



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref. no.3/4/1/5

2019-06-07

NOTICE OF THE 28TH MEETING OF THE COUNCIL OF STELLENBOSCH MUNICIPALITY WEDNESDAY, 2019-06-12 AT 10:00

TO The Speaker, Cllr WC Petersen (Ms) [Chairperson]
The Executive Mayor, Ald G Van Deventer (Ms)
The Deputy Executive Mayor, Cllr N Jindela

COUNCILLORS	F Adams	MC Johnson
	FJ Badenhorst	DD Joubert
	FT Bangani-Menziwa (Ms)	N Mananga-Gugushe (Ms)
	Ald PW Biscombe	C Manuel
	G Cele (Ms)	NE Mcombring (Ms)
	PR Crawley (Ms)	XL Mdemka (Ms)
	A Crombie (Ms)	RS Nalumango (Ms)
	Z Dalling (Ms)	N Olayi
	R Du Toit (Ms)	MD Oliphant
	A Florence	SA Peters
	AR Frazenburg	MM Pietersen
	E Fredericks (Ms)	WF Pietersen
	T Gosa	SR Schäfer
	E Groenewald (Ms)	Ald JP Serdyn (Ms)
	JG Hamilton	N Sinkinya (Ms)
	AJ Hanekom	P Sitshoti (Ms)
	DA Hendrickse	Q Smit
	JK Hendriks	LL Stander
	LK Horsband (Ms)	E Vermeulen (Ms)

Notice is hereby given in terms of Section 29, read with Section 18(2) of the *Local Government: Municipal Structures Act, 117 of 1998*, as amended, that the **28TH MEETING** of the **COUNCIL** of **STELLENBOSCH MUNICIPALITY** will be held in the **COUNCIL CHAMBER, TOWN HOUSE, PLEIN STREET, STELLENBOSCH** on **WEDNESDAY, 2019-06-12** at **10:00** to consider the items on the Agenda.

SPEAKER
WC PETERSEN (MS)

A G E N D A
28TH MEETING OF THE COUNCIL
OF STELLENBOSCH MUNICIPALITY
2019-06-12

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2.	COMMUNICATIONS
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2.2	COMMUNICATION BY THE SPEAKER
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2.3	COMMUNICATION BY THE MUNICIPAL MANAGER
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NONE

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NONE

7.3	FINANCIAL SERVICES: [PC: CLLR P CRAWLEY (MS)]
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NONE

7.4	HUMAN SETTLEMENTS: [CLLR N JINDELA]
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NONE

7.5	INFRASTRUCTURE: [CLLR J DE VILLIERS]
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NONE

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NONE

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NONE

7.8	RURAL MANAGEMENT AND TOURISM: [PC: CLLR S PETERS]
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NONE

7.9	YOUTH, SPORTS AND CULTURE: [PC: M PIETERSEN]
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NONE

7.10	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER
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NONE

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8.1	MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC): [CLLR WF PIETERSEN]
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8.2.1	STELLENBOSCH MUNICIPALITY: REVISION OF DRAFT MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF) FOR WC024
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Collaborator No:

File No:

IDP KPA Ref No:

Valley of Possibility

Meeting Date:

2019-06-12

1. **SUBJECT: REVISION OF THE DRAFT MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK IN RESPONSE TO COMMENT AND INPUT RECEIVED FROM THE PUBLIC AND OTHER KEY PLATFORMS**

2. **PURPOSE**

To inform council of the comments received during public participation process and to obtain permission to advertise the revised Draft municipal Spatial Development Framework (*mSDF*) in terms of the Municipal Systems Act, no 32 of 2000 (MSA) for a period of 21 days.

3. **DELEGATED AUTHORITY**

Council

4. **EXECUTIVE SUMMARY**

The purpose of the item is to inform Council of the comments received during the official public participation period and to obtain permission to re-advertised the *mSDF* in terms of the Stellenbosch Municipal Land Use Planning By-law, 2015 and Section 20(3) of the Spatial Planning and Land Use Planning Act, No 16 of 2013 (SPLUMA) and the MSA for a further period of 21 days. The final amendment of the draft MSDF must serve before Council in August 2019 for approval and inclusion in the 2019/20 Integrated Development Plan (IDP).

Due to the scale of changes proposed by the public, interest group and the provincial government, it has become apparent that the *mSDF* as previously advertised require some key revisions, which would substantially alter the document. In addition, the section 34(b) of the MSA requires that the municipality undergo an IDP Amendment, since the SDF contributes to key policy changes to the IDP.

The proposed amendments to the SDF, therefore provides an opportunity to advertise the Revised Draft *m*SDF and IDP Amendment to provide the public a further opportunity to comment on the *m*SDF and the IDP Amendment for a period of 21 days.

5. RECOMMENDATIONS

- (a) that Council notes input and comments received on the Draft Municipal Spatial Development Framework attached as **ANNEXURE 1** of the agenda;
- (b) that Council gives consent that the public participation process as prescribed by the Spatial Planning and Land Use Management Act, Act 16 of 2013 and the Stellenbosch Municipality Land Use Planning By-Law, 2015 read together with the Municipal Systems Act proceed once the draft *m*SDF is amended for a period of 21 days;
- (c) that Council approves the advertisement of the Revised Draft *m*SDF for a period of 21 days for public comment; and
- (d) that the final draft Municipal Spatial Development Framework be submitted for consideration with the Integrated Development Plan Amendment.

6. DISCUSSION / CONTENTS

6.1 BACKGROUND

With the enactment of the new planning dispensation in 2015 which included the Municipal Land Use Planning By-Law, 2015, the Western Cape Land Use Planning Act, No 3 of 2014 (LUPA) and the Spatial Planning and Land Use Planning Act, No 16 of 2013 Council must adopt a Municipal Spatial Development Framework within five years of implementation.

Section 12(1) of SPLUMA sets out the general provision that is applicable to the preparation of the *m*SDF including (amongst other considerations):

- Contribute to a coherent, planned approach to spatial development in the national, provincial and municipal spheres.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere.
- Address historical spatial imbalances in development.
- Identify the long-term risks of spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors and indicate priority areas for investment in land development.

- Promote a rational and predictable land development environment to create trust and stimulate investment.
- Take cognizance of any environmental management instrument adopted by the relevant environmental management authority.

Chapter 2 of SPLUMA further sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land, to which municipality are also required to adhere. These principles include **Spatial Justice, Spatial Sustainability, Spatial Efficiency, Spatial Resilience and Good Administration.**

Section 20(2) of SPLUMA and Section 26 of the Municipal Systems Act require that the MSDF must be prepared as part of the IDP.

In lieu of the above Council resolved at their meeting of 28 February 2019:

- a) That Council notes the Draft Municipal Spatial Development Framework attached as ANNEXURE 1 of the agenda;
- b) That Council give consent that the public participation process as prescribed by the Spatial Planning and Land Use Management Act, Act 16 of 2013 and the Stellenbosch Municipality Land Use Planning By-Law, 2015 proceed without delay;
- c) That the final draft Municipal Spatial Development Framework be submitted for consideration with the Integrated Development Plan no later than the Council meeting in May 2019.

In terms of section 34 (b) of the Local Government Municipal Systems Act 32 of 2000 (MSA):

“A municipal council may amend its integrated development plan in accordance with a prescribed process.”

The process for amending a municipal integrated development plan is outlined in regulation 3 of the Local Government Municipal Planning and Performance Management Regulations of 2001 (MP&PMR).

By virtue of the fact that municipality is in a state of readiness to adopt the new municipal Spatial Development Framework (SDF) in accordance with section 20 (2) and 21 of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), an IDP Amendment process has been necessitated. Section 20 (3) of SPLUMA requires that “before adopting the municipal SDF:

- (1) and any proposed amendments to the municipal spatial development framework, the Municipal Council must—
 - (a) give notice of the proposed municipal spatial development framework in the Gazette and the media;
 - (b) invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a); and
 - (c) Consider all representations received in respect of the proposed municipal spatial development framework.

6.2. PUBLIC PARTICIPATION PROCESS

The draft mSDF was advertised to the public, Interested and Affected parties and government institutions. Advertisements were published in the Eikestadnuus on 7 March 2019 and the Paarl Post and Government Gazette on 8 March 2019 as well as on various social media platforms. The period for submitting written comments closed on 8 May 2019.

The mSDF was also included in all the meetings that were held with the public when the Integrated Development Plan (IDP) was presented to the public. Included in the IDP process was three focus group meetings of which one dealt with all aspects of the draft mSDF.

The draft mSDF was also discussed by the various internal directorates to ensure that their comment and input were also received and integrated and align with the MSDF.

In addition, various meetings were held with the Department of Environmental Affairs and Development Planning regarding the mSDF. An intergovernmental steering committee meeting was also held on 23 April 2019, the minute of which is attached as **ANNEXURE 2**.

6.3. COMMENT AND INPUT RECEIVED IN THE PUBLIC PARTICIPATION PROCESS

The public, Interested and Affected parties, various governmental institutions and internal departments responded positively and enthusiastic and engaged meaningful with the MSDF process.

The Directorate: Planning and Economic Development received 64 formal comments during the period allowed for public participation. A summary of all comments received is attached included in the draft mSDF as APPENDICE B (P.144) of the draft mSDF. Individual comments are available on record and can be viewed at the department: spatial planning and will be available at the council meeting when the final draft MSDF is presented to Council for consideration.

Overall, the input can be categorised in three broad groups being:

- Proposals from developers, landowners and consultants on behalf of land owners and developers for the inclusion of their properties, mostly agricultural land, into the urban edge in order to obtain development rights in future;
- Comments on “gaps” evident in the draft MSDF, information that is statutory required and issues not raised in the report; and
- Comments on specific proposals in the MSDF.

Importantly, the concepts underpinning the draft mSDF received wide support during this process and few objections were raised against these concepts. These seven concepts were:

1. First, maintain and grow the assets of Stellenbosch Municipality’s natural environment and farming areas.
2. Second, respect and grow our cultural heritage, the legacy of physical artefacts and intangible attributes of society inherited from past generations maintained in the present and preserved for the benefit of future generations.
3. Third, within developable areas – areas not set aside for limited development owing to its natural or cultural significance – allow future opportunity to build on existing infrastructure investment, on the opportunity inherent in these systems when reconfigured, augmented or expanded.

4. Fourth, clarify and respect the different roles and potentials of existing settlements.
5. Fifth, address human needs – for housing, infrastructure, and facilities – clearly in terms of the constraints and opportunity related to natural assets, cultural assets, infrastructure, and the role of settlements.
6. Sixth, pursue balanced communities. All settlements should be balanced.
7. Finally, focus energy on a few catalytic areas that offer extensive opportunity and address present risk.

All the comments received during the public participation will be evaluated against these principles as well as the principles contained in the Spatial Planning and Land Use Management Act, No 16 of 2013 (SPLUMA).

Importantly, existing Council decisions regarding the development of the municipal area will also be included in the revised draft MSDF. In particular these include:

- Northern Extension: Land extent for the Northern Extension has been finalised. Consideration to be given to the urban edge to cater for the Northern Extension.
- Klapmuts: Klapmuts urban edge to consider the land parcel donated to the University. Integration of Klapmuts Node with the Distell land/development (north of N1).
- Housing pipeline: Housing pipeline has been approved by Council and to be incorporated into SDF.
- De Novo: Department of Human Settlements (DoHS) wants De Novo included in urban edge and in SDF as a human settlement for approximately 300 units (municipality supports the development of an agri-village outside the urban edge).
- Stellenbosch Environmental Management Framework should formally be referenced in the MSDF
- Capital Expenditure Framework to be included into SDF.
- Jonkershoek to be appropriately addressed in the SDF.

Development proposals outside the current urban edge amounts to the inclusion of another approximately 1 500 ha of mostly agricultural land.

6.4 CHANGES TO THE DRAFT MSDF

Section 6(7) of the Stellenbosch Municipality: Land Use Planning By-law determines the following:

If the final draft of the municipal spatial development framework or final draft of the amendment of the municipal spatial development framework contemplated in subsection (6) is materially different to what was published in terms of subsection (4), the Municipality must in accordance with subsections (4), (5) and (6), read with the necessary changes, follow a further consultation and public participation process before the municipal spatial development framework or amendment of the municipal spatial development framework is adopted by the Council.

It can be argued in our view, that the changes to the draft MSDF that may be required and that became apparent during the public participation process and during deliberations with DEA&DP, will result in the amended draft MSDF to be materially different to the MSDF that was published.

In order to ensure legal compliance it would thus be necessary to re-advertise the final draft MSDF, once amended, for public comment before Council can approved the final MSDF. This process was discussed and supported by DEA&DP.

This will, however require an amendment to the IDP. In terms of section 34 (b) of the Local Government Municipal Systems Act 32 of 2000 (MSA):

“A municipal council may amend its integrated development plan in accordance with a prescribed process.”

The process for amending a municipal integrated development plan is outlined in regulation 3 of the Local Government Municipal Planning and Performance Management Regulations of 2001 (MP&PMR).

As the draft MSDF has undergone a first phase of public consultation of 60 days which commenced on 8 March and ended on 8 May 2019 an additional 30 days public consultation will be undertaken alongside the IDP Amendment Process.

6.5 FINANCIAL IMPLICATIONS

Cost involved in paying the appointed service provider and costs for advertising the Revised Draft mSDF and IDP Amendment. Funds are available within existing budgets.

6.6 LEGAL IMPLICATIONS

The process and procedures to prepare an mSDF is prescribed in legislation. However the process to amend the IDP through the inclusion of the final mSDF, was discussed and agreed on with DEA&DP. The letter from DEA&DP in which the IDP amendment process is accepted, is attached as **ANNEXURE 3**.

6.7 STAFF IMPLICATIONS

Staff from the Spatial Planning and IDP Office will be involved. Additionally the service provider who was appointed to develop the mSDF.

6.8 PREVIOUS RELEVANT COUNCIL RESOLUTIONS

Council resolved on 28 February 2019:

- a) That Council notes the Draft Municipal Spatial Development Framework attached as ANNEXURE 1 of the agenda;
- b) That Council give consent that the public participation process as prescribed by the Spatial Planning and Land Use Management Act, Act 16 of 2013 and the Stellenbosch Municipality Land Use Planning By-Law, 2015 proceed without delay;
- c) That the final draft Municipal Spatial Development Framework be submitted for consideration with the Integrated Development Plan no later than the Council meeting in May 2019.

This report is submitted in terms of the above council resolution.

6.9 RISK IMPLICATIONS

The MSDF should have been approved as part of the IDP during May 2019. However, the re-advertisement of the draft MSDF for a further period of 21 days is necessitated by the material changes to the report emanating from the public participation process. Any risk in the amendment of the IPD during August 2019 was mitigated by discussion with DEA&DP.

6.10 COMMENTS FROM SENIOR MANAGEMENT

The planning process was undertaken with the knowledge and participation of senior management. The draft concept underpinning the MSDF was presented to management and received their full support.

The MSDF was made available to all directorates during the 60 day period for public participation and input and comments were received and are addressed to their satisfaction.

ANNEXURES

Annexure 1: Draft amended mSDF report

Annexure 2: Minutes of Intergovernmental Steering Committee

Annexure 3: Letter from DEA&DP with regard to the adoption of the MSDF

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POSITION	Director Planning and Economic Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 – 808 8491
E-MAIL ADDRESS	Tabiso.mfeya@ Stellenbosch.gov.za
REPORT DATE	6 June 2019

ANNEXURE 1

Stellenbosch Municipality

Spatial Development Framework

Final Draft for Advertising

June 2019



Contact

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Stellenbosch Municipality
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Professional Team Page 16

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architects/urban designers



ATC -	Adam Tas Corridor	LHOA -	Lynedoch Home Owners' Association	SMME(s) -	Small and Medium Enterprise (Enterprises)
BNG -	Breaking New Ground (national subsidised housing strategy)	LSDF (s) -	Local Spatial Development Framework (Frameworks)	SOE(s) -	State Owned Enterprise (Enterprises)
BTT -	Boschendal Treasury Trust	LSU -	Large Stock Unit	SPCs -	Spatial Planning Categories
CBA -	Critical Biodiversity Area	LUMS -	Land Use Management System	SPLUMA -	Spatial Planning and Land Use Management Act
CBD -	Central Business District	LUPA -	(Western Cape) Land Use Planning Act	SSU -	Small Stock Unit
CCT -	City of Cape Town	Mayco -	Mayoral Committee	TB -	Tuberculosis
CEF -	Capital Expenditure Framework	MIG -	Municipal Infrastructure Grant (national grant funds for infrastructure)	UDS -	Urban Development Strategy
CPI -	Consumer Price Index	MSA -	Municipal Systems Act, 32 of 2000	US -	University of Stellenbosch
CWDM -	Cape Winelands District Municipality	MSDF -	Municipal Spatial Development Framework	UNESCO -	United Nations Educational, Scientific and Cultural Organisation
DEADP -	Department of Environmental Affairs and Development Planning	MTREF -	Medium Term Revenue and Expenditure Framework	WCG -	Western Cape Government
DM -	Drakenstein Municipality	NEMA -	National Environmental Management Act	V & AW -	Victoria and Alfred Waterfront
DOCG -	Department of Cooperative Governance	NGP -	New Growth Path	Wesgro -	Western Cape Tourism, Trade and Investment Promotion Agency
DTPW -	Department of Transport and Public Works	NDP -	National Development Plan		
FLISP -	Finance Linked Individual Subsidy Programme (a national government housing programme)	NMT -	Non-motorized transport		
GAP -	Government assisted housing in the affordability "gap" for home owners earning between R3 501 and R18 000 per month	PSTD -	Provincial Spatial Development Framework		
GCM -	Greater Cape Metro	PSTP -	Provincial Sustainable Transport Program		
GDP -	Gross Domestic Produce	RSIF -	Regional Spatial Implementation Framework		
HA -	Hectare	RAP -	Rural Area Plan		
HIV -	Human Immunodeficiency Virus	SANBI -	South African National Biodiversity Institute		
ICM -	Intermediate City Municipality	SEMF -	Strategic Environment Management Framework		
IDP -	Integrated Development Plan	SDF(s) -	Spatial Development Framework (Frameworks)		
ISC -	Integrated Steering Committee	SM -	Stellenbosch Municipality		
IZS -	Integrated Zoning Scheme				
IUDG -	Integrated Urban Development Grant				
LDC -	Lynedoch Development Company				

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Preamble

Stellenbosch and an appropriate approach to spatial development and management

Spatial development frameworks are mostly technical documents. In terms of the legislation and procedures governing their preparation, they have to address a host of matters, all of which are not of equal importance to all stakeholders. The framework may not resolve all the issues discussed to the same extent; some matters need time to be investigated further, while others are reasonably firm. In its elaboration to meet requirements, spatial frameworks can become dull, hiding the core message.

We present the critical underlying narrative here and argue that adhering to it, through numerous individual actions and decisions – across sectors of society – is at the core of managing development and land use in Stellenbosch better, at the heart of a better future for all.

The narrative ...

“Stellenbosch is a special place; all of it ... its various settlements, its nature areas, farms, education institutions, its innovative corporations, small businesses, its places to visit, its places to live, its festivals, its history ... its people.

In terms of its space – activities in space, landscapes, urban places, streets, and buildings – Stellenbosch continue to impress and bring opportunity, joy, and contentment; in different ways, to visitors and residents alike. Many would love to live here, work here, or visit more often.

Stellenbosch has been judged as a place of high opportunity. Numerous factors combine to a recognition that this place can contribute more to growing societal needs, in its region, and our country. If one lives here, the chances are that you can make a good livelihood. Stellenbosch is truly a rich place.

Stellenbosch is harsh on some. Many who live here do not have adequate shelter, or the opportunity to work. Others feel that the time has come to depart from farms, to give up farming. Many study here, but cannot enjoy university life to the full because there is limited residential opportunity for students. Then again, many struggle in traffic every day, on congested roads, wasting time and money for fuel, even if privileged enough to own a private vehicle. Stellenbosch is not that easy on people anymore. Its challenges increasingly impact on all, albeit in different ways.

Citizens respond to challenges differently. Many owners of agricultural land have indicated a desire to develop their land for other, predominantly urban activities. These thoughts already involve a large land area, comparable to the size of Stellenbosch town. Others, tired of waiting for a housing opportunity here or elsewhere – and government support – invade land, staking a claim, the right to a place to live, on virgin land, even if the land is not deemed desirable for development because of its agricultural or environmental value, is prone to risk, or allocated to someone else. Some, with the necessary material means, elect to close themselves off, to obtain a place to live in gated communities, secure from perceived or real threat to body and property.

Stellenbosch grows, both naturally, and because more people are attracted here. Those drawn include the poor, better off, and large corporations. Stellenbosch has a special quality of accommodating hope, good opportunities, and a better life; the perception is that your needs can be met faster, your children can get access to a school promptly, or, your journey to work will be less cumbersome.

However, Stellenbosch grows on top of unfinished business. It grows on top of ways of a past that had not been fixed, the separation of people, the focus on some as opposed to all; needs not met, exclusion. It also grows on top of limited public resources. While the municipality and other spheres of government collect and allocate funds for service delivery, it is not enough to address backlogs, fix the mistakes of the past, prepare for unexpected crisis (for example, in the form of fires), or meet anticipated future needs.

As Stellenbosch grows, things get worse. In terms of how we manage development and space, we know what direction to take. We know that we should adopt a precautionary approach to nature and agricultural land, we know that we should contain and compact settlements, we know that we should provide more choice in shelter and housing opportunity, and that we should focus on public and non-motorised transport. This knowledge is also embedded in policy, from global conventions to national, provincial and local frameworks, including the Stellenbosch Municipal Integrated Development Plan, the legal plan which directs the municipal budget and resource allocation.

The issue is that we have not implemented what we believe the appropriate policy direction is well. We should ask why. We can answer that achieving in terms of new policy is not easy. It requires new ways of living and doing. Higher densities, leaving the car, more interaction between groups of society sharing public space, more partnership in unlocking development opportunity, and so on.

Even if difficult, it is a matter of now or never. We cannot behave and live like before. We cannot afford to lose more nature and agricultural land, develop at low densities, and prioritise building roads for private cars more than public transport. If we do that, the system will fail. Material wealth will not assist.

Despite difficulties, it appears as if our approach is shifting. Land previously occupied by manufacturing enterprises in critical locations in Stellenbosch have slowly become available for re-use. The potential of Klipmuts to accommodate enterprises requiring large landholdings and dependent on good intra- and inter-regional logistic networks is acknowledged. Landowners realise that overcoming the resource constraints, infrastructure constraints, and the cross-subsidisation required for more inclusive development – the extent of energy needed – necessitates joint work, joint planning, and implementation of a scale and nature not yet experienced in Stellenbosch. Corporations realise that they have broader responsibility – not only in contributing to good causes concerning nature, education, or the arts, but in actively constructing better living environments. We realise that we have to enact partnerships to make our towns better.

We also have the benefit of history. In times past, we have, as Stellenbosch, changed our destiny, did things for the better. Starting with an individual idea, a thought, often through an individual, great things were done. With such ideas and actions the town established a university, saved historic buildings and places, launched cultural celebrations with broad reach, safeguarded unique nature areas, provided families with homes, begun corporations with global reach. When a fire destroyed homes, they were rebuilt promptly with collective energy and purpose. When children needed schooling, and government could not provide, some established schools.

Often, these initiatives started outside of government, albeit assisted by the government. They were started by those who thought beyond current challenges, without necessarily being able to project outcomes over time in full. They just understood that one step might lead to another. Not all the technical detail was resolved, not everything understood in its entirety. They merely acted in terms of core principles. As matters unfolded and new challenges emerged, the principles guided them.

The new Municipal Spatial Development Framework recognises that the spatial decisions and actions of many make what settlements are. It asks us to understand that plans cannot do everything, predict everything. It asks all to consider action with a few core beliefs, principles, or concepts, geared towards the common good. Specifically, it asks us to consider seven principles:

1. First, maintain and grow the assets of Stellenbosch Municipality's natural environment and farming areas. Humanity depends on nature for physical and spiritual sustenance, livelihoods, and survival. Ecosystems provide numerous benefits or ecosystem services that underpin economic development and support human well-being. They include provisioning services such as food, freshwater, and fuel as well as an array of regulating services such as water purification, pollination, and climate regulation. Healthy ecosystems are a prerequisite to sustaining economic development and mitigating and adapting to climate change. The plan provides for activities enabling access to nature and for diversifying farm income in a manner which does not detract from the functionality and integrity of nature and farming areas and landscapes.

2. Second, respect and grow our cultural heritage, the legacy of physical artefacts and intangible attributes of society inherited from past generations maintained in the present and preserved for the benefit of future generations. Cultural heritage underpins aspects of the economy and differentiates places. Culture is a dynamic construct; forever emerging in response to new challenges, new interactions and opportunity, and new interpretations. Spatially, we must organise Stellenbosch in a manner which also sets the stage for new expressions of culture.

3. Third, within developable areas – areas not set aside for limited development owing to its natural or cultural significance – allow future opportunity to build on existing infrastructure investment, on the opportunity inherent in these systems when reconfigured, augmented or expanded. Infrastructure represents significant public investment over generations, not readily replicated over the short term. It represents substantial assets for enabling individual and communal development opportunity of different kinds. From a spatial perspective, movement systems are particularly significant. Elements of the movement system, and how they interconnect, have a fundamental impact on accessibility, and therefore economic and social opportunity. Specifically important is places of intersection between movement systems – places which focus human energy, where movement flows merge – and where people on foot can readily engage with public transport.

4. Fourth, clarify and respect the different roles and potentials of existing settlements. All settlements are not the same. Some are large, supported by significant economic and social infrastructure, offer a range of opportunity, and can accommodate growth and change. Others are small and the chance to provide for growth or change is minimal. Generally, the potential of settlements to help change and growth relates directly to their relationship with natural assets, cultural assets, and infrastructure. We must accommodate change and growth where existing assets will be impacted on the least or lend itself to generating new opportunity.

5. Fifth, address human needs – for housing, infrastructure, and facilities – clearly in terms of the constraints and opportunity related to natural assets, cultural assets, infrastructure, and the role of settlements. We must meet human need in areas where the assets of nature will not be degraded, where cultural assets can be best respected and expanded, and where current infrastructure and settlement agglomeration offers the greatest opportunity. Generally, we can help human need in two ways. The first is through infill and redevelopment of existing settled areas. The second is through new green-field development. We need to focus on both while restricting the spatial footprint of settlements outside existing urban areas as far as possible.

6. Sixth, pursue balanced communities. All settlements should be balanced. That means they should provide for all groups, and dependent on size, a range of services and opportunities for residents. It also says they should provide for walking and cycling, not only cars.

7. Finally, focus energy on a few catalytic areas that offer extensive opportunity and address present risk. Planning cannot attempt to treat all areas equally. Some areas offer more opportunity for more people than others. We need to focus on the areas and actions where a significant number of people will benefit, where we will meet their needs. There is also a need to focus on areas of 'deep' need, notwithstanding location, where limited opportunity poses a risk to livelihoods. Some informal settlements and poorer areas may not be located to offer the best chance for inhabitants, yet services need to be provided and maintained here. However, significant new development should not occur in these places, exacerbating undesirable impacts or further limiting the opportunity for people to pursue sustainable livelihoods.

Spatial plans are 'partial' frameworks for action. They deal with space. Command of space is not enough to develop or manage a settlement in the interest of all. Each spatial principle, each concept, requires parallel actions in other sectors, including how we form institutions for execution, how we transport people, how we fund things, where we focus resources, and so on.

The spatial principles must help us to think through these implications, action by action, decision by decision."



Part 1.

Introduction

1. Introduction

Stellenbosch Municipality (SM) is located in the heart of the Cape Winelands, a highly valued cultural landscape with globally important natural habitats. The municipality is bounded to the east and south by the Drakenstein, Wemmershoek and Limietberg mountain ranges. The Hottentots Holland range (i.e. Stellenbosch, Jonkershoek and Simonsberg Mountains) and the Bottelary Hills form the backdrop to the town of Stellenbosch itself. These mountains, and the fertile agricultural valleys which they shelter, are key elements contributing to the sense of place of the municipal area. Significant portions of the municipality fall within globally recognised biosphere areas with large tracts of land designated as public and private conservation areas.

The greater part of the municipal area comprises fertile soils, constituting some of the country's highest yielding agricultural land (in terms of income and employment generation). The region's extensive agricultural areas, particularly those under vineyards and orchards, also attribute scenic value and character to the region, valued by both local inhabitants and visitors. Nature, scenic value, and agriculture add significantly to the value of the area as one of South Africa's premier tourist destinations.

The municipality is home to some 174 000 people. A significant proportion of the municipal population is poor, and reliant on the informal sector for livelihoods. Yet, SM is also home to some of the country's strongest corporations with global footprints, most esteemed education institutions, cultural facilities, and places of historic value.

Politically, SM forms part of the Cape Winelands District Municipality (CWD) of the Western Cape Province of South Africa. The municipality adjoins the City of Cape Town (CCT) to the west and south and the Breede Valley, Drakenstein and Theewaterskloof Municipalities to the east and north. Functionally, SM forms part of the Greater

Cape Town metropolitan area. SM covers a geographical area of approximately 830km².

The main settlements in SM are the historic towns of Stellenbosch and Franschhoek, and Klapmuts. There are also a number of smaller villages, including Jamestown (contiguous with Stellenbosch town), Pniel, Johannesdal, Lanquedoc, Lynedoch, and Raithby. New nodes are emerging around agricultural service centres, for example, Koelenhof and Vlottenburg.

As SM is sought after for the opportunity and quality of living it offers, much of the municipal area is constantly under pressure for development; in the form of various types of residential development, and commercial development ranging from shopping malls, to tourist and visitors facilities in the rural areas surrounding towns. Building on the existing highly-valued institutions, the education sector is also seeking further development opportunity. The SM Municipal Spatial Development Framework will play a key role in managing these pressures.



Figure 1. The location of SM within the Western Cape and Cape Winelands District

1.1. Subject Matter and Role of the SDF

Spatial Development Frameworks (SDFs) are public policy statements that seek to influence the overall spatial distribution of current and future land use within a municipality or other described region to give effect to the vision, goals and objectives of the municipal Integrated Development Plan (IDP) or related business plans of government. The (MSDF) covers the jurisdictional area of the municipality.

In the case of SM, the MSDF must answer the following questions: "How is Stellenbosch going to develop over the next ten to thirty years? What kind of development will take place, where will it take place, and who will be responsible for what aspect of the development?"

This focus is important. Future growth, expansion and innovation cannot be allowed to unfold in haphazard ways as this is likely to result in expensive outward low density sprawl of housing and commercial areas and the related destruction of valuable ecosystem and agricultural resources. This kind of development is also likely to exacerbate spatial divisions and exclude citizens with lesser materials resources from opportunity to live in proximity to work, commercial opportunity, and social facilities.

Ad hoc development removes the certainty that everyone needs to make long-term investment decisions, including municipal leadership – planning for associated infrastructure – and key players like the property developers, financial investors, development planners, municipal officials dealing with associated approval processes, and ordinary households.

In more detail, the MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations

together with the public sector resources to deliver them.

- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

1.2. Users of the SDF

The MSDF for SM targets two broad user categories. The first is the government sector, across spheres from national to local government, including State Owned Enterprises (SOEs). While the MSDF is informed by the spatial direction stated in national, provincial, and district level policy, it also sets out the municipality's spatial agenda for government departments across spheres of government to consider and follow. Most importantly, the MSDF outlines the municipality's spatial agenda to its own service departments, ensuring that their sector plans, programmes, and projects are grounded in a sound and common spatial logic.

The second user category is the private and community sector, comprising business enterprises, non-government organisations, institutions, and private citizens. While the private sector operates with relative freedom spatially – making spatial decisions within the framework of land ownership, zoning, and associated regulations and processes – the MSDF gives an indication of where and how the municipality intends to channel public investment, influence, and other resources at its disposable. This includes where infrastructure and public facility investment will be prioritised, where private sector partnerships will be sought in development, and how the municipality will view applications for land use change.

1.3. Background to the 2017 MSDF

Over the last decade, the SM has completed a considerable volume of studies, policy documents, and plans, specifically related to spatial planning, as well as studies, policy documents, and plans that should inform or be informed by the MSDF (for example comprehensive plans like the IDP covering all the activities of the municipality, or sector specific work related to economic development, transport, the environment, housing, and so on). Some of these studies, policy documents, and plans cover the whole municipal area, while others focus on specific parts of the area.

Starting in 2008, and culminating in an approved MSDF and the "Shaping Stellenbosch" initiative, broad consensus has been achieved on the desired future direction and form of development. Some of the country's most accomplished professionals were involved in this work, considerable time and money was spent, and citizens bought in. In 2013, SM approved a MSDF and settlement hierarchy for the whole Stellenbosch municipal area. An updated version of this document was approved on 31 May 2017.

Since approval of the MSDF in 2013 and 2017, MSDF related work has focused on:

- The development of scenarios of land demand to inform the development of a preferred 20-year growth strategy, development path, and nodal development concepts for SM. This work culminated in status quo and draft Urban Development Strategy (UDS) documents during 2017.
- An analysis and synthesis of the rural areas of Stellenbosch Municipality with a view to prepare a Rural Area Plan (RAP).
- Draft heritage surveys and inventories of large-scale landscape areas in the rural domain of the municipality informing proposed heritage areas (complementing previous inventory work completed for urban areas).

- Area-based planning investigations for parts of the municipality, notably Stellenbosch town, Klapmuts, the area north of Kayamandi, and Paradyskloof.

In parallel to MSDF work, considerable progress has been made, in collaboration with the Western Cape Government through application of the Provincial Sustainable Transport Programme (PSTP), with developing a strategy for sustainable transport planning, infrastructure provision, and management in Stellenbosch.

In preparing the current MSDF, previous studies, policy documents, and plans have been considered.

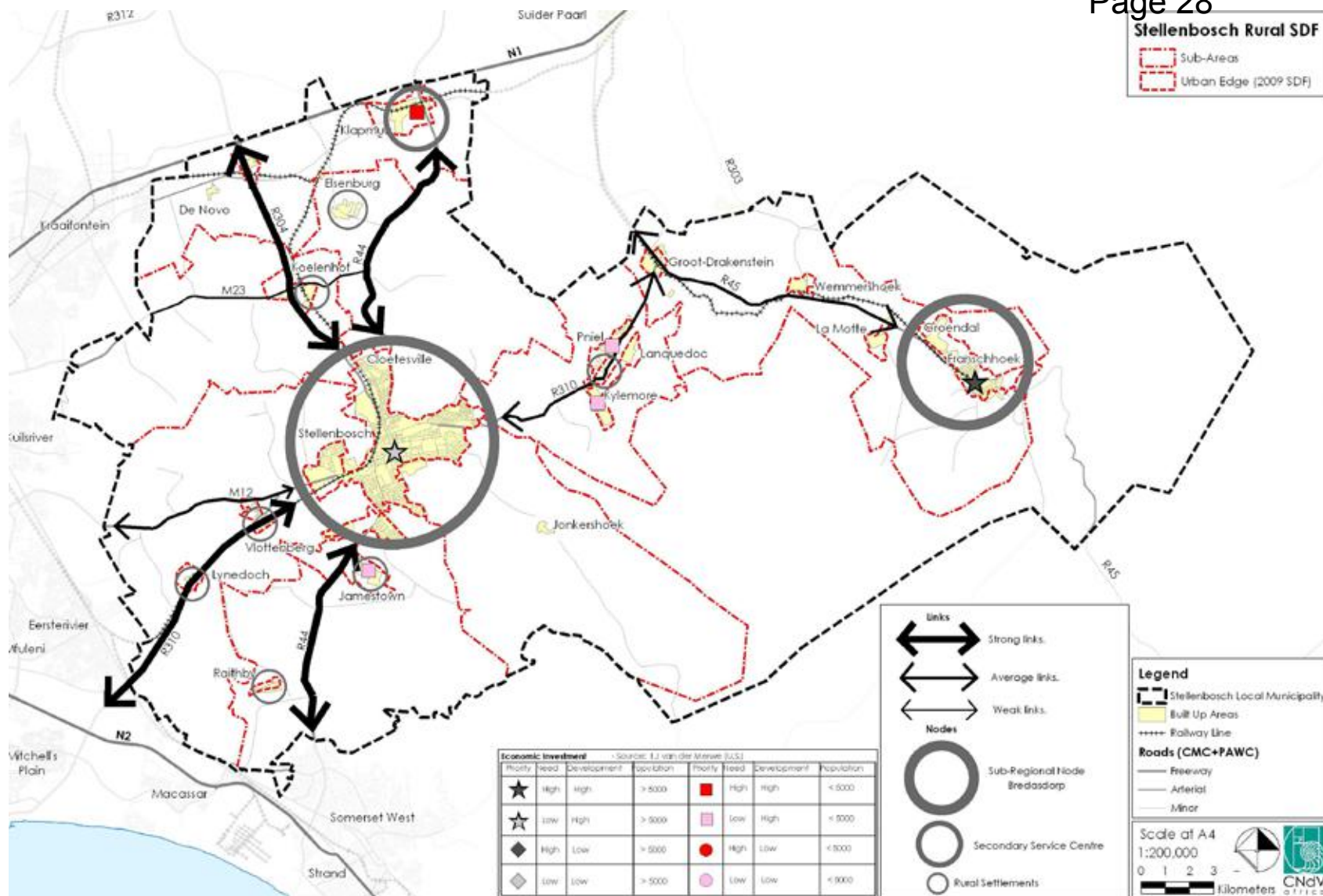


Figure 2. The 2013 Approved Stellenbosch SDF diagram illustrating hierarchy of settlement, linkages and investment priorities

1.4. Process in Preparing the MSDF

Figure 3 illustrates the process for preparing an MSDF in general terms. Broadly, it involves three phases. While the first phase is predominantly analytical, setting out the “status quo” in relation to spatial matters concerning the study area, the second and third phases are more creative, encompassing the preparation of the definitive guidelines reflecting policy choices.

The first phase includes a review of higher level plans and policy across spheres of government and sectors, an analysis of the challenges and opportunities in terms of four themes (bio-physical, socio-economic, built environment, and institutional), and the perspectives of citizens and interest groups on issues facing their communities and the municipality as a whole. This phase culminates in a synthesis of key challenges, opportunities, and spatial implications to be addressed in the MSDF.

The analysis phase is followed by preparing a spatial concept for the future spatial development and management of the MSDF area (based on a vision related to the synthesis of key challenges and key opportunities). The concept is then elaborated into a fully-fledged MSDF plan or plans indicating where various activities should occur in space and in what form. The third broad phase comprises preparation of an implementation framework, including detailed plans, programmes, guidelines, projects and actions, across services and sectors of society. The implementation framework also aligns government capital investment and budgeting processes moving forward from a spatial perspective.

The SM's current work on the MSDF – and the specific investigations in support of the SDF listed in section 1.3 and undertaken since approval of the 2013 and 2017 MSDFs – have taken place with the inputs and oversight of an Integrated Steering Committee (ISC), as prescribed in the Land Use Planning Act (LUPA), and comprising

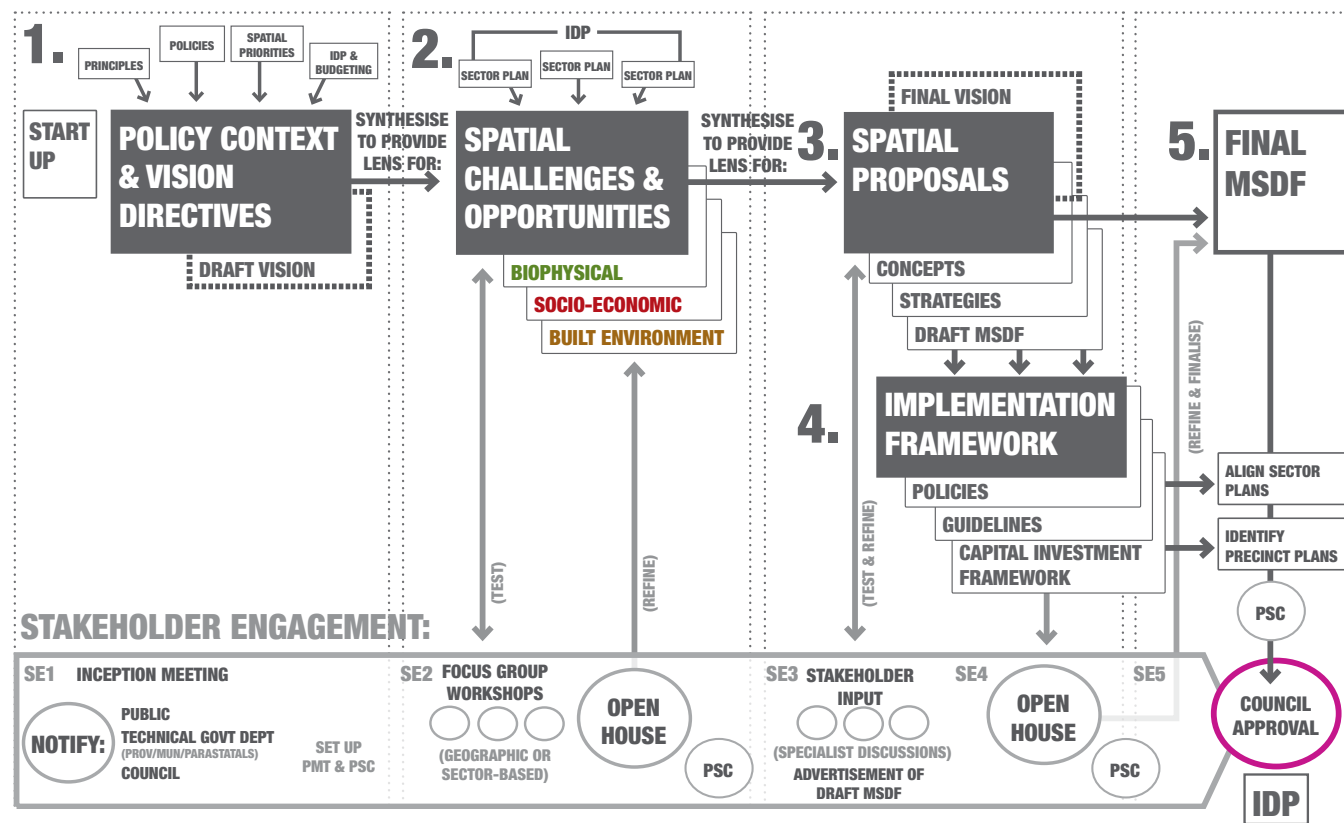


Figure 3. The SDF Process (from DRDLR's PLUMA Guidelines, 2014)

representatives across spheres of government and sectors.

During November of 2018 a series area based public meetings were held throughout the municipal area, where the background and spatial concept for the SDF was presented. Inputs received during these meetings are included as Appendix 1. Further, it should be noted that the approved MSDF, as well as specific sector

documents and area studies listed in before and used as inputs to the current MSDF, sought inputs from various organisations and individuals as part of public participation processes undertaken during various stages of preparing these studies.¹

¹ For example, the “Shaping Stellenbosch” initiative involved a facilitated process of engagement between directors of key municipal departments and members of the Mayoral Committee (MAYCO), consultations with all ward councillors, meetings with ward committees and 72 formal engagements with various groups, and four major workshops that were attended by a wide cross-section of organisations. By August 2014, a total of over 200 ideas were submitted from around 108 stakeholders to a dedicated web-site.

1.5. Structure of the MSDF

The 2019 SM MSDF is set out in the following parts:

Part 1: Introduction.

Part 2: Legislative and Policy Context

Part 3: Status Quo, Challenges and Opportunities.

Part 4: Vision and Concept.

Part 5: Plans and Settlement Proposals.

Part 6: Implementation Framework.

Part 7: Capital Expenditure Framework.

Part 8: Monitoring and Review .

Appendices related to the status quo, guidelines, and public input received.



Part 2.

Legislative and Policy Context

2. Legislative and Policy Context

The sections below outline key legislative and policy informants of the MSDF.

2.1. Legislative Requirements for MSDFs

2.1.1. Municipal Systems Act

The Municipal Systems Act, 32 of 2000 (MSA) first introduced the concept of a MSDF as a component of the mandatory IDP that every municipality must adopt to govern its allocation of resources. Chapter 5 of the Act deals with integrated development planning and provides the legislative framework for the compilation and adoption of IDPs by municipalities. Within the chapter, section 26(e) specifically requires an SDF as a mandatory component of the municipal IDP. In 2001 the Minister for Provincial and Local Government issued the Local Government: Municipal Planning and Performance Management Regulations. Within these regulations, Regulation 2(4) prescribes the minimum requirements for a MSDF.

2.1.2. Spatial Planning and Land Use Management Act

With the enactment of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

In broad terms, SPLUMA differentiates between two components of the planning system:

- SDFs
- The Land Use Management System (LUMS)

As indicated above, SDFs are guiding and informing documents that indicate the desired spatial form of an area and define strategies and policies to achieve this. They inform and guide the LUMS, which includes town planning or zoning schemes, allocating development rights, and the procedures and processes for maintaining the maintenance of or changes in development rights.

SDFs can be prepared for different spatial domains, for example, the country, a province or region, municipal area (MSDF), or part of a municipal area. Plans for parts of a municipal area are referred to as Local Spatial Development Framework (LSDFs) or Precinct Plans. In terms of SPLUMA, a MSDF covers a longer time horizon (i.e. five years or longer) than spatial plans, and sets out strategies for achieving specific objectives over the medium to longer term. SDFs are not rigid or prescriptive plans that predetermine or try to deal with all eventualities, or sets out complete land use and development parameters for every land portion or cadastral entity. They should, however, contain sufficient clarity and direction to provide guidance to land use management decisions while still allowing some flexibility and discretion. MSDFs need to distinguish between critical non-negotiables and fixes, and what can be left to more detailed studies. They should be based on normative principles including performance principles that form the basis of monitoring and evaluation of impacts.

Chapter 2 of SPLUMA sets out the development principles that must guide the preparation, adoption and implementation of any SDF, policy or by-law concerning spatial planning and the development or use of land. These principles, outlined in more detail in Table 1, include the redress of spatial injustices and the integration of socio-economic and environmental considerations

in land use management to balance current development needs with those of the future generations in a transformative manner. SPLUMA reinforces and unifies the National Development Plan (NDP) in respect of using spatial planning mechanisms to eliminate poverty and inequality while creating conditions for inclusive growth by seeking to foster a high-employment economy that delivers on social and spatial cohesion.

The SPLUMA principles are aligned with key international treaties and conventions, supported by South Africa, and including the UN Agenda for Sustainable Development (and its associated sustainable development goals and implementation programmes).

Chapter 4 of SPLUMA provides requirements for the preparation of SDFs, which includes stipulations regarding the process of preparing a SDF and the contents of an SDF. All spheres of government must prepare SDFs that establish a clear vision for spatial development, based on a thorough inventory and analysis and underpinned by national spatial planning principles and local long-term development goals and plans. Sub-section 12(2) of SPLUMA requires that all three spheres must participate in each other's processes of spatial planning and land use management and each sphere must be guided by its own SDF when taking decisions relating to land use and development.

Section 12 (1) of sets out general provisions which are applicable to the preparation of all scales of SDFs. These provisions require that all SDFs must:

- Interpret and represent the spatial development vision of the responsible sphere of government and competent authority.
- Be informed by a long-term spatial development vision.
- Represent the integration and trade-off of all relevant sector policies and plans.

- Guide planning and development decisions across all sectors of government.
- Guide a provincial department or municipality in taking any decision or exercising any discretion in terms of the Act or any other law relating to spatial planning and land use management systems.
- Contribute to a coherent, planned approach to spatial development in the national, provincial and municipal spheres.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, areas under traditional leadership, rural areas, informal settlements, slums and land holdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social and environmental objectives of the relevant sphere.
- Address historical spatial imbalances in development.
- Identify the long-term risks of particular spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable and planned investments by all sectors.

SDFs should include:

- A report on and an analysis of existing land use patterns.
- A framework for desired land use patterns.
- Existing and future land use plans, programmes and projects relative to key sectors of the economy.

Table 1. SPLUMA Principles

Principle	Meaning
SPATIAL JUSTICE:	<ul style="list-style-type: none"> • Past spatial and other development imbalances must be redressed through improved access to and use of land. • SDFs (and associated policies) must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, and areas characterised by widespread poverty and deprivation. • Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons. • Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements. • Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas. • In considering an application, a Municipal Planning Tribunal may not be impeded or restricted in the exercise of its discretion solely because the value of land or property is affected by the outcome of the application.
SPATIAL EFFICIENCY:	<ul style="list-style-type: none"> • Land development must optimise the use of existing resources and infrastructure. • Decision-making procedures must be designed to minimise negative financial, social, economic or environmental impacts. • Development application procedures must be efficient, streamlined, and timeframes adhered to by all parties.
SPATIAL SUSTAINABILITY:	<ul style="list-style-type: none"> • Only land development that is within the fiscal, institutional and administrative means of government may be promoted. • Special consideration must be given to the protection of prime and unique agricultural land. • Land use issues must be dealt consistently in accordance with environmental management instruments. • Land use management and planning must promote and stimulate the effective and equitable functioning of land markets. • Current and future costs to all parties must be considered when providing infrastructure and social services for land developments. • Land development should only be promoted in locations that are sustainable, limit urban sprawl, and result in communities that are viable.
SPATIAL RESILIENCE:	<ul style="list-style-type: none"> • Spatial plans, policies and land use management systems must be flexible to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
GOOD ADMINISTRATION:	<ul style="list-style-type: none"> • All spheres of government must ensure an integrated approach to land use and land development. • All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of SDFs. • The requirements of any law relating to land development and land use must be met timeously. • The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, must include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. • Policies, legislation and procedures must be clearly set out in a manner which informs and empowers the public.

- Mechanisms for identifying strategically located vacant or under-utilised land and for providing access to and the use of such land.

The time frames for the preparation of a MSDF overlaps with that of the municipal IDP. At the municipal level, IDPs, which include budget projections, financial and sector plans, are set every five years correlating with political terms of office in local government. MSDFs should be subject to a major review every five years, with less comprehensive reviews annually.²

In support of SPLUMA, the Department of Rural Development and Land Reform prepared detailed process and content “Guidelines for the Development of Provincial, Regional and Municipal Spatial Development Frameworks and Precinct Plans”. The SM follows these guidelines in its work on the MSDF.

2.1.3. National Environmental Management Act

Similar to SPLUMA, the National Environmental Management Act, Act 107 of 1998 (NEMA), is identified as “framework legislation”, intended to define overarching and generally applicable principles to guide related legislation as well as all activities integral to environmental management. Its broad purpose is to provide for co-operative environmental governance by establishing principles for decision-making on matters effecting the environment, institutions that will promote co-operative governance and procedures for coordinating environmental functions exercised by organs of the state, provide for certain aspects of the administration and enforcement of other environmental management laws, and related matters.

NEMA is critical in so far as the issues of environmental sustainability, resilience to climate change, and wise use of the natural resource base, are key to the current and future socio-economic wellbeing of residents in the municipal area. This

² This does prevent the SDF from preparing a longer term spatial development vision, projecting ten to twenty years into the future.

is especially so because of the fact that sectors such as agriculture and tourism, which all rely to a great extent on the natural assets of the area, remain of great importance to the local economy and are likely to do so in future. In this regard, the National Environmental Management Principles are important and are to be applied in tandem with the development principles set out in SPLUMA. It is also notable that both SPLUMA and NEMA provide for an integrated and coordinated approach towards managing land use and land development processes. This approach is based on co-operative governance and envisages the utilization of spatial planning and environmental management “instruments” such as SDFs and environmental management frameworks to align the imperatives of enabling development whilst ensuring that biodiversity and other critical elements of the natural environment are adequately protected to ensure sustainability.

2.1.4. The Western Cape Government Land Use Planning Act

The Western Cape Government (WCG), through the Land Use Planning Act 3 of 2014 (LUPA), has adopted its own legislation to consolidate the legal requirements that relates to spatial planning and public investment in the Western Cape. There is some overlap between SPLUMA and LUPA with regard to aspects such as the content and process of preparing and adopting a MSDF. In terms of LUPA, a MSDF must:

- Comply with other applicable legislation.
- Promote predictability in the utilisation of land.
- Address development priorities.
- Where relevant, provide for specific spatial focus areas, including towns, other nodes, sensitive areas, or areas experiencing specific development pressure.
- Consist of a report and maps covering the whole municipal area, reflecting municipal planning and the following structuring elements:

- Transportation routes.
- Open space systems and ecological corridors.
- Proposed major projects of organs of state with substantial spatial implications.
- Outer limits to lateral expansion.
- Densification of urban areas.

LUPA also sets out the minimum institutional arrangements for preparing SDFs, enabling participation across spheres of government and sectors.

2.2. Policy Context for SDFs

Numerous policy frameworks focus the work of government holistically, the spatial arrangement of activities or specific sectors. These are explored fully in the SM IDP. In the sections below, only key spatial policy informants are summarised, namely the National Development Plan (NDP), the national Integrated Urban Development Framework (IUDF), the WCG’s Provincial Spatial Development Framework (PSDF), the Greater Cape Metro (GCM) Regional Spatial Implementation Framework (RSIF), and the SM IDP. A fuller set of applicable policy is attached in table form as Appendix A.

2.2.1. The National Development Plan 2030

The National Development Plan 2030 (NDP), developed by the National Planning Commission and adopted in 2012, serves as the strategic framework guiding and structuring the country’s development imperatives and is supported by the New Growth Path (NGP) and other national strategies. In principle, the NDP is underpinned by, and seeks to advance, a paradigm of development that sees the role of government as enabling by creating the conditions, opportunities and capabilities conducive to sustainable and inclusive economic growth. The NDP sets out the pillars through which to cultivate and expand a robust, entrepreneurial and innovative economy

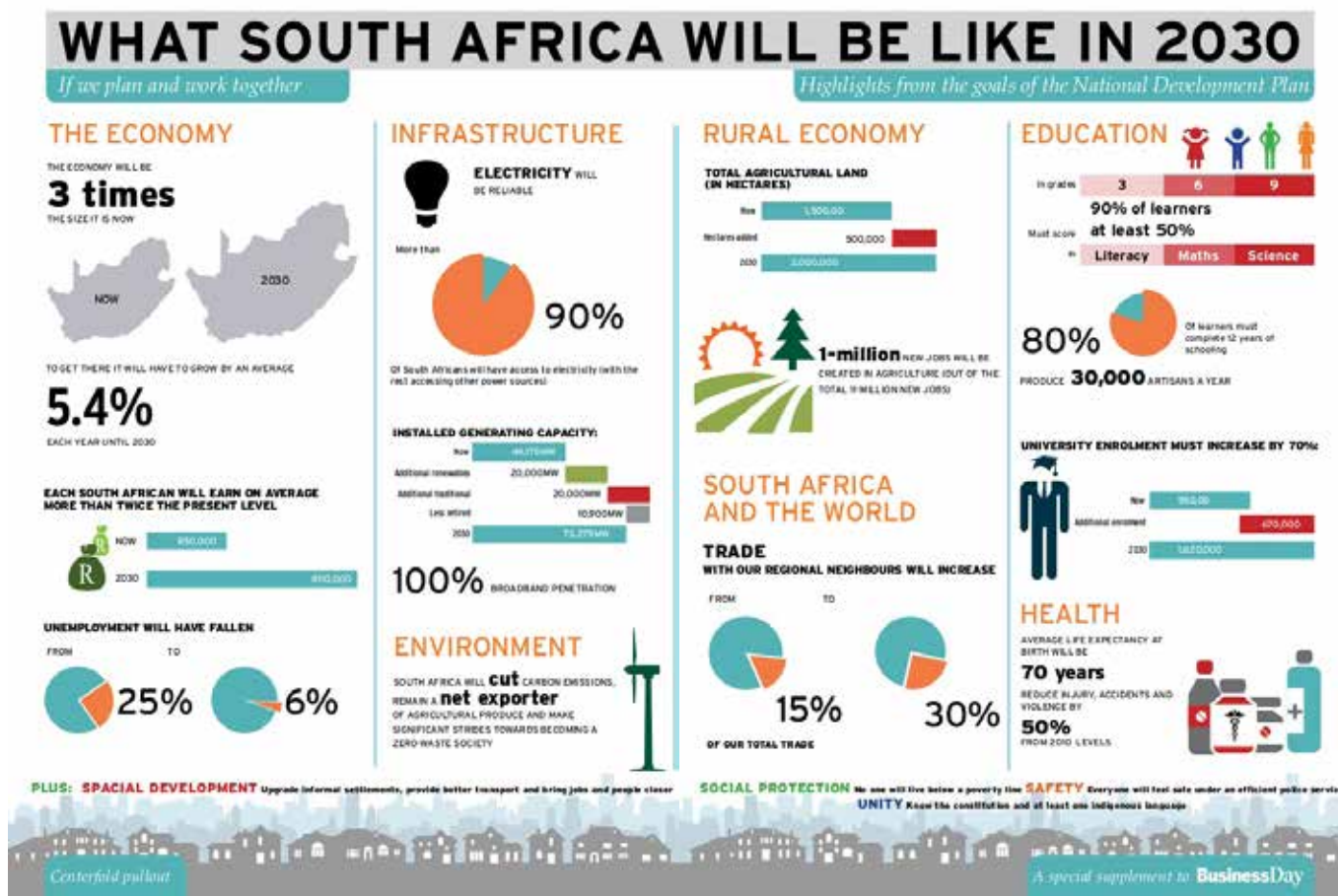


Figure 4. The National Development Plan Vision for 2030

that will address South Africa's primary challenge of significantly rolling back poverty and inequality by 2030.

The legacy of apartheid spatial settlement patterns that hinder inclusivity and access to economic opportunities, as well as the poor location and under-maintenance of major infrastructure, are two of the nine identified core challenges facing the country's development. Aimed at facilitating a virtuous cycle of expanding opportunity for all, the NDP proposes a program of action that includes the spatial transformation of South Africa's towns,

cities and rural settlements given the "enormous social, environmental and financial costs imposed by spatial divides".

Of particular relevance for the SM MSDP are the recommendations set out in Chapter 8: Transforming Human Settlements and the National Space Economy, including the upgrading of all informal settlements on suitable, well-located land; increasing urban densities to support public transport and reduce sprawl; promoting mixed housing strategies and compact urban development in close proximity to services and

livelihood opportunities; and investing in public transport infrastructure and systems (with a special focus on commuter rail) to ensure more affordable, safe, reliable and coordinated public transport.

2.2.2. Integrated Urban Development Framework

The Integrated Urban Development Framework (IUDF), approved by National Cabinet in 2016, aims to steer urban growth nationally towards a sustainable model of compact, connected and coordinated towns and cities. The IUDF provides a roadmap to implement the NDP's vision for spatial transformation, creating liveable, inclusive and resilient towns and cities while reversing apartheid spatial legacy. To achieve this transformative vision, four overall strategic goals are introduced:

- Spatial integration; to forge new spatial forms in settlement, transport, social and economic areas.
- Inclusion and access; to ensure people have access to social and economic services, opportunities and choices.
- Growth; to harness urban dynamism for inclusive, sustainable economic growth and development.
- Governance; to enhance the capacity of the state and its citizens to work together to achieve spatial and social integration.

These strategic goals inform the priority objectives of nine policy levers, premised on the understanding that integrated urban planning forms the basis for achieving integrated urban development, which follows a special sequence of urban policy actions. Integrated transport needs to inform targeted investments into integrated human settlements, underpinned by integrated infrastructure network systems and efficient land governance. The IUDF states that, taken all together, these levers can trigger economic diversification, inclusion and empowered communities, if supported by effective governance and financial reform.

2.2.3. The WCG Provincial Spatial Development Framework

The WCG's Provincial Spatial Development Framework (PSDF) sets out to:

- Address the lingering spatial inequalities that persist because of apartheid's legacy – inequalities that contribute both to current challenges (lack of jobs and skills, education and poverty, and unsustainable settlement patterns and resource use) and to future challenges (climate change, municipal fiscal stress, food insecurity, and water deficits).
- Provide a shared spatial development vision for both the public and private sectors and to guide to all sectoral considerations about space and place.
- Direct the location and form of public investment and to influence other investment decisions by establishing a coherent and logical spatial investment framework.

The spatial agenda advocated by the PSDF is summarised in Table 2.

The PSDF sets out the key strategic spatial transitions required to achieve a more sustainable use of provincial assets, the opening-up of opportunities in the space-economy and the development of integrated and sustainable settlements. These are summarised in Table 3.

The PSDF includes a composite map which graphically portrays the Western Cape's spatial agenda. In line with the Provincial spatial policies, the map shows what land use activities are suitable in different landscapes and highlights where efforts should be focused to grow the Provincial economy. For the agglomeration of urban activity, the Cape Metro functional region, which includes the SM, as well as the emerging regional centres of the Greater Saldanha functional region and the George/ Mossel Bay functional region, is prioritised.

Table 2. The PSDF Spatial Agenda

Focus	What it Involves
GROWING THE WESTERN CAPE ECONOMY IN PARTNERSHIP WITH THE PRIVATE SECTOR, NON-GOVERNMENTAL AND COMMUNITY BASED ORGANISATIONS	<ul style="list-style-type: none"> • Targeting public investment into the main driver of the Provincial economy (i.e. the Cape Metro functional region, the emerging Saldanha Bay/ Vredenburg and George/ Mossel Bay regional industrial centres, and the Overstrand and Southern Cape leisure and tourism regions). • Managing urban growth pressures to ensure more efficient, equitable and sustainable spatial performance. • Aligning, and coordinating public investments and leveraging private sector and community investment to restructure dysfunctional human settlements. • Supporting municipalities in managing urban informality, making urban land markets work for the poor, broadening access to accommodation options, and improving living conditions. • Promoting an urban rather than suburban approach to settlement development (i.e. diversification, integration and intensification of land uses). • Boosting land reform and rural development, securing the agricultural economy and the vulnerability of farm workers, and diversifying rural livelihood and income earning opportunities.
USING INFRASTRUCTURE INVESTMENT AS PRIMARY LEVER TO BRING ABOUT THE REQUIRED URBAN AND RURAL SPATIAL TRANSITIONS	<ul style="list-style-type: none"> • Aligning infrastructure, transport and spatial planning, the prioritisation of investment and on the ground delivery. • Using public transport and ICT networks to connect markets and communities. • Transitioning to sustainable technologies, as set out in the WCIF. • Maintaining existing infrastructure.
IMPROVING OVERSIGHT OF THE SUSTAINABLE USE OF THE WESTERN CAPE'S SPATIAL ASSETS	<ul style="list-style-type: none"> • Safeguarding the biodiversity network and functionality of ecosystem services, a prerequisite for a sustainable future. • Prudent use of the Western Cape's precious land, water and agricultural resources, all of which underpin the regional economy. • Safeguarding and celebrating the Western Cape's unique cultural, scenic and coastal resources, on which the tourism economy depends. • Understanding the spatial implications of known risks (e.g. climate change and its economic impact, sea level rise associated with extreme climatic events) and introducing risk mitigation and/or adaptation measures.

Table 3. The key PSDF Transitions

PSDF THEME	FROM	TO
Resources and Assets (Bio-Physical Environment)	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
Opportunities in the Space Economy (Socio-Economic Environment)	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
Integrated and Sustainable Settlements (Built Environment)	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

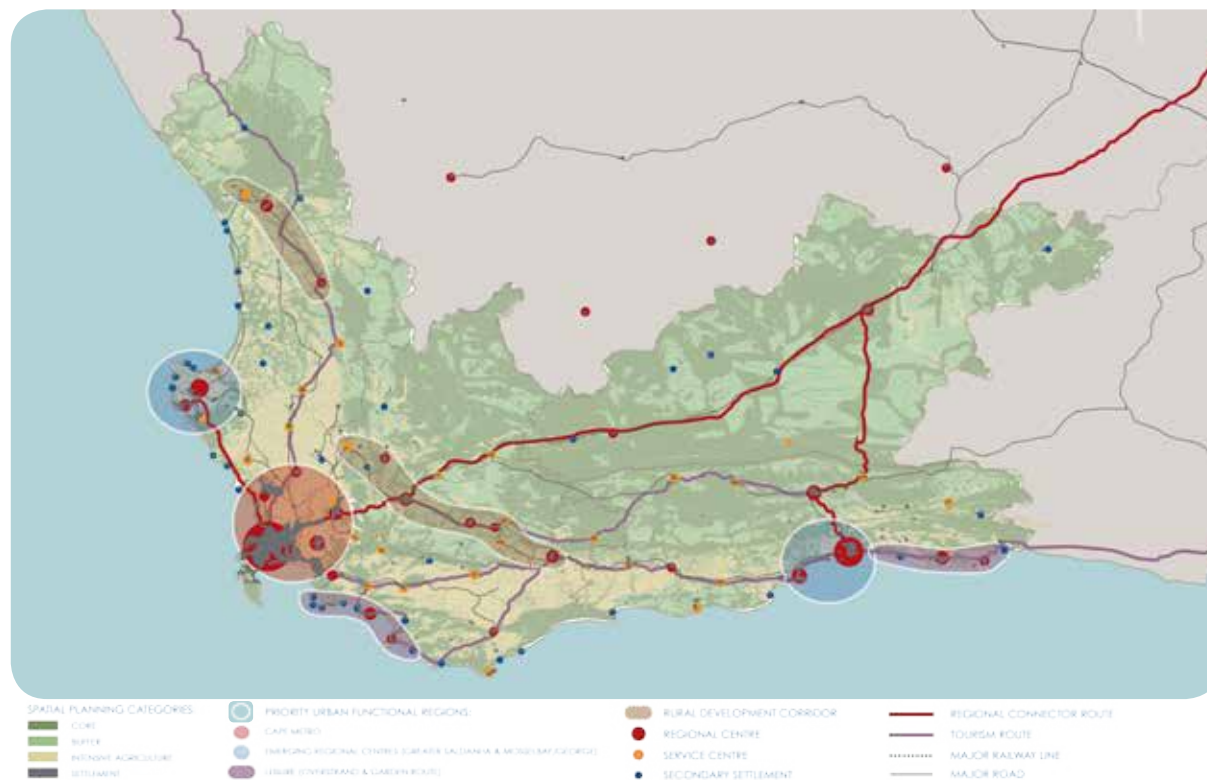


Figure 5. Consolidated PSDF Framework 2014

2.2.4. The Greater Cape Metro Regional Spatial Implementation Framework

The Greater Cape Metro (GCM) Regional Spatial Implementation Framework (RSIF), completed under the guidance of the WCG in 2017, aims to build consensus between the spheres of government and state-owned companies on what spatial outcomes the GCM should strive for, where in space these should take place, and how they should be configured. The GCM covers the municipal jurisdictions of Cape Town, Saldanha Bay, Swartland, Drakenstein, Stellenbosch, Breede Valley, Theewaterskloof, and Overstrand.

The regional settlement concept proposed by the GCM RSIF is built on the following key tenets:

- Containing settlement footprints by curtailing the further development of peripheral dormitory housing projects.
- Targeting built environment investments within regional centres, specifically in nodes of high accessibility and economic opportunity.
- Targeting these locations for public and private residential investment, especially rental housing, to allow for maximum mobility between centres within the affordable housing sector.
- Using infrastructure assets (specifically key movement routes) as “drivers” of economic development and job creation.
- Promoting regeneration and urban upgrading within strategic economic centres as well as high-population townships across the functional region.
- Shifting to more urban forms of development within town centres including higher densities and urban format social facilities.
- Connecting these nodes within an efficient and flexible regional public transport and freight network.
- Maintaining valuable agricultural and nature assets.

In terms of role and function, Paarl and Wellington is designated as the Northern Winelands service, administrative, tertiary education, agri-processing and distribution, and tourist centre, with very high or high growth potential. Stellenbosch is designated as the Southern Winelands service, administrative, tertiary education and research, and agri-processing centre, as well as home to multi-national enterprise headquarters, a key tourism destination, and focus for technology industry, with very high growth potential.

In relation to Klappmuts, the RSIF recognises that:

- Existing infrastructure in the area (i.e. the N1, R101, R44 and the Paarl-Bellville railway line and station), which dictate the location of certain transport, modal change or break-of-bulk land uses.
- Klappmuts is a significant new regional economic node within metropolitan area and spatial target for developing a “consolidated platform for export of processed agri-food products (e.g. inland packaging and “containerisation port”) and “an inter-municipal growth management priority”.

Figure 6 illustrates the GCM RSIF in plan form.

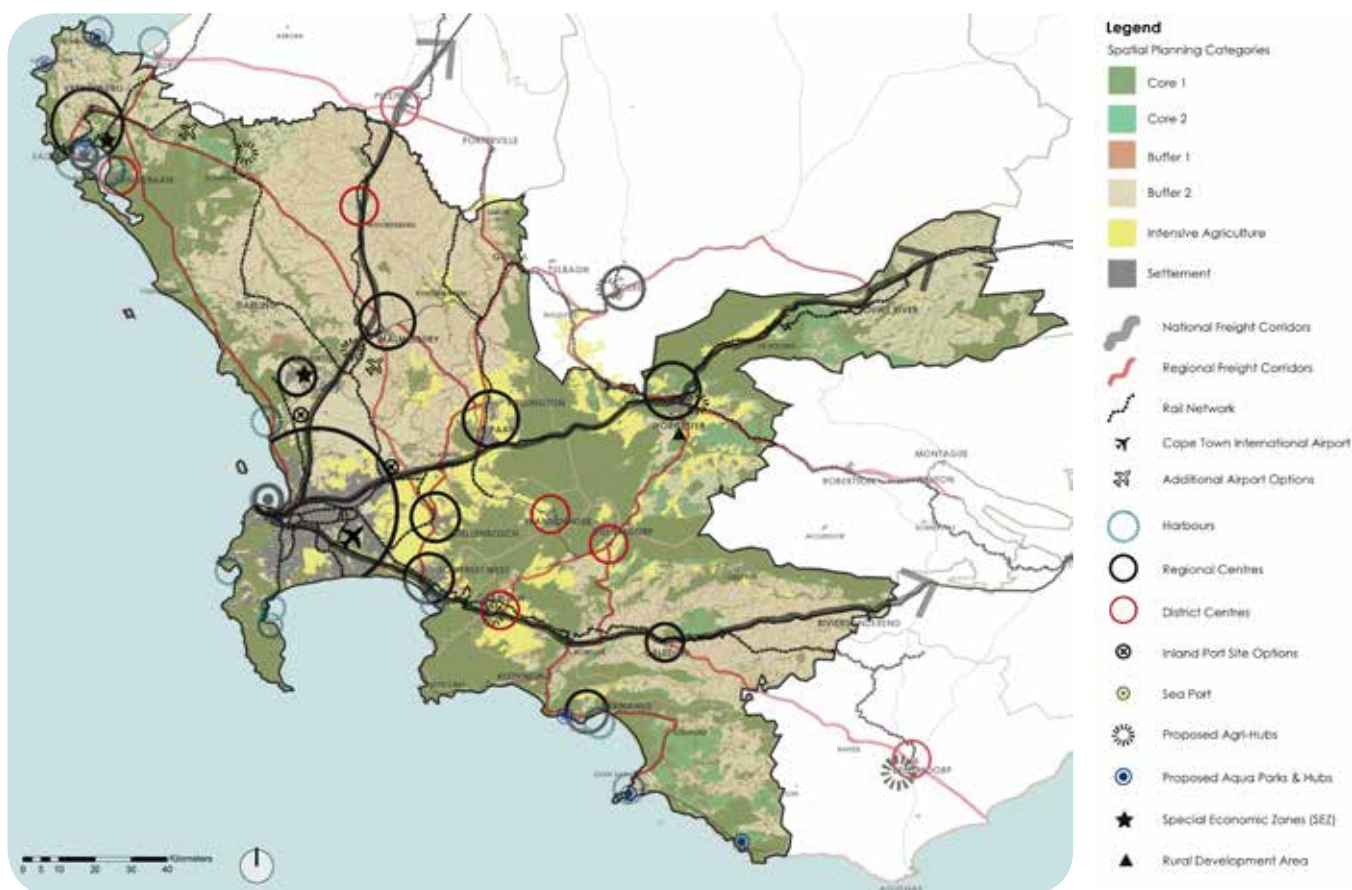


Figure 6. Composite GCM RSIF 2017 (DEA&DP 2017)

2.2.5. SM Integrated Development Plan

The SM Integrated Development Plan 2017-2022 (IDP) is aimed at coordinating the efforts of various municipal departments in achieving the vision for the municipality as a “valley of opportunity and innovation”. Efforts to achieve this vision are channeled into five specific focus areas:

- Valley of possibility – aimed at attracting investment, growing the economy and employment.
- Green and sustainable valley – aimed at ensuring that the asset base of the municipality is protected and enhanced.
- Safe Valley – aimed at ensuring that its residents are and feel safe.
- Dignified living – aimed at improving conditions for residents through access to education and economic opportunities.
- Good governance – aimed at ensuring that municipality is managed efficiently and effectively to the benefit of all stakeholders .

Budget expenditure is closely linked to these focus areas and achieving these outcomes. Table 4 illustrates how the MSDF will contribute, in terms of its focus and contribution, to achieving the aims articulated for each strategic focus area.

Table 4. IDP Strategic Focus Areas and the MSDF

IDP STRATEGIC FOCUS AREA	RELATED CONCERNS OF THE SDF	SDF STRATEGIC DIRECTION
Valley of possibility	The way settlements, nature and agricultural areas are spatially developed and managed to enhance individual and collective livelihood opportunities and enterprise development, and overcome inequity and exclusion.	<ul style="list-style-type: none"> • Containment of settlements to protect nature/ agricultural areas and enable public and non-motorized transport and movement. • A focus on public and non-motorized transport and movement.
Green and sustainable valley	The way settlements, nature and agricultural areas are spatially developed and managed to maintain and enhance natural resources and ensure future balance between human settlement and its use of natural resources and opportunity.	<ul style="list-style-type: none"> • Protection of nature areas, agricultural areas, and river corridors.
Safe valley	The way settlements, nature and agricultural areas are spatially developed and managed to ensure individual and collective safety in living, in movement, at work, institutions, and play.	<ul style="list-style-type: none"> • Denser settlements with diverse activity to ensure surveillance.
Dignified living	The way settlements, nature and agricultural areas are spatially developed and managed to ensure equal access to shelter, facilities and services, notwithstanding material wealth, age, gender, or physical ability.	<ul style="list-style-type: none"> • A specific focus on the needs of “ordinary” citizens, experiencing limited access to opportunity because of restricted available material resources.
Good governance and compliance	The way settlements, nature and agricultural areas are spatially developed and managed to ensure individual and collective participation – based on accessible information and open processes – in matters related to spatial planning and land use management.	<ul style="list-style-type: none"> • Presenting information, including opportunities and choices in a manner that assists its internalization by all.

2.3. Policy implications

The table below sets out key policy imperatives for the MSDF in summary form, drawn from higher level policy directives and organised in relation to broad themes of enquiry identified in the SPLUMA guidelines.

Table 5. Policy Implications

THEME	SUB-THEME	IMPLICATIONS FOR THE SM SDF	
Biophysical Environment	Biodiversity and ecosystem services	<ul style="list-style-type: none"> Protection and extension of Critical Biodiversity Areas, protected, and vulnerable areas. 	<ul style="list-style-type: none"> Protection of mineral resources for possible extraction.
	Water	<ul style="list-style-type: none"> Precautionary approach to climate change and sea level rise. 	<ul style="list-style-type: none"> Energy efficiency and change to alternative fuels.
	Soils and mineral resources	<ul style="list-style-type: none"> Responsible water use. 	<ul style="list-style-type: none"> Waste minimization and recycling.
	Resource consumption and disposal	<ul style="list-style-type: none"> Protection of water resources. 	<ul style="list-style-type: none"> Retaining the essential character and intactness of wilderness areas.
Socio-Economic Environment	Landscapes and scenic assets	<ul style="list-style-type: none"> Protection of valuable soils for agriculture. 	
	Regional and municipal economic infrastructure	<ul style="list-style-type: none"> Developing and maintaining infrastructure as a basis for economic development and growth 	<ul style="list-style-type: none"> Focus resources in those areas that have both high or very high growth potential, as well as high to very high social need.
	Rural space-economy	<ul style="list-style-type: none"> The protection of agricultural land, enablement of its use and expansion of agricultural output. 	<ul style="list-style-type: none"> Better linkages between informal settlements/ poorer areas and centres of commercial/ public activity.
	Settlement space-economy	<ul style="list-style-type: none"> Focus on undeveloped and underdeveloped land in proximity to existing concentrations of activity and people and as far as possible within the existing footprint of settlements. 	<ul style="list-style-type: none"> A richer mix of activities in or proximate to informal settlements (including employment opportunity).
Built Environment		<ul style="list-style-type: none"> The protection and expansion of tourism assets. 	<ul style="list-style-type: none"> The protection and expansion of tourism assets.
		<ul style="list-style-type: none"> The expansion of entrepreneurial opportunity (also for emergent entrepreneurs). 	<ul style="list-style-type: none"> The expansion of entrepreneurial opportunity (also for emergent entrepreneurs).
	Sense of place and settlement patterns	<ul style="list-style-type: none"> The protection of places and buildings of heritage/ cultural value (while ensuring reasonable public access, also as a means of economic development). 	<ul style="list-style-type: none"> A focus on improving and expanding existing facilities (schools, libraries, and so on) to be more accessible and offer improved services.
	Accessibility	<ul style="list-style-type: none"> A focus on public transport to ensure user convenience and less dependence on private vehicles (there is a recognition that many citizens will never afford a private vehicle and that the use of private vehicles has significant societal costs). 	<ul style="list-style-type: none"> The significance of well-located and managed public facilities as a platform for growth, youth development, increased wellness, safety, and overcoming social ills.
Governance	Land use and density	<ul style="list-style-type: none"> Compact, denser development. 	<ul style="list-style-type: none"> The clustering of public facilities to enable user convenience and efficient management.
	Facilities and social services	<ul style="list-style-type: none"> Pedestrian friendly development. 	<ul style="list-style-type: none"> The upgrading of informal settlements.
	Informality, housing delivery, inclusion and urban land markets		<ul style="list-style-type: none"> Housing typologies which meet the different needs of households and income groups.
	Way of work	<ul style="list-style-type: none"> A more coordinated and integrated approach in government planning, budgeting and delivery. 	<ul style="list-style-type: none"> Active engagement with communities in the planning, resourcing, prioritization, and execution of programmes and projects.
		<ul style="list-style-type: none"> Partnering with civil society and the private sector to achieve agreed outcomes (as reflected in the IDP and associated frameworks/ plans). 	



Part 3.

Status Quo, Issues, Challenges and Opportunities

3. Status Quo, Issues, Challenges and Opportunities

The sections below outline the status quo in SM in relation to the themes identified in the SPLUMA guidelines, and identifies specific challenges and opportunities informing the MSDF.

3.1. Biophysical Environment

3.1.1. Attributes

The attributes of the biophysical environment listed below have been summarised from the draft Stellenbosch Environmental Management Framework 2018 (SEMF) as well as the draft SM Rural Area Plan (RAP) dated June 2018. These reports can be referenced for further detailed information.

