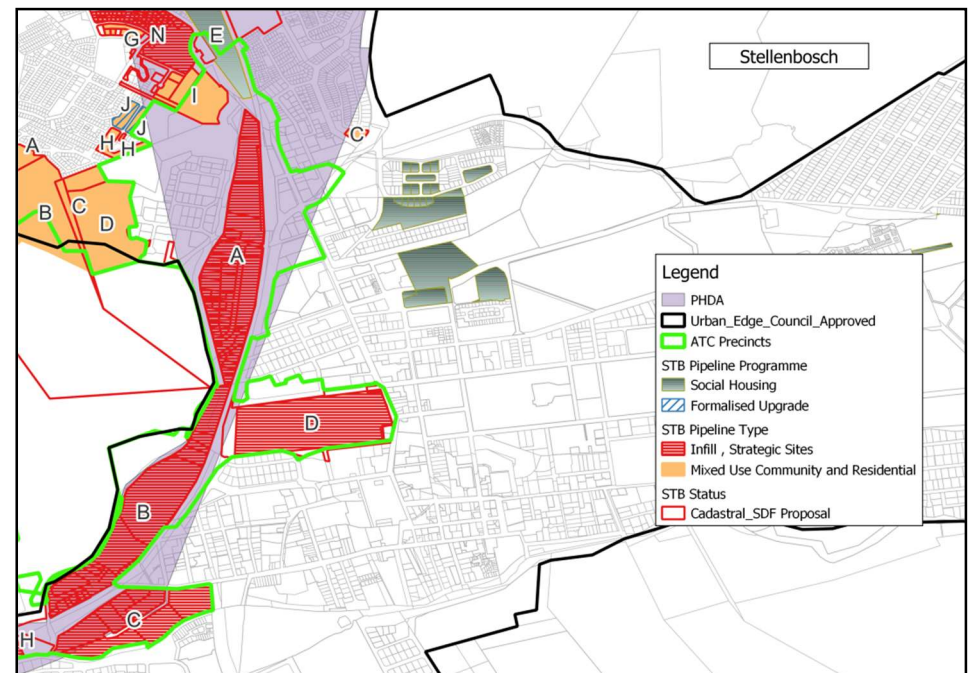


Figure 11: Stellenbosch available land for Residential Development

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 <u>235</u> (P9), 9545, 3454, 257, 7602 (P7), 380, 381, 15804, 14601, 6201, 6278, 6280, 14461, <u>709</u> , 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 <u>RE/235</u> , 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.

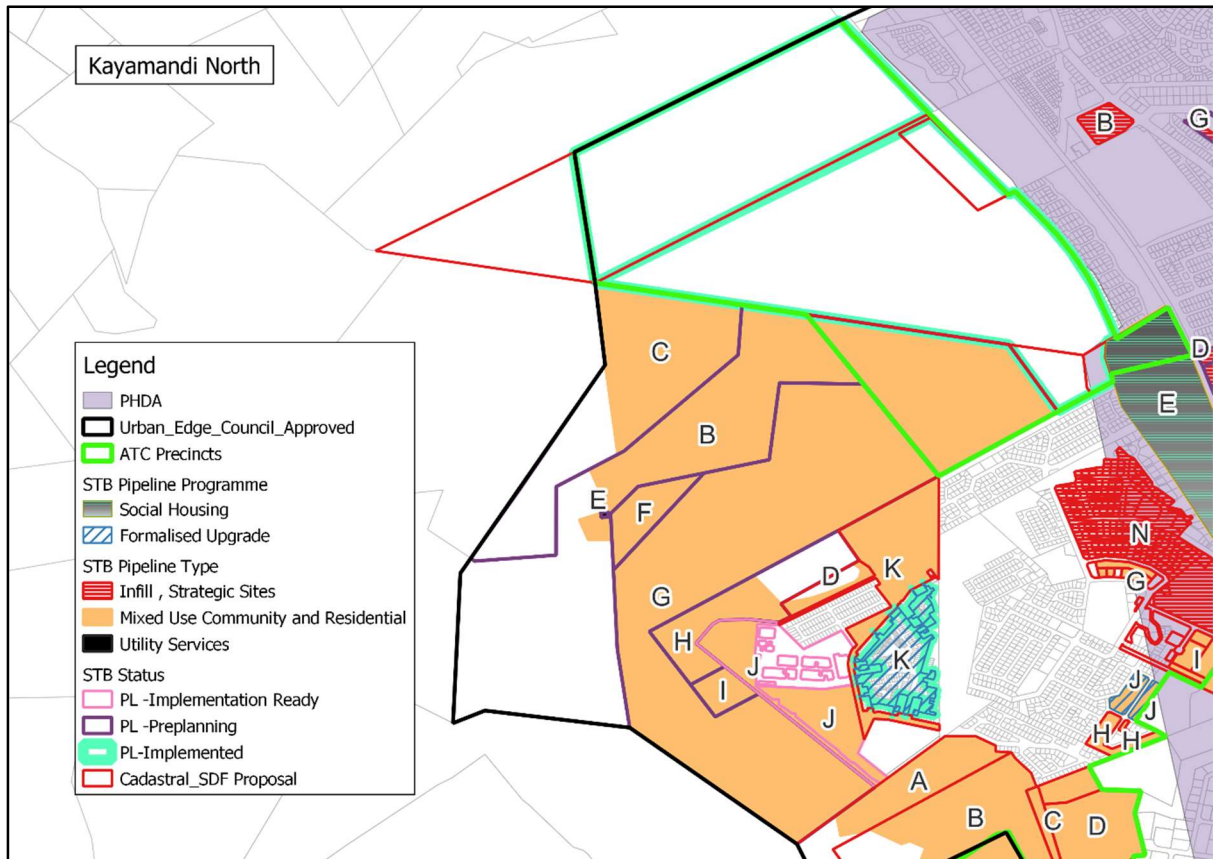


Figure 12: Kayamandi (North) MSDF Residential Proposal Maps

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.

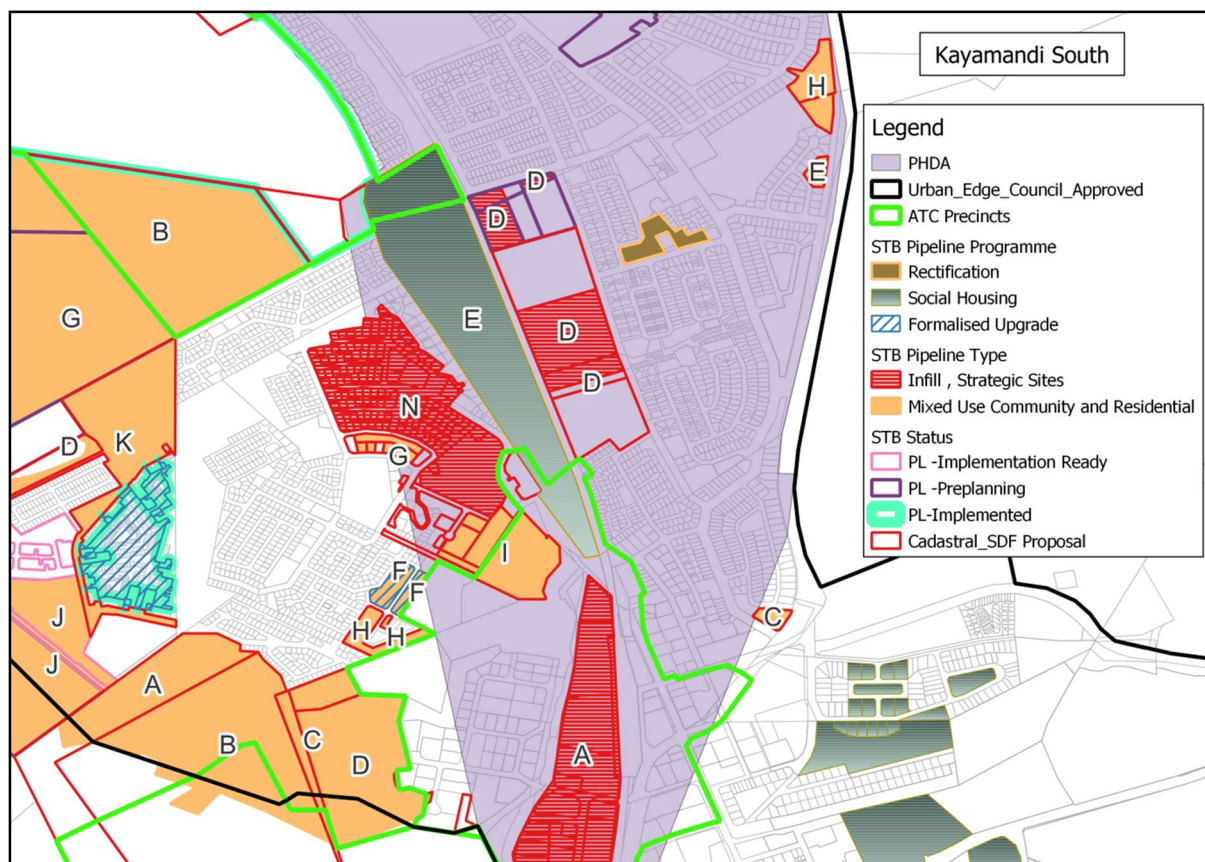


Figure 13: Kayamandi (South) MSDF Residential Proposal Maps

Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
Farm RE/183	Kayamandi	(Enkanini)	P	A	5.24	306	Stb Mun	11 & 12
Ptn of Farm 181	Kayamandi	Mixed Use, Community and Residential Infill		B	12.61	736	Stb Mun	11 & 12
Ptn 5 of Farm 175	Kayamandi	UISP		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, UISP 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.

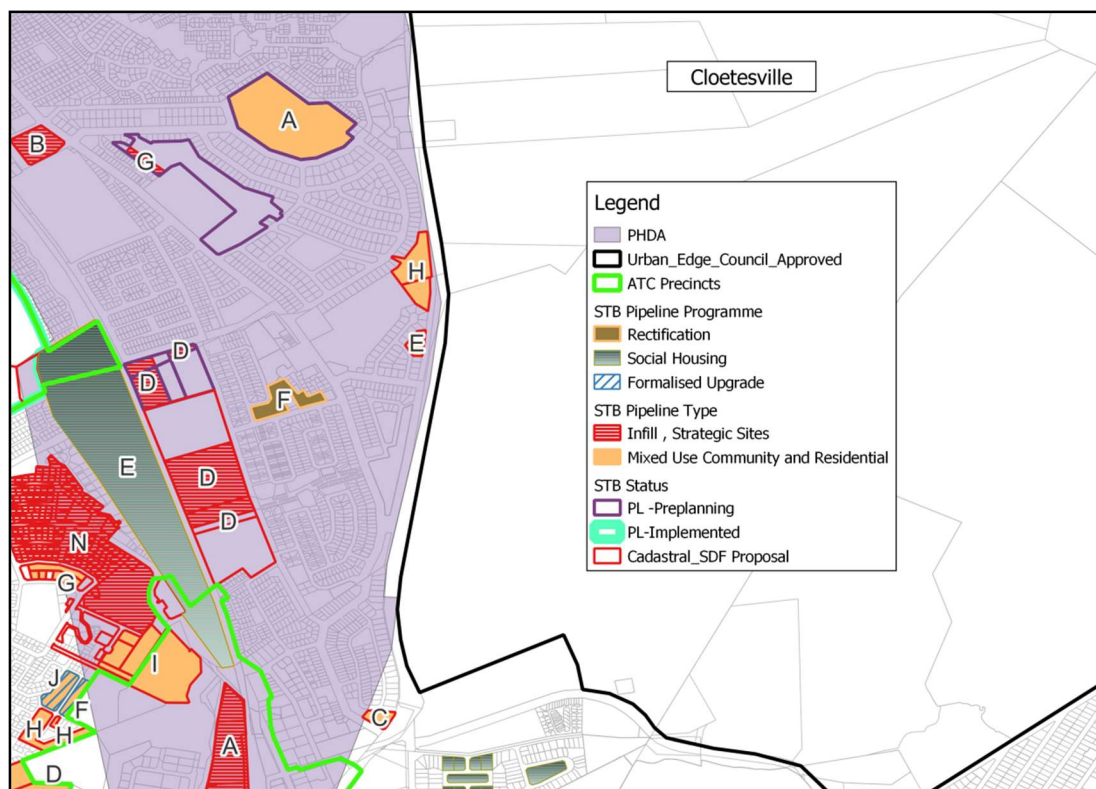


Figure 14: Cloetesville MSDF Residential Proposal Maps

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.