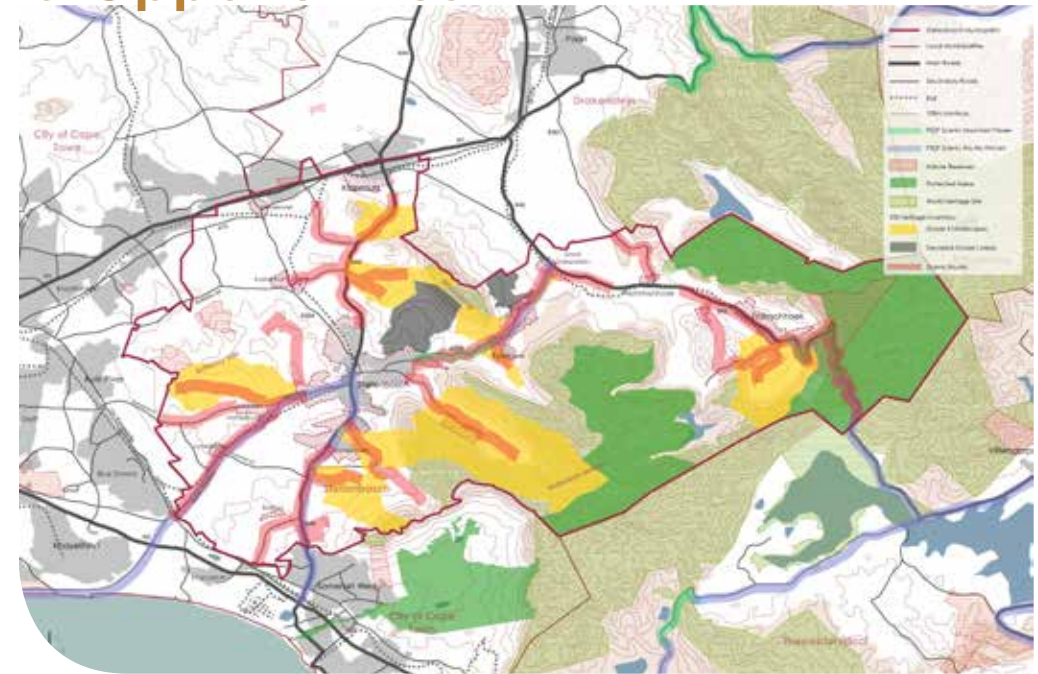


Figure 7. Scenic landscape elements and conserved landscaped/biophysical areas

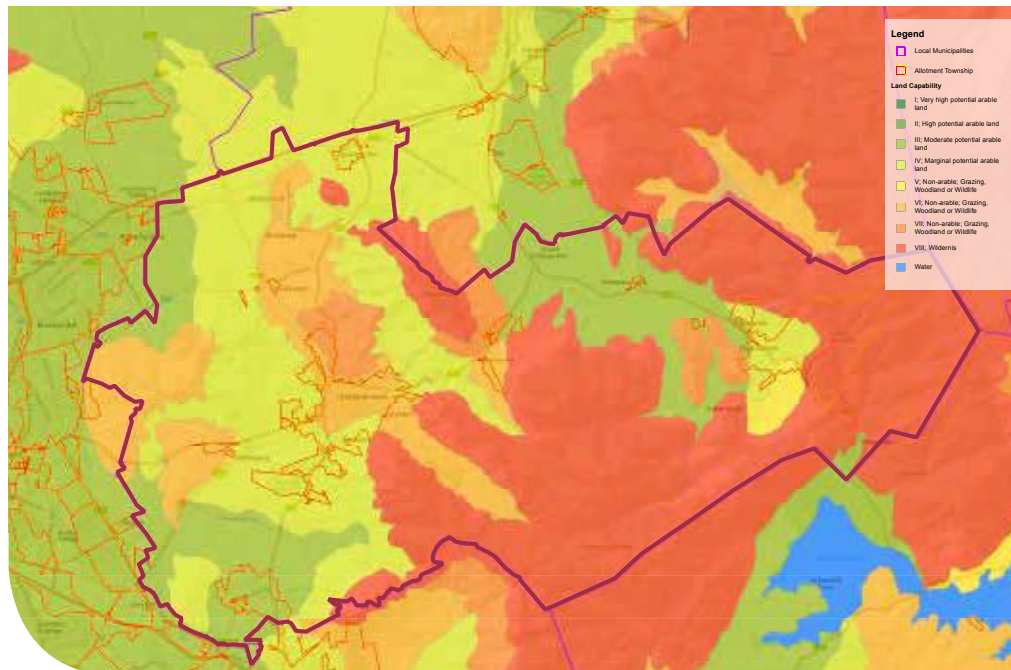


Figure 8. Land capability (Cape Farm Mapper)



Figure 9. Rural landscape activities

Table 6. Stellenbosch's Biophysical context - key attributes summarised

THEME	ATTRIBUTES	
Nature and Scenic Areas	<ul style="list-style-type: none"> Significant portions of SM fall within globally recognized biosphere areas and designated public and private conservation areas. Eleven public conservation areas cover some 28 741ha or 34,6% of the municipal area, with a further 3 000ha managed as private conservation areas. 	<ul style="list-style-type: none"> The SM's landscape consisting of a series of valleys on a base of rolling hills to the west culminating in steep and dramatic mountain backdrops to the east and south-east, highly valued for its scenic beauty and sense of place. This landscape, which comprises the natural and human-made, has been assessed and graded in terms of its heritage significance and some of the landscape units identified, e.g. the Idas Valley has been classified as a Grade I area, i.e. of national importance (Stellenbosch Heritage Inventory, 2018).
Water Resources	<ul style="list-style-type: none"> A large portion of the mountainous south east of the SM is defined as a Strategic Water Source Area (SWSA). (SWSAs supply a disproportionate amount of mean annual runoff to a geographical region of interest. They form the ecological infrastructure on which most of built infrastructure for water services depends. Investing in SWSAs is also an important mechanism for long-term adaptation to the effects on climate change on water provision growth and development.) The Eerste River and Franschhoek River are the two important river systems in the municipal area, providing a source of water, recreation, contributing to the sense of place and assisting with storm water drainage. The Franschhoek River flows into the Upper Berg River system. 	<ul style="list-style-type: none"> The upper sections of the Eerste and the Berg Rivers are relatively pristine while most of the rivers located in the intensively cultivated and built-up areas of Stellenbosch, Franschhoek, Pniel and Klipmuts are largely modified and degraded. As an example, the Plankenbrug River is highly polluted owing to uncontrolled discharge of pollutants from settlements and agriculture along its course.
Flora	<ul style="list-style-type: none"> SM falls within the Cape Floral Kingdom, internationally recognised as one of the six floral kingdoms of the world (occupying 0,06% of the earth's surface). The Cape Floral Kingdom is the only floral kingdom contained within a single country and characterised by its exceptional richness in plant species and its endemism. Critical and vulnerable habitats are mostly found in the mountainous south-eastern parts of the municipality, where large tracts of land are already formally protected. However, within the municipal area nearly all the remaining vegetation is Critically Endangered or Vulnerable. 	<ul style="list-style-type: none"> This area is the habitat of Mountain Fynbos, considered less threatened. This area is also included in the Cape Floral Region Protected Areas World Heritage Site (part of the World Heritage List of UNESCO and the Cape Winelands Biosphere Reserve). The Simonsberg and parts of the Bottelary hills have also been identified as CBAs, with the latter containing the last remnants of Sand Plain and Renosterveld Fynbos, which naturally occur to the west of the municipal area, but have been virtually obliterated by agriculture.
Fauna	<ul style="list-style-type: none"> Most of the wildlife of the SM is confined to the mountainous nature area to the south-east, with the fauna consisting of endemic invertebrates, fish, amphibians and reptiles, birds, and mammals. 	<ul style="list-style-type: none"> Certain indigenous fish species (including the Witvis and Berg River Redfin), which occur in this system, are critically endangered.
Agriculture	<ul style="list-style-type: none"> The greater part of the municipality comprises high to medium potential soils, capable of efficient agricultural production, and constitutes some of the country's highest yielding agricultural land (in terms of income and employment generation). The deeper soils, located around Stellenbosch town, Franschhoek and along major routes, are potentially the best soils for arable agriculture. These are also the areas likely to face the most pressure for urban development. There are approximately 23 000ha of land under cultivation comprising approximately 3 000ha of dryland crops, (mainly vineyards and orchards) and approximately 19 000ha of land under irrigation. Approximately 16 000ha are under vineyards, with approximately 4700ha of land used for grazing (mainly cattle and horses). The irrigated vineyards and orchard blocks mostly found in the western parts of the municipality and in the Dwars River and Franschhoek valleys, represent a significant investment in agricultural infrastructure and productivity. 	<ul style="list-style-type: none"> The total extent of land under cultivation varies marginally over time depending on market, climatic, and business cycle conditions. In recent years there appears to have been a slight reduction in land under vineyards in favour of grazing. Between 2000 and 2015 approximately 214ha of agricultural land was lost to development and, in addition, approximately 60ha of agricultural land inside the urban edge was left uncultivated by 2015. The region's extensive agricultural areas, particularly those under vineyards and orchards, also attribute scenic value and character to the region, which is valued by both the local inhabitants and visitors. This is a significant contributor to the value of the area as one of South Africa's premier tourist destinations and there is a strong interdependence between tourism and the wine industry in Stellenbosch.
Municipally Owned Agricultural Land	<ul style="list-style-type: none"> The SM currently owns ±86 agricultural units comprised 1 680ha in total, of which 76 are encumbered by long term lease agreements. Of these land units, 432ha have water rights. Of the 76 land parcels currently under lease agreements, six individuals are currently leasing four or more units, totaling 500ha, whilst a further eight individuals are leasing more than one unit, totaling 234ha. 	<ul style="list-style-type: none"> 99% of the rented farm land owned by the SM is located to the south-west of Stellenbosch in the Spier corridor. 60% of this land is rented by two large role-players. Most of the contracts came to an end in 2007 (when it was decided to categorise the farms into lease categories for short-term, medium, and long-term, depending on when the Municipality anticipate that they will need the land). The existing income from land rental is small compared to the total municipal budget (only about R2m per annum) or other income sources.
Climate Change	<ul style="list-style-type: none"> Global warming and climate change is likely to have the effect of reducing available water especially for agriculture; increasing average temperatures, and more extreme weather events and may lead to a reduction in yields, increased use of devices such as shade netting (already evident) and changes in crops. This in turn will impact on scenic landscapes. 	

Table 7. Stellenbosch's Biophysical context - issues and implications

KEY ISSUES	SDF IMPLICATIONS
<ul style="list-style-type: none"> Biodiversity and related ecological services essential to human existence are threatened by the fragmentation of eco-systems, transformation and degradation of land. The most highly modified and polluted sections of rivers in the municipal area are those that run through agricultural and urban areas, where natural buffer areas have been eroded and rivers are impacted by agricultural run-off, over-extraction, storm water and waste water discharge, and the reduced flow resulting from climate change. High potential agricultural land is lost to other land uses, including urban development. The impact of climate change on the natural resource base and agriculture is still unclear, but it is likely to impact on the quality of life and economic base of the municipal area. 	<ul style="list-style-type: none"> <i>The outward growth of settlements should be restricted to prevent the consumption of valuable agricultural and natural environments and associated economic benefits.</i> <i>The efficient use of centrally located land within existing urban areas is critical to prevent the erosion of agricultural and natural assets.</i> <i>The upgrading of existing poorer settlements is essential to prevent the degradation of natural assets.</i> <i>New building and settlement expansion should be limited to already disturbed areas of lowest environmental and agricultural value.</i> <i>New development should consider the impacts of climate change, for example through ensuring sufficient and appropriate landscaping that assists in lowering temperatures. In addition, the creation of attractive urban public spaces and places, where extreme heat is mitigated, will be important for both local residents and the tourism industry.</i>



Figure 10. The impact of the recent severe drought conditions in the Western Cape on grape yields is high, with poor yield years coinciding with moderate or severe drought periods for the wine industry.



Figure 11. Water quality and habitat diversity in the Plankenbrug River have been reduced by stormwater and wastewater discharges from Kayamandi and Stellenbosch. This river has been identified as a high risk area for human health by the 2005 State of the Rivers Report

3.2. Socio-Economic Context

The information presented below is a summary of the status quo investigations prepared as part of the Stellenbosch Urban Development Strategy (UDS) in 2017, the 2017-2022 IDP for Stellenbosch (dated May 2018), the Socio-economic Profile for the Stellenbosch Municipality, published by the WCG in 2017, and the Municipal Economic Review and Outlook published by the WCG Provincial Treasury during 2018.

3.2.1. Attributes

Table 8. Stellenbosch's Socio-Economic context - key attributes summarised

THEME	ATTRIBUTES	
Population	<ul style="list-style-type: none"> SM, despite its relatively smaller land area, has the second largest population in the CWDM, estimated at 176 523 in 2018. The population is expected to reach 190 680 by 2023 (a 8% growth rate off the 2018 base estimate). The municipality's population gender breakdown is relatively evenly split between male and female. SM's population is strongly concentrated within the 20-24 and 25-29 age categories. 	<ul style="list-style-type: none"> In 2011, there were 43 420 households within the municipality. This increased to 52 374 in 2016. The Black African grouping constituted 20,4% of the total population in 2001, 28% in 2011, and considering the projected population, could contribute about 34,1% to the total population in 2021 and 38,3% in 2031. The Coloured grouping contributed 57,5% to the total population in 2001 which decreases, if measured for the same three intervals above, to 52,2%, 48,4% and 45,7% respectively.
Urbanisation	<ul style="list-style-type: none"> In 2001, 67,5% of the total population in the municipal area lived within the urban areas. This percentage increased to 72,1% in 2011 and an estimated 74,2% in 2016. The percentage share of the total population living in urban areas could increase further to 76% by 2021 and to 79% by 2031. In 2021 and 2031, the Black African and Coloured groupings will together comprise more than 80% of the total population, as well as the population residing in urban areas. 	<ul style="list-style-type: none"> It is estimated that 91% of the people living in the urban areas of the municipality in 2031 will reside in Stellenbosch town, Klapmuts or Franschhoek. Almost 59% of the labour force residing in the municipal area lives in Stellenbosch town and Franschhoek.
Integration and Inequality	<ul style="list-style-type: none"> The degree of racial segregation in SM is very high (just below that of Overstrand Municipality, which has the highest value of all local municipalities in South Africa). 	<ul style="list-style-type: none"> The SM had a GINI coefficient of 6,2 in 2016, which is higher than that of the Cape Winelands District and the Western Cape Province as a whole.
Education	<ul style="list-style-type: none"> The literacy rate in SM was recorded at 84,9% in 2011 which was higher than the average literacy rates of the CWDM (81,7%) and the rest of South Africa (80,9%). However, it was lower than that of the Western Cape Province (87,2%). The learner-teacher ratio within SM remained below 30 learners per teacher between 2012 and 2014 but deteriorated to 33 learners per teacher in 2015. Factors influencing the learner teacher ratio include the ability of schools to employ more educators when needed and the ability to collect fees. The drop-out rate for learners within SM that enrolled from Grade 10 in 2014 to Grade 12 in 2016 was 23%. These high levels of high school drop-outs are influenced by a wide array of 	<ul style="list-style-type: none"> socio-economic factors including teenage pregnancies, availability of no-fee schools, indigent households and unemployment. SM had 39 schools in 2016, accommodating 26 085 learners at the start of 2016. The total number of learners appears to have stabilised since 2014. Given a challenging economic context, schools have been reporting an increase in parents being unable to pay their school fees. The proportion of no-fee schools have dropped somewhat between 2015 and 2016, to 64,1%.
Poverty	<ul style="list-style-type: none"> Approximately 53,1% of households in SM fall within the low income bracket, of which 20,4% have no income. Less than 50% of households fall within the middle to higher income categories, split between 35,6% in middle income group and 11,5% in the higher income group. 	<ul style="list-style-type: none"> The number of indigent citizens in SM increased between 2014 and 2015. The intensity of poverty, i.e. the proportion of poor people that are below the poverty line within the municipal area, decreased from 42,1% in 2011 to 39,8% in 2016.

Table 9. Stellenbosch's Socio-Economic context - key attributes summarised (cont.)

THEME	ATTRIBUTES	
Health	<ul style="list-style-type: none"> SM has a mother-to-child HIV transmission rate of 2,6%, higher than the 1,7% District and the 1,4% Provincial rate. The TB patient load had a slight decrease in 2015/ 16. The number of malnourished children under five years in the CWDM in 2015 was 1,4 per 100 000 children. SM's rate currently at 0,4. The District's neonatal mortality rate of 6,5 is higher than the Province's 2019 target of 6,0 per 1000 live births. Stellenbosch's rate at 2,2 is lower than the District rate and the Provincial target and has improved from the 2014 rate of 4,0. In the CWDM, 15,0% of babies born were underweight. At 9,0%, Stellenbosch's rate is lower than that of the District and the Province (14,5%). 	<ul style="list-style-type: none"> SM has a zero maternal mortality ratio. In comparison, the District recorded 46,5 per 100 000 live births. The Province has a maternal mortality ratio target of 65 by 2019. In 2015, the delivery rate to women under 18 years in the District was 6,1%. At 4,3%, Stellenbosch's rate is lower than that of the District. SM's termination of pregnancy rate of 0,4 per 1 000 live births is lower than the District's rate. Overall almost all of the indicators for child and maternal health have improved in the last year which indicates that Stellenbosch is making progress towards reaching its health targets.
Water	<ul style="list-style-type: none"> With the average annual household growth rate exceeding the municipality's ability to provide piped water to households, the proportion of households with access to water declined from 99,1% in 2011 to 98,5% in 2016. 	<ul style="list-style-type: none"> Approximately 39% of water supply infrastructure is in poor condition with backlogs in maintenance requiring R325m to address. SM allocated R203m to the capital budget to address the backlog and provide for future development.
Electricity	<ul style="list-style-type: none"> 2,8% of households make use of sources of energy other than electricity. Access to electricity for lighting purposes improved by 17,9% from 40 352 households in 2011 to 47 594 households in 2016. 	<ul style="list-style-type: none"> The proportion of households with access to electricity services decreased from 92,9% in 2011 to 90,9% in 2016.
Sanitation	<ul style="list-style-type: none"> A total of 988 households (1,9% of total households) within SM still make use of sanitation services other than flushed and chemical toilets (i.e. pit latrines, ecological toilets, bucket toilets, or none). About 43,4% of the sanitation infrastructure is in a poor or very poor condition, with an estimated R283,4m required to maintain sewer reticulation assets. 	<ul style="list-style-type: none"> Despite the maintenance backlog, SM made significant progress in improving access to sanitation, increasing the proportion of households with access to sanitation from 91,7% in 2011 to 98,1% in 2016.
Refuse	<ul style="list-style-type: none"> The majority of household in SM has their refuse removed by local authorities at least weekly (71,0%). 	<ul style="list-style-type: none"> However, this service provision dropped from 87% in 2011.
Housing	<ul style="list-style-type: none"> 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. The annual average household growth rate between 2011 and 2016 was 0,9% or 1 791 households per annum. 	<ul style="list-style-type: none"> 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. SM is unable to cope with rate of household growth, with the percentage of formal households declining from 75,1% to 65,1% from 2011 to 2016.
Crime	<ul style="list-style-type: none"> The murder rate within SM remained unchanged at 45 reported cases per 100 000 people between 2015 and 2016. Drug-related crimes within SM increased sharply by 20,9% from 1 195 reported cases per 100 000 people in 2015 to 1 444 cases in 2016. 	<ul style="list-style-type: none"> The number of residential burglaries cases within SM increased by 6,9% from 1 037 in 2015 to 1 108 in 2016.
Economy	<ul style="list-style-type: none"> It is understood that Stellenbosch is the secondary municipality or "town" with the most JSE listed corporations in South Africa and the highest concentration of "dollar millionaires". SM's economy grew at an annual average rate of 1,7% between 2013 and 2017. Employment growth remains fairly moderate, averaging 2,2% per annum since 2005. The majority (30,7% or 23 064 workers) of the employed workforce SM operate within the informal sector, which has grown by 9,0% per annum on average since 2005. The semi-skilled sector (which employs 23 392 workers or 24% of the municipality's workforce) experienced marginal growth of 1,3% per annum over the past decade. The skilled sector employs some 13 030 workers, and grew at a rate of 1,2% annum since 2005. Overall, SM's unemployment rate increased to approximately 11% in 2017. Commercial services (encompass the wholesale and retail trade, catering and accommodation, transport, storage and communication and finance, insurance, real estate and business services industries) comprised 52,3% of the municipality's GDP in 2016. This sector employed 45,2% of the municipality's workforce. Agriculture, forestry and fishing sector will see retraction due to the severe impact of water restrictions. The decline in output from agriculture will influence the manufacturing sector, which will also contract until the impact of the water restrictions is overcome. 	<ul style="list-style-type: none"> The tertiary sector is likely to see faster growth, but the government sector is not expected to show growth. The general government and community, social and personal services sector comprised 17,4% of the municipality's overall GDP in 2016. This sector employs 24,3% of the municipality's workforce and its employment growth over the period 2005-2015 averaged 3,0% per annum. Wholesale and retail, catering, and accommodation comprised of 20% of SM's overall GDP, and employed 24,4% (largest contributor) of the workforce in 2016. Economic decline in this sector will have an impact on its contribution to the employment. The manufacturing sector comprised 17,1% of the municipality's GDP in 2016. The sector has experienced contraction of 0,2% per annum on average over the period 2005-2015. The largest sub-sector contributor being that of food, beverages and tobacco (40%), petroleum products (13,3%) and wood, paper, publishing and printing (12,8%). This sector accommodated 10,3% of the workforce. The agricultural sector comprised 6% of SM's GDP in 2015. The sector grew by 1,4% for the period 2005-2015. Employment picked up significantly after the recession and grew at a rate of 3,1% per annum on average since 2010. On net employment, 2 976 jobs have been lost since 2005 and not all of the jobs lost prior to and during the recession have been recovered. Despite contributing only 6% to GDP, the agriculture sector contributes 14,7% (3rd largest) to the municipality's employment, with its contribution to work generation outweighing its comparative economic contribution. Economic decline in this sector will therefore have a significant impact on the overall contribution to employment. The construction sector comprised 5,5% of the SM's GDP in 2016. The sector grew by 2,5% over the period 2010-2015 and employed 5,1% of the workforce.

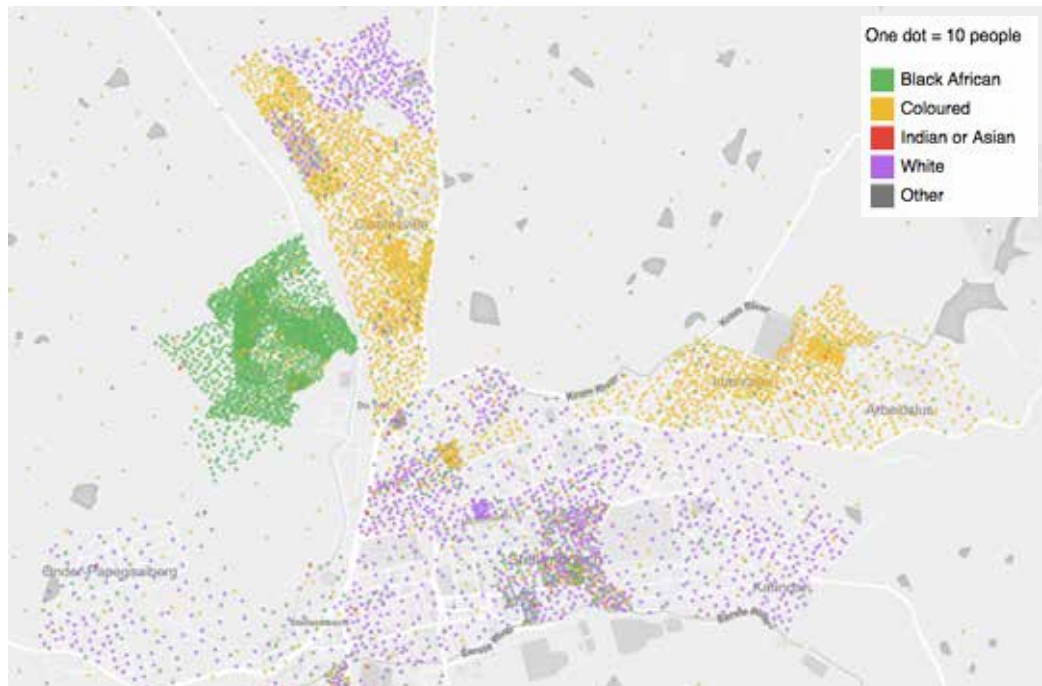


Figure 12. Racial distribution in Stellenbosch (dotmap.adrianfrith.com)

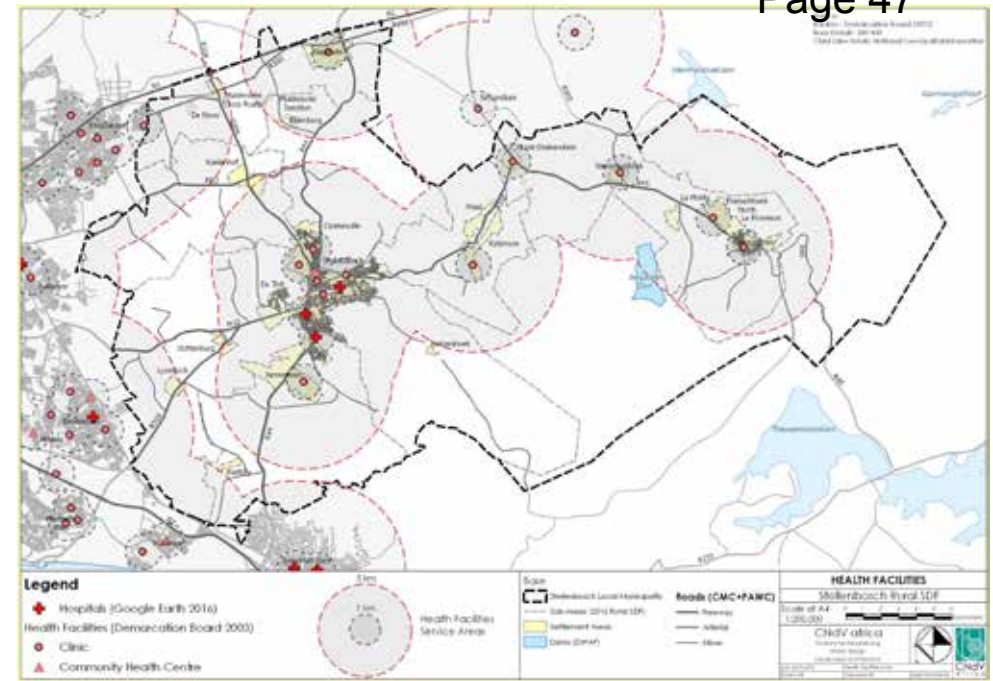


Figure 14. Access to Health Facilities

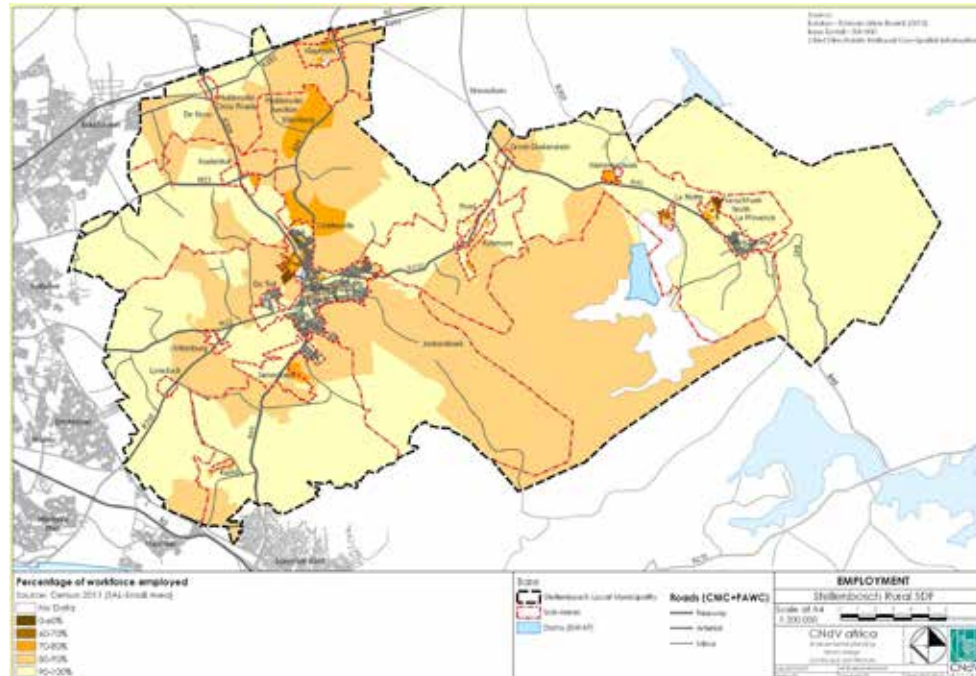


Figure 13. Percentage of workforce employed

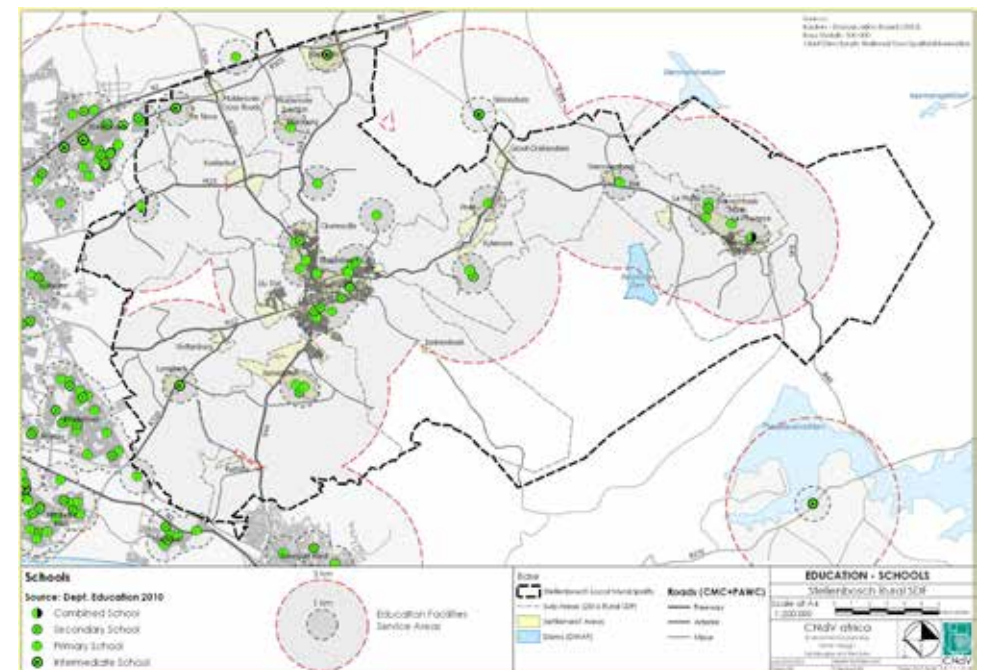


Figure 15. Access to Schools

Table 10. Stellenbosch's Socio-Economic context - issues and implications

KEY ISSUE	SDF IMPLICATIONS
<ul style="list-style-type: none"> • SM will continue to grow, without the economy necessarily being fully geared to provide work opportunities or generate funds to provide needed services. • A growing youthful population, large student population, and seasonal influx of labour could potentially increase the municipality's dependency ratio and a smaller base from which local authorities can collect revenue for basic services. • Continued inequality is likely to lead to incidents of social unrest and instability. • Increased assistance to public facilities will be required – especially schools – given limited household means. • Crime rates remain high. • Significant upgrading and extension of basic services to poorer citizens will remain a priority. • The growth in the informal sector as the only means to ensure livelihoods to poorer citizens is expected to continue. • Economic sectors accommodating unskilled workers (especially manufacturing and agriculture) show slow growth. • SM's inability to provide essential services (e.g. refuse removal) lead to dumping, environmental degradation and/ or the health-related problems. 	<ul style="list-style-type: none"> • <i>High levels of poverty and indigence imply an increased burden on municipal financial resources to provide in community needs.</i> • <i>An urban structure and form which minimises household costs (e.g. for travel), and maximises entrepreneurial opportunity and thresholds supportive of small businesses is critical.</i> • <i>Given the backlog in the maintenance of infrastructure and servicing existing residents, SM is challenged in meeting the current demand for services. With the infrastructure budget declining in future periods, an urban structure and form which minimises municipal servicing and maintenance cost is critical.</i> • <i>Albeit the contribution of agriculture to GDP is relatively low, it is very significant in relation to supporting tourism and employment.</i>

3.3. Built Environment Context

The challenges faces the built environment of the SM have been documented in a variety of sector plans prepared by the municipality, including a Water Master Plan (2011) and (2017), a Stormwater Masterplan (2013), a Sewer Master Plan (2017), a Comprehensive Integrated Transport Plan 2016-2020

(2016), an Electrical Infrastructure Master Plan (2015) as well as area-specific plans such as the Klappmuts Special Area Development Plan (2017); and the draft UDS (dated 2017), and draft Stellenbosch Municipality Rural Area Plan (2017), the RAP and previous MSDFs. The table below provides a summary of the issues and challenges of relevance to the MSDf.

3.3.1. Attributes

Table 11. Stellenbosch's Built Environment context - key attributes summarised

THEME	ATTRIBUTES	
Settlement Pattern and Role	<ul style="list-style-type: none"> Stellenbosch town remains the most significant settlement within SM, followed by Klappmuts, Franschhoek, and a number of smaller dispersed settlements. 	
Rural Settlement	<ul style="list-style-type: none"> There is a backlog of over 3 000 housing opportunities in rural areas (based on information from the Draft Rural Plan). 	
Historic Built Assets	<ul style="list-style-type: none"> SM has a rich asset of historic places and buildings, in large part saved through the intervention of Historiese Huise in the past. 	<ul style="list-style-type: none"> There appears significant disused historical industrial buildings which in time could be repurposed for alternative uses while recognising industrial and labour history.
Land Use and Density	<ul style="list-style-type: none"> Dwelling densities have increased in Stellenbosch town, Klappmuts and Franschhoek but are still significantly lower than the targeted density set in planning policy and studies of 25 du/ha. In 2015 the average density in Stellenbosch was 8,17 dwelling units per hectare, with Franschhoek only slightly higher at 10,22 units and Klappmuts falling between these two at 9,94 (densities vary significantly between neighbourhoods within settlements). In the municipal area, the split in housing typology between 1996 and 2015 is: dwelling houses (74%), flats (17%), other residential buildings (6%), and townhouses (3%). 	<ul style="list-style-type: none"> The office development market in the municipal area has been relatively flat over recent years 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.
Facilities and Social Services	<ul style="list-style-type: none"> 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) 	
Regional Infrastructure	<ul style="list-style-type: none"> Plans to upgrade various regional mobility routes (R44, R310 and R304) are likely to improve regional mobility. However, the impact of these at a local level are likely to be minimal without targeted interventions to resolve local congestion. 	<ul style="list-style-type: none"> Regional water supply remains constrained; however, recent rains and major augmentation schemes being implemented by national and provincial departments are likely to improve the security of supply over the medium term.
Municipal Infrastructure	<ul style="list-style-type: none"> According to the Water Services Development Plan (2011), much of the key water supply infrastructure in SM is in disrepair. About 38.6% of the water supply infrastructure is in a poor or very poor condition. The bulk of the backlog is made up of the water reticulation pipeline assets. SM is highly dependent on the CCT for water security, with most of the towns making up SM having a supplementary supply from the City. In the light of the projected growth of Stellenbosch, this is not viewed as a sustainable situation. About 43.4% of the sanitation infrastructure is in a poor or very poor condition. The bulk of the backlog consists of the sewer reticulation assets and the Stellenbosch waste-water treatment works. The Devon Valley landfill site has a remaining life of less than two years. 	<ul style="list-style-type: none"> Besides having insufficient capacity to supply the future growth needs for Stellenbosch, Franschhoek, Dwarsriver, Klappmuts and Raithby, SM's significant challenges are the augmentation of existing water sources, the replacement and upgrading of old infrastructure, the provision of sustainable basic services to informal settlements and to ensure the provision of basic services to rural communities located on farms. According to the Electrical Infrastructure Master Plan (2015), the overall condition of the existing infrastructure is good given the age of the equipment. On the whole the electrical network is fairly robust, and should support future developments, provided timeous upgrades are implemented as outlined in the Master Plan. Stormwater infrastructure is generally insufficient. Incremental upgrades should be implemented; however, a detailed review of the Stormwater Master Plan is required, as the current plans are inadequate in terms of providing clear direction as to the interventions required or further investigations to be undertaken.
Service Related Protests	<ul style="list-style-type: none"> Service related protests and land invasions occur intermittently. 	
Municipal Land Ownership	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 artificially constrained.

Table 12. Stellenbosch's Built Environment context - key attributes summarised (cont.)

THEME	ATTRIBUTES	Page 50
Housing and Shelter	<ul style="list-style-type: none"> 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 current housing demand waiting list comprise some 15 780 applicants (Western Cape Housing Demand Database extract for Stellenbosch, May 2018). 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, Cloetesville, nor Kayamandi, have extensive land options to accommodate the current demand. 	<ul style="list-style-type: none"> 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. 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. 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/ Pniel, 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. The rate of housing delivery during the current MTREF period (466 units) and post the current MTREF period (8166) is not meeting demand. The housing backlog will thus increase, as well as the number of informally housed households.
LUM Trends	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> A very high number (55%) of all land-development applications submitted to SM between 2007 and 2015, were for (or included) a permanent departure. This is evidence of a changing pattern in the use of land that is not yet accommodated in zoning schemes. Only about 25% of all land-development applications submitted to SM pertains to rural land.
Large Land User Trends	<ul style="list-style-type: none"> Distell – owner and user of the Adam Tas and Bergkelder land holdings – intends to relocate its operations to a centralized facility in Klappmuts (north of the N1). 	
Property Market	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Over the same period, building costs (as measured by the CPI) showed growth of roughly 6% p.a. This implies that over the past eight years residential rentals in Stellenbosch were able to grow in real terms.
Movement and Access	<ul style="list-style-type: none"> 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 are buses and mini-bus taxis (low compared to CCT with approximately 36% public transport usage). 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: <ul style="list-style-type: none"> 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 Vrede Streets between the R44 and Piet Retief Street. Access roads found to be under severe pressure are: <ul style="list-style-type: none"> The Welgevonden access road. Lang Street into Cloetesville. Rustenburg Road into Idas Valley. The Techno Park access road. 60% of SM's households do not have access to a car, and are dependent on unsupported informal public transport or travel on foot. 	<ul style="list-style-type: none"> Only 1 200 persons were recorded entering Stellenbosch between 07:15hrs and 08:15hrs. This is the equivalent to just 20 buses each carrying 60 passengers. 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. 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. Scheduled passenger trains in the Stellenbosch area run over a total rail line distance of 18 km, and trains stop at seven stations in the municipal area (Lynedoch, Spier, Vlothenburg, Stellenbosch town, Koelenhof, Muldersvlei and Klappmuts). 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.

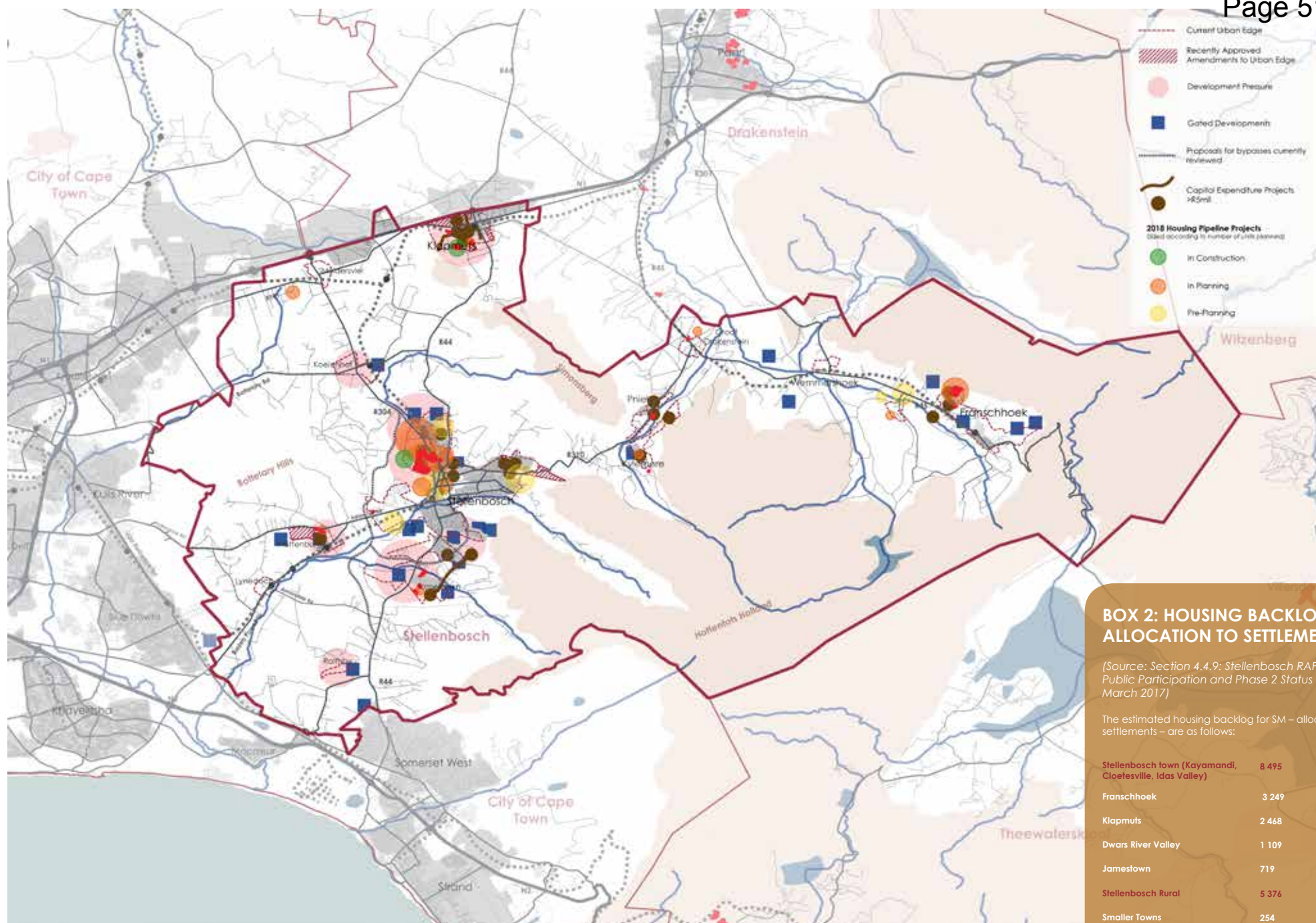


Figure 16. Housing and development trends, bypasses and gated communities

Table 12. Stellenbosch's Built Environment context - issues and implications

KEY ISSUES	SDF IMPLICATIONS
<ul style="list-style-type: none"> • Many households do not have access to water within their dwellings. • Much of the key water supply infrastructure in the SM area is in disrepair. • Much of the sanitation infrastructure in the SM area is in a poor or very poor condition. • Relatively low density development predominates in the area. • Most new development reinforces a pattern of low overall densities and seek peripheral locations. • Existing industrial/ manufacturing operations and land holding in the centre of Stellenbosch town impede large scale restructuring of the settlement. • There is a significant backlog in housing for the poor. • There appears to be significant demand for student housing and affordable housing for employed, lower and middle income groups. • The rate of current housing delivery for the poor and lower income groups is significantly lower than that required to address backlogs and demand meaningfully. • It is expected that a significant proportion of housing backlogs for farm workers – and future need for farm worker housing – will have to be met in urban areas. • Property prices and rentals in SM have shown significant growth (of a higher percentage than the increase in cost of building). • Many poor areas appear to have a high incidence of overcrowding. • Many movement trip needs in SM remain unsatisfied or are undertaken with great hardship. For these captive populations, access to ever more dispersed activity is increasingly difficult. • Virtually all available funding is allocated to providing general road infrastructure rather than the development of transport systems and approaches that serve the most effective and sustainable movement of people and goods. 	<ul style="list-style-type: none"> • <i>Available municipal capital funding is required for backlogs and maintenance, i.e. there are virtually no funds to investment in support of new development and improvements to address existing problems with infrastructure (e.g. limited provision for NMT).</i> • <i>The current service and housing delivery model is ineffective in addressing the municipality's housing demand and growth. Housing demand and the associated land demand for the currently delivery model shows that the municipality does not have access to adequate land to serve the current and projected housing demand.</i> • <i>Given the limited income of a large proportion of the population, a settlement structure and form prioritizing walking and public and NMT, should be pursued.</i> • <i>Given low levels of road space utilization in terms of vehicle occupancy, there appears no basis for capacity increases to infrastructure accommodating general traffic.</i> • <i>The proposed bypass is likely to stimulate further settlement sprawl and "lock-out" projects aimed at restructuring Stellenbosch town.</i> • <i>Stellenbosch town has high potential volume of NMT users should the environment be more encouraging of NMT modes, particularly cycling.</i> • <i>The relocation of large industrial land users from Stellenbosch town (to Klapmuts) presents significant opportunity to restructure Stellenbosch town.</i>

3.4. Institutional Context

Information regarding the institutional issues that have a bearing on spatial planning and development has been extracted from the IDP and the 2018 Medium Term Revenue and Expenditure Framework (MTREF) of the municipality.

Table 13. Stellenbosch's Institutional context - key attributes summarised

THEME	ATTRIBUTES	
Staff Resources	<ul style="list-style-type: none"> Few municipal staff resources are available for dedicated future planning (across sectors) or driving larger, transformative, and catalytic programmes and projects. There appears to be limited capacity for planning and managing public and NMT programmes and projects. 	<ul style="list-style-type: none"> Inter-municipal and municipal-provincial institutional arrangements for addressing joint planning challenges appears weak and intermittent.
Sector Integration	<ul style="list-style-type: none"> There appears to be poor integration between spatial and transport planning. 	<ul style="list-style-type: none"> Transport planning focus and expenditure remain focused on roads and accommodating private vehicular transport.
Partnerships	<ul style="list-style-type: none"> Albeit many partnerships between communities and organisations (including the municipality) exists to assist community based initiatives, address specific community needs, and environmental issues, there appears no high-level public-private partnership that will fundamentally "shape" major challenges facing the municipality (including infrastructure, transport demand management, and housing). 	
Operating and Capital Budget	<ul style="list-style-type: none"> The operating income (including grants and subsidies) of the SM increased by 12,38% from 2012/ 13 to 2014/ 15 or 6,01% on average per annum over the period. Operating expenditure increased by 17,43% over the period or 8,36% per annum. Grants and subsidies received do not exceed the operating income generated by SM from its own activities, and the reliance on grants and subsidies will probably decrease further should the emerging trend continue. Rates income per capita increased from R1 213,15 in 2012/ 13 to R1 408,79 in 2014/ 15 (16,13% over the period). Over the period, the rates income increased from R203,7m to R249,7m or by 22,49%, while the population increased by 5,48%. The increase in the population figures and the increase in the rates income per capita may suggest that a larger number of the population is contributing to an increasing rates base, but also reflects on the above average increase in property values in the large parts of the municipal area. The municipality spent 90% of its capital expenditure budget in the 2014/ 15 financial year, while capital spending in 2013/ 14 was 92% of the budget. Most of the capital budget was spent on infrastructure and housing. 	<ul style="list-style-type: none"> MIG expenditure increased from 2012/ 13 to 2013/ 14 at a faster rate than operating income and operating expenditure. From 2012/ 13 to 2013/ 14, operating expenditure grew at 17,43% while MIG expenditure increased by 60,98%, with operating income that increased at 12,38%. From 2013/ 14 to 2014/ 15, MIG expenditure increased at a higher rate (28,78%) than operating expenditure (9,8%). Operating income decreased by 2,07%. SM experienced a general increase in outstanding consumer debt between 2012/ 13 and 2014/ 15 across all sectors, with the largest increase that accrued to rates. SM's MTREF capital budget increased by approximately 13% to R2 244 370 898 for 2018/ 19. Of this, R1 716 330 147 (76%) is allocated to the operating budget and R528 040 751 (24%) to capital investment. Allocations from National government for the 2017-2021 MTREF will total R160m, of which the bulk is MIG funding, with R70m from the PGWC, mostly allocated towards housing development. Infrastructure expenditure over the MTREF 2018-2021 period totals R1,1bn, and makes up 82% of the total capital expenditure allocation of R1,35bn. SM has borrowed R340m (25% of the total infrastructure budget) to fund their priority infrastructure needs. For the capital budget over the MTREF period 2018-2021, borrowings total 30% (R160m) in 2018/ 19, 21% (R100m) in 2019/ 20 and 23% (R80m) in 2020/ 21.
Asset Management	<ul style="list-style-type: none"> The SM appears to have no processes or procedures for proactively using municipal land assets as a resource to address identified developmental needs. 	
Planned Government Spending	<ul style="list-style-type: none"> Given the worsening fiscal outlook, National and Provincial Government grant allocations towards the capital expenditure reduces over the MTREF period, from the peak of R91m in 2018/ 19 to R58m and R68m in the following years. 	<ul style="list-style-type: none"> Provincial government funding allocated to SM in the 2017/ 18 financial year was largely focused on road infrastructure maintenance and upgrades (R90m) with lesser amounts spent on the upgrade of the Stellenbosch Hospital (R14m) and the PC Petersen Primary School (R15m).

Table 14. Stellenbosch's Institutional context - issues and implications

KEY ISSUES	SDF IMPLICATIONS
<ul style="list-style-type: none"> • SM has a severe lack of institutional capacity and virtually no funding for the management of transport issues. As a result, sustainable transport approaches have been extensively overlooked. • Integration between transport and spatial planning has never been achieved in Stellenbosch. • Given the extent and development potential inherent in the very large municipal land resource, current management arrangements for this resource appears inadequate. • With government's contribution towards capital expenditure declining and with SM needing to borrow 25% of their capital expenditure spend over the MTREF 2018-2021, SM is under increasing pressure to fund capital expenditure from their own reserves. • SM cannot maintain the current rate of infrastructure spend post MTREF period. The decreasing loan contribution amount and SM's replacements reserves towards 2021 leads to a significant decrease in the total capital budget and investment in infrastructure 2021. • SM's ability to fund to fund infrastructure from their own reserves primarily relies on the ability in achieving 96% collection rates for services. Mounting consumer pressures in paying the increasing costs of service makes the likelihood of achieving the projected collection rates questionable, thus putting SM in a financially vulnerable position to fund capital expenditure projects. 	<ul style="list-style-type: none"> • <i>Given budget constraints and existing maintenance backlog, SM's future capital budget should prioritise critical infrastructure projects and addressing backlog within the current urban footprint in lieu of future growth prospects.</i> • <i>Development and densification efforts will need to be focused on where the capital and operational expenditure is concentrated.</i> • <i>Further expansion of SM's current built footprint will dissipate the SM's ability to maximise the use and productivity of existing infrastructure and further extend the SM's future liability in needing to attend to the building and maintenance of new infrastructure.</i> • <i>SM should seek to maximise their return on infrastructure assets by increasing the number of people serviced by existing infrastructure assets and by decreasing the number of indigent households that need to be served by newly constructed infrastructure (as they are unable to achieve a return on the assets while it increases their future maintenance burden).</i>

3.5. Synthesis of Status Quo

There are a number of concerns and observations related to Stellenbosch's existing mode of settlement development and management. These are summarized below under the themes used for analysing the status quo.

Bio-physical

- The degradation of key ecological assets and loss of productive agricultural land has not been arrested. For example, there is no indication that the condition of the river systems in the municipal area has improved significantly since problems first manifested. In addition, significant amounts of agricultural land have been lost to development over the past decade.
- Climate change is likely to have a significant impact on the natural resource base of the municipal area, which will include a reduction in water, increased temperatures, increased fire risks, and increased incidences of extreme weather events. This, in turn, will impact on agricultural production, scenic landscapes, the livability of urban areas and the ability to provide basic services such as water and sewerage treatment.
- Considerable progress has been made at provincial and local levels to prepare guidelines enabling ancillary activities in nature and agriculture areas, providing increased access to nature and diversified farm income.

Socio-economic

- The population of the SM is likely to continue to grow above the average provincial rate, and urbanisation is likely to increase, with the main settlements having to absorb the bulk of this growth.

- The ability of the economy to absorb growth, particularly with regard to job creation, is a concern. Indications are that the growth in indigent households, who traditionally are employed in unskilled and semi-skilled jobs, is disproportionate to employment growth, which has been slow in these categories (e.g. agriculture).
- The informal sector will continue to provide livelihoods to a significant proportion of residents, but the prevailing settlement structure and form does not recognize the needs of marginal entrepreneurs.
- A growing youthful population, large student population, and seasonal influx of labour is likely to increase the municipality's dependency ratio, in addition to a smaller base from which the municipality can collect revenue to provide services and opportunities that will improve the lives of the especially the poor.
- Inequality in the municipal area, and particularly the historic towns such as Stellenbosch and Franschhoek, remains significant. Although inequality is generally accepted to be unsustainable and is likely to lead to social unrest and instability, current development patterns are simply not addressing this issue.
- Crime rates remain high. The market response – focused on providing security for those who can afford it (e.g. through gated development) – is like to exacerbate inequality and segregation.
- The upgrading and provision of basic services and housing will remain the focus of the SM and other government agencies for the foreseeable future, thus foregoing investment in other areas that would likely have more socio-economic spin-offs and result in improved place-making.
- The SM's inability to provide essential services (e.g. refuse removal) leads to dumping,

environmental degradation and resulting health-related problems.

Built environment

- Infrastructure backlogs – specifically in poor areas – and essential municipal infrastructure requires significant investment and maintenance. This applies to all basic services (electricity, water supply, wastewater management and solid waste disposal).
- The need for housing and shelter – both for the lower income groups and those with employment – has not been adequately met. The existing “housing pipeline” will not meet the need for those requiring state assistance, and little is built which is affordable to ordinary workers. A pattern of intermittent land invasions and associated “responsive” basic infrastructure provision, as well as daily inward commuting of ordinary workers and students, is likely to continue.
- Property and land is inordinately expensive in SM (particularly in Stellenbosch town and Franschhoek), locking out both the poor and lower/ middle income workers from the property market. Without significant intervention in the property market, this situation is likely to worsen.
- Inequality in SM is particularly evident in the structure of settlements, with low density development accommodating the wealthy, while the poor is accommodated in high density, poor quality peripheral areas. Significant numbers of people live in informal shelters. Many new developments reinforce a pattern of low overall densities and are located in peripheral areas, entrenching dependency on private transport, amongst other inefficiencies.
- New high density development mostly focus on the student market, and target groups using private vehicles.



Figure 17. Current development pressures on the periphery of settlements in the SM

Institutional

- The numerous heritage resources located within the settlements of SM are assets of immense value. Many of these (e.g. parts of the Rhenish complex in Stellenbosch), are underutilized, and have the potential to become vehicles for innovative development that can contribute to creating a more inclusive economy.
- The existing industrial/ manufacturing operations and land holdings in the centre of Stellenbosch town impede large scale restructuring of the settlement.
- The planned move of Distell – occupying large tracts of strategic land in Stellenbosch town – to Klapmuts presents very significant opportunities for the future development of Stellenbosch, Klapmuts, and the broader regional space economy. If not rigorously managed as a shared initiative between the public and private sectors, the opportunity may be lost. SM should focus maximum effort on utilizing the opportunity presented to address the needs of the town.
- Transport planning practice within Provincial government has maintained a “regional mobility lens” with the bulk of planning effort and funding allocated to road infrastructure rehabilitation and expansions that provide for and respond to demand side growth, largely attributed to unconstrained low occupancy private vehicles at the cost of local mobility. Too little focus is placed on progressively improving the efficiency of use of existing road space through shifting modes and altering travel patterns.
- This regional mobility approach and “roads for growth” focus has very high financial, economic, social and environmental costs, is unsustainable and is exclusionary to most the population, i.e. those who do not have access to private transport. Furthermore, a regional “lens” which attempts to accommodate private vehicles growth has adverse

consequences for managing transport at the finer, localised level where trips concentrate.

- Currently the provision of public transport, non-motorised modes and travel demand management programmes are generally considered as local municipal functions, and not a core responsibility or competency of the Province. Given the extent of transport issues in SM, the municipality has limited institutional capacity and funding for the management of transport issues. As a result, sustainable transport approaches have been extensively overlooked in favour of traditional engineering solutions.

- The municipal budget is relatively small considering the depth, range, and variability of citizen needs, specifically in relation to the needs of poorer citizens.
- While current funds are allocated to addressing critical issues – specifically related to infrastructure augmentation and maintenance – it appears that the municipality does not have the resources to fundamentally reverse backlogs or negative trends in shelter or infrastructure needs.
- The diagram below illustrates the focus of public and private sector investment in the SM. The municipality largely focuses on meeting

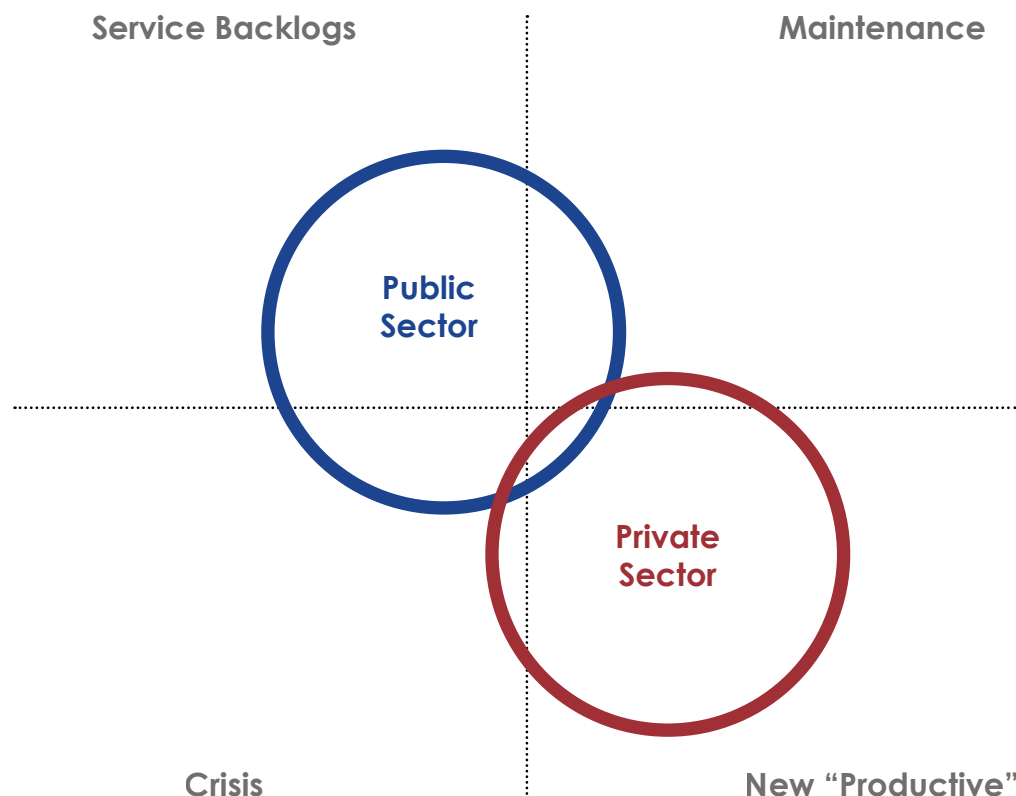


Diagram 1. Investment focus of the public and private sectors

service backlogs, its ability to respond to crisis, and asset maintenance. There is little scope in the budget for new “productive” investment that will result in significant economic growth to benefit the whole community. By contrast, the private sector largely funds new assets for a select group. Private sector investment is not structured to contribute to the long term maintenance of common assets or addressing the developmental needs of the municipal area.

- Although rates income is expected to grow, this additional income will be largely required to maintain the existing infrastructure and services.
- The municipality has significant land assets, and although some programs have been put in place to support small farmers, the bulk of its land holdings has not been meaningfully employed as a resource to address citizen needs.
- Significant partnering between the municipality and the corporate sector (which has considerable material and human resources) in relation to addressing needs – and restructuring the settlement – has not occurred.
- The municipality has undertaken an inordinate amount of planning studies, both overarching in nature and sector specific. Collectively, these comprise a huge volume of analysis and guidelines for future management, difficult to comprehend and “make sense of”. It appears that there is significant disjuncture between the extent of policy and process guidelines available and what could be logically managed by the municipality in day-to-day decision-making. Considerable duplication appears between plans – each “discovering” the municipality anew – as opposed to focusing on a particular functional area or focus in a manner which supports others.
- Despite the principles and proposals put forward by these plans to address the skewed

pattern of development in most of the settlements in the SM, particularly Stellenbosch, there has been hardly any change in the structure of these settlements since the transition to democracy. Most developments follow a “business-as-usual” pattern.

- Sector planning remains fragmented, especially in relation to spatial and transport planning, where the drive to augment and extend road space appear in contradiction to the public and NMT focus required by spatial planning for the municipality.
- Current planning initiatives have not addressed the economic generative opportunity associated with Klapmuts, its relationship with settlement opportunity for people close to work, and the associated opportunity to restructure Stellenbosch town as manufacturing concerns leave town in search of locations which better meet current business strategy and plans.

3.6. Land Budget Considerations

Determining the future demand for housing, other forms of development and the associated infrastructure requirements form part of the requirements for the preparation of an MSDF as set out in SPLUMA. An understanding of the housing need in particular has to be translated into land requirements with a view to understanding the land need and distribution thereof across the municipal area.

Determining the demand for housing and services is based on the current demand (i.e. backlog) and the demand that will be generated through growth. Land requirements are then informed by a realistic projection of the density of development required to accommodate the demand. An understanding of the land requirements is also informed by the type of housing demand. In this regard it is traditional to distinguish between the demand for affordable housing (indigent) and housing taken up by the open market (non-indigent) as the form of housing provision for these

markets may vary. The land demand as calculated is then measured against available land. In the current policy context, available land includes all land that is potentially developable within urban areas and within the urban edges determined by previous spatial planning exercises, for the various settlements earmarked to accommodate growth. In the SM context it is argued that affordable housing, for which there is a considerable land demand, will be accommodated in the main urban centres of Stellenbosch, Franschhoek and Klapmuts where housing beneficiaries will have access to socio-economic opportunities. The findings presented in this section are largely based on the work done for the 2018 SM UDS.

3.6.1. Projected housing and land demand

Housing for indigent

- Estimated need for houses, municipality-wide, in the “give-away” bracket in 2016: **11 618**³
- Estimated unfulfilled need of houses by 2036, assuming that no houses for the indigent will be built between 2016 and 2036: **17 847**
- However, if the current rate of delivery persists only **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, municipality-wide 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)
- If no supply is added by 2036: **23 106**

These unit numbers have been translated into land demand, based on various scenarios set on in the UDS, ranging from a projection of the current pattern of fairly low density development, to higher densities based on certain economic forecasts.

3 The most recent figures contained in the Western Cape Department of Human Settlements Demand Database, May 2018, shows a housing demand of 15 780 units in this bracket.

According to these figures, the 5 year forecast for land demand for housing in the middle of the road scenario (or "consensus scenario") is projected at 228ha by 2021. By 2036 the land demand for housing would range from 1 339ha, based on current patterns, to 741ha in a low growth scenario. The total gross land demand, also making provision for other land uses that will result from growth such as commercial, industrial and infrastructure, is estimated to be 270ha by 2021 and 996ha by 2036 in the middle of road/ consensus development scenario.

3.6.2. Allocation of demand across the municipal area

The UDS allocates land demand to nodes based on historic land take up and an "adjusted nodal location". The historic land take-up in nodes is given in Table 15.

The UDS adjusted nodal allocation (away from historic trends) is based on:

- Market preference for a certain land-use in a specific location (based on market trends).
- The positioning strategies and a "normalized" situation with respect to infrastructure and the stock of developable land (it ignores backlogs and surpluses in infrastructure provision and availability of developable stock).

Based on this work, which includes a nuanced understanding of the role of the various settlements in the SM and their respective projected growth rates, the overall demand for land for indigent housing within a five and ten year forecast period has been projected as indicated in Table 16.

The table indicates that the largest demand for housing is, as to be expected, in the town of 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

Table 15. The historic land take-up in nodes

HISTORIC GROSS LAND TAKE-UP BY NODE 2000 - 2015 (ALL LAND USES)		
Town / Settlement	Land Take-Up (ha)	Percentage Share (rounded to 10)
Stellenbosch (Town)	271	60%
Franschhoek	82	20%
Klapmuts	56	10%
Other	72	10%
TOTAL	481	100%

is thus a 7:2:1 spread between Stellenbosch, Franschhoek and Klapmuts.

Table 17 indicates land currently available within the urban edge as indicated in the UDS strategy. This includes strategic landholdings such as the Distell land along the Adam Tas corridor will possibly become available for development in future.

It is evident that there is more than enough land to accommodate the indigent housing need. Although it is obvious that the market demand for development (for housing, commercial and industrial demand) also requires consideration in the MSDF, it is argued that providing housing opportunities (in whichever form) for the indigent is critical, whereas the municipality can exercise its discretion when considering market driven applications and thus have more control over the supply-side. In any case, it is evident that there is also sufficient opportunity for market driven development, if considered that the current ratio of built-up versus vacant land in the towns of Stellenbosch, Klapmuts and Franschhoek is 5.4:3.5 (built-up/ vacant) within the urban edge.

In addition, current densities remain below 10 du/ha for these settlements, and although they have been increasing somewhat in recent years, densities are still significantly lower than the targeted density of 25 du/ha set in higher level planning policies and studies. Thus, provision should also be made for redevelopment and densification as a means to accommodate market demand.

In conclusion, it is clear that the future development demand could be met in an effective and inclusive manner within the current urban edge of these three towns.

Table 16. Land demand for housing per node

Settlement	% of municipal/ urban population	Indigent housing need (2021)	Land need in ha (number of units x 120m ² erven)	Indigent housing need (2026)	Land need in ha (number of units x 120m ² erven)
Stellenbosch (Town)	51/ 70	8 357 (based on 2,6% annual growth)	100	9 363 (based on a 2,3% annual growth)	112
Klapmuts	5/ 7	1 208 (based on 3,6% annual growth)	14	1 420 (based on 3,3% annual growth)	17
Franschhoek	9,5/ 13	4 370 (based on 4,6% annual growth)	52	5 394 (based on 4,3% annual growth)	65
Dwarsrivier (Pniël, Johannesdal)	5,9/ 8,2				
Dwarsrivier (Kylemore, Lanquedoc)					
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				
Vloffenburg	0,08/ 1				
Raithby	0,5/ 0,8				
Lynedoch	0,1/ 0,14				

Table 17. Land availability

LAND	STELLENBOSCH	FRANSCHHOEK	KLAPMUTS
Currently available (UDS 2018)	633ha	131ha	146ha
2021 requirement for indigent housing	100	52	14
2026 requirement – cumulative for indigent housing	112	65	17



Part 4. Vision and Concept

4. Vision and Concept

4.1. Introduction

This section outlines a vision, key considerations, and spatial concept for the spatial planning and land use management of SM.

4.1.1. Vision

In line with the SM's vision as the "Valley of Opportunity and Innovation" (as contained in the IDP), the vision for spatial development and management is described as follows:

"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.

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."

4.1.2. Key Principles

Working towards this vision, a number of principles are key:

First, maintain and grow the assets of the Stellenbosch Municipality's natural environment and farming areas. Humanity depends on nature for physical and spiritual sustenance, livelihoods, and survival. Ecosystems provide numerous benefits or ecosystem services that underpin economic development and support human well-being. They include provisioning services such as food, freshwater, and fuel as well as an array of regulating services such as water purification, pollination, and climate regulation. Healthy ecosystems are a prerequisite to sustaining economic development and mitigating and adapting to climate change. The plan provides for activities enabling access to nature and for diversifying farm income in a manner which does not detract from the functionality and integrity of nature and farming areas and landscapes.

Second, respect and grow our cultural heritage, the legacy of physical artefacts and intangible attributes of society inherited from past generations maintained in the present and preserved for the benefit of future generations. Cultural heritage underpins aspects of the economy and differentiates places. Culture is a dynamic construct; forever emerging in response to new challenges, new interactions and opportunity, and new interpretations. Spatially, we must organise

Stellenbosch in a manner which also sets the stage for new expressions of culture.

Third, within developable areas – areas not set aside for limited development owing to its natural or cultural significance – allow future opportunity to build on existing infrastructure investment, on the opportunity inherent in these systems when reconfigured, augmented or expanded.

Infrastructure represents significant public investment over generations, not readily replicated over the short term. It represents substantial assets for enabling individual and communal development opportunity of different kinds. From a spatial perspective, movement systems are particularly significant. Elements of the movement system, and how they interconnect, have a fundamental impact on accessibility, and therefore economic and social opportunity. Specifically important is places of intersection between movement systems – places which focus human energy, where movement flows merge – and where people on foot can readily engage with public transport.

Fourth, clarify and respect the different roles and potentials of existing settlements. All settlements are not the same. Some are large, supported by significant economic and social infrastructure, offer a range of opportunity, and can accommodate growth and change. Others are small and the chance to provide for growth or change is minimal. Generally, the potential of settlements to help change and growth relates directly to their relationship with natural assets, cultural assets, and infrastructure. We must accommodate change and growth where existing assets will be impacted on the least or lend itself to generating new opportunity.

Fifth, address human needs – for housing, infrastructure, and facilities – clearly in terms of the constraints and opportunity related to natural

assets, cultural assets, infrastructure, and the role of settlements. We must meet human need in areas where the assets of nature will not be degraded, where cultural assets can be best respected and expanded, and where current infrastructure and settlement agglomeration offers the greatest opportunity. Generally, we can help human need in two ways. The first is through infill and redevelopment of existing settled areas. The second is through new green-field development. We need to focus on both while restricting the spatial footprint of settlements outside existing urban areas as far as possible.

Sixth, pursue balanced communities. All settlements should be balanced. That means they should provide for all groups, and dependent on size, a range of services and opportunities for residents. It also says they should provide for walking and cycling, not only cars.

Finally, focus energy on a few catalytic areas that offer extensive opportunity and address present risk. Planning cannot attempt to treat all areas equally. Some areas offer more opportunity for more people than others. We need to focus on the areas and actions where a significant number of people will benefit, where we will meet their needs. There is also a need to focus on areas of “deep” need, notwithstanding location, where limited opportunity poses a risk to livelihoods. Some informal settlements and poorer areas may not be located to offer the best chance for inhabitants, yet services need to be provided and maintained here. However, significant new development should not occur in these places, exacerbating undesirable impacts or further limiting the opportunity for people to pursue sustainable livelihoods.

4.2. Concept

The concept for spatial development and management of SM comprises seven key tenets:

1: Maintain and grow our natural assets

Critical biodiversity areas, valuable land areas (including agricultural land), land affecting the maintenance of water resources, and so on, cannot be built upon extensively, it cannot be the focus for significantly accommodating existing or future settlement need spatially.

2: Respect and grow our cultural heritage

The areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of SM needs to be preserved and exposed further. Some areas and spaces need to be maintained intact, others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture.

3: Direct growth to areas of lesser natural and cultural significance as well as movement opportunity

Within areas of lesser natural and cultural significance, the focus should be on areas where different modes of transport intersect, specifically places where people on foot – or using non-motorised transport – can readily engage with public transport.

4: Clarify and respect the different roles and functions of settlements

The role and potentials of different settlements in Stellenbosch require clarification. In broad terms, the role of a settlement is determined by its relationship to natural and cultural assets and the capacity of existing infrastructure to accommodate change and growth.

5: Clarify and respect the roles and functions of different elements of movement structure

Ensure a balanced approach to transport in SM, appropriately serving regional mobility needs and local level accessibility improvements, aligned with the spatial concept.

6: Ensure balanced, sustainable communities

Ensure that all settlements are balanced and sustainable, providing for different groups, maintaining minimal development footprints, walkability, and so on.

7: Focus collective energy on critical lead projects

Harness available energy and resources to focus on a few catalytic areas that offer extensive opportunity fastest and address present risk.