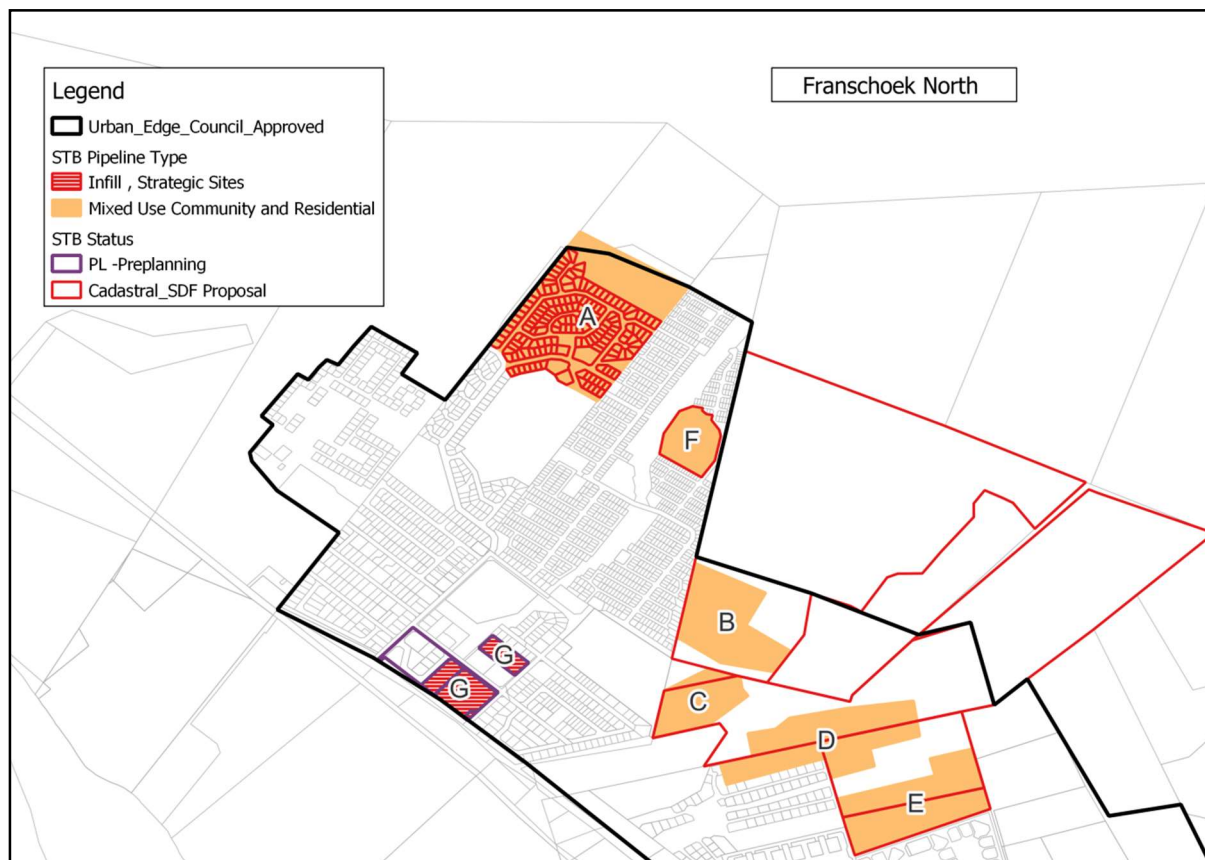


Figure 15: Franschhoek (North) MSDF Residential Proposal Maps

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.

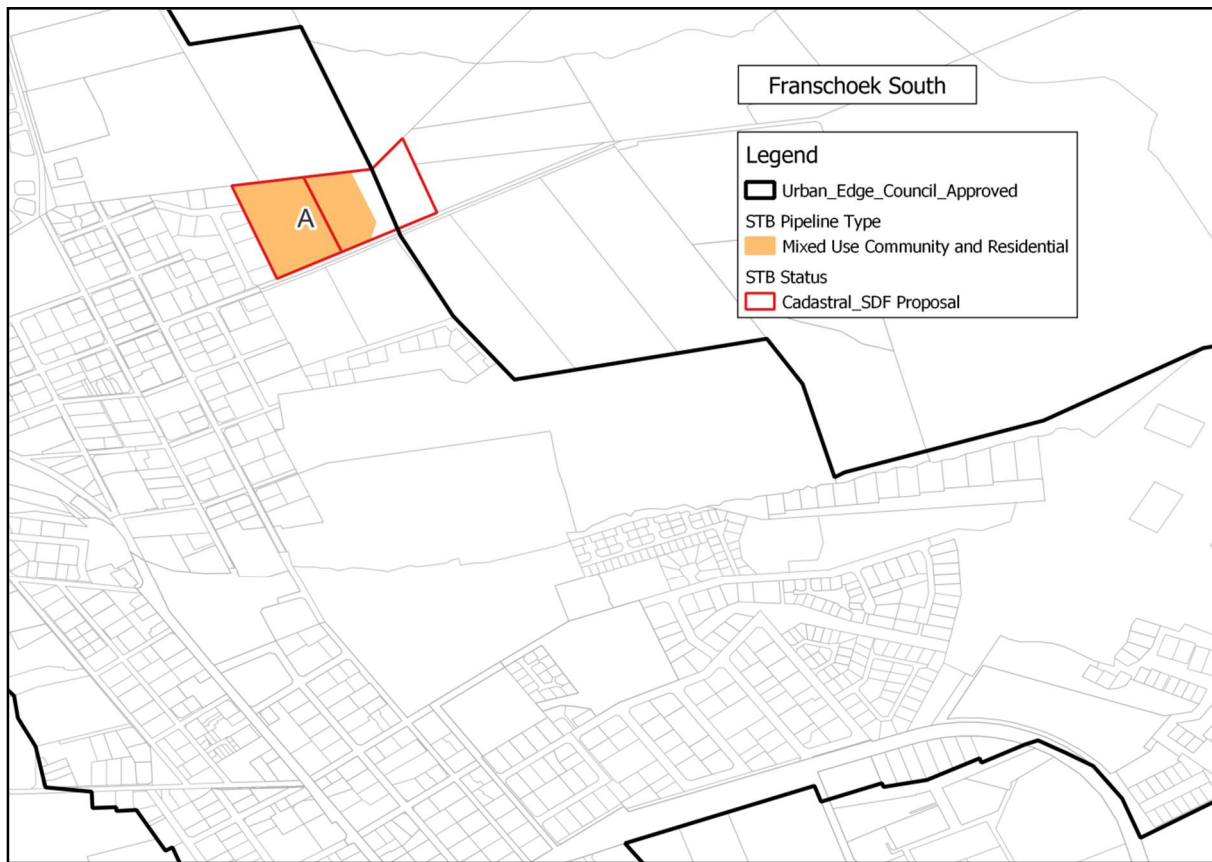


Figure 16: Franschhoek (South) MSDF Residential Proposal Maps

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.

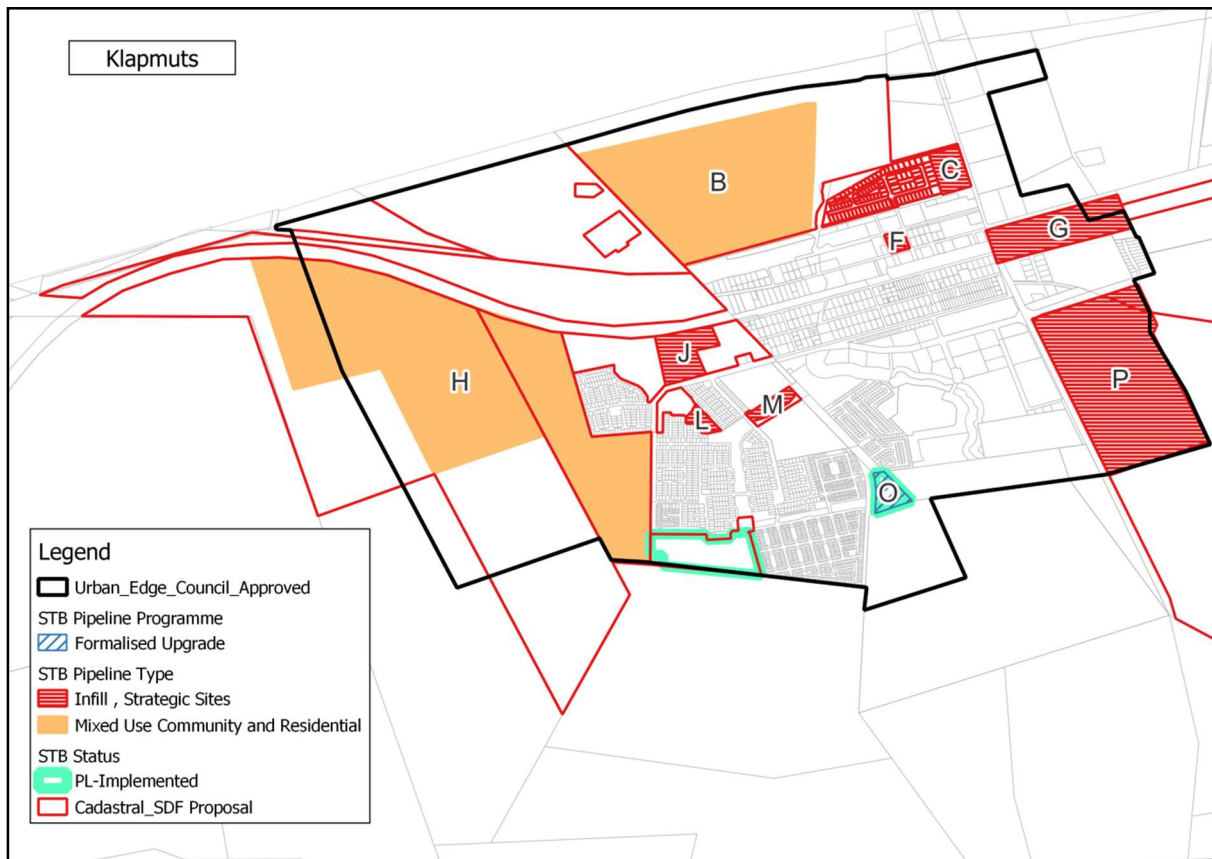


Figure 17: Klapmuts MSDF Residential Proposal Maps

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 88.89ha of developable land has been earmarked for Mixed Use, Community and Residential infill development.