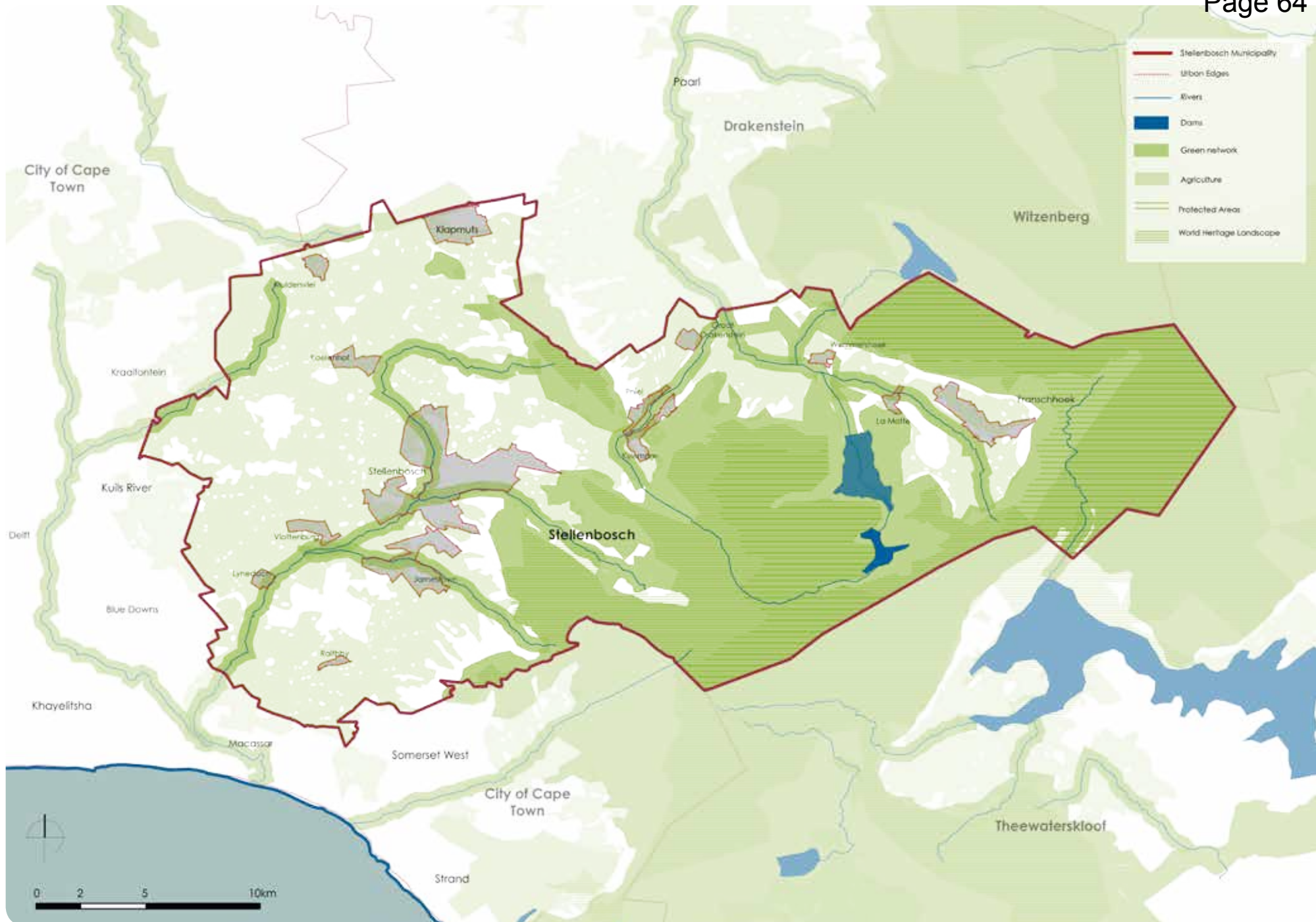


Figure 18. Concept 1 - maintain and grow our natural assets

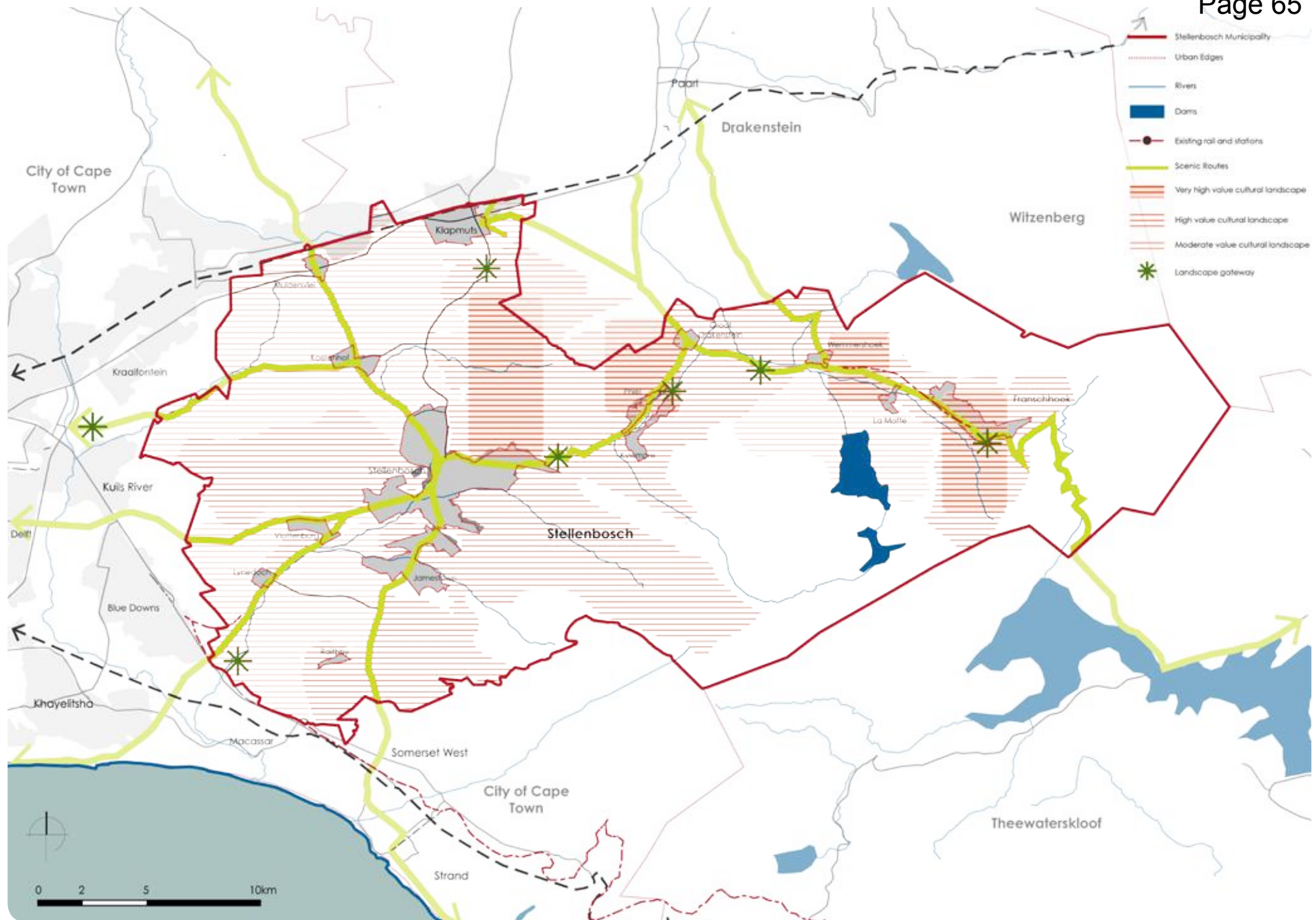


Figure 19. Concept 2 - Respect and grow our cultural heritage

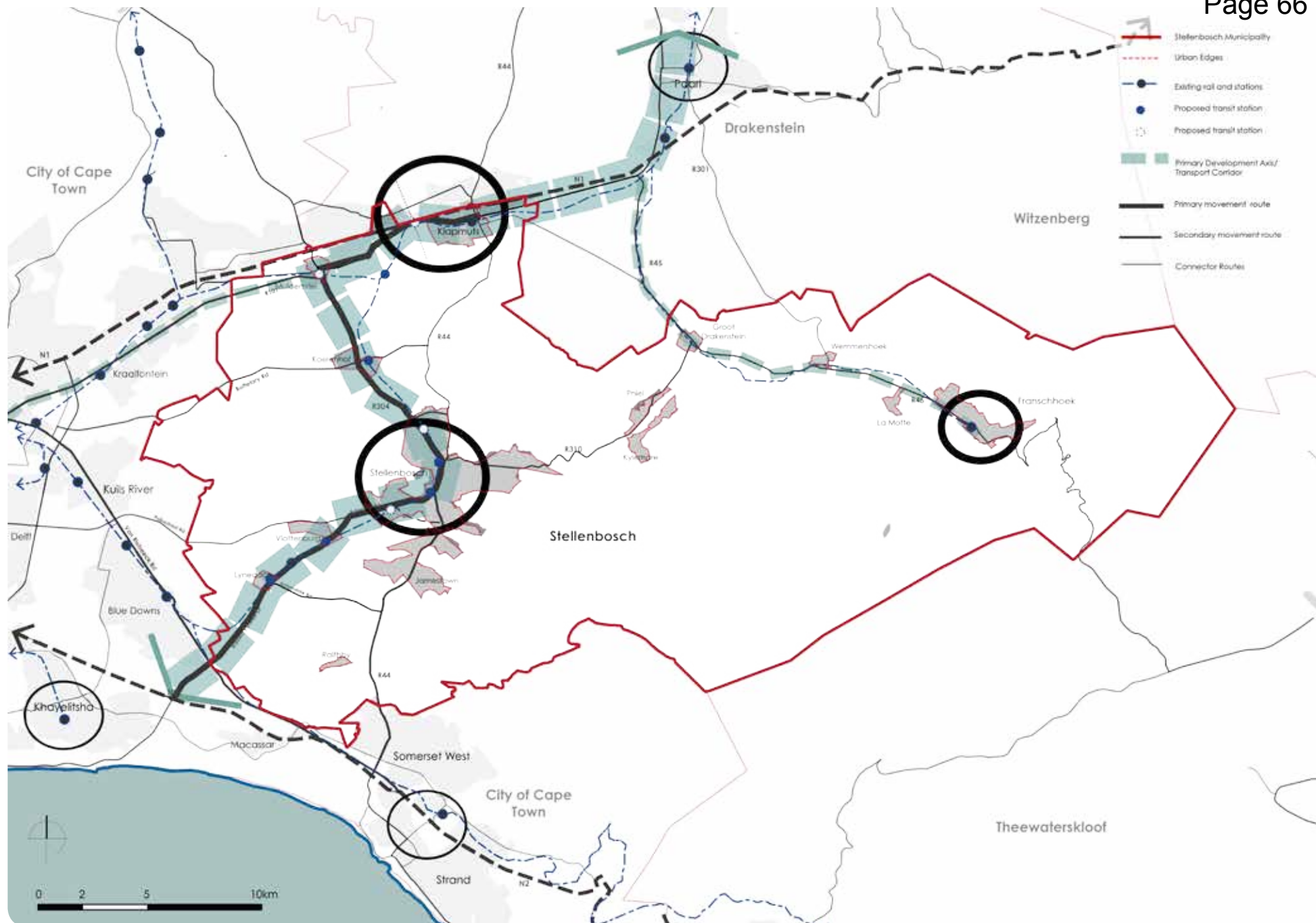


Figure 20. Concept 3 - Direct growth to areas of lesser natural and cultural significance as well as movement opportunity

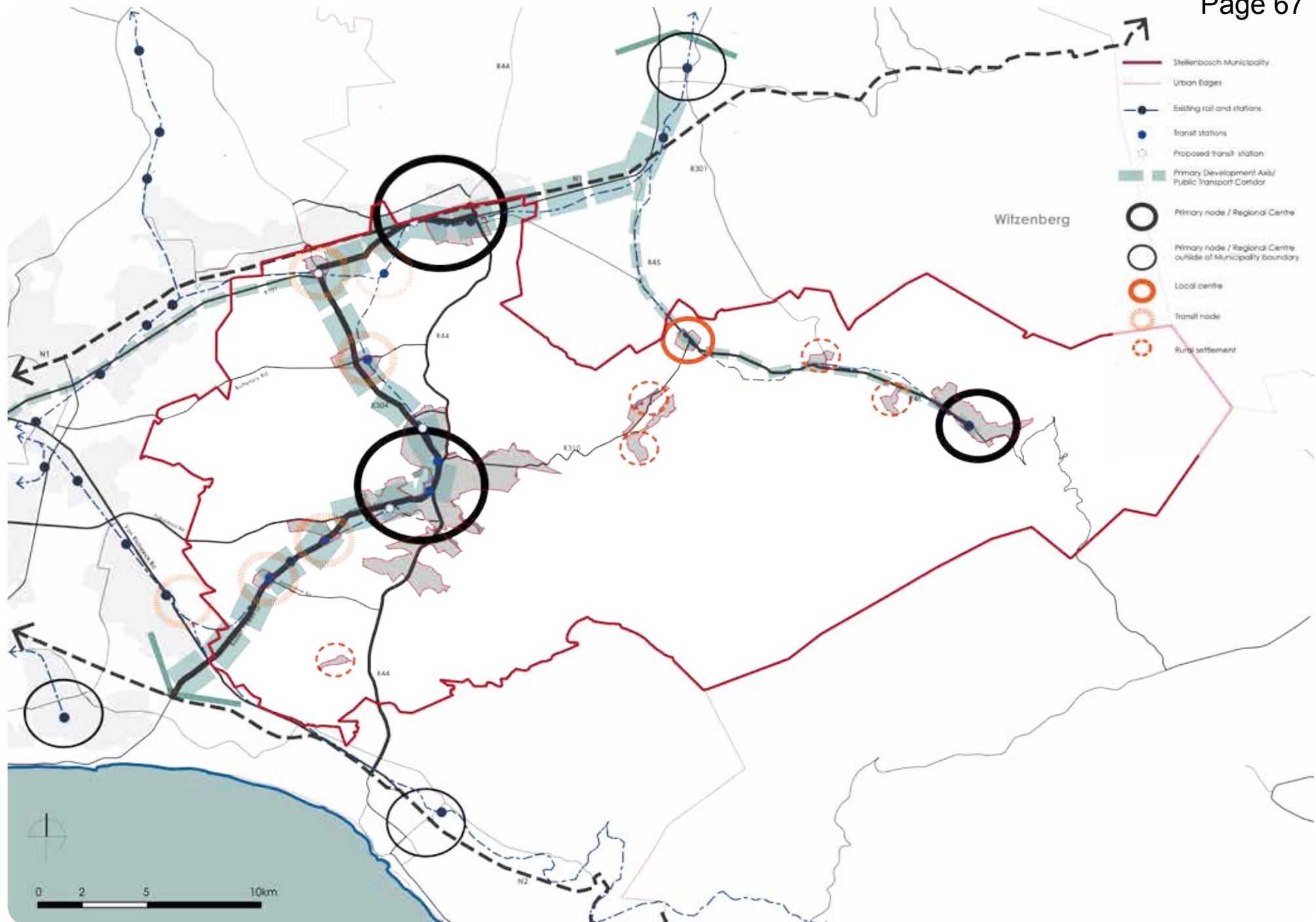


Figure 21. Concept 4 - Clarify and respect the different roles and functions of settlements

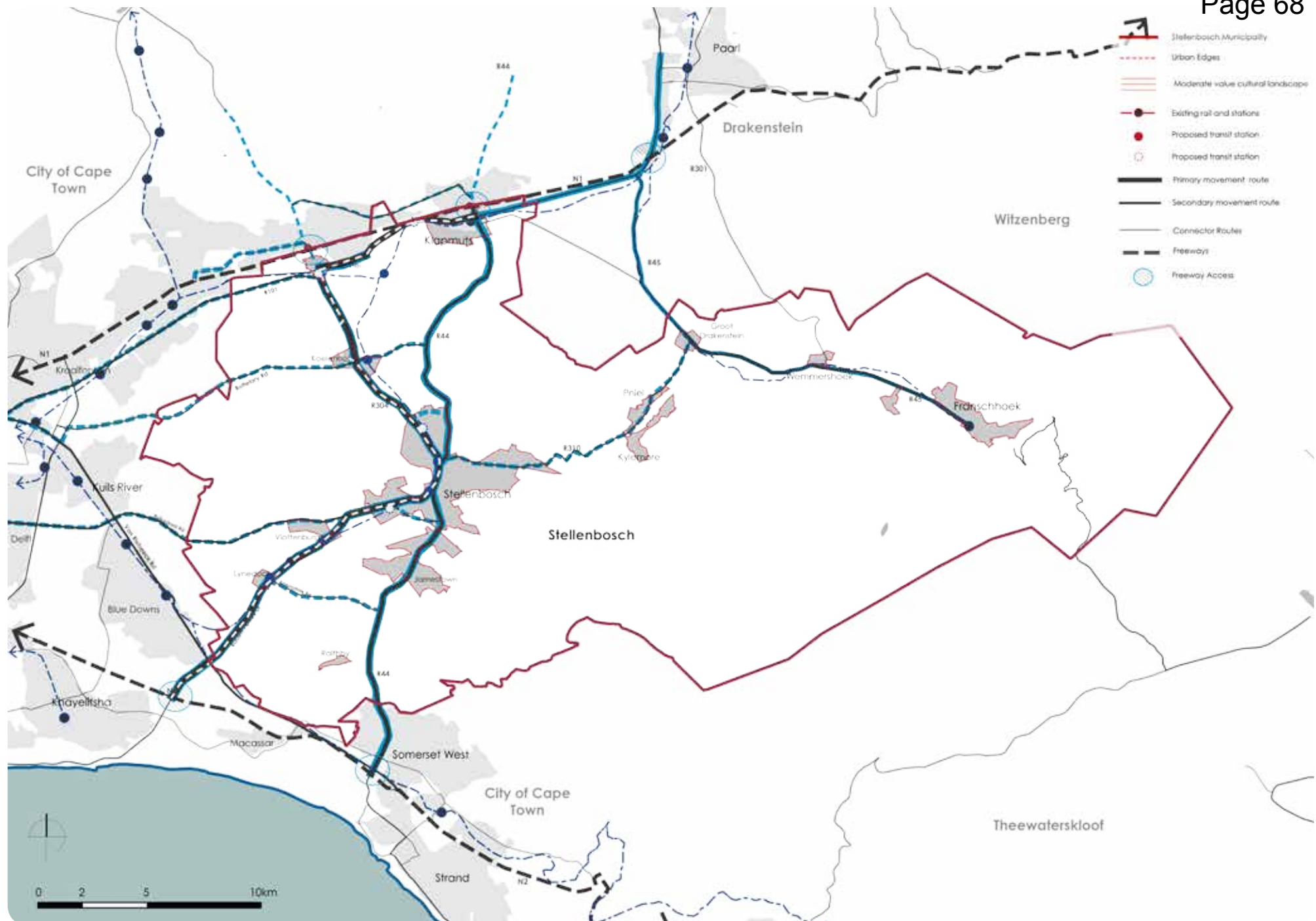


Figure 22. Concept 5 - Clarify and respect the roles and functions of different elements of movement structure

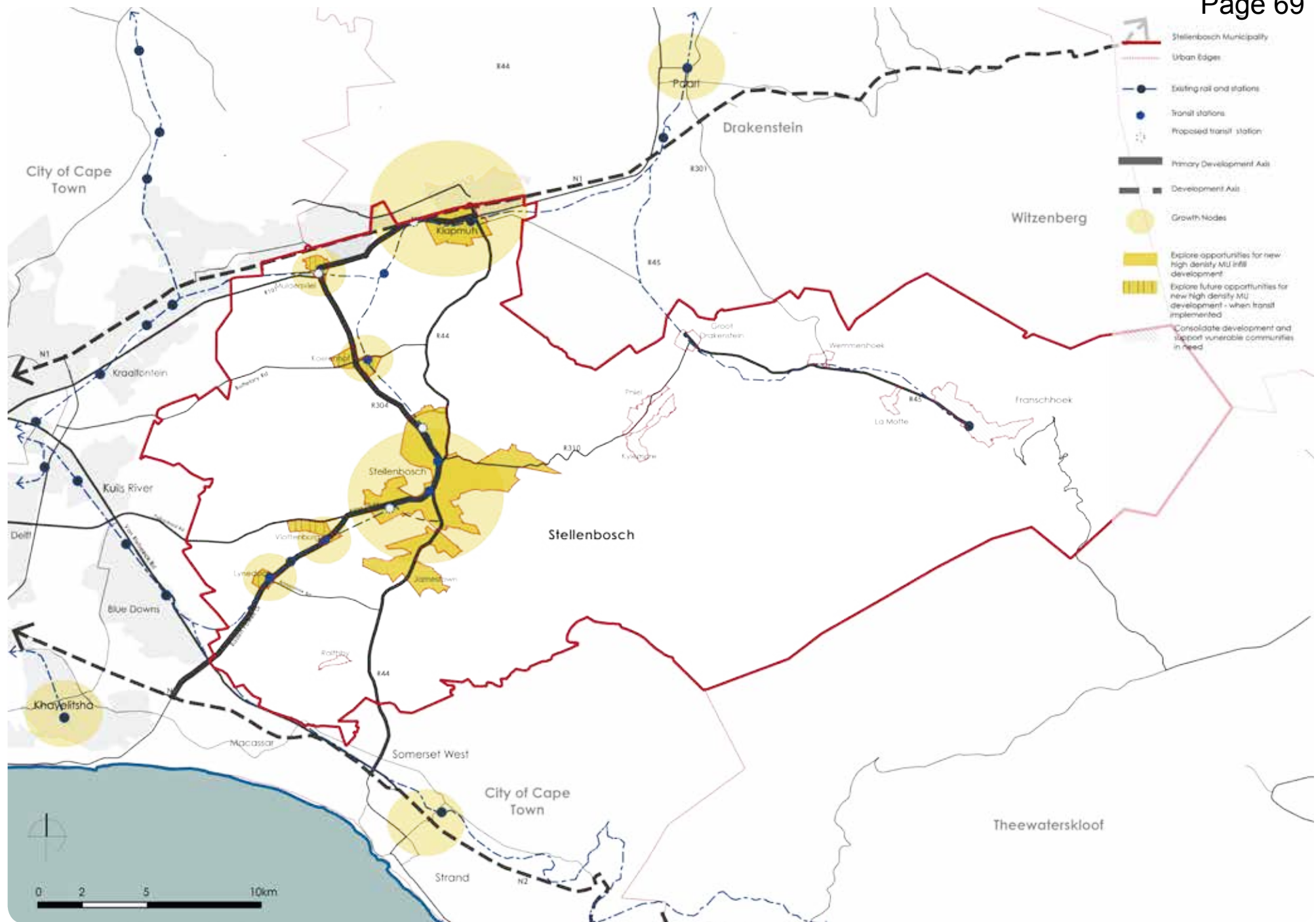


Figure 23. Concept 6 - Ensure balanced, sustainable communities

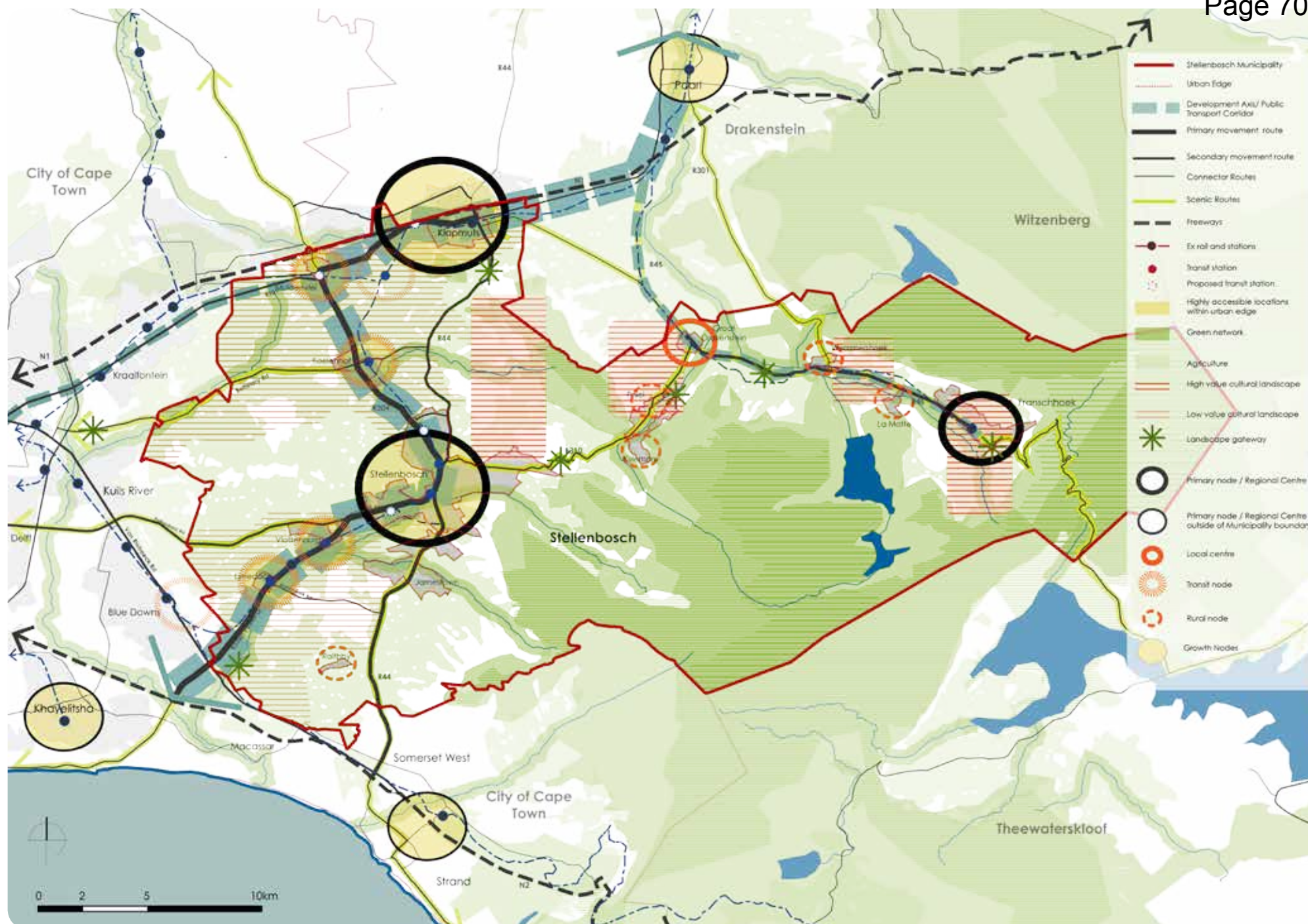


Figure 24. Consolidated Concept



Part 5.

Plans and Settlement Proposals

5. Plans and Settlement Proposals

5.1. Introduction

The sections below outline plans and written proposals for:

1. The SM area as a whole.
2. Major towns (including Stellenbosch, Klapmuts, and Franschhoek).
3. Small settlements in the Franschhoek Valley (including La Motte and Wemmershoek).
4. Small settlements in the Dwars River Valley (including Groot Drakenstein, Pniel, Lanquedoc, Johannesdal, and Kylemore).
5. Small settlements along the R304 (including Muldersvlei and Koelenhof).
6. Small settlements along Baden Powell Drive (including Vloffenburg, Lynedoch, and Spier).
7. Raithby.

It is important to remember that the plans constitute one type of planning instrument. Not all of the MSDF objectives or intent can be readily illustrated two-dimensionally on a plan. Therefore, the plans are accompanied by a table describing plan elements and associated proposals. The plans should be read with the written information contained in the tables accompanying the plans as well as the policies and guidelines contained in the MSDF.

Each settlement plan is introduced by a concept plan, an illustration of the core ideas related to spatial management and development of the settlement.

As indicated elsewhere in this document, spatial plans and proposals can seldomly be fully implemented without supportive actions in other functional areas or sectors. For example, and specifically in Stellenbosch town, it is doubtful whether the desired form of compact, diverse, inclusive, and walkable settlements will be achieved without parallel supportive initiatives to manage the unimpeded use of private vehicles. For this reason, the plan tables also include – where important – related non-spatial proposals.

Broadly – and aligned to the SPLUMA MSDF guidelines – the settlement plans entails three types of actions or initiatives:

- Protective actions – things to be protected and maintained to achieve the vision and spatial concept.
- Change actions – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- New development actions – new development or initiatives to be undertaken to achieve the vision and spatial concept.

Under these broad types of actions, strategic focus areas and settlement elements are dealt with; for example, protective actions will broadly relate to protecting elements of nature, agriculture, scenic landscapes, historically and culturally significant precincts and places, and so on.

All of the settlements in SM are not the same. For example, they differ in population, range of activities, the extent to which they contribute to livelihood potential in the area as a whole, and the nature and extent of resources required to unlock potential. For this reason, not all plans and settlement proposals are developed to the same level of detail. The emphasis is on the larger ones, those who contribute – today and potentially in future – to the lives of the majority of people.

With the above in mind, the plans for the smaller settlements are grouped, especially where they are located in proximity to each other.

It is also the SM's intent to develop more detailed LSDFs or Precinct Plans for each of the settlements following adoption of the MSDF.

5.2. The Stellenbosch Municipal Area as a Whole⁴

The overall plan indicates a municipal area largely set aside as protected and managed areas of nature and high value agricultural land. These areas of nature and agriculture are critical in delivering various ecological and economic services and opportunity. Significant change in use and land development is not envisaged in the nature and agricultural areas. Only non-consumptive activities are permitted (for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education) in core nature areas. In agricultural areas, associated building structures are permitted, as well as dwelling units to support rural tourism, and ancillary rural activities that serves to diversify farm income. However, these should not undermine the sustainability of agricultural production, and adhere to the guidelines contained in the SEMF and “Western Cape Land Use Planning: Rural Guidelines”.

A hierarchy of settlements, large and small – each with distinctive characteristics and potentials – and linked through a system of routes, is set in this landscape. Both open areas of nature and agriculture and parts of settlements and the routes that connect them, carry strong historic and cultural values, and contribute significantly to the tourism economy.

While all settlements continually undergo change and require change to improve livelihood opportunity and convenience for existing residents, not all are envisaged to accommodate significant growth. Those envisaged to accommodate both larger scale change and significant growth are situated on the Baden Powell Drive-Adam Tas-R304 corridor. Further, given the railway running on this corridor, the opportunity for settlement closely related to public transport exists here. **The corridor is in not proposed as a continuous development**

strip. Rather it is to comprise contained, walkable settlements surrounded by nature and agriculture, linked via different transport modes, with the rail line as backbone.

The largest of these settlements, where significant development over the short to medium term is foreseen, are the towns of Stellenbosch and Klapmuts. The potential of Klapmuts for economic development and associated housing is particularly significant, located as it is on the metropolitan area's major freight route. Over the longer term, the Muldersvlei/ Koelenhof and Vloffenburg/ Lynedoch areas can potentially develop into significant settlements. Although considerably smaller than Stellenbosch and Klapmuts, these expanded settlements are nevertheless envisaged as balanced, inclusive communities. Over the longer term, these expanded settlements are foreseen to fulfill a role in containing the sprawl of Stellenbosch town, threatening valuable nature and agricultural areas. **Importantly, they should not grow significantly unless parallel public transport arrangements can be provided.**

The remainder of settlements are not proposed for major growth, primarily because they are not associated with movement routes and other opportunity than can support substantial livelihood opportunity for all community groups. The focus in these settlements should be on on-going improvements to livelihood opportunity for residents, and the management of services and places. The largest of these settlements is Franschhoek, a significant tourism destination.

The SM Engineering Services Department supports the focus on Stellenbosch and Klapmuts as priority development areas as appropriate bulk service networks exist which could be expanded upon. The secondary investment areas identified along Baden Powell Drive and the R304 will require significant bulk infrastructure development. Extensive development is not supported in these areas until sufficient capital funding is available to fund the required infrastructure.

Engineering services also support the principle that development in these secondary areas should only be supported once appropriate public transport services are available.

⁴ “Stellenbosch Municipal Area as a Whole” refers to the whole municipal area, including all settlements and rural/ nature areas.

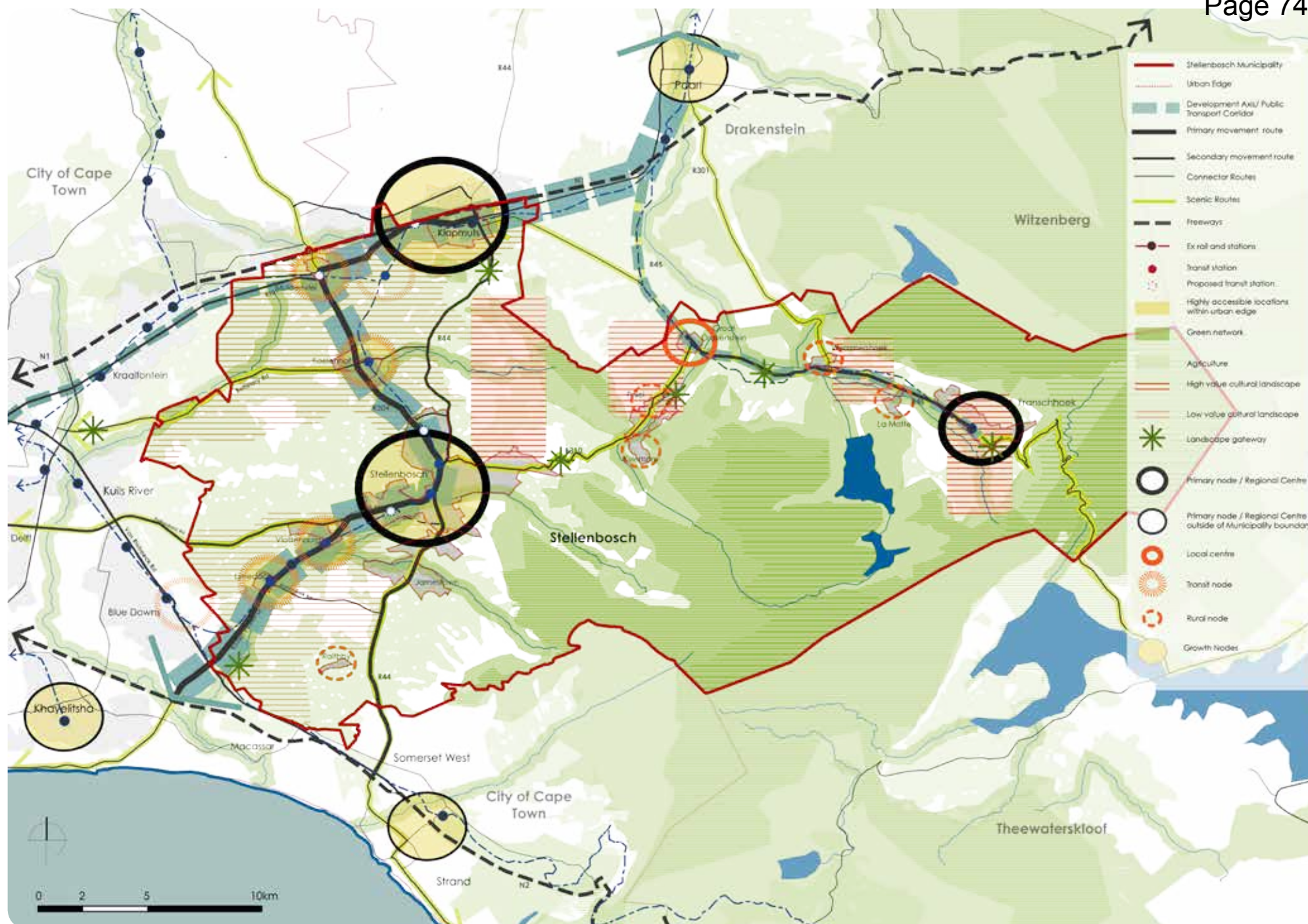


Figure 25. Consolidated Concept for the SM area

Table 18. Plan Elements and Proposals for the SM as a whole

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	Critical biodiversity and nature areas.	<ul style="list-style-type: none"> Work to extend, integrate, restore, and protect a system of protected areas that transect the municipality and includes low-to-high elevation, terrestrial, freshwater, wetlands, rivers, and other ecosystem types, as well as the full range of climate, soil, and geological conditions. Maintain Core (and to an extent Buffer) areas largely as "no-go" areas from a development perspective, only permitting non-consumptive activities (for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education). Where value-adding development is required (for example for temporary accommodation), preference should be given to currently disturbed areas as development footprints. 	<ul style="list-style-type: none"> Provide active support for Stewardship Programmes, Land-care Programmes, and the establishment of Conservancies and Special Management which protects and expands biodiversity and nature areas. Implement institutional/ management actions contained in the SEMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along all river corridors (including the Kromrivier, Plankenbrug, Eerste River, and Blaauklippen River). No development should be permitted on river banks below the 1:100 flood-lines. 	<ul style="list-style-type: none"> Work to clean polluted rivers (particularly the Plankenbrug).
	Agricultural land	<ul style="list-style-type: none"> High potential agricultural land must be excluded from non-agricultural development. Subdivision of agricultural land or changes in land-use must not lead to the creation of uneconomical or sub-economical agricultural units. Building structures associated with agriculture, dwelling units to support rural tourism, and ancillary rural activities that serves to diversify farm income, are permitted and should adhere to the guidelines contained in the SEMF and "Western Cape Land Use Planning: Rural Guidelines". Actively engage the CCT and DM related to land use applications which threaten agricultural land located on the border with these municipalities. 	<ul style="list-style-type: none"> Support the expansion and diversification of sustainable agriculture production and food security.
	Urban edge	<ul style="list-style-type: none"> Prohibit the ad-hoc further outward expansion of urban settlements through maintaining tight urban edges. 	
	Scenic landscapes, scenic routes, and special places of arrival	<ul style="list-style-type: none"> Protect critical scenic routes and landscapes (as identified in surveys). Maintain a clear distinction between urban development and nature/ agricultural areas at the entrances to settlements. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). Work to grow the extent of historically and culturally significant precincts and places in daily use and accessible to the public (through appropriate re-design and use of disused places). 	<ul style="list-style-type: none"> Consider the transfer of government owned historically and culturally significant precincts and places to entities geared to manage them sustainably. Actively support community involvement in cultural and tourism activities celebrating history and culture.
	Settlement hierarchy	<ul style="list-style-type: none"> Maintain the existing hierarchy of larger urban towns and small rural settlements (with Stellenbosch and Klapmuts prioritised for further development over the short to medium term). 	

Table 19. Plan Elements and Proposals for the SM as a whole (cont.)

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Progressively upgrade existing informal settlements, focusing on basic services and community facilities. Actively support development in areas between informal settlements and established areas. 	<ul style="list-style-type: none"> Utilise government land assets to enable integration between informal settlements and established areas.
	Areas for residential densification and infill	<ul style="list-style-type: none"> Actively support residential densification and infill development within urban areas (with due consideration to the valued qualities of specific areas). 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Actively support the regional locational advantages of Klapmuts to support economic development, job creation, and associated housing. Actively support mixed land use in settlement centres. Ensure adequate provision for small and emerging entrepreneurs at good locations in all settlements. Actively improve public space in town centres (specifically Stellenbosch and Franschhoek). 	<ul style="list-style-type: none"> Support private sector led institutional arrangements assist with urban management in town centres.
	Improved access and mobility	<ul style="list-style-type: none"> Distinguish between the roles fulfilled by different routes and ensure that design changes and management measures applicable to routes support these roles. Promote public and NMT (e.g. through densification, the re-design of existing routes, and development of new routes). 	<ul style="list-style-type: none"> Ensure that the design of all roads provide for appropriate NMT movement. Pro-actively, and in partnership with key corporations/institutions, introduce transport demand management measures favouring public transport and NMT.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. Institutional buildings (accommodating community activities, educational and health services, and entrepreneurial development and skills training) should be located at points of highest access in urban settlements. 	<ul style="list-style-type: none"> Retain and expand University of Stellenbosch functions and other large education institutions within Stellenbosch town as far as possible (unless there are place-specific reasons for favoring an alternative location).
	Improved landscaping and public amenity	<ul style="list-style-type: none"> Actively improve landscaping and public amenity at places of high people concentrations (e.g. community facilities and high streets). 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> Actively support the Adam Tas Corridor within Stellenbosch town for new mixed use development. Support the development of a "innovation precinct" or "smart city" in Klapmuts South. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and redevelopment. Support redevelopment by making available government land assets.
	Significant new industrial development	<ul style="list-style-type: none"> Actively support the development of Klapmuts North for industries and employment generating enterprises related to manufacturing, logistics, and warehousing. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and development.
	Significant new residential development	<ul style="list-style-type: none"> Explore the feasibility and pre-conditions of Muldersvlei/ Koelenhof and Vlothenburg/ Lynedoch to be developed as more significant, inclusive settlements over the longer term (subject to the availability of public transport). 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and development.
	Significant change to access and mobility provision	<ul style="list-style-type: none"> Explore 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. Alternatively, a regular bus service should be explored serving the same route. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and unlocking of the opportunity.

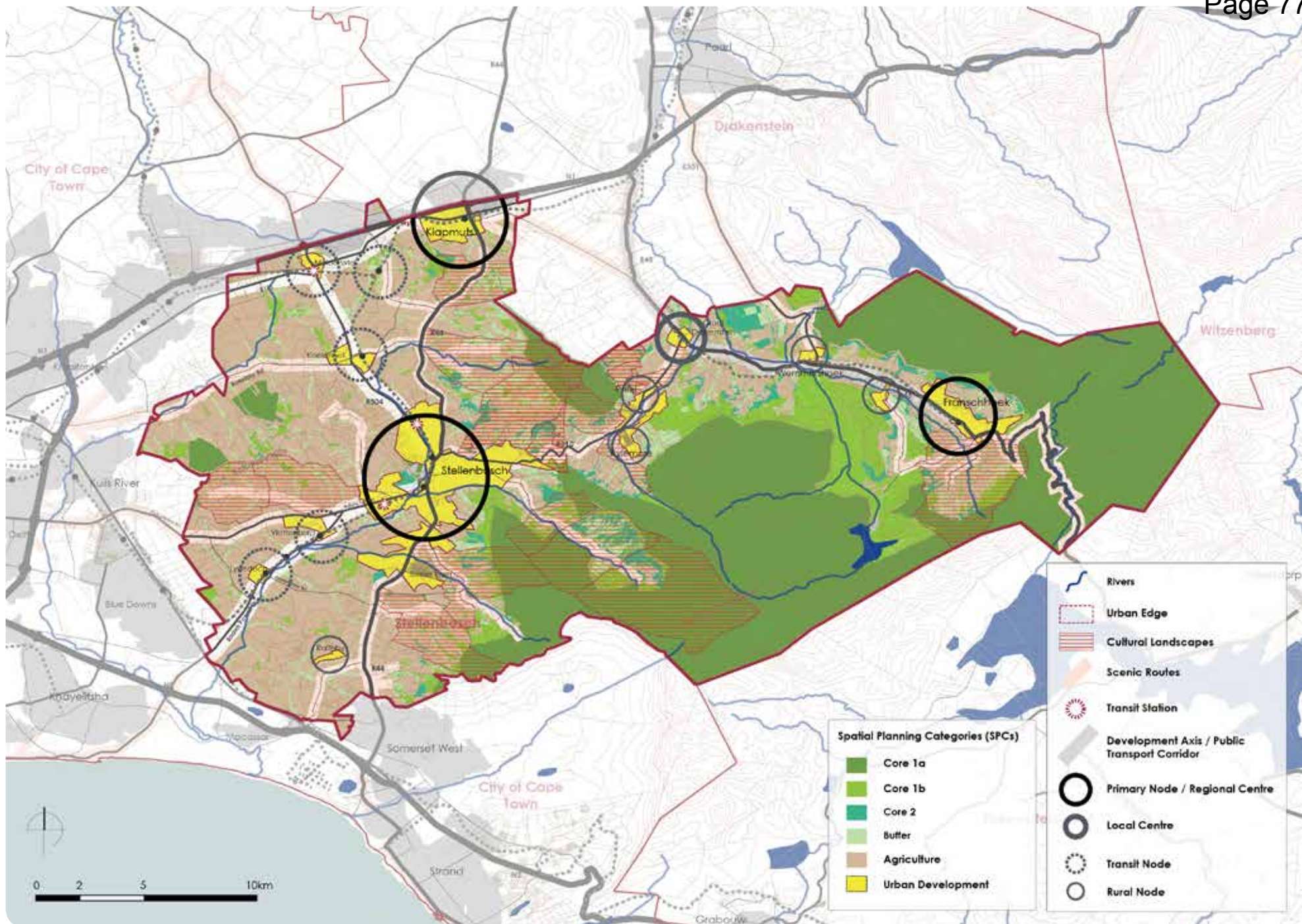


Figure 26. Municipal Spatial Framework for the SM area

5.3. Stellenbosch Town

Stellenbosch town will remain the major settlement within the municipality; a significant centre comprising extensive education, commercial and government services with a reach both locally and beyond the borders of the municipality, tourism attractions, places of residence, and associated community facilities.

Retaining what is special in Stellenbosch town requires change. The town has grown significantly as a place of study, work, and tourism, while perhaps inadequately providing residential opportunity for all groups, and certainly lacking adequate provision of public transport and NMT options. Managing residential growth of the town, through providing more inclusive housing at higher densities than the norm, is vital. This can and must bring significant reductions in commuting by private vehicles to and within Stellenbosch town, and provide the preconditions for sustainable public transport and NMT to and within the town.

The most significant redevelopment opportunity within Stellenbosch town is the Adam Tas Corridor, stretching from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304, and Cloetesville in the north. Large industrial spaces – currently disused or to be vacated over time – exist here. Redevelopment offers the opportunity to accommodate many more residents within Stellenbosch town, without a negative impact on agricultural land, nature areas, historically significant precincts, or “choice” lower density residential areas. In many ways, the Adam Tas Corridor represents the key to protect and enhance what is special within Stellenbosch town, as well as the relationship between the town and surrounding nature and agricultural areas.

Conceptually, the Adam Tas Corridor is the focus of new town building, west of the old Stellenbosch town and central business district (CBD). The “seam” between the new and old districts comprises Die Braak and Rhenish complex, which can form the

public heart of Stellenbosch town. The CBD or town centre in itself can be improved, focused on public space and increased pedestrianism. A recent focus on the installation of public art could be used as catalyst for further public space improvements.

Other infill opportunities also exist in Stellenbosch town, specifically in Cloetesville, Idas Valley, Stellenbosch Central, along the edges of Paradyskloof, and Jamestown. There are also opportunities to change the nature of existing places to become more “balanced” as local districts. The Techno Park, for example, can benefit from housing development for people who work there.

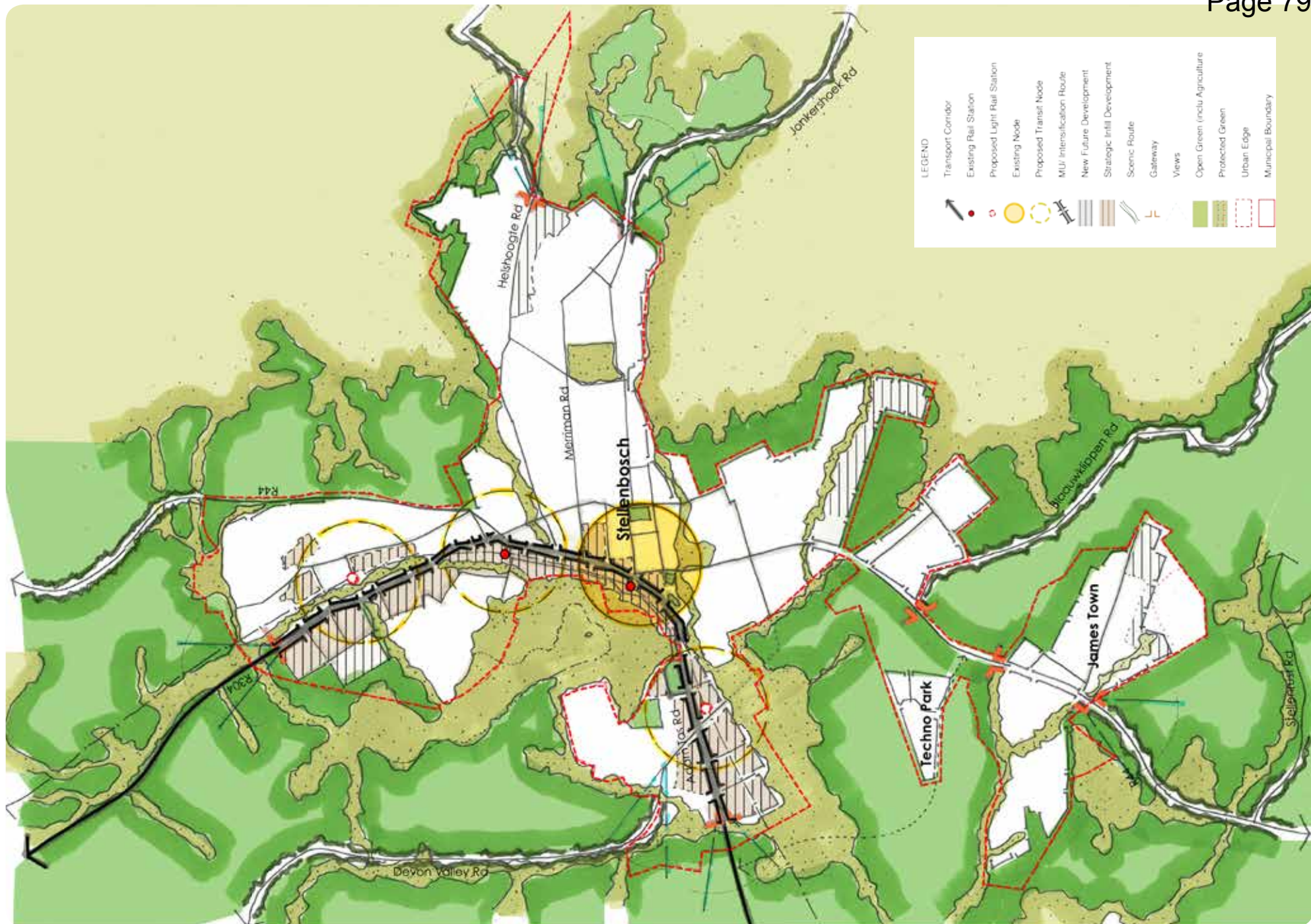
Kayamandi has been under new pressure for outward expansion, specifically from new residents moving to Stellenbosch from elsewhere (within and outside the metropolitan region). This pressure, arguably, hinders efforts to upgrade and transform the area. New residents, through land invasion, increase pressure on municipal and other resources which could be utilized for upgrading. Ideally, Kayamandi should not be extended beyond the northern reach of Cloetesville (with Welgevonden Boulevard as the northern edge) and its reach to the east should be minimized as far as possible (in other words, a band of development along the R304 should be promoted).

The inclusivity of infill housing opportunity – referring to the extent to which the housing provides for different income and demographic groups – whether as part of the Adam Tas Corridor or elsewhere within Stellenbosch town – is critical. Unless more opportunity is provided for both ordinary people working in Stellenbosch, and students, it will be difficult to impact on the number of people commuting to and from Stellenbosch town in private vehicles on a daily basis.

Further development of Stellenbosch town as a balanced, inclusive settlement, with sustainable public and NMT options available, will require significant partnership between major institutions across sectors. For example, most of the Adam

Tas Corridor is in private ownership, and a purely commercial approach to redevelopment of the land may not be in the best interest of the town. Further, it would appear that much of the traffic congestion in Stellenbosch town relate to the university, whether it is students commuting from other areas in the metropolitan areas, or students living within the town using cars for short trips. A key prerequisite for implementation of the spatial proposals for Stellenbosch town is therefore establishing the institutional arrangements for joint planning and implementation towards common objectives, beyond those of individual institutional or corporate interests.

Also significant for the balanced development of Stellenbosch town, and retaining a compact town surrounded by nature and agriculture, is the development of the Baden Powell Drive-Adam Tas Road-R304 transit and development corridor, enabling public transport to and from Stellenbosch town, and alternative settlement opportunity, proximate to, but outside of Stellenbosch town. Critical will be the feasibility of changing the rail service along the Baden Powell Drive-Adam Tas-R304 corridor to a more frequent, flexible service better integrated into the urban realm. Alternatively, a regular bus service should be explored serving the same route.



STELLENBOSCH CONCEPT

Figure 27. Stellenbosch Town Concept

Table 20. Plan Elements and Proposals for Stellenbosch Town

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding Stellenbosch town. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the town and its hinterland area. 	<ul style="list-style-type: none"> Implement management actions contained in the SEMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the Kromrivier, Plankenbrug, Eerste River, and Blaauklippen River corridors. 	<ul style="list-style-type: none"> Improve water quality in the Plankenbrug River (through infrastructure improvements in Kayamandi).
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between Stellenbosch town and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of Stellenbosch town as far as possible within the existing urban edge (while enabling logical, small extensions). 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the town. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). Improve public space and movement routes within historically and culturally significant precincts, with a focus on pedestrianism. Work to grow the extent of historically and culturally significant precincts and places in daily use and accessible to the public (through appropriate re-design and use of specifically disused industrial buildings along the Adam Tas Corridor). Define and hold the northern and eastern edges of Kayamandi. 	<ul style="list-style-type: none"> Utilise government land assets to enable integration between informal settlements and established areas.
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Support land use change along George Blake Road to enable the integration of Kayamandi with the Adam Tas Corridor and Stellenbosch central area. 	
	Areas for residential densification and infill	<ul style="list-style-type: none"> Pro-actively support higher density infill residential opportunity in the town centre, areas immediately surrounding it, and along major routes (with consideration of historic areas and structures). 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Retain and actively support mixed use redevelopment and building within the town centre and surrounding areas, comprising living space above active street fronts. Actively support pedestrianism and improved public space within the old town centre 	<ul style="list-style-type: none"> Support private sector led institutional arrangements assist with urban management in the town centre.
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within Stellenbosch town. Improve access to the Techo Park, specifically from the north-west. 	<ul style="list-style-type: none"> Pro-actively, and in partnership with key corporations/ institutions, introduce transport mode demand measurements favouring public and NMT. Ensure that the design of all roads within and surrounding the town provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. Retain, as far as is possible, University and other educational uses within Stellenbosch town. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> Develop the Adam Tas Corridor as a mixed-use, high density urban district, with strong internal and external public and NMT connections. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and redevelopment. Support redevelopment by making available government land assets.
	Significant new residential development	<ul style="list-style-type: none"> Support inclusive infill development on vacant public land within Cloeteville, Idas Valley, Central Stellenbosch, and Jamestown. Support infill development on private land within Stellenbosch town in a manner which serves to compact the town, expand residential opportunity, and rationalize the edges between built and unbuilt areas. Support the further development of Techo Park as a balanced community, emphasizing residential opportunity. 	
	Significant change to access and mobility provision	<ul style="list-style-type: none"> Explore 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. Alternatively, a regular bus service should be explored serving the same route. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and unlocking of the opportunity.

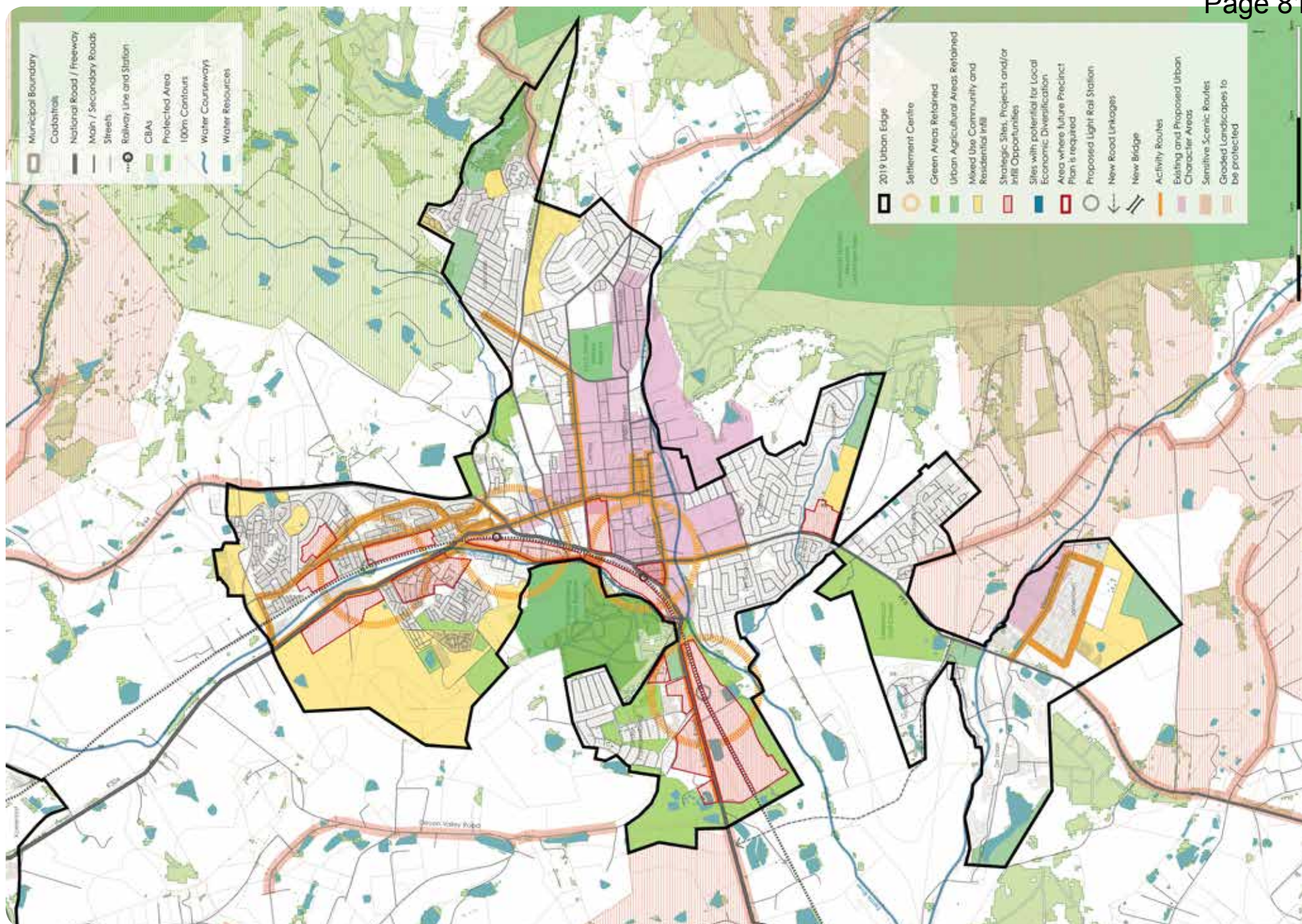


Figure 28. Stellenbosch Town Plan

5.4. Klapmuts

Located as it is on the N1 transport corridor – which carries 93% of metropolitan bound freight traffic – Klapmuts is a potentially significant centre for economic activity and residence within the metropolitan region and SM (as identified in the GCM RSIF). To date, the settlement is characterized by residential use and limited commercial and work-related activity. Public sector resource constraints have prevented the infrastructure investment required to enable and unlock the full potential of the area for private sector economic development as envisaged in the GCM RSIF.

The decision by Distell to relocate to and consolidate many of its operations in Klapmuts is critical to commence more balanced development of the settlement. Distell proposes to develop a beverage production, bottling, warehousing and distribution facility on Paarl Farm 736/RE, located north of the N1, consolidating certain existing cellars, processing plants, and distribution centres in the Greater Cape Town area. The farm measures some 200 ha in extent. The beverage production, bottling, warehousing and distribution facility will take up approximately 53 ha.

The project proposal includes commercial and mixed-use development on the remainder of the site which is not environmentally sensitive to provide opportunities both for Distell's suppliers to co-locate, and for other business development in the Klapmuts North area. The site does not have municipal services, and the proposed development will therefore require the installation of bulk service infrastructure, including water, wastewater treatment, stormwater, electricity, and internal roads.

Significant progress has been made in planning for a "Innovation Precinct" or "Smart City" district west of but contiguous to Klapmuts south. This includes a land agreement with the University of Stellenbosch to possibly establish university related activities in this area. The urban edge has been adjusted in recognition of the opportunity associated with this initiative.

A number of issues require specific care in managing the development of Klapmuts over the short to medium term. The first is speculative applications for land use change on the back of the proposed Distell development. Already, a draft local plan prepared by DM has indicated very extensive development east of Farm 736/RE. Distell will not fund the extensive infrastructure required to unlock development here, and arguably, land use change to the east of Farm 736/RE could detract from the opportunity inherent in Farm 736/RE. The second is the linkages between Klapmuts north and south, specifically along Groenfontein Road and a possible NMT crossing over the N1 linking residential areas south of the N1 directly with Farm 736/RE. Without these linkages, residents to the south of the N1 will not be able to benefit from the opportunity enabled north of the N1. The third is speculative higher income residential development in the Klapmuts area, based on the area's regional vehicular accessibility. Higher income development is not a problem in and of itself, but ideally it should not be in the form of low density gated communities.

Most importantly, the N1 corridor – including adjacent land also serviced by the old Main Road and railway – stretching from the CCT through Klapmuts towards Paarl, requires urgent joint planning. Much potential to generate economic opportunity exists here, but careful planning and decisions are required in relation to where to start, what areas to prioritise for development, and what to protect as nature and agriculture.

A critical non-spatial issue related to Klapmuts is its split administration between DM and SM. Consideration should be given to approach the Demarcation Board to adjust municipal boundaries in a manner where Klapmuts North and South falls within one municipal administration. In this regard, Klapmuts appears functionally more related to SM than DM. SM has also, for many years, invested in services for the Klapmuts community.



Figure 29. Klapmuts Concept

Table 21. Plan Elements and Proposals for Klapmuts

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding Klapmuts. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between Klapmuts and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of Klapmuts as far as possible within the existing urban edge. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the town. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Prioritise informal settlements for upgrading and service provision. 	<ul style="list-style-type: none"> Utilise government land assets to enable integration between informal settlements and established areas.
	Areas for residential densification and infill	<ul style="list-style-type: none"> Pro-actively support higher density infill residential opportunity in Klapmuts South. 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Retain and actively support mixed use redevelopment and building within the town centre and surrounding areas, comprising living space above active street fronts. 	<ul style="list-style-type: none"> Assist development opportunity for small/ emerging entrepreneurs.
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within Klapmuts. Prioritise NMT connections between Klapmuts North and South (in parallel with the development of Farm 736/RE). 	<ul style="list-style-type: none"> Pro-actively, and in partnership with key corporations/ institutions, introduce transport mode demand measurements favouring public and NMT. Ensure that the design of all roads within and surrounding the town provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> Support the development of Farm 736/RE in Klapmuts North to unlock the development potential of Klapmuts (with an emphasis on job creation). Support the development of a "innovation precinct" or "smart city" in Klapmuts South. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and development.
	Significant new residential development	<ul style="list-style-type: none"> Ensure that housing in Klapmuts South provides for a range of income groups. 	
	Significant change to access and mobility provision	<ul style="list-style-type: none"> Improve linkages between Klapmuts North and South, specifically along Groenfonten Road and a possible NMT crossing over the N1. Explore 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. Alternatively, a regular bus service should be explored serving the same route. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and unlocking of the opportunity.

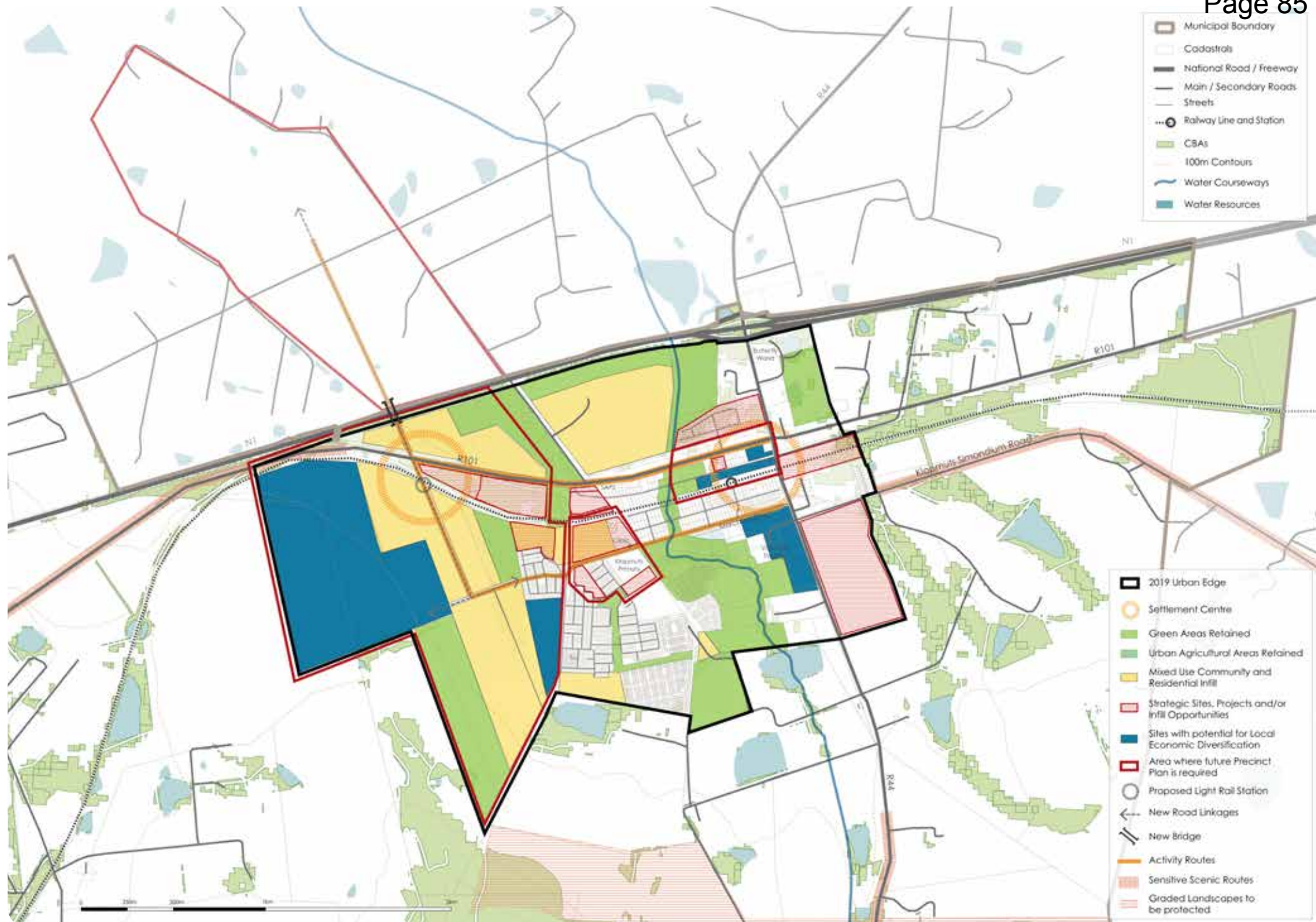


Figure 30. Klapmuts Plan

5.5. Franschhoek

Traditionally, in spatial planning for SM, Franschhoek is regarded as the second most significant settlement in the municipality, after Stellenbosch town. In terms of the current work, and as motivated elsewhere in this report, the municipal settlement hierarchy requires revisiting in terms of the proposed concept for spatial planning and management of the area. In terms of the concept, the focus for major development is on areas least sensitive in terms of nature and cultural assets, and where available infrastructure, and specifically movement networks, can support growth. In focus, this means Stellenbosch town and Klapmuts.

Franschhoek is viewed as having less livelihood potential (as confirmed by the WCG's Growth Potential of Towns study). This does not imply that no growth should be entertained. There is opportunity, but the focus should be on improving living conditions for existing residents as opposed to significant new growth.

The historic development of the settlement has resulted in the partitioning of urban space in Franschhoek. In broad terms, people live in two separate geographic entities, namely Groendal/Langrug and Franschhoek "town". In terms of socio-economic, demographic and built-environment conditions, there are vast differences between the two areas. The area between the north-west and south-west is not fully developed but within the urban edge. Potential for infill development exists here. There is also opportunity to reinforce mixed use development further along Main Road to the north-west, enabling convenience and entrepreneurship opportunity for residents living in this part of the settlement. Significant opportunity exists for improved NMT linkages between the north-west and south-west along Main Road.

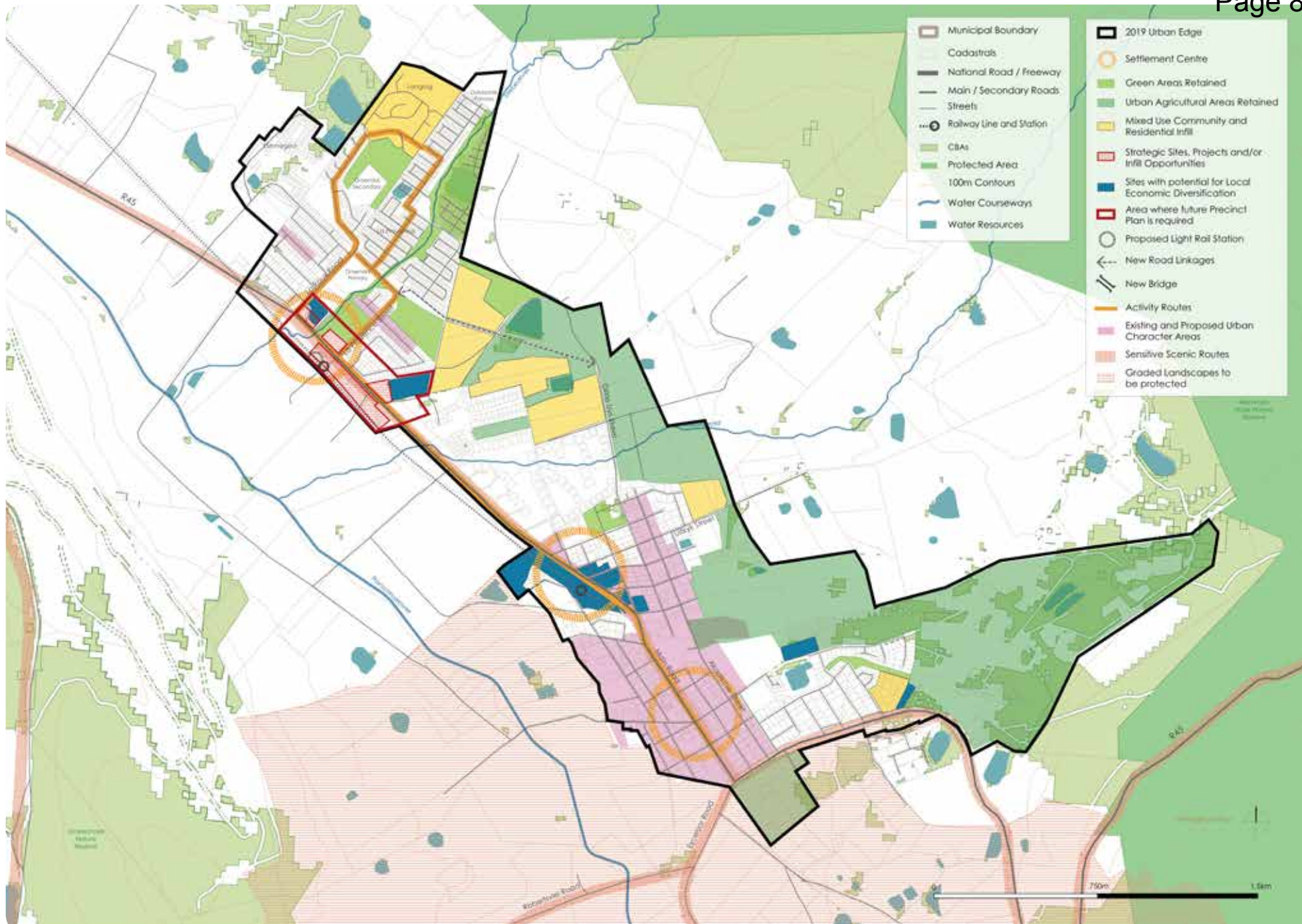
FRANSCHHOEK CONCEPT



Figure 31. Franschhoek Concept

Table 22. Plan Elements and Proposals for Franschhoek

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding Franschhoek. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between Franschhoek and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of Franschhoek as far as possible within the existing urban edge. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the town. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Prioritise informal settlements for upgrading and service provision. 	<ul style="list-style-type: none"> Utilise government land assets to enable integration between informal settlements and established areas.
	Areas for residential densification and infill	<ul style="list-style-type: none"> Focus infill development on the largely undeveloped part within the urban edge (between the north-western and south-eastern parts of the settlement). Ensure that residential development provides for a range of housing types and income groups. Ensure that future development is woven into the urban fabric of the existing town. 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Focus new mixed use development as far as possible along Main Road. Actively support pedestrianism and improved public space within the old town centre. 	<ul style="list-style-type: none"> Assist development opportunity for small/ emerging entrepreneurs. Support private sector led institutional arrangements assist with urban management in the town centre.
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within Franschhoek. Explore improved movement linkages between the north-western and south-eastern parts of the settlement. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding the town provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development		
	Significant new residential development		
	Significant change to access and mobility provision		



FRANSCHHOEK FRAMEWORK

Figure 32. Franschhoek Plan

5.6. Small Settlements in the Franschhoek Valley

5.6.1. La Motte

La Motte is a former forestry village situated on the Roberstville Road, some 5km west of Franschhoek. It serves as a place of living for workers mostly engaged in agricultural work on surrounding farms. Situated in a valley 1km off the R45, it does not have a significant commercial component supported by passing trade.

Originally built to house forestry workers, the village is made up of the initial forestry worker dwellings and a range of community facilities. During the construction phase of the Berg River Water Scheme, some 80 new houses were built adjacent to the existing settlement to temporarily house construction workers (these houses are progressively transferred to identified beneficiaries on the municipal housing list).

Given the need for affordable housing in the Franschhoek valley, and following recommendations of the previous MSDF, studies were completed in 2017 to support the development of affordable housing on three portions of state-owned land adjacent and proximate to the village, namely Farms 1653 ($\pm 5,09$ ha); 1339 ($\pm 11,42$ ha); and 1158/1 ($\pm 5,23$ ha). Provision was made for 16 residential units and three business units on Farm 1653, 329 residential units on Farm 1339, and 106 residential units on Farm 1158. Rezoning from agricultural use to subdivisional area was to follow the initial studies.

Given its location off the R45, La Motte is arguably not ideally located for significant growth (and certainly not for growth beyond the investigations currently in hand).



Figure 33. Extract from a planning motivation report for the "Proposed Integrated Residential Development Proposals; Portions of Farms 1158/1, 1653 And 1139 La Motte, Franschhoek" (CK Rumboll & Partners)

5.6.2. Wemmershoek

Wemmershoek is a former forestry village situated at the intersection of the R45 and R303, the rail line, and the confluence of the Berg and Franschhoek Rivers, some 6km west of Franschhoek. It serves as a place of living for workers mostly engaged in agricultural work on surrounding farms. It does not have a significant commercial component supported by passing trade.

Given its location, Wemmershoek offers real potential as a contained place of living and work. Much of this, however, relates to possible future maximisation and re-use of the sawmill site. In the absence of sustainable local work opportunities, it will remain a place of residence for people commuting elsewhere for work.

As indicated in the previous MSDP, there is an opportunity to extend the village east of the R301. Ideally, this opportunity should not be explored unless in parallel with significant local employment generating land uses.

WEMMERSHOEK - LA MOTTE CONCEPT



Figure 34. Wemmershoek - La Motte Concept

Table 23. Plan Elements and Proposals for La Motte - Wemmershoek

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding La Motte and Wemmershoek. Work to increasingly connect and integrate nature areas, also with urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between La Motte, Wemmershoek, and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of La Motte and Wemmershoek as far as possible within the existing urban edges. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the settlements. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Accommodate inhabitants of informal structures in planning for the settlements. 	
	Areas for residential densification and infill	<ul style="list-style-type: none"> Consider underutilised open space within the settlements for infill development. 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Focus new mixed use development in La Motte on Farm 1653. Focus new mixed use development in Wemmershoek on the sawmill site. 	<ul style="list-style-type: none"> Assist development opportunity for small/ emerging entrepreneurs.
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT between La Motte, Wemmershoek, the R45, and Franschoek. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding the settlements provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development		
	Significant new residential development		
	Significant change to access and mobility provision		

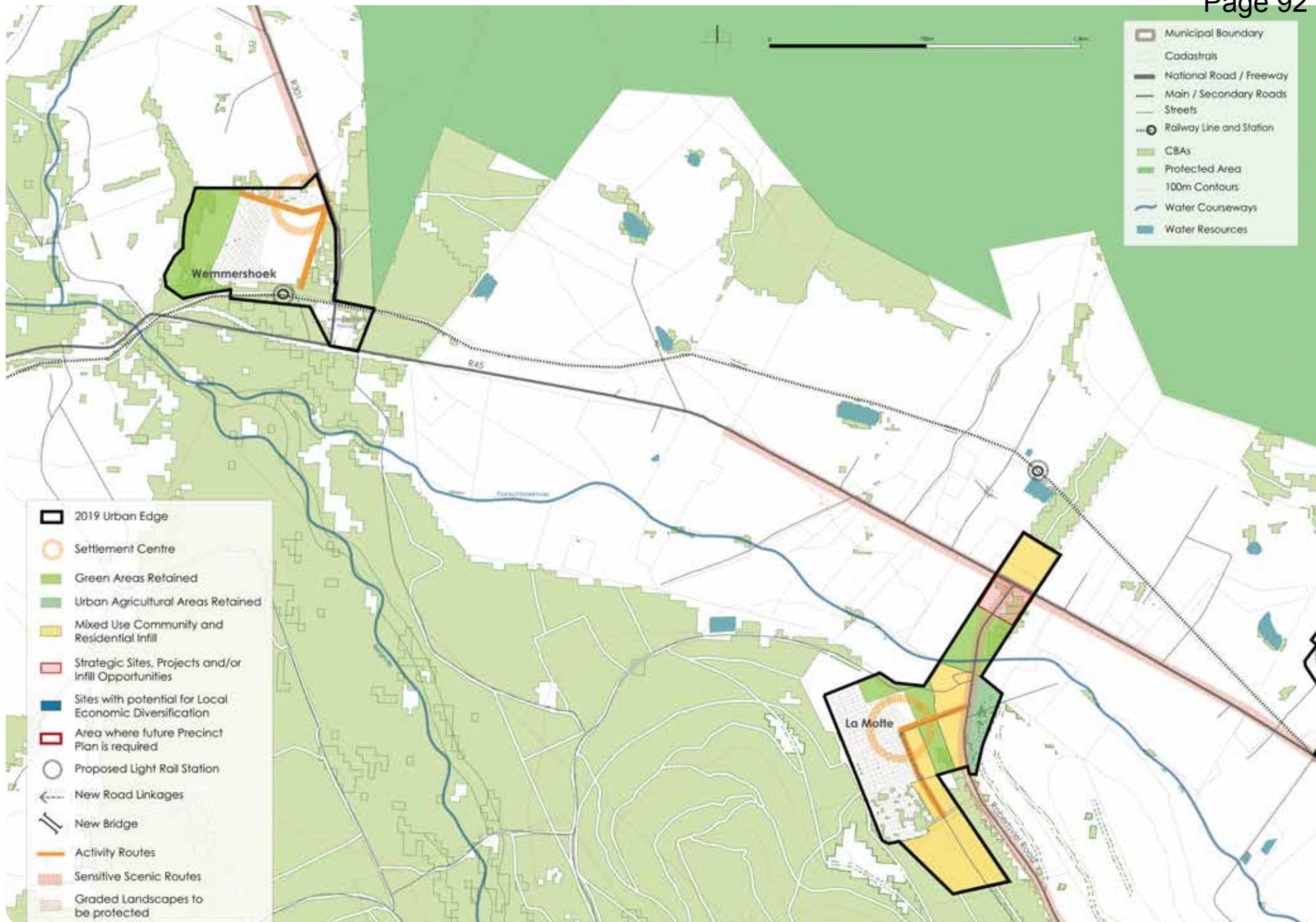


Figure 35. La Motte - Wemmershoek Plan

5.7. Small Settlements in the Dwars River Valley

The Dwars River Valley comprises the small towns of Groot Drakenstein, Pniel, Lanquedoc, Johannesdal, and Kylemore, situated west and east of the R310 Helshoogte Road which links Stellenbosch town with the R45 at Groot Drakenstein. The area is a wine and culinary destination, with an array of experiences and attractions, and has become an important part of the Stellenbosch Wine Route.

5.7.1. Groot Drakenstein

Groot Drakenstein is located at the intersection of the R310 to Stellenbosch and the R45 between Franschhoek and the N2. The area comprise industrial land uses (a pallet factory, canning factory, and food preparation factory), vacant industrial land, office use, community facilities (police station and clinic), agriculture, dwelling houses, rail station and sheds, and vacant and uncultivated land.

The previous MSDF identified the area as a location for development of a structured village node. Since then, significant planning work has been undertaken to determine how best to develop the village, considering its historic, socio-economic, environmental, and servicing context.

In relation to land south of the R45, several development proposals have been generated over the last 15 years for the Boschendal landholding, through various planning processes. This comprised extensive development proposals which saw significant portions of the farm being proposed for various extensive residential developments, a retirement village, equestrian estate and other residential estate "villages". In 2012 new shareholders invested in the farm and reviewed this previous development approach. The proposals which were at that stage being advertised for comment were then withdrawn from the statutory processes.

Current planning provides for a rural "Cape Village" with distinct and authentic rural settlement qualities of some 25ha, including 475 dwelling units, 100 guest units, 5 500m² retail space, 9 000m² general commercial use, a new clinic, and an early childhood development and aftercare centre with a capacity for 120 children.

Residential development will comprise a mix of housing types ranging from freestanding dwelling houses on single erven (at nett densities of $\pm 4-11$ du/ha) to more compact row houses (± 25 du/ha) to apartments (± 86 du/ha). The overall gross density for residential development is 17, 85 dwelling units/ha and the development will comprise a maximum of 475 dwelling units.

The mixed-use business area of the village is centred on a "high street" where the public can access it any time of the day. An important feature at the heart of this high street is the farmer's market which will provide small entrepreneurs, surrounding farmers, home crafters, artists and small local businesses the opportunity to access a regular, local market. It is intended for the buildings in this precinct to be mixed-use in nature, with retail and business at ground floor levels and residential apartments or general business use at upper levels. It is the intention to ensure a mixed offering of commercial, shopping, restaurants and convenience goods which will serve the residents, visitors and surrounding communities. It is important to note that it is not the intention of this



Figure 36. Boschendal Site Development Plan by Philip Briel Architects, From Boschendal Village: Planning Report for NEMA Basic Assessment Report Version 1.9 - June 2017

development to contain a shopping centre. The GLA proposed is sufficiently limited and designed on a publicly accessible high street concept, to ensure it takes the form of a local business node.

It proposed to relocate the existing clinic in the area to a more centrally located position in the new village. The early childhood development and aftercare centre will serve both the residents of the village surrounding villages.

Environmental authorisation for the proposed development was granted in March 2018.

Meerlust, a small community north of the R45, is a previous forestry worker community. In 2017, SM affirmed a commitment to take over the management of Meerlust until such time as the property (Portion 1 of the Farm Meerlust No 1006) is transferred to the Municipality. It was also agreed that the Council take over the Groot Drakenstein / Meerlust Rural Housing Project from Cape Winelands District Municipality, seek a Power of Attorney from the National Department of Public Works in order to proceed with the planning and implementation of the Groot Drakenstein / Meerlust Rural Housing Project, initiate a call for development proposals from prospective developers, and conclude an agreement with the successful bidder for the planning and implementation of the project.

5.7.2. Pniel, Lanquedoc, Johannesdal, and Kylemore

Pniel, Lanquedoc, Johannesdal, and Kylemore remain relatively distinct, with small scale farms within the urban edge of each. Agricultural trade and labor continue to feature strongly in these settlements, both in land use, and the well-being of people. Settlements contain numerous places of historic significance and the density of development is relatively low. Undeveloped land within the urban edge occur south of Pniel and in a corridor between Lanquedoc and Kylemore (these areas were defined as future development areas in the previous MSDf).

To ensure that the Boschendal Village development benefits residents in the Dwars Rivier Valley, an agreement was confirmed that 5% value of the initial sale of properties and 0.5% of all subsequent sales will be transferred to the Boschendal Treasury Trust (BTT) to ensure that development needs of Dwars Rivier are met through this opportunity.

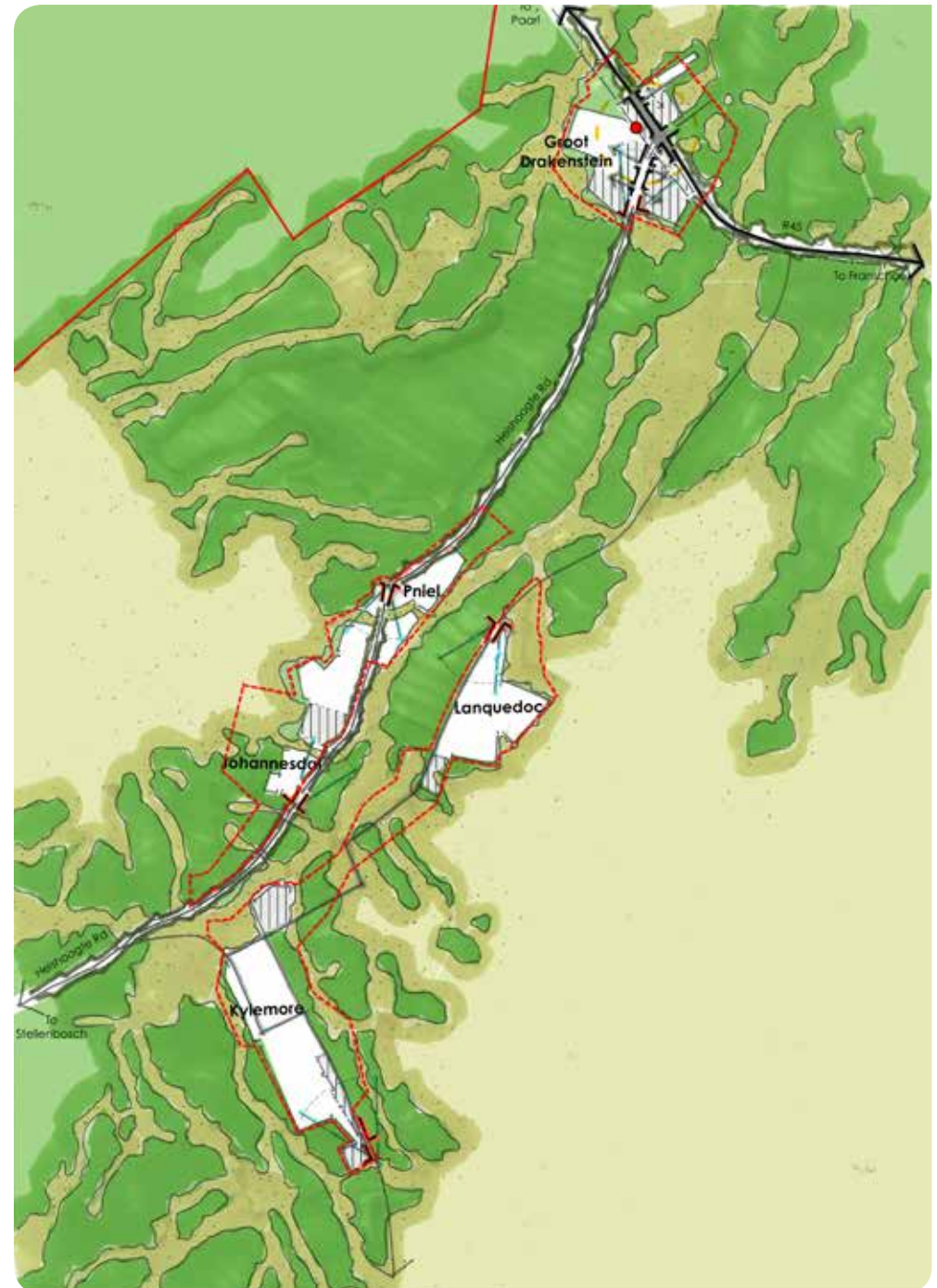


Figure 37. Dwars River Valley Concept

Table 24. Plan Elements and Proposals for Dwars River Valley Settlements

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding settlements of the Dwars River Valley. Work to increasingly connect and integrate nature areas, also with urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the stream corridors. 	<ul style="list-style-type: none"> Ensure that river rehabilitation activities takes place.
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between settlements of the Dwars River Valley and surrounding agricultural land. 	<ul style="list-style-type: none"> Protect small scale agricultural opportunity and initiatives to transfer associated skills to the youth.
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of settlements of the Dwars River Valley within existing urban edges. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the settlements. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Accommodate inhabitants of informal structures in planning for the settlements. 	
	Areas for residential densification and infill	<ul style="list-style-type: none"> Ensure that residential development provides for a range of housing types and income groups. Ensure that future development is woven into the urban fabric of existing settlements. Consider underutilised open space within the settlements for infill development that will enhance socio-economic potential of those who currently reside in these towns. 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Focus addressing service needs in cluster developments, in this way improving mixed use and enhancing economic opportunities. Focus key protects on current mixed-use developments, while ensure future pockets of growth are integrated into the current and new developments. 	<ul style="list-style-type: none"> Assist development opportunity for small/ emerging entrepreneurs.
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within and between settlements of the Dwars River Valley. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding settlements provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development		
	Significant new residential development		
	Significant change to access and mobility provision		

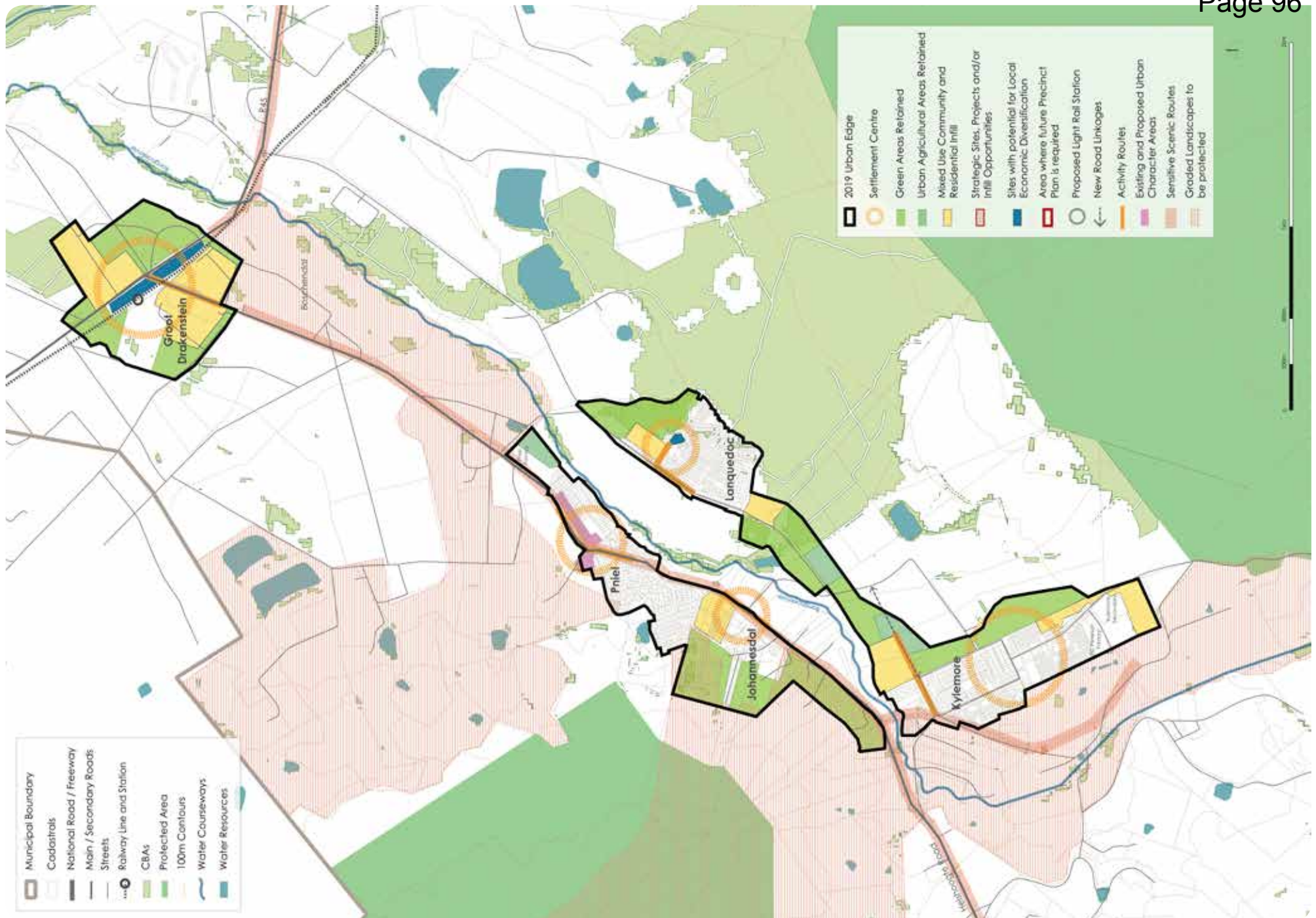


Figure 38. Dwars River Valley Plan

5.8. Jonkershoek

The Jonkershoek Valley is a unique area characterized by intensive agriculture and natural beauty, currently experiencing a broad range of development pressures. In 2015, a LSDF was approved by Council for a 61.8km² part of the valley bounded by the residential areas of Rozendal and Karindal, a line joining the peaks of Stellenboschberg to the south-west, the peaks of Jonkershoekberg to the north-east, and the cadastral boundary of the Farm Jonkershoek 385 to the southeast.