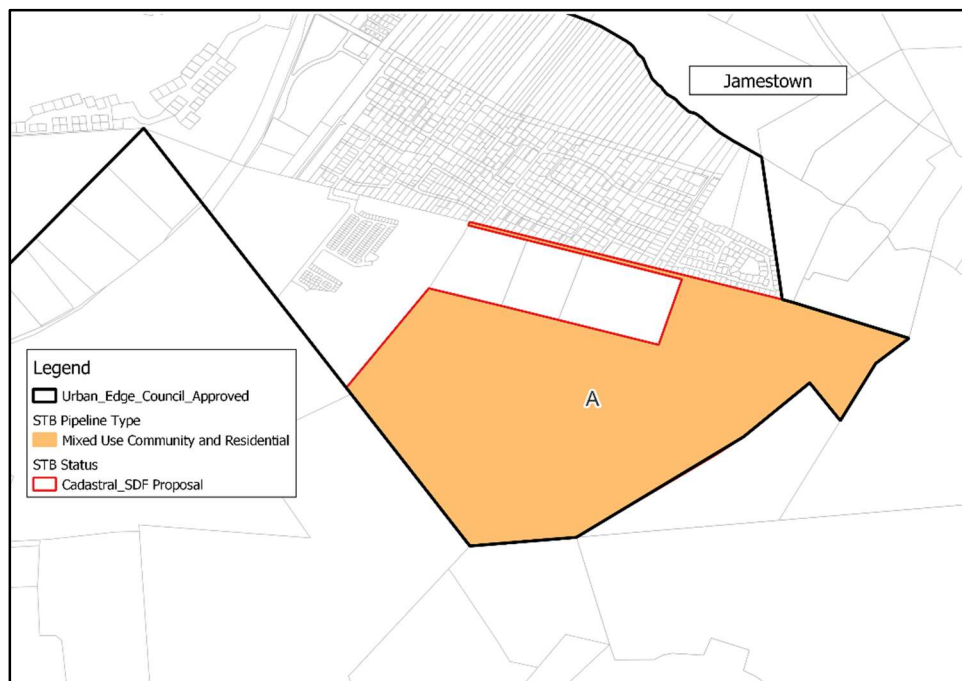


Figure 18: Jamestown MSDF Residential Proposal Maps

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

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

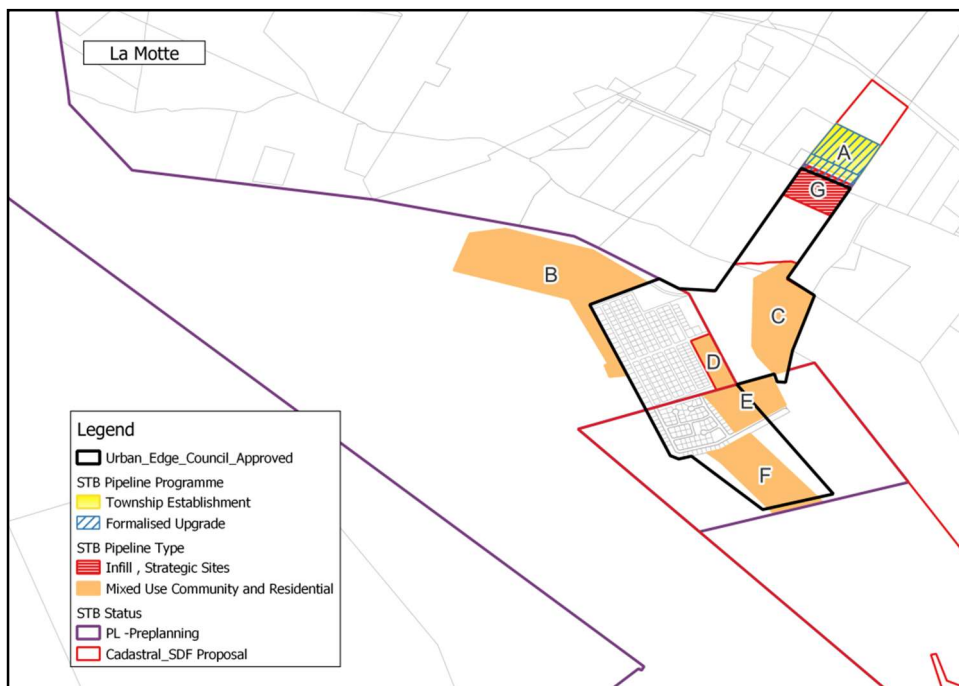
Erf/ Farm no	Settlement	Type/Housing Programme	No	Ha	Units	Ownership	Wards
Farm 1310 (MSDF) (Process of being implemented)	De Zalze	Mixed Use, Community and Residential Infill	A	±7.94	463	Private	21

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



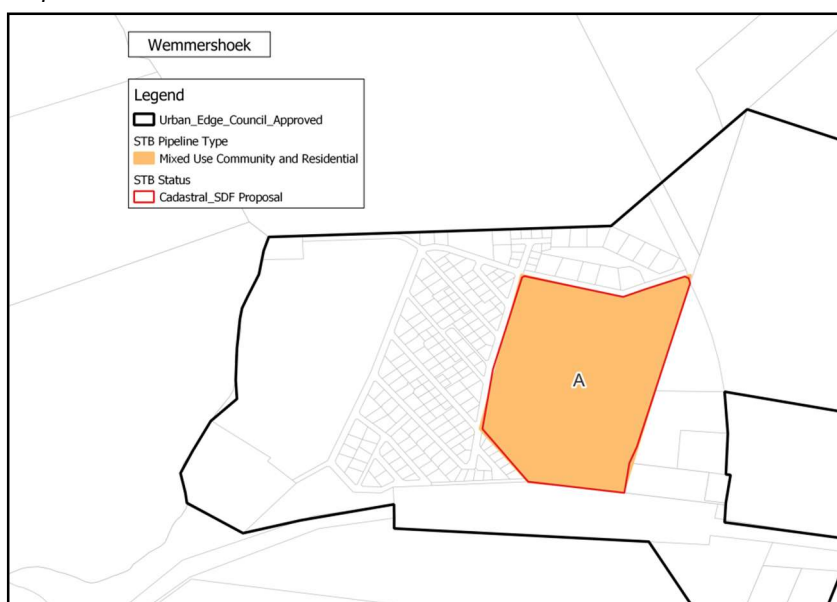
Erf/ Farm no	Settlement	Type/Housing Programme	PL	No	Ha	Units	Ownership	Wards
RE/7/1041 & RE/3/1041 (Bosdorp)	Maasdorp	Township Establishment	PP	A	4.13	16	Priv	2 & 3
Farm RE/1339 (Old Forest Station)	La Motte	Mixed Use, Community and Residential Infill IRDP / FLISP	P	B	12.33	719		1, 2 & 3
Farm 1653	La 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.