The LSDF divides the Jonkershoek Valley into four distinctive parts:

1. An agricultural precinct comprising farms and smallholdings in the lower valley.
2. A mixed use precinct of state/ parastatal facilities and housing in the central valley.

3. A forestry precinct comprising the upper valley catchment and forestry area.
4. A conservation and natural vegetation precinct comprising the Jonkershoek Nature Reserve in the upper valley.

While the LSDF contains proposals for all four areas, the focus is on the mixed use precinct. The intent here is to formalize development in two nodes, preventing the loss of green space between or outside the nodes. A non-urbanised appearance of the nodes is promoted, with the settlement not replicating urban functions normally located in Stellenbosch town.

The mixed used precinct is separated into:

- A southern sub-precinct accommodating uses related to research and innovation, forestry, conservation management and eco-, recreation and educational tourism.

Accommodation for eco-tourism purposes is restricted to temporary stay.

- A northern-sub precinct accommodating two nodes as “settlements” or “hamlets” comprising of existing residential buildings and infrastructure, together with limited residential infill (some 50 units), providing accommodation to any person who may have a right to settle in the Jonkershoek Valley as well as persons renting residual existing housing stock. The total estimated population who qualify to reside in the mixed use precinct is estimated at ±445 (123 households).

It was proposed to establish a trust to secure and manage the rights of those currently residing in the Jonkershoek Valley. This requires the integration and co-ordination of planning and development initiatives of Stellenbosch Municipality, Cape Pine (Pty) Ltd, CapeNature, and various provincial and state departments.

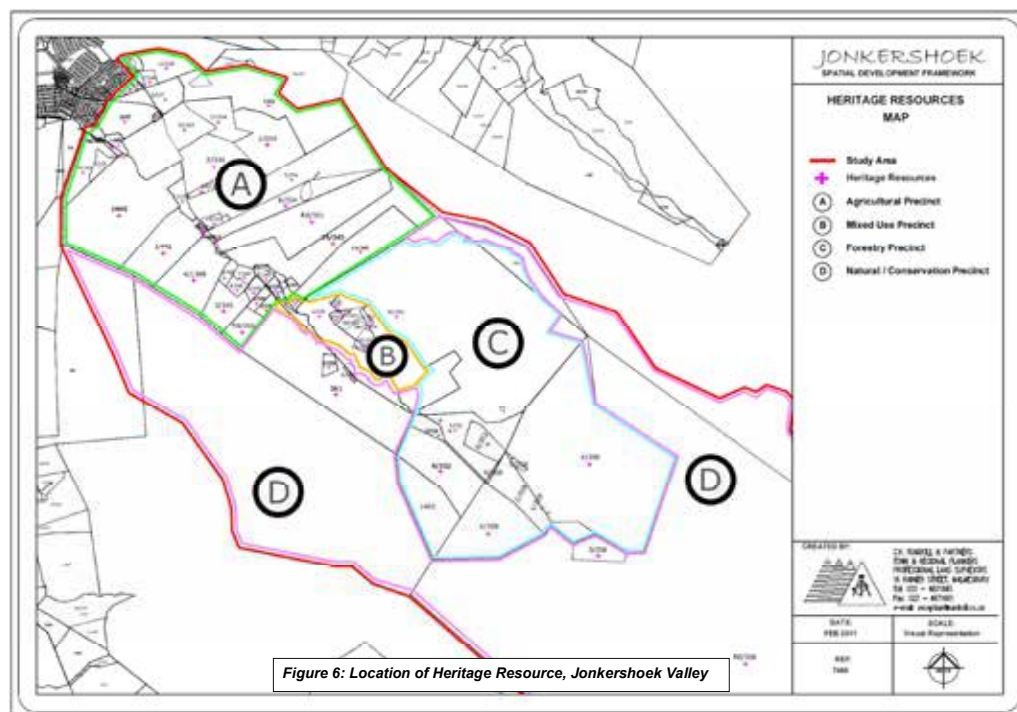


Figure 6: Location of Heritage Resource, Jonkershoek Valley

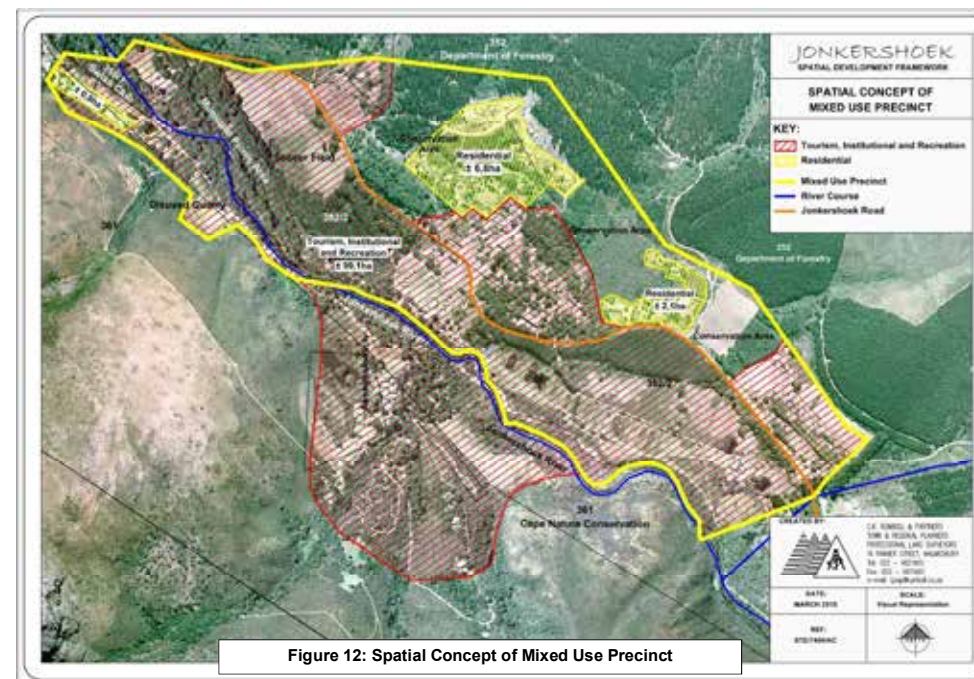


Figure 12: Spatial Concept of Mixed Use Precinct

Figure 39. Land use precincts and the spatial concept for the mixed use precinct (Jonkershoek SDF approved by Council in 2015)

As Jonkershoek is not defined as a “complete” settlement, no detailed plan description deemed necessary. The proposals contained in the 2015 document, aimed at preserving what is special in the valley and providing accommodation to any person who may have a right to settle in the Jonkershoek Valley as well as persons renting residual existing housing stock, remain valid.

5.9. Small Settlements along the R304

5.9.1. Muldersvlei Crossroads

Given its location in relation to regional routes, Muldersvlei Crossroads appears to have the potential for further formal settlement development. Ideally, it should be planned as part of a broader initiative related to the N1 corridor stretching from CCT to DM, including Klapmuts.

Significant growth is not foreseen during the planning period, as in the absence of frequent public transport, such growth is likely to be “gated” and dominated by private vehicular movement.

5.9.2. Koelenhof

Koelenhof is located at the intersection of the R304 and M23, some 4km north of Stellenbosch town. The R304 provides access to the N1, and the M23 to Cape Town/ Kraaifontein in the west and the R44 (which leads to Klapmuts) in the east. The railway line (parallel to the R304) runs through the area.

A LSDF was prepared for Koelenhof in 2007. The LSDF proposed that the role of Koelenhof be that of a mainly agricultural hamlet with limited residential and industrial uses (to help its residents and some

from Stellenbosch). The area within the urban edge of Koelenhof comprises some 196ha.

Land identified for housing includes 22,4ha of subsidy housing (approximately 560 units), 32,2ha for GAP housing (approximately 800 units), and 30,5ha for market related housing (approximately 765 units). An area of 22,6ha is provided for industrial development, 29,6ha for mixed use development, and 13,1ha for institutional uses. Relatively little of this development allocation has been taken up.

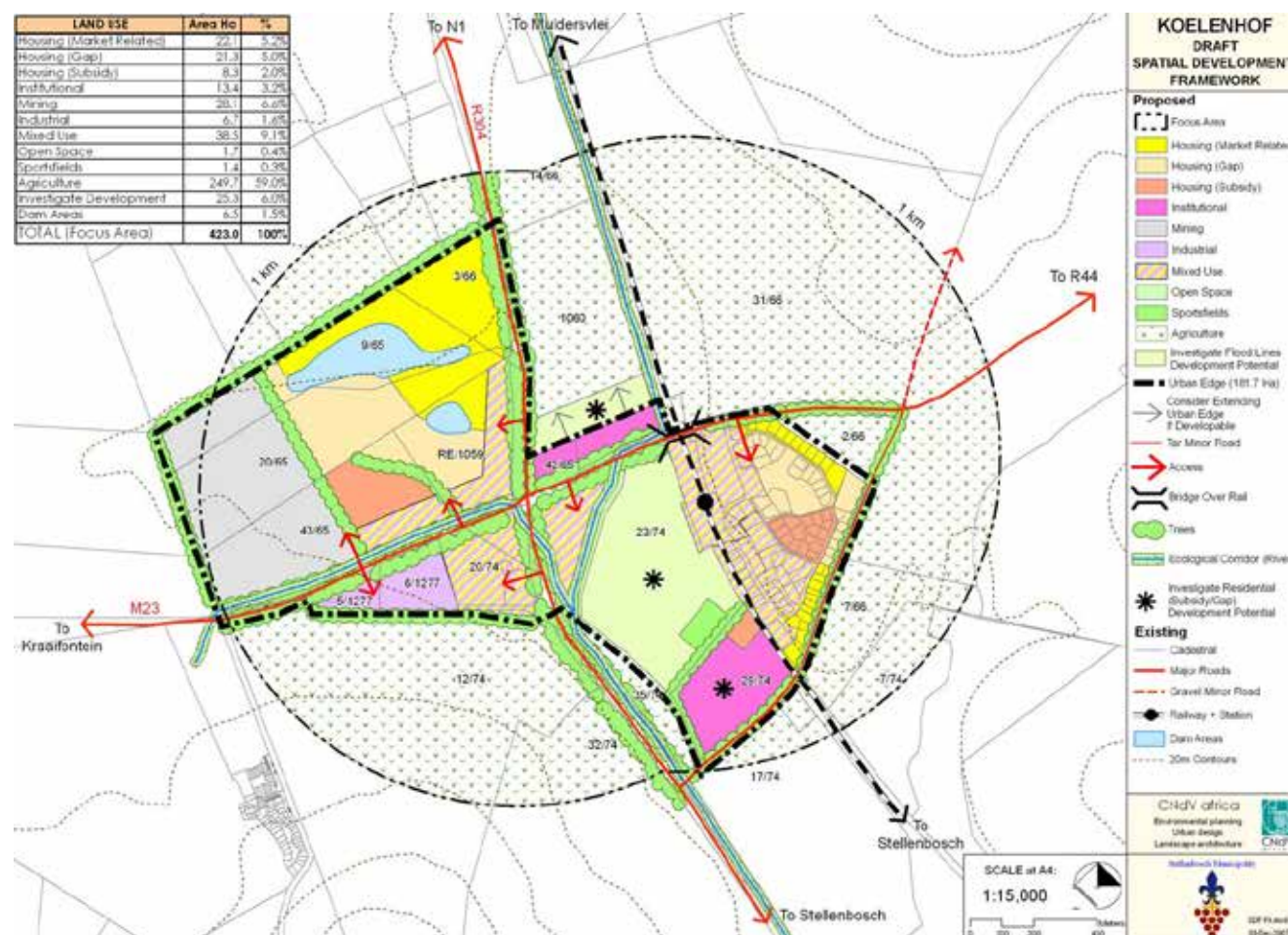


Figure 40. Koelenhof Spatial Development Framework Revision and Urban Edge Determination - Final Draft 2007



Figure 41. Koelenhof - Muldersvlei Concept

Table 25. Plan Elements and Proposals for Koelenhof - Muldersvlei

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding small settlements along the R304. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between small settlements along the R304 and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprints of small settlements along the R304 as far as possible within the existing urban edge. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to small settlements along the R304. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Accommodate inhabitants of informal structures in planning for the settlements. 	
	Areas for residential densification and infill	<ul style="list-style-type: none"> Ensure that residential development provides for a range of housing types and income groups. Ensure that future development is woven into the urban fabric of existing settlements. Consider underutilised open space within the settlements for infill development that will enhance socio-economic potential of those who currently reside in these towns. 	<ul style="list-style-type: none"> Utilise government land assets to enable residential densification and infill development.
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Focus addressing service needs in cluster developments, in this way improving mixed use and enhancing economic opportunities. 	
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within and between small settlements along the R304. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding settlements provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> Over the longer term, Muldersvlei and Koelenhof along the R304 corridor could possibly accommodate more growth, and be established as inclusive settlements offering a range of opportunities. However, these settlements are not prioritized for development at this stage. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and development.
	Significant new residential development	<ul style="list-style-type: none"> Explore 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. Alternatively, a regular bus service should be explored serving the same route. 	
	Significant change to access and mobility provision		

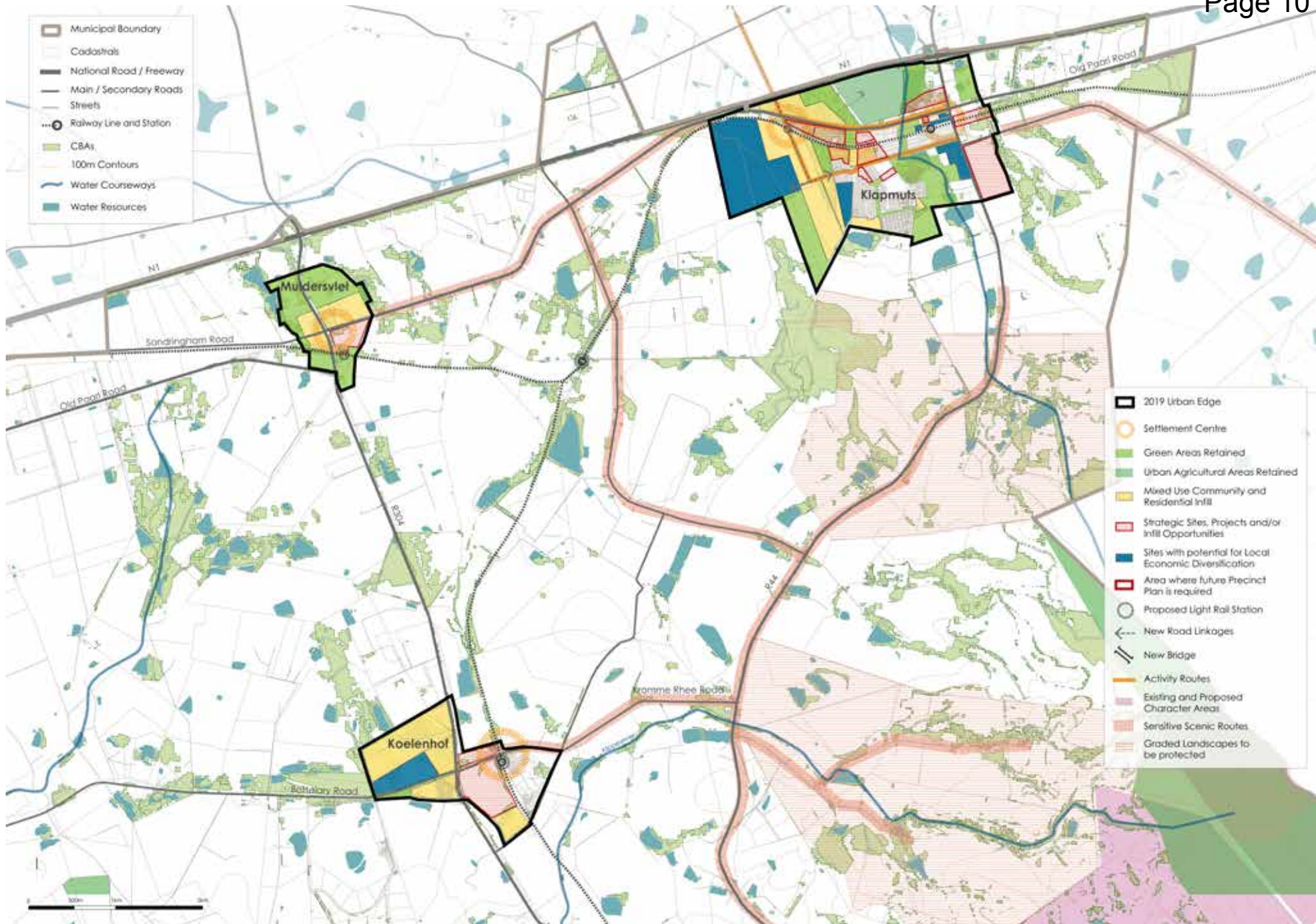


Figure 42. Koelenhof Muldersvlei Plan

5.10. Small Settlements along Baden Powell Drive

5.10.1. Vlottenburg

Vlottenburg is located approximately five km west of Stellenbosch town. Starting off as a processing node with Van Ryn Brandy Cellar and the Vlottenburg Winery, it steadily grew as a small residential node for a variety of income groups.

The previous MSDf identified the area as a location for development of a structured village node. The development consortium's preferred village layout of some 77ha includes 375 single residential units,

90 townhouses, 343 walkup apartments, 97 mixed use flats/ apartments a retail centre of 5 000m², hotel school, medical centre, mixed use buildings, hotel and conference facility, education facilities (including a private school), sports fields and private open space. A revised layout was prepared (and incorporated in the final EIA report) in response to comments received on the draft EIA report regarding the scale of the proposed development, and a proposal to amend the urban edge of Vlottenburg.

The revised layout comprises a smaller overall development footprint (52ha), includes most of the

preferred layout, but with fewer single residential units, more mixed use flats/ apartments, and excludes the 5 000m² shops/ business premise, private school and the community sports field and clubhouse.

In principle, it is believed that a structured village could be supported at Vlottenburg. It should, however, be inclusive in the opportunity provided, including a full range of housing types and local services. Critically, it should not proceed unless a more frequent, flexible public transport service can be provided along the Baden Powell-Adam Tas corridor.

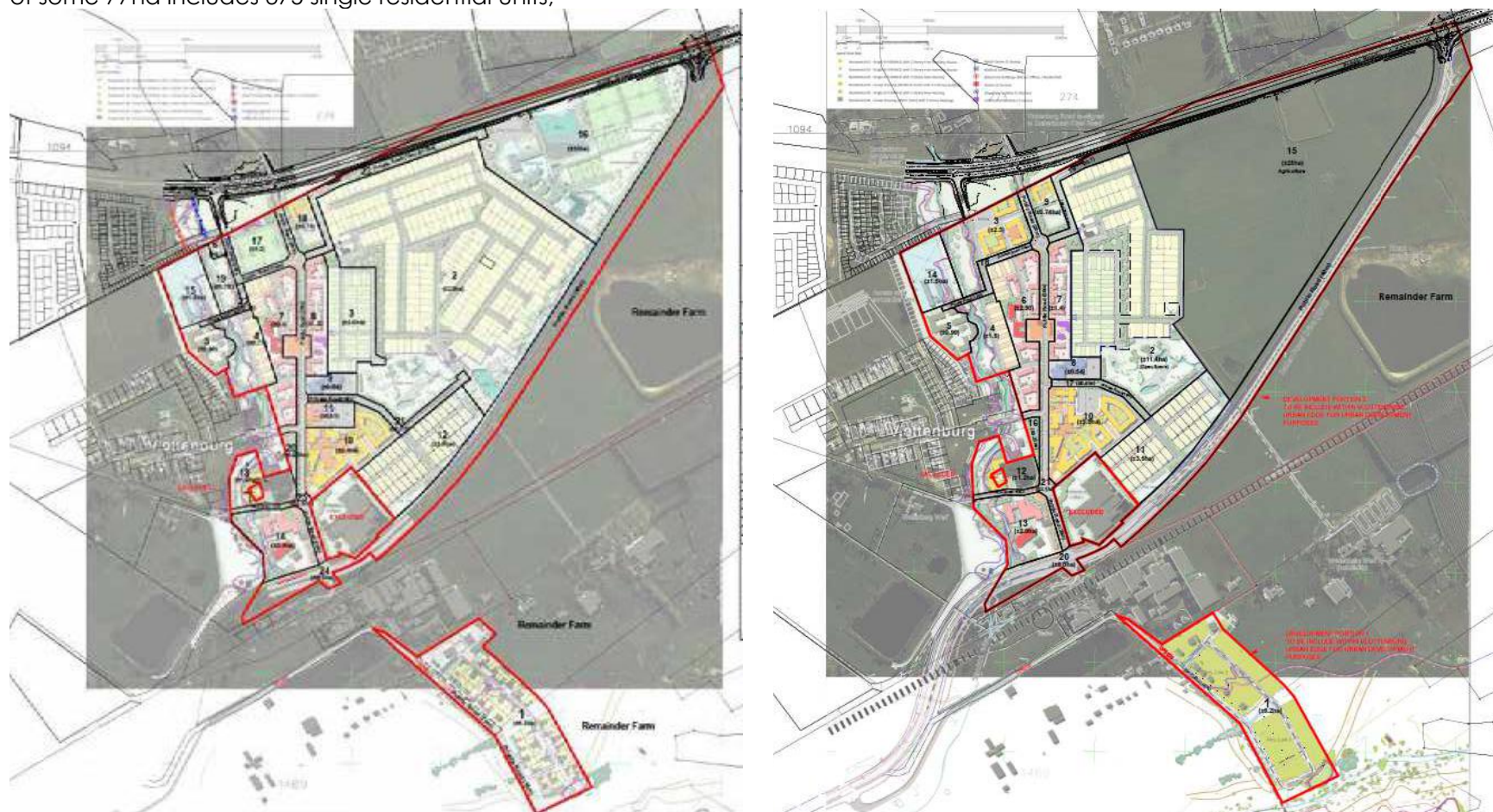


Figure 43. Alternative 1 and 2 from Vredenheim Engineering Services Report (Aurecon, 8 June 2017)

5.10.2. Spier

The village at Spier, abutting the R310, is part of the 620ha historic Spier Farm. Housing a 150-room hotel, conference centre, restaurants, and winery, the village component has become a centre for the arts, recreation, and tourist destination. Sustainability is of key importance to the entire farm operation, and active programs are in place to maintain the environment and associated communities.

5.10.3. Lynedoch

Lynedoch is a unique settlement – named Lynedoch Eco Village – situated halfway between Khayalitsha and Stellenbosch on the R310 and at the intersection of the R310 and Annandale Road. The village is home to the Sustainability Institute, which offers a number of degree and other education and training programmes in partnership with the University of Stellenbosch and other organisations, a number of schools, guest facility, and residences.

Development commenced almost 20 years ago, managed by a non-profit company called the Lynedoch Development Company (LDC). International and local development aid funders and local banks assisted to fund the development. Technical and institutional arrangements and procedures for the development of the village were structured to meet ecological, social and economic sustainability. The Lynedoch Home Owners Association (LHOA) was established to take primary responsibility for service delivery.

Achieving social inclusivity remains a key aim. The Constitution of the LHOA imposes on all home owners severe restrictions on resale by making it compulsory that any seller of any property must first offer the property to the LHOA and only then offer it to a third party at a price that is not lower than the price proposed to the LHOA.

Further growth of the Sustainability Institute and its partners' education focus and offer, through expanded and new programmes, and further accommodation for students and staff within a compact, pedestrian oriented, child friendly community, appears appropriate.

VLOTTENBURG - SPIER - LYNEDOCH CONCEPT



Figure 44. Vloppenburg - Spier - Lynedoch Concept

Table 26. Plan Elements and Proposals for Vloffenburg - Spier - Lynedoch

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding small settlements along Baden Powell Drive. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Improve public continuity, access, and space along the stream corridors. 	
	Agricultural land	<ul style="list-style-type: none"> Retain and improve the relationship between small settlements along Baden Powell Drive and surrounding agricultural land. 	
	Urban edge	<ul style="list-style-type: none"> As a general principle, contain the footprint of small settlements along Baden Powell Drive as far as possible within the existing urban edge. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the small settlements along Baden Powell Drive. 	
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	
Change Actions	Informal settlements to be upgraded	<ul style="list-style-type: none"> Prioritise informal settlements for upgrading and service provision. 	
	Areas for residential densification and infill	<ul style="list-style-type: none"> Focus infill development on undeveloped land within the urban edge. 	
	Areas for mixed land use and improved economic opportunity	<ul style="list-style-type: none"> Maintain the scale of mixed used and economic opportunity areas to reflect the current role of settlements. 	
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within and between small settlements along Baden Powell Drive. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding the settlements provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. Maintain Lynedoch as a focus for education and training (with various focus areas and "levels" of education). 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> Over the longer term, Vloffenburg, Spier, and Lynedoch along the Baden Powell-Adam Tas-R304 corridor could possibly accommodate more growth, and be established as inclusive settlements offering a range of opportunities. However, these settlements are not prioritized for development at this stage. Explore 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. Alternatively, a regular bus service should be explored serving the same route. 	<ul style="list-style-type: none"> Support private sector led institutional arrangements to enable joint planning and development.
	Significant new residential development		
	Significant change to access and mobility provision		

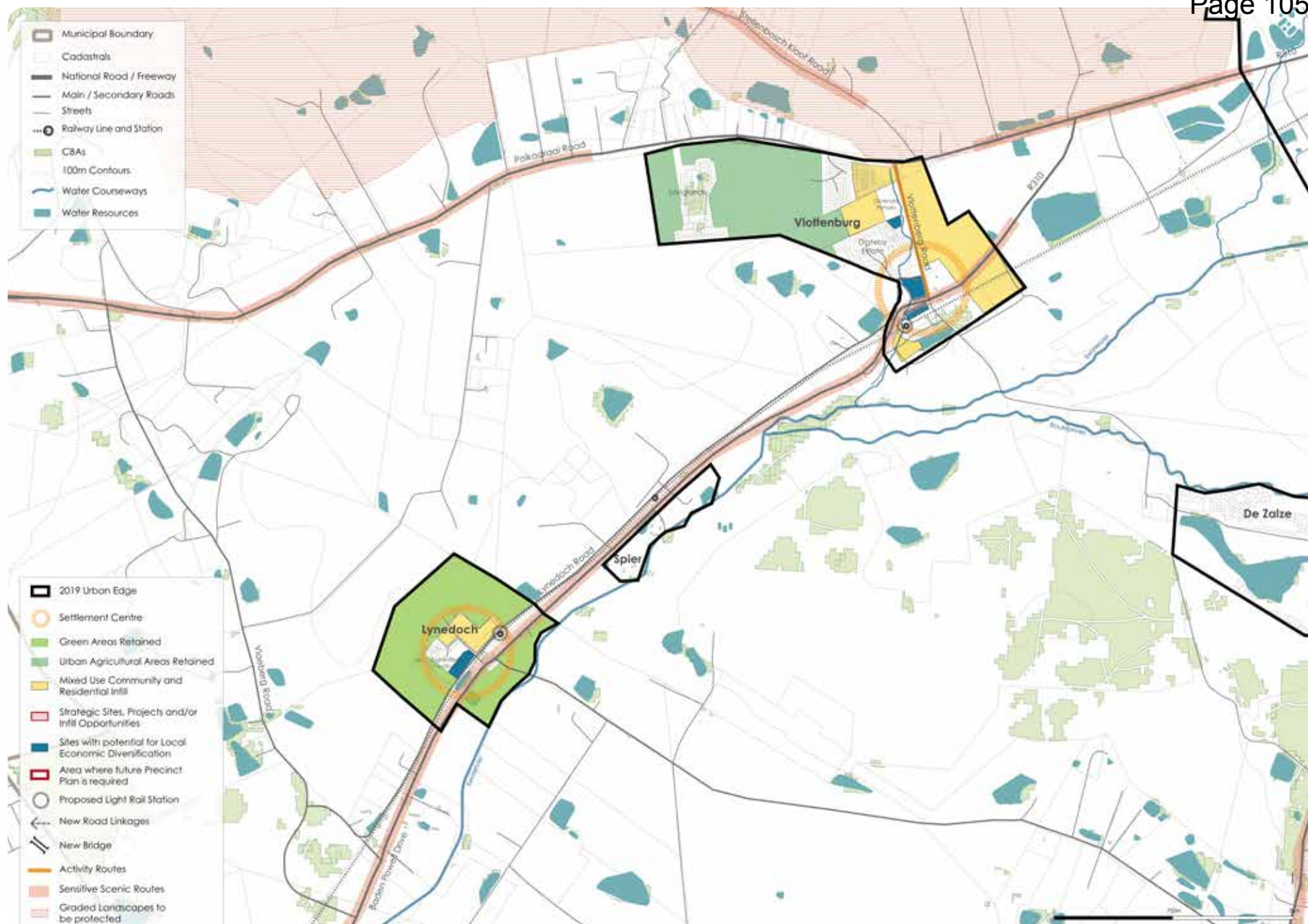


Figure 45. Spier - Vlottenburg - Lynedoch Plan

5.11. Raithby

Raithby is a small rural settlement, situated in the heart of the agricultural area roughly defined by the R310, R44, Old Main Road to the west, Main Road through Firgrove, and Helderberg Village to the south. Access to the village is via Raithby Road, which intersects with Winery Road, in turn providing access to Old Main Road and the R44 (some 1,25km from the village).

Raithby is regarded as the settlement within the Municipality that most strongly retains its characteristic 19th century Mission Town structure and pattern. Raithby Road runs parallel to the river course, with long, narrow “water erf” plots still occupying the space between them. Houses are set hard up against Raithby Road (and Hendricks Street, which encircles the commonage) and their back gardens are open, cultivated areas leading down to the stream. A steep rise beyond the stream course creates a green, cultivated and agricultural backdrop against which the garden allotments are viewed. The two key institutional buildings are located above Raithby Road: the Methodist Church and the school. These are set against the gentle rise of the hill beyond. Between these buildings and the houses is the commonage, which is an open area where the community can literally, and spatially, “come together”.

The Municipal Zoning Scheme contains an overlay zoned, framed to protect the historical significance of the remaining water erven and environs.

Since 2009, a single development entity has assembled some 650ha of farm land to the east and south of Raithby (up to the CCT waterworks facility and Helderberg Village) with a stated view to strengthen agriculture, the tourism and hospitality industry, and engineering services, and enable mixed use development. Clearly, there is intent to undertake significant development into the future.

However, there appears no justification for significant change to current municipal spatial planning in response to the land acquisition initiative. The focus of the MSDF is to retain the unique characteristics of the settlement.

RAITHBY CONCEPT

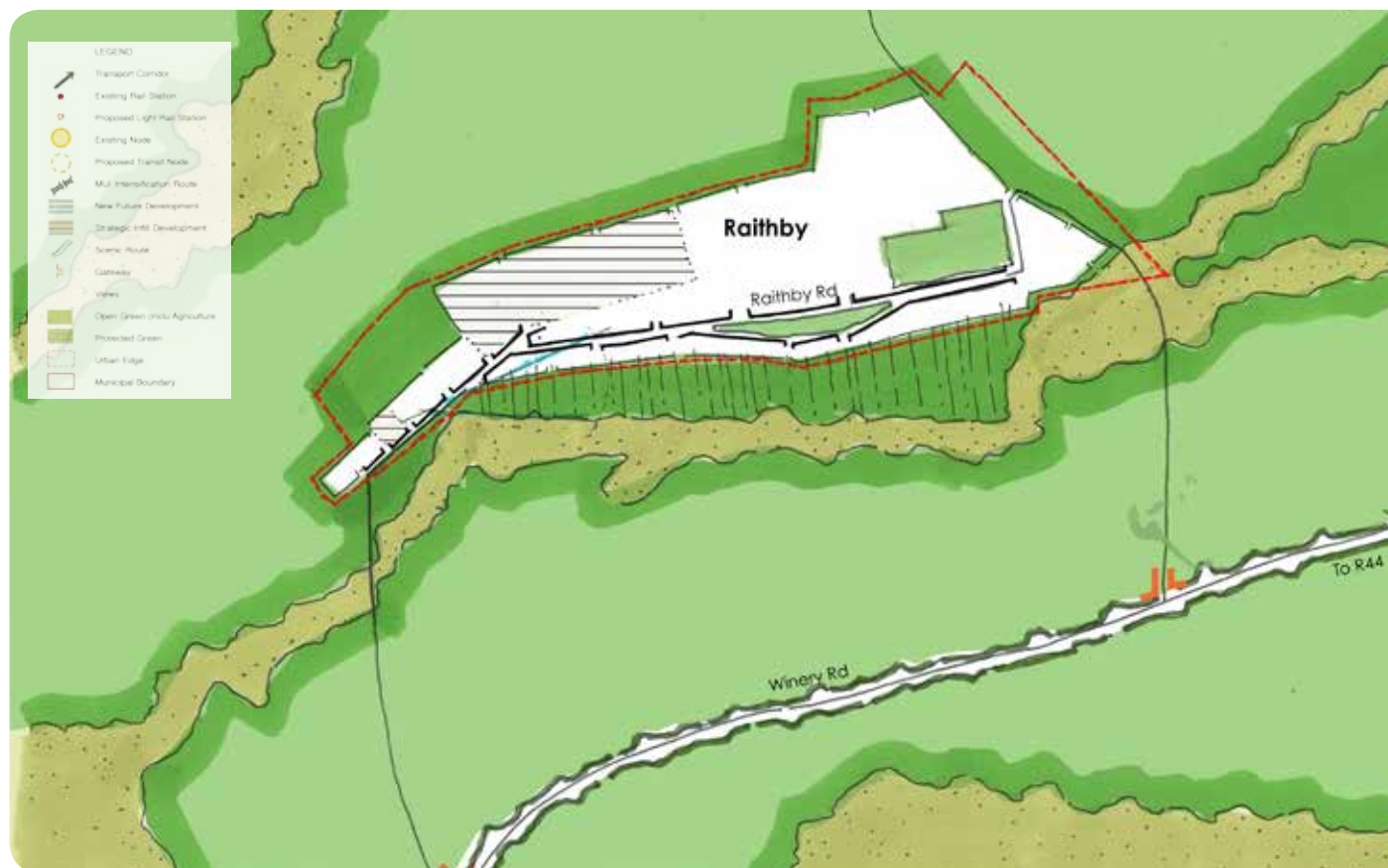


Figure 46. Raithby Concept

Table 27. Plan Elements and Proposals for Raithby

TYPE OF ACTION	SDF ELEMENT	SPATIAL PROPOSALS	RELATED NON SPATIAL PROPOSALS
Protective Actions	CBA's, ESA's, Protected areas	<ul style="list-style-type: none"> Maintain and improve the nature areas surrounding Raithby. Work to increasingly connect and integrate nature areas, also with settlement green areas, to form an integrated green web or framework across the area. 	<ul style="list-style-type: none"> Implement management actions contained in the EMF.
	Water courses	<ul style="list-style-type: none"> Retain and improve the relationship between Raithby and surrounding agricultural land. 	
	Agricultural land	<ul style="list-style-type: none"> As a general principle, contain the footprint of Raithby as far as possible within the existing urban edge. 	
	Urban edge	<ul style="list-style-type: none"> Retain the strong sense of transition between agriculture and human settlement at the entrances to the Raithby. 	
	Scenic landscapes, scenic routes, special places	<ul style="list-style-type: none"> Maintain the integrity of historically and culturally significant precincts and places (as indicated in completed surveys). 	<ul style="list-style-type: none"> Actively support local community initiatives to celebrate/ expose locally significant historically and culturally significant precincts and places.
	Historically and culturally significant precincts and places	<ul style="list-style-type: none"> Maintain the Cape Mission Village structure, form, and character of Raithby. 	
Change Actions	Informal settlements to be upgraded		
	Areas for residential densification and infill	<ul style="list-style-type: none"> Focus infill development on undeveloped land within the urban edge of Raithby. 	
	Areas for mixed land use and improved economic opportunity		
	Improved access and mobility	<ul style="list-style-type: none"> Pro-actively improve conditions for walking and NMT within Raithby. 	<ul style="list-style-type: none"> Ensure that the design of all roads within and surrounding the settlement provides for appropriate NMT movement.
	Community/ Institutional use	<ul style="list-style-type: none"> Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. 	<ul style="list-style-type: none"> Actively support the shared use of community facilities.
	Improved landscaping and public amenity	<ul style="list-style-type: none"> As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities. 	<ul style="list-style-type: none"> Actively involve local communities in the development and management of public amenities.
New Development Actions	Significant new mixed use development	<ul style="list-style-type: none"> No significant new development is envisaged in Raithby village. 	
	Significant new residential development		
	Significant change to access and mobility provision		



Figure 47. Raithby Plan



Part 6.

Implementation Framework

6. Implementation Framework

6.1. Introduction

The SPLUMA guidelines require, as part of the MSDF, a high-level Implementation Framework setting out the required measures that will support adoption of the SDF proposals while aligning the capital investment and budgeting process moving forward. The MSDF Implementation Framework comprises the following sections:

- A proposed settlement hierarchy.
- Priority development areas and themes.
- A policy framework (linked to strategies).
- Guidelines, studies, and information supporting the policies.
- Implications for sector planning and specific development themes, including:
 - Movement.
 - Housing.
 - Local economic development.
- Implications for inter-municipal planning
- Land use management and regulations.
- Catalytic initiatives.
- Further planning work.
- Institutional arrangements.
- Checklists in support of decision-making.
- A municipal leadership and advocacy agenda related to spatial development and management.

6.2. Proposed Settlement Hierarchy

The proposed settlement hierarchy for SM, supporting the spatial plan and proposals for the settlement as a whole, is outlined in Table 28.

6.3. Priority Development Areas and Trends

In terms of the MSDF concept, prioritisation of development – at a broad level – are of two types. The first is spatial and targeted at significant future growth in specific places. The second is sectoral or thematic, focused on the kind of development to be prioritised.

Spatial areas for priority development over the MSDF planning period are:

- Stellenbosch town.
- Klapmuts.

As argued elsewhere in this document, it is here, by virtue of settlement location in relation to broader regional networks and existing opportunity within settlements, that the needs of most people can be met, in a compact settlement form while protecting the municipality's nature and agricultural assets.

Over the longer term, Muldersvlei/ Koelenhof and Vlothenburg/ Lynedoch along the Baden Powell-Adam Tas-R304 could possibly accommodate more growth, and be established as inclusive settlements offering a range of opportunities. However, much work needs to be done to ensure the appropriate make-up of these settlements (including each providing opportunity for a range of income groups) and integration with the corridor in terms of public transport. They are therefore not prioritised for significant development over the MSDF period.

Should significant development be enabled in these areas now, it is likely to be focused on private vehicular use and higher income groups (in gated developments), and will in all probability reduce the potential of initiatives to transform Stellenbosch town and Klapmuts.

The focus on Stellenbosch town and Klapmuts does not exclude all development focus in Franschhoek and the smaller settlements. Rather, it is argued that these settlements should not accommodate significant growth as the pre-conditions for accommodating such growth does not exist to the same extent as in Stellenbosch town and Klapmuts. What should be emphasized in Franschhoek and smaller settlements is improving conditions for existing residents and natural growth within a context of retaining what is uniquely special in each (from the perspective of history, settlement structure and form, relationship with nature and agriculture, and so on).

In terms of sectoral or thematic focus, the spatial development priority in all settlements should be to:

- Upgrade the servicing and transformation of informal settlements.
- Provide housing for lower income groups in accessible locations (specifically through infill of vacant and underutilised land or redevelopment of existing building footprints).
- Expand and improve public and NMT routes.
- Improve public and community facilities and places (e.g. through clustering, framing them with infill development to improve edges and surveillance, prioritisation for landscaping, and so on).
- Expand the recognition, restoration, and exposure of historically and culturally significant precincts and places (both in the form and use of precincts and places).

Table 28. Proposed Settlement Hierarchy

SETTLEMENT	ROLE	DEVELOPMENT AND LAND USE MANAGEMENT FOCUS
PRIMARY SETTLEMENTS		
Stellenbosch Town	<ul style="list-style-type: none"> A significant centre comprising extensive education, commercial and government services with a reach both locally and beyond the borders of the municipality, tourism attractions, places of residence, and associated community facilities. 	<ul style="list-style-type: none"> Broadening of residential opportunity for lower income groups, students, and the lower to middle housing market segments. Upgrade of informal settlements. Retention of University functions in town. Enablement of the Adam Tas Corridor. Sensitive residential infill and compaction. Drive to established "balanced" precincts (e.g. Techno Park). Public transport development, travel demand management, parking controls, and NMT improvements.
Klapmuts	<ul style="list-style-type: none"> Focus for economic development (utilizing a favorable location for manufacturing, logistics, and warehousing enterprises) and associated residential opportunity. 	<ul style="list-style-type: none"> Support for development of RE/Farm 736 as a lever to economic development utilising a favorable location for manufacturing, logistics, and warehousing enterprises. Balanced housing provision in Klapmuts South, focused on those who can benefit from employment provision through unlocking Klapmuts North. Establishing the Klapmuts town centre. NMT improvements.
Franschhoek	<ul style="list-style-type: none"> Secondary service centre, significant tourist destination, and place of residence. 	<ul style="list-style-type: none"> Upgrade of informal settlements NMT improvements. Sensitive infill within urban edge providing inclusive housing and extended commercial opportunity (also for small and emerging entrepreneurs). Retention of historic character.
SECONDARY SETTLEMENTS		
La Motte	<ul style="list-style-type: none"> Contained rural settlement. 	<ul style="list-style-type: none"> Diversification of existing activities to curtail the need for movement. Sensitive location of diversified uses closer to the R45. Limited further housing development.
Wemmershoek	<ul style="list-style-type: none"> Contained rural settlement. 	<ul style="list-style-type: none"> Possible extension of residential opportunity linked to re-use of saw-mill site and local employment opportunity.
Groot Drakenstein	<ul style="list-style-type: none"> Contained historic rural settlements. 	<ul style="list-style-type: none"> Accommodation of sensitive private and public sector initiatives offering expanded livelihood (including tourism) and residential opportunity.
Dwars River Valley	<ul style="list-style-type: none"> Contained historic rural settlements. 	<ul style="list-style-type: none"> Accommodation of sensitive private and public sector initiatives offering expanded livelihood (including tourism) and residential opportunity.
Jonkershoek	<ul style="list-style-type: none"> Contained, but dispersed collection of institutional, recreational and residential uses. 	<ul style="list-style-type: none"> Rationalisation and containment of existing occupation rights.
Muldersvlei	<ul style="list-style-type: none"> Contained rural settlement. 	<ul style="list-style-type: none"> Potential future consolidated, inclusive settlement linked to rail/ bus.
Koelenhof	<ul style="list-style-type: none"> Contained rural settlement. 	<ul style="list-style-type: none"> Potential future consolidated, inclusive settlement linked to rail/ bus.
Vlottenburg	<ul style="list-style-type: none"> Contained rural settlement. 	<ul style="list-style-type: none"> Potential future consolidated, inclusive settlement linked to rail/ bus.
Lynedoch	<ul style="list-style-type: none"> Contained village and institutional cluster. 	<ul style="list-style-type: none"> Gradual expansion of unique development model based focused on sustainable living and education.
Spier	<ul style="list-style-type: none"> Contained tourism and cultural centre. 	<ul style="list-style-type: none"> Containment and limited expansion of existing offering.
Raithby	<ul style="list-style-type: none"> Contained historic rural settlement. 	<ul style="list-style-type: none"> Protection of unique historic settlement structure and form.

6.4. Policy Framework

Table 29 below sets out specific spatial policies to support the MSDF concept and settlement plans. In using the policy framework, it is important to note that one specific policy or guideline should not be highlighted or used exclusively to support a specific initiative. Rather, each policy supports the other; each “frames” the other. Thus, initiatives or proposals should be evaluated in terms of the policy framework as a whole.

Further, the successful implementation of spatial policy and guidelines is often dependent on related, supportive, non-spatial policy. This implies policy alignment across municipal functional areas and services.

The table also includes specific work guidelines which begins to frame work to be undertaken – or continued – in support of proposed policies.

Table 29. Proposed MSDF Policies

	STRATEGY	SPATIAL POLICY	NON-SPATIAL, SUPPORTIVE POLICY	WORK GUIDELINES
1	Maintain and grow the assets of SM's natural environment.	<ul style="list-style-type: none"> As far as is possible, protect and expand priority conservation areas, establish ecological linkages, and preserve high-potential agricultural land within the municipality. Resist the subdivision of viable agricultural land unless it forms part of a new balanced, integrated, and inclusive settlement supportive of the MSDF objectives, an agri-village in line with provincial policy for the settlement of farm workers, or the formalisation of the "urban" component of existing forestry settlements (for example Jonkershoek and La Motte). Support compatible and sustainable rural activities outside the urban edge (including tourism) if these activities are of a nature and form appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment, agricultural sustainability, or the ability of the municipality to deliver on its mandate. 	<ul style="list-style-type: none"> Proactively maintain and upgrade municipal infrastructure services to limit/ mitigate risk to ecological services. Support initiatives to protect water resources, rehabilitate degraded aquatic systems, retrofit or implement water demand management systems, and mainstream water conservation. Support energy diversification and energy efficiency initiatives to enable a transition to a low carbon, sustainable energy future. Support initiatives to extend public access to nature assets without compromising the integrity of nature areas or ecological services. Support initiatives by the private sector to extend environmental stewardship. Assist in initiatives to diversify, strengthen, and open up new opportunities and jobs in the rural economy, including the identification of strategically located land for land reform purposes. Support initiatives to utilise municipally-owned agricultural land for small scale agriculture, forge partnerships with non-governmental or public benefit organisations to assume management responsibilities for commonages, and provide basic agricultural services to commonages. 	<ul style="list-style-type: none"> Prepare and implement management plans for municipal nature reserves and other ecological assets. Prepare and implement invasive species control plans for municipal properties. Prepare and implement initiatives for the rehabilitation of rivers and wetlands in urban areas. Develop resource efficient strategies for all municipal services and land and building development (e.g. compulsory green energy installations in building development, grey water circulation, sustainable urban drainage, etc.). Utilise and contribute to municipal and provincial mapping and planning initiatives that inform land use decision-making supportive of ecological integrity, securing natural resources, and protecting agricultural land of high value. Delineate and manage urban edges and watercourse setbacks in a manner which diverts urban growth pressures away from important natural and agricultural assets. Apply biodiversity offsets in cases where development in areas of endangered and irreplaceable biodiversity cannot be avoided. Actively engage with adjoining municipalities and provincial government to ensure that the integrity of SM's natural environment is maintained (specifically in relation to land use management in adjoining municipal areas).
2	Respect, preserve and grow the cultural heritage of SM.	<ul style="list-style-type: none"> Preserve significant cultural and historic assets within the municipality and grow the opportunity for new or emerging forms of cultural expression through expanding the use of existing cultural assets or supporting new uses for areas or structures of historic value. As far as is possible, protect cultural landscape assets – including undeveloped ridge lines, view corridors, scenic routes, and vistas – from development. Support alternative uses for historic structures and places which will enable its preservation (subject to adherence to general MSDF strategy and policies). 	<ul style="list-style-type: none"> Support the transfer of municipal assets of cultural and historic value to organisations geared to manage these assets sustainably in the interest of the broader community. Manage heritage places and structures in terms of the recommendations of municipal heritage studies. 	<ul style="list-style-type: none"> Maintain and utilise municipal and inter-governmental evaluation and mapping initiatives to inform land use decision-making supportive of cultural integrity, and securing historic places and structures. Actively engage – on a continuous basis – with adjoining municipalities and provincial government to ensure that the integrity of SM's heritage is maintained (specifically in relation to land use management in adjoining municipal areas).
3	<p>Direct significant growth or new development in SM to areas:</p> <ul style="list-style-type: none"> Not identified as of the most critical natural or cultural significance. Where the most opportunity exist in existing infrastructure investment, whether reconfigured, augmented, or expanded. 	<ul style="list-style-type: none"> Prioritise the targeted settlements on the Baden Powell-Adam Tas-R304 corridor for growth/ new development. Over the MSDF period, focus on Stellenbosch town and Klipmuts to accommodate significant new growth. 	<ul style="list-style-type: none"> Align the policy and planning of all municipal services to support accommodating significant growth and new development as proposed in specific areas. Progressively utilise the municipality's significant asset of land as a resource to direct major growth or new development to areas not identified as of the most critical natural or cultural significance. Allocate municipal funds for land acquisition in areas identified as most suitable for growth or new development (specifically for development as lower income housing). 	<ul style="list-style-type: none"> Together with the WCG, undertake inter-service investigations to determine the exact location, size, nature, and form of new settlement areas to accommodate new growth. Develop specific framework planning, land use management, infrastructure, financial, and urban design provisions and directives to ensure the optimal development of identified settlement areas to accommodate new growth.

Table 30. Proposed MSDF Policies (cont.)

	STRATEGY	SPATIAL POLICY	NON-SPATIAL, SUPPORTIVE POLICY	WORK GUIDELINES
4	Clarify and respect the different roles and potentials of settlements in SM and maintain the identity of each.	<ul style="list-style-type: none"> Ensure that each settlement – large and small – remains a distinct entity, surrounded by natural open space and agricultural land. Maintain a clear hierarchy of settlements which (in general terms) focus new growth and development in larger settlements to: <ul style="list-style-type: none"> Minimise associated impacts on the environment, agricultural land, and natural resources. Maximise livelihood opportunity through building on the availability of existing public facilities, and commercial opportunity. Maximise the sustainability of new facilities and commercial opportunity. Enable the provision of infrastructure in the most efficient and cost effective way. Minimise the need for inter-settlement movement. Maximise opportunity for and use of non-motorised and public transport. Minimise growth in smaller settlements where opportunity is limited while improving access to local services and facilities (required daily). Maintain and enhance the unique historic, cultural, and settlement characteristics of different settlements. 	<ul style="list-style-type: none"> Align the policy and planning of all municipal services to support the proposed settlement hierarchy and development/ management approach. Reinforce the role of Stellenbosch town as a regional service and tourism centre focused on higher order educational, health, government, and commercial uses, as well as unique historic assets. Reinforce the role of Klapmuts as a potential regional logistics/ warehousing/ manufacturing hub – with associated residential opportunity – based on its location at the intersection of the N1 and regional north/ south movement routes. Maintain Franschhoek as a centre for tourism and culture with limited growth potential. 	<ul style="list-style-type: none"> Support the re-location of land extensive manufacturing, logistics, and warehousing enterprises from Stellenbosch town to Klapmuts. Maintain the nature and form of small rural settlements while enabling small changes towards improving livelihood opportunity.
5	Ensure a balance approach to transport in SM, that appropriately serves regional mobility needs and local level accessibility improvements.	<ul style="list-style-type: none"> Actively promote compact, dense, mixed use development which reduces car dependence and enables and promotes use of public and NMT. 	<ul style="list-style-type: none"> Shift municipal resources to include a greater focus on non-motorised, shared vehicle travel, and public transport solutions. Establish measures to ensure that there is inter-service agreement on the settlement hierarchy, settlement roles, and associated function, modes of transport to be carried, and development/ management approach to be followed in relation to different sections of the municipal movement network. Work with provincial and national government to affirm the proposed categorisation of movement forms, and associated infrastructure and management needs in Stellenbosch. Proactively seek management of travel demand among key stakeholders in SM, in a manner that significantly higher passenger volumes is gradually achieved from existing transport infrastructure. Proactively allocate resources to improve NMT in the municipal area. Strengthen the role played by rail based public transport, including advocating for an improved frequent rail service on the Eerste River/ Klapmuts rail line as backbone of transport movement along the Baden Powell-Adam Tas-R304 corridor. 	<ul style="list-style-type: none"> Assess future transport development/ improvements in relation to impact on the complete settlement system. Guard against needed/ required vehicular routes of necessity resulting in development of undeveloped land traversed by the route.

Table 31. Proposed MSDF Policies (cont.)

	STRATEGY	SPATIAL POLICY	NON-SPATIAL, SUPPORTIVE POLICY	WORK GUIDELINES
6	Develop all settlements as balanced, inclusive, appropriately serviced, communities, negotiable through NMT and exhibiting a positive relationship with surrounding nature and agricultural land.	<ul style="list-style-type: none"> Work towards and maintain – for each settlement in the municipality – a compact form and structure to achieve better efficiency in service delivery and resource use, the viability of public and NMT, and facilitate inclusion, integration, and entrepreneurship development. Adopt a conservative view towards the extension of existing urban edges over the MSDF period. Actively support infill development and the adaptive re-use of existing structures. Support increased densities in new, infill, and redevelopment projects. Rationalise space standards – especially of social facilities – and release surplus land for other uses, specifically housing. 	<ul style="list-style-type: none"> Proactively drive transport demand management programmes (specifically in and around Stellenbosch town) to curtail private vehicle use. Shift more transport resources to the development and operation of effective public transport services and comprehensive provision of NMT. 	<ul style="list-style-type: none"> Review the delineation of restructuring zones to support the MSDF objectives Support development which emphasizes public transport/ NMT as opposed to private vehicular use. Integrate spatial planning, transport planning (emphasising public and NMT), and social facilities planning. Move away from self-reinforcing conditions for development in terms of car parking minimum standards, and ensure the active participation and collaboration between land owner, developer, and municipality towards the provision of alternatives to car use. Actively engage – on a continuous basis – with adjoining municipalities and provincial government to ensure that the integrity of SM's settlements as contained, balanced communities is maintained (specifically in relation to land use management in adjoining municipal areas).
		<ul style="list-style-type: none"> Support the general upgrading and transformation of existing informal settlements. 	<ul style="list-style-type: none"> Prioritise basic residential services for poor households, specifically in informal settlements, backyard dwellings, and a minimum level of basic services to marginalized rural settlements. Resist existing informal settlements being the only viable settlement option for poor households by supporting the identification and servicing of alternative areas for settlement. Ensure that asset management best practice is followed to maintain existing infrastructure investment and prevent greater replacement cost in future. Reinforce basic service delivery with good quality urban management to support household and economic asset development. 	<ul style="list-style-type: none"> Put in place an inter-governmental portfolio of land (existing and earmarked for purchase), an agreed land preparation programme, and a release strategy, for publicly assisted, lower income housing (including the BNG, FLISP, social/ rental, and GAP markets). Identify alternative settlement locations for poor households, over and above existing informal settlements. To assist the municipality in housing provision, support initiatives to house farm workers on farms (in a manner which secures tenure).
		<ul style="list-style-type: none"> Expand housing opportunity for a broader range of groups – including lower income groups and students – particularly in settlements forming part of the Baden Powell-Adam Tas-R304 corridor. 	<ul style="list-style-type: none"> The planning of infrastructure and social facilities should accommodate the likelihood of back-yarding and its contribution to livelihood strategies. 	<ul style="list-style-type: none"> Develop an inclusionary housing policy and guidelines. Prioritise infill housing opportunity on public land for the BNG, FLISP, social/ rental, and GAP markets. Where possible, proactively plan for back-yarding opportunity in lower income housing projects. Actively support the development of student housing in Stellenbosch town.
		<ul style="list-style-type: none"> Provide and maintain a system of accessible social facilities, integrated with public space and public and NMT routes. 	<ul style="list-style-type: none"> Reinforce social facilities with good quality urban management to ensure service excellence and sustainability. Focus on fewer but better social facilities. 	<ul style="list-style-type: none"> Cluster social facilities. Locate facilities in association with public space and public and NMT routes.
		<ul style="list-style-type: none"> Provide and maintain an urban open space/ public space system integrated with public transport/ NMT, social facilities, and linked to natural assets (e.g. river corridors). 	<ul style="list-style-type: none"> Prioritise open/ public space development in poor and denser neighbourhoods of the municipality. Reinforce open/ public space with good quality urban management to ensure use and safety. 	<ul style="list-style-type: none"> Ensure that the edges between building development and open spaces promote activity and passive surveillance.
		<ul style="list-style-type: none"> Ensure work and commercial opportunity accessible through public and NMT to all communities and providing opportunities for emerging and small entrepreneurs. 		<ul style="list-style-type: none"> Avoid large retail malls and office parks in peripheral locations reliant on private vehicular access and which detract from the viability of established commercial and work areas, and lock out small entrepreneurs.

Table 32. Proposed MSDF Policies (cont.)

	STRATEGY	SPATIAL POLICY	NON-SPATIAL, SUPPORTIVE POLICY	WORK GUIDELINES
7	Actively seek conditions to enable the private and community sectors to align their resources and initiatives with the MSDF principles and proposals.	<ul style="list-style-type: none"> Conscious of public resource constraints, actively seek and support private and community sector partnership to expand livelihood opportunities, settlement opportunity for ordinary citizens, and the national imperative to expand participation in the economy. 	<ul style="list-style-type: none"> Develop an incentives package to support private and community sector partnerships in achieving the MSDF principles and proposals. 	<ul style="list-style-type: none"> Enable private and community sector participation by making known the Municipality's spatial principles and intent in user friendly communiques and guidelines. Require private land owners in key areas to plan and coordinate development collectively (beyond individual property boundaries and interests) in order to ensure appropriate infrastructure arrangements, the provision of inclusionary housing, public facilities, and so on.
8	Focus major development energy in SM on a few catalytic development areas that offer extensive, inclusive opportunity.	<ul style="list-style-type: none"> Focus major development effort in SM on: <ul style="list-style-type: none"> Unlocking development in Klapmuts North. The Adam Tas Corridor (in Stellenbosch town). 	<ul style="list-style-type: none"> Clearly communicate municipal objectives and principles – across functional areas and services – for development and urban management in catalytic areas. Seek land owner, provincial government, and national government support to develop catalytic areas in the best public interest. Support the establishment of institutional arrangements solely dedicated to enable development of catalytic areas and proceed with work to detail the broader plan and activity programme. Align municipal infrastructure and social services planning to support development in catalytic areas. Use municipal and government owned land assets to support development in catalytic areas. 	<ul style="list-style-type: none"> Ensure that catalytic areas be developed as inclusive, appropriately serviced communities, negotiable through NMT and exhibiting a positive relationship with surrounding nature and agricultural land. Prepare land use management measures to enable development in catalytic areas. Define catalytic areas as "restructuring" or other special-measure areas to enable benefit from national and provincial support and incentives.

6.5. Guidelines, Studies and Information Supporting the Policies

SM, in partnership with other organisations, has completed a number of investigations and surveys to gather information in support of decision-making. For example, extensive work has been done to gather, categorise, and understand information related to historically and culturally significant precincts and places, scenic landscapes and routes, areas of environmental significance, and special places of arrival.

This work is available to assist in decision-making, whether by the municipality, the private sector (in framing development proposals), or members of the public (in responding to development proposals). It represents detail findings of a level not portrayed in the MSDP. In this way, the work forms part of the MSDP implementation framework, and should be actively employed in decision-making. An on-going task for the municipality and its partners is to extend, refine, and integrate the different information resources on an on-going basis.

Similarly, the provincial and national government spheres have completed guidelines and studies which could be used to support the strategies and policies contained in the MSDP. Key guideline documents, studies, and information is listed in Table 33.

Table 33. Supportive Guidelines

	STRATEGY	SPECIFIC PUBLISHED GUIDELINES AND DIRECTIVES
1	Maintain and grow the assets of Stellenbosch Municipality's natural environment.	<ul style="list-style-type: none"> Formally protected areas, critical biodiversity areas and ecological support areas are detailed in the Western Cape Biodiversity Spatial Plan (2017) and associated handbook. Guidelines for the assessment of land use proposals that affect natural areas are contained in Guidelines for Environmental Assessment in the Western Cape. Guidelines for applying biodiversity offsets are contained in the Western Cape Guideline on Biodiversity Offsets (2015) and National Wetland Offset Guidelines. Formal protection mechanisms that can be used for areas of endangered and irreplaceable biodiversity, include: <ul style="list-style-type: none"> Private land: Stewardship Contract Nature Reserves, Biodiversity Agreements, and/ or Protected Environments. Municipal Land: Nature Reserve and/ or municipal Biodiversity Agreement. Guidelines for managing nature, rural and agricultural areas are contained in the Western Cape Land Use Planning: Rural Guidelines (2018). Norms and guidelines for farm size is contained in the Western Cape Land Use Planning: Rural Guidelines (2018).
2	Respect, preserve and grow the cultural heritage of Stellenbosch Municipality.	<ul style="list-style-type: none"> Heritage resources in Stellenbosch Municipality are outlined in a series of reports under the title Draft Revised Heritage Inventory of the Tangible Heritage Resources In the Stellenbosch Municipality (2018).
3	Direct significant growth or new development in SM to areas: <ul style="list-style-type: none"> Not identified as of the most critical natural or cultural significance. Where the most opportunity exist in existing infrastructure investment, whether reconfigured, augmented, or expanded. 	<ul style="list-style-type: none"> Heritage resources studies identified above.
4	Clarify and respect the different roles and potentials of settlements in SM and maintain the identity of each.	<ul style="list-style-type: none"> A study determined the growth potential and socio-economic needs of settlements in the Western Cape outside of the Cape Town metropolitan area using quantitative data is described in Western Cape Government: Growth Potential Study (2014).
5	Ensure a balance approach to transport in SM, that appropriately serves regional mobility needs and local level accessibility improvements.	<ul style="list-style-type: none"> An approach and work programme is contained in Towards A Sustainable Transport Strategy for Stellenbosch Municipality: Reflections on the Current Situation, a Vision for the Future and a Way Forward for Alignment and Adoption (Summary Report December 2017).
6	Develop all settlements as balanced, inclusive, appropriately serviced, communities, negotiable through NMT and exhibiting a positive relationship with surrounding nature and agricultural land.	<ul style="list-style-type: none"> Guidelines for the upgrading of informal settlements are contained in Towards Incremental Informal Settlement Upgrading: Supporting municipalities in identifying contextually appropriate options (https://www.westerncape.gov.za/assets/departments/human-settlements/docs/issp/western_cape_issp_design_and_tenure_options_2016.pdf) Guidelines for the development of human settlements are contained in Guidelines for Human Settlement Planning and Design Volume 1, prepared by the CSIR (https://www.csir.co.za/sites/default/files/Documents/Red_bookvol1.pdf) Guidelines and standards for social facilities are contained in Development Parameters: A Quick Reference for the Provision of Facilities within Settlements of the Western Cape (https://www.westerncape.gov.za/eadp/files/atoms/files/Development%20Parameters%20Booklet%20-%2010%20feb%202014.pdf.)
7	Actively seek conditions to enable the private and community sectors to align their resources and initiatives with the MSDP principles and proposals.	<ul style="list-style-type: none"> The existing proposal for defining Restructuring zones in Stellenbosch town is motivated and illustrated in Stellenbosch: Defining Restructuring Zone for Social Housing (2016).
8	Focus major development energy in SM on a few catalytic development areas that offer extensive, inclusive opportunity.	

6.6. Implications for Sector Planning and Specific Development Themes

6.6.1. Environmental and rural area management

Large parts of SM comprise unique and critical biodiversity and agricultural areas which provide life-supporting ecosystem services. These areas also have qualities and are used for activities critical to sustaining key economic sectors including food and wine production and tourism. The imperatives of resource conservation, biodiversity, and heritage protection may conflict spatially with the need to develop and sustain economic activity and poverty alleviation.

Environmental management frameworks are one tool intended to guide land use decision-making. An environmental management framework is an analysis of biophysical and socioeconomic attributes of an area, and an identification of where specific land uses should be practiced based on those attributes.

In recognition of the intrinsic value of its nature and land assets, SM has developed broad Spatial Planning Categories (SPCs) – outlined in the Strategic Environment Management Framework (SEMF) – as a broad guide to land use planning and management in the municipal area. These categories, and associated guidelines, are aligned to international, national and provincial development objectives.

The SEMF (and its SPCs) does not create – or remove – land use rights. Rather, the SEMF is a key decision support tool for any organ of state making decisions that affect the use of land and other resources. It provides the decision-maker with information on the environmental assets and resources likely to be affected by a given land use and sets out associated principles and guidelines. It functions at both the level of policy (what should occur) and as best-available-information (what

is). The relevant organs of state – including the SM as well as provincial and national environmental authorities – must take account of and apply relevant provisions of the SEMF, when making spatial planning and land use decisions. This requirement is given legal emphasis in both SPLUMA (section 7(b)(3)) and the National Environmental Management Act (section 24O (1)(b)(v)).

The SPCs are spatially illustrated in Figure 48. What they comprise as outlined in the SEMF are outlined in the table attached as Appendix 3. The table also contains key policies associated with each category as contained in the SEMF and guidelines contained in the “Western Cape Land Use Planning: Rural Guidelines”.

The table attached as Appendix 4 contains thematic guidelines drawn from “Western Cape Land Use Planning: Rural Guidelines” which may be applicable to different SPCs. Appendix 5 contains norms and guidelines for the size of agricultural holdings as contained in the “Western Cape Land Use Planning: Rural Guidelines”.

As is often the case with work undertaken between different spheres of government – and at different times – the SEMF categories and those contained in the WCG guidelines do not align seamlessly. The table nevertheless attempts to achieve alignment in applicable guidelines. Further, as the SEMF contains many guidelines addressing non-spatial aspects of urban and environmental management – and the current emphasis is the MSDP – the table extracts those guidelines with a specific spatial emphasis.

The categories indicated in bold red are indicated on the SEMF composite SPC map (Figure 48).

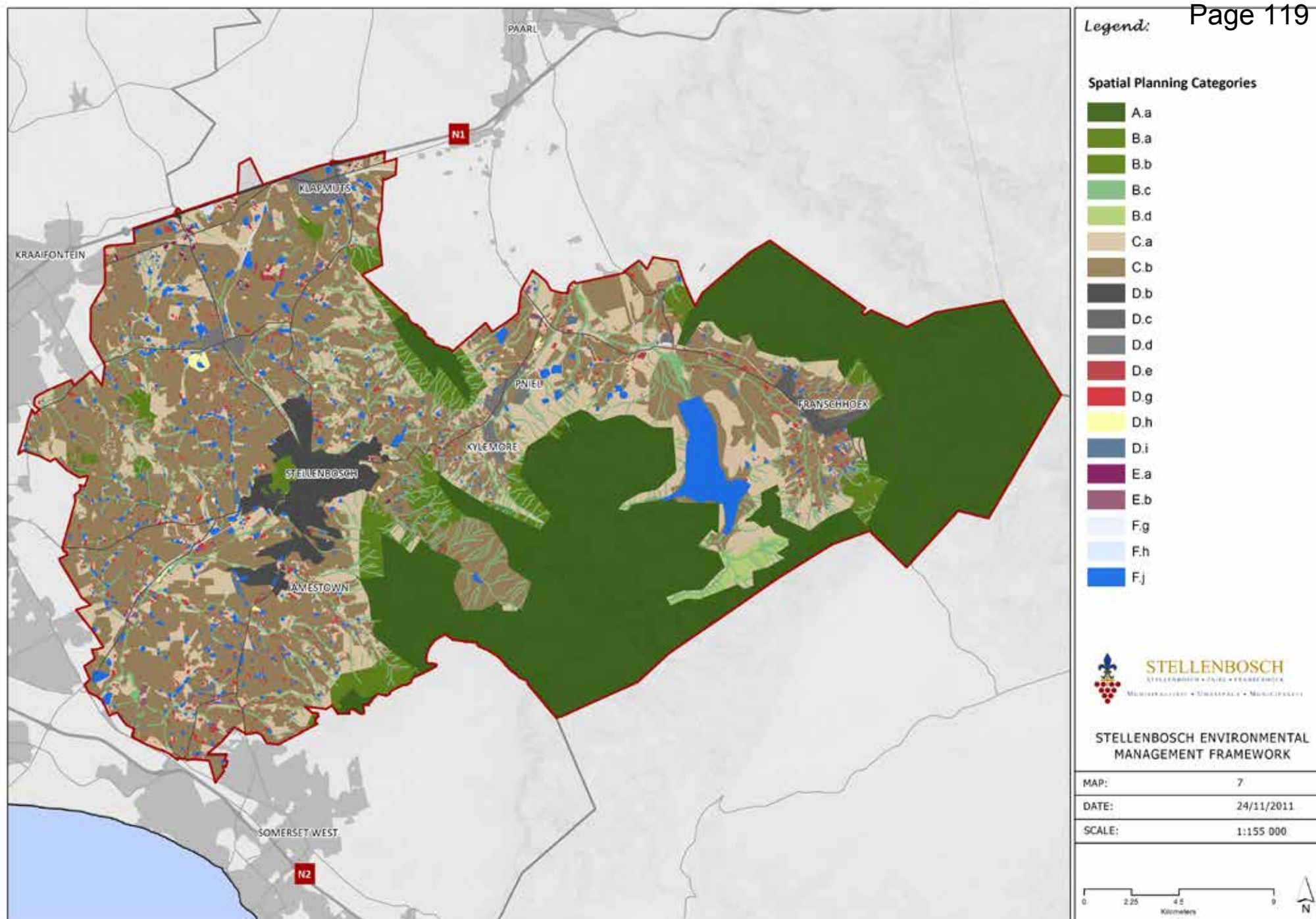


Figure 48. SEMF SPCs map

6.6.2. Movement

6.6.2.1 The relationship between spatial and transport planning

While spatial planning is concerned with the efficient organisation of land use and activities in space the challenge for transport planning is to provide the effective connections between land-uses in order that activities can be reached, and needs fulfilled. Transport planning and spatial development planning therefore are mutually dependent and must be fully interwoven within strategy in order to effect integrated and progressive development outcomes. SM's MSDF and transport plans must not be regarded as separate, independent undertakings but rather be detailed through coordination and advance through implementation in parallel.

Achieving the range of objectives set out in the MSDF is dependent upon comprehensive adjustments to current transport and mobility patterns. Likewise for the shifts in transport and accessibility to come about relies upon close adherence to spatial development principles.

In this section, the conceptual basis and the framework for the essential mobility and transport shifts that will facilitate spatial development outcomes are presented.

6.6.2.2 Traditional practice

Arguably, traditional spatial and transport planning follows a cycle of continuous outward development, serviced primarily through private vehicular mobility. This leads to a vicious cycle of loss of nature and agricultural land, inability to make public transport work, loss of opportunity for those who cannot afford vehicles, congestion on roads, provision of further road capacity, and further sprawl. Progressive cities pursue higher densities, a mix of uses, and public and NMT transport; a virtuous cycle focused on inclusive and sustainable urban settlement and transport management emphasising the importance of

people and place over motor vehicle led planning and development.

6.6.2.3 Required shifts

Transport in SM (comprising both passenger and freight trips) is on a path of continued increase for the foreseeable future. To align with both broader transport policy objectives this growth must be rigorously managed such that resulting transport patterns do not undermine broader spatial and development goals. At this stage, unconstrained movement by private vehicle has now resulted in road corridors operating beyond capacity during peak periods as well as through the day and so roads are unable to fulfil their intended function as effective movement spines, and prevent the effective serving of the adjacent land uses. The spatial development response, if the system doesn't change, is a continuing pattern of new development shifting outwards to and beyond the urban edge, resulting in ever lower density and loss

of green and agricultural assets, responses which are the exact opposite of the desired spatial policy.

Figure 48 illustrates a conceptual approach to align transport planning with the MSDF. The graph shows passenger trips steadily increasing into the future. With no intervention on current trends this implies that total vehicle trips will increase at a slightly higher rate due to steadily increasing levels of car ownership and no improvement to public transport or other transport alternatives. The green line indicates the intervention scenario with total vehicle trips, showing a levelling off, a maximum point, followed by a steady decline. This represents the target, to be achieved through both managing the supply of transport and the demand for trip-making, such that total vehicle trips undertaken reduce levels back to current levels and continue to decline into the future. The interventions required to achieve this central objective are outlined in the following sections.

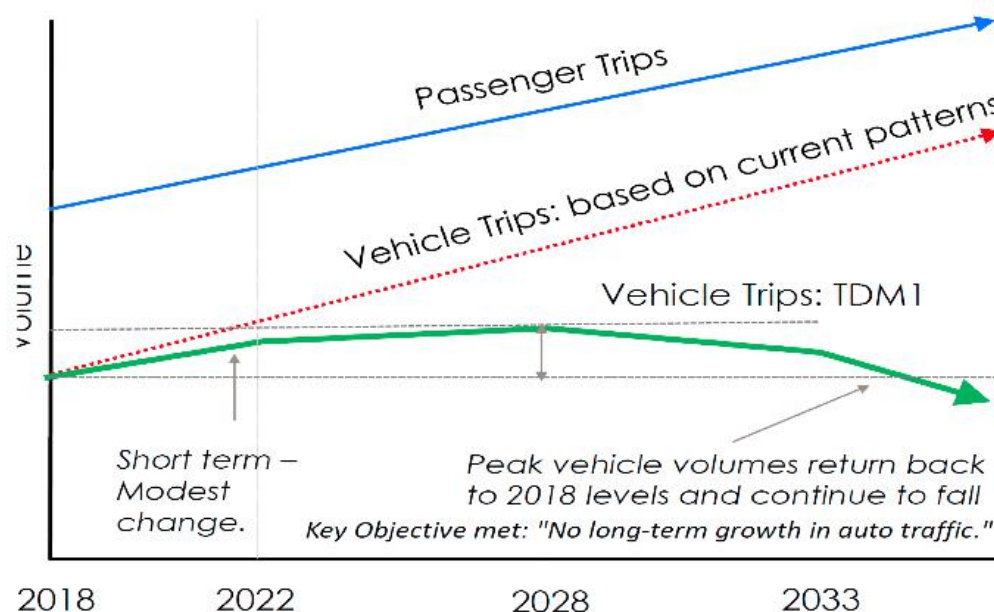


Figure 49. A conceptual approach to align transport planning with the MSDF

Achieving change in transport patterns requires a combination of interventions including:

- e. Changes in mode of travel (of a given trip) includes moving:
 - From low occupancy motor vehicles to shared, higher occupancy vehicles and onto public transport.
 - From motor vehicle to non-motorised (cycling and walking) transport.
- f. Changes in transport demand in terms of the trip itself:
 - Undertake the trip at a different time, (e.g. move outside of peak travel).
 - Reduce the trip frequency.
 - Change trip origin or destination (implies land use change).

For the transport specific strategies to manage travel demands we concentrate on providing a choice of alternative modes of travel to enable shifts to occur. We need to work to a situation where future growth is enabled by the introduction of shared transport options, formal public transport and for the shorter journeys provision for safe cycling and walking.

Improved and expanded public transport is essential for the future development of Stellenbosch. Current road based public transport offered by the minibus taxi industry provides an informal, unscheduled service used by lower income households who have no access to a car. Necessary improvements include:

- Minimum service levels and increased service availability through the day
- Improved reliability, safety and passenger comfort
- Financial support offering a level of fare relief.

To reverse the trend of ongoing growth in commuters by private transport, and to accommodate further commuting growth and

support spatial development requirements of Stellenbosch improved quality of public transport and an expanded network of services are vital. This migration to formal public transport and a full network will require a combination of:

- Corporate/ business park services.
- University contracted services.
- The emergence of shuttle and scheduled public transport routes as new services partially achieved through the progressive upgrading of MTB routes and operations.
- Park-and-ride operations.
- New services plus progressive upgrading of MTB routes and operations.
- Improved commuter rail.
- Local light rail service option.

6.6.2.4 A conceptual public transport network supporting the MSDP

Figure 49 illustrates a concept of a future public transport network for SM, including:

- An intensified passenger service on the rail corridor.
- Formal scheduled bus routes and indicative main stops.
- Park and ride routes with indicative main transfer park and ride stations.

Ultimately the required transport outcomes include running scheduled formal public transport services along all main arterials routes between main commuting origins and destinations as illustrated in Table 34 below.

Table 34. Desired public transport routes

SECTOR	ROUTE	CONNECTING SETTLEMENTS	MODE
R310 / Adam Tas / R304 Development Corridor	R310	Eerste River, Lyndoch, Vloffenburg to Stellenbosch	Road and rail
	R304	Koelenhof to Stellenbosch	Road and rail
	R304	Durbanville and Brackenfell to Stellenbosch	Road and rail
North	R44	Paarl and Klapmuts to Stellenbosch	Road and rail
West	M11/ Adam Tas	Bellville and Kuils River to Stellenbosch	Road and rail
South	R44	Strand and Somerset West to Stellenbosch	Road
East	R310	Franschhoek and Pniel to Stellenbosch	Road

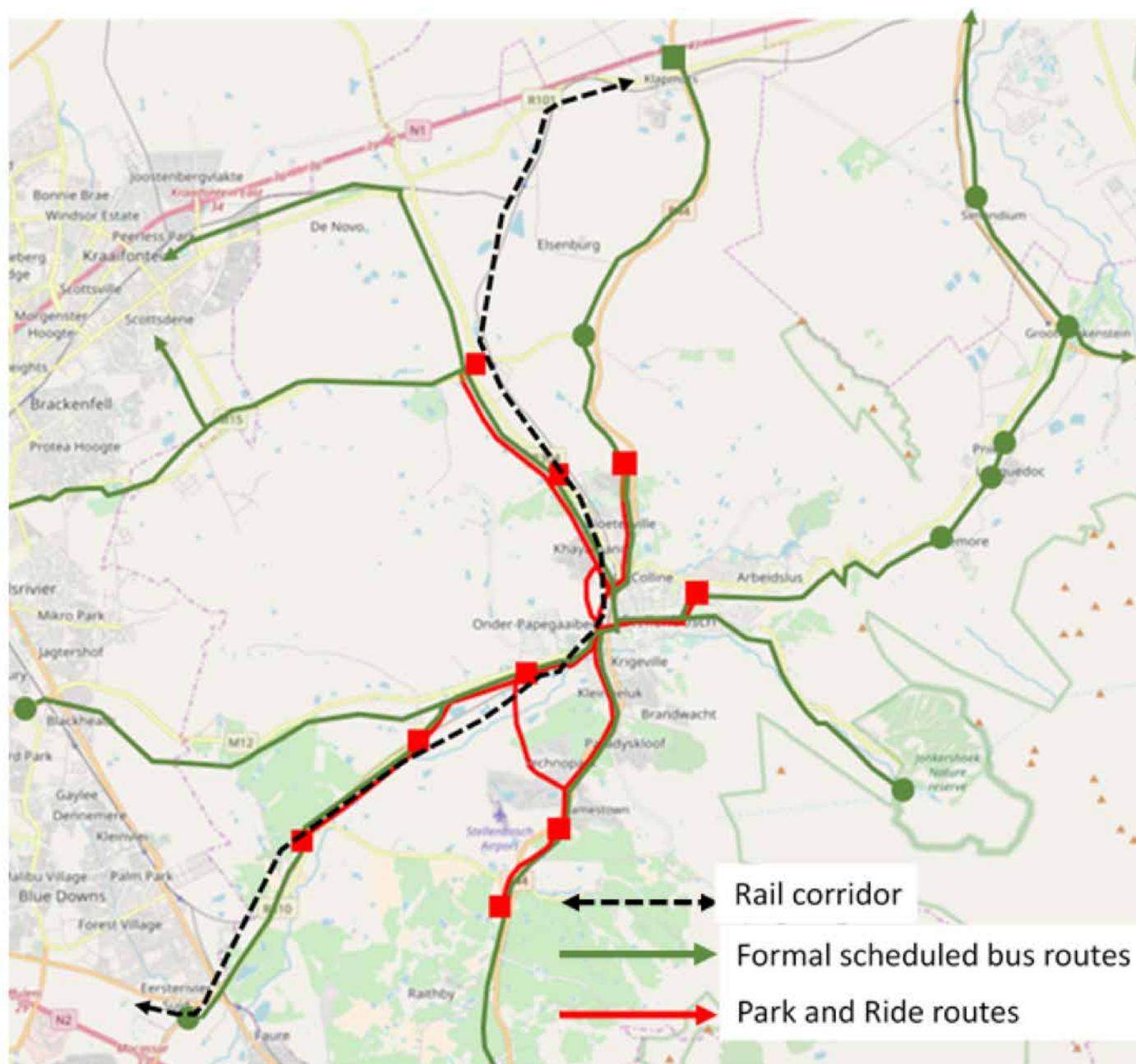


Figure 50. A conceptual public transport network for SM

Potential public transport nodes along main arterial routes into Stellenbosch are shown in Table 35 and potential park and ride locations in Table 36 (targeted settlement nodes are highlighted, and nodes on the rail corridor are shaded).