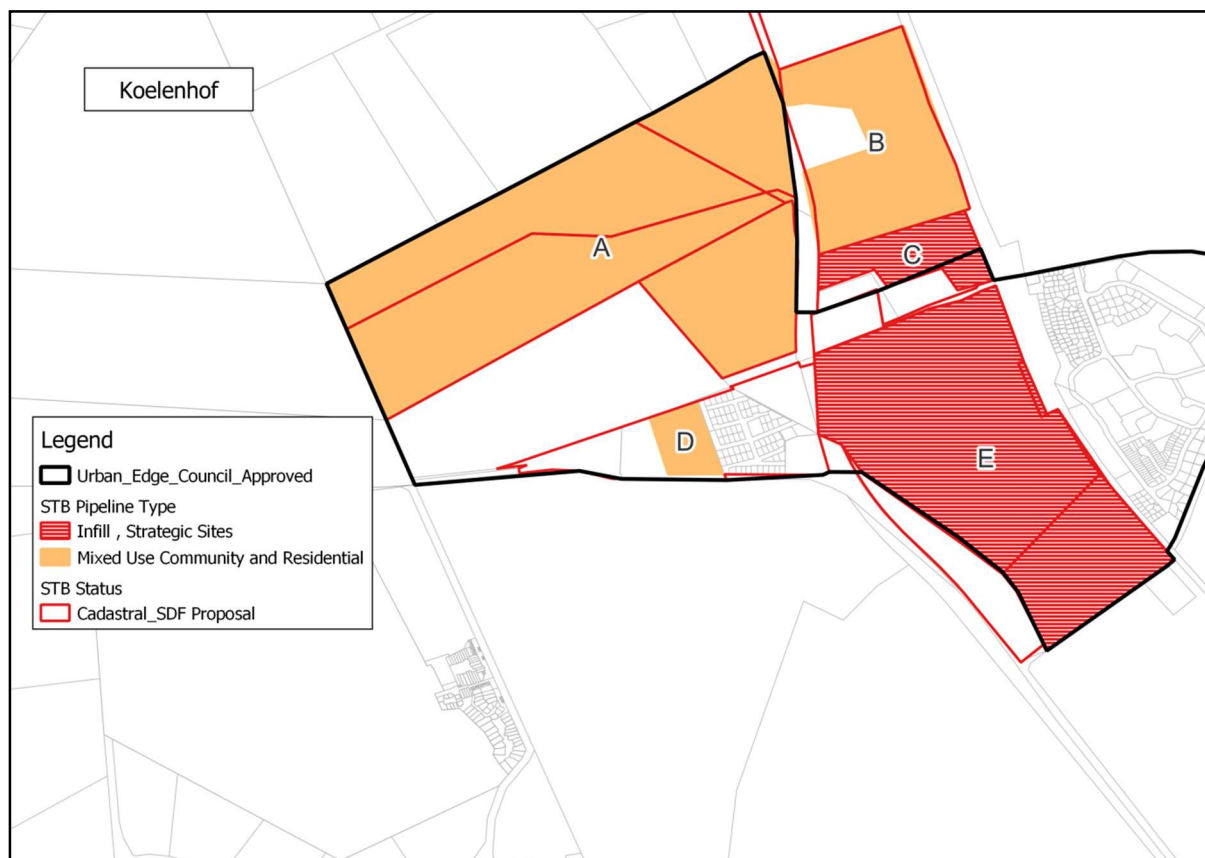


Figure 23: Koelenhof MSDF Residential Proposal Maps

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.

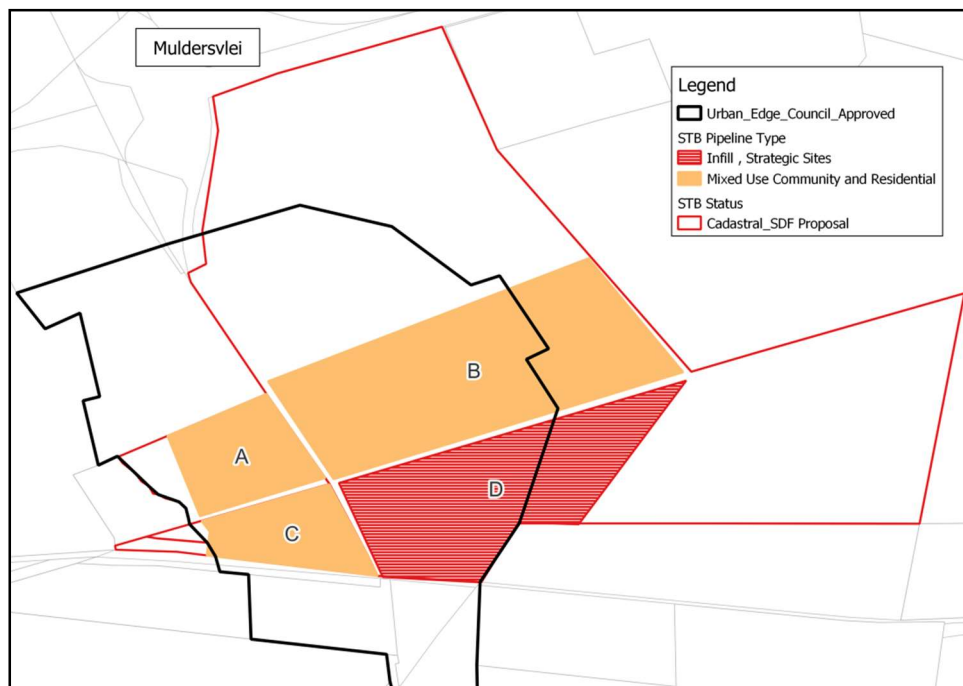


Figure 24: Muldersvlei available land for Residential Development

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.

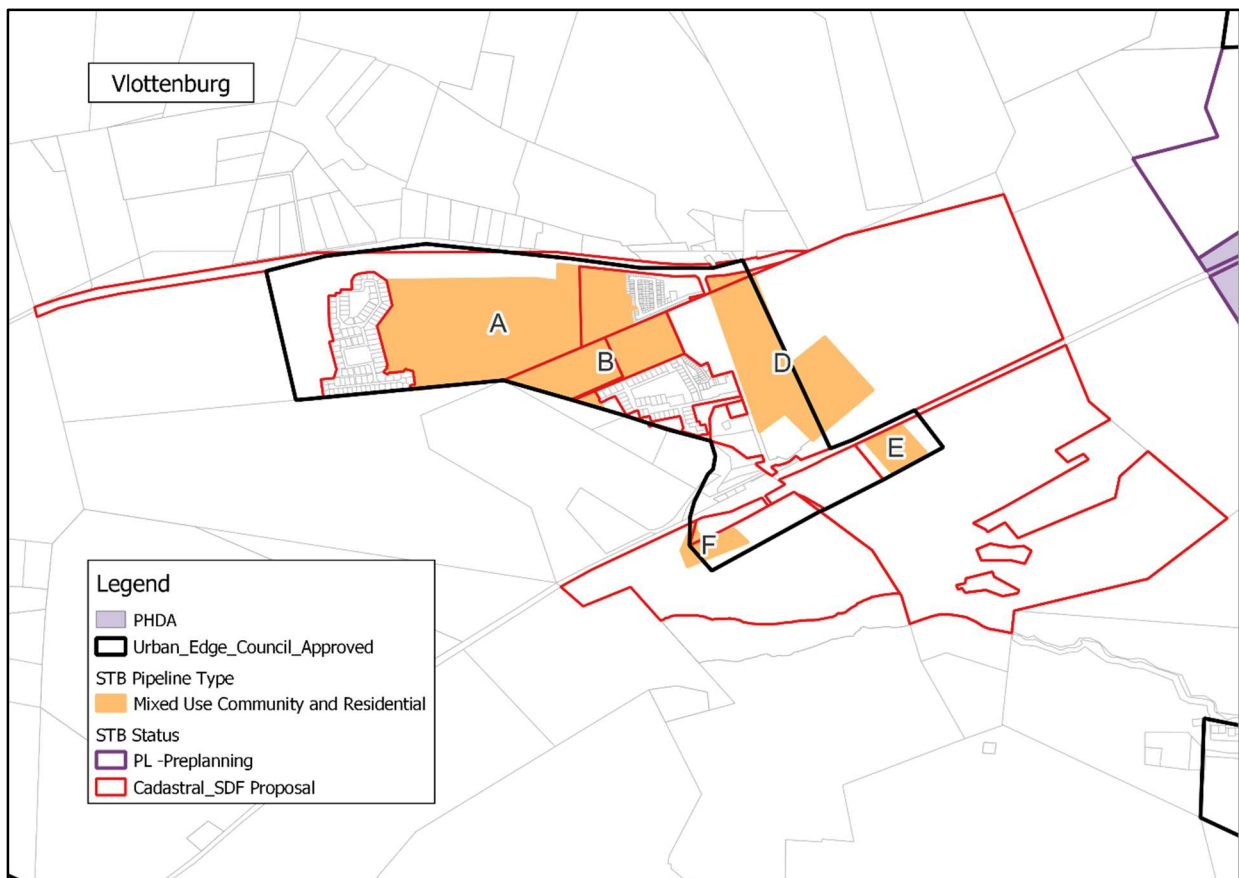


Figure 26: Vlottenburg available land for Residential Development

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.

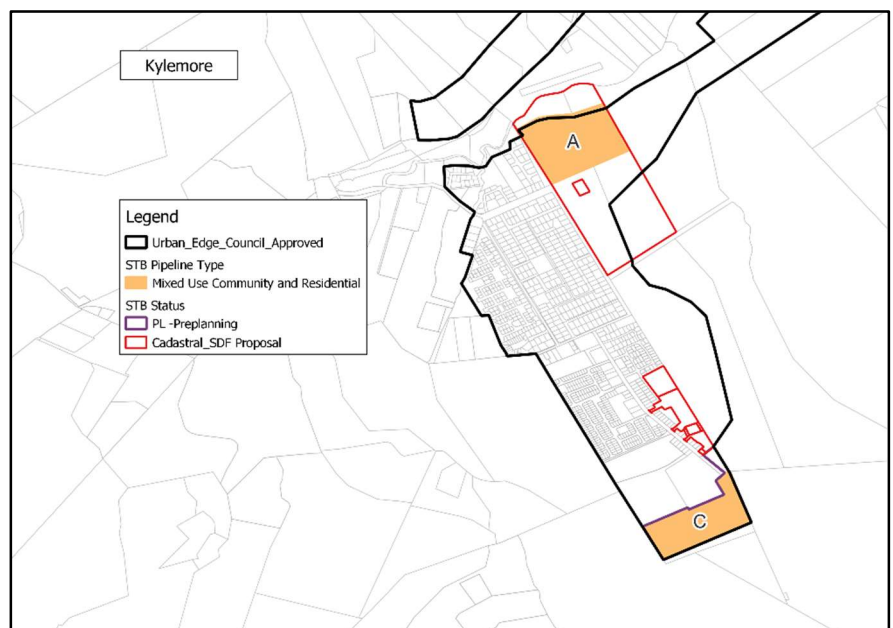


Figure 28: Kylemore MSDF Residential Proposal Maps

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		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.

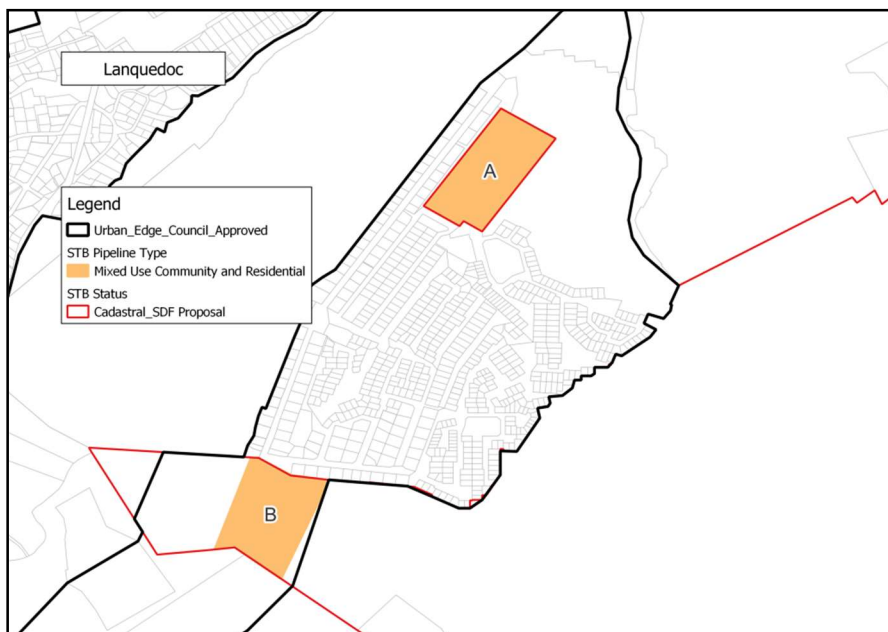


Figure 29: Lanquedoc available land for Residential Development

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.