The future public transport network will develop steadily over time and can only advance successfully through a well-structured and integrated process involving many role players. Park and ride sites along arterial routes are a top priority for development, allowing current private car commuters the option of driving to these nodes from where demand thresholds will enable a combination of public shuttle services and corporate chartered services to operate between central Stellenbosch and other main employment nodes. Park and ride sites along the Adam Tas Corridor will generate activity and so provide the base thresholds for some retail, commerce and other service developments which in turn support planned settlement growth at the nodes. Other park and rides will be sited along routes where development along the corridor must be prevented. Here, careful placement and land-use control must be heeded such that mobility benefits are achieved without compromising the spatial development plans.

6.6.2.5 The design of routes

Given the dependence of citizens on NMT, and the need to shift more people to public and NMT, it is critical that the design of roads – whether new connections or improvements and enhancements to existing routes, consider NMT needs. Arguably, if included in the design of projects upfront, the provision of NMT facilities will not add significantly to project cost. Similarly, road design should provide for future regular public transport services (as opposed to private vehicular use only).

6.6.2.6 Transport within settlements

Within all settlements transport for NMT should be expanded, recognizing the reality that the majority of citizens do not have access to provide vehicles.

Table 35. Potential public transport nodes

R310 / ADAM TAS	R44 SOUTH	R310 to R45	R44	R304
Eerste River	Somerset West	Franschhoek	Klapmuts	Joostenberg
Lyndoch	Winery Road	Pniel	Elsenberg	Koelenhof
Vloffenburg	Annandale Road	Kylemore	Kromme Rhee	Nuutgevonden
Droë Dyke/ Oude Libertas	Jamestown	Idas Valley	Welgevonden	Kayamandi Bridge
Central Station	Techno Park		Cloetesville	
Plankenbrug	Mediclinic			

Table 36. Possible park and ride locations

R310 / ADAM TAS	R44 SOUTH	R310 to R45	R44	R304
Lyndoch	Annandale Road	Kylemore	Welgevonden	Koelenhof
Vloffenburg	Jamestown	Idas Valley		Nuutgevonden
Droë Dyke/ Oude Libertas	Techno Park			

No.	Road	Road Name	Current Provision			Extend Provision for..				Future Corridor Development	
										Transport	Land Use Activity
1-2	R44	Strand Road								Road based formalised public transport priority route.	Limit / prevent new development. Scenic Route
3-7	R310	Baden Powell								Rail and road high capacity primary public transport priority route	Encourage compact, mixed use, redevelopment and contained growth at the specific nodes
8-10	M12	Polkadraai Rd								Road based formalised public transport and P&R priority route.	Mobility Route. Limit / prevent new development.
11	M23	Bottelary Rd								Road based formalised public transport priority route.	Compact, mixed use, redevelopment and contained growth at Koelenhof & Devenvale.
12-14	R304	Malmesbury Rd								Road based formalised public transport and P&R priority route.	Encourage compact, mixed use, redevelopment and contained growth at Koelenhof node & R304-R101 node (Sandringham & Joosetenburg)
15-17	R44	Klapmuts Rd								Road based formalised public transport and P&R priority route.	Limit / prevent new development. Scenic route. Focus compact, mixed use development at Klapmuts
18-20	R310	Banhoek Rd								Road based formalised public transport route.	Scenic Route. Consolidate development at specific nodes
21		Kromme Rhee Rd								Rail and road public transport & P&R linking route	Encourage compact, mixed use, redevelopment and contained growth at Koelenhof only.
22		Annandale Rd								Road based linking route	Mobility route. Limit / prevent new development. Scenic Route
23-24	R45	Paarl-Franschoek								Road based public transport priority route.	Mobility route. Limit / prevent new development. Scenic Route
25-27	R301	Wemmeshoek Rd								Road based public transport priority route.	Mobility route. Limit / prevent new development

Figure 51. Future Development of Arterial Road Transport Corridors in and around Stellenbosch (Transport Futures, 2018)

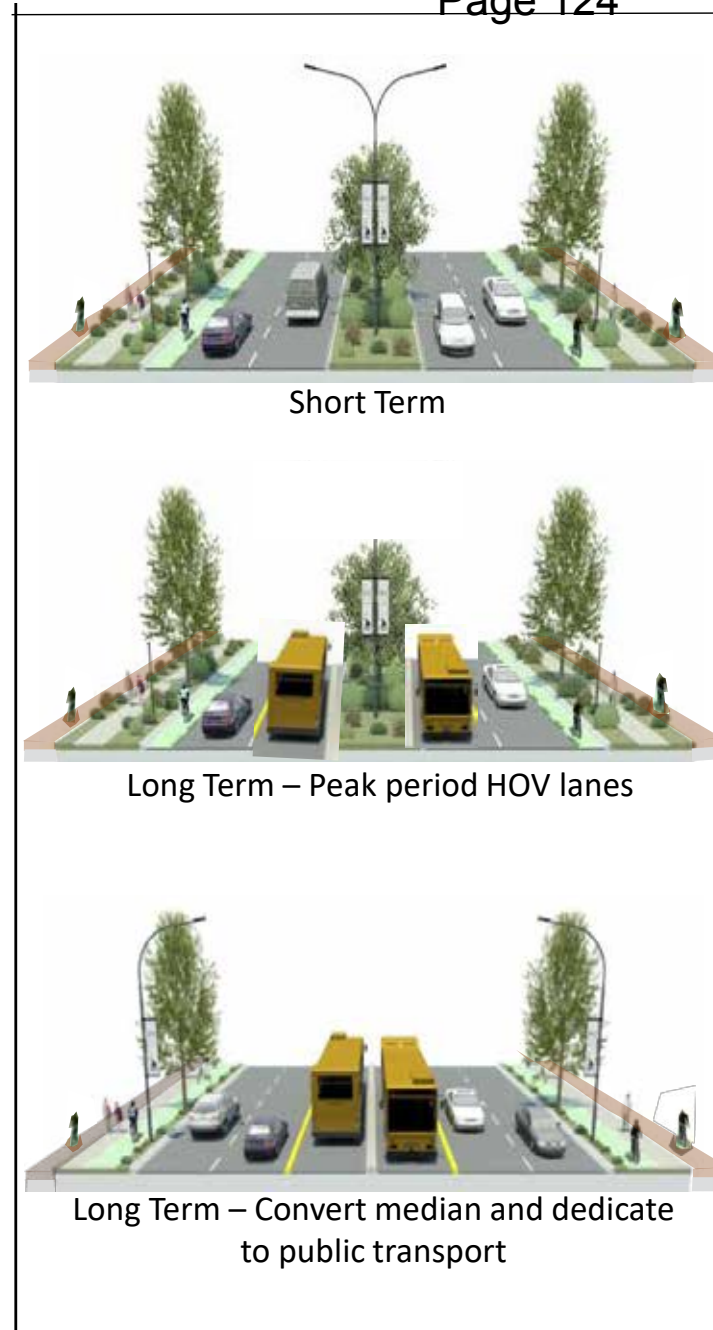


Figure 52. Future recommended road designs - cross sections for public transport and NMT (Transport Futures, 2018)

6.6.3. Housing

The current SM housing pipeline is largely aligned with the MSDF (See Appendix F). As detailed work is undertaken in support of projects, further alignment between housing and the MSDF will be sought.

In broad terms, the MSDF has the following implications for housing planning and delivery:

- Stellenbosch town and Klapmuts should be the focus for accommodating significant new growth over the short to medium term. It is in these towns where livelihood opportunities can be best assured and where people can best be accommodated without resulting in significant movement of residents in search of work and other opportunities.
- The housing focus in other settlements should primarily be to improve conditions for existing citizens, specifically those in informal settlements, backyard structures, and those lacking security of tenure.
- Over the longer term, it is believed that some settlements along the Baden-Powell-Adam Tas-R304 corridor can support larger populations, particularly the broader Muldersvlei/ Koelenhof and Vloffenburg/ Spier/ Lynedoch areas.
- A critical pre-condition for larger inclusive settlements in these areas is the establishment of a quality, frequent public transport service (in time possibly rail-based) serving the corridor and all settlements along it.
- In all settlements housing development should focus – while considering the unique character and nature of existing areas – on densification, infill opportunity (also rationalizing and improving edge conditions to roads, open spaces, and community facilities), and the re-use of disused precincts, in this way maximizing the use of available land resources, minimizing pressure for the lateral expansion of settlements, enabling efficient service provision, and the

viability of undertaking trips by local public transport, cycling and walking.

- All housing projects should – as far as possible – focus on a range of typologies, enabling access for a range of income groups.
- All housing projects should consider the availability of social facilities and the daily retail needs (e.g. for purchasing food stuffs) of residents, enabling less dependence on the need to move other than by walking and cycling to satisfy everyday needs.
- As far as possible, sufficient accommodation should be provided associated with education institutions in Stellenbosch town to enable all those who wish to reside in proximity to their institutions, at a reasonable cost, the opportunity to do so.
- Farmers should be actively supported to provide agri-worker housing (following the guidelines contained in “Western Cape Land Use Planning: Rural Guidelines”).
- Gated residential development is not favored. Public components of development should remain public, enabling integration of neighbourhoods and through movement. Security to private components of developments could be provided through other means than the fencing and access control of large development blocks or areas neighbourhoods.

6.6.4. Local economic development

In broad terms, the MSDF has the following implications for local economic development:

- A precautionary approach to the municipality's assets of nature, agricultural land, scenic landscapes and routes, and historically and culturally significant precincts and places, which underlies critical livelihood processes, including a strong tourism economy.

- Stellenbosch town and Klapmuts should be the focus for significant commercial and industrial use, with gradual relocation of larger industrial enterprises to Klapmuts (benefitting from its regional freight and logistics locational advantages).
- Franschhoek maintaining a focus on commercial uses serving local residents and the tourism economy.
- Small rural settlements should contain commercial activities meeting the daily needs of residents and work spaces enabling livelihood opportunity.
- The location, planning, and design of commercial and office developments to compliment and assist in improving the economic performance, usability, attractiveness and experiential quality of existing town centres. “In centre” and “edge of centre” developments are the recommended location for new large scale commercial/ retail developments, having the least negative and most positive impacts to the town centre and town as a whole (as indicated in evidence gathered in support of developing the PSDF).
- Active support for non-residential development integrating fragmented parts of settlements and specifically integrating and offering access and opportunity to poorer settlements.
- Rural place-bound businesses (including farm stalls and farm shops, restaurants and venue facilities) of appropriate location and scale to complement farming operations, and not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape (following the guidelines contained in “Western Cape Land Use Planning: Rural Guidelines”).
- Rural place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, and not compromise the environment, agricultural

sustainability, and the scenic, heritage and cultural landscape (following the guidelines contained in "Western Cape Land Use Planning: Rural Guidelines").

- Support for various forms of leisure and tourism activities across the rural landscape, of appropriate location, scale, and form not to compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape (following the guidelines contained in "Western Cape Land Use Planning: Rural Guidelines").

6.7. Land Use Management Guidelines and Regulations

SM has prepared a draft Integrated Zoning Scheme (IZS) to standardize, review and address the main shortcomings of the current zoning schemes of earlier administrations. These older schemes are the Stellenbosch, Franschhoek, Kayamandi, and Rural Area zoning schemes. Each regulated land in different ways.

The draft IZS was approved by Council during October 2017 to enable a second round of public participation. Additional comments and inputs received from interested and affected parties will be reviewed and the edited IZS will be submitted to Council for adoption during 2019.

The MSDF and IZS are aligned in that both planning instruments pursue the same objectives. For example, the IZS provides for:

- A Natural Environment Zone, aimed at protecting assets of nature while conditionally providing for other associated uses, including access routes, sports activities, and tourist facilities and accommodation, which ensures enjoyment of these areas for leisure and recreation.
- An Agricultural and Rural Zone, aimed at protecting productive agricultural land while also enabling the diversification of farm income and provision of services to agri-workers.

- Overlay zones recognizing the unique characteristics of the Stellenbosch, Franschhoek, Jonkershoek Valley, Dwars River Valley, and Ida's Valley historical areas, scenic routes across the Municipal area, and specific local economic areas.
- The densification of traditional residential areas through second dwellings, guest establishments and provisions for home-based work.

Some of the major interventions proposed in the MSDF may require additions to the IZS. For example, development of the Adam Tas Corridor may be assisted through an overlay zone, outlining land use parameters and processes specific to the development area. This, however, will be clarified as the project specifications are finalised (anticipated during the 2019/ 20 business year).

Similarly, it would be justifiably to include a university overlay zone, incorporating special provisions related to university activities and space. Ideally, this overlay zone should also include private property largely used for student residential accommodation. This overlay zone can be finalised in parallel with university master planning.

6.8. Implications for Inter-Municipal Planning

The sections below summarises general and place-specific issues related to spatial planning and land use management impacting on SM within the context of neighbouring municipalities.

6.8.1. General inter-municipal planning issues

It would appear that municipalities adjoining the CCT are experiencing (as a result of a combination of factors related to land availability and price, traffic congestion, and lifestyle demand), increased demand for:

- The location of corporate headquarters and centralised, large, space extensive

warehousing/ logistic complexes proximate to major inter regional routes.

- Lifestyle residential "estates", proximate to nature.
- Low income settlement opportunity in less "competitive" locations with easier access to social facilities, work, and lower travel cost.

These demands manifest in increased stress on the adjoining municipalities' ability to curtail the sprawl of settlements and protect agricultural land, and to meet "own" demands for lower income settlement opportunity and associated social facilities. Importantly also, it requires an inter-municipal view of the role of the N1 corridor in the metropolitan space-economy.

The issue of low income settlement opportunity is particularly significant. As indicated in the CCT MSDF, the City has to deliver some 35 000 housing opportunities each year – over 20 years – to meet the current backlog. Actual delivery is far lower, and, as a result, the MSDF notes a transition from formal, market-led housing supply, to informal solutions. There is no doubt that the demand for housing of residents and workers in the CCT's, is beginning to "spill-over" to adjoining settlements and municipalities, where land invasions are occurring for the first time.

In some ways it would appear that municipalities adjoining the CCT are now confronted with significant challenges not experienced before, and directly related to the CCT. Arguably, municipalities adjoining the CCT are not resourced to manage these pressures on their own.

The existing institutional response to these challenges – contained in municipal policy documents – is primarily that it is a spatial issue, to be addressed by collaborative planning forums between municipalities.

As indicated in the CCT MSDF, "Cape Town functions within a regional spatial structure, where the settlements, transport network, agricultural

resources and natural systems all interact in a system supporting the economy, services and food security." The same applies to adjoining municipalities. It is doubtful whether spatial planning, or collaborative forums comprising planners from the relevant municipalities, will succeed in managing the pressures associated

with the current settlement "system". Increasingly, the argument could be made for a metropolitan-wide planning authority dealing with inter-municipal planning issues, and the associated resourcing required.

6.8.2. Place-specific inter-municipal planning issues

The table below summarises key place-specific inter-municipal planning issues. As a basis, the issues and comments as contained in the Cape Town MSDF are listed, expanded upon with comments from the perspective of the Stellenbosch MSDF.

Table 37. Place-specific inter-municipal planning issues

URBAN GROWTH ISSUE	MANAGEMENT REQUIREMENT (AS STATED IN THE CAPE TOWN SDF)	STELLENBOSCH MSDF VIEW
DE NOVO		
Uncertainty regarding the future function and development of provincial land located off Old Paarl Road (R101) in the SM area, directly abutting the CCT-SM boundary east of Bloekombos. Historically the land was farmed but it is subject to escalating urban development pressures.	<ul style="list-style-type: none"> There is increasing urban growth pressure in the north-eastern metro-corridor. As the Du Novo land is in close proximity to the Paarl-Cape Town commuter railway line, the R101 and N1, it is subject to escalating development pressure. In making a decision on its future, consideration needs to be given to its past use for intensive agriculture, especially as favourable soil types and access to the Stellenbosch (Theewaterskloof) Irrigation Scheme underscore its agricultural significance. Its location abutting the CCT-SM boundary, and in close proximity to the Bloekombos settlement, necessitates that the two municipalities collaborate in assessing the optimum and sustainable use of the De Novo land. 	<ul style="list-style-type: none"> From the perspective of the Stellenbosch MSDF, there is no doubt that there will be increasing pressure for development along the whole of the N1 corridor, including the old Main Road, from the CCT boundary through to DM (including Ben Bernard). Ideally, this corridor requires a inter-municipal planning intervention, together with the WCG. The initiative should identify areas to be prioritized for development, areas to be left for agriculture and the continuity of natural systems, phasing, and so on. SM is of the view that, over the short to medium term, Klappmuts should be prioritized.
KLAPMUTS		
Both Stellenbosch and Drakenstein municipalities have identified Klappmuts as a prospective sub-regional urban node along the N1. Residential and industrial development opportunities have been identified north and south of the N1, and the area has also been identified as having potential to serve as a regional freight logistics hub.	<p>To take develop proposals forward the following needs to be considered:</p> <ul style="list-style-type: none"> Existing infrastructure (i.e. N1, R101, R44 and the Paarl-Bellville railway line and station) which dictate the location of certain transport, modal change or break-of-bulk land uses. The existing development footprint of Klappmuts as well as potential development land parcels including land north of the N1 and the N1-R101- railway line corridor east of Klappmuts, the latter extending up to Paarl South Industria and including a proposed green logistics hub. Potential for an inland port and agri-processing, packaging and dispatch platform. Avoiding daily movement across the N1 between place of work and residence or social facilities. Achieving an appropriate metro gateway. A collaborative sub-regional growth management spatial framework between the Stellenbosch and Drakenstein municipalities in order to avoid unsustainable "twin developments". 	<p>The SM MSDF supports development of Klappmuts (north and south) as a significant area of economic opportunity – located on the metropolitan area's major freight route – and place of settlement proximate to work opportunity. The Distell led development of Farm 736/RE is supported, unlocking work opportunity for a significant community in an area of lesser agricultural opportunity and nature/cultural value. Key considerations into the future include:</p> <ul style="list-style-type: none"> Realistic assumptions about the extent of future land use categories and take-up rates. Careful consideration of land use change east of Farm 736/RE. NMT integration of the north and south across the N1. Careful consideration of high-end, gated residential development capitalising on the private vehicular accessibility of Klappmuts. <p>The area stretching from Klappmuts to Paarl, situated between the N1 and Old Paarl Road – including Ben Bernard – appears to have significant metropolitan-wide potential for enterprises depending on good freight access. Its future should also be the subject of inter-municipal planning.</p>

Table 38. Place-specific inter-municipal planning issues (cont.)

URBAN GROWTH ISSUE	MANAGEMENT REQUIREMENT (AS STATED IN THE CAPE TOWN SDF)	STELLENBOSCH MSDF VIEW
SIMONDIUM / GROOT DRAKENSTEIN		
The threat of ribbon-development along the DR45 between Simondium and Groot Drakenstein impacts on both the scenic tourism route and significant heritage and agricultural working landscapes.	<p>The close proximity of Simondium and Groot Drakenstein either side of the Drakenstein and Stellenbosch municipal boundary requires co-ordination of their respective municipal urban development programmes in order to ensure:</p> <ul style="list-style-type: none"> Limiting ribbon development along the R45 and a restricting settlement footprint along such route. Containing growth of the settlements through infill, densification and strict management urban edges. Appropriate development abutting the R45. Appropriate usage of underdeveloped tracts of land between the two settlements (e.g. the Bien Donne provincial land) in order to retain/ reinforce the natural, heritage and agricultural working landscapes. 	<ul style="list-style-type: none"> From the perspective of the Stellenbosch MSDF, the areas towards Franschhoek – and including smaller settlements – offer less livelihood opportunity than the Baden Powell-Adam Tas-R304 corridor and contain high value nature, culture and agricultural assets. It is not the appropriate focus for accommodating significant new growth. The Paarl/ Franschhoek corridor is progressively occupied by those who can – for now – bridge space in private vehicles, in the process displacing agricultural land. Further mono-functional, gated residential development in the area should be resisted, and livelihood and settlement conditions in existing settlements be improved without enabling significant new growth. A specific concern to SM is that the extent and nature of development in the southern parts of DM will increase pressure for state assisted housing in and around Franschhoek as little affordable housing is provided as part of the new developments along the R45.
ZEVENWACHT / BOTTELARY HILLS		
There is a threat to the visual amenity of the Bottelary Hills within the eastern visual envelope of the metro area.	<ul style="list-style-type: none"> Increased demand for residential development extending northwards from Polkadraai Road (M12) to Bottelary Road (M23) including Zevendal, Zevenwacht, Klein Zevenwacht and Haasendal, given the following: <ul style="list-style-type: none"> Metropolitan access via the Stellenbosch Arterial/ Polkadraai Road (M12), as well as east-west linkages (e.g. Saxdowns Road). Up-slope localities (e.g. Langverwacht Road) enjoying panoramic views of the Peninsula. Close proximity to world-renowned vineyards and wineries (Zevenwacht, Hazendal). Such urban growth is eroding the visual amenity of the Bottelary Hills, impacting on the agricultural working landscape and prompting demand for developments within adjacent areas in the Stellenbosch municipal area enjoying similar locational advantages. Accordingly, cross-boundary urban growth management collaboration is required between the CCT and Stellenbosch Municipality to ensure that the visual, natural and agricultural integrity of the Bottelary Hills is maintained. 	<p>Given the location of the area, and access, pressure for development is expected. The CCT should hold its urban edge, while there appears to be significant infill (lower income) housing opportunity east of Van Riebeeck Road between Polkadraai Road and Baden Powell Road.</p>

Table 39. Place-specific inter-municipal planning issues (cont.)

URBAN GROWTH ISSUE	MANAGEMENT REQUIREMENT (AS STATED IN THE CAPE TOWN SDF)	STELLENBOSCH MSDF VIEW
FAURE		
There is a development threat to “winelands” in the Faure Hills.	<ul style="list-style-type: none"> Residential development within the CCT municipal boundary between Faure and Firgrove including Croydon Vineyard Estate, Croydon Olive Estate, Kelderhof Country Estate, and Sitari Fields, is prompting demand for similar residential developments to the north of the CCT municipal boundary and urban edge within the Faure Hills. The location of such demand within the Stellenbosch municipal area is motivated by developers given the following: <ul style="list-style-type: none"> Convenient linkages to bulk services within the downslope CCT developments. Access to potable water given the nearby Faure water-works and reservoir. Being highly accessible given the proximity of the N2 and R102. Panoramic views of False Bay and the Peninsula. Being within a viticulture area with access to renowned wineries (e.g. Vergenoegd) and within close proximity to Dreamworld. Such development outside the CCT urban edge will impact directly on the “winelands” within the SM area. Accordingly, a collaborative urban edge/ municipal boundary assessment undertaken by CCT and SM is required to soften the CCT urban edge, especially where such edge coincides with the municipal boundary and directly abuts vineyards. This would serve to lessen the threat to the adjacent viticulture areas and address the misperception of developers regarding extending the urban edge within the Faure Hills to benefit from its locational advantages. 	Further encroachment of agricultural land should be resisted. Arguably, however, it is development supported by the CCT that has led to significant pressure on agriculture and nature areas within SM.
HELDERBERG HILLS		
Settlement model roll-out threatens to agricultural working and heritage landscapes between Stellenbosch and Helderberg.	<ul style="list-style-type: none"> Settlement types, their roll-out and management within the Stellenbosch-Helderberg rural interface area demonstrates the following settlement policy disparities: <ul style="list-style-type: none"> A CCT settlement policy underpinned by strict settlement growth management (i.e. containment) and limited non-agricultural and new settlement development in its rural area. A SM settlement policy focussing on “inter-connected nodes” with existing rural and urban settlement transformation through densification and extension. The roll-out of the “inter-connected node” settlement model within the Stellenbosch-Helderberg interface rural area raises concern in the following respects: <ul style="list-style-type: none"> Various urban settlement forms, architectural styles and land use components not compatible with the existing heritage and agricultural working landscape (e.g. James Town/ De Zalze node). Promotion of ribbon development along the R44 (e.g. James Town/ De Zalze node). Development or extension of inter-connected nodes in close proximity to the CCT urban edge (e.g. Raithby, De Wynlanden Estate) with such developments prompting similar development demand outside the CCT urban edge. Ensuring the integrity of heritage and agricultural working landscapes that comprise the Stellenbosch-Helderberg rural interface requires a CCT-SM collaborative planning forum to achieve synergy between the disparate settlement policies. 	The concept of “inter-connected” nodes contained in the previous Stellenbosch MSDF is mis-represented by the CCT. The concept acknowledges the existence of existing settlements – including Raithby – but does not necessarily imply its further development. This notion is re-affirmed in the new MSDF. In many ways, the CCT, through allowing land use change, created extreme pressure on agricultural land within the jurisdiction of SM.

6.9. Catalytic Initiatives

6.9.1. Adam Tas Corridor

The most strategically located land in Stellenbosch town comprises large industrial spaces, including land previously occupied by Cape Sawmills and Distell facilities. A significant proportion of these have been vacated or will be vacated in the foreseeable future in response to changes in the operating context of manufacturing enterprises. Thoughtful redevelopment of these spaces – at scale – can contribute meaningfully to meeting existing challenges and MSDF objectives.

In simple terms, the concept is to launch the restructuring of Stellenbosch town through redevelopment of the Adam Tas Corridor, the area stretching 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.

It forms the western edge to the town but is not well integrated with the rest of Stellenbosch, largely because of the barrier/ severance effect of the R44 and the railway line. Much of the area has a manufacturing use history. It includes the disused 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. Underutilised and disused land in the area measures more than 300ha.

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.

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. The corridor retains west-east and north-south vehicular movement (both destined for Stellenbosch town and through movement) as well as the rail line. Remote parking facilities will form part of the corridor concept, with passengers transferring via public transport, cycling and walking to reach destinations within the town of Stellenbosch. The R44 and rail line specifically could be bridged in parts to enable integration across the corridor to access adjacent areas.

The corridor is not envisaged as homogenous along its length, with uses and built form responding to existing conditions and its relationship with surrounding areas. Conceptually, three areas could be defined, each linked through a sub-district.

- The southern district comprises the disused sawmill site, Droë Dyke, and the Adam Tas complex. It can accommodate a mix of high density residential and commercial uses, as well as public facilities (including sports fields).
- The central district is the largest, including Bosman's Crossing, the Bergkelder, and the Van der Stel Sports complex. Here, development should be the most intense, comprising a mix of commercial, institutional, and high density residential use. The "seam" between this district and west Stellenbosch is Die Braak and Rhenish complex. The southern and central districts are linked through Oude Libertas. Oude Libertas remains a public place, although some infill development (comprising additional public/ educational facilities) is possible.
- The northern district focuses on the southern parts of Kayamandi. The central and northern districts 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.

Along the corridor as a whole – depending on local conditions – significant re-use of existing

buildings is envisaged. This is seen as a fundamental prerequisite for diversity, in built character and activity (as reuse 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.

Redevelopment in terms of the concept offers the opportunity to:

- Grow Stellenbosch town – and accommodate existing demand – in a manner which prevents sprawl, and create conditions for efficient, creative living and working.
- Stimulate and act as a catalyst for the development of improved public transport and NMT
- Rethink and reconstruct infrastructure, and particularly the movement system, including the possible partial grade separation of east-west and north-south movement systems, in turn, integrating the east and west of town and releasing land for development.
- Integrate Kayamandi and Stellenbosch town seamlessly.
- Shift new development focus to the west of town, with Die Braak and Rhenish complex forming the center and seam between the new west and east of Stellenbosch town.
- Accommodate the parking of vehicles on the edge of town whilst the corridor provides for and promotes a greater focus on pedestrianism and cycling into the core town.
- Accommodate uses which meet urgent needs, specifically higher density housing and university expansion, also assisting in establishing a compact, less sprawling town, public transport, and pedestrianism.
- Increases land value east of the R44 and in the area between Kayamandi and the Bergkelder complex.

Existing manufacturing enterprises can gradually relocate to the north, closer to the N1 logistics corridor (as planned by Distell for their operations).

A spatial plan for the corridor is needed. This plan should spell out – in broad terms – what activities should ideally happen where (and in what form), where to start, and what infrastructure is anticipated by when. However, a spatial plan is not enough. The preparation of the plan has to be situated within a broader surround of development and transport objectives, institutional arrangements and agreements, and parallel professional work streams.

Institutional arrangements are critical. It would include broad agreement between land owners and the municipality to pursue the corridor development, the objectives to be sought, how to resource the work, and associated processes. It would appear that the private sector is best situated to lead the initiative. Land owners – unlike the municipality – have the resources to undertake planning.

Parallel work streams should explore:

- Economic modelling of development options.
- Corridor access and mobility planning and scenario modelling.
- How ordinary citizens with limited material wealth can benefit from the development.
- The nature of efficient, “smart” infrastructure to support living, services, and business.

Critically, development of the corridor needs to be supported by broader strategies impacting on Stellenbosch town as a whole. These include:

- Focusing University functions on the town (as opposed to decentralisation).
- Private vehicle demand management (specifically to curtail the use of private vehicles for short trips within the town).

Critical also, both for the Adam Tas Corridor and the broader Baden Powell-Adam Tas-R304

development corridor is to explore the feasibility of introducing a more reliable and frequent rail service along the Eerste River-Stellenbosch-Muldersvlei-Klapmuts rail line. The aim should be to have a more frequent passenger service along the corridor, and connected larger and smaller settlements. Safe crossing of rail infrastructure also requires specific attention.

At the time of submission of the MSDF, considerable progress has been made by and owners, the municipality, WCG, and the University, to prepare for joint planning of the Adam Tas Corridor.

The Adam Tas Corridor is a significant opportunity, similar in potential scope and impact over generations to the establishment of the university, the Rupert-initiated drive to save and sustain historic precincts and places, and the declaration of core nature areas for preservation. It is a very large project, some five times the extent of the successful Victoria & Alfred Waterfront (V & AW) in Cape Town. It involves more stakeholders and land owners than the V & AW did, and similarly challenging obstacles. It will require sustained, committed work over a prolonged period of time, trade-offs, and a departure of current norms.

Given the scope and complexity of the project, the immediate focus is to understand what it will take to achieve mindful redevelopment of the corridor. Its feasibility, dependencies, and risks need to be fully understood with a view to making recommendations to land owners and other parties involved as to how to proceed in the most responsible way.

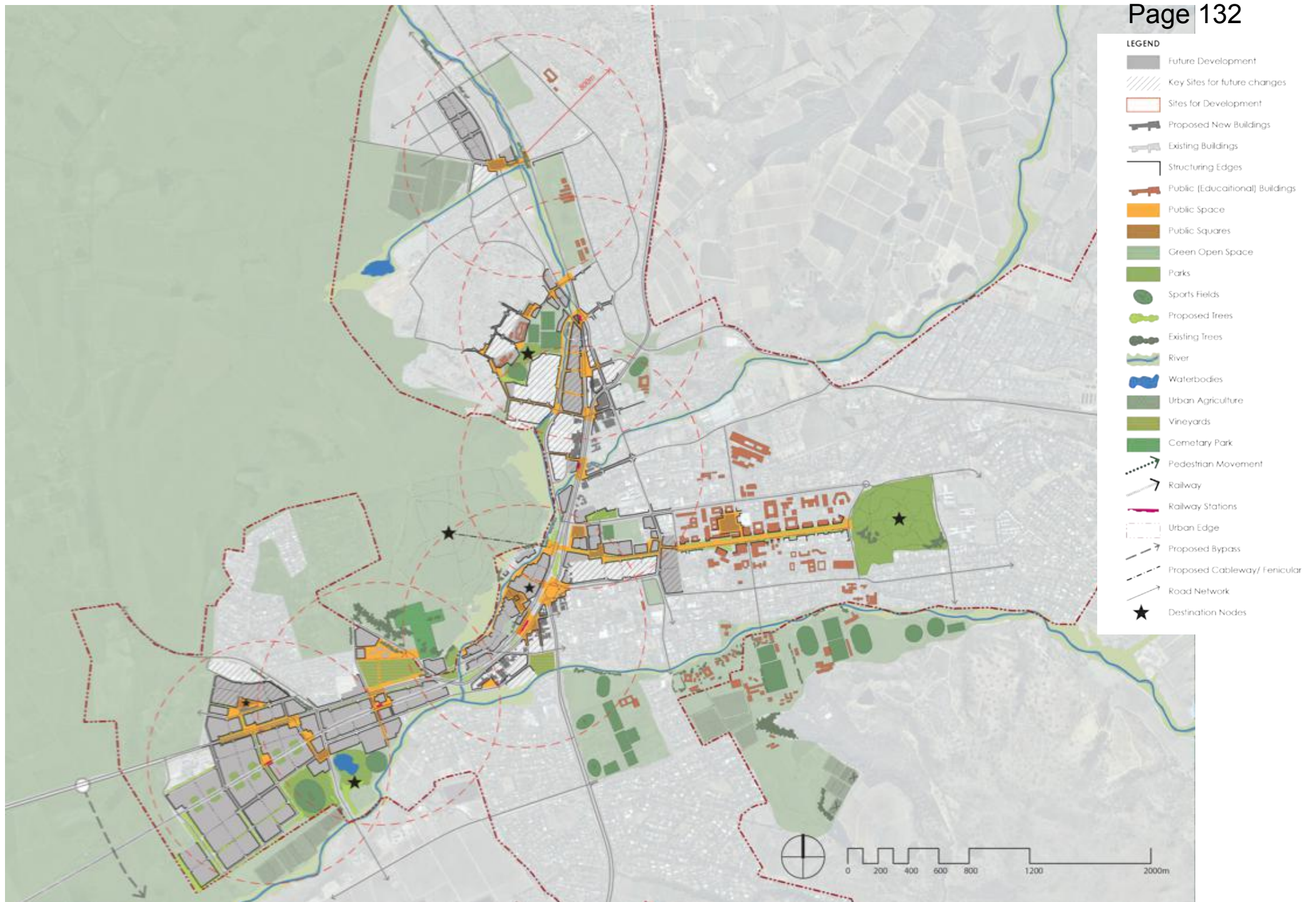


Figure 53. Adam Tas Corridor Concept

6.9.2. Development of Klapmuts

The Greater Cape Metro Regional Spatial Implementation Framework (RSIF) contains very specific policy directives related to Klapmuts, aimed at addressing pressing sub-regional and local space economy issues. Key policy objectives include:

- Using infrastructure assets (e.g. key movement routes) as “drivers” of economic development and job creation.
- Recognition that existing infrastructure in the area (i.e. N1, R101, R44 and the Paarl-Bellville railway line and station) dictate the location of certain transport, modal change or break-of-bulk land uses.
- Recognition of the Klapmuts area as a significant new regional economic node within metropolitan area and spatial target for developing a “consolidated platform for export of processed agri-food products (e.g. inland packaging and containerisation port)” and “an inter-municipal growth management priority”.
- The consolidation of and support for existing and emerging regional economic nodes as they offer the best prospects to generate jobs and stimulate innovation.
- The clustering of economic infrastructure and facilities along public transport routes.
- Maintaining valuable agricultural and nature assets.
- Providing work opportunity in proximity to living areas.

There is no doubt that Klapmuts is a potentially significant centre for economic activity and residence within the metropolitan region and SM, located as it is on the N1 transport corridor which carries 93% of metropolitan freight traffic. To date, the settlement is characterized by residential use and limited commercial and work-related activity. Public sector resource constraints have prevented the infrastructure investment required to enable

and unlock the full potential of the area for private sector economic development as envisaged in the GCM RSIF.

The decision by Distell Limited to relocate to and consolidate its operations in Klapmuts is critical to commence more balanced development of the settlement. Distell Limited proposes to develop a beverage production, bottling, warehousing and distribution facility on Paarl Farm 736/RE, located north of the N1, consolidating certain existing cellars, processing plants, and distribution centres in the Greater Cape Town area. The farm measures some 200 ha in extent. The beverage production, bottling, warehousing and distribution facility will take up approximately 53 ha.

The project proposal includes commercial and mixed-use development on the remainder of the site which is not environmentally sensitive to provide opportunities both for Distell's suppliers to co-locate, and for other business development in the Klapmuts North area. The site does not have municipal services, and the proposed development will therefore require the installation of bulk service infrastructure, including water, wastewater treatment, stormwater, electricity, and internal roads. (See Figure 54 for the Development Framework).

Significant progress has been made in planning for a “Innovation Precinct” or “Smart City” district west of but contiguous to Klapmuts south. This include a land agreement with the University of Stellenbosch to possibly establish university related activities in this area. The urban edge has been adjusted in recognition of the opportunity associated with this initiative (See Figure 55 for the concept Development Framework).

A number of issues require specific care in managing the development of Klapmuts over the short to medium term.

- The first is speculative applications for land use change on the back of the proposed Distell development. Already, a draft local plan

prepared by DM has indicated very extensive development east of Farm 736/RE. Distell will not fund the extensive infrastructure required to unlock development here, and arguably, land use change to the east of Farm 736/RE could detract from the opportunity inherent in Farm 736/RE.

- The second is the linkages between Klapmuts north and south, specifically along Groenfontein Road and a possible NMT crossing over the N1 linking residential areas south of the N1 directly with Farm 736/RE. Without these linkages, residents to the south of the N1 will not be able to benefit from the opportunity enabled north of the N1.
- The third is speculative higher income residential development in the Klapmuts area, based on the area's regional vehicular accessibility. Higher income development is not a problem in and of itself, but ideally it should not be in the form of low density gated communities.

Given that management of Klapmuts is split between DM and SM (respectively responsible for the area north and south of the N1), special arrangements will be required to ensure that the settlement as a whole develops responsibly, in a manner which ensures thoughtful prioritization, infrastructure investment, and opportunity for a range of income groups.

Arguably, recent LSDF planning work commissioned by DM for the area east of Farm 736/RE begins to illustrate the problem of insufficient coordinated planning. The LSDF envisages a very significant extent of development for Klapmuts North. Specifically, in terms of a 20-year growth trajectory, Commercial Office development of 912 354m² is envisaged, Commercial Retail development of 187 839m², and General Light Industrial Development of 370 120m². A number of issues emerge:

Firstly, the realism of these land use projections within the context of the regional economy is questioned. To illustrate:



Stellenbosch Bridge

A3 | Proposed Mixed-Use Urban Design



Figure 55. The proposed Klapmuts "Innovation Precinct" Concept (Osmond Lange Architects and Planners)

- Considering the envisaged Commercial Office allocation, it is noted that Cape Town CBD currently has some 940 000m² of office space, Sandton in Gauteng is larger at over 1,2m m² of Commercial Office space, Midrand at some 640 000m², and Century City (some 20 years in the making) at some 340 000m².
- In relation to Commercial Retail space, it is noted that more of this use is envisaged for Klapmuts North than Century City's current 140 000m².
- While 370 120m² is provided for General Light Industrial Development, the proposed Distell distribution centre alone will comprise 125 000m², and many new logistic centres recently completed in the Kraaifontein/ Brackenfell area range in size between 45 000m² and 120 000m². The master plan prepared as part of the acquisition process of Farm 736/RE foresee significantly more light industrial floor area than the 370 120m² indicated in the LSDF.

Secondly, these land use allocations need to be viewed against the policy context, which sees Klapmuts as a regional freight/ logistics hub – with a focus on job creation – and establishing a balanced community. It would appear that the LSDF over-emphasises commercial office and retail development, “exploiting” the areas’ access to regional vehicular routes, and private vehicular access, at the expense of job creation at scale – and establishing a regional light industrial hub – serving an existing poorer community in proximity to a freight movement corridor.

Thirdly, it is maintained that the infrastructure service requirements – and affordability – of the projected land use allocations are understated. For example, it is known that any development north of the N1 over and above the proposed Distell distribution centre of 125 000m² will involve very costly reconfiguration and augmentation of intersections with the N1. It would be irresponsible to create expectations around land use without these

associated requirements being resolved to a fair degree of detail.

Finally, Farm 736/RE is remarkably unique; comprising some of the least valuable agricultural land within the Paarl/ Stellenbosch area. It would appear that the LSDF, given the development process for Farm 736/RE, assumes that adjacent land to the east, of higher agricultural value, should also be developed.

6.9.3. Alternative rail service along the Baden Powell Drive-Adam Tas-R304 corridor

As indicated above, it is critical, both for the Adam Tas Corridor and the broader Baden Powell-Adam Tas-R304 development corridor to explore the feasibility of introducing a more frequent and reliable rail service along the Eerste River-Stellenbosch-Muldersvlei-Klapmuts rail line. The aim should be to have a more frequent passenger service along the corridor, connecting larger and smaller settlements. Lighter rail stock – possibly in the form of a “tram” system has been suggested – offering the advantage of safe at grade crossing of the rail line and other modes of transport, in turn, enabling “lighter” infrastructure support for settlement development and concomitant cost savings. Alternatively, the viability of a regular bus service along this route should be explored. The SM should commence engagements with PRASA in this regard.

As argued elsewhere in this document, Stellenbosch town and Klapmuts should be the focus for significant settlement growth. It is here, by virtue of settlement location in relation to broader regional networks and existing opportunity within settlements, that the needs of most people can be met, in a compact settlement form while protecting the Municipality's nature and agricultural assets.

Over the longer term, Muldersvlei/ Koelenhof and Vloffenburg along the Baden Powell-Adam Tas-R304 corridor could possibly accommodate more growth, and be established as inclusive

settlements offering a range of opportunities. However, much work needs to be done to ensure the appropriate make-up of these settlements (including each providing opportunity for a range of income groups) and integration with the corridor in terms of public transport.

The smaller settlements are therefore not prioritised for significant development over the MSDF period. Should significant development be enabled in these areas now, it is likely to be focused on private vehicular use and higher income groups, and will in all probability reduce the potential of initiatives to transform Stellenbosch town and Klapmuts.

6.10. Further Planning Work

6.10.1. Future settlement along the Baden Powell Drive-Adam Tas-R304 corridor

As indicated above, over the longer term, Muldersvlei/ Koelenhof and Vloffenburg along the Baden Powell-Adam Tas-R304 corridor could possibly accommodate more growth, and be established as inclusive settlements offering a range of opportunities. However, these settlements are not prioritised for development at this stage. Critical pre-conditions for significant development include:

- The measures required to ensure that settlements provide for a range of housing types and income groups (in a balanced manner).
- Establishing regular public transport services between settlements, including services between the expanded smaller settlements and Stellenbosch town.
- Understanding to what extent settlements can provide local employment, in this way minimizing the need for transport to other settlements.

6.10.2. Other local planning initiatives

Ideally, each of the settlements in SM should have a LSDF, applying the principles of the MSDF in more detail. The priority for LSDFs should be determined by the position and role of settlements in the SM settlement hierarchy.

6.11. Institutional Arrangements

The SM has dedicated staff resources for spatial planning, land use management, and environmental management organized as the Planning and Economic Development Directorate). Work occurs within the framework set by annually approved Service Delivery and Budget Implementation Plans (aligned with the IDP), decision-making processes and procedures set by Council, and a suite of legislation and regulations guiding spatial planning, land use management, and environmental management (including SPLUMA, LUPA, and the National Environmental Management Act).

The Planning and Economic Development Directorate will facilitate implementation of the MSDF in terms of institutional alignment, including:

- The extent to which the main argument and strategies of the MSDF are incorporated into Annual Reports, annual IDP Reviews, future municipal IDPs, and so on.
- The annual review of the MSDF as part of the IDP review process.
- The extent to which the main argument and strategies of the MSDF inform sector planning and resource allocation.
- The extent to which the main argument and strategies of the MSDF inform land use management decision-making.
- Alignment with and progress in implementing the municipality's Human Settlement Plan and Comprehensive Integrated Transport Plan.
- The mutual responsiveness of the MSDF and national, provincial and regional plans,

programmes and actions (including the extent to which MSDF implementation can benefit from national and provincial programmes and funding).

Over and above institutional arrangements in place, it appears that two aspects require specific focus in support of the MSDF.

6.11.1. Inter-municipal planning

The first relates to inter-municipal planning. As indicated elsewhere in the MSDF, SM (and other adjoining municipalities) appears to experience increasing challenges related to development pressure in Cape Town. This pressure is of different kinds. The first is pressure on the agricultural edges of Stellenbosch through residential expansion within Cape Town. The second is migration to SM (whether in the form of corporate decentralization, or both higher and lower income home seekers), leading to pressure on available resources, service capacity, and land within and around the settlements of SM. While municipal planners do liaise on matters of common concern, there appears to be a need for greater high-level agreement on spatial planning for "both sides" of municipal boundaries. The spatial implications of pressure related to migration to SM could be managed locally, should there be agreement to redevelop existing settlement footprints rather than enabling further green-fields development (as a general rule). However, the municipality's increased resource needs to accommodate new growth – a non-spatial issue – should be acknowledged and addressed.

6.11.2. Private sector joint planning

The second relates to joint planning and action resourced by the private sector, increasingly needed for a number of reasons:

- The municipal human and financial resource base is simply too small to achieve the vision of the MSDF or implement associated strategies and plans.
- Many matters critical to implementing the MSDF fall outside the direct control or core business of the municipality. For example, the Municipality does not necessarily own the land associated with projects critical to achieve MSDF objectives.
- It is increasingly evident that individual land owners are finding it difficult to develop – to make the most of what they have – individually. Specifically, the transport and movement implications of individual proposals require strong and dedicated integration.
- Individual land owners do not necessarily control the extent of land required to undertake inclusive development, focusing on opportunity for a range of income groups. Inclusive development often requires cross-subsidisation, in turn, enabled by larger land parcels and development yields.
- The municipality's focus is often – and understandably so – on the "immediate", or shorter-term challenges. Much what is needed to implement the MSDF or catalytic projects requires a longer-term view, a committed focus on one challenge, and cushioning from the daily and considerable demands of municipal management.

Partnerships are needed, with different agencies and individuals working in concert with the municipality to implement agreed objectives. Further, partnerships are required between individual corporations and owners of land. The Adam Tas corridor is a prime example: making

the most of the disused sawmill site, Bergkelder complex, Van der Stel complex, Die Braak and Rhenish complex – in a manner which contributes to agreed objectives for developing Stellenbosch town – is only possible if various land owners, the municipality, University, and investors work together, including undertaking joint planning, the “pooling” of land resources, sharing of professional costs, infrastructure investment, and so on. The municipality simply do not have the resources – and is overburdened with varied demands in different locations – to lead the work and investment involved.

6.12. Checklists in Support of Decision-Making

To further assist in aligning day-to-day land use and building development management decision-making and detailed planning – public and private – with the MSDF, it is proposed that a “checklist” of questions be employed.

If the initiators of development proposals, applicants, officials, and decision-makers all, in general terms, address the same questions in the conceptualisation, assessment, and decision-making related to proposals, a common, shared “culture” could be established where key tenets of the SDF is considered and followed on a continuous basis.

Although focused on the location, nature, and form of activities in space, the checklist incorporates questions addressing issues beyond space, including matters of resource management, finance, institutional sustainability, and so on.

It is not envisaged that the checklist be followed slavishly in considering every development proposal. Yet, its use is important in ensuring that relevant issues be addressed and discussed to enable decision-making in line with the MSDF and broader provincial and national planning policy. If, in assessing a proposal or project, posing a question results in a negative answer, the proposal probably

requires very careful consideration, further work, or change.

The checklist should not be viewed as static. Rather, it should be reviewed periodically and in parallel with the MSDF review – perhaps under the leadership of the Municipal Planning Tribunal and with input from all stakeholders – to reflect the municipal spatial planning agenda and challenges.

It is proposed that the questions – together with the SPLUMA principles, and the key SDF strategies and policies – are packaged in an easy-to-use and accessible form to facilitate wide usage.

CHECKLIST QUESTION OR ISSUE	YES	NO
BIOPHYSICAL RESOURCES		
Is the proposal located in or does it impact on a formally protected area, Critical Biodiversity Area, or Ecological Support Area?		
Can associated impacts be managed without diminishing the integrity of the formally protected area, Critical Biodiversity Area, or Ecological Support Area?		
Does the proposal protect, maintain, or enhance the sustainability of existing ecological systems and services?		
Will the proposal result in a loss of agricultural land or impede the viable use of agricultural land?		
Does the proposal assist to diversify agriculture, enable broader access to agricultural opportunity, and increase food security?		
Is the proposal located within, on, or outside the proposed urban edge?		
If on the edge of a settlement or green space, does the proposal assist in defining and protecting that edge better and more appropriately than at present?		
Is the proposal situated within a river or wetland setback, or a flood line?		
Does the project enable enhanced and appropriate public access to natural resources, amenity, and recreational opportunity?		
Has the project considered recycling, rainwater collection, and alternative energy generation?		
SCENIC LANDSCAPES, SCENIC ROUTES AND SPECIAL PLACE OF ARRIVAL		
Does the proposal impact on a scenic landscape, scenic routes, or special place of arrival?		
Can associated impacts be managed and minimised without diminishing the integrity of the scenic landscape, scenic routes, or special place of arrival?		
HISTORICALLY OR CULTURALLY SIGNIFICANT PRECINCTS OR PLACES		
Does the proposal impact on a historic or culturally significant precinct, place, or structure?		
Has the proposal considered the re-use of an existing precinct, place, or structure to ensure preserving or exposing its historical or cultural significance?		
Does the proposal enable the inclusive expression and celebration of culture, old and new?		
SETTLEMENT ROLE AND HIERARCHY		
Does the proposal fit the proposed role of the settlement outlined in the MSDF, its position in the settlement hierarchy, and associated development/ management approach?		
MOVEMENT INFRASTRUCTURE		
Does the nature and alignment of the route accord with the provisions of the MSDF?		
Is the proposed new route structurally significant in that it improves connectivity between different areas?		
Does the route fill an important gap in the movement network?		
Does the route promote public and NMT transport?		
Has the costs and benefits of the route been fully assessed?		
Has the design of the route or road infrastructure considered other associated benefits, including the development of small market spaces and infrastructure for emerging entrepreneurs?		

CHECKLIST QUESTION OR ISSUE	YES	NO
NATURE AND FORM OF DEVELOPMENT		
Does the proposal promote compact, dense, mixed use development which makes the best use of land, reduces car dependence, and enables public and NMT?		
Has the proposal considered how it responds to and is integrated with public transport/ NMT and social facilities planning?		
Is the proposal enterprising and transformative in that it is likely to stimulate desirable change within its broader precinct and context?		
Does the proposal expand housing opportunity for a broader range of groups, including lower income groups and students?		
Will the proposal "lock-out" desirable development and opportunity elsewhere by virtue of its location and scale (and through that attracting development energy in a direction not supported by the MSDP)?		
Does the project support inclusion, including providing a range of housing types and/ or opportunity for small/ emerging entrepreneurs.		
Has the proposal made the best use of existing structures on its site?		
UPGRADING AND INTEGRATION OF SETTLEMENTS		
Does the project contribute to the upgrading of an informal settlement or affordable housing area?		
Does the project assist to integrate informal settlements and affordable housing areas with existing centres of commercial activity and employment?		
Does the project significantly increase the size of an existing informal settlement area?		
GOVERNMENT / PUBLICLY ASSISTED HOUSING		
Does the proposal enable residential infill, densification, and a compact settlement structure?		
Is the project located in an area where the value of assets is likely to increase (in that way assisting to curtail the proportion of indigent citizens)?		
Is the scale of the project appropriate in terms of not creating clusters of poverty?		
Are there adequate social and economic opportunities associated with the project?		
Is the project closely integrated with surrounding areas?		
Is the ratio between net and gross densities appropriate?		
Does the project promote appropriate choice in terms of unit, type, size, progressive completion, price, and tenure?		
Does the proposed erf sizes, units, and type enable changes to the unit which respond to new household needs?		
Is the housing provided used creatively to define public space?		
SOCIAL FACILITIES		
Is the proposed location appropriate for the order or scale of social facility proposed?		
Has the proposal considered the upgrading or enhancement of existing social facilities as opposed to building a new one?		
Does the project promote the clustering of social facilities in a manner which enhances user convenience, sharing, and efficient, cost effective facility management?		
Has the proposal considered the possibility of high-density housing as an integral part of the project?		
Does the facility help to define public space and is the frontage onto the street active?		
Has recycling, rainwater collection, and solar energy mechanisms been considered to minimise the long term operational costs of the facility?		

CHECKLIST QUESTION OR ISSUE	YES	NO
PUBLIC SPACE		
Is the space associated with high pedestrian flows?		
Do surrounding activities enhance the use of the space (at all hours)?		
Are the edges of the space well defined?		
Is the scale of the space adequate for its potential functions?		
Is the space comfortable in terms of a human scale?		
Are the materials to be used robust enough to accommodate heavy public use?		
COMMERCIAL DEVELOPMENT		
Is the project located in a recognised business centre or in a manner which would serve to integrate an informal settlement or affordable housing area with existing centres of activity?		
Is the project easily accessible by public/ NMT?		
Does the project significantly enhance convenience and non-motorised access in hitherto unserved areas?		
Does the project place unreasonable strain on existing parking and movement routes?		
Does the project promote balance in land use in local areas?		
Does the project promote open and fair market competition and provide opportunity for smaller enterprises?		
Does the project contribute to the public spatial environment and promote a pleasant and safe pedestrian environment (for example, no dead frontages)?		
INFRASTRUCTURE SERVICES		
Does the infrastructure project or investment contribute to secure Stellenbosch Municipality's regional and local space economy?		
Is the proposed infrastructure project encouraging human settlement in the desired direction?		
Does the project or investment improve or extend an existing service rather than being a stand-alone initiative?		
Is the capacity of the service appropriate in terms of future activities and potential activities as outlined in the MSDF?		
Are the potential barrier effects and negative impacts on surrounding uses of the service/ infrastructure minimised?		
Was the use of alternative technologies considered?		
Is creative use made of waste and by products?		

CHECKLIST QUESTION OR ISSUE	YES	NO
CATALYTIC PROJECTS		
Is the project part of a larger catalytic project identified in the MSDF?		
Does the project support the aims, objectives, and development programme of the catalytic project?		
Does the project carry the full support of the institution responsible for managing the catalytic project?		
INSTITUTIONAL ARRANGEMENTS		
Has the project considered partnerships – between different land owners, or land owners and a community or the public sector – to maximise its broader benefits, whether in the livelihood opportunity it offers, making the best use of resources of land, or shared infrastructure provision?		
Has the municipality discussed possible partnerships aimed at maximising the benefits of the project with the project initiator?		
Does the project justify specific institutional arrangements to ensure its implementation and sustainability?		
Has the required institutional arrangements been agreed to and formalised?		
Will the project result in institutional and/ or funding pressure on the municipality?		
Can the municipality accommodate the institutional and/ or funding pressure associated with the project, now and into the future?		

6.13. A Municipal Leadership and Advocacy Agenda related to Spatial Development

In terms of the Constitution and associated legislation, local government in South Africa has far-reaching obligations and responsibilities. Key is to direct – within the context of national and provincial policy – the provision of services, promotion of a safe and healthy environment, and promotion social and economic development, in a manner which is sustainable. Determining and managing the direction, nature, and form of spatial development within the municipality, is a key function.

Elected representatives carry significant authority in relation to decision-making. Their task is a difficult one. While acting upon the technical work and inputs of officials, elected representatives are often required to deal with and mediate between different needs and requests on a daily basis, whether emanating from a specific sector (e.g. one functional area struggling from a lack of resources to fulfill its services), a community, individual citizen, or the corporate sector.

Arguably, they are also not expected – or have the time – to fully comprehend the technical detail embodied in the work of officials. They should, however, lead at the level of principle, and direct, inspire, and monitor accordingly.

What can a municipal leadership and advocacy agenda look like? What should be foremost on the mind of leadership? What should they be particularly vigilant about, advocate for, and monitor in every initiative? Table 44 below begins to outline such an agenda from the perspective of spatial planning and land use management.

Table 44. A municipal leadership and advocacy agenda from the perspective of spatial planning and land use management

	ISSUE	SPECIFIC CONCERNS RELATED TO THE ISSUE
1	The critical role of the environment in providing ecological services, key to the economy and sustainability of life in general.	<ul style="list-style-type: none"> Activities, development, or ways of providing services which detract from the functioning of the natural environment or places.
2	The critical role of agricultural land – whatever its current use – in providing food security.	<ul style="list-style-type: none"> Activities, development, or ways of providing services which detracts from the current or future use of land for food production or related use.
3	The critical role of historic and cultural assets in the municipal economy.	<ul style="list-style-type: none"> The loss of built or unbuilt cultural places and activities. Inadequate exposure of neglected cultural practices. Inadequate places and opportunity for practicing new forms of cultural expression.
4	The critical need to enable the gradual upgrading of informal settlements.	<ul style="list-style-type: none"> Inadequate forward planning for settlement and the resultant on-going accommodation of new residents in areas already limited in resources and opportunity.
5	The relationship between settlement form (e.g. its density, mix of uses, and extent to which it provides opportunity for different groups) and common-day challenges such as the prospect of all to find sustainable, dignified, livelihoods, traffic congestion, safety, and so on.	<ul style="list-style-type: none"> The relationship between development density and municipal servicing costs. The relationship between development density and the viability of public/ NMT. The relationship between a focus on higher income, "exclusive" development and the need for people to travel from afar to work/ study in Stellenbosch town. The relationship between development density, inclusive and mixed activity, and entrepreneurship opportunity, mutual learning, and innovation. The relationship between 24/ 7 activity and safety.
6	The critical role of social facilities and public space in the lives of ordinary citizens.	<ul style="list-style-type: none"> The developmental role of social facilities and public space. The relationship between the clustering, exposure, and sharing of social facilities (and associated public space), and the quality and sustainability of social service delivery.
7	The critical role of NMT modes to access opportunity, specifically for ordinary citizens.	<ul style="list-style-type: none"> The very high costs of transport infrastructure as compared to other forms of municipal infrastructure services. The relatively small proportion of the population serviced by private vehicles and concomitant cost on the environment.
8	The long-terms resource impacts of spatial decisions today on the sustainability of government, communities and enterprises.	<ul style="list-style-type: none"> The long-term costs of urban sprawl and the outward growth of settlements in relation to environmental sustainability, agricultural potential, and the municipal infrastructure maintenance budget.
9	The limitations of municipal resources, and therefore the need to work with the private and community sectors to meet collective objectives.	<ul style="list-style-type: none"> The extent of private and community sector development energy available, and its possible contribution to address challenges if closer aligned to the municipal development agenda.
10	The interrelationship between settlements, and need to work with adjoining municipalities and overarching government structures.	<ul style="list-style-type: none"> The resource constraints of Stellenbosch Municipality, and its preparedness to accommodate impacts related to development pressure in adjoining municipalities.



Part 7.

Capital Expenditure Framework

7. Capital Expenditure Framework

7.1. Introduction

SPLUMA requires that MSDFs “determine a capital expenditure framework for the municipality’s development programmes, depicted spatially”. SPLUMA does not provide further detail on what this Capital Expenditure Framework (CEF) should include and there is currently no specification for a SPLUMA-compliant CEF. The intention appears to more effectively link the Municipality’s spatial development strategies to one of the primary means with which to implement these strategies, namely the Municipality’s budget and the budgets of other government stakeholders. By providing more specific guidance on what investments should be made where, in what order of priority, alignment between the Municipality’s strategies, plans and policies and development on the ground is better maintained and the risk that budget allocations undermine or contradict the MSDF are mitigated.

The Capital Expenditure Framework (CEF) has become a key tool supporting government’s initiatives to achieve national settlement development and management objectives. The Integrated Urban Development Framework (IUDF), approved by Cabinet in 2016, sets out the national policy framework for transforming and restructuring South Africa’s urban spaces, guided by the vision of creating “livable, safe, resource efficient cities and towns that are socially integrated, economically inclusive and globally competitive”. In addition the IUDF proposes an urban growth model premised on compact and connected cities and towns. With the acceptance of the IUDF as policy, the emphasis has now shifted to implementation.

The IUDF is coordinated by the Department of Cooperative Governance (DOCG), which has set up the institutional arrangements for the coordination of activities across government departments and agencies, under the overall management of an IUDF Working Group on which

partner organizations such as National Treasury, organized local government and the World Bank are represented. Within the IUDF, the Intermediate City Municipality Programme (ICM), which includes 39 municipalities, is intended to provide support for the cities in the middle size and density range of the continuum. Stellenbosch Municipality is part of the ICM.

The purpose of the ICMs support strategy is to help translate IUDF policy into practical programmes of action in the ICMs. In so doing the initiative aims to give impetus to achieve the main IUDF goals, which are forging new integrated forms of spatial development; ensuring that people have access to social economic services, opportunities and choices; harnessing urban dynamism to achieve inclusive and sustainable growth; and enhancing the governance capacity of the state and citizens in ICMs.

One element of the implementation of the IUDF is the introduction of a consolidated infrastructure grant and all 39 ICMs are all eligible for the Integrated Urban Development Grant (IUDG) from 2019/ 20. The business plan for the IUDG is a three-year capital programme that is aligned with a long-term CEF. There are a number of key intentions in introducing the CEF as the basis for monitoring the IUDG:

- To ensure that priorities identified in the spatial development framework are translated into capital programmes.
- To promote long-term infrastructure planning.
- To promote infrastructure planning that is better integrated across sectors and spheres and within space.
- To promote a more integrated approach to planning within municipalities that brings together technical, financial and planning expertise.

The DCOG recently prepared a “Guide to preparing a Capital Expenditure Framework (Draft Document)” to provide ICMs with guidance with regard to what a CEF is, what it should include for the purposes of the IUDG, and how to go about a CEF. The Guide defines a CEF as “a consolidated, high-level view of infrastructure investment needs in a municipality over the long term (10 years) that considers not only infrastructure needs but also how these needs can be financed and what impact the required investment in infrastructure will have on the financial viability of the municipality going forward.”

Stellenbosch Municipality started preparing its first CEF late in 2018, in parallel with the MSDF review.

An extract of the CEF is incorporated into the SDF as Appendix G. The full 2019/ 20 CEF is available from the Municipality’s IDP office.

Work on the CEF is on-going, including its alignment with the MSDF.



Part 8.

Monitoring and Review

8. Monitoring and Review

8.1. Monitoring

Towards the introduction of a planning performance, monitoring and evaluation system for the MSDF, a set of SMART (Specific, Measurable, Achievable, Relevant, Timebound) performance indicators need to be developed and applied. These should measure progress on delivering on the Municipal spatial agenda, including its substantive, spatial objectives⁵. In this regard, the Municipal Performance Management System (linked to the IDP) is important. It is proposed that the Planning and Economic Development Directorate develop MSDF specific monitoring indicators during the 2019/ 20 business year for inclusion in the Municipal Performance Management System at the beginning of the 2020/ 21 business year.

Ideally, initial performance indicators should be limited to what is manageable by the administration while meaningfully tracking the achievement of stated spatial development objectives. Such criteria could include:

- The overall share of new development applications in the settlements identified for growth as compared to smaller settlements.
- Tracking the number of applications providing for increased density in settlements.
- Tracking the number of applications which entails "inclusive" development, specifically providing a range of housing types accommodating different income groups.
- The extent of agricultural land lost through redevelopment for alternative uses.
- The number of joint planning proposals initiated by landowners (with a view to integrate service improvements and agreed settlement benefits, specifically inclusive development).

⁵ Current planning related monitoring and performance indicators contained in the corporate SDBIP are limited to the timeous review of the MSDF in line with the IDP and the percentage of land-use applications submitted to the Municipal Planning Tribunal within the prescribed legislated period and within a maximum of 120 days.

8.2. Review of the MSDF

Processes, including public participation processes, associated with the review of an MSDF are prescribed by SPLUMA, the MSA (and associated regulations), LUPA, the Municipal Planning By-law and associated policies or regulations.

The purpose of the MSDF is to provide a medium to long term vision and associated strategies, policies, guidelines, implementation measures, and associated instruments to attain this vision progressively over time. As development – whether it be headed by the public sector or the private sector – takes multiple years to be achieved, it is not appropriate that the MSDF is substantially reviewed annually. A major review of the MSDF should therefore occur every five years. Improvements, amendments, and refinements to the MSDF can occur annually.

Five-year and annual reviews are to be aligned with the IDP and budget planning and approval process.

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Prepared as input into the Provincial Spatial Development Framework

Appendices

A. Policy Framework

This section provides an overview of international conventions and national and provincial policies that inform the formulation of the Stellenbosch MSDF and was reviewed in its preparation process.

A review of high level, international “conventions”, resolutions, or declarations – statements of intent or commitment often agreed to at international level with a view to inclusion in national policy frameworks and inform member country “behavior” – related to the management and preservation of heritage resources, an important theme in developing a MSDF for SM, is included.

Table 45. Conventions, Resolutions or Declarations

CONVENTIONS, RESOLUTIONS, OR DECLARATIONS	FOCUS	IMPLICATIONS
Johannesburg World Summit on Sustainable Development (2002). ¹	<p>The Summit recognised cultural diversity as the fourth pillar of sustainable development, alongside the economic, social and environment pillars.</p> <p>Peace, security, stability and respect for human rights and fundamental freedoms, including the right to development, as well as respect for cultural diversity, are essential for achieving sustainable development and ensuring that sustainable development benefits all.</p>	The celebration of cultural diversity will require the creation of variety of development opportunities with in the Municipal area and particularly its settlements. Such opportunities should include provision for different forms of cultural expression.
Québec Declaration on the preservation of the Spirit of Place (adopted by the ICOMOS General Assembly, October 2008). ²	<p>The declaration recognizing that the spirit of place is made up of tangible (sites, buildings, landscapes, routes, objects) as well as intangible elements (memories, narratives, written documents, festivals, commemorations, rituals, traditional knowledge, values, textures, colors, odors, etc.), which all significantly contribute to making place and to giving it spirit.</p> <p>It is argued that spirit of place is a continuously reconstructed process, which responds to the needs for change and continuity of communities, and can vary in time and from one culture to another according to their practices of memory, and that a place can have several spirits and be shared by different groups.</p>	Heritage resource management has in the past focused on the legacy of the colonial history, but the creation of truly integrated and equitable communities in the Municipality will require a broader view of heritage resources, which should include the recognition of intangible resources and cultural diversity.
United Nations General Assembly Resolution 65/166 on Culture and Development (adopted in 2011).	The resolution recognised that culture – of which heritage forms a part – is an essential component of human development, providing for economic growth and ownership of development processes.	Ensure that the management of heritage resource also optimizes its contribution to economic growth.

1. <http://www.un-documents.net/aconf199-20.pdf>

2. https://www.icomos.org/images/DOCUMENTS/Charters/GA16_Quebec_Declaration_Final_EN.pdf

Table 46. Conventions, Resolutions or Declarations (cont.)

CONVENTIONS, RESOLUTIONS, OR DECLARATIONS	FOCUS	IMPLICATIONS
The Paris Declaration on heritage as a driver of development (adopted in Paris, UNESCO headquarters, December 2011). ³	The Declaration committed to integrate heritage in the context of sustainable development and to demonstrate that it plays a part in social cohesion, well-being, creativity and economic appeal, and is a factor in promoting understanding between communities.	The management and use of heritage resources in the municipal area should be aimed at creating opportunities for social interaction, rather than a just a narrow focus on preservation.
The “Valletta Principles” towards the Safeguarding and Management of Historic Cities, Towns and Urban Areas (adopted by the ICOMOS General Assembly, April 2010). ⁴	<p>Towns and urban areas are currently called to undertake the role of organizer for the economy and to evolve into centers of economic activity, innovation and culture. Connecting protection to economic and social development, within the context of sustainability, and adaptation of historical towns and urban areas to modern life is a key task. The challenge is to increase competitiveness without detracting from main qualities, including identity, integrity, and authenticity, which are the basic elements for their being designated cultural heritage and strict prerequisites for their preservation.</p> <p>Key principles are:</p> <ul style="list-style-type: none"> • All interventions in historic towns and urban areas must respect and refer to their tangible and intangible cultural values. • Every intervention in historic towns and urban areas must aim to improve the quality of life of the residents and the quality of the environment. • The safeguarding of historic towns must include, as a mandatory condition, the preservation of fundamental spatial, environmental, social, cultural and economic balances. This requires actions that allow the urban structure to retain the original residents and to welcome new arrivals (either as residents or as users of the historic town), as well as to aid development, without causing congestion. • Within the context of urban conservation planning, the cultural diversity of the different communities that have inhabited historic towns over the course of time must be respected and valued. • When it is necessary to construct new buildings or to adapt existing ones, contemporary architecture must be coherent with the existing spatial layout in historic towns as in the rest of the urban environment. • A historic town should encourage the creation of transport with a light footprint. 	Appropriate development in the municipal settlements, which respects historic development patterns and cultural diversity, should inter alia ensure that further congestion is avoided, and create opportunities for socio-economic diversity.
Delhi Declaration on Heritage and Democracy Adopted by the ICOMOS General Assembly, December 2017). ⁵	<p>The concept of heritage has widened considerably from monuments, groups of buildings and sites to include larger and more complex areas, landscapes, settings, and their intangible dimensions, reflecting a more diverse approach. Heritage belongs to all people; men, women, and children; indigenous peoples; ethnic groups; people of different belief systems; and minority groups. It is evident in places ancient to modern; rural and urban; the small, every-day and utilitarian; as well as the monumental and elite. It includes value systems, beliefs, traditions and lifestyles, together with uses, customs, practices and traditional knowledge. There are associations and meanings; records, related places and objects. This is a more people-centred approach.</p> <p>Key principles are:</p> <ul style="list-style-type: none"> • Conserving significance, integrity and authenticity must be fully considered in the management of heritage resources. • Mutual understanding and tolerance of diverse cultural expressions add to quality of life and social cohesion. Heritage resources provide an opportunity for learning, impartial interaction and active engagement, and have the potential to reinforce diverse community bonds and reduce conflicts. • The culture and dynamics of heritage and heritage places are primary resources for attracting creative industries, businesses, inhabitants and visitors, and foster economic growth and prosperity. 	The large variety of heritage resources of the SM, ranging from individual buildings to landscapes, should be used to attract economic growth and spreading prosperity to its inhabitants.

3. https://www.icomos.org/images/DOCUMENTS/Charters/GA2011_Declaration_de_Paris_EN_20120109.pdf

4. <http://civvi.icomos.org/sites/default/files/Valletta%20Principles%20Book%20in%20%20languages.pdf>

5. https://www.icomos.org/images/DOCUMENTS/Charters/GA2017_Delhi-Declaration_20180117_EN.pdf

POLICY	FOCUS	IMPLICATIONS
National		
National Development Plan 2030 ⁶	<p>The National Development Plan 2030 (NDP) sets out an integrated strategy for accelerating growth, eliminating poverty and reducing inequality by 2030.</p> <p>The following aspects of the NDP fall within the competencies of local government:</p> <ul style="list-style-type: none"> • The transformation of human settlements and the national space economy with targets that include more people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. Actions to be taken include desisting from further housing development in marginal places, increasing urban densities and improving the location of housing, improving public transport, incentivising economic opportunities in highly populated townships and engaging the private sector in the gap housing market. • Building an inclusive rural economy by inter alia improving infrastructure and service delivery, and investing in social services and tourism. • Investment in economic infrastructure including the roll out of fibre- optic networks in municipalities. • Improving education and training, through inter alia a focus on expanding early childhood development (ECD) and further education and training (FET) facilities. • Building of safer communities and although not explicitly noted in the NDP, actions should include improving safety through sound urban design and investment in the public realm. • Building environmental sustainability and resilience with a strong focus on protecting the natural environment and enhancing resilience of people and the environment to climate change. Actions include an equitable transition to a low- carbon economy (which would inter alia imply making settlements more efficient) and regulating land use to ensure conservation and restoration of protected areas. (National Planning Commission, 2012). 	<p>The strong focus on action in the NDP is an indication that planning at the local government level should go beyond the preparation of a spatial plan, but actively pursue investment in strategic services and locations to grow the local economy and address inequality.</p>
National Infrastructure Plan (2012)	<ul style="list-style-type: none"> • The NIP intends to transform South Africa's economic landscape while simultaneously creating significant numbers of new jobs, and to strengthen the delivery of basic services. The Cabinet-established Presidential Infrastructure Coordinating Committee (PICC) identified 18 strategic integrated projects (SIPs) to give effect to the plan. • SIP 7 of the NIP entails the "Integrated urban space and public transport programme". The intent with SIP 7 is to coordinate the planning and implementation of public transport, human settlement, economic and social infrastructure and location decisions into sustainable urban settlements connected by densified transport corridors. A key concern related to integrating urban space is the upgrading and formalisation of existing informal settlements. 	<p>The Stellenbosch SDF is the ideal vehicle to coordinate the planning and implementation of investment that realize the vision of integrated settlements structured around densified transport corridors.</p>
Urban Network Strategy (2013)	<ul style="list-style-type: none"> • The Urban Network Strategy (UNS) is the spatial approach adopted by the National Treasury to maximise the impact of public investment – through coordinated public intervention in defined spatial locations – on the spatial structure and form of cities. • The Urban Network is based on the recognition that urban areas are structured by a primary network and secondary networks. At the primary network level (or city scale), the strategy proposes the identification of a limited number of significant urban nodes that include both traditional centres of economic activity (such as the existing CBD) and new "urban hubs" located within each township or cluster of townships. It also emphasizes the importance of connectivity between nodes, through the provision of rapid and cost effective public transport on the primary network and the delineation of activity corridors for future densification and infill development adjacent to the public transport routes. At the secondary network level, the strategy proposes strengthening connectivity between smaller township centres and identified urban hubs. 	<p>The systems thinking that underpins the strategy should inform the SDF at the level of the municipal are, i.e. considering the role of settlements, as well as the level of the individual settlements, so as to improve access to economic opportunities and support economic growth through clustering and densification.</p>

6. <https://www.google.com/search?client=safari&rls=en&q=national+development+plan+chapter+8&ie=UTF-8&oe=UTF-8>

POLICY	FOCUS	IMPLICATIONS
National		
National Public Transport Strategy (NPTS), 2007	<ul style="list-style-type: none"> The NPTS provides guidance to all three spheres of government on dealing with the public transport challenges in an integrated, aligned, coordinated manner. The NPTS has two key thrusts: accelerated modal upgrading, which seeks to provide for new, more efficient, universally accessible, and safe public transport vehicles and skilled operators; and integrated rapid public transport networks (IRPTN), which seeks to develop and optimise integrated public transport solutions. 	The SDF will have to include the identification and implementation of public transport networks and systems as a critical component of sustainable and integrated settlement development.
Regional		
The Western Cape Government's strategic and policy framework 2014-2019	<ul style="list-style-type: none"> The framework identifies five strategic goals: create opportunities for growth and jobs, improve education outcomes and opportunities for youth development, increase wellness, safety and tackle social ills, enable a resilient, sustainable, quality and inclusive environment living environment, and embed good governance and integrated service delivery through partnerships and spatial alignment. Key focus areas include providing more reliable and affordable public transport with better coordination across municipalities and between different modes of transport, increasing investment in public transport and resolving existing public transport policy issues includes attracting private sector investment, extending bus services, refurbishing commuter trains, and well-located land release. 	In addition to the directives for spatial planning set out in this policy, the focus on partnerships and the role of government in realizing sustainable development (e.g. release of well-located public land) should inform the implementation plan for the SDF.
Project Khulisa	<ul style="list-style-type: none"> Project Khulisa is the economic strategy of the Western Cape Government. The strategy focuses on productive and enabling sectors that contribute to the region's competitive advantage and/or having the potential to be catalytic in growing the economy. The three priority sectors identified are: agri-processing, tourism, and oil and gas services. 	The agri-processing and tourism sectors are important sectors in the local economy and the SDF should include strategies to promote these sectors to grow and to be mutually supportive.
Western Cape Infrastructure Framework (WCIF), 2013	<ul style="list-style-type: none"> The WCIF aims to align the planning, delivery and management of infrastructure provided by all stakeholders (national, provincial and local governments, parastatals and the private sector) for the period to 2040. The WCIF prioritises "infrastructure-led growth" as a driver of growth and employment in the region. A major concern is the financial gap for municipal providers of infrastructure: municipalities have a central role to play in providing socially important services and creating a platform for economic development, but their limited access to capital is a major constraint. The WCIF emphasizes that public and social services facility allocations must be aligned with infrastructure investment plans, growth areas and future development projects, and not planned in isolation. 	The focus on infrastructure investment of the WCIF is another pointer to the importance of an implementation driven SDF to achieve spatial transformation.
Western Cape Green Economy Strategic Framework ("Green is Smart"), 2013	<ul style="list-style-type: none"> The "Green is Smart" Strategic Framework positions the Western Cape as the leading green economic hub in Africa. The framework outlines the risks to the Province posed by climate change, as well as the economic opportunity presented by a paradigm shift in infrastructure provision. The framework focuses on six strategic objectives: become the lowest carbon Province, increase usage of low-carbon mobility, a diversified, climate-resilient agricultural sector and expanded value chain, a market leader in resilient, livable and smart built environment, high growth of green industries and services, and secure ecosystem infrastructure. 	This framework points to the importance of understanding the impacts of climate change on physical development and the local economy and also of ensuring the SDF is action-orientated, i.e. results in the implementation of strategies that will build resilience and facilitate economic growth in the face of environmental and resource challenges.
OneCape 2040	<ul style="list-style-type: none"> OneCape 2040 aims to direct a transition to a more inclusive society, through economic and social development, resulting in a more resilient economy. OneCape2040 seeks transition in several key areas to realise the vision of the Western Cape becoming a highly skilled, innovation-driven, resource-efficient, connected, high-opportunity and collaborative society. Key transitions focus on "cultural", where communities should be socially inclusive; and "settlement" where neighbourhoods and towns should be quality environments, highly accessible in terms of public services and opportunities. The spatial focus is "connection" and "concentration". 	This strategy provides some content to the Stellenbosch Municipality's goal to attract and foster innovation as a driver of economic growth, through its focus on creating conducive environments.

Table 49. Policies (cont.)

POLICY	FOCUS	IMPLICATIONS
Regional		
Provincial Spatial Development Framework, Public Draft for comment, October 2013 ⁷	<ul style="list-style-type: none"> The PSDF sets out to put in place a coherent framework for the province's urban and rural areas that gives spatial expression to the national (i.e. NDP) and provincial development agendas and communicates government's spatial development intentions to the private sector and civil society. The PSDF is driven by three major themes, namely growing the economy, using infrastructure investment to effect change, and ensuring the sustainable use of the provincial resource base. The policies and strategies that flow from these themes focus on strategic investment in the space economy, settlement restructuring and the protecting the natural and cultural resource base. 	Alignment of the Stellenbosch SDF with this plan is not only a legal requirement but a strategic imperative to ensure that the Municipality optimises provincial support for its development agenda. The key focus areas are all of particular relevance to the Stellenbosch Municipality and its network of settlements.
Growth Potential of Towns Study (GPS), 2013.	<ul style="list-style-type: none"> The primary objective of the GPS was to determine the growth potential of settlements outside the City of Cape Town in terms of potential future economic, population and physical growth. The analysis of growth potential is based on two fundamental and related concepts: inherent preconditions for growth and innovation potential. Five thematic indexes formed the basis for modelling the growth preconditions and innovation potential within each settlement and municipality. 	This study should underpin the identification of a clear settlement network, where the roles and resultant development imperatives for each settlement is clearly articulated as an important structuring element of the MSDF.

7. https://www.westerncape.gov.za/eadp/sites/default/files/western-cape-provincial-spatial-developmemnt-framework-draft-for-comment_4.pdf

The Draft MSDF was advertised for public comment during March 2019. Comments received are summarised in the table below. Several observations can be made related to the comments received, addressed under themes in the paragraphs below.

Urban edges

The overwhelming majority of comments received relate to urban edges. On the one hand, there are requests for the extension of urban edges, and mostly the extension of urban edges into land currently reserved for agricultural purposes. On the other, there are objections to smallish extensions of urban edges to include infill residential development – in a way rounding off current edges in places where services exist – and providing more opportunity for housing adjacent to existing urban development.

The requests for urban edge amendments – mostly submitted via town planning consultants representing private landowners of agricultural land – is extensive. A more detailed analysis of these requests, based on comments received in response to the Draft MSDF (and also including an analysis of comments received on the previous MSDF) is summarised in the map forming part of this appendix (Diagram 1). Some 1 375ha of land is involved, a land area almost comparable to the size of Stellenbosch town.

It is a serious issue. If accepted, all requests for urban edge expansions will result in the large scale loss of valuable agricultural land and associated opportunity. Furthermore, it will disperse development energy to the extent where national, provincial, and local settlement development and management policy objectives aimed at the compaction of urban settlements (and associated benefits) will probably never be achieved.

Should the policy position to contain the lateral sprawl of settlements be valued, it appears to be very important to take a tough stance now in decision-making related to settlement development. The continued dispersal of development energy – focused on ad hoc development of peripheral land – will in all likelihood render achieving more compact settlements unachievable. At the same time, the loss of agricultural land and nature assets is likely to have serious consequences on future livelihood sustainability.

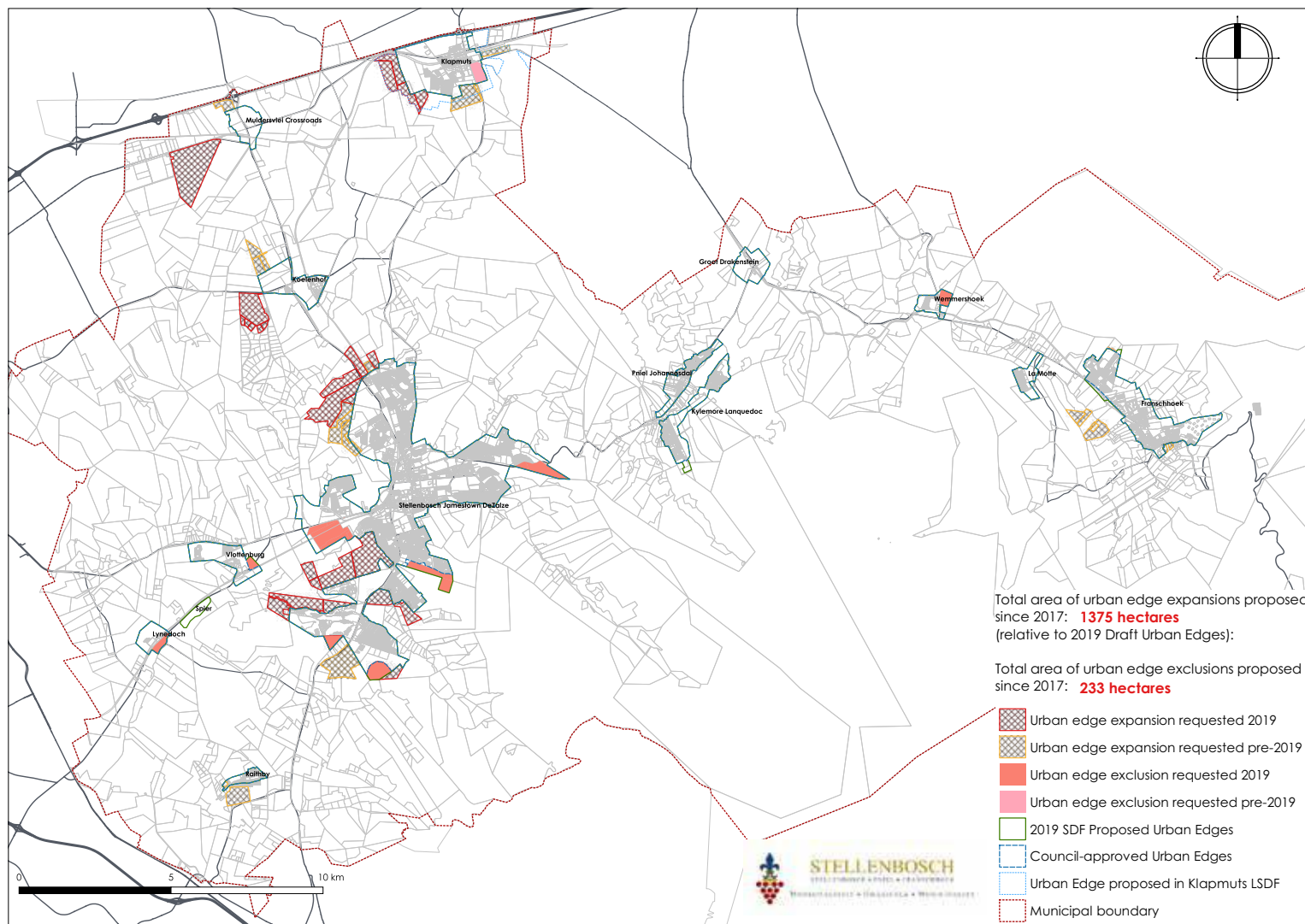
The MSDF simply asks decision-makers to enable an opportunity to achieve agreed policy objectives. Hold urban edges for now as far as possible to enable compaction and more efficient settlement development to take place. This position is not negligent of various concerns and issues related to agricultural activity, including that of safeguarding agricultural assets from theft where farms adjoin urban development, issues related to land redistribution, and so on. Also, it is understood that compacting settlements is a tough task. Associated land is often expensive, there are issues of adjoining activity and “rights” to be considered, the need for partnering between land owners, and reconfiguring existing infrastructure (as opposed to designing things “anew”). It is not the development approach that we have become accustomed to. Albeit it is easy to frame a policy of compaction and curtailing sprawl; implementation is tough and not the norm. Yet the MSDF has identified a significant alternative: the Adam Tas Corridor initiative. The project provides the opportunity to fundamentally restructure Stellenbosch town – benefitting large numbers of people. However, it will only succeed if tight urban edges are maintained in parallel to rolling out the project. In the case of Klappmuts, the development of Farm 736/RE will unlock land and infrastructure development for which municipal funding does not exist. In this settlement, as in

Stellenbosch, it is important to realise development potential in an orderly manner. Widespread urban edge expansion and allocation of rights in response to a policy position recognising the growth potential of Klappmuts may undermine initiatives for which bankable business plans and development programmes exist.

The second issue relates to public reaction to land identification initiatives to extend residential opportunity adjacent to existing residential areas on the urban edge, rounding off existing urban edges, and often involving public land. Clearly, if settlements are to be compacted, and residential opportunity to be extended within existing settlements, every opportunity needs to be explored to do so. However, residents in established communities adjacent to such land appear to fear the implications of further development. It is perceived that the quality of neighbourhoods will diminish, property values be impacted upon, and so on. Again, these fears are real, and should not ignored or be taken lightly.

Infill development is a necessity to achieve compact, more efficient settlements and maintain assets of nature and agriculture. The key appears to be the processes followed in enabling infill development. Open processes should be followed – as prescribed in legislation – where the concerns of existing residents are heard, respected, and incorporated in planning. At the same time, existing residents need to recognise that others have needs, and fulfilment of these needs lie at the heart of sustaining livelihood opportunity and well-being for settlements as a whole.

Finally, it appears that there is a view that the inclusion of land within urban edges is a “right to develop” and first step to acquire “higher” development rights. It is as if many have little regard for the overall principles of the MSDF (or that of its higher level statutory and normative context as



Proposed urban edge expansions and exclusions

outlined in SPLUMA and related national, provincial, and local policy). Inclusion in the urban edge has become a “guarantee” to development rights. The MSDF process has primarily become a discussion of urban edges – what is in and what not – as opposed to organising activities in space in a manner which serves the public good.

An urban edge is a planning instrument employed to direct and manage the growth of an urban area towards achieving stated objectives. It should not be seen as giving rise to development rights, or as a means to circumvent or underplay appropriate environmental, infrastructural, and planning investigations. Urban edges could be adjusted, if it is proved that this would result in benefit to the overall settlement and community in multi-dimensional ways. If a developer or project initiator believes – and can prove – that a development proposal will be aligned to or benefit stated and agreed national, provincial, and local settlement development and management objectives, it should matter little whether the proposal is located outside the urban edge.

Urban edges are also employed to ensure development in a planned manner for the settlement as a whole. Both the Municipality and private land owners and developers are provided with some certainty as to the preferred focus of development for a planning period. In the case of SM, this focus is to compact settlements as far as possible.

Klapmuts

The MSDF, aligned with higher level settlement development policy, identifies Klapmuts as a place with significant development opportunity. A previous

study – aimed at establishing Klapmuts as a “special economic development area” – has created high expectations among land owners, and numerous requests for urban edge adjustments.

It is not the purpose of the MSDF to prepare a LSDF for Klapmuts. Rather, the MSDF sets out to identify the overall role of and core principles for the future development and management of Klapmuts. The MSDF expresses concern about the extent of development projected through the previous study for both Klapmuts south and north (in the case of the north, DM commissioned a LSDF for the area east of Farm 736/RE). In many cases, there appears to be limited evidence of “bankable” business cases for the extent of development proposed. The MSDF therefor cautions against extensive adjustments beyond the current urban edge. The focus should rather be on supporting the implementation of projects achievable over the planning period, and careful further phasing of future development based on bankable development proposals.

Farm worker housing

The provision of farm worker housing is a key issue. A number of proposed farm worker housing initiatives are under preparation, including proposals at Meerlust, Koelenhof, and De Novo. The Municipality supports initiatives to provide farm worker housing/ agri-villages. A key issue is whether or not this form of housing should be delineated by an urban edge. The Municipality is of the view that farm worker housing does not necessarily require inclusion within urban edges. It can occur within the rural landscape. This discussion – whether or not to include farm worker housing within urban edges – should not impede the provision of farm worker housing in any way.

The Stellenbosch Northern Extension

A number of comments relate to the delineation of the northern edge of Stellenbosch town in the vicinity of Kayamandi. The proposed northern edge

has been adjusted in discussion with municipal housing officials. Given the slope of land north of Kayamandi, it is suggested that this edge be determined in detail based on detailed studies associated with specific development proposals. The current proposal suggests some extension north of Kayamandi, as opposed to unimpeded northern growth following the R304.

The Adam Tas Corridor initiative

The Adam Tas Corridor initiative received broad support in deliberations about the MSDF. It is a critical initiative, indicating how many national, provincial, and local policy objectives – including compacting settlements and containing sprawl – can be achieved in Stellenbosch town.

Achieving the potential of the project will not be easy, and will require partnering, institutional, and procedural arrangements beyond the norm for development in South Africa. Nevertheless, considerable progress has been made on the project, in parallel with developing the MSDF. It is an opportunity to restructure Stellenbosch town in a manner which serves many diverse needs, and will receive considerable focus during the 2019/ 20 business year as part of the MSDF implementation framework.

Droë Dyke

The MSDF identifies the Droë Dyke area as ideally situated to address housing needs in Stellenbosch in a manner which serves national, provincial, and local settlement management objectives. Objections have been received stating that this land is used for agricultural research purposes and could not be considered for development.

Notwithstanding these objections, the MSDF maintains that the area is ideal for housing development, supports associated policy directives, and form an integral part of the Adam Tas Corridor initiative. The Municipality has approached the HDA to assist in unlocking the land (owned by

the National Department of Public Works). In this process, issues of current use will be addressed.

Van der Stel Sports Grounds

Some concern has been expressed related to the possible future development of the Van der Stel Sports complex. Redevelopment of the site could contribute significantly to restructuring Stellenbosch town. However, should the Van Der Stel complex be considered for development (as part of the ATC initiative) sufficient green space should be safeguarded, as well as public access to sport opportunity and associated facilities.

TechnoPark

In terms of the MSDF, TechnoPark should be developed and managed to become a more “balanced” community. This will entail a specific focus on providing residential opportunity, enabling less vehicular movement to and from TechnoPark. Ideally, the land owners, managers, and Municipality should work together to prepare a detailed LSDF for the area, aimed at establishing a more balanced community.

“Relief”, link, and by-pass roads

Considerable public debate in Stellenbosch has focused on the possible construction of relief, link, or by-pass roads. This is a response to increasing traffic congestion experienced at particular times on specific routes in and around Stellenbosch town. The MSDF maintains that a precautionary approach is required towards major road construction in and around Stellenbosch. Ideally, significantly more opportunity should be made for ordinary workers and students to live within Stellenbosch, in that way relieving existing roads of commuters. At the same time, the University, large corporations, and the Municipality should proactively work together to introduce traffic demand management measures, supported by the provision of NMT infrastructure and associated systems.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
1	JAN HANEKOM PARTNERSHIP EMAIL SUBMISSION: 10 APRIL 2019	<ul style="list-style-type: none"> The submission motivates the need and desirability to amend the urban edge to include the proposed residential developments of farms Amalinda 82/5 and Sunset Vineyard 82/17 in Stellenbosch north. The land is currently zoned for agricultural use. The proposed development is to comprise mixed use, including medium, high, and limited single residential accommodation. An access controlled gated community and security environment is proposed, with the open space system linking with the surrounding open space. A section of agricultural use is proposed. It is argued that the 189 flats proposed within the development will contribute towards the 20 000 housing backlog across all sectors. The development will support the western by-pass and provide low skill work opportunities over the short and longer term. The MSDF has called for private sector support in meeting development objectives. The farms are currently used for minor agricultural purposes and proved unsuccessful for the past 15 years. The developer will assist in financial and infrastructural challenges faced by the Municipality. 	Urban edge in Stellenbosch north, private mixed use residential development	<ul style="list-style-type: none"> The development, located on the northern urban edge of Stellenbosch town, is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged. Welgevonden Road represents a natural northern urban edge to Stellenbosch.
2	ZEVDEVCO PROPERTY DEVELOPERS COLIN STEVENSON ON BEHALF OF R44 FARMS (PTY) LTD EMAIL SUBMISSION: 16 APRIL 2019	<ul style="list-style-type: none"> The submission is made on behalf of R44 Farms (Pty) Ltd, the owners of portion 40 of the Farm Bronkhorst 748, situated in Klapmuts on the corner of the R44 and R45 (Simondium Road). Despite having registered as an interested and affected party, they were not notified of the draft MSDF being available for comment. Portion 40 of 748 is demarcated as "Urban Agriculture Area Retained". This is in conflict with various development approvals and past policies and was discussed with municipal officials who acknowledged that such allocation/ demarcation was in error and confirmed that the error would be rectified in the final draft for council approval. The list of letters of approval from state departments are enlisted in their letter. There would appear to be greater interest in the Distell development on REM Farm 736 located in the Drakenstein Municipality area, despite Klapmuts having been identified as a significant economic node in terms of regional and local planning. 	Urban edge in Klapmuts	<ul style="list-style-type: none"> The description has been amended.
3	ANTON LOTZ TOWN AND REGIONAL PLANNING, ON BEHALF OF STELLENBOSCH WINE COUNTRY ESTATE (PTY) LTD, THE OWNERS OF FARMS 742/5 AND 1515 EMAIL SUBMISSION: 16 APRIL 2019	<ul style="list-style-type: none"> The submission argues for greater alignment between the MSDF and previous work exploring the feasibility of Klapmuts as a "special development area". The proposed urban edge alignment does not afford Klapmuts South the opportunity to exploit good intra and inter regional logistic networks as a special development area. The MSDF cannot expect Klapmuts to grow as a regional node while maintaining its urban edge as if it is a rural town. The MSDF needs to determine an urban edge and champion a range of potential uses that can facilitate the growth of a variety of sectors in line with the area's investment potential. 	Extent of the Klapmuts development area and urban edge delineation	<ul style="list-style-type: none"> The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
4	<p>ANTON LOTZ TOWN AND REGIONAL PLANNING, STELLENBOSCH WINE COUNTRY ESTATE (ADDITIONAL INPUT)</p> <p>EMAIL SUBMISSION: 29 APRIL 2019</p>	<ul style="list-style-type: none"> An additional submission following the one dated 16 April 2019. The submission calls for a more liberal approach in identifying the cadastral boundaries of land units included in the urban edge of Klapmuts in order to maximise the benefits of the Stellenbosch Bridge Innovation Precinct for the community of Klapmuts. As per their previous comments and arguments, it is maintained that the Klapmuts Special Development Area Economic Feasibility Study completed in 2017/2018 should be incorporated into the MSDF's proposals for Klapmuts. On the western edge of Klapmuts the proposed Klapmuts Zoning Framework incorporated the entire Farm 742/5 as well as portions of farms 1515 and Farm 742/RE. The project economist involved in the Stellenbosch Bridge Innovation Precinct (in which Stellenbosch University is a participant and stakeholder), has identified a variety of growth sectors that will benefit from and contribute to the growth of the innovation precinct through clustering in this location. This potential is endorsed by WESGRO. Given the time-frame of the MSDF and the importance that this document has in guiding decision-making and investment decisions, it is argued that the MSDF should play a stimulatory role, boosting investor confidence in Klapmuts, inter alia through providing for a significant growth and development area linked to the innovation precinct. This will prevent energy being lost in having to motivate for amendments of urban edges should the high-road scenario of Klapmuts be achieved and many sectors and industry role players cluster within the innovation precinct. A more generous western urban edge will not negatively affect the compactness and density of Klapmuts, as the area is adjacent to the built-up area, the location of existing services networks and service network linkages, and the process requirements to activate land use rights from the additional land portions. The proposal will ensure a logical progression of development from the existing town westwards. 	Extent of the Klapmuts development area and urban edge delineation	<ul style="list-style-type: none"> The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.
5	<p>JC ANTHONY ON BEHALF OF THE KLAPMUTS COMMUNITY</p> <p>EMAIL SUBMISSION: 23 APRIL 2019</p>	<ul style="list-style-type: none"> The submission is made on behalf of the Klapmuts Community, Arra Wines, Anura, Stellenbosch Wine Country Estate, Braemar, Duvelop, Backsberg, and Klapmuts Small Business. As per previous comments and arguments, it is maintained that the Klapmuts Special Development Area Economic Feasibility Study completed in 2017/2018 (and its proposed zoning framework) should be incorporated into the MSDF's proposals for Klapmuts. 		<ul style="list-style-type: none"> The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.
6	<p>WESGRO</p> <p>HAND DELIVERED: 2 MAY 2019</p>	<ul style="list-style-type: none"> Wesgro supports the proposed Innovation and Educational Precinct central to the "Smart City" in Klapmuts (in partnership with Stellenbosch University). Wesgro also encourages synergies between the Distell development and Smart City and the sharing of information on a regular basis as work proceeds, so as to ensure that various networks are informed of progress with the developments and associated programmes. 	Support for sector based and cluster approach to a "Smart City" at Klapmuts	<ul style="list-style-type: none"> Synergy and information sharing between various projects planned for the Klapmuts area is supported.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
7	STELLENBOSCH WINE & COUNTRY ESTATE EMAIL SUBMISSION: DATED, 23 APRIL 2019	<ul style="list-style-type: none"> Stellenbosch Wine and Country Estate donated 30Ha of land to Stellenbosch University, The Estate used the Special Development Area Plan for Klappmuts as the basis for the formal MOU with Stellenbosch University. However, this plan was not taken into consideration in the drawing up of the MSDF. 	Klappmuts urban edge in support of land donation to the University of Stellenbosch	<ul style="list-style-type: none"> The Klappmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.
8	VREDENHEIM PARK (PTY) LTD MS ELZABE BEZUIDENHOUT HAND DELIVERED: 23 APRIL 2019	<ul style="list-style-type: none"> The submission argues for the inclusion of 40ha of the Vredenheim property at Vlothenburg north of Baden Powell incorporated into the 2019 MSDF as an urban area earmarked for a walkable node focussed on agri-industrial development together with tourism facilities and attractions. It is maintained that such a development will better utilise the natural assets of the area in proximity to existing subsidy housing, functioning public transport facilities, and municipal services infrastructure. A viable agri-industrial park requires at least 40ha of land, of which 20ha is already included in the Vlothenburg urban development node to the North of Baden Powell Drive. Thus, the proposal requires a minor amendment of the existing approved and proposed urban edge. Vlothenburg is identified as a nodal development area in the MSDF, and the proposed development could benefit future development of the public transport system envisaged for the Adam Tas Corridor. As opposed to concentration of development at Klappmuts only, the proposed development will assist in less traffic congestion along the Adam Tas Corridor. 	Proposed agri-industrial and tourism development at Vlothenburg	<ul style="list-style-type: none"> The MSDF envisages Vlothenburg as a future settlement node, comprising a balanced community with inclusive residential opportunity and ready access to public transport. The agri-industrial and tourism development proposal deviates substantially from the core principles of the MSDF and is likely to predominantly attract private vehicles. Procedurally, rather than adjusting the MSDF based on an initial concept, it would be appropriate for the initiators of the proposal to package their proposal fully and enter into discussions with the Municipality.
9	TV3 ARCHITECTS AND TOWN PLANNERS ON BEHALF OF DEVONVALE GOLF AND WINE ESTATE EMAIL SUBMISSION: 18 APRIL 2019	<ul style="list-style-type: none"> The DGWE has been present on land within the Koelenhof urban edge for more than 20 years and the land is zoned for urban purposes. In terms of the MSDF the DGWE is excluded from the Koelenhof urban edge and no recognition of the existing urban land uses has been given. The current and approved urban land uses are therefore compatible with the land uses included in the Koelenhof urban edge. The Stellenbosch Golf Course (with no residential component) and the De Zalze Golf Estate (which is similar to the DGWE) have both been included in the urban edge. 	Devonvale Golf and Wine Estate and the Koelenhof urban edge	<ul style="list-style-type: none"> The development comprises private open space and cluster housing. The Municipality do not see Koelenhof developing in a manner which will incorporate this development. The development can continue to exist without been part of the urban edge; comprising as it does a standalone group of facilities in a rural landscape.

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10	VIRDUS WORKS (PTY) LTD EMAIL SUBMISSION: 23 APRIL 2019	<ul style="list-style-type: none"> • Objection is made to the inclusion of state land for urban development purposes at Stellenbosch: Farm Vredenburg no 281, the remainder and portion 8 of farm Vredenburg No 283, Portions 17 and 35 of farm Grootvlei No. 188, and Farm 1357. • The above referred state-owned land falls into the category of unique agricultural land where expansion of the agricultural output must be promoted. • As part of the Stellenbosch Municipality Heritage Survey numerous parcels of land within the municipality have been indicated for proposed exclusion from Act 70 of 1970. • These are in Kromrivier, Klappmuts, Pniel, Lanquedoc, Kylemore, the Franschhoek area, La Motte, Wemmershoek, Stellenbosch, and Raithby (the land parcels are listed in the submission). 	Proposed use of some "agricultural land areas" for urban development and proposed exclusion of other land areas from the provisions of Act 70 of 1970	<ul style="list-style-type: none"> • The MSDF sets out to consider the appropriate use of land from a range of perspectives (not only its current use). • The Droë Dyke area is ideally situated to address housing needs in Stellenbosch in a manner which serves national, provincial, and local settlement management objectives. • The Municipality has approached the HDA to assist in unlocking the land (owned by the National Department of Public Works). In this process, issues of current use will be addressed. • The Municipality understands that a proclamation for various land parcels to be excluded from the provisions of Act 70 of 70 was retracted. Nevertheless, exclusion of land from the provisions of the Act does not of necessity imply that the Municipality should consider the land for urban development or include the land parcels within the urban edge.
11	PHILIP LUND RESIDENT AND LANDOWNER, FRANSCHHOEK EMAIL SUBMISSION: 25 APRIL 2019	<ul style="list-style-type: none"> • The change of streets from single residential properties into streets comprising commercial properties is ruining Franschhoek. • There is a need for regulations related to "Airbnb's" in the area (the lack thereof is ruining the market value of the current residential buildings). • The longer term planning objectives have been replaced by short term convenient but harmful planning decisions on property development use, "capped" by the lack of enforcement. 	Land use change in Franschhoek	<ul style="list-style-type: none"> • The MSDF emphasises the need to maintain the unique character of Franschhoek, while providing in the needs of residents. This includes maintaining a balance between the needs of residents and tourism establishments/ activities (critical to sustaining livelihoods). • The concerns raised predominantly relates to matters of zoning and land use management.
12	TV3 ARCHITECTS AND TOWN PLANNERS, ON BEHALF OF BRANDWACHT LAND DEVELOPMENT (PTY) LTD EMAIL SUBMISSION: 25 APRIL 2019	<ul style="list-style-type: none"> • The submission expresses support for the Draft MSDF, in that comments submitted on the 25 April 2018 have been included in the Stellenbosch urban edge and earmarked it for future urban development. 	Stellenbosch urban edge	<ul style="list-style-type: none"> • The proposed urban edge was adjusted to include a smaller, more rational development area.
13	FEEDBACK WARD 19 AT BOTTELARY TENNIS COURT HALL 24 APRIL (COMMENT AT THE PUBLIC MEETING)	<ul style="list-style-type: none"> • Concern was expressed related to the De Novo township not being included within the urban edge. 	De Novo township urban edge	<ul style="list-style-type: none"> • The Municipality is of the view that the farm worker housing and institutional focus of De Novo do not necessarily require its inclusion within an urban edge.

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14	NM AND ASSOCIATES, ON BEHALF OF BOSCHENDAL (PTY) LTD EMAIL SUBMISSION: 5 APRIL 2019	<ul style="list-style-type: none"> The submission requests that the SDF should be less descriptive in its guidance on the Dwars River Valley concept and encompass more forward planning. It is believed that the SDF focuses too much on the Boschendal development too closely. A broader vision and concept should be developed (considering appropriate public investments and partnerships). 	Boschendal and surrounds	<ul style="list-style-type: none"> The Dwars River Valley is a heritage sensitive area. Further improvement of the area – and livelihood prospects for residents – could be explored in a local planning or precinct planning initiative for the area.
15	CAPE NATURE RHETT SMART (MANAGER, SCIENTIFIC SERVICES) EMAIL SUBMISSION: 29 APRIL 2019	<ul style="list-style-type: none"> CapeNature does not support the SEMF and does not support that this document can be used as the primary biodiversity informant for the SDF. The WCBSP has been developed using standard best practice systematic conservation planning methodology. The SEMF does not indicate the source of data for various informants nor an explanation. One of the MSDf concepts are to maintain and grow our natural assets, which is supported by CapeNature. However, no explanation has been provided regarding the map associated with this concept. The map featuring protected areas, world heritage landscape, green network and agriculture does not correlate with the WCBSP. Reference to WCBSP needs to be made in the report, where it has been used, and how this relates to other maps and concepts such as the green network. It was noted that areas within the urban edge have been excluded and do not reflect the WCBSP mapping. The MSDf entails fewer urban edge amendments than before and is favourable in that regard. CapeNature strongly objects to any development to the east of the R310/Wemmershoek Road, the site can be considered to be the highest priority site within the entire municipality in terms of biodiversity importance for securing for formal conservation. Therefore the urban edge should not extend east of the R310. Cape Nature supports the utilization of existing urban areas through redevelopment of brownfields sites and infill development, as opposed to expansion of the urban edge and urban sprawl into rural areas. They support the Adam Tas Corridor initiative. The Kayamandi urban development area should not extend into the Papegaaiberg Nature Reserve. The Brandwacht/ Paradyskloof watercourse and buffer should be excluded from the urban edge extension or indicated as green areas retained. The urban edge proposal for De Zalze no longer includes the extension to the west, but instead an extension to the South. This area was under investigation for a proposed cemetery and we recommend that the findings of the study should be used to determine the opportunities and constraints for development of the area between the airstrip and the smallholdings. The urban edge extension east of Idas Valley is within a CBA and is not supported by CapeNature. The infill development between Uniepark and Idas Valley which is located on ESA 2 could be acceptable subject to detailed planning. In Klappmuts, an area of concern is the property on which the wastewater treatment works is situated, directly to the south between the R101 and the railway. The sites are subject to current degradation through informal activities, for which action needs to be taken to be halted. Any development proposals would need to be subject to detailed studies. 	Environmental matters and proposed urban edges	<ul style="list-style-type: none"> Stellenbosch Municipality regards the Stellenbosch Environmental Management Framework (SEMF) as a sound biodiversity informant for the MSDf. The latest version of the SEMF (September 2018), advertised during May 2019 for public input, includes the spatial and accompanying information contained in the Western Cape Biodiversity Spatial Plan (WCBSP). This WCBSP information is explicitly referenced. The SEMF includes detailed maps, including the information contained in the WCBSP. The maps contained in the SEMF indicate the Wemmershoek area to be vulnerable and critical in terms of habitat irreplaceability. This makes it highly unlikely that the particular land portions, with specific reference to the land owned by Stellenbosch Municipality, will be used for purposes other than conservation. The draft urban edge for Wemmershoek has been adjusted to exclude the area east of the R310. Papegaaiberg Nature Reserve has been included in the maps contained in the SEMF as a formally declared nature area and Core Conservation area/ (Spatial Planning Category A.a.)

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
15 (cont.)	CAPE NATURE RHETT SMART (MANAGER, SCIENTIFIC SERVICES) EMAIL SUBMISSION: 29 APRIL 2019	<ul style="list-style-type: none"> CapeNature supports the Jonkershoek Valley proposal. The detailed designs for the Koelenhof node should be amended to allow for the natural functioning of freshwater ecosystems with appropriate buffers, and which would ultimately also function as open space corridors within these urban areas (as the Eerste River does in Stellenbosch). Important are the biodiversity constraints that should be taken into consideration from the WCBSP. CapeNature has commented on the detailed design for some of these nodes for which applications have been submitted (including Boschendal, Vlottenburg, and La Motte). CapeNature is in support of the overall concepts of the MSDF. However, there are a few cases which require further consideration and further amendment. 	Environmental matters and proposed urban edges	<ul style="list-style-type: none"> Watercourses outside of the built fringe should and is generally excluded from the urban edge. In other cases, where water courses flow into and through urban areas, it is not possible. The SEMF is specifically referenced in the MSDF. It is not necessary for the MSDF to duplicate the content of the SEMF.
16	AHG TOWN PLANNING LAST EMAIL SENT: 3 APRIL 2019	<ul style="list-style-type: none"> The area of the Anura Development is still located outside the recently approved urban edge of Klapmuts (2018 MSDF) and the current Draft MSDF. 	Klapmuts urban edge	<ul style="list-style-type: none"> The Municipality understands that previous approvals apply to the Anura development (albeit all necessary approvals for the development are not in place). Extensions to land use approvals have been granted by the Municipality to enable the initiators of the proposal to obtain outstanding approvals. Despite previous approvals, the proposed development does not conform to the principles of the MSDF. Should the development obtain outstanding approvals it can proceed as a "lifestyle estate" not necessarily to be included within the urban edge.
17	URBAN DYNAMICS LAST EMAIL SENT: 19 FEBRUARY 2019	<ul style="list-style-type: none"> Urban Dynamics future development scenarios study for the TechnoPark is now completed and a presentation was made to the SRA in December 2018. 	TechnoPark	<ul style="list-style-type: none"> The MSDF envisages TechnoPark as a balanced community, less reliant on a workforce commuting to and from the area on a daily basis. Appropriately, the vision and future land use parameters for TechnoPark – meeting the MSDF objectives – should be expressed in a local spatial plan or precinct plan.

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18	<p>CATWALK INVESTMENTS SUBMITTED BY ZEVDEVO</p> <p>EMAIL SUBMISSION: 30 APRIL 2019</p>	<ul style="list-style-type: none"> Catwalk Investments 385 (Pty) Ltd are the owners of erven Rem 6201 and 1460, measuring 2.95ha in extent, and situated in Bosmans Crossing Stellenbosch. They support the Adam Tas Corridor initiative. However, at present they question if there is sufficient trust between the built environment profession and the local authority for co-operation and partnership to succeed. As yet, they have not been invited to participate in such joint planning despite being significant landowners in Bosmans Crossing which is situated in what is termed the "Central District" of the ATC. An alternative rail system is critical to the success of the ATC the viability of such proposal, in terms of finance and existing policies needs to be determined and confirmed at the outset. There is a concern that the ATC will delay development. Inclusionary housing is mentioned throughout the MSDF, however there is not Inclusionary housing policy. To introduce an inclusionary housing policy prior to a policy having been adapted, is unworkable and unacceptable. They request a copy of the "edited drat" of the Integrated Zoning Scheme (IZS) and request an outline of time-frames for the finalization of the IZS. They support the NMT plan for Stellenbosch and would like to know when the implementation will take place and to "walk the talk". The Klapmuts Special Development Area Economic Feasibility Study has not been incorporated into the MSDF. Stellenbosch town urban edge is extended into Papegaaiberg, a proclaimed nature reserve. 	ATC	<ul style="list-style-type: none"> All land owners will be involved in processes related to the ATC. At this stage, the focus has been on the major land owners without whom the project will not be possible. It is not the intent of the ATC initiative to delay development. The transport system along the ATC will be explored with PRASA and other role players. The IZS was adopted by Council end May 2019 (after the draft MSDF appeared). Comment related to Klapmuts is included in sections above. The Municipality plans and invest in NMT as resources allow. A key principle of the ATC initiative is to extend opportunity for NMT. The Stellenbosch town urban edge does not impinge on the Papegaaiberg Nature Reserve, the proclaimed boundaries of which were incorrect in the draft MSDF.
19	<p>VIRDUS WORKS (PTY) LTD ON BEHALF OF LA MONTTE LAND REFORM INITIATIVE</p> <p>EMAIL SUBMISSION: 23 APRIL 2019</p>	<ul style="list-style-type: none"> The submission objects to the SDF designation of the La Motte state land (Berg River Dam) for Urban Development purposes (portions of Paarl Farm no's 1653 and 1339 and portion 1 of farm Keyersdrift no. 1158). It rejects the above inclusion of land into the Stellenbosch SDF as a solution for the housing and urban settlement demand in Franschhoek in the short to medium term. The draft SDF 2019 contains contradictory policy statements regarding La Motte. It is defined as a rural settlement not intended for significant growth. The SDF indicates that only 52 ha of land is required to satisfy current demand, which is available within the existing urban edges of Franschhoek. The cost of agricultural land in the Franschhoek area prevents feasible land reform for agricultural development. State land should rather be used for economic transformation than for human settlement that can afford large capital outlays for development, amongst others by increasing residential densities to provide for subsidy housing in multi-storey units as is done all over in the other provinces. The identification as set out in the SDF provides an understanding that the municipality is set on using the land furthest from Franschhoek for the proposed settlement development to reduce its development costs, without acknowledging the cost to the future residents and the surrounding agricultural uses. La Motte, as per the Urban Development Strategy analysis indicated the La Motte area as one of the most vulnerable areas from a climate change perspective. The land as indicated around La Motte for housing beneficiaries is a "dumping ground" because of the actions of the municipalities. 	Housing development at La Motte	<ul style="list-style-type: none"> The urban edge for La Motte is not significantly extended in the MSDF. La Motte is not envisaged as a significant growth area. However, housing provided there forms an integral part to the Municipality's effort to provide in Franschhoek's housing needs timeously.

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20	STELLENBOSCH UNIVERSITY EMAIL SUBMISSION: 2 MAY 2019	<ul style="list-style-type: none"> In principle, the SDF is supported by Stellenbosch University. Section 6.7 of the SDF refers to land use management guidelines and regulations as well as overlay zones, outlining land use parameters. However, provisions for the university overlay zone has not been considered, despite several meetings held with the municipality in the past on a proposed overlay zone for the university property. As such they request the SDF be amended to provide for the following paragraph in section 6.7 of the SDF: The IZS provides for an overlay zone for the Stellenbosch University campus to outline land use parameters and processes specific to the campus (the details of the universities overlay zone can then be finalised during the integrated Zoning Scheme process) Section 5.3 paragraph 9 states that most of the traffic problems in Stellenbosch are caused by the University and the students. However, there are other institutions, businesses and follow through traffic on the R44 that also contribute to traffic problems in Stellenbosch. The university has taken up a number of initiatives to manage the problem of parking and traffic on campus. <p>Linking to point 19 of this public participation report, Stellenbosch University received a donation of 30ha of land in Klapmuts. Klapmuts is identified as a potential node for the establishment of an innovation precinct. The SDF needs to facilitate the opportunity for future growth of the university in this region to participate in the establishment of the innovation precinct.</p>	University overlay zone, traffic, and Klapmuts	<ul style="list-style-type: none"> The principle of a University overlay zone is supported. It is recommended that the details of this overlay zone be finalised in parallel with University master planning. It is accepted that the university is not the sole contributor to traffic congestion in Stellenbosch. Efforts by the university to introduce traffic demand management measures are acknowledged. The Klapmuts issue is addressed in comments above.
21	DENNIS MOSS PARTNERSHIP ON BEHALF OF MESSERS. DEVONMUST (PTY) LTD EMAIL SUBMISSION: 3 MAY 2019	<ul style="list-style-type: none"> On the 31 January 2017 this offices submitted comment on behalf of Devonmust (Pty) Ltd on the related rectification of the Urban Edge in the Vicinity of the Devonvale Golf and Wine Estate. Despite the comprehensive motivation provided by the office, the urban edge was not rectified by the Municipality. The current SDF shows Devonvale Golf and Wine Estate located outside the Koelenhof urban edge. In summary, the following motivating factors should be considered during the consideration of this comment: <ul style="list-style-type: none"> a) Devonvale had been operational as a golf course since the 1970s when the former Divisional Council of Stellenbosch approved the establishment of the golf course on a portion of the Farm Hartenberg, Division Stellenbosch. b) During 1989, the Provincial Planning Department granted approval for the development of Phase 1 which made provision for approximately 100 residential units. c) The Phase 2 extension of the Devonvale Golf and Wine Estate was approved by the DEA&DP during 2009. Further approvals to enable this development were issued during 2012, 2016 and 2018. d) The legal opinion has found that Devonvale presents a legally-constituted township established in terms of the Deeds Registry Act. e) The property borders on the current urban edge of Koelenhof. The amendment of the urban edge would therefore not result in leapfrog development. f) The activities undertaken at Devonvale will add to the mix of land uses in the Koelenhof node, thereby contributing to the land use intensification of the node. g) The amendment of the urban edge is regarded as the logical western extension and rounding off of the urban edge. Amendment of the urban edge to include Devonvale would not set a negative precedent as the motivating factors, mentioned above, would effectively result in a logical correction of the urban edge. 	Koelenhof urban edge	<ul style="list-style-type: none"> See submission 8 above.

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22	TV3 ARCHITECTS AND PLANNERS ON BEHALF OF FARM CLOETESDAL NO. 81/33 EMAIL SUBMISSION: 30 APRIL 2019	<ul style="list-style-type: none"> According to the MSDF only a portion of Farm 81/33 has been included in the urban edge. At the Stellenbosch Municipality Council meeting of 22 February 2017 regarding the Northern Extension of Stellenbosch Urban Development Project, the whole of Farm 81/33 was identified for future urban development (consisting primarily of gap housing and schools). The request is for the MSDF to be rectified and for it to reflect the Stellenbosch Municipality Council's approved Northern Extension of Stellenbosch Urban Development Project. 	Northern extension urban edge	<ul style="list-style-type: none"> The urban edge has been adjusted to reflect the full extent of the proposed northern extension to Stellenbosch as understood by the Municipality. It is understood that as detail work on the northern extension project proceed, appropriate adjustments to the edge can be considered as part of an overall development agreement.
23	TV3 ARCHITECTS AND TOWN PLANNERS ON BEHALF OF FARMS 72/2, 72/3 AND 82/2 EMAIL SUBMISSION: 29 APRIL 2019	<ul style="list-style-type: none"> The MSDF only includes a small portion of Farm 72/3 in the urban edge. At the Stellenbosch Municipality council meeting of 22 February 2017 regarding the Northern Extension of Stellenbosch Urban Development Project, significantly larger portion of farm 72/2, and portions of farm 72/3 and farm 82/2 were identified for future urban development (consisting primarily of gap-housing, commercial facilities, public transport facilities and sports facilities). 	Northern extension urban edge	<ul style="list-style-type: none"> See submission 23 above
24	CAPENATURE COMMENTS (DIRECTED TO DEADP) EMAIL SUBMISSION: 6 MAY 2019	<ul style="list-style-type: none"> CapeNature strongly objects to any development to the east of the R310/ Wemmershoek Road. This site can be considered to be the highest priority site within the entire municipality in terms of biodiversity importance for securing for formal conservation (i.e. not already conserved). This lowland site contains several unique habitats, including wetland, as well as site endemic and local endemic species and has been long been identified for formal conservation (see McDowell 1993). There were major concerns regarding the groundwater abstraction programme on the site, however this land use does at least allow for retention of most of the habitat as opposed to urban development. As indicated in CapeNature's previous comments, this site has been reviewed by the Western Cape Protected Area Expansion and Stewardship Committee and recommended to be secured as a Protected Areas Act Nature Reserve. 	Wemmershoek urban edge/ Nature Reserve	<ul style="list-style-type: none"> The Municipality agrees with CapeNature's comments. The urban edge has been adjusted accordingly.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
25	<p>TV3 ARCHITECTS AND TOWN PLANNERS, ON BEHALF OF MOUNTAIN BREEZE PTY) LTD (OWNER OF FARM 1166)</p> <p>HAND DELIVERED SUBMISSION: 1 MAY 2019</p>	<ul style="list-style-type: none"> The Mountain Breeze property has been excluded from the urban edge. It has been requested that the MSDF urban edge be amended to include the +/- 14ha portion of Mountain Breeze and to earmark it for urban development. The remaining +/- 68ha of the property will stay agriculture and continued to be farmed. Several specialist consultants were appointed to undertake and prepare baseline assessment reports that will form a component of this planning motivation report for the subject property. The property is zoned Agriculture Zone I, with a consent use for a farm stall. The properties are located in an area with mixed land uses. 201 single residential opportunities are indicated on a 14ha portion of the subject property. The proposal is motivated on the grounds of the development is that it is aligned with the principles of the IDP. Although the northern expansion project and the new Jamestown housing project will unlock additional land for predominantly affordable housing these projects will not address the current and future housing backlog for the middle-and-upper income households. There is a scarcity in formal guiding policies and plans specifically aimed at addressing the current and future housing demand for the middle to higher income households, who are predominantly attracted by the booming services sector. 	Stellenbosch urban edge	<ul style="list-style-type: none"> The development, located on the southern urban edge of Stellenbosch town, is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.
26	<p>FIRST PLAN RELATING TO KOELENHOF (DEVONBOSCH), PTNS 9, 20 & 43 OF FARM 65 AND PTNS 3 & 10 PF FARM NO 66 AND FARM NO 1059</p> <p>HAND DELIVERED: 6 MAY 2019</p>	<ul style="list-style-type: none"> The application for the subdivision and the rezoning of portions of the above properties have already been approved and developed has already occurred on portions of the subject property. In relation to Portion 43 of the farm Nooitgedacht No 65 various approvals for mixed-use urban development comprising of residential, commercial and industrial uses are in place (including Environmental Authorisation, Heritage approval, WC Department of Agriculture support, Stellenbosch Directorate Infrastructure services approval, Civil and electrical services installation and physical development of infrastructure, Building plan approvals and Construction for first buildings). In relation to Portions 9&20 of Farm 65, Portions 3 & 10 of the Farm No 66 & Farm 1059, Environmental Authorisation was issued by the Department of Environmental Affairs and Development Planning. In the Draft MSDF reference is made to the area north west of the railway line and the Koelenhof station to include GAP housing. It was pointed out the area north west of the railway line and the Koelenhof station is already developed as an upmarket residential development and that inclusionary housing cannot be included into the already developed and approved plans. "GAP" or "Inclusionary Housing Policy" is not specifically addressed in the Draft Stellenbosch MSDF 2019 other than that in table 31. Such policies have not been formulated as yet by the SM and this should be done prior to inclusion of such requirements into the Stellenbosch MSDF. 	Corrections based on plans already approved and developed	<ul style="list-style-type: none"> The letter concerns a land use application within urban edge. A Site Development Plan is under discussion. The MSDF reflects current approvals.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
27	<p>WRITTEN FEEDBACK AFTER MEETING AT TOWN HALL FROM SEVERAL PROPERTY OWNERS, DEVELOPERS AND INVESTERS</p> <p>HAND DELIVERED: 6 MAY 2019</p>	<ul style="list-style-type: none"> Private land owners providing residential accommodation to students in the central area of Stellenbosch town. Seeking more appropriate regulation of land use associated with their property and "collective" effort on common issues (e.g. security) Land owners intend to form a representative body representing their interests and geared to engage constructively with the Municipality/ University. The body will explore precedent, including the special district arrangements in Hatfield implemented in partnership with the University of Pretoria. These effort can pioneer the way forward for regulation of these properties. 	Private land owners of student accommodation in Stellenbosch town	<ul style="list-style-type: none"> The submission is welcomed. It would be appropriate for the owners of predominantly student accommodation in Stellenbosch town to form a representative body. Arguably, common interests, including appropriate land use management regulations, safety measures, and so on could be discussed and managed through this body. Possibly, the contemplated University overlay zone should include the property of private land owners of student accommodation.
28	<p>DEADP (WESTERN CAPE GOVERNMENT)</p> <p>EMAIL SUBMISSION: 7 MAY 2019</p>	<ul style="list-style-type: none"> The DEADP commends the progress made by SM to finalise the MSDF. Various suggestions were made to clarify maps, and wording and terminology used. The DEADP is in full support of the proposed catalytic interventions. The MSDF should expand on funding for catalytic initiatives. The MSDF should be re-advertised following completion and inclusion of the Capital Expenditure Framework (CEF). It is not clear whether or not existing infrastructure can support the infill development proposed. The MSDF should expand on issues related to waste management (including challenges, the capacity of infrastructure, and waste management initiatives). 	Comments aimed at strengthening the Draft MSDF	<ul style="list-style-type: none"> Various amendments have been made to the Draft MSDF to clarify maps, and wording and terminology used. A summary of the SM CEF has been included as an Appendix. Work on the CEF is ongoing, but the principle has been established to align planning and budgeting for infrastructure and services with the spatial objectives of the MSDF. In relation to the catalytic initiatives, each is associated with its own extensive infrastructure and service investigations. A key principle of these initiatives is attracting "off-budget" investment (investment not from the SM but external organisations). A good example of this is Distell's planned investment in infrastructure to unlock the development of Farm 736/RE in Klappmuts.
29	<p>DENNIS MOSS PARTNERSHIP ON BEHALF PORTION 23 OF THE FARM NO 74, KOELENHOF</p> <p>EMAIL SUBMISSION: DATED, 7 MAY 2019</p>	<ul style="list-style-type: none"> The comments requests and motivates the rectification of the SDF as it relates to the erroneous land-use designation indicated for Portion 23 of the Farm No. 74, Koelenhof According to the draft MSDF, the land use designation of the subject site has been informed by an LSDF that was prepared for the Koelenhof area in 2007. In terms of the analysis that informed the spatial proposals contained in this LSDF, the subject site has been classified as follows: "Investigate Flood Lines Development Potential". The LSDF also calls for investigations into the development potential of residential development (Subsidy/ GAP) on the site. The land use proposed by the draft MSDF is "protected green" for which no definition is found in the draft MSDF. The classification could also be construed as a contradiction of the use proposed in the Koelenhof LSDF that indicated the application portion of land for possible residential development purposes. The amendment of the land use designation of the subject site to allow for infill development is supported. With regard to future land use on the site, the study undertaken indicates that the site is of low environmental significance and that it has no irreplaceable ecosystem function. It is accordingly proposed that the current draft MSDF land use designation for the subject land, namely "protected green" be amended to "new future development" or "strategic infill development". 	Inconsistent land use designation	<ul style="list-style-type: none"> It is agreed that the area could be used for infill development if supported by appropriate studies.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
30	<p>ANTON LOTZ TOWN PLANNING ON BEHALF OF STYLESTAR PROP 83 (PTY) LTD (OWNERS OF FARM 770/21 PAARL ROAD)</p> <p>EMAIL SUBMISSION: 6 MAY 2019.</p>	<ul style="list-style-type: none"> Klapmuts is identified as a primary node/ growth centre; yet the land budget does not afford the Klapmuts south area the opportunity to respond to its potential to accommodate enterprises requiring large landholdings and dependent on good intra- and inter-regional logistic networks as described in the draft SDF. The MSDF recognises the economic potential of the N1 corridor – including adjacent land also serviced by the old Main Road and Railway – stretching from the CCT through Klapmuts towards. It is believed that more of the land in the zone between the N1 and R101 to the east of the existing Klapmuts town should be included into the urban edge to allow a response to the logistics and industrial opportunities in the short to medium term. 	Urban edge extension to enable growth of Klapmuts	<ul style="list-style-type: none"> The area of land east of Klapmuts and situated between the N1 and Old Paarl Road should be jointly investigated and planned by Stellenbosch and Drakenstein Municipalities. Over the longer term, a change of land use appears logical.
31	<p>AGRICULTURAL RESEARCH COUNCIL</p> <p>HAND DELIVERED SUBMISSION: 06 MAY 2019</p> <p>(AND DATED LETTER FROM DR SHADRACK MOEPHULI PRESIDENT AND CEO ON 26 MARCH 2019)</p>	<ul style="list-style-type: none"> The letter objects to the Draft MSDF designation of State land (Agricultural Research Council) for urban development purposes at Stellenbosch: Farm Vredenburg No 281, the Remainder and portion 8 of Farm Vredenburg No 283, Portions 17 and 35 of Farm Grootvlei No. 183 and Farm 1357. The process of planning development and future potential on this land is illegal and the process is in ultra vires of the powers of the municipality in the prevailing circumstances. In addition, the land is used for the agricultural research and biosecurity (including quarantine) purposes. The pertinent land is exposed to pathogens, fungi, insects and mycoherbicides (Formulation of fungal spores) which are used for the control of invasive plant species that need to be protected. The ARC accordingly calls upon the municipality not to proceed further with the planning process, as it would be against the interest of agricultural development, industry and research in the Western Cape. 	Objections to the proposed use of State Land	<ul style="list-style-type: none"> The MSDF sets out to consider the appropriate use of land from a range of perspectives (not only its current use). The Droë Dyke area is ideally situated to address housing needs in Stellenbosch in a manner which serves national, provincial, and local settlement management objectives. The Municipality has approached the HDA to assist in unlocking the land (owned by the National Department of Public Works). In this process, issues of current use will be addressed.
32	<p>TECHNOPARK SPECIAL RATINGS AGENCY (SRA) COMMENTS ON THE MSDF</p> <p>EMAIL SUBMISSION: 7 MAY 2019</p>	<ul style="list-style-type: none"> TechnoPark currently functions as a mono-use office park, while it was originally designed as a science and technology park. The modern notion of innovation precinct fits well with the current uses and business mix in the park. The mixed use of the space will only materialise if land-use rights shift towards this new vision. Clarity is needed on the sought of future extension area (+/- 10,7ha) of the TechnoPark, currently located outside the urban edge. It is proposed that this area be included in the urban edge. This can only be unlocked if the vision of TechnoPark is supported through acknowledgement of the new vision in the MSDF, the need for amendment of the Zoning Scheme and associated regulations and mechanisms, and the subsequent compilation of a new development framework. 	TechnoPark	<ul style="list-style-type: none"> The MSDF envisages TechnoPark as a balanced community, less reliant on a workforce commuting to and from the area on a daily basis. Appropriately, the vision and future land use parameters for TechnoPark – meeting the MSDF objectives – should be expressed in a local spatial plan or precinct plan. The notion of a joint planning effort between land owners, management bodies, and the Municipality is supported.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
33	<p>115 OWNERS AND RESIDENTS OF PROPERTY NEAR UNIEPARK AND ROZENDAL</p> <p>HAND DELIVERED SUBMISSION: 4 MAY 2019</p>	<ul style="list-style-type: none"> There were 115 objections for the inclusion of the "yellow" block to the north of Uniepark (depicted in Figure 28 of the draft MSDF). The residents are not against new development in principle and are particularly supportive of the Adam Tas Corridor as a major project to rejuvenate the derelict buildings and underutilised land on the Western side of the town. However, they are concerned that the Draft MSDF and processes related to the IDP create uncertainty that has led to the devaluation of property in their area, and could result in further erosion of property value, threatened adjacent green areas, and also seems to disregard existing plans, policies and frameworks. The Draft MSDF does not provide details regarding the nature of any proposed residential infill or justification for the inclusion of the Uniepark block. Uniepark extends further to the eastern side of the Uniepark than the current zoning for utility services, and appears to include land currently zoned for agriculture. At the IDP focussed engagement session on 25 April 2019, a much larger yellow block to the north and east of Uniepark was presented under the future megaproject "Botmaskop". The proposal also ignores green and forested areas and contradicts the view in previous policy documentation that the eastern reaches of Helshoogte should not be included in restructuring zones because it is too far away from access to public transport, economic activity zones and social facilities. To avoid further damage, and in light of the long-term, forward-looking nature of the MSDF, and the arbitrary placing of the Uniepark Block, it is respectfully request that the Uniepark block be removed from the Draft MSDF. 	Uniepark and Rozendal	<ul style="list-style-type: none"> To achieve agreed national, provincial, and local settlement development and management objectives, it is necessary for the Municipality to actively seek infill residential development opportunity. Prior to implementation of any such opportunity, numerous studies and investigations are required through land use planning, environmental, and infrastructure related statute and regulations, including the need for public participation at different stages of development processes. These studies will inter alia consider what parts of the land area could be developed, what nature and form of development would be appropriate in its context, and who best will be responsible for implementing the development. The Municipality adheres to all applicable legislation and policy in enabling development and will follow these processes should any development in the area identified be pursued.
34	<p>STELLENBOSCH AGRICULTURAL SOCIETY</p> <p>HAND DELIEVERED SUBMISSION: 7 MAY 2019</p>	<ul style="list-style-type: none"> The Stellenbosch Agricultural Society (during 2017) formed part of the ISC. In light of the this, the MSDF are presented to council without the inputs of the ISC that is considered contrary to the legislative requirements set out in LUPA. The presentation and consideration of the current draft SDF to Council without an updated draft RAP document in place is considered premature and it does not promote transparent and informed decision-making. One of their major concerns is that the draft SDF does not in any form make provision for farm worker housing as contemplated in the IDP and housing pipeline. As part of the priorities of Ward 19 the society request that the De Novo node be recognised and identified as a rural node especially in relation to the provision of farm workers housing and for training and development opportunities. The Meerlust development that is aimed at the provision of farm worker housing in not reflected in the current draft MSDF proposals. It is recommended that the MSDF be amended to incorporate the proposed development as a farm worker housing node. The Koelenhof development node should be revised and include portion 31 of farm 61, as per the request of Simonsig Wine Estate who are working with the society to promote farm worker housing/ agri-villages. The approved residential development on portions 2 and 3 of Farm 1307 is not included, and the Society request that this be rectified, to incorporate portions 2 and 3 of farm 1307 within the urban edge. 	Farm worker housing	<ul style="list-style-type: none"> The Municipality supports initiatives to provide farm worker housing/ agri-villages. A key issue is whether or not this form of housing should be delineated by an urban edge. Associated deliberations should, however, not impede processes to provide farm worker housing in any way.

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35	FRANSCHHOEK HERITAGE AND RATEPAYERS ASSOCIATION HAND DELIVERED SUBMISSION: 7 MAY 2019	<ul style="list-style-type: none"> The association has in excess of 400 members who are residents and or business owners in the valley and their committees are elected at each Annual General Meeting. The following issues are raised: The need for forward planning to cater for the sense of place and the café society that makes the village such a special place. More consultation is needed to preserve this special place and offer our services to assist in this regard. The need for provision of adequate parking and to coordinate this between local shop staff and wine tram customers. The parking now available on the old tennis courts is a good step forward but is a short term solution. Too many residential properties are being commercialised with absentee landlords. All future commercial developments in the village should be limited to the existing three nodes – along the Main street, constrained by Dirkie Uys Street to the North and van Wiik Street to the South, the Village Artisan, and the Agrimark node. The rest of the village should be strictly residential or guesthouses which meet the Todeschini & Japha guidelines. Motels as proposed for erf 187 are not acceptable. Additional commercial developments will be needed to support the satellite villages as in the SDF. Again these should be fixed to the main access roads and not spread through the residential areas. No three storey buildings should be permitted. The Municipality must protect the sense of place of the whole valley (Heritage Western Cape only covers the very small historic part of the village). The proposal to resuscitate the Planning Advisory Committee and to invite members of the Association to join is strongly supported. It's remit needs to be expanded to cover the whole valley. Building Control must be carried out thoroughly and not be inhibited by the split between the municipal and judicial areas of control. 	Franschhoek	<ul style="list-style-type: none"> The issues raised are important but mostly related to land use management and not the MSDF for the municipal area.
36	TV3 ARCHITECTS AND TOWN PLANNERS ON BEHALF OF LIBERTAS AND FLEURBAAI EMAIL SUBMISSION: 7 MAY 2019	<ul style="list-style-type: none"> The farms Libertas and Fleurbaai farms have been excluded from the Stellenbosch urban edge. The firm has received a brief from the directors of Fleurbaai (Pty) Ltd to prepare the necessary documentation for the amendment of the MSDF in order to include the Farm Libertas No. 1480, Stellenbosch and the Farm Fleurbaai No. 1040, Stellenbosch in the Stellenbosch urban edge and to earmark the subject property for future urban development purposes. A power of attorney to this affect is attached to the original submission documentation. The subject property is considered to be a desirable location for future urban expansion, with specific reference to a mixed-use development, being in close proximity to central Stellenbosch. The aim of the submission is to provide the Stellenbosch Municipality with sufficient information, informed by specialist studies and assessments, of the subject property and proposed urban development to substantiate the motivation for inclusion in the Stellenbosch Municipality's urban edge. A large portion of the land will be used for education facilities, the TechnoPark extension, residential opportunities, and as such will complement the Adam Tas Corridor initiative by providing alternative housing opportunities in close proximity to central Stellenbosch. It is maintained that the MSDF identifies little private land for the development for the middle to higher income groups available. It is their professional opinion – substantiated by the relevant specialist consultants and their reports – that if the subject property is included in the urban edge and sensitively developed it will support the principles of the Stellenbosch Municipality's IDP, contribute to creating a compact urban form for Stellenbosch town (it can be deemed to be infill development of the area between Die Boord and TechnoPark), contribute to the upgrading of municipal engineering infrastructure, assist in funding and constructing the proposed TechnoPark Link Road, pay significant development charges to the Stellenbosch Municipality, address housing needs and backlog, provide balanced housing stock by supplying more family orientated housing opportunities, assist in limiting the loss of families working in Stellenbosch, moving to other towns, not lead to a loss of a critical biodiversity area, have a limited impact on agricultural resources, have a limited impact on heritage resources, have a limited visual impact; and will have significant socio-economic benefits for Stellenbosch in the form of new employment opportunities, rates, taxes, infrastructure upgrades, traffic improvements, new educational facilities, and so on. 	Stellenbosch urban edge (Libertas and Fleurbaai Farms)	<ul style="list-style-type: none"> The development is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
37	TV3 ARCHITECTS AND TOWN PLANNERS ON BEHALF OF PORTION 1 OF FARM FLEURBAAI EMAIL SUBMISSION: 1 MAY 2019	<ul style="list-style-type: none"> Portion 1 of Farm Fleurbaai No. 1040, Stellenbosch, owners have contacted TV3 to initiate a process to obtain the necessary land use rights, in order to establish an urban development, consisting of residential and commercial facilities. The first step of the process is to obtain the required land use rights for the proposed development which would include the portion of the previously mentioned farm into the urban edge. According to the MSDF the said property has been excluded from the urban edge. The subject property is +/- 9.5ha in extent and is not a viable agricultural land unit. The property is proposed to extend the Techno Park with Capitec's new head office building and it would therefore make sense to harness this opportunity and to provide land (on the subject property) for the future expansion of TechnoPark as the need arises. Although it is recognized that urban form of a town is also dictated by biophysical factors such as topography, flood lines and infrastructure such as major roads which may lead to an organic irregular form with tentacles and nodes, there will always be the natural inclination to follow a compact regular form, striving towards optimum proximity and connectivity. In this regard the subject property (as a part of the Fleurbaai/ Libertas urban development project) is ideally located close to the CBD and can be regarded as infill development, as its most western border would more or less follow the natural western edge of the town as already dictated by De Zalze and TechnoPark. A main contributing factor in the request is the recent progress towards the realization of the proposed Techno Avenue Link Road, arriving at a preferred conceptual alignment. The Techno Avenue Link Road will form the western boundary of Stellenbosch and help define a new compact urban form for Stellenbosch, containing future development. 	Stellenbosch Urban Edge	<ul style="list-style-type: none"> The development is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.
38	TV3 ARCHITECTS AND TOWN PLANNERS ON BEHALF OF PORTION 4 OF FARM FLEURBAAI NO. 1040 EMAIL SUBMISSION: 6 MAY 2019	<ul style="list-style-type: none"> The comment relates to a further property (Portion 4 of Farm Fleurbaai No. 10140, owned by High-Mast Properties 37 (Pty) Ltd) as part of the proposed Fleurbaai/ Libertas development. The proposal for the property includes a residential development for university students and a cluster of private schools for +/- 1500 pupils. The property is located along the conceptual Techno Avenue Link Road. 	Stellenbosch Urban Edge	<ul style="list-style-type: none"> The development is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.
39	MHL ARCHITECTS AND PLANNERS ON BEHALF OF MILNERTON ESTATES LAND HOLDING IN THE RAITHBY-FIRGROVE VALLEY EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The SDF indirectly refers to Milnerton Estates' presence in the valley. It is maintained that the SDF should guide how tourism, upliftment of farm workers, farmworkers housing, agri-villages, the development of agriculture, strengthening of the agricultural value chain, agri-processing, food security, and employment in the Raithby-Firgrove valley should be undertaken. Given the location of the valley adjacent to the City's urban edge and associated development pressures, along with increased use of R44 and Winery Road transport linkages, it is proposed that the SDF recognize the Raithby-Firgrove valley as a distinct spatial entity with appropriate socioeconomic development opportunities, and that relevant SDF elements be brought forward more strongly and spatially. 	Scope of land uses to be supported in the Raithby-Firgrove valley	<ul style="list-style-type: none"> In terms of the MSDF Raithby should be maintained as a rural village. The MSDF maintains that the guidelines for rural development provides scope for diversification of activities on farms to be protected from urban expansion.

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40	ARRA VINEYARDS EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> In 2008 Arra was included in the urban edge only to be omitted in the final draft. They have scrutinized the latest SDF proposals but fail to find any sensible deliberation on Arra Vineyards position. Placing their property outside the urban edge in terms of the latest SDF proposals militates against a number of important principles and considerations that have informed the formulation of the SDF guidelines and urban edge determination. Arra would like to use an urban/ agricultural buffer zone to develop for middle income housing and provide economies of scale for security and harmony to farming operations. There has been questionable inclusion of property in the urban edge that is not adding value to the SDF. but just providing real estate commerce. The Klapmuts Plan contains "green area" that have development rights and have been developed. These include the Mandela Estate, the housing estate outside Klapmuts and does not reflect the approvals of the two schools and university south of Klapmuts. These green spaces have been confirmed to have low agricultural potential land. Klapmuts is labelled as a significant new regional economic node yet the land budget consideration only speaks to land required primarily for indigent housing and give no indication of allocation of land to actually realise the "vision". The SDF does not reflect the urgency to improve safety at the current high hazardous Arra Vineyards water dam that has 300+ low income houses located close by and with school children having easy access to the dam. This issue should be addressed and planned for accordingly. 	Klapmuts urban edge	<ul style="list-style-type: none"> The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.
41	DE ZALZE HOA EMAIL SUBMISSION: 7 MAY 2019	<ul style="list-style-type: none"> The De Zalze HOA (represents over 400 homeowners) request explanation for the inclusion of a triangle of agricultural land south of De Zalze in the urban edge. They are aware that this area contains red data species which are protected. The HOA also notes a new extension of the urban edge on the southern side of Jamestown, an area currently zoned agricultural. The area between the Webersvallei Road and the Blaauwklippen River is now included in the urban edge and is marked as "existing and proposed urban character areas". The HOA enquires as to what is meant by this description. 	Urban edge in vicinity of De Zalze	<ul style="list-style-type: none"> The triangle of land south of De Zalze has been excluded from the urban edge.
42	SPIER FARM PRECINCT EMAIL SUBMISSION: 9 MAY 2019	<ul style="list-style-type: none"> Spier is in the process of re-visiting its long term vision, across sectors of activity, and including the spatial use and configuration of the complex. They plan on preparing a vision, strategy, and implementation plan holistically, across multiple aspects including agriculture, commercial considerations, agri-processing, tourism, residential and mixed-use development of select portions of the Spier. Spier requests that the MSDF description of the complex enables this long term planning process to unfold. 	Future of the Spier Farm precinct	<ul style="list-style-type: none"> The Municipality believes that the MSDF adequately enables the long-term visioning and planning process for Spier – as outlined in their submission – to proceed.
43	WERKSMANS ATTORNEYS ON BEHALF OF BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH EMAIL SUBMISSION: NO DATE	<ul style="list-style-type: none"> The submission motivates for the inclusion of various farm portions in the vicinity of Paradyskloof and Jamestown (Farms 1457, 369/17, and 527/3) to be included in the urban edge. 	Urban edge in vicinity of Paradyskloof and Jamestown, Stellenbosch	<ul style="list-style-type: none"> The MSDF maintains that the urban edge of Stellenbosch town should be maintained as far as possible for the MSDF period in order to achieve national, provincial, and local settlement development and management objectives

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44	THE STELLENBOSCH HERITAGE FOUNDATION EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The Stellenbosch Heritage Association supports the Draft MSDF in principle. They request that the SM should make a special effort to integrate diverse policies across all departments. In recent public meetings it was clear that this was not the case. They would like to thank the municipality and their consultants for their diligent commitment to produce a qualitative and strategically valuable document to guide future decision making. 	Policy integration	<ul style="list-style-type: none"> The Municipality has commenced work to align the MSDF and various sector policies/ framework plans.
45	DE ZALZE PROPERTY INVESTMENTS (PTY) LTD EMAIL SUBMISSION: 7 MAY 2019	<ul style="list-style-type: none"> The submission states that the entire De Zalze estate should be included within the urban edge. It is argued that the entire estate has been "incorrectly" excluded from the urban edge since 2013. 	De Zalze urban edge	<ul style="list-style-type: none"> The MSDF does not view De Zalze as a growth area and do not see the need to include the entire estate within the urban edge.
46	DENNIS MOSS PARTNERSHIP ON BEHALF OF REMAINDER FARM NO. 85 AND ERF 14425 EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> As per the discussion held with municipal officials it is noted that there is an error in the Stellenbosch Concept plan (pg. 66) and Stellenbosch Framework Plan (pg. 68). These plans indicated that above-mentioned properties as urban agriculture included in the urban edge. They have illustrated and explained in the Basic impact Assessment (for which an approval was granted on 8 July 2015), the Rezoning application and subsequent submission of the Portfolio of Evidence on 16 April 2019 (which is currently under consideration) the properties are included in the Stellenbosch Urban Edge and designated for urban development 	Stellenbosch urban edge	<ul style="list-style-type: none"> The MSDF has been rectified.
47	TV3 ARCHITECTS AND TOWN PLANNERS, ON BEHALF OF PORTIONS 18 AND 20 OF FARM NR 82, AND ERF 13789 DELIVERY SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The application for the rezoning, subdivision and departures was approved for Urban Development purposes. The application was duly approved by the Stellenbosch Municipality in 2011. As part of this application the related farms have been developed accordingly (Urban Related Purposes), currently known as the Gevonden Residential Development. The remainder of the original approval relating to portion 20 of Farm Nr 82 is currently being processed by SM. In terms of the MSDF 2019 it would appear that the designation of the subject property (Portion 20 of Farm Nr 82) is incorrectly indicated, and should be indicated as existing urban development area. 	Incorrect indication on MSDF 2019	<ul style="list-style-type: none"> The MSDF has been rectified.
48	URBAN DYNAMICS TOWN AND REGIONAL PLANNERS ON BEHALF OF FAURE AGRI (PTY) LTD AND MYBURGH FAMILY TRUST EMAIL SUBMISSION: 6 MAY 2019	<ul style="list-style-type: none"> The submission states that preliminary work has been undertaken to establish a rural node – comprising 450 residential opportunities for 450 farm worker families on 26,5ha – adjoining Old Main Road and Baden Powell Drive. 	Proposed Meerlust rural node	<ul style="list-style-type: none"> The proposal does not necessarily contradict with the key principles of the MSDF. Specifically providing opportunity for farm workers is welcomed, as well as the location of the village on lower value land. It would be appropriate to address associate urban edge changes once the proposal – and all associated documentation – is submitted to the Municipality. The Municipality does not see it a necessity to include farm worker housing within the urban edge.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
49	PIETER SCHAAFSMA EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> Mobility issues at the Technopark will be exacerbated through the current construction of the head office of a national bank in the TechnoPark. One solution would be to encourage the bank to acquire and develop the remaining vacant land in the TechnoPark for higher density residential development for its employees and to convert certain of the existing office buildings that become vacant, for the same purposes. A private/ public initiative in this regard is urgently required. 	Mobility issues around the TechnoPark	<ul style="list-style-type: none"> The MSDF argues that the TechnoPark should be developed/ managed to become a more balanced community. This implies a significant focus on residential opportunity. It is proposed that the land owners/ management body and municipality prepare a local/ precinct level plan aimed at changing the area to such a community, including less need for commuting to and from the area.
50	STELLENBOSCH RATEPAYERS ASSOCIATION EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The mobility issues brought about by the decision to permit the establishment of the head office of a national bank in the TechnoPark. The issue is that there is no funding available for access to be provided. If the bank is not willing to fund the cost of a second access route, or to be advised to convert its new head office for residential purposes sooner rather than later, as was the case with the Cape Town CBD Old Mutual office. That out grew it's space and was converted into residential. As part of page 102 of the MSDF "Avoid retail malls and office parks in peripheral locations reliant on private vehicular access". In terms of this guideline a banking head office should clearly not have been permitted in the TechnoPark. As indicated in Table 13 on page 40 of the draft MSDF Stellenbosch Municipality has limited capacity to address issues such as the evolution of TechnoPark into an office park. The Municipality's institutional arrangements for addressing joint planning challenges also appear to be weak and intermittent. On page 45 of the Draft MSDF this situation is highlighted as a mismatch between the multiplicity of policy documents drawn up by or for the Municipality and the day to day ability to make sense of or apply such policies. The SRA would like to see representatives from Interested & Affected parties attending portfolio committee meetings as observers where, with the permission of the chairperson, they can participate in discussions (but have no vote). The Van der Stel Sports Complex, while an integral part of the Central district of the Adam Tas Corridor, should not form part of or be utilised for any strategic infill development. If the space is lost it will be difficult to replace. They were in agreement that the upper portion of Brandwacht Farm (Farm 1049) and a 20ha portion of Farm 369 (south of Brandwacht Farm) had inadvertently been included in the urban edge in Fig 27 on page 66 and Fig. 28 of the Draft MSDF. On a similar note the "Beltana" proposal adjoining the Helshoogte Road, shown as "new future development" in Fig. 27 on page 66 and as "mixed use, community and residential infill" in Fig 28 on page 68 needs to be carefully reconsidered. This area is Zoned as "Local Authority – General", however as "utility" and "Agriculture" in the Draft Integrated Zoning Scheme (IZS). Precinct Plans accordingly need to include clear guidelines as to include appropriate densities for sustainable development in specific locations. This will assist in providing transparency in understanding the developers plans within the area. Move away from housing for students alone and include housing for families as long term use. The urban edge as proposed for the area east of the R310 at Lynedoch should be excluded from the urban edge at Vlothenburg should be limited to the previously approved. This is from a scenic and a safety point of view. 	Stellenbosch urban edge and other matters	<ul style="list-style-type: none"> The MSDF supports a position where access issues to TechnoPark is resolved through its conversion to a more balanced community containing residential opportunity. Ideally, should further access improvements be required (particularly from the Baden Powell/ Adam Tas area, this should be funded without concomitant release of agricultural land for development. It is recommended that the land owners/ managers of TechnoPark and the Municipality undertake a joint planning exercise to plan the development of TechnoPark into a more balanced community. Should the Van Der Stel complex be considered for development (as part of the ATC initiative) sufficient green space should be safeguarded, as well as public access as sport opportunity and associated facilities. A smaller portion adjoining Brandwacht is regarded as suitable for appropriate infill development. To achieve agreed national, provincial, and local settlement development and management objectives, it is necessary for the Municipality to actively seek infill residential development opportunity. Prior to implementation of any such opportunity, numerous studies and investigations are required through land use planning, environmental, and infrastructure related statute and regulations, including the need for public participation at different stages of development processes. These studies will inter alia consider what parts of the land area could be developed, what nature and form of development would be appropriate in its context, and who best will be responsible for implementing the development. The Municipality adheres to all applicable legislation and policy in enabling development and will follow these processes should any development in the area identified be pursued.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
51	FRIENDS OF STELLENBOSCH MOUNTAIN EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> While their comments were of overall impressive of the MSDF, their main criticism had been in lines of the inexplicable contradiction encapsulated in the proposed extensions of the Urban Edge in Paradyskloof, Brandwacht and Southern Jamestown. These extensions are not discussed and just appear in figure 27 and 28 of the MSDF. Reasons for this inclusion has not been provided. The Brandwacht Farm 1049 would continue to be used for agriculture, with high agricultural soil potential and is a highly protected agricultural land. They also questioned some existing decisions regarding a triangular part of Farm 502 (south of De Zalze) and the agricultural smallholdings (Tuinerwe) between Webersvallei Road and Blaauwklippen River in northern Jamestown. The urban edge guidelines provide cogent reasons for any particular delineation, and they are in agreement and request the these two areas be excluded from the Urban edge. Farm 502 triangle is a Critical Biodiversity Area (CBA) and will thereby never become a candidate for development. The Jamestown smallholdings are part of its cultural heritage and of course also represent agricultural land, that the MSDF also agree should not be developed. Brandwacht Farm is not mentioned in the Draft MSDF and Paradyskloof is mentioned once. The Adam Tas Corridor project is supported by the FSM on two conditions. Firstly, it must be a replacement rather than additional peripheral land development. Secondly, it should accommodate modern high-density housing and TOD-friendly development (from the beginning of development). The MSDF makes no mention of the 240m contour line as an upper bound for development. Given the many hills and mountains in the WC024 area, the 240m line has proven an important tool and should be reintroduced. It should also be applied to future development proposals. The rejoinder that inclusion into the Urban Edge does not confer rights as such is meaningless. Planning officials tasked with assessing a development application routinely cite inclusion into the urban edge as a strong indicator that development is somehow thereby permitted even if the zoning would indicate otherwise. In summary: the proposed extensions of the urban edge to include Brandwacht Farm 1049 remainder and the 20ha portion of Farm 369 are inconsistent with the MSDF, the Urban Edge Guidelines and legislation and regulations governing the interplay between Critical Biodiversity Areas and spatial planning. They should be rescinded. The Eastern Link Road does not appear in any map in the MSDF itself or any version of such maps presented at the IDP/MSDF meetings. Notwithstanding the above, it is a budget item for the imminent 2019/ 20 financial year. It has thereby moved the Eastern Link project beyond mere planning into the implementation phase, even if the allocated money were to be used only for route and engineering design studies. Implementation is now imminent even before it appears in any planning document. Discontent was drawn in relation to the MSDF public participation process, that had very little to do with the MSDF but rather on other municipal planning documentation that had not been made publicly available for comment. 	Stellenbosch urban edge, the Eastern Link Road, ATC	<ul style="list-style-type: none"> The "Tuinerwe" is not intended for development. The Eastern Link Road is not supported by the MSDF. The triangular piece of land south of De Zalze has been excluded from the urban edge. A smaller portion adjoining Brandwacht is regarded as suitable for appropriate infill development. To achieve agreed national, provincial, and local settlement development and management objectives, it is necessary for the Municipality to actively seek infill residential development opportunity. Prior to implementation of any such opportunity, numerous studies and investigations are required through land use planning, environmental, and infrastructure related statute and regulations, including the need for public participation at different stages of development processes. These studies will inter alia consider what parts of the land area could be developed, what nature and form of development would be appropriate in its context, and who best will be responsible for implementing the development. The Municipality adheres to all applicable legislation and policy in enabling development and will follow these processes should any development in the area identified be pursued. The ATC initiative is planned as a TOD environment with significant residential opportunity providing for a range of income groups (as well as students).

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
52	JOHAN JANSEN VAN VUUREN, RESIDENT AND LAND OWNER FRANSCHHOEK EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The growth of tourism has beneficial economic impact and enhances employment opportunities. However, the growth of tourism establishments within areas demarcated for permanent residences has reached a point it will destroy the long term residents' quality of life and sense of place. There is concern about the lack of clarity in the MSDF regarding the 63 ha land at the north east end of the urban edge designated in Figure 31 as "Future Development Area". No further development should be allowed in this area. There is a need to use current roads as a means to improve NMT. The objector resists using the "old wagon trail" as a vehicular connection between Franschhoek Village and Groendal. The MSDF should address noise, danger, and pollution caused by large trucks traveling through Franschhoek. 	Tourism and the character of Franschhoek	<ul style="list-style-type: none"> The MSDF emphasises the need to maintain the unique character of Franschhoek, while providing in the needs of residents. This includes maintaining a balance between the needs of residents and tourism establishments/ activities (critical to sustaining livelihoods). While significant growth is not envisaged for Franschhoek, the area between Groendal and Franschhoek is regarded as the most appropriate location for development, including appropriate movement connections. The MSDF cannot directly resolve issues related to heavy vehicles using Franschhoek Pass (it is an issue of regional transport planning and management).
53	JACKIE LOUBSER, RESIDENT, FRANSCHHOEK EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> Franschhoek's character is eroded by insensitive developments. New development should be carefully integrated with the historic area. There should be a balance in interest in terms of tourism and residents in the area. Huguenot Street and the Franschhoek Pass is used by heavy goods vehicles. If Franschhoek is a major tourist destination, the use of the main road by heavy goods vehicles cannot be allowed. Planning of alternative routes, associated infrastructure and traffic policing should be considered in the development framework. Traffic congestion in Franschhoek requires attention. 	New development, tourism, and congestion in Franschhoek	<ul style="list-style-type: none"> The MSDF emphasises the need to maintain the unique character of Franschhoek, while providing in the needs of residents. This includes maintaining a balance between the needs of residents and tourism establishments/ activities (critical to sustaining livelihoods). The MSDF cannot directly resolve issues related to heavy vehicles using Franschhoek Pass (it is an issue of regional transport planning and management).
54	PLANNING PARTNERS, ON BEHALF OF GRAPEVINE URBAN DEVELOPMENT EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The MSDF does not reference the proposed Firgrove TOD node as a specific opportunity It is argued that the opportunities provided by Firgrove Station, the potential presented by the Firgrove TOD initiative, and the development contemplated by Grapevine Urban Development, are more than just another housing development. The Firgrove TOD is firmly premised on optimizing land use in support of existing public transport infrastructure. Planning Partners are of the view that a well-conceived development in this location can be supported by the principles that underpin the Stellenbosch MSDF. A collaborative urban edge assessment needs to be undertaken by the City of Cape Town and Stellenbosch Municipality. This will serve to lessen the threat to adjacent viticulture areas and address the misperception of developers regarding extending the urban edge within the Faure Hills to benefit from its locational advantages. The Stellenbosch MSDF should acknowledge this potential and its benefits and provide definitive principles and guidelines directed at ensuring appropriate development in this location. This could not only assist in evaluating any planning applications that may be submitted, but could form the basis of initiating a collaborative urban edge assessment by the City of Cape Town and Stellenbosch Municipality. 	Firgrove TOD node	<ul style="list-style-type: none"> As indicated in the submission, a rationalised Firgrove node does not necessarily conflict with the key principles of the Stellenbosch MSDF. It would be appropriate to discuss the proposal – when sufficiently developed – with the adjoining municipalities (recognising the principles contained in the SDFs of both).

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
55	STELLENBOSCH BELANGEGROEP/ INTEREST GROUP EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The SIG supports the key principles of the MSDF. The SIG maintains that key surveyed natural and culture areas are not appropriately reflected in maps. A precinct plan should be prepared for disused industrial areas and the Rhenish complex and surrounds. An inventory of student accommodation should be undertaken. Consideration should be given to affordable student and work-force housing. Areas indicated for future development adjacent to existing neighbourhoods should be excluded from the MSDF. Van der Stell Sports grounds should not be developed. The Adam Tas Corridor should provide for green areas. 	Natural and cultural heritage	<ul style="list-style-type: none"> The maps included in the MSDF are of a scale and level of detail reflecting the purpose of the MSDF. For decision-making purposes, detailed survey maps should be consulted. Planning for disused industrial areas is addressed as part of the Adam Tas Corridor Project (to proceed during 2019/ 2020). Planning for the Rhenish complex and surrounds relates to this project. The MSDF supports the provision of inclusive housing, also as a means to alleviate traffic congestion. There are numerous smaller opportunities for infill housing in Stellenbosch town. Development of these areas does not necessarily imply deterioration of existing areas and the quality of life enjoyed by residents. Each project must be planned with full regard for its context and in terms of prescribed processes (including community participation). Planning for the Adam Tas Corridor will allow for appropriate green areas and specifically address NMT linkages throughout Stellenbosch town. It is recommended that the future of Van der Stell be considered together with the Adam Tas Corridor. Development of the area could include safeguarding public access to facilities/ clubs and green areas.
56	DENNIS MOSS PARTNERSHIP IN RELATION TO e'BOSCH HAND DELIEVERED: 7 MAY 2019	<ul style="list-style-type: none"> e'Bosch are of the view that the seven principles highlighted in the preamble of the 19 February 2019 Draft SDF should be revised/ supplemented in a manner that would recognize that the constitutional imperative, to promote sustainable development in the Greater Stellenbosch, is embedded in international agreements that Stellenbosch Municipality is committed to (including the UN Agenda 2030 on Sustainable Development, UNESCO's MaB Programme, and the Paris Agreement on Climate Change). By doing so, both the SDF and the IDP would be optimally aligned with SPLUMA/ LUPA in context of the international, national, provincial and district commitments made by Stellenbosch Municipality in the past. A link to the e'Bosch report is found below, as well as a link to the Bottellary Bewarea Conservancy. 	e'Bosch, the Bottellary Bewarea Conservancy, and sustainable development and management	<ul style="list-style-type: none"> The Municipality has considered the treaties/ agreements referred to in preparing the MSDF. More explicit reference to these agreements have been included in the final MSDF.
57	PLANNING PARTNERS EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The MSDF identifies Raithby as a "Rural Node". While the objector agrees with the seven key principles underlying the MSDF, it is maintained that its application to specific nodes may prove problematic. There is a risk that opportunities relating to identified rural nodes may be missed. Rural Nodes may and should accommodate new development, taking its role and natural and cultural significance into account. Raithby and other identified Rural Nodes have a relatively modest, but valuable role to play in addressing this housing need. It is specifically argued that development opportunity to the north of Raithby should be identified. 	Growth opportunity in Raithby	<ul style="list-style-type: none"> The MSDF recognises the opportunity for change in smaller villages/ rural nodes. Key issues identified relates to maintaining the identity of rural nodes, inclusive development, and the availability of transport options other than the private car. Should a development proposal be prepared meeting the core principles underlying the MSDF, the urban edge could be adjusted as part of the process. Adjusting the urban edge in advance is likely to enable development contradicting the core principles.

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
58	STELLENBOSCH WINE ROUTES EMAIL SUBMISSION: 8 MAY 2019	<ul style="list-style-type: none"> The Stellenbosch Wine Route is concerned about the lack of integration between the IDP and SDF with specific reference to budget allocations and the specific position of the tourism sector as part of the grants functionality of the LED section. The wine and tourism sector in Stellenbosch is very important. Thus, it is imperative that the Stellenbosch Municipality recognizes the valuable role of the Stellenbosch Wine Route as partner to sustain the industry. It is important to note that new vineyard establishment has decreased by 10% over the last few years (with declining profit margins in relation to other production areas). Further decline could have severe socio-economic impacts on the rural landscape of Stellenbosch. It is therefore imperative that the Municipality "ring-fence" funding for tourism and associated development opportunities. 	The importance of the Stellenbosch Wine Route to the economy of SM	<ul style="list-style-type: none"> The Stellenbosch Municipality recognises the importance of the wine industry and associated tourism services to the economy of the area. This recognition is reflected in various institutional and resource arrangements of the Municipality, as well as policy. The MSDP emphasises the importance of protecting and maintaining agricultural (and related) resources as a prerequisite for sustainable development and management of the municipality.
59	LAND USE MANAGEMENT, DEPARTMENT OF AGRICULTURE, WESTERN CAPE GOVERNMENT EMAIL SUBMISSION: 21 APRIL 2019	<ul style="list-style-type: none"> The RE Farm 527 below Jamestown is included within the urban edge but indicated "retained for agriculture". The Department considers the land to have high agricultural potential. The ATC initiative is supported. However, it should not spread to the south (across the Eerste River) and east into valuable agricultural land. RE Portion 7 Farm 716 is suitable for infill development by virtue of its location but as it is cultivated/ irrigated should preferably be retained for agriculture. The proposed strengthening of the Muldersvlei and Lynedoch nodes are questioned. Extension of urban development beyond the current urban edge in Vlothenburg is not supported. 	Various aspects of proposed urban edges	<ul style="list-style-type: none"> Where appropriate, adjustments have been made to urban edges.
60	PLANNING PARTNERS ON BEHALF OF ANNANDALE PROPERTIES (PTY) LTD 18 DECEMBER 2018	<ul style="list-style-type: none"> The submission argues for the inclusion of Erf 298 within the urban edge. The property abuts residential development, is vacant, and albeit zoned for agriculture, has not been farmed for 25 years. The current urban edge (conceptually indicated as part of the 2013 urban edge) bisects the property. It is proposed to develop the site with a mix of single dwellings, town houses, and apartments (together some 107 units). 	Erf 298, Raithby	<ul style="list-style-type: none"> It is agreed that the manner in which the original edge was applied presents problems and that including the whole site will provide for a more sensible development. Should the development proposal (and associated submissions) be viewed favourably, the village should ideally not be designed and managed as a gated community.

C. Spatial Planning Categories, Associated SEMF Policy and WCG Guidelines

Table 50. SPCs for Stellenbosch Municipality and associated land use policy and guidelines

SPC	SUB-CATEGORY	CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs:	KEY POLICY FOR SPCs :
			Western Cape Land Use Planning: Rural Guidelines	SEMF
CORE ⁸	A.a.	<p>Statutory Protected Areas</p> <p>Areas designated in terms of legislation for biodiversity conservation purposes and defined categories of outdoor recreation and non-consumptive resource use. Conservation purposes are purposes normally or reasonably associated with the use of land for the protection of the natural and/ or built environment, including the protection of the physical, ecological, cultural and historical characteristics of land against undesirable change.</p> <p>In terms of the SEMF A.a areas include Wilderness Areas, Special Nature Reserves, National Parks, Nature Reserves, Protected Environments (all declared in terms of NEMPA 57 of 2003), Forest Wilderness Areas / Forest Nature Reserves (in terms of Section 8[1] of National Forests Act 84 of 1998), World Heritage Sites (declared in terms of the World Heritage Convention Act 49 of 1999), and Mountain Catchment Areas (declared in terms of the Mountain Catchment Areas Act 63 of 1970).</p>	<ul style="list-style-type: none"> Essentially Core areas are "no-go" areas from a development perspective, and should, as far as possible, remain undisturbed by human impact. Subject to stringent controls, biodiversity compatible land uses that could be accommodated include non-consumptive low impact eco-tourism activities and harvesting of natural resources (e.g. wild flowers for medicinal, culinary or commercial use), subject to a EMP demonstrating the sustainability of harvesting. No large-scale eco-tourism developments should be permitted. Land consolidation should be encouraged and subdivision prohibited. Wherever possible, structures associated with activities in Core areas should preferably be located in neighbouring Buffer areas. Structures in Core areas should be placed through fine-scale environmental sensitivity mapping, preferably be located on currently disturbed footprints, be temporary in nature, and adhere to environmentally sensitive and sustainable construction principles. Any form of mining or prospecting, extensive or intensive grazing that results in species diversity loss, the conversion of natural habitat for intensive agriculture or plantation forestry, expansion of existing settlements or residential, commercial or industrial infrastructure, and linear infrastructure of any kind that will cause significant loss of habitat and/ or disruption to the connectivity of ecological corridors, should not be permitted. 	<ul style="list-style-type: none"> SPC A.a areas are irreplaceable and should be protected from change/ restored to their former level of ecological functioning. Only non-consumptive activities are permitted (for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education). Land use and activities which interferes with the natural conditions in mountain catchment areas should be resisted. Municipal management should focus on the extension, integration and protection of a system of protected areas that transect the Municipality and includes low-to-high elevation, terrestrial, freshwater, wetlands, rivers, and other ecosystem types, as well as the full range of climate, soil, and geological conditions.

8. While the SEMF only identifies Core areas, the "Western Cape Land Use Planning: Rural Guidelines" distinguishes between Core 1 and Core 2 SPCs. Essentially, Core 2 areas are in a degraded condition and should be rehabilitated. Acceptable land uses in Core 2 areas are those that are least harmful to biodiversity and include compatible and low impact conservation land uses as per Core 1 areas, whilst allowing for a limited increase in scale of development in less sensitive areas (provided ecological processes are not disrupted), to be informed by environmental sensitivity mapping, transformation thresholds and an assessment of cumulative impacts.

Table 51. SPCs for Stellenbosch Municipality and associated land use policy and guidelines (cont.)

SPC	SUB-CATEGORY		CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs:	KEY POLICY FOR SPCs : SEMF
				Western Cape Land Use Planning: Rural Guidelines	
BUFFER	B.a.	Non-statutory conservation areas	SPC B comprises conservation-worthy habitats or habitat units which should, ideally, be rehabilitated to improve its quality. Land is predominantly privately owned and managed for conservation purposes in terms of the legislation applicable to the current zoning of such land and not in terms of dedicated conservation legislation. of the natural landscape and/or to promote biodiversity conservation. It includes Contractual Conservation Areas and Private Conservation Areas.	<ul style="list-style-type: none"> Compatible uses include conservation activities as per Core 1 and 2 areas including sustainable consumptive or non-consumptive uses, forestry and timber plantations, extensive agriculture comprising game and livestock farming (subject to lower impact and precautionary practices), and limited/ small scale "value-adding" through intensified tourism (e.g. resort or recreational facilities) or consumptive uses (e.g. hunting).⁹ Development should target existing farm precincts and disturbed areas, with the employment of existing structures and footprints to accommodate development. Extensive developments (e.g. caravan and camping sites) should be restricted to sites of limited visual exposure and sites not prominent in the landscape. Development should reinforce farm precincts and reflect similar vernacular in terms of scale, form and design. In the absence of existing farmsteads, development should reflect compact and unobtrusive nodes, conforming to local vernacular in terms of scale, form and design. Development should maintain the dominance of the natural and agricultural landscapes and features, maintain and enhance natural continuities of green spaces, riverine corridors and movement, avoiding fragmentation, and protect conservation-worthy places and heritage areas. 	<ul style="list-style-type: none"> Only activities that have an acceptable ecological footprint are permitted in SPC B. Where applications are made for development in SPC B, the onus is on the applicant to prove the desirability and sustainability of the proposed development and to suggest an appropriate quid pro quo. A quid pro quo could be in the form of setting aside and rezoning an appropriate portion of conservation-worthy land for permanent conservation purposes (such portion could be considered for re-designation to SPC A). Tourism-related development outside the urban edge must be nodal, and restricted to less sensitive areas. No development is permitted on river banks that are susceptible to flooding and below the 1:100 year flood-line. Active municipal support for Stewardship Programmes, Land-care Programmes, and the establishment of Conservancies and Special Management Areas.
	B.b.	Ecological corridors	Linkages between natural habitats or ecosystems that contribute to the connectivity of the latter and the maintenance of associated natural processes. It includes Freshwater Ecosystem Priority Areas (FEPA) designated in terms of National Freshwater Ecosystem Priority Areas Project, rivers or riverbeds (in terms of NEMA), Critical Biodiversity Areas and High Biodiversity Areas, and Other Natural Areas (including Ecological Support Areas).		
	B.c.	Urban Green Areas	Municipal open spaces that form in integral part of the urban structure. It includes Public Parks and Landscaped Areas.		

9. While the SEMF only identifies Buffer areas, the "Western Cape Land Use Planning: Rural Guidelines" distinguishes between Buffer 1 and Buffer 2 SPCs. Buffer 2 areas refers to other natural areas, located in a context where extensive and/ or intensive agriculture is the dominant land use. Activities and uses directly relating to the primary agricultural enterprise are permitted, including farm buildings and activities associated with the primary agricultural activity, including a homestead, agricultural buildings, and agri-worker housing. One additional non-alienable dwelling unit per 10 ha to a maximum of 5 per agricultural unit is permitted, and "value adding" uses, including a restaurant and venue facility, farmstall and farm store, home occupation, local product processing (e.g. cheese-making), and tourist and recreational facilities (e.g. hiking trail, 4x4 routes). No fragmentation of farm cadastral units is permitted, with spot zoning and consent uses employed to accommodate non-agricultural uses. Buffer 2 areas within the "fringe" of settlements can accommodate uses not suitable within the urban edge, including those with space extensive requirements (e.g. regional sports and recreation facilities, tourist facilities) and nuisance and buffer requirements (e.g. waste water treatment plants, cemeteries, solid waste disposal sites, airports, feedlots, quarries and mines, truck stops) while taking into consideration environmental sensitivities. As with Buffer 1 areas, development should, as far as possible, be located within or peripheral to the farmstead precinct, not result in excessive expansion and encroachment of building development and land use into the farm area, respect landscape features, existing access arrangements, and not be located in visually exposed areas.

Table 52. SPCs for Stellenbosch Municipality and associated land use policy and guidelines (cont.)

SPC	SUB-CATEGORY	CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs: Western Cape Land Use Planning: Rural Guidelines	KEY POLICY FOR SPCs : SEMF
AGRICULTURAL	C.a. Extensive Agricultural Areas	Agricultural areas covered with natural vegetation, used for extensive agricultural enterprises (e.g. indigenous plant harvesting, extensive stock farming, game-farming, eco-tourism). It includes bona-fide game farms and extensive stock farms.	<ul style="list-style-type: none"> Activities and uses directly related to the primary agricultural enterprise are permitted, including farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.), as well as additional dwelling units to support rural tourism opportunities and to diversify farm income, comprising 1 additional non-alienable dwelling unit per 10ha, up to a maximum of 5 per farm. Ancillary rural activities of appropriate scale that do not detract from farming production, that diversify farm income, and add value to locally produced products (e.g. restaurant and function venue facility, farmstall and farm store, home occupation, local product processing, and rural recreational facilities. Large scale resorts, and tourist and recreation facilities, should not be accommodated within Agriculture SPCs as they detract from the functionality and integrity of productive landscapes. The location of agricultural activities will be dictated by local on-farm agro-climatic conditions (e.g. soils, slope, etc.), but wetlands, floodplains and important vegetation remnants should be kept in a natural state. Ancillary activities should be located within or peripheral to the farmstead precinct (preferably in re-used or replaced farm buildings and disturbed areas), not on good or moderate soils, and linked to existing farm road access and the services network. Facilities for ancillary on-farm activities should be in scale with and reinforce the farmstead precinct, enhance the historic built fabric and respect conservation-worthy places. Fragmentation of farm cadastral unit should be prevented, and consent uses and spot zoning employed for managing ancillary on-farm activities. 	<ul style="list-style-type: none"> High potential agricultural land must be excluded from non-agricultural development and must be appropriately used in accordance with sustainable agriculture principles. Subdivision of agricultural land or changes in land-use must not lead to the creation of uneconomical or sub-economical agricultural units. Support the expansion and diversification of sustainable agriculture production and food security. Any non-agricultural development on a SPC C area is subject to an appropriate environmental off-set or quid pro quo. Such off-set could be in the form of designated SPC B land being formally designated as SPC A. The rezoning of low-potential agricultural land as a mechanism to promote sustainable economic development could be considered. The aim is to unlock the latent capital vested in non-agricultural uses. The outcomes of such development could include providing landowners with opportunities to establish on farm tourism-related facilities and amenities and other enterprises supportive of IDP objectives, cross-subsidising lower-income housing and amenities in SPC D.d and D.f areas, and facilitating the establishment and management of SPC A and B areas (i.e. core conservation areas, buffer areas, ecological corridors and rehabilitation areas). Expand and optimise the use of commonages. Support opportunities for urban agriculture (in an around towns/ settlements).
	C.b. Intensive Agricultural Areas	Agricultural areas used for intensive agricultural practices (e.g. crop cultivation, vineyards, intensive stock farming on pastures). It includes cultivated areas and plantations and woodlots.		

Table 53. SPCs for Stellenbosch Municipality and associated land use policy and guidelines (cont.)

SPC	SUB-CATEGORY	CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs: Western Cape Land Use Planning: Rural Guidelines	KEY POLICY FOR SPCs : SEMF
URBAN RELATED	D.a. Main towns	Towns accommodating Category A Municipalities (i.e. metropolitan areas) and the seat (capital town) of Category C Municipalities (District Municipalities).	<ul style="list-style-type: none"> Wherever possible existing settlements should be used to accommodate non-agricultural activities and facilities. The edges to settlements should be defined in a manner that allows for suitable for the expansion of existing settlements. Visual impact considerations should be taken into account, especially within settlement gateways. Settlement encroachment into agricultural areas, scenic landscapes and biodiversity priority areas (especially between settlements, and along coastal edges and river corridors), should be prevented. Where new settlements need to be established, consideration needs to be given to environmental impact (e.g. waste management), agricultural impact, visual impact (especially on the rural landscape, historical settlement patterns and form, and natural landscape and topographical form. New buildings and structures should conform to the massing, form, height and material use in existing settlements. When accommodating development in existing settlements the following principles should be followed: <ul style="list-style-type: none"> Retain the compact form of smaller settlements. Maintain and enhance public spaces. Reinforce the close relationship of settlements to the regional route structure. Integrate new development into the settlement structure. Respect socio-historical and cultural places. Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns. 	<ul style="list-style-type: none"> As a general rule, non-agricultural development may not be permitted outside the urban edge except for bona-fide holiday/tourism accommodation, bona fide agri-industry development, agri-settlements, and social facilities and infrastructure necessary for rural development (this guideline is subject to the principle that each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservation, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other land-use). Prohibit further outward expansion of urban settlements that results in urban sprawl. Use publicly-owned land and premises to spatially integrate urban areas and to give access for second economy operators into first economy spaces. Use walking distance as the primary measure of accessibility. Promote sustainable urban activities and public and NMT. Densify urban settlements, especially along main transport routes, and nodal interchanges. Restructure road networks to promote economic activity in appropriate locations. Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise their convenience, safety and social economic potential. Institutional buildings that (accommodating community activities, educational and health services, and entrepreneurial development and skills training) should be located at points of highest access in urban settlements. Development within natural areas must blend in or harmonise with the biophysical characteristics of the environment. Buildings for tourism-related developments should be in harmony with the surrounding landscape and local vernacular. Landscaping must be undertaken simultaneously with construction.
	D.b. Local towns	Towns accommodating the seat (capital town) of Category B Municipalities (Local Municipalities).		
	D.c. Rural settlements	Smaller towns and rural settlements that fall under the jurisdiction of Category B Municipalities (i.e. towns and rural settlements forming part of a Local Municipality).		
	D.e. Tribal authority settlements	Formal and informal residential areas under the ownership of tribal authorities.		
	D.f. Communal settlements	Settlements that have been planned, classified and subdivided in terms of the former Rural Areas Act 9 of 1987 and which, in terms of the Transformation of Certain Rural Areas Act 94 of 1998, can be transferred to a legal entity of the community's choice.		
	D.g. Institutional areas	Areas designated for schools, colleges, churches and mosques and other institutional purposes.		
	D.h. Authority areas	Areas designated for governmental purposes and other official uses (e.g. municipal offices, offices of parastatals).		
	D.i. Residential areas	Areas designated for residential purposes (e.g. single title erven, group housing, estates, GAP housing, and residential smallholdings).		
	D.j. Business areas	Areas designated for activities associated with retail and service industries (e.g. shops, restaurants, professional offices).		
	D.k. Service related business	Areas designated for other business activities associated with service trade industries (e.g. laundrettes and light manufacturing industries; and industries associated with motor vehicle sales and repairs).		

Table 54. SPCs for Stellenbosch Municipality and associated land use policy and guidelines (cont.)

SPC	SUB-CATEGORY	CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs: Western Cape Land Use Planning: Rural Guidelines	KEY POLICY FOR SPCs : SEMF
URBAN RELATED	D.k. Special business	Areas designated for special business activities associated with casinos and gambling houses and areas identified for adult entertainment.	<ul style="list-style-type: none"> Wherever possible existing settlements should be used to accommodate non-agricultural activities and facilities. The edges to settlements should be defined in a manner that allows for suitable for the expansion of existing settlements. Visual impact considerations should be taken into account, especially within settlement gateways. Settlement encroachment into agricultural areas, scenic landscapes and biodiversity priority areas (especially between settlements, and along coastal edges and river corridors), should be prevented. Where new settlements need to be established, consideration needs to be given to environmental impact (e.g. waste management), agricultural impact, visual impact (especially on the rural landscape, historical settlement patterns and form, and natural landscape and topographical form. New buildings and structures should conform to the massing, form, height and material use in existing settlements. When accommodating development in existing settlements the following principles should be followed: <ul style="list-style-type: none"> Retain the compact form of smaller settlements. Maintain and enhance public spaces. Reinforce the close relationship of settlements to the regional route structure. Integrate new development into the settlement structure. Respect socio-historical and cultural places. Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns. 	<ul style="list-style-type: none"> As a general rule, non-agricultural development may not be permitted outside the urban edge except for bona-fide holiday/tourism accommodation, bona fide agri-industry development, agri-settlements, and social facilities and infrastructure necessary for rural development (this guideline is subject to the principle that each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservation, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other land-use). Prohibit further outward expansion of urban settlements that results in urban sprawl. Use publicly-owned land and premises to spatially integrate urban areas and to give access for second economy operators into first economy spaces. Use walking distance as the primary measure of accessibility. Promote sustainable urban activities and public and NMT. Densify urban settlements, especially along main transport routes, and nodal interchanges. Restructure road networks to promote economic activity in appropriate locations. Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise their convenience, safety and social economic potential. Institutional buildings that (accommodating community activities, educational and health services, and entrepreneurial development and skills training) should be located at points of highest access in urban settlements. Development within natural areas must blend in or harmonise with the biophysical characteristics of the environment. Buildings for tourism-related developments should be in harmony with the surrounding landscape and local vernacular. Landscaping must be undertaken simultaneously with construction.
	D.l. SMME incubators	Areas designated for SMMEs and associated infrastructure and services focused on community-based service trade and retail.		
	D.m. Mixed use development areas	Areas designated for innovative combinations of land-use (e.g. residential/ light business; light industry/ light business).		
	D.n. Cemeteries	Cemeteries and formal burial parks, excluding crematoriums.		
	D.o. Sports fields and infrastructure	Dedicated sports fields together with the associated infrastructure, parking areas, and services.		
	D.p. Airport and infrastructure	Area designated as airport together with the infrastructure and services associated with the airport and its activities.		
	D.q. Resorts and tourism related areas	Tourism-related nodes and amenities that form part of a designated hospitality corridor.		
	D.r. Farmsteads and outbuildings	Main farmsteads, including on-farm infrastructure required for farm logistics (e.g. houses, sheds, packing facilities).		

Table 55. SPCs for Stellenbosch Municipality and associated land use policy and guidelines (cont.)

SPC	SUB-CATEGORY	CATEGORY DESCRIPTION IN SEMF	KEY GUIDELINES FOR SPCs: Western Cape Land Use Planning: Rural Guidelines	KEY POLICY FOR SPCs : SEMF
INDUSTRIAL AREAS	E.a. Agricultural industry	Agriculture-related industrial development (e.g. silos, wine cellars, packing facilities, excluding abattoirs).		<ul style="list-style-type: none"> Industrial development must be clustered in close proximity to the product source, in close proximity to major transport linkages and bulk infrastructure. Actively promote the clustering of industrial activity.
	E.b. Industrial development zone	Dedicated industrial estate ideally linked to an international, or national, port that leverages fixed direct investments in value-added and export-orientated manufacturing industries.		
	E.c. Light industry	Areas designated for light industrial activities associated with the service industry (e.g. repair of motor vehicles) including warehouses and service stations.		
	E.e. Heavy industry	Areas designated for robust industrial activities (e.g. chemical works, brewery, processing of hides, abattoirs, stone crushing, crematoriums).		
	E.f. Extractive industry	Settlements and infrastructure associated with multiple consumptive resource extraction (e.g. mining).		
SURFACE INFRASTRUCTURE AND BUILDINGS	F.a. National roads	National roads proclaimed in terms of the National Roads Act 7 of 1998.		<ul style="list-style-type: none"> Bridge geographic distances affordably, foster reliability and safety, so that all citizens can access previously inaccessible economic opportunities, social spaces and services. Support economic development by allowing the transport of goods from points of production to where they are consumed (this will also facilitate regional and international trade). Promote a low-carbon economy by offering transport alternatives that minimise environmental harm. Urban development must comply with the principles of Transport Orientated Development (TOD).
	F.b. Main roads	Provincial and regional roads proclaimed in terms of the Roads Ordinance 19 of 1976.		
	F.c. Minor roads	Regional and local roads proclaimed in terms of the Roads Ordinance 19 of 1976.		
	F.e. Public streets	Public streets and parking areas within main town and rural settlements.		
	F.f. Heavy vehicle overnight facilities	Areas designated for heavy vehicle parking and overnight facilities.		
	F.g. Railway lines	Railway lines and associated infrastructure.		
	F.h. Power lines	Power lines and associated sub-stations and infrastructure.		
	F.i. Renewable energy structures	Any part of the infrastructure of a telecommunication network for radio/ wireless communication including, voice, data and video telecommunications.		
	F.j. Dams and reservoirs	Major dams and reservoirs.		
	F.k. Canals	Constructed permanent waterways (e.g. irrigation canals, stormwater trenches).		
	F.l. Sewerage plants and refuse areas	Areas designated as municipal and private sewerage treatment plants and refuse areas.		
	F.m. Science and technology structures	Any areas associated with the science and technology sector, with specific reference to the SKA and the designated astronomy reserve.		

D. Thematic Guidelines Drawn From “Western Cape Land Use Planning: Rural Guidelines” which may be applicable to different SPCs

Table 56. Thematic land use guidelines for rural areas

THEME	APPLICABLE SPCs	GUIDELINES
Rural land use change		<ul style="list-style-type: none"> Decisions on rural development applications should be based on the PSDF principles of spatial justice, sustainability and resilience, spatial efficiency, accessibility, and quality and livability. Good quality and carefully sited development should be encouraged in existing settlements. Accessibility should be a key consideration in all development decisions. New building development should be strictly controlled regarding scale and dimension, height, colour, roof profile, etc. No development should be permitted below the 1:100 flood line. Priority should be given to the re-use of previously developed sites in preference to greenfield sites. All development in rural areas should be in keeping and in scale with its location, and be sensitive to the character of the rural landscape and local distinctiveness. Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate is supported. The cumulative effect of all ancillary and non-agricultural land uses should not detract from the rural character of the landscape and the primary agricultural activities. Development in the rural area should not: <ul style="list-style-type: none"> Have a significant negative impact on biodiversity. Lead to the loss or alienation of agricultural land or has a cumulative impact there upon. Compromise existing or potential farming activities. Compromise the current and future possible use of mineral resources. Be inconsistent with the cultural and scenic landscape within which it is situated. Involve extensions to the municipality's reticulation networks. Impose real costs or risks to the municipality delivering on their mandate. Infringe on the authenticity of the rural landscape.
Conservation		<ul style="list-style-type: none"> The key principle is to formally protect priority conservation areas, establish ecological linkages across the rural landscape, and mainstream a conservation ethic into all rural activities (through established mechanisms applicable to public and private land). Buildings and infrastructure associated with conservation should be limited to structures such as environmental or tourist facilities, tourist accommodation, utility services and in the case of privately owned conservation areas one homestead. Not more than one homestead should be permitted irrespective whether the conservation area is owned by entities of multiple ownership. Avoid establishing facilities with a large workers' residential component in conservation areas. Accommodation on proclaimed nature reserves should be limited to tourist accommodation providing opportunities for tourists and visitors to experience the Western Cape's unique biodiversity.

Table 57. Thematic land use guidelines for rural areas (cont.)

THEME	APPLICABLE SPCs	GUIDELINES
Agriculture	Agriculture, Buffer 1, and Buffer 2 SPCs	<ul style="list-style-type: none"> The key principle is to promote consolidation of farming landscapes and prevent their fragmentation; provide for land and agrarian reform; improve the viability of farming by facilitating diversification of the farm economy; promote enterprise opportunities within the food system and promote sustainable farming practises. Within the Agriculture SPC areas could be reserved for small-scale farming and emerging farmer establishment that are in close proximity to towns and villages, and along rural movement routes. A minimum agricultural holding size of 8000m² is recommended for small-scale agricultural properties and such properties should include an independent water source and be linked to a land reform project. Farm buildings and associated structures (e.g. one homestead, barns, agri-worker housing, etc.) should be clustered within the farmstead precinct. Buildings accommodating ancillary on-farm activities (e.g. guest house) should be located within the farmstead precinct, preferably using existing structures. Where new buildings are erected these should be on previously disturbed footprints within or adjacent to the farm werf and not on cultivated land. Ancillary on-farm activities should not detract from the functionality and integrity of farming practices and landscapes and be of an appropriate scale and form. Camp sites of multiple free standing or linked structures of a temporary nature may include caravans and tents, but excludes mobile homes (plettenberg homes or ship containers) and are conventionally seen as being part of resort developments, but can also be permitted on agricultural land, dependant on scale. Camping establishments should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character. Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6.5m). Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other. Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long term impact on the municipality (resources and financial), agricultural activities, production and sustainability, risk and finances, and the scenic, heritage and cultural landscape should be considered when decisions are taken. Large scale resorts and tourist and recreation facilities that detract from the functionality and integrity of productive farming landscapes should not be allowed.

THEME	APPLICABLE SPCs	GUIDELINES
Rural Accommodation		<p>Tourist accommodation:</p> <ul style="list-style-type: none"> Recognising the prospects of tourism to diversify and strengthen the rural economy, the provision of a variety of short term tourism accommodation across the rural landscape that is in keeping with the local character is supported. Large scale tourist accommodation should preferably be provided in or adjacent to existing towns and rural settlements. Tourist accommodation in the rural landscape could be allowed if, of an appropriate scale and form, appropriate to the SPC. Tourist accommodation situated outside of the urban edge should be clustered in visually discreet nodes, preferably make use of existing buildings or new buildings on disturbed footprints, located within or peripheral to the farmstead, reinforce rural landscape qualities, and cater exclusively for the temporary accommodation for in transit visitors. Whilst it is preferable that they be located within the farmstead, dispersed rental units should be on existing farm roads, in visually unobtrusive locations, and be self-sufficient in terms of servicing. Additional dwelling units should be restricted to 1 unit per 10ha, to a maximum of 5 units; 175m² maximum floor area including garaging and building height of 1 storey (6,5m). Additional dwelling units should be non-alienable, whether individual erf, sectional title, share block or other. Camp sites of multiple free standing or linked structures of a temporary nature may include caravans and tents, but excludes mobile homes (plettenberg homes or ship containers) and are conventionally seen as being part of resort developments, but can also be permitted on agricultural land, dependent on scale. Camping establishments should be restricted to a low impact scale and intensity in keeping with the context of the area and its surrounding character. A resort development should be closely associated with a resource which clearly advantaged and distinguished the site, in terms of its amenity value, from surrounding properties. Resorts may not be located within productive agricultural landscapes, but must be situated adjacent to a rural feature or resource (e.g. dam, river) that offers a variety of leisure and recreation opportunities (e.g. hiking, mountain biking, water based activities), and is well connected to regional routes. Rezoning to resort zone should not be entertained for properties of which the size is less than 50 ha. Only in exceptional circumstances should more than 50 units be allowed. Subdividing and alienating individual units in rural resort developments is not be allowed. The resort development itself may not be subdivided and alienated from the original farm (whether individual erf, sectional title, share block or other). Rural resorts should be compact and clustered in nodes and a range of accommodation types is encouraged. The building height of any new resort unit should be restricted to that of a single storey (6,5m). The maximum floor area of a resort unit should be limited to 120m², including garaging. <p>Smallholdings:</p> <ul style="list-style-type: none"> New smallholding developments should not be permitted in the rural landscape. New smallholdings can be established on suitable land inside the urban edge. <p>Agri-worker housing:</p> <ul style="list-style-type: none"> Agri-worker dwellings are regarded as part of the normal farm operations based on the extent of the bona fide agricultural activities on the land unit and applicable in all rural SPCs. Units should be non-alienable, whether individual erf, sectional title, share block or other. The building height of agri-worker dwelling units should be restricted to that of a single storey (6,5m) with a maximum floor area of 175 m². The placement of the dwelling units should not undermine the sustainable utilisation of agricultural resources. Where possible agri-workers' dwelling units should be clustered and located in close proximity to rural movement routes, existing services and housing stock where-ever possible. The number of units must reasonably be connected to the bona-fide primary farming and agricultural activities on the land unit. Ideally accommodation should be provided on the land unit where production is taking place with the most units on the larger property if more than one property is involved. Where the employer farms on more than one cadastral unit, consideration should be given to the location of the facilities in relation to the main farmstead.

Table 59. Thematic land use guidelines for rural areas (cont.)

THEME	APPLICABLE SPCs	GUIDELINES
Tourist and Recreational Facilities	All SPCs	<ul style="list-style-type: none"> Whilst tourist and recreation facilities should be accommodated across the rural landscape, the nature and scale of the facility provided needs to be closely aligned with the environmental characteristics of the local context. The development should have no adverse effects on society, natural systems and agricultural resources. Rural tourism and recreation facilities and activities should not compromise farm production, and be placed to reinforce the farmstead precinct. Existing structures or disturbed footprints should preferably be used, and adequate provision made for access and parking. A large-scale recreational facility which includes a residential component (e.g. golf courses, polo fields, horse racing) should be located on the urban edge, with such residential component located inside the edge.
Rural Business	All SPCs	<ul style="list-style-type: none"> Appropriate rural businesses could be accommodated in all SPCs (e.g. curio-shop appropriate in a National Park) but with restrictions and subject to site attributes. Place-bound businesses (appropriate land uses ancillary to agriculture) include farm stalls and farm shops, restaurants and venue facilities (e.g. conferences and weddings) businesses should preferably be located on the farm to consolidate the farmstead precinct, and complement the farm's operations. Restaurants and venue facilities should be located within the farmstead precinct and be of appropriate scale and vernacular design, generate positive socio-economic returns and do not compromise the environment, agricultural sustainability, and the scenic, heritage and cultural landscape. A farm shop should be limited to selling of daily requisites to agri-workers and employees of the farm and farm stalls to selling products produced and processed on the farm to tourists and travellers. Each should be limited to a maximum floor space of 100m² including storage facilities. Restaurant and venue facilities to be limited to a maximum floor space of 500m² and to be of a scale compatible with the farmstead precinct and/or surrounding rural context.
Industry in Rural Areas	Buffer 2, Agriculture and Settlement SPCs.	<ul style="list-style-type: none"> All non-place-bound industry (land uses not ancillary to agriculture e.g. transport contractors, dairy depots, fabricating pallets, bottling and canning plants, abattoirs and builder's yards) should be located within urban areas. Extractive industry (i.e. quarrying and mining) and secondary beneficiation (e.g. cement block production, concrete batch plants, pre-mix asphalt plants) have to take place at the mineral or material source. If the mine will result in an impact on biodiversity a biodiversity offset must be implemented. All place-bound agricultural industry related to the processing of locally sourced (i.e. from own and/or surrounding farms) products, should be located within the farmstead precinct in the agricultural area. Industry in rural areas should not adversely affect the agricultural potential of the property. Agricultural industry should be subservient or related to the dominant agricultural use of the property and/ or surrounding farms. All industries should exclude any permanent on-site accommodation for workers or labourers. The subdivision of agricultural land to accommodate industrial activities should be discouraged and only used as a last resort so as not to fragment the agricultural landscape.

THEME	APPLICABLE SPCs	GUIDELINES
Community facilities and institutions	Buffer 2, Agriculture and Settlement SPCs.	<ul style="list-style-type: none"> Community facilities and institutions should preferably be located in the Settlement, Buffer 2, and Agriculture SPCs. Where-ever practical, community facilities should be located in settlements. Location within the rural landscape may be required in exceptional circumstances when travel distances are too far or rural population concentrations justifies the location of community facilities in rural areas. In extensive agricultural areas, it is preferable to locate rural community facilities and institutions in Buffer 2 SPCs, and along regional accessible roads. In instances where community facilities are justified "on-farm", existing farm structures or existing footprints should be utilised, with local vernacular informing the scale, form and use of materials. Facilities to be located on disturbed areas and areas of low agricultural potential. The nodal clustering of community facilities in service points should be promoted, with these points accommodating both mobile services and fixed community facilities (e.g. health, pension payments). The subdivision of agricultural land to accommodate community facilities or institutions should be discouraged and lease agreements are preferred. Wherever possible new community facilities should be located in settlements and not in isolated locations. Only activities that are appropriate in a rural context, generate positive socio-economic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate should be accommodated. The long term impact on the municipality (resources and financial), agricultural activities, production and sustainability, risk and finances; and the scenic, heritage and cultural landscape should be considered when decisions are taken. Any new buildings in the rural area to be informed by local vernacular regarding scale, form and building materials and should include appropriate buffers, and landscaping and screening to reduce their visual impact on the rural landscape.
Infrastructure Installations	Buffer 2, Settlement	<ul style="list-style-type: none"> Infrastructure installations and facilities should preferably be located in the Settlement and Buffer 2 SPCs. Where locations inside urban areas are impractical, then extensive agricultural areas peripheral to settlements are preferable. Where possible installations should be located on previously disturbed terrain, or land of low biodiversity or agricultural value. Within the Agricultural SPC only essential installations should be accommodated. No bulk infrastructure installation or facility, its foot print, service area, supporting infrastructure or access routes in any form or for any purpose will be allowed on high potential or unique agricultural lands, will be allowed on areas currently being cultivated or areas that have been cultivated in the last ten years, should intervene with or impact negatively on exiting or planned production areas as well as agricultural infrastructure, should result in the degradation of the natural resource base of the rural areas, be located within a CBA or ESA. Installations, facilities or supporting infrastructure should, where possible, not be established on slopes of more than 12%. No subdivision of agricultural land will be allowed to accommodate the establishment of any installation, facility or supporting infrastructure or access routes in any form or for any purpose unless the application adheres to the norms and standards for approval of the sub-division of agricultural land. Any installation, facilities and associated infrastructure, including buildings, power lines, cables and roads which has reached the end of its productive life or has been abandoned, must be removed. Avoid establishing installations with a large workers' residential component in remote rural locations. Installations should include appropriate buffers, and landscaping and screening to reduce their visual impact on the rural landscape. Construction access, setbacks, height, lighting, signage, and advertising associated with the installation should be as prescribed in the Western Cape Land Use Planning: Rural Guidelines.

Table 61. Thematic land use guidelines for rural areas (cont.)

THEME	APPLICABLE SPCs	GUIDELINES
Urban Development		<ul style="list-style-type: none"> • Low density sprawl into the rural landscape should be limited to the minimum. • Smart growth principles such as integration and urban restructuring should be promoted. • Layout options of new settlements should be clustered in layout. • In all cases the provision of housing and associated services to rural communities should preferably take place in existing settlements, thereby improving their sustainability. • No new settlement should be permitted in the rural landscape except agri-villages as defined in the Province of the Western Cape: Policy for the Settlement of Farm Workers, September 2000 (PN414/2000, No. 5572), or the formalisation of the "urban" component of existing missionary, forestry and conservation settlements. • The establishment of new agri-village settlements can only be justified in exceptional circumstances (i.e. when there are compelling reasons not to use existing towns, villages, and hamlets). • The option of "off-the-farm" settlement of agri-workers in agri-villages should only be considered when this is the preferred option of target beneficiaries, and existing settlements are too far away to commute to.
Sustainable Agriculture		<ul style="list-style-type: none"> • Land with potential must be conserved for agriculture and the practice thereof.¹⁰ • Norms/ guidelines for the size of agricultural holdings will be as determined through a consultative process with organised agriculture, the various trade organisations and the Department of Agriculture Western Cape (reflected in Box ...).

10. Criteria for high potential agricultural land are described in Report Number GW/A/2002/21 for the National Department of Agriculture by the ARC-Institute for Soil, Climate and Water, dated June 2004.

E. Norms / Guidelines for the Size of Agricultural Holdings

Table 62. Norms/ guidelines for the size of agricultural holdings

	FARMING ENTERPRISE	SIZE/ QUANTITY	IRRIGATION WATER	COMMENT
1	Grain (rotational practices are not included in the calculation and should therefore be taken into consideration).	<ul style="list-style-type: none"> 1 200 tonnes 		<ul style="list-style-type: none"> Based on long-term yield e.g. 1 200 units divided by 3 tonnes/ha = 400ha
2	Livestock: extensive beef cattle, milk (grazing)	<ul style="list-style-type: none"> 1 200 Small Stock Units (SSU) 200 Large Stock Units (LSU) 60 cows (lactating) 		<ul style="list-style-type: none"> Based on carrying capacity e.g. 1 200 SSU x 10ha = 12 000ha
3	Deciduous fruits	<ul style="list-style-type: none"> 40ha 	<ul style="list-style-type: none"> 40ha @ 7 500m³/ha 	<ul style="list-style-type: none"> Arable land
4	Citrus	<ul style="list-style-type: none"> 40ha 	<ul style="list-style-type: none"> 40ha @ 7 500m³/ha 	<ul style="list-style-type: none"> Arable land
5	Vineyards	<ul style="list-style-type: none"> 40ha 	<ul style="list-style-type: none"> 40ha @ 7 500m³/ha 	<ul style="list-style-type: none"> Arable land
6	Dryland vineyards	<ul style="list-style-type: none"> 80ha 		<ul style="list-style-type: none"> Suitable climate and soil potential
7	Export table grapes	<ul style="list-style-type: none"> 30ha 	<ul style="list-style-type: none"> 30ha @ 7 500m³/ha 	<ul style="list-style-type: none"> Arable land
8	Combination of the above	<ul style="list-style-type: none"> On merit, comparable to the above sizes 		

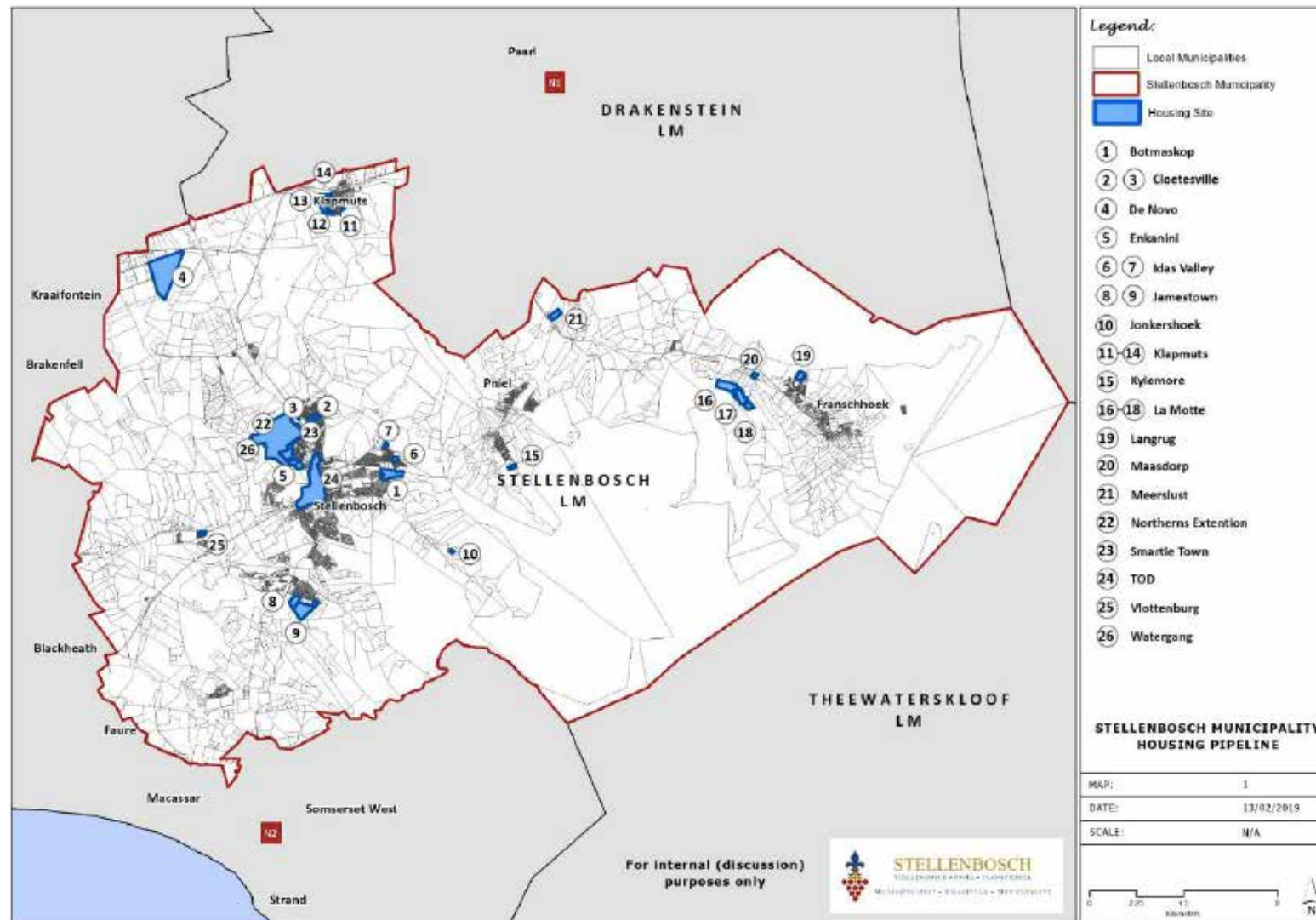
STELLENBOSCH MUNICIPALITY HOUSING PIPELINE

The most recent housing development pipeline for SM is summarised in table ... and illustrated in diagram ...

These projects have been tested for alignment with the MSDF. The type and number of units may change as relevant studies area concluded. Significant housing potential associated with the Adam Tas Corridor initiative is not reflected in the table.

	Project Name	Erf/Farm No	Type	Extent (ha)	No of Units	Status
1	Botmaskop	Portions of Erf 3363 and 3393	Social Housing / IRDP/Other	36	1 500	Pre-feasibility to be conducted
2	Cloetesville	Erf 7001	Mixed Typology	5.9	-	Call for Proposals
3	Cloetesville	Erf 8915	Mixed Typology	4.7	-	Feasibility study
4	De Novo	Portion 10 of Farm 727	Other	193	184	In Process (acquiring approvals)
5	Kayamandi Enkanini Enhanced Services	Various	Other	18	1 300	In Process (acquiring approvals)
6	Stellenbosch Idas Valley (Lindida)	Erf 9945	GAP	3.3	166	In Process (acquiring approvals)
7	Stellenbosch Idas Valley	Erf 11330	GAP	6.2	184	Site serviced
			Mixed Typology		89	
8	Jamestown	Portion 4 of Farm 527	Subdized	18.5	570	Completed (Additional phases planned)
9	Jamestown	Remainder of Farm 527	Mixed Typology	51.9	850-2 000	Planned (Call for proposals)
10	Jonkershoek (Bosdorp)	Various	-	2	-	-
11	Klapmuts	Erf 342	Subsidised	9.4	831	Complete
12	Klapmuts (Mandela City)	Erf 2181	Subsidised	4.8	488	In Process (acquiring approvals) and Sites serviced
			Other		295	
13	Klapmuts (La Rochelle)	Erf 2183	-	1.2	-	Planned (Call for proposals)
14	Klapmuts	Portion 2 of Farm 744	-	11.9	-	Land in acquisition process

15	Kylemore	Erf 64	Other	5.9	171	Awaiting transfer of land
16	La Motte	Farm 1158	Other	11.1	592	Planned
17	La Motte	Farm 1139	Other	41.2	-	Planned
18	La Motte (Bosdorp)	Various	-	23.8	-	Completed (Additional phases planned)
19	Langrug	Various	Other	12.7	1200	Feasibility study undertaken
20	Maasdorp (Bosdorp)	1401	-	4.9	-	-
21	Meerlust (Bosdorp)	Portion 1 of Farm 1006	-	-	200	Call for Proposals
22	Northern Extension	Various	Mixed Typology	300	6 000-9 000	Portion of land invaded 2018
	Kayamandi (Zone 0)	Various	Other	18	711	In process (acquiring approvals)
	Kayamadi (City Centre)	Various	Other	18	1 000	In Process (acquiring approvals)
23	Smartie Town	Various	-	7	-	-
24	Transit Orientated Development	Various	Other	180	-	-
25	Vlottenberg (Longlands)	Various - Farm 393	Subsidised	4.4	144	In Process (acquiring approvals)
26	Watergang	Various	-	30	-	In process (acquiring approvals), site serviced, completed



Housing pipeline mapped

G. Extract from the Stellenbosch Municipality Capital Expenditure Framework (May 2019)



Stellenbosch Municipality:

Capital Expenditure Framework

Development of a Long-term Financial Plan and Capital Expenditure Framework in line with the provision of system driven support for integrated development planning, project prioritisation, budgeting, implementation and

Version: Draft_6.00

31 May 2019

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This extract is compiled with the sole purpose of being used within the context of the draft Spatial Development Framework – which should in turn be read with the 2019/20 Integrated Development Plan and the 2019/20 Capital Expenditure Framework of the municipality of Stellenbosch.

1. INTRODUCTION

1.1 Integrated Urban Development Framework

The IUDF is a policy initiative of the Government of South Africa, coordinated by COGTA, which seeks to foster an understanding between local government and civil society on how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions within municipalities.

The IUDF marks a new deal for South African cities and towns and sets a policy framework to guide the development of inclusive, resilient and liveable urban settlements, while

addressing the unique conditions and challenges facing South Africa's cities and towns. It advocates the effective management of urbanisation so that the increasing concentration of an economically active population translates into higher levels of economic activity, greater productivity and higher rates of growth, thereby transforming our South African cities into engines of growth and prosperity.

The key outcome of the IUDF is spatial transformation. The identified policy levers and priorities (refer to Figure 1) are crucial for maximising the potential of urban areas, by integrating and aligning investments in a way that improves the urban form. The CEF is therefore the mechanism of the municipality which aims to achieve spatial transformation by aligning capital investment in such a way that the key outcomes of the IUDF are achieved.

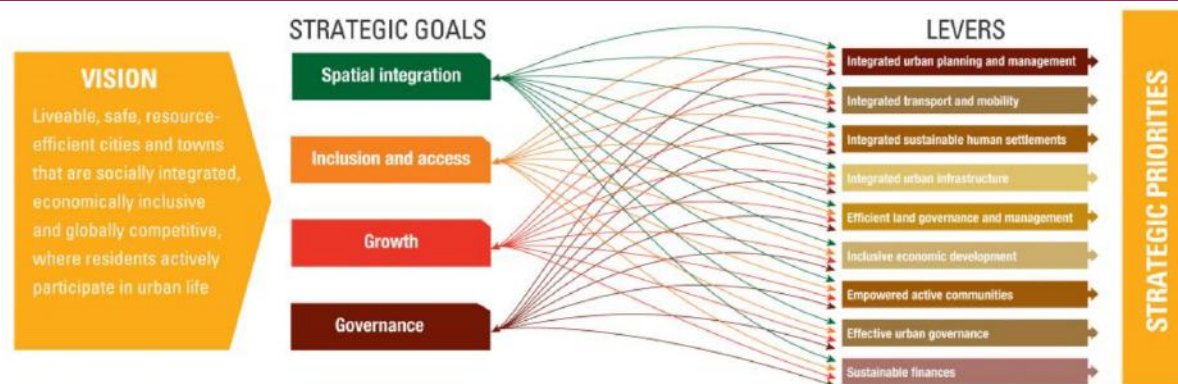


Figure 1: Core elements of the IUDF

1.2 Capital Expenditure Framework

The term “Capital Expenditure Framework” (CEF) became a municipal mandate with the promulgation of the Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA) section (21)(n). However, the concept of a Capital Investment- or Capital Expenditure Framework has been eluded to in several other preceding legislative and policy instruments.

The role of a CEF is to provide a framework which coordinates the outcomes of a multitude of planning initiatives and documents within the municipality, in order to ensure that capital investment and project / programme implementation on the ground is guided by an over-arching long-term strategic, spatial, financial and socio-economic logic. Key

informants to the CEF national and provincial strategies and policies (i.e. the NDP and Medium Term Strategic Framework (MTSF), as well as the Provincial SDF or Growth and Development Strategy (GDS)), as well as municipal-level policies and strategies, typically embodied by the Integrated Development Plan (IDP), Spatial Development Framework (SDF) and other departmental sector plans. Collectively these plans have a spatial imperative that the city uses to guide investment and development in order to realise short, medium and long-term developmental and socio-economic goals.

The CEF serves as a legislated mechanism to strengthen the process currently institutionalised within the municipality, and to show how capital investment matures from planning to implementation through various stages of governance. In order to facilitate logical and rationally based reporting, the

2019/2020 CEF submission will be structured at the hand of the IUDF guidelines expressed in terms of the municipal capital planning and budgeting process flow.

According the guidelines for the preparation of a CEF prepared by COGTA, a CEF should comprise of the following components:

- **Step 1:** Identify Functional Areas (FA) and Priority Development Areas (PDAs);
- **Step 2:** Undertake developmental and socio-economic profiling for the municipality as a whole, as well as each functional area;
- **Step 3:** Compile a land budget for residential and commercial growth for the next ten years;
- **Step 4:** Confirm the appropriateness of the SDF vision and long-term spatial structure for the municipality as a input to the prioritisation and budget alignment of the municipality;
- **Step 5:** Prepare programmatic and project-based responses per sector based on the land budget and residential and commercial growth estimates, in order to identify capital investment requirements and backlogs;
- **Step 6:** Develop a long-term financial plan, with a planning horizon of 10-years;
- **Step 7:** Compile an affordability envelope and optimal capital funding mix;
- **Step 8:** Structure capital investment programmes per functional area;
- **Step 9:** Compile a CEF for a 10-year horizon based on spatially-prioritisation;
- **Step 10:** Conceptualise a 3-year (MTREF) CEIP with project and programmes which will serve as the municipal capital budget, and;
- **Step 11:** Implementation tracking.

The primary outputs of the Stellenbosch CEF, as informed by the guidelines, can be best understood in terms of the process flow depicted in

Figure 2 below:

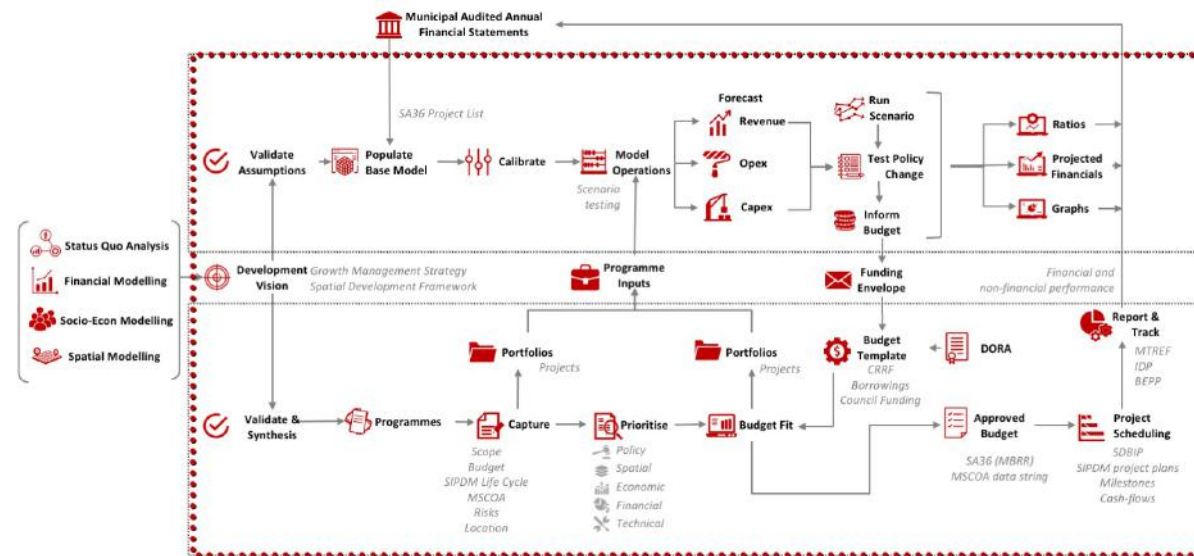


Figure 2: Compilation of the CEF based on CP3 and LTFS

- Firstly, prior to subjecting projects applying for budget to a prioritisation and budgeting process, the municipality must first identify all capital demand or needs that are required over the long-term within their jurisdiction, irrespective whether the capital demand stems from local, provincial or national spheres of government. The Integrated Infrastructure Investment Framework (IIIF) or Capital Investment Framework (CIF) therefore aims to gather the long-term capital demand required for the municipality to function optimally.
- The next step is to consolidate the capital demand into one synthesised plan depicted spatially, along with all the

budget reform requirements emanating from the MFMA and National Treasury (i.e. SIPDM project life-cycle planning, mSCOA segments etc.).

- The SDF is then unpacked to identify the spatial vision as well as the functional areas and priority development areas for the municipality in order to prepare a socio-economic and developmental profile for the municipality.
- The socio-economic and developmental profiling serves as a primary input to the demand quantification and setting of programmatic long-term infrastructure investment targets required realise the spatial vision of the municipality.

- The spatial development vision of the municipality, along with other strategic, financial, policy, socio-economic and technical objectives are used to prepare a prioritisation model in order to rank or score capital demand (projects) based on their alignment to the spatial, strategic, financial, policy, socio-economic and technical objectives of the municipality.
- The process of setting up a budget for the CEF draws from the outcomes of the long-term financial plan whereby the affordability envelope and the optimal funding mix for capital investment for the municipal is modelled based on key socio-economic and population growth projections. Once the affordability envelope is known, the 10-year capital budget can be prepared with inputs from the project prioritisation results.
- The final step in preparing the CEF is to define an implementation programme for the medium term – in line with the Medium Term Expenditure Framework (MTEF). The medium-term implementation plan of the CEF is known as the Capital Expenditure Implementation Programme (CEIP) which is essentially the first three budget years of the 10-year Capital Expenditure Framework.

The CEF on its own is not the only mechanism that will enable integrated urban development – but it is the catalyst to streamline programme- and project-level preparation, prioritisation and implementation, whilst dismantling the inherited hierarchical and silo-based approaches still evident in municipalities today.

The role of a CEF frames the outcomes of a multitude of planning documents within the municipality in order to ensure that implementation on the ground is guided by a strategic, spatial, financial and socio-economic logic. A CEF serves not only as performance evaluation mechanism, but also as a rationale towards capital investment planning that provides business intelligence, data validation, project synchronisation and prioritisation. This fundamental element of a municipality – its planning and investment (budgeting) rationale – is guided, managed and finally implemented through means of numerous processes guided by many legislative frameworks, guidelines, toolkits, and circulars, each related to a specific component of the municipal planning, budgeting and implementation process encapsulated in the IDP.

The management of an integrated municipal planning and budgeting process, underpinned by processes relating to strategic analysis and planning, optimal scenario identification, phasing and implementation, as well as monitoring and readjusting; is an extremely complex process. To rationally and reasonably manage and facilitate such a process, the municipality made use of the Collaboration Planning Prioritisation and Performance (CP3) system to facilitate the preparation of its CEF. The CP3 system is an online planning and decision support tool used in the process of strategic analysis and planning, as well as prioritisation and budgeting.

In summary, as the first CEF of the Stellenbosch Local Municipality and one of the first in South Africa, this document sets the municipality on a new planning approach and development path towards improved cross-sectoral integrated planning, comprehensive investment needs assessment, long-term financial planning and multi-criteria project prioritisation and budgeting.

For the purpose of the SDF this section does not aim to replicate the entire CEF, but rather to show how. The SDF was used to inform the CEF in guiding capital investment in line with the SDF. Hence, this CEF extract will focus on the following section of the CEF¹:

- **Section 2:** Identify Functional Areas (FA) and Priority Development Areas (PDAs);
- **Section 5:** The Integrated Infrastructure Investment Framework (IIIF);
- **Section 6:** Long Term Financial Plan;
- **Section 7:** Affordability Envelope;
- **Section 8:** Budget Scenario Output – the 10 year capital investment programme;
- **Section 10:** Programme based reporting - the 10 year capital investment programme based on spatially-prioritisation, and;

planning and urban management environment as it is a very effective and efficient principle to apply when dealing with limited resources and when a municipality aims to address spatial injustices in a focussed and integrated manner.

- **Section 11:** Capital Expenditure Investment Program – the 2019/20 MTEF as incorporated into the CEF.

2. FUNCTIONAL AND PRIORITY DEVELOPMENT AREA IDENTIFICATION

In terms of section 152 (1) (b), (c) and (d) of the constitution, a municipality must ensure the provision of services to communities in a sustainable manner, promote social and economic development and promote safe and healthy environments. It continues and state in 152 (2) that a municipality must strive, within its financial and administrative capacity, to achieve the objectives set out in 152 (1). The current developmental pressures experienced within the South African context, specifically the lack of available resources to address the infrastructure demand faced by municipalities, together with the legislative framework as set out in the constitution of South Africa and other planning documents led to the implementation of the principle of spatial targeting. Spatial targeting simply refers to the deliberate focus of particular actions on a particular spatial area. This concept is currently very popular in the

¹ For a more detailed and technical document, please refer to the 2019/20 Capital Expenditure Framework

The purpose of this step is thus to contextualise the Functional Areas as well as the Priority Development Areas in the light of the municipalities jurisdictional area, future spatial structuring elements – as per the draft SDF, and current spatial structuring elements – such as the Urban Edge.

2.1 Status of the Spatial Development Framework

A vital component of the Capital Expenditure Framework, as envisioned by the Capital Expenditure Framework Guidelines (2018) developed by the National Department of Cooperative Governance and Traditional Affairs, is the relationship between the Spatial Development Framework and the Capital Expenditure Framework. It must be noted that even though the Spatial Development Framework is in draft format, its conceptual structure and investment paradigm guided the development of Capital Expenditure Framework.

The following figure depicts the relationship between specific spatial structuring elements and Stellenbosch's planning paradigm. It is important to note that each Spatial Development Framework across all municipalities

has a different view on what the concepts of different spatial structuring elements entail. It is for that purpose that the CEF will relate the "wall-to-wall" Stellenbosch SDF in terms of the CEF Guidelines².

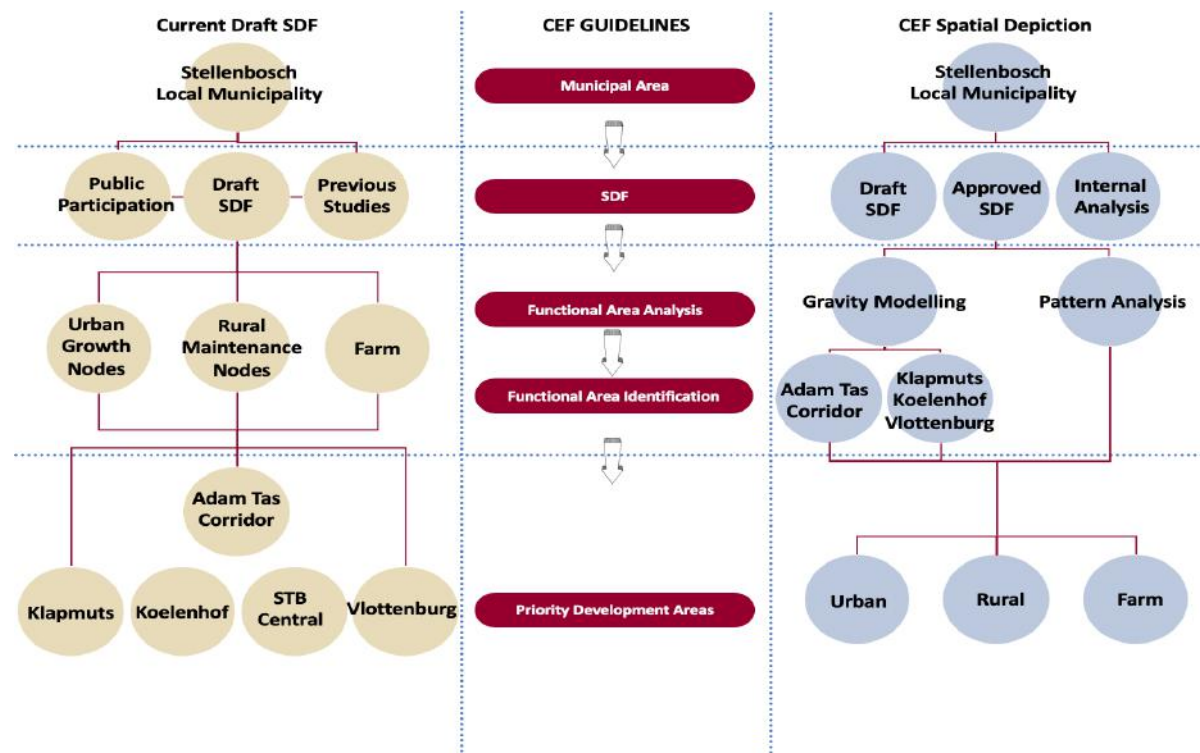


Figure 2: Spatial Structuring as per the CEF Guidelines

² A similar approach of standardization can be found in the Built Environment Performance Plans (BEPP) Guidelines in terms of the Urban Network Concept via the National Treasury City Support Program

2.2 Functional Areas

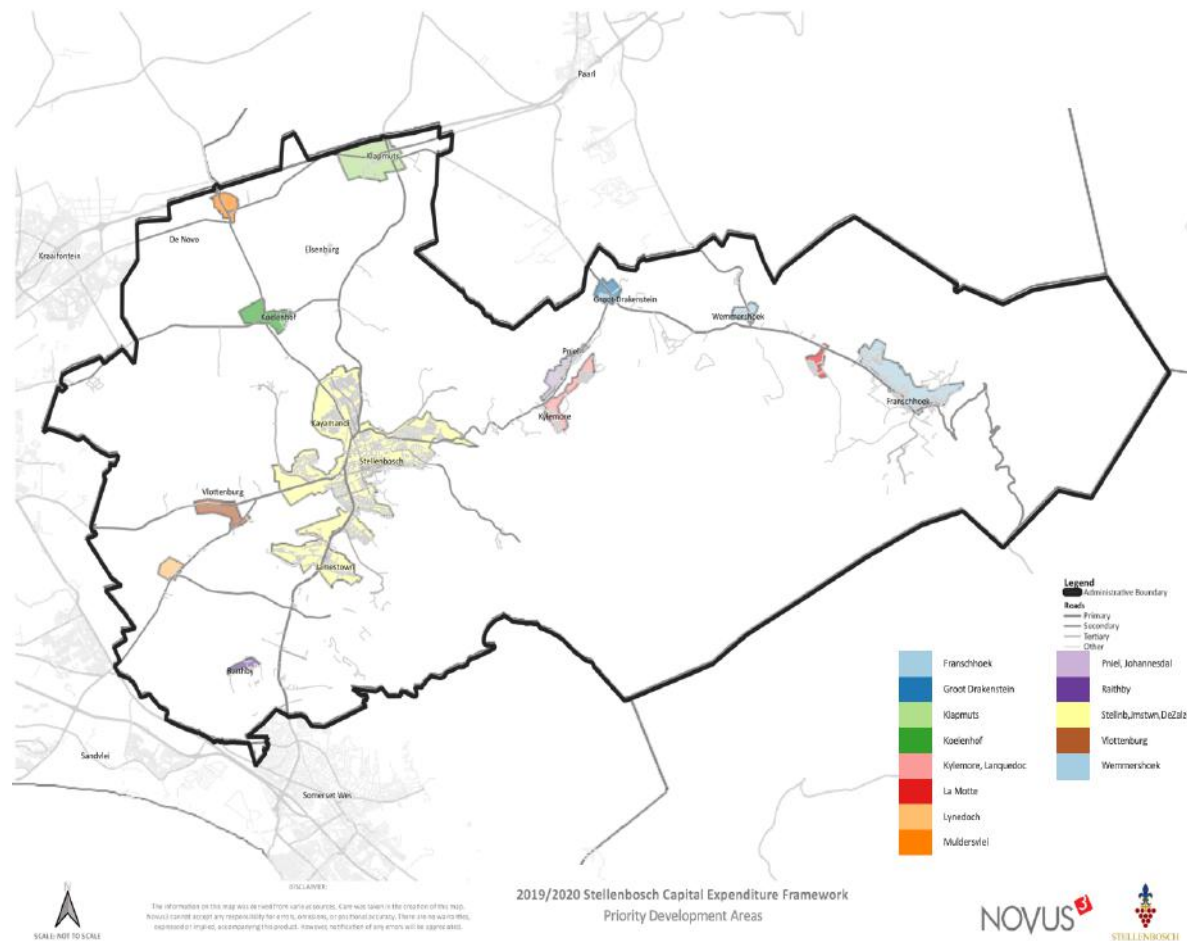
According to the CEF Guidelines a functional area is an area with similar characteristics (homogenic) from a developmental and service demand perspective. A typical example is to demarcate the rural part of the municipality or the tribal land as a functional area because it has more or less similar challenges (low density, lack of high order services, etc.) and it requires a specific development strategy that is unique to the development challenges of the area.

The main functional areas have been identified as, in alignment with the Msdf of Stellenbosch Municipality:

- Stellenbosch;
- Klapmuts;
- Koelenhof;
- Vlottenburg; and

- Franschhoek.

Figure 3: Priority Development Areas as identified by the department of City Planning



According to the development vision of the municipality, Franschhoek should enjoy a development approach based on maintenance expenditure. In tandem with the said approach,

the remaining functional areas should be viewed in the light of urban restructuring, integration and densification with the aim

to restructure Stellenbosch along the Adam Tas corridor (from Klipmuts to Vloottenburg).

In its current planning, the municipality makes a distinction between urban and rural nodes, on the one hand, and the balance of the area. The balance of the land is predominantly farming land, but it also includes large tracts of undevelopable

mountainous terrain. Based on historical trends and prevailing policies of growth restrictions in the urban nodes, rural nodes can be expected to experience slight growth. It is however important to notice that the municipality will still focus on growth stimulation within the urban nodes. The expected growth rates are, however, lower than the forecasts for the rural nodes.

Table 1: Summary profile of the Priority Development Areas (PDA's) Status Quo

Type		Urban node	Rural Node	Farming	Total
Population	Area (ha)	3 803	1 099	79 977	84 879
	Population 1996	61 734	5 259	37 361	104 354
	Population 2001	68 810	7 013	43 153	118 976
	Population 2011	100 973	12 999	41 739	155 711
	Population/ha 1996	16.23	4.79	0.47	1.23
	Population/ha 2001	18.09	6.38	0.54	1.40
	Population/ha 2011	26.55	11.83	0.52	1.83
Households	Households 1996	15 973	1 091	9 091	26 155
	Households 2001	17 498	1 476	10 147	29 121
	Households 2011	30 495	3 040	9 793	43 328
	Households /ha 1996	4.20	0.99	0.11	0.31
	Households /ha 2001	4.60	1.34	0.13	0.34
	Households /ha 2011	8.02	2.77	0.12	0.51
	Households size 1996	3.86	4.82	4.11	3.99
	Households size 2001	3.93	4.75	4.25	4.09
	Households size 2011	3.31	4.28	4.26	3.59
Dwelling frame	DF18 Dwelling	32 186	3 692	7 014	42 892
	DF18 Businesses	591	46	268	905
	DF18 Special dwelling institutions	3 182	4	240	3 426
	DF18 Service units	126	17	66	209
	DF18 Recreational units	46	14	8	68
	DF18 Other Units	994	282	3 549	4 825
	DF18 Vacant	989	306	257	1 552
	DF18 Total units	38 114	4 361	11 402	53 877
Schools	Primary school	18	7	4	29
	Secondary school	10	0	1	11
	Intermediate school	0	0	1	1
	Combined schools	1	0	4	5
Facilities	Public health facilities	12	2	0	14
	Private health facilities	1	0	0	1
	SAPS stations	4	1	0	5

Stellenbosch Local Municipality

Type		Urban node	Rural Node	Farming	Total
	Lower courts	1	0	1	2
Land cover 2014 (non-urban) (ha)	Cultivated commercial fields	99.37	22.78	3 870.32	3 992.47
	Cultivated commercial pivot	0.00	0.00	84.11	84.11
	Cultivated orchard and vines	297.58	132.72	19 005.52	19 435.82
	Sugarcane	0.00	0.00	0.00	0.00
	Subsistence farming	0.00	0.00	0.00	0.00
Land cover 2014 (urban) (ha)	Forests & Plantations	43.97	15.04	2 951.10	3 010.11
	Mining	0.00	17.06	44.57	61.63
	Urban built-up	19.47	0.26	17.90	37.63
	Urban commercial	306.12	1.27	42.34	349.73
	Urban industrial	145.06	20.80	265.89	431.75
	Urban residential	867.70	28.90	58.46	955.06
	Urban townships	218.11	160.80	102.22	481.13
	Urban informal	47.61	0.00	3.92	51.53
	Rural villages	0.00	0.00	0.00	0.00
	Urban sports and golf	276.67	3.47	112.28	392.42
	School and sports grounds	66.67	13.05	22.86	102.58
	Small holdings	69.40	12.84	337.36	419.60
	TOTAL	2 016.81	241.39	963.23	3 221.43
Roads (km)	National	0	0	22.96	22.96
	Arterial	15.2	9.93	93.59	118.72
	Secondary	0.43	1.44	35.48	37.35
	Tertiary	22.64	19.42	513.75	555.81
	Main (Urban)	28.46	1.15	24.72	54.33
	Streets (Urban)	196.74	0.36	32.53	229.63
	Total roads	263.47	32.3	723.03	1018.8

Table 2: Historic and forecasted population distribution based on land use growth patterns

Timeline	Urban	Rural	Farm	%
1996	52.19%	5.04%	42.8%	100.00%
2001	47.68%	5.89%	46.4%	100.00%
2006	49.09%	7.12%	43.8%	100.00%
2011	50.50%	8.35%	41.1%	100.00%
2016	49.77%	9.44%	40.8%	100.00%
2021	49.49%	10.56%	40.0%	100.00%
2026	49.20%	11.68%	39.1%	100.00%
2030	48.97%	12.58%	38.5%	100.00%

For the purposes of the Capital Expenditure Framework, a distinction was made between the urban and rural nodes on the one hand and the balance of the areas on the other hand. This distinction is based on the assumption that urban related development and supporting social services will be focused within the nodal areas and the balance of the areas will be the mainstay of agricultural development. However, there are substantial numbers of people settled in the agricultural areas that will contribute to the demand for social and community services but not necessarily for housing and related

infrastructure services. This assumption becomes the basis for modelling long-term growth and investment demand. This allows one to determine the demand for land and development in nodal areas based on the broader demand generated by the functional areas that these nodes serve. For a more detailed breakdown as to how the Priority Development Areas and Functional Areas was delineated and ranked, please consult the 2019/20 Capital Expenditure Framework.

3. STELLENBOSCH MUNICIPALITY CAPITAL DEMAND

The current capital expenditure project pipeline of the Stellenbosch Local Municipality includes the capital expenditure demand as captured up to 2029/2030.

CP³ is used to, amongst others, consolidate all the capital investment demand within the municipality. A clear perspective on the demand enables the quantification of demand within the context of the available envelope and prioritisation for a sustainable path with regard to the pace of the infrastructure implementation.

Another critical consideration at the core of the Capital Expenditure Framework is the aim to provide the desired urban form in an integrated manner. This means that capital demand should not only be viewed in monetary terms, but also in spatial terms and quantifiable unit items.

The capital expenditure demand has 2 key timeframes to bear in mind. The first being the medium revenue and expenditure framework (MTREF) which requires budgeting over 3 years in terms of the MFMA. The second is the 10 year horizon as

introduced by the guidelines of the Capital Expenditure Framework. Whilst the MTREF period is very useful for clearer budget planning over a medium term, the 10 year horizon of the CEF is better served for capital planning, because the life cycle and investment requirements of capital assets tend to be between 5 and 30 years. Hence, a longer planning cycle is required for a capital programme within the context of pre-determined demand needs.

From the sunburst diagram it is clear that Roads infrastructure, Water Supply Infrastructure and Sanitation Infrastructure collectively represent 50% of the total planned capital expenditure of the municipality. It could be deduced that the majority of planning in terms of capital expenditure lends towards establishing new services followed by other services such as electrical infrastructure and community assets in future. Collectively, all of these services is anticipated to contribute to integrated urban spaces result in integrated urban spaces as envisioned by the IUDF. For a detailed view of the asset types planned for, as part of the planned capital expenditure, please refer to the summary sheet below.

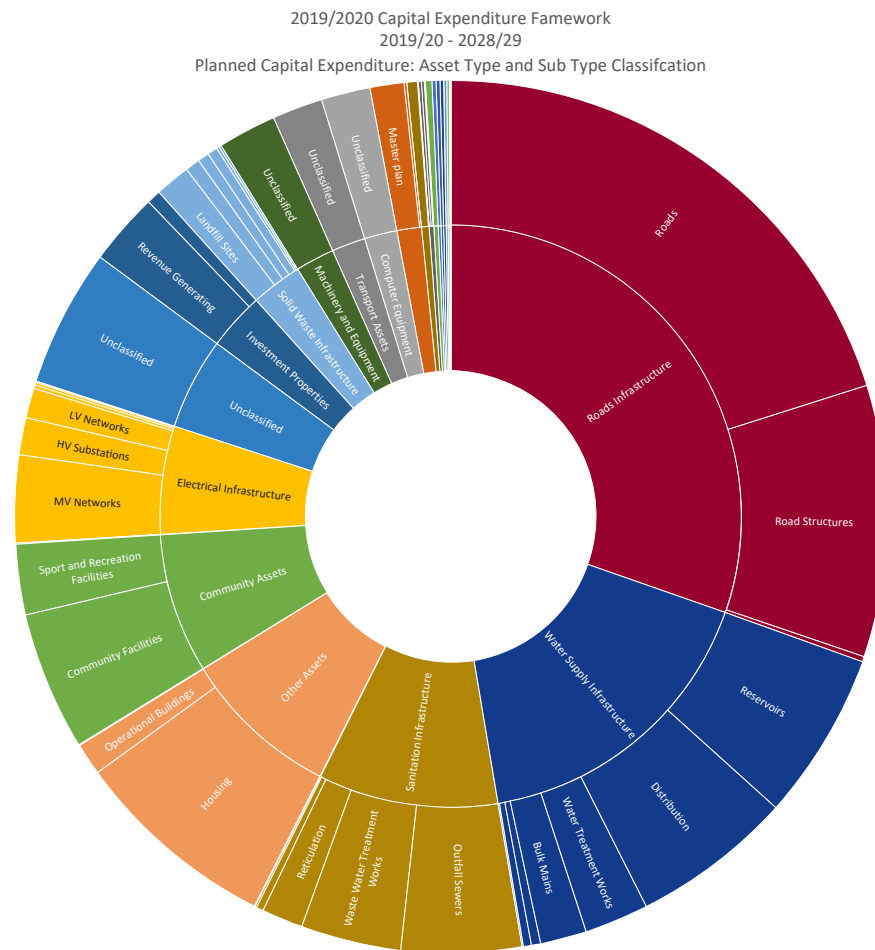


Figure 4: 2019/20 – 2029/30 Planned capital expenditure: MOSCOA 6.3 asset type and sub type classification (Graph)

Type	Sub Type	Sum of 2019/20	Sum of 2020/21	Sum of 2021/22	Sum of 2022/23	Sum of 2023/24	Sum of 2024/25	Sum of 2025/26	Sum of 2026/27	Sum of 2027/28	Sum of 2028/29
Biological or Cultivated Assets	(blank)	R 2 350 000	R 1 100 000	R 750 000	R 1 350 000	R 1 400 000	R 550 000	R 450 000	R 600 000	R 100 000	R -
Community Assets	Community Facilities	R 49 255 000	R 59 365 000	R 68 420 000	R 51 660 000	R 37 900 000	R 2 750 000	R 2 900 000	R 4 900 000	R 12 700 000	R 6 770 000
Community Assets	Sport and Recreation Facilities	R 34 400 000	R 13 300 000	R 8 050 000	R 18 200 000	R 18 200 000	R 21 200 000	R 18 200 000	R 18 200 000	R 200 000	R 200 000
Community Assets	(blank)	R -	R 500 000	R 1 000 000	R -	R -	R -	R -	R -	R -	R -
Computer Equipment	(blank)	R 5 050 000	R 4 550 000	R 4 650 000	R 5 950 000	R 6 150 000	R 6 150 000	R 6 250 000	R 6 250 000	R 6 350 000	R 53 050 000
Electrical Infrastructure	Capital Spares	R 2 300 000	R 1 900 000	R 1 900 000	R 1 300 000	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	HV Substations	R 1 600 000	R 3 300 000	R 14 000 000	R 60 000 000	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	HV Switching Station	R -	R 1 000 000	R 1 000 000	R 1 000 000	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	LV Networks	R 30 875 644	R 23 600 000	R 7 600 000	R 1 500 000	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	MV Networks	R 73 580 000	R 55 600 000	R 15 800 000	R 41 400 000	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	MV Substations	R -	R 5 500 000	R -	R -	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	MV Switching Stations	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Electrical Infrastructure	Power Plants	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Expanded Public Works Programme	Project	R 500 000	R 500 000	R 500 000	R 500 000	R 550 000	R 550 000	R 600 000	R 800 000	R 800 000	R 800 000
Furniture and Office Equipment	(blank)	R 3 689 000	R 2 515 000	R 1 738 000	R 855 000	R 850 000	R 860 000	R 908 000	R 908 000	R 920 000	R 655 000
Heritage Assets	Conservation Areas	R 450 000	R -	R -	R -	R -	R -	R -	R -	R -	R -
Heritage Assets	Historic Buildings	R 800 000	R 5 200 000	R 200 000	R 200 000	R 200 000	R 200 000	R 200 000	R 200 000	R 200 000	R 200 000
Indigent and Cultural Management and Services	(blank)	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000
Information and Communication Infrastructure	Capital Spares	R 610 000	R 20 000	R 20 000	R 1 500 000	R -	R -	R 200 000	R -	R -	R -
Information and Communication Infrastructure	Core Layers	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Information and Communication Infrastructure	Data Centres	R 2 500 000	R 2 000 000	R 500 000	R 500 000	R 1 000 000	R -	R -	R -	R -	R -
Information and Communication Infrastructure	Distribution Layers	R 600 000	R 600 000	R 600 000	R 700 000	R 700 000	R 700 000	R 700 000	R 700 000	R 700 000	R -
Intangible Assets	Computer Software and Applications	R 3 820 000	R 3 100 000	R 1 700 000	R 2 000 000	R 2 000 000	R 2 300 000	R 2 500 000	R 2 500 000	R 2 500 000	R -
Intangible Assets	Licences and Rights	R 110 000	R 60 000	R -	R -	R -	R -	R -	R -	R -	R -
Intangible Assets	Unspecified	R 200 000	R 200 000	R 150 000	R 500 000	R -	R 500 000	R -	R -	R -	R -
Investment Properties	Non-revenue Generating	R 4 850 000	R 7 250 000	R 3 500 000	R 1 750 000	R 1 800 000	R 3 000 000	R 3 100 000	R 1 500 000	R 1 500 000	R 1 500 000
Investment Properties	Revenue Generating	R 12 400 000	R 7 800 000	R 66 500 000	R 67 500 000	R -	R -	R -	R -	R -	R -
Machinery and Equipment	(blank)	R 40 060 000	R 12 847 000	R 15 890 000	R 6 090 000	R 11 700 000	R 6 900 000	R 6 450 000	R 12 850 000	R 7 250 000	R 4 500 000
Meter Conversion and Replacement	(blank)	R 100 000	R -	R -	R -	R -	R -	R -	R -	R -	R -
Other Assets	Housing	R 29 960 000	R 21 060 000	R 25 190 000	R 35 520 000	R 19 670 000	R 68 750 000	R 57 080 000	R 85 250 000	R 53 550 000	R 39 750 000
Other Assets	Operational Buildings	R 24 119 000	R 24 700 000	R 13 550 000	R 600 000	R 500 000	R 700 000	R 2 300 000	R 500 000	R 600 000	R 600 000
Other Assets	(blank)	R 80 000	R 420 000	R -	R -	R -	R -	R -	R -	R -	R -
Roads Infrastructure	Road Furniture	R 6 150 000	R 3 050 000	R 700 000	R -	R -	R -	R -	R -	R -	R -
Roads Infrastructure	Road Structures	R 90 625 000	R 52 200 000	R 25 850 000	R 92 340 000	R 92 340 000	R 92 340 000	R 92 340 000	R 40 500 000	R -	R -
Roads Infrastructure	Roads	R 261 995 000	R 231 335 000	R 101 050 000	R 92 520 000	R 95 070 000	R 101 275 200	R 79 060 000	R 106 320 000	R 41 500 000	R 46 500 000
Sanitation Infrastructure	Capital Spares	R 200 000	R 200 000	R 250 000	R 250 000	R 250 000	R 300 000	R 300 000	R 300 000	R 350 000	R -
Sanitation Infrastructure	Outfall Sewers	R 55 000 000	R 36 000 000	R 22 000 000	R 19 000 000	R 44 000 000	R 34 000 000	R 14 000 000	R 16 000 000	R 17 000 000	R -
Sanitation Infrastructure	Pump Station	R 1 000 000	R 1 000 000	R 1 000 000	R 1 500 000	R 1 500 000	R 3 250 000	R 1 750 000	R 2 000 000	R 2 000 000	R -
Sanitation Infrastructure	Reticulation	R 17 500 000	R 17 500 000	R 18 500 000	R 6 000 000	R 20 000 000	R 10 000 000	R -	R -	R -	R -
Sanitation Infrastructure	Toilet Facilities	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000	R 250 000
Sanitation Infrastructure	Waste Water Treatment Works	R 46 300 000	R 61 384 431	R 53 200 000	R 45 500 000	R 5 000 000	R -	R -	R -	R -	R -
Solid Waste Infrastructure	Capital Spares	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Solid Waste Infrastructure	Electricity Generation Facilities	R 500 000	R 3 500 000	R 1 500 000	R 10 300 000	R 1 500 000	R 1 000 000	R 300 000	R 1 200 000	R 1 700 000	R -
Solid Waste Infrastructure	Landfill Sites	R 25 500 000	R 10 000 000	R 17 000 000	R 2 000 000	R 5 000 000	R 2 000 000	R 1 500 000	R 6 000 000	R 6 200 000	R -
Solid Waste Infrastructure	Waste Drop-off Points	R 10 400 000	R 5 100 000	R 2 500 000	R 500 000	R 3 000 000	R 7 000 000	R 2 000 000	R 300 000	R 400 000	R -
Solid Waste Infrastructure	Waste Processing Facilities	R 6 000 000	R -	R -	R -	R -	R -	R -	R -	R -	R -
Solid Waste Infrastructure	Waste Separation Facilities	R 1 000 000	R -	R -	R 500 000	R 1 000 000	R 500 000	R 500 000	R 500 000	R 1 000 000	R -
Solid Waste Infrastructure	Waste Transfer Stations	R 1 500 000	R 10 000 000	R 10 000 000	R 2 000 000	R -	R 200 000	R -	R 500 000	R -	R -
Spatial Planning	(blank)	R 3 047 600	R 1 258 900	R 1 545 200	R -	R -	R -	R -	R -	R -	R -
Storm water Infrastructure	Attenuation	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Storm water Infrastructure	Drainage Collection	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Storm water Infrastructure	Storm water Conveyance	R 3 200 000	R 4 200 000	R 200 000	R 100 000	R 100 000	R 100 000	R 100 000	R 100 000	R 100 000	R 100 000
Strategic Management and Governance	Administrative Strategy and Planning	R 100 000	R 100 000	R -	R -	R -	R -	R -	R -	R -	R -
Strategic Management and Governance	Feasibility Studies	R 2 500 000	R 3 000 000	R 200 000	R -	R -	R -	R -	R -	R -	R -
Strategic Management and Governance	Master plan	R 23 410 000	R 13 750 000	R 10 300 000	R 6 700 000	R 2 200 000	R 2 700 000	R 5 700 000	R 2 200 000	R 3 200 000	R 2 200 000
Strategic Management and Governance	Plan Development	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -
Transport Assets	(blank)	R 27 035 000	R 13 415 000	R 15 740 000	R 7 540 000	R 2 910 000	R 10 740 000	R 3 840 000	R 16 740 000	R 7 740 000	R 1 740 000
Water Supply Infrastructure	Boreholes	R 900 000	R 550 000	R 550 000	R -	R -	R -	R -	R -	R -	R -
Water Supply Infrastructure	Bulk Mains	R 17 451 528	R 36 451 528	R 30 000 000	R 15 000 000	R -	R -	R -	R -	R -	R -
Water Supply Infrastructure	Capital Spares	R -	R -	R 300 000	R -	R -	R -	R -	R -	R -	R -
Water Supply Infrastructure	Dams and Weirs	R 1 000 000	R 1 000 000	R 2 000 000	R 2 000 000	R 2 000 000	R 2 000 000	R 3 000 000	R 5 000 000	R -	R -
Water Supply Infrastructure	Distribution	R 17 500 000	R 23 265 000	R 69 780 900	R 97 297 754	R 24 315 619	R 17 834 556	R 31 854 630	R 38 354 630	R 23 375 908	R 398 462
Water Supply Infrastructure	Pump Station	R 6 000 000	R 12 000 000	R -	R -	R -	R -	R -	R -	R -	R -
Water Supply Infrastructure	Reservoirs	R 82 000 000	R 113 000 000	R 42 000 000	R 8 500 000	R 9 000 000	R 14 500 000	R 14 500 000	R 22 000 000	R 30 500 000	R 21 000 000
Water Supply Infrastructure	Water Treatment Works	R 3 000 000	R 12 500 000	R 30 250 000	R 18 000 000	R 6 250 000	R 29 250 000	R 29 250 000	R 4 500 000	R 4 500 000	R -
(blank)	(blank)	R 119 572 500	R 35 631 800	R 30 068 800	R 11 395 000	R 14 464 000	R 13 714 500	R 10 985 500	R 21 565 000	R 17 610 000	R 18 470 000

Figure 5: 2019/20 – 2029/30 Planned capital expenditure: MOSCOA 6.3 asset type and sub type classification (Table)

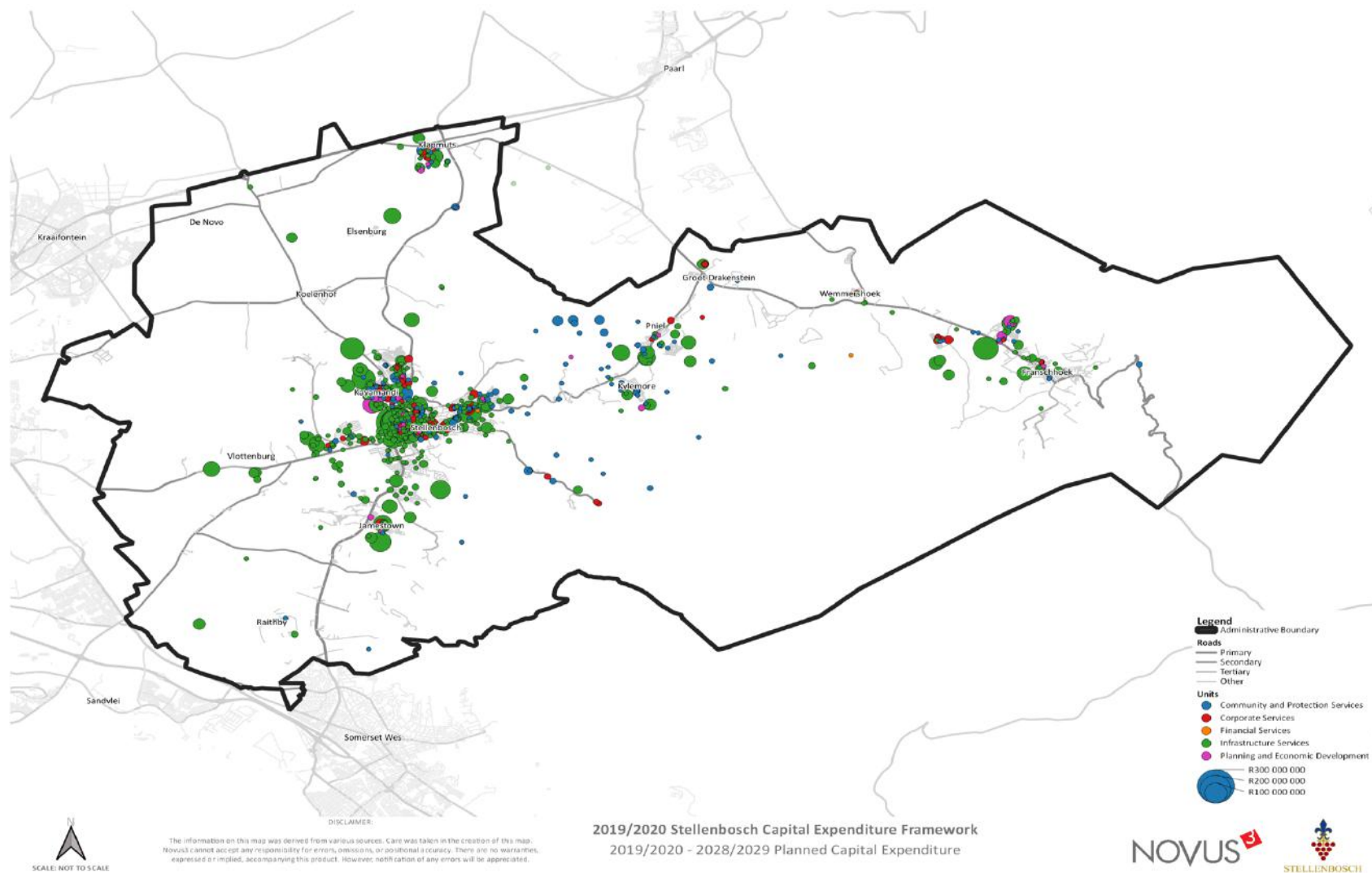


Figure 6: 2019/20 – 2029/30 Planned capital expenditure: MOSCOA 6.3 asset type and sub type classification (Map)

4. LONG TERM FINANCIAL STRATEGY

The objective of a Long-Term Financial Strategy is to recommend strategies and policies that will maximise the probability of the municipality's financial sustainability into the future. This is achieved by forecasting future cash flows and affordable capital expenditure based on the municipality's historic performance and the environment in which it operates.

The main outcome of the Long-Term Financial Strategy, for the purposes of this report, is to determine the affordable future capital expenditure and proposed capital funding mix (affordability envelope) of the municipality over the next 10 years.

The latest iHS Global Insight update of the Stellenbosch economy reveals that the average economic growth rate during the past 5 years of 1.3% p.a is the 3rd highest of all municipalities in the district and with a relatively high Tress index. In combination these 2 factors result in an Economic Risk component of the MRRI of "Medium". However, the size of the local economy and GVA growth rate which is higher than similar Municipalities help moderate this risk metric.

4.1 Financial Model Process

In forecasting the affordability envelope it is important to consider the four sources of capital funding available to the municipality, being:

- Capital grants from the national and provincial fiscus, informed and affected by the National budget and macro-economic environment;
- Capital contributions by developers;
- Optimal and affordable external borrowings, informed by an analysis against financial sustainability parameters and ratios, including gearing levels, liquidity levels and the debt servicing capacity of the municipality, and;
- Own cash resources of the municipality, from either cash-backed capital replacement reserves or annual residual cash generated by the municipality.

To recommend the most optimal funding mix between external borrowings and own cash resources, it is important to forecast the cash generated by the municipality (net cash for the year) in each of the next 10 years by considering the difference between:

- inflows from revenue (a function of quantity and price) and applying a reasonable collection rate and inflation expectations; and
- outflows of cash to staff and suppliers in the form of operating expenses of the municipality.

The net cash should first and foremost be utilised for servicing of existing loans and funding of cash backed reserves. Any free

cash flow remaining after this would be available to service new debt, with the residual cash being utilised as part of own cash resources funding capital expenditure. These principles are depicted in the figure below.

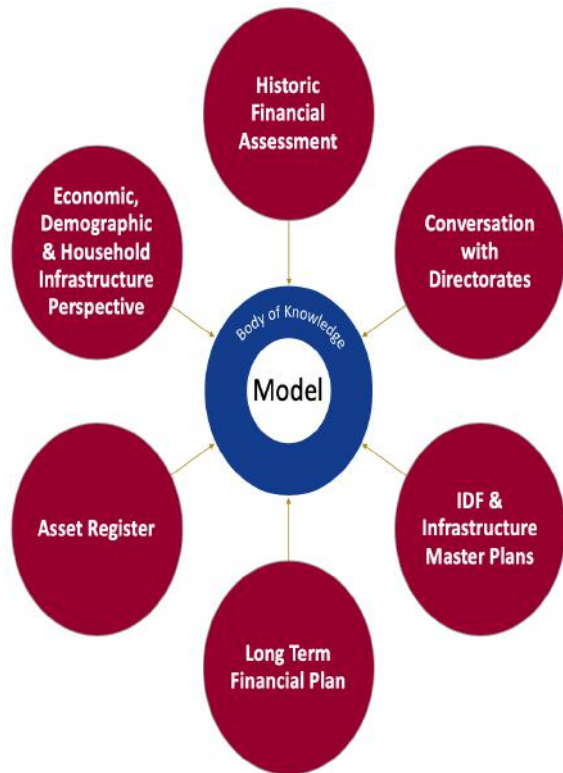


Figure 3: Financial Model Process

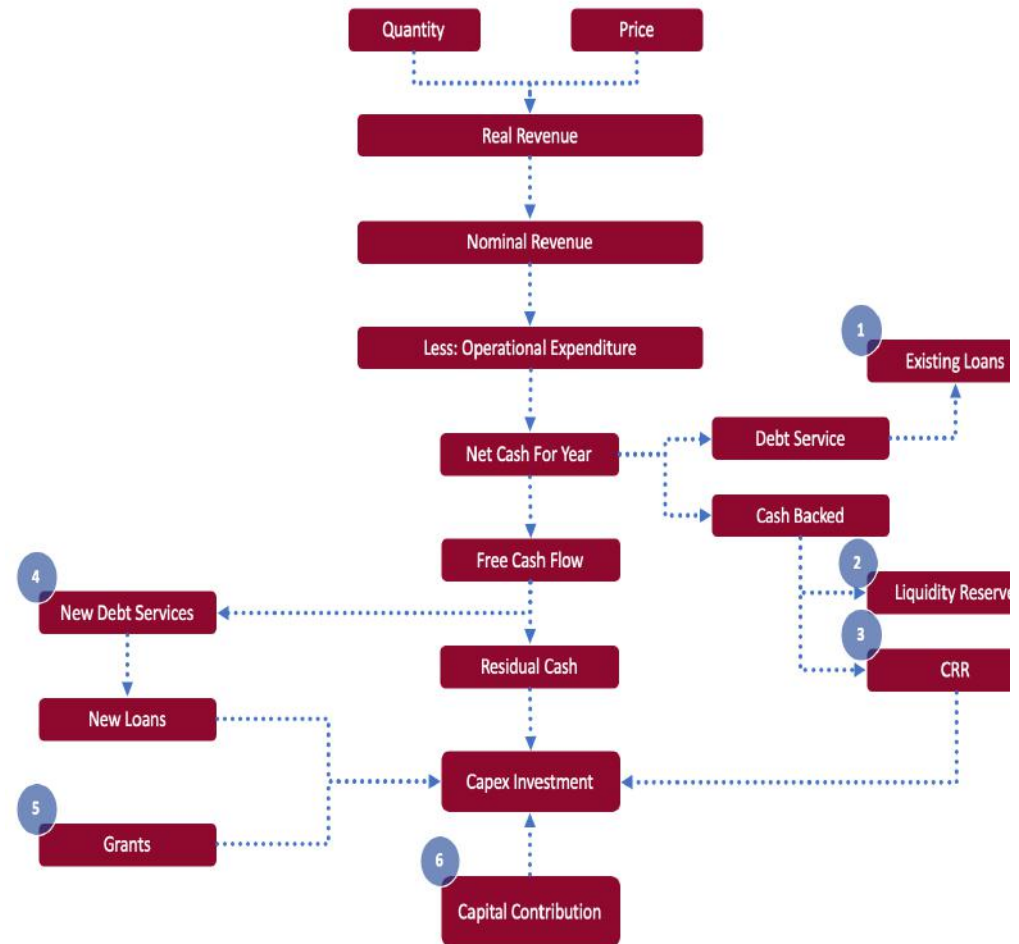


Figure 4: Financial model Input

4.2 Financial Model High Level Outline

The long term financial model used for this section of the Capital Expenditure Framework originated from National Treasury's Cities Support Program . It is populated with the latest information of Stellenbosch Local Municipality and is used to make a base case financial forecast. The figure below illustrates the outline of the model.

The capital budget as presented in the MTREF was included and used to forecast an affordable future capex programme.

As a basis, the Long Term Financial Model relies on the input of reliable data and reasonable assumptions. The data utilised and key assumptions in the model are mainly informed by an independent financial assessment, which entails:

- a historic demographic-, economic- and household infrastructure perspective, which was based on the latest available information as published by iHS Global Insight;
- a historic financial analysis updated with the information captured in the municipality's audited annual financial statements of 30 June 2018;
- the 2018/19 to 2020/21 MTREF budget and associated worksheets data; and
- information gathered from market research, other strategic documents of the municipality (including the IDP, master plans etc), from experience gained in the sector and other relevant sources.

The outcomes of the independent financial assessment and the key assumptions made are discussed in more detail below.

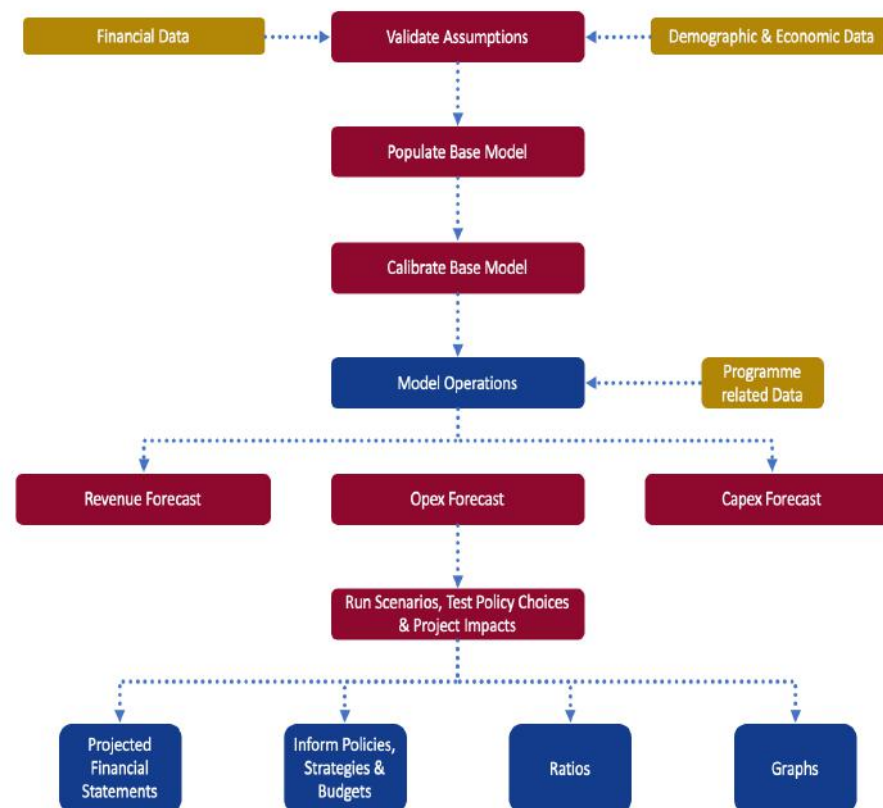


Figure 5: Financial model high level outline

4.3 Financial Position

The financial position of Stellenbosch remained positive throughout the 8 years of assessment. As at 30 June 2018, Stellenbosch's balance sheet reflected Total Asset position of R 6.07 billion, increasing from R 3.81 billion at the end of the 2011 financial year.

Stellenbosch's low gearing ratio of 11% and a positive debt coverage ratio (cash generated from operations/debt service) of 8.49 indicate that long term interest bearing liabilities levels are contained. Total interest-bearing liabilities was R 173.30 million at the end of 2018, increasing from R 41.54 million in 2010/11.

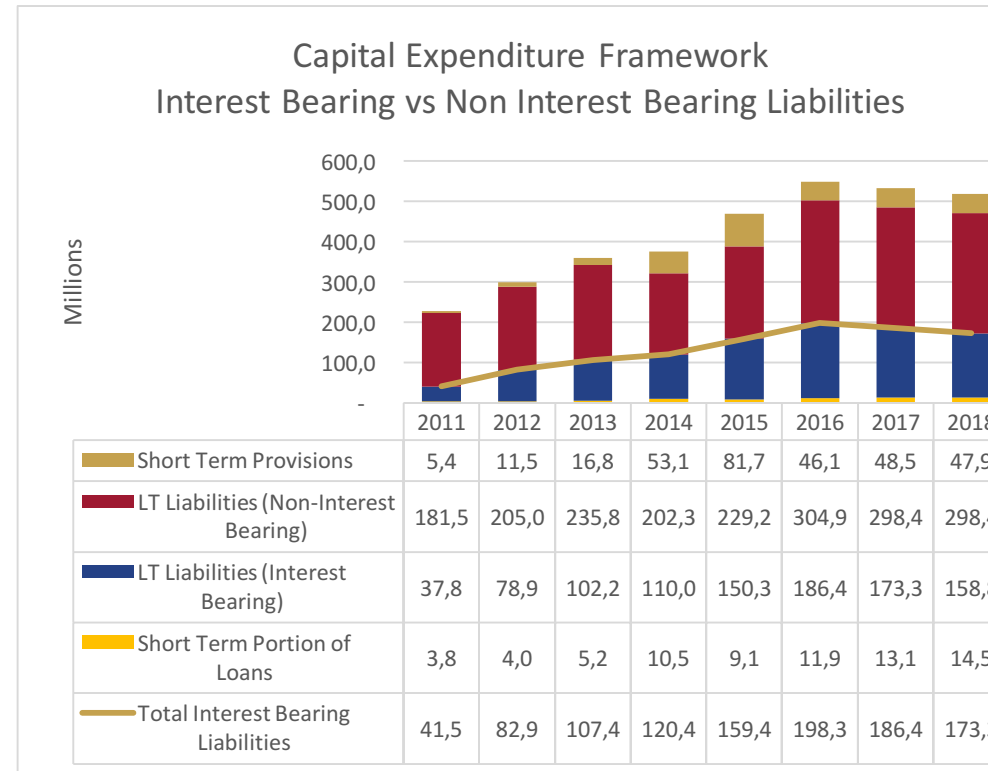


Figure 6: Interest Bearing vs Non Interest Bearing Liabilities

4.4 Current Liabilities

Current Liabilities peaked at R 445.84 million in 2017 decreasing slightly to R 420.65 million in 2018. This was due to a decrease in creditors of R41.11 million (14.6%) to R240.98 million at the end of the 2018 financial year, which represents 57.3% of current liabilities.

Of concern is the increase in unspent conditional grants, especially in the last two financial periods. Unspent Conditional grants increased to R 101.60 million at 2018, which is an area the municipality is actively managing.

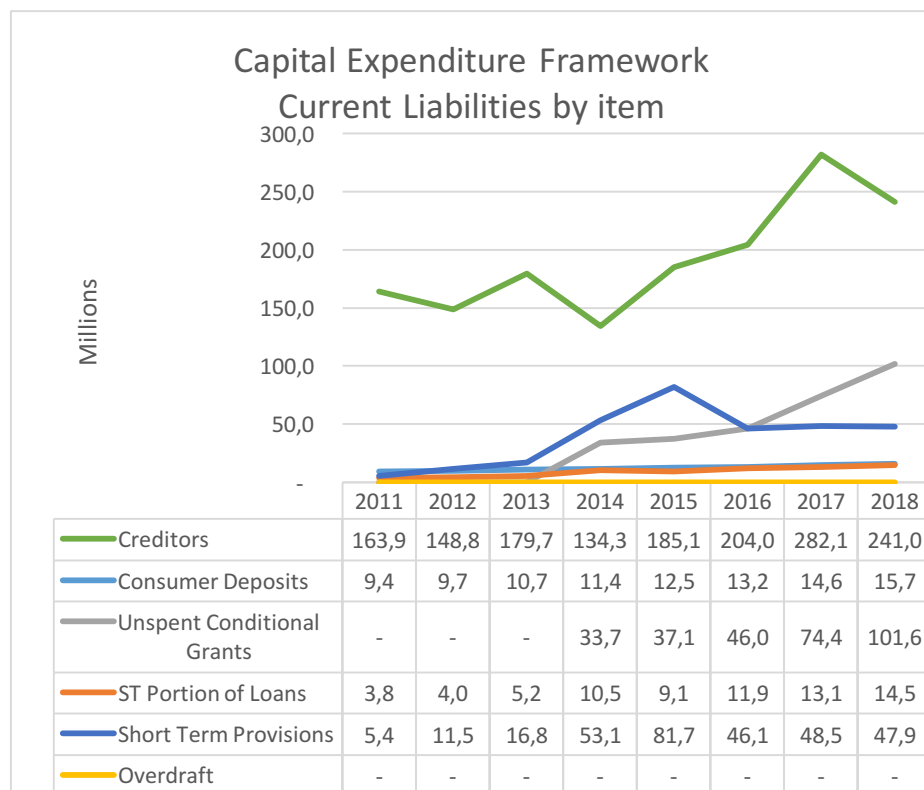
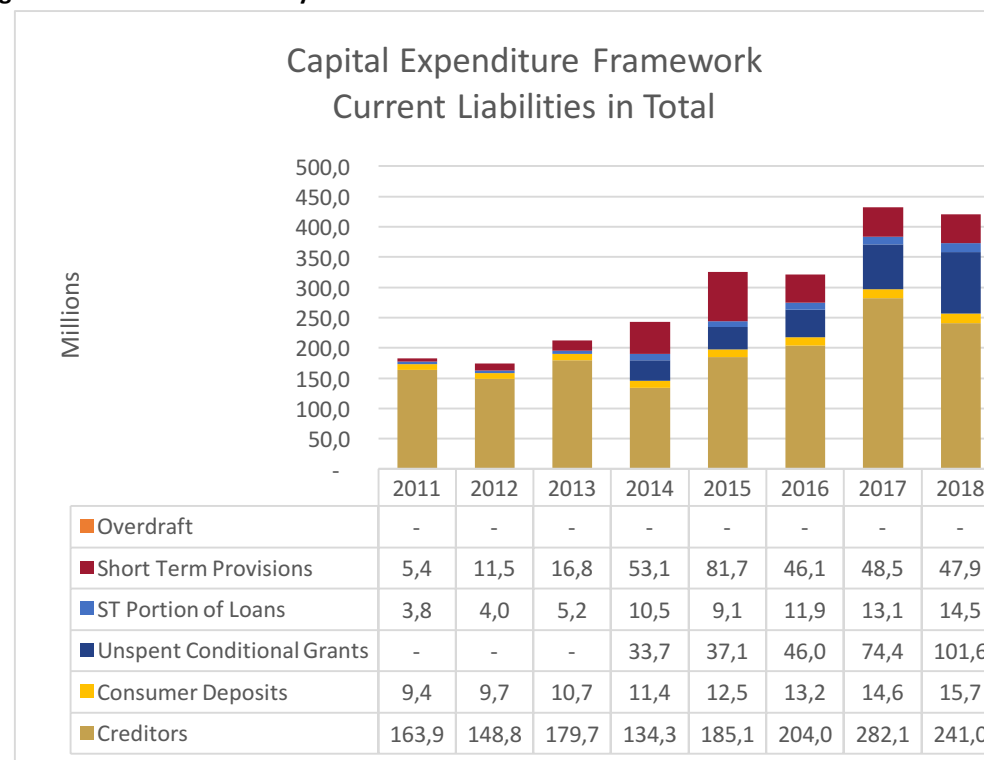


Figure 8: Current Liabilities in Total

Figure 7: Current Liabilities by item



4.5 Current Asset

Current Assets increased annually throughout the period, except for a 3% decline to a balance of R 920.73 million in 2018. Total Current Assets are mainly represented (57.4%) by Cash and cash equivalents, Consumer debtors (26.8%), Other Debtors (4.8%), and inventories (5.1%).

The sharp increase in consumer debtors between 2016 and 2017 relates to reclassification of accrued income on water debtors from other debtors to consumer debtors. The subsequent increase in 2018 is cause for concern, specifically in light of the decrease in cash and cash equivalents between 2016 and 2018.

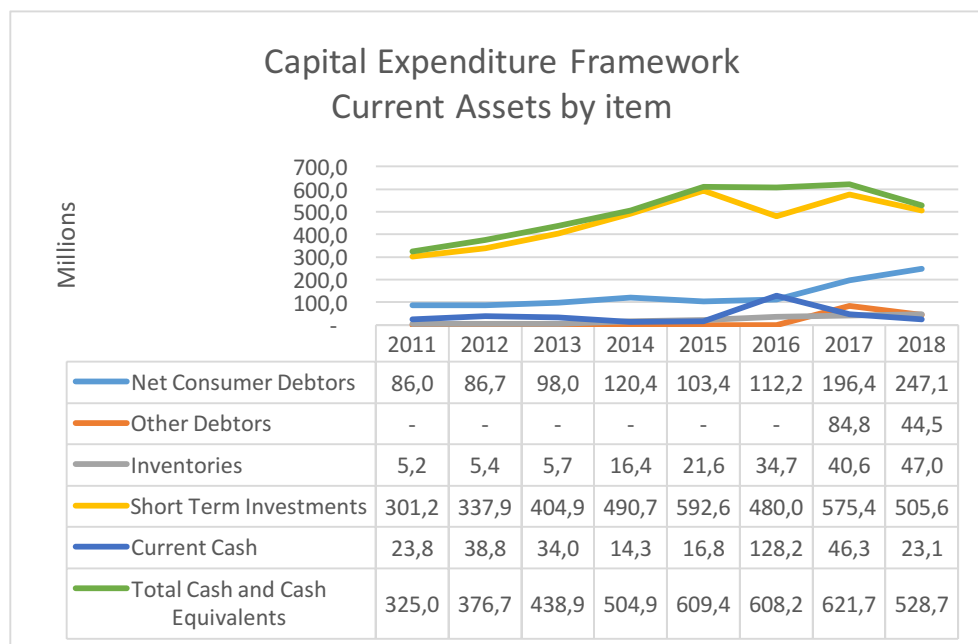


Figure 9: Current Assets by item

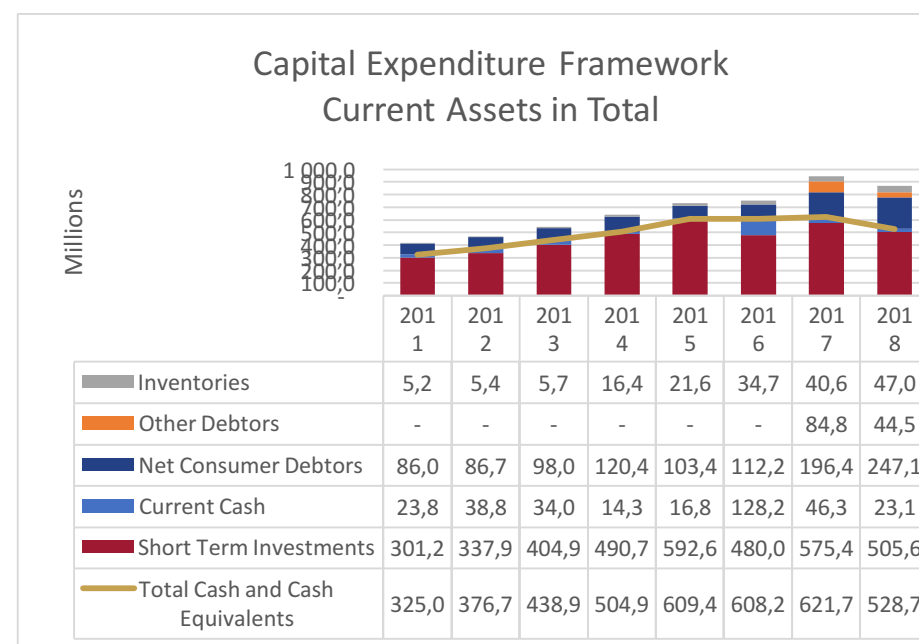


Figure 10: Current Assets in total

4.6 Liquidity Ratio

The healthy liquidity position of 2.19:1 as at the end of 2018 is consistent with the 2017 trend. The ratio remains strong at 2.01:1 when debtors older than 30 days are excluded.

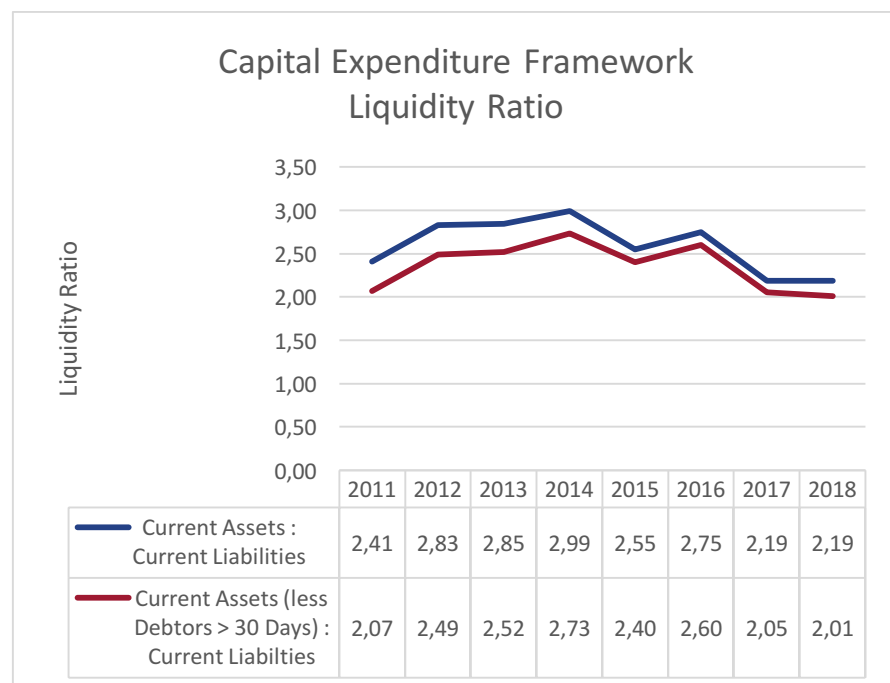


Figure 11: Liquidity Ratio

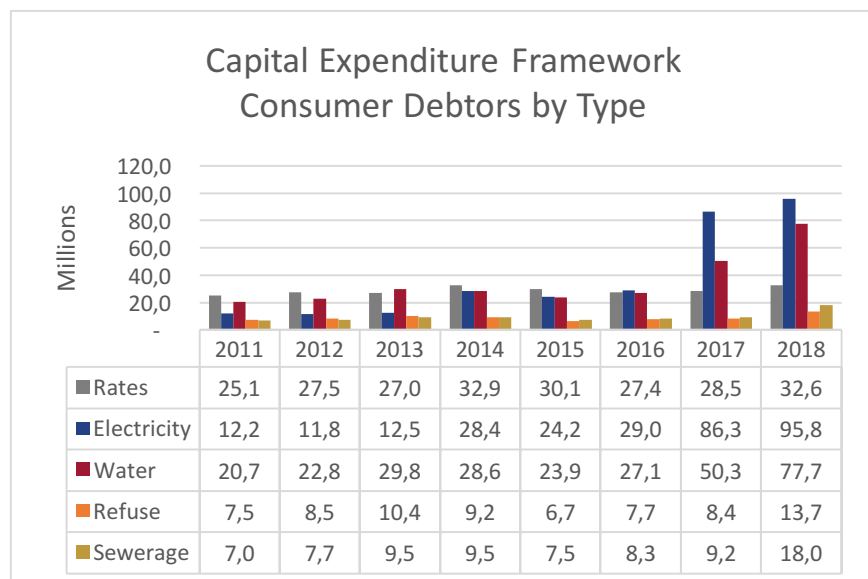
4.7 Debtors

Net Consumer Debtors increased to R 247.11 million in 2018, due to growth in gross consumer debtors, while the provision for doubtful debts decreased to R 65.2 million.

The Debtors Age Profile indicates 42% of Gross Consumer Debtors being older than 90 days. The provision does not sufficiently cover debtors older than 90 days as prescribed by National Treasury. Current debtors represent 55% of the debtors' book.

Electricity and Water Debtors increased sharply in 2017 and 2018 and currently represents the majority (70%) of total outstanding net consumer debtors. This could be a sign that the community of Stellenbosch is finding it increasingly difficult to pay tariffs and its current growth trend. Rates Debtors remained fairly stable, representing 13.2% of consumer debtors. The collection ratio averaged 96% during the assessment period and was in most years above the minimum acceptable benchmark of 95%. As disclosed in the AFS, the municipality implemented higher water tariffs because of persistent drought conditions experienced in the province. This is be the main factor behind the significant annual increase in water debtors. The higher tariffs are in line with approved tariffs, designed to limit water usage whilst the low water supply conditions persists.

The collection ratio averaged 96% during the assessment period and was in most years above the minimum acceptable benchmark of 95%.

**Figure 12: Consumer Debtors by Type**

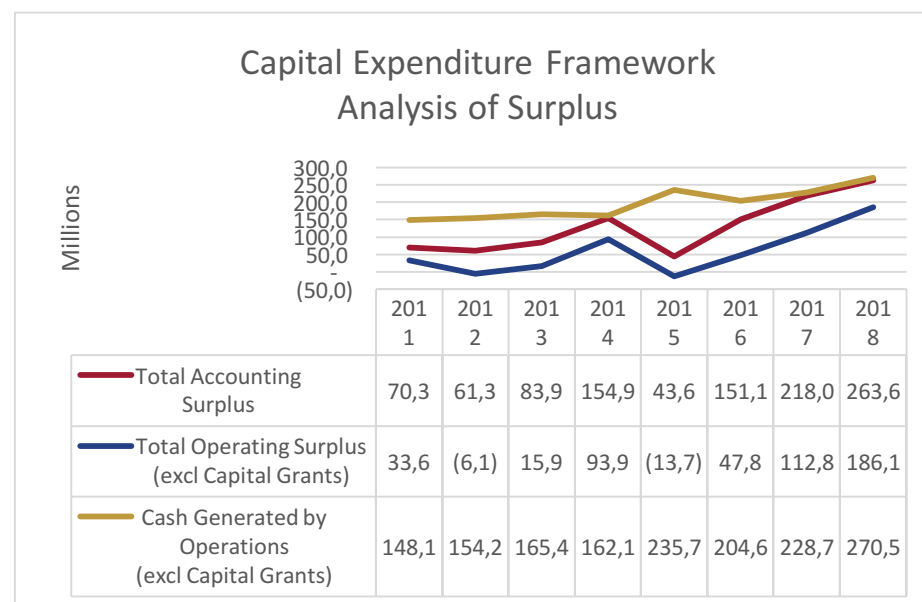
4.7 Financial Performance

Stellenbosch realised an Accounting Surplus of R 263.58 million in 2018, increasing from R 70.28 million at the end of the 2011 financial year. This accounting surplus was mainly driven by a significant increase in total income of R 800.17 million (98.8%), against an increase in total operating expenditure of R 606.08 million (83.33%).

When capital grants are excluded from total income, the municipality remained in a position to generate Total

Operating Surpluses increasing from R 47.78 million in FY2016 to R 186.10 million in 2018.

Cash Generated from Operations (excl. capital grants) reached its highest value of R 270.47 million at in 2018 from the lowest of R 148.08 million in 2011.

**Figure 137: Analysis of Surplus**

Income from Electricity Services and Property Rates remain the biggest drivers of Total Operating Income, with a combined contribution of 53%. Income from Water Services and Equitable Share are also important contributors.

Property Rates is considered a more stable income source for the municipality and has annually grown by an average of 8% between 2011 and 2018 to R 309.99 million.

Equitable Share income increased from R 36.78 million to R 110.63 million in 2018. However, the total grants/revenue ratio decreased from 16% in 2016 to 13% in 2018, mainly driven by significant decreases in capital grants received.

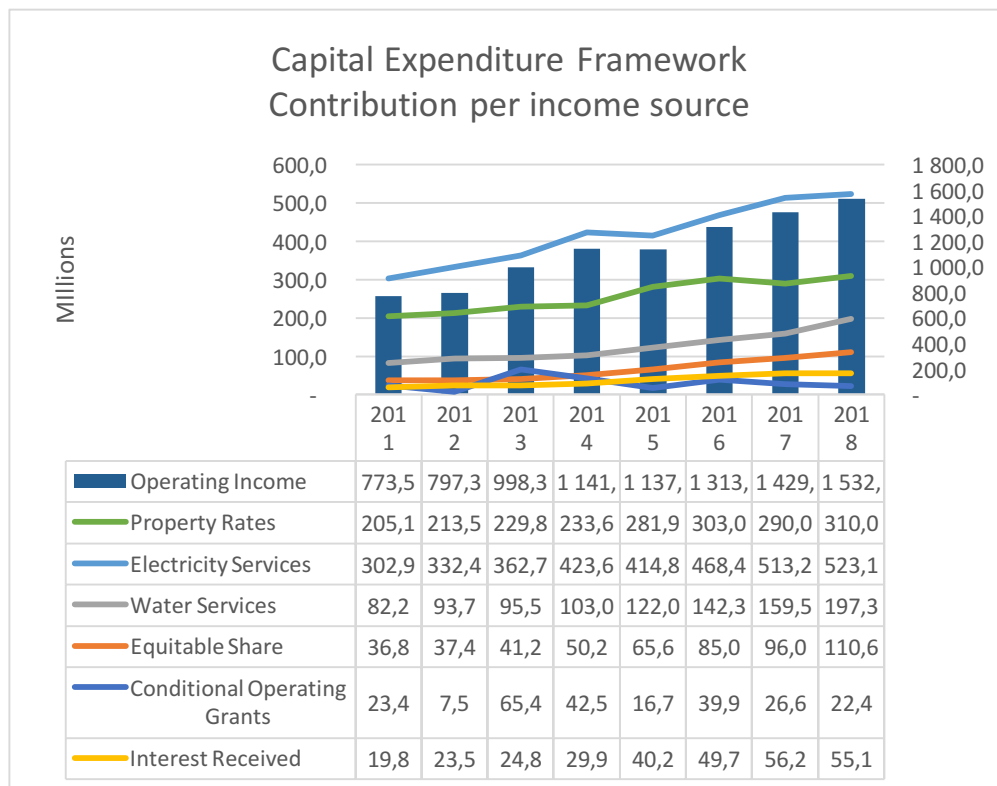


Figure 14: Contribution per income source

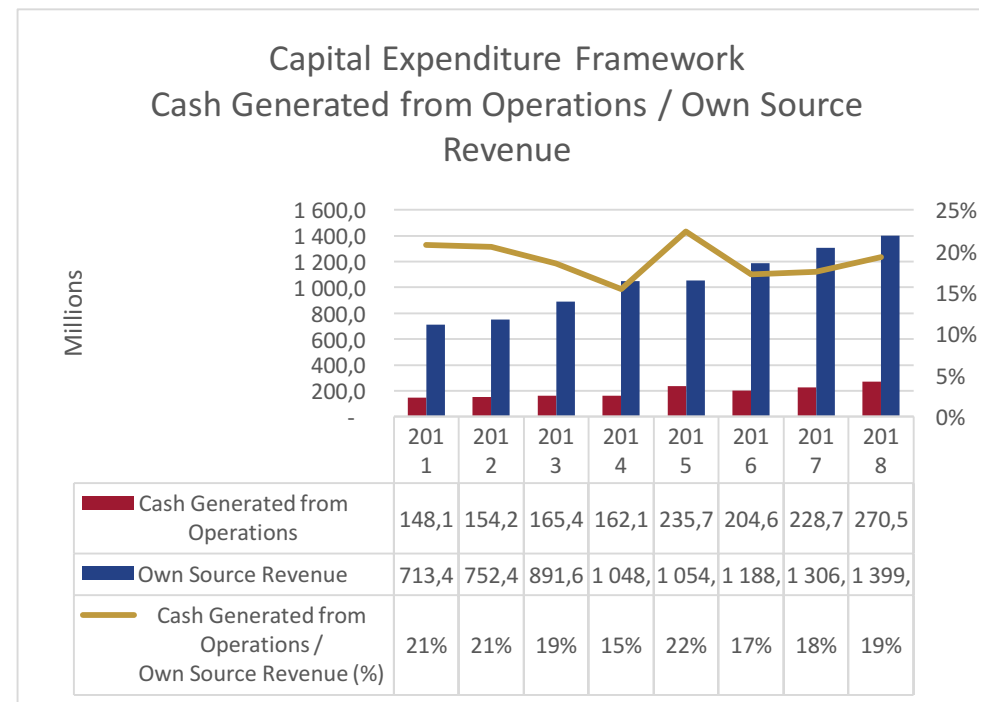


Figure 15: Cash Generated from Operations/ Own Source Revenue

Staff Cost, Electricity Bulk Purchases and Depreciation represent 53% of Total Operating Expenses. The annual increases in staff costs were generally high, with an average increase of 11% in the past 7 years.

Electricity Services, being the largest contributor to Total Operating Income, represents the second largest expense after staff costs. The surplus margins from this service remained high although decreasing from 41% in 2011 to 38% in 2018.

Over the short term, expected steep increases in bulk electricity prices may narrow historic margins, lead to increased electricity theft and cause both businesses and higher income households to consider alternative energy sources. This will further reduce electricity sales

decrease in interest received in 2018 is due to a decrease in cash and cash equivalents. The 1% interest paid to total expenditure ratio is very low, highlighting Stellenbosch's limited utilisation of external borrowing and its minimal debt levels. As a consequence a healthy scope exists for taking up borrowing for service delivery and development in the future.

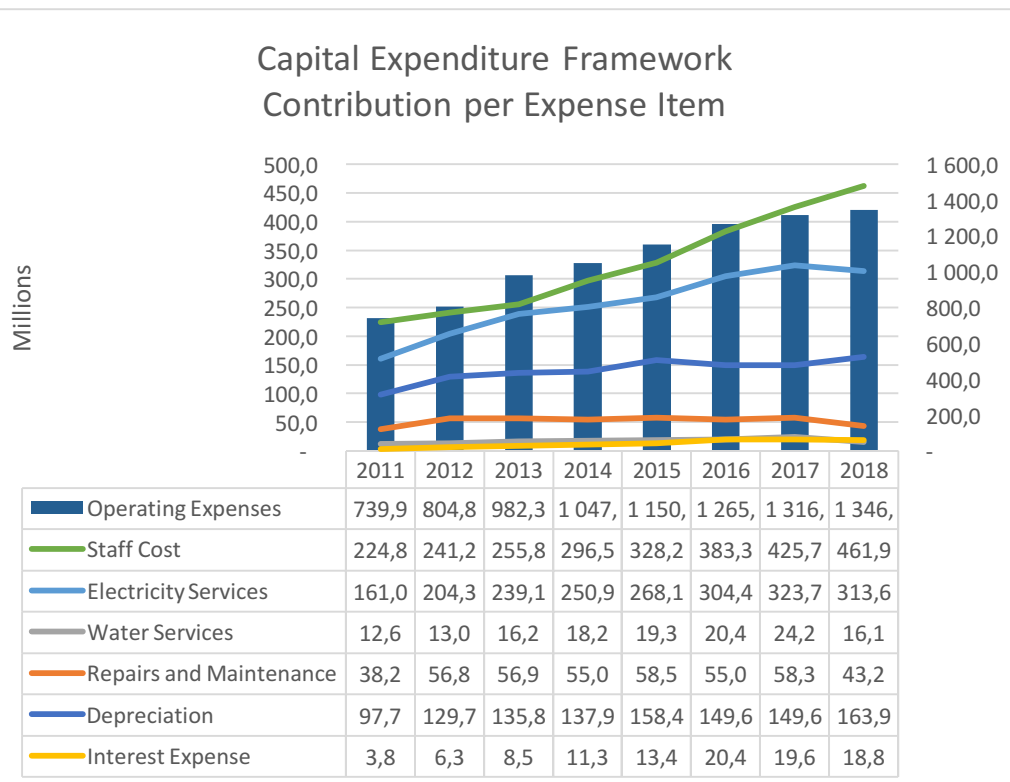


Figure 16: Contribution per Expense item

Interest received from external investments exceeded interest paid on external borrowings throughout the assessment period; resulting in R 36.33 million accumulated net interest inflow. The

Table 4: Contribution per Key Income Source (Rm)

	2011	2012	2013	2014	2015	2016	2017	2018
Property Rates	205.1	213.5	229.8	233.6	281.9	303.0	324.0	310.0
Electricity Services	302.9	332.4	362.7	423.6	414.8	468.4	513.2	523.1
Water Services	82.2	93.7	95.5	103.0	122.0	142.3	159.5	197.3
Equitable Share	36.8	37.4	41.2	50.2	65.6	85.0	96.0	110.6
Conditional Operating Grants	23.4	7.5	65.4	42.5	16.7	39.9	26.6	22.4
Interest Received	19.8	23.5	24.8	29.9	40.2	49.7	56.2	55.1
Operating Income	773.5	797.3	998.3	1 141.5	1 137.1	1 313.3	1 426.5	1 532.9

Table 5: Contribution per Key Expenditure Item (Rm)

	2011	2012	2013	2014	2015	2016	2017	2018
Staff Cost	224.8	241.2	255.8	296.5	328.2	383.3	423.9	461.9
Electricity Services	161.0	204.3	239.1	250.9	268.1	304.4	323.7	313.6
Water Services	12.6	13.0	16.2	18.2	19.3	20.4	24.2	16.1
Repairs and Maintenance	38.2	56.8	56.9	55.0	58.5	55.0	58.3	43.2
Depreciation	97.7	129.7	135.8	137.9	158.4	149.6	149.6	163.9
Interest Expense	3.8	6.3	8.5	11.3	13.4	20.4	19.6	18.8
Operating Expenses	739.9	804.8	982.3	1 047.6	1 150.8	1 265.6	1 307.5	1 346.0

4.8 Cash Flow

The increased financial performance and the positive R 270.47 million cash generated by Stellenbosch (excluding capital grants) in 2018, puts the municipality in a strong position to maintain and increase capital expenditure and timeous investment in capital asset replacement.

Total capital expenditure for the past 8 years was R 2.08 billion. It's been characterised by a sharp and sustained increase of almost 150% from 2014-2018 with minimal external financing. The Capital Funding Mix of Stellenbosch, over the review period, has been reliant on the municipality's own Cash Reserves (66.4%). The other funding sources were Capital Grants (23.6%), Borrowings (9.6%) and Sale of Fixed Assets (0.4%). Noteworthy is that external borrowings were not utilised since 2016.

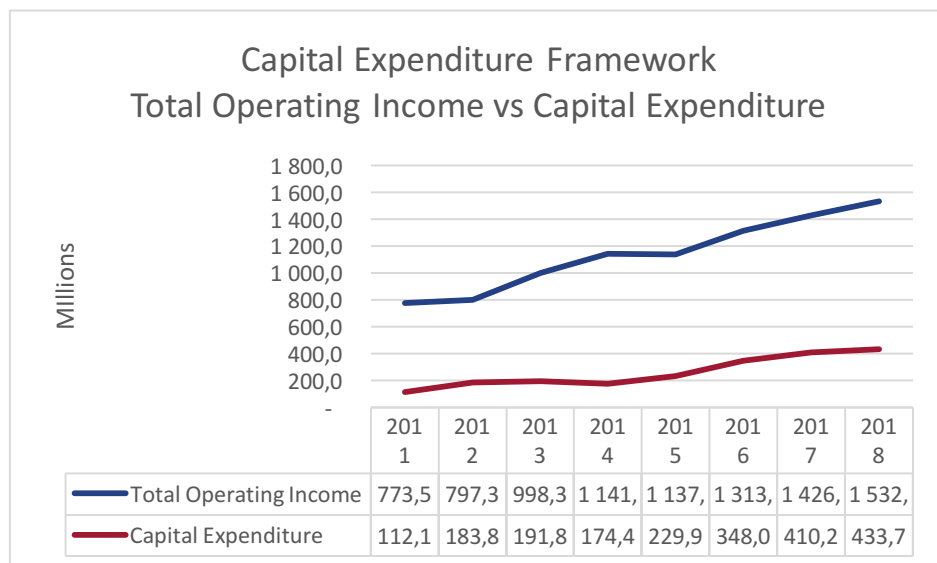


Figure 17: Total Operating Income vs Capital Expenditure

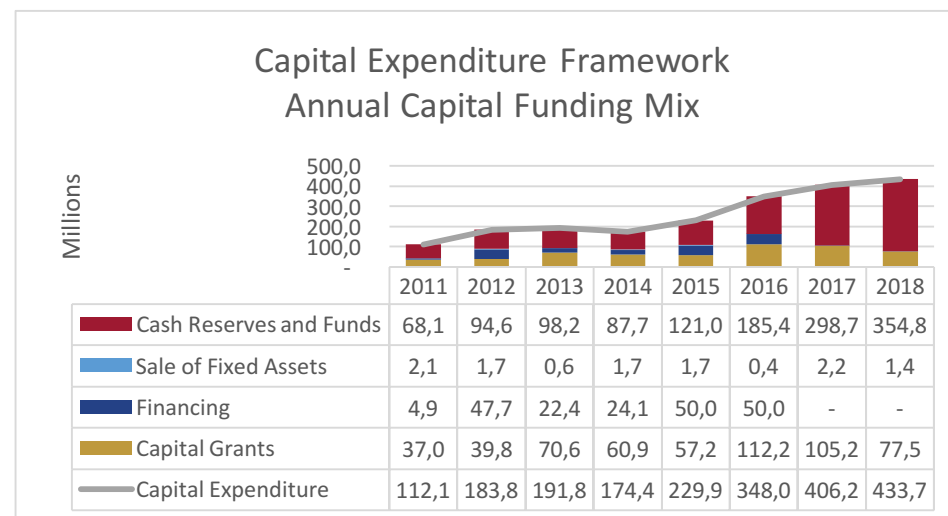


Figure 189: Annual Capital Funding Mix

Total cash and cash equivalents increased from R 325.0 million in 2011 to R 528.7 million in 2018. This level of cash sufficiently covers the minimum liquidity requirements which includes Short Term Provisions of R 47.9 million, Unspent Conditional Grants and Receipts of R 101.6 million, Cash-backed reserves of R 48.6 million and Working capital provision (including one month's opex) of R 89.0 million. The cash surplus was R 241.6 million at the end of the 2018 financial year, decreased from the highest level of R 326.6 million in 2015.

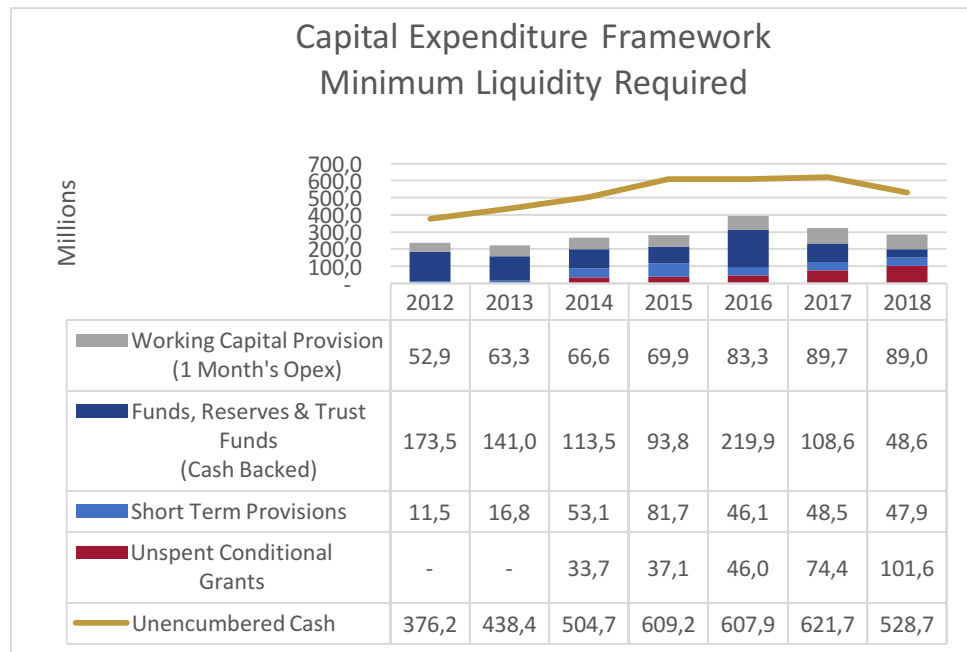


Figure 1910: Minimum Liquidity Required

The cash coverage ratio (including working capital) remained positive at 1.8 as at the end of the 2018 financial year.

	2011	2012	2013	2014	2015	2016	2017	2018
Unspent Conditional Grants	-	-	-	33.7	37.1	46.0	74.4	101.6
Short Term Provisions	5.4	11.5	16.8	53.1	81.7	46.1	48.5	47.9
Funds, Reserves & Trust Funds (Cash Backed)	125.1	173.5	141.0	113.5	93.8	219.9	108.6	48.6
Total	130.5	185.0	157.8	200.4	212.6	312.0	231.5	198.1
Uncommitted Cash	325.0	376.2	438.4	504.7	609.2	607.9	621.7	528.7
Cash Coverage Ratio (excl. Working Capital)	2.5	2.0	2.8	2.5	2.09	1.9	2.7	2.7
Working Capital Provision (1 Month's Opex)	49.4	52.9	63.3	66.6	69.9	83.3	89.7	89.0
Cash Coverage Ratio (incl. Working Capital)	1.8	1.6	2.0	1.9	2.2	1.5	1.9	1.8
Minimum Liquidity Required	179.9	237.9	221.1	266.9	282.5	395.4	321.2	287.1
Cash Surplus/(Shortfall)	145.2	138.3	217.3	237.7	326.6	212.6	300.5	241.6

Stellenbosch Local Municipality remained in a profitable position during the past 8 years of assessment. This was demonstrated by an Accounting Surplus of R 263.58 million posted at the end of the 2018 financial year, which increased from R 70.28 million in 2011.

Positive to note is that the municipality still managed to generate an operating surplus of R 186.10 million compared to R 33.63 million in 2011 when capital grants are excluded.

The municipality's strong financial performance, together with a healthy collection rate of 96%, enabled the municipality to generate R 270.47 million in cash from its operations (excl. capital grants). This was R 122.40 million higher than the cash generated from operations in 2011.

In 2018, the municipality spent R 433.68 million on capital infrastructure programs utilising most of its cash generated from operations (R 354.79 million) as well as Capital Grants to the value of R77.48 million. The funding structure was similar during the previous financial year.

In absence of new external loan liabilities taken during the past two years, the municipality maintained a healthy lower level of gearing of 11%, which is also the average level for the 8 years of assessment. The debt service coverage ratio was high in 2018(8.49), mainly as a result of higher repayment capability brought about by the positive cash generated by operations. These ratios are an indication that Stellenbosch still has the potential to increase gearing and obtain a more balanced funding mix.

Current Assets exceeded Current Liabilities by R 509.09 million in 2018. The gap between Current Assets and Current Liabilities remained positive during the assessment period. The healthy liquidity position was represented by a Liquidity Ratio of 2.19:1 in 2018 (2.19:1 at the end of the 2017 financial year). The ratio remains strong at 2.01:1 should debtors older than 30 days be excluded. This is underlined by the cash coverage ratio (including 1 month's working capital) of 1.8 at the end of the 2018 financial year.

The cash and investments balance of R 528.7 million (2017/18: R 621.7 million) was sufficient to cover minimum liquidity required. This comprised of Short Term Provisions of R 47.9 million, Unspent Conditional Grants and Receipts of R 101.6 million, Cash-backed reserves of R 48.6 million and working capital provision (including 1 month's opex) of R 89.0 million, resulting in a cash surplus of R 241.6 million at year end (2017: R300.5 million).

Cognisance is taken of the increase in unspent conditional grants, especially in the last two financial periods.

Table 3: Investment Strengths and Weaknesses

Strengths	Weaknesses
-----------	------------

<ul style="list-style-type: none"> Strong balance sheet & liquidity position; 	<ul style="list-style-type: none"> Own cash reserves decreasing due to heavy reliance on own cash resources to fund its capital programme and the low reliance on utilisation of external borrowing
<ul style="list-style-type: none"> Low gearing 	<ul style="list-style-type: none"> Urban limits & difficulties to densify
<ul style="list-style-type: none"> Investment-grade credit rating 	<ul style="list-style-type: none"> Repairs and Maintenance – below National Treasury Norm
<ul style="list-style-type: none"> Strong cashflows from own operations and limited reliance on transfers from national and provincial treasuries 	<ul style="list-style-type: none"> High levels of unspent conditional grants since 2017
<ul style="list-style-type: none"> High collection rate of 96% 	<ul style="list-style-type: none"> Declining GVA growth rate
<ul style="list-style-type: none"> Accelerated capex since 2014 	
<ul style="list-style-type: none"> Diversified economy with educational infrastructure 	
<ul style="list-style-type: none"> Aggressive addressing of backlogs 	
<ul style="list-style-type: none"> High-quality financial and institutional governance evidenced by among others, clean audits 	

4.9 Future Capital Investment

The total affordable capital expenditure for the 10-year planning period amounts to R 4 129 million.

This 10-year amount was calculated by the Long Term Financial Model:

- by relying on and maintaining the capital programme and funding mix over the MTREF period up to 2020/21 (3 years), as contained in the latest approved MTREF budget of Stellenbosch; and
- forecasting the optimal capital programme and funding mix, taking several indicators and parameters into account, for the next 7 years of the forecast period.

The annual affordable envelope, which entails the forecast capital expenditure and proposed funding mix per annum is dealt with in detail in the next section of this report, alternatively in the 2019/20 Capital Expenditure Framework.

4.9.1 MTREF Funding Mix

Stellenbosch Municipality's MTREF budget 2018/19 – 2020/21 expects a capital budget amounting to ±R1.4 billion. With the 2019/20, 2020/21, and 2021/22 financial years totalling to the amount of R558 276 528, R414 612, 759 and R426 337 700 respectively.

The Long Term Financial Model accommodated the increased Borrowing of R340m, Internally Generated Funding of R789 m and Capital Grants of R219m for the MTREF period of 3 years to 2020/21 and allowed the model to calculate the future funding mix. Here we note the potential impact of the strong liquidity position on capital expenditure. Following sustained increases in the capital expenditure since 2014, this now declines over the MTREF-period to about R414m in 2020/21. To keep pace with anticipated population growth and ongoing investment in new infrastructure as well as upgrading and renewal projects,

we increased the capital expenditure from 2020/21 over the planning period. The municipality has both sufficient own resources and capacity to borrow, allowing it to accelerate capital investment, despite the decreased grant transfers. (Fluctuations in grant amounts due to the allocation of housing grants for top structures and for infrastructure in different years.)

The capital expenditure budget of the municipality is financially feasible. Due to the healthy liquidity position, the budgeted capital expenditure can be implemented. Cash available is sufficient to cover the minimum recommended liquidity level to cater for unspent conditional grants, short term provisions, and working capital. These findings are illustrated in the graphs below.

The municipality's mainly relies on own reserves to fund the capital expenditure. The strong financial and liquidity position of the municipality allows it to accelerate the capital investment programmes which can further be supported by borrowing.

Table 9: 10-Year Capital Funding Mix**Table 9: 10-Year Capital Funding Mix**

Source	Rm	%
Public & Developers' Contributions	0	0%
Capital Grants	897	22%
Financing	1 529	37%
Cash Reserves and Funds	1 703	41%
Cash Shortfall	0	0%
Capital Expenditure	4 129	100%

Due to the prevailing national fiscal constraint, reliance on grant funding in future is probably is not recommendable and the amount of capital transfers in this latest estimate, when compared to previous estimates, has declined.

A balanced funding mix, incorporating a conservative level of external borrowing, will preserve Stellenbosch's own cash resources and will improve long term financial sustainability. Equally important is the average duration at which external borrowing are obtained in the market and the impact that this may have on liquidity and gearing levels. The most optimal average duration for loans is forecast at 13 years, to avoid breaching liquidity and/or gearing levels. Stellenbosch will breach minimum liquidity levels should an average duration of 10 years be achieved, while an average duration of 15 years may result in a breach of the upper gearing limit of 35%. Even at this upper gearing limits, these levels remain affordable and sustainable.

4.9.2 10-Year Capital Funding Mix

5. AFFORDABILITY ENVELOPE

The affordability envelope, or otherwise stated, the funding envelope is the result of the Long Term Financial Strategy. The aim of the Long Term Financial Model is to define a set of parameters to which the municipality can roll out capital expenditure projects. The key parameter of interest for the budget fit process to continue is the total capital expenditure that is deemed as affordable per year.

The purpose of this section is therefore to take the results of the Long Term Financial Strategy and to indicate what should be actively used to guide capital investment through the budget fit template – better defined as the total available capital expenditure budget per year.

5.1 Sustainable Funding Mix

The annual funding mix proposed by the model, given the approved budget and optimal forecast thereafter, is illustrated by the graph below.

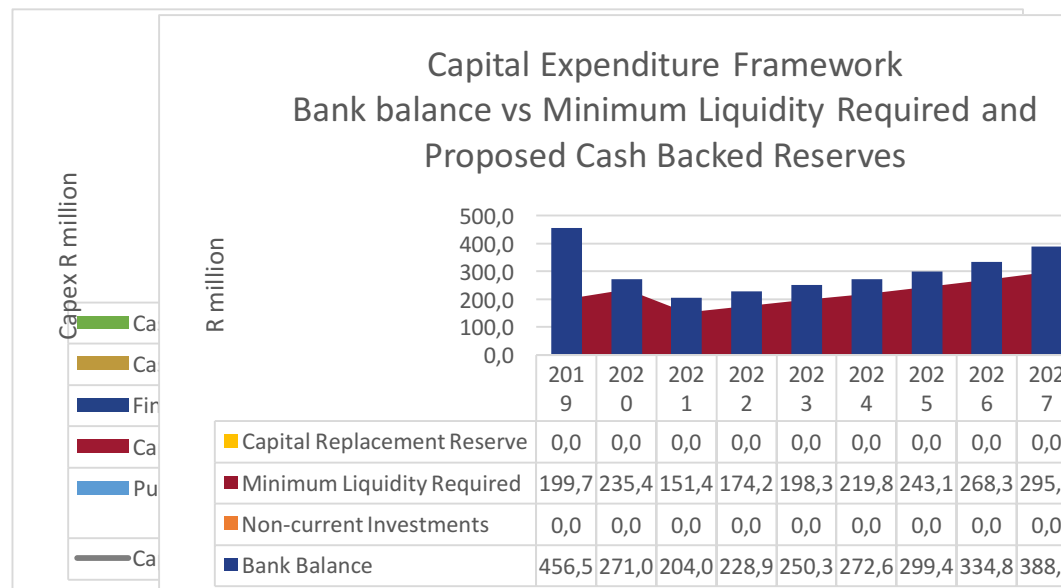


Figure 20: Distribution of Future Funding

Noteworthy though, is the decrease in liquidity over the MTREF period. Sufficient cash remains available to fund capital projects required with further potential for borrowing. The municipal bank balance recovers above the minimum required in later years of the Capital Expenditure Framework period.

Figure 21: Bank balance vs Minimum Liquidity Required and Proposed Cash Backed Reserves

5.2 Borrowing

Stellenbosch Local Municipality has a debt policy which sets the gearing-level to 35%. The model forecast that gearing increases from 2019 and peaks at 35% during 2028, but never breaches this level. This level of gearing is within both its policy and National Treasury guidelines.

A summary of the capital need and affordability envelope by year is presented in the table below:

The amount of annual external financing is estimated to be distributed as follows:

Table 104: Capex Investment Need

Year	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Capex Need	R1 155 145 272	R959 876 659	R740 192 900	R740 017 754	R433 019 619	R458 314 256	R393 318 130	R419 737 630	R245 045 909	R198 933 442	R5 745 603 591

The table above includes all capital projects captured by departments projected for the 10 year period of the Capital Expenditure Framework.

It is apparent that whilst good progress has been made to plan ahead over a longer period, more careful upfront planning,

extension of master plan periods and upfront capturing of pending and approved projects must bear relevance. It is important to note that capital expenditure demand fluctuates annually in line with the needs identified.

Table 115: Affordability Envelope (R'000 000)

Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Public & Developers' Contributions	0	14	0	0	0	0	0	0	0	0	0
Capital Grants	92	59	68	81	86	91	96	101	108	115	123
Financing	160	100	80	160	163	166	170	173	177	180	184
Cash Reserves and Funds	277	309	204	122	124	128	131	134	136	138	139
Capital Expenditure	528	468	352	363	374	385	397	408	421	433	446

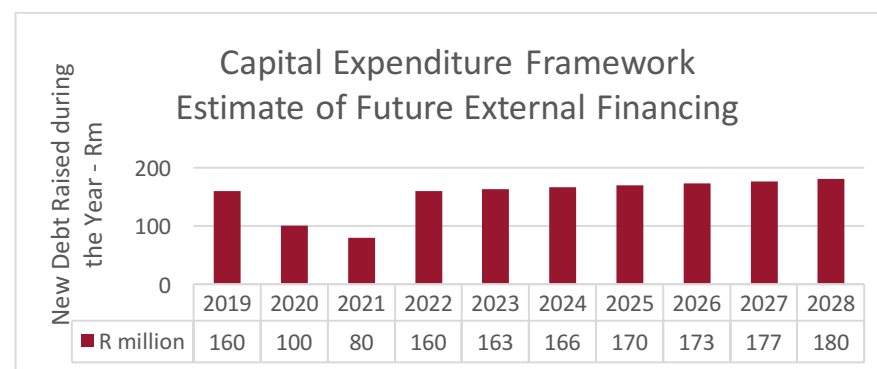


Figure 12: Estimate of Future External Financing

Whereas the current approved MTREF reflect a decrease in capital expenditure until 2021, the total capital spend over the

next 10 years come to R4.1 billion, which is affordable to Stellenbosch LM.

The LTFM indicates that should there be a need for Stellenbosch to accelerate the capital spend over the MTREF, but still within an affordable envelope over the next ten years, such an acceleration would be possible with increased external borrowing.

6. BUDGET SCENARIO & PROJECT PRIORITISATION

The **budget scenario** methodology can be summarised in a schematic diagram shown in the figure below. Essentially the budget fit methodology is a systematic application of a set of rules and parameters which will result in a project either being added to the draft budget or rejected from the draft budget portfolio. The **affordability envelope** is the sustainable and financially tested total budget that should be maintained by the municipality. If the capital budget exceeds this total, the municipality could encounter some unforeseen circumstances in future that will compromise its financial sustainability.

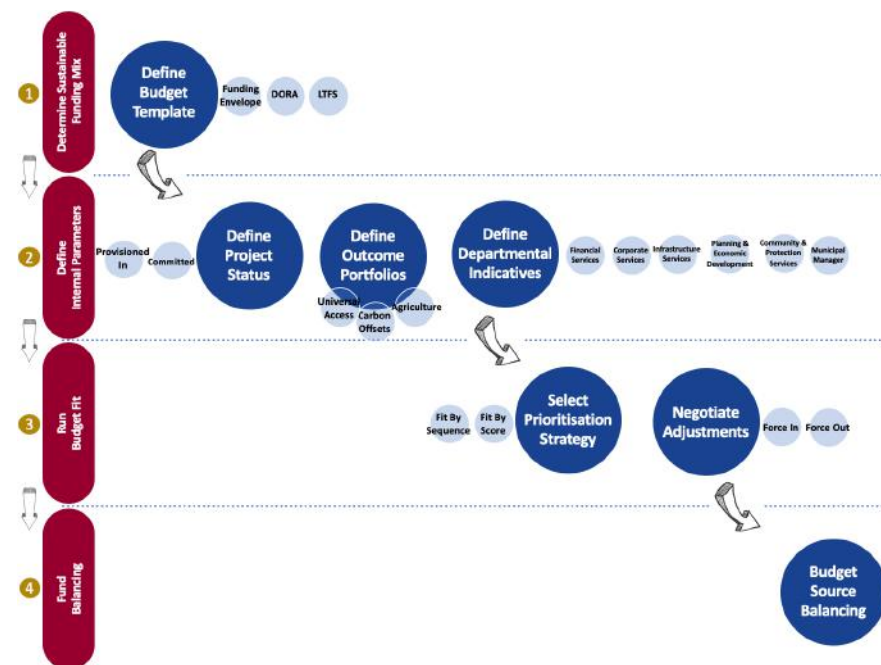


Figure 8: Budget Scenario Methodology

All internally generated capital budget funding is determined through financial modelling undertaken by the Stellenbosch Local Municipality as part of their submissions to National Treasury on the Municipal Budget Reporting Regulations templates. Internal capital budget funding typically comprises the following funding sources:

- Own Municipal Funding: Funding generated from municipality revenue (i.e. rates and taxes).
- Public Contributions and Donations: Donations and bulk services contributions for capital expenditure to provide additional bulk capacity to service new developmental demand.
- Capital Replacement Reserves (CRR): Savings by the municipality for deferred capital expenditure to maintain the existing municipal asset base.
- Borrowings: External loans from the financial markets or bonds issued by the municipality to the financial markets.

It is important to note that not all projects are eligible to utilise all funding sources. For example, the PTIS grant is only applicable to infrastructure directly supportive of public transport and the INEP grant is only applicable to electrification programmes and projects. Therefore, although the budget template cap for the municipality is equal to the sum of the DORA publication and all internal capital funding sources, a funding source balancing exercise should be undertaken prior to publishing the final budget in order to ensure that only projects eligible for certain grants are funded by those grants.

The Stellenbosch Long Term Financial Modelling also results in a Long Term Financial Strategy which evaluates amongst others the Stellenbosch Local Municipality financial position and calculate what the optimal funding mix should be per annum, in order to maintain a desirable financial situation.

The project budget requests are used to compile a MTREF budget, and is captured across the total lifecycle of the

project. Before new project requests are considered, it is important for the model to consider committed funds and projects that must be provisioned in. **Committed projects** are those projects which formed part of either the approved capital budget or the adjusted capital budget of the municipality for the previous financial year, and which are contractually committed as assets under construction. Commitments made on these projects by the municipality, the budget fit methodology regards these projects as non-negotiable. **Provisioned projects** are those projects which formed part of either the approved capital budget of the municipality for the previous financial year, but which are not contractually committed as assets under construction. Termination of any provisioned projects will not result in either legal or financial liability for the municipality. The budget fit methodology regards these projects as having a higher priority than normal projects in the list (given their status received during previous MTREF budget publications) however their implementation timeframes are negotiable to an extent.

6.2 Budget Scenario Outcome

The table below depicts the capital budget's demand after the budget scenario process has been applied.

Table 147: 2019/2020 – 2028/2029 CEF – Total Capital Expenditure per Fit Status

Budget Scenario Status	Total during analysis period	Total %
Fitted	R162 020 500	3%
Fitted with delay	R1 365 360 044	29%
No Fit	R425 945 000	9%
No Fit - Zero Budget	R-	0%
Project Committed	R2 766 813 047	59%
Total	R4 720 138 591	100%

The budget fit results indication that 3% of the capital demand has been assigned in the same year as it requests. 59% Of the capital demand however is Committed, due to the fact that the MTREF budget was a fixed variable in the budget scenario, which means it “committed” projects were firstly eligible to the funding envelope, followed by projects with the highest score. Once the funding envelope is saturated, projects are being “fit with delay”, until the 10 year funding envelope is saturated. Thereafter projects are allocated a “no fit” status. Only 9% of capital demand has not been fit over the 10 years – which implies they will fit in a year after the framework horizon.

The budget-fit results can be interpreted as follows:

Table 15: Budget-Fit Definitions

Category	Description
Committed	In the first year, project that are currently under construction, still has contractual commitments and cannot be fit at any other stage without having a negative impact on the municipality. These projects therefore are allocated budget in the first year, and not over the 10 year period.
Provisioned in	These projects receive the most budget in the first years as they are already declared on the MTREF. As time

	continues, these commitments decrease, and so does the capital requirement of these projects over time.
Fitted	Between the first and Second financial year there is a sharp increase in capital demand fitted. This is because of the finalisation of projects with a committed status. Once the commitments has been served, the funding envelope opens up capacity to fit new projects.
Fitted with delay	Projects that do not fit are projects with the lowest score. This means that projects with higher score was fitted with delay. Once the funding envelopes has been depleted, these projects – the no fit projects – are not included in the budget scenario. It has a high proportion of the Capital demand in the first year, as the low scoring projects in this year compete with high capital demand assigned to statuses such as committed and provisioned in. It decrease sharply as more capital is fitted with delay.
No Fit	Zero Budget: Even though these projects do not ask for any Capital Demand, they have been conceptualised and will reach a point of maturity in the next ten years where the will have a Capital Demand. It is therefore important to have sight of these projects on one single platform, together with the rest of the project pipeline.
No Fit – Zero Budget	Even though these projects do not ask for any Capital Demand, they have been conceptualised and will reach a point of maturity in the next ten years where the will have a Capital Demand. It is therefore important to have sight of these projects on one single platform, together with the rest of the project pipeline.

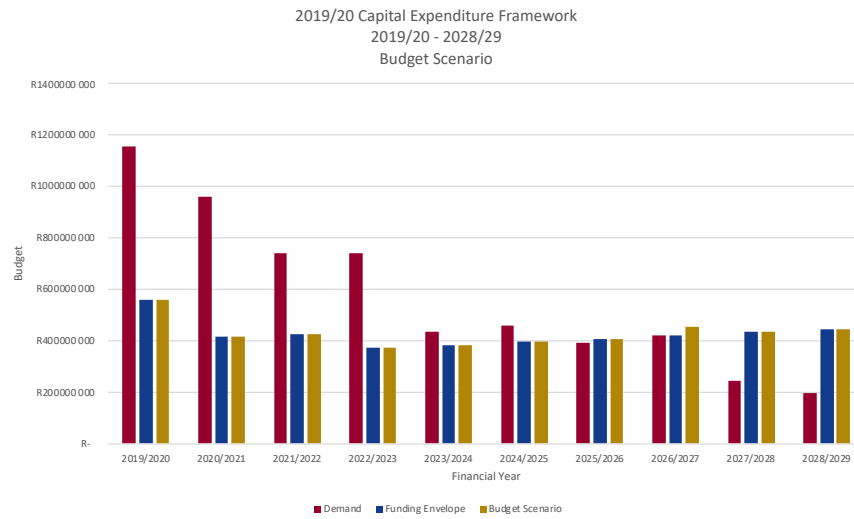


Figure 9: Demand vs. Funding Envelope vs. Budget Scenario Output

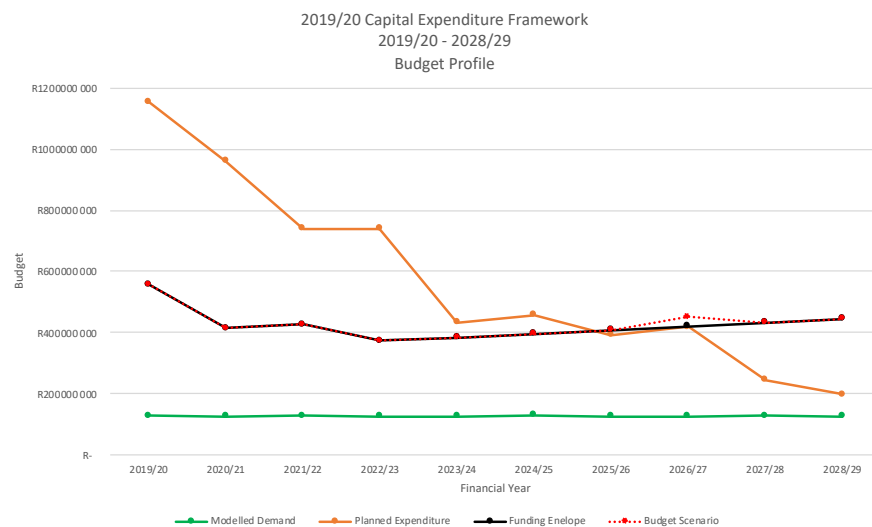