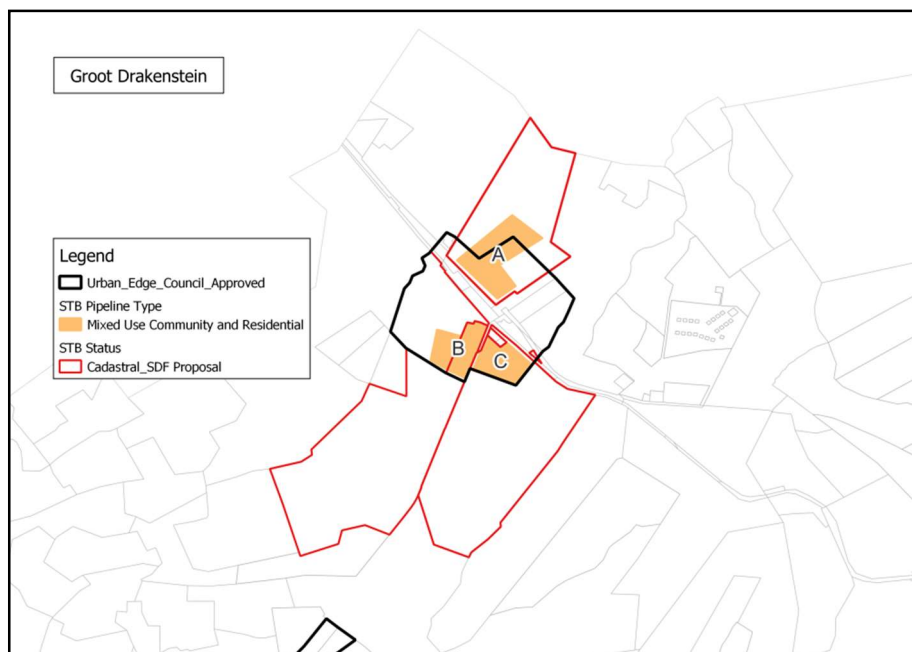


Figure 30: Groot Drakenstein SDF Residential Proposal Maps

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.

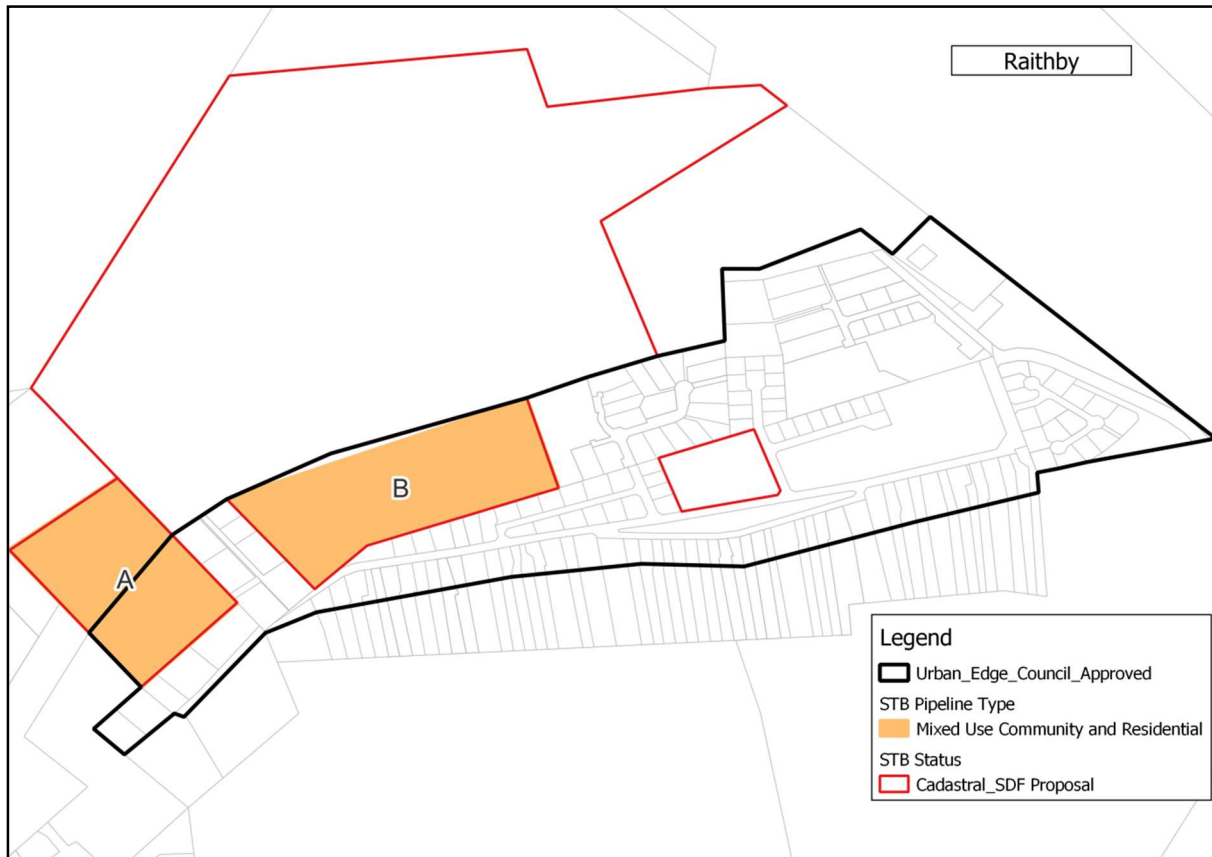


Figure 31: Raithby available land for Residential Development

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 Papegaaiberg including Adam Tas Precincts				Total:	2 603,6 KI	13 837,5 KwW
Erf/ Farm no	No	Ha	Type/Housing Programme	Units	AADD in KI	Electricity KwW
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: Franschhoek 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: Klapmuts					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							
Sites Available: Jamestown					Total:	2 074 KI	12 962,5 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 IRD/FLISP PHDA	5 185	2 074	(@2.5) 12 962,5	

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	2 074 KI	12 962,5 KvW
Jonkershoek (See Bosdorpe)		
De Zalze Annex	185,2 KI	1 157,5 KvW
Total:	2 259,2 KI	14 120 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 Bosdorpe)		
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

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 Klapmuts (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 (Franschhoek), Meerlust (Franschhoek 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 Franschhoek (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			
Franschhoek			2	1	1	
Klapmuts		1				
Stellenbosch Surroundings						
Jamestown			1			
Jonkershoek						1
Franschhoek 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 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 & 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	Readiness Score	Geotech Conditions	Sustainability 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, 2011

Ward 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	Mostertsdrift, 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, Drosty 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		
	<ul style="list-style-type: none"> • Human Settlement Policy Framework • 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. 		

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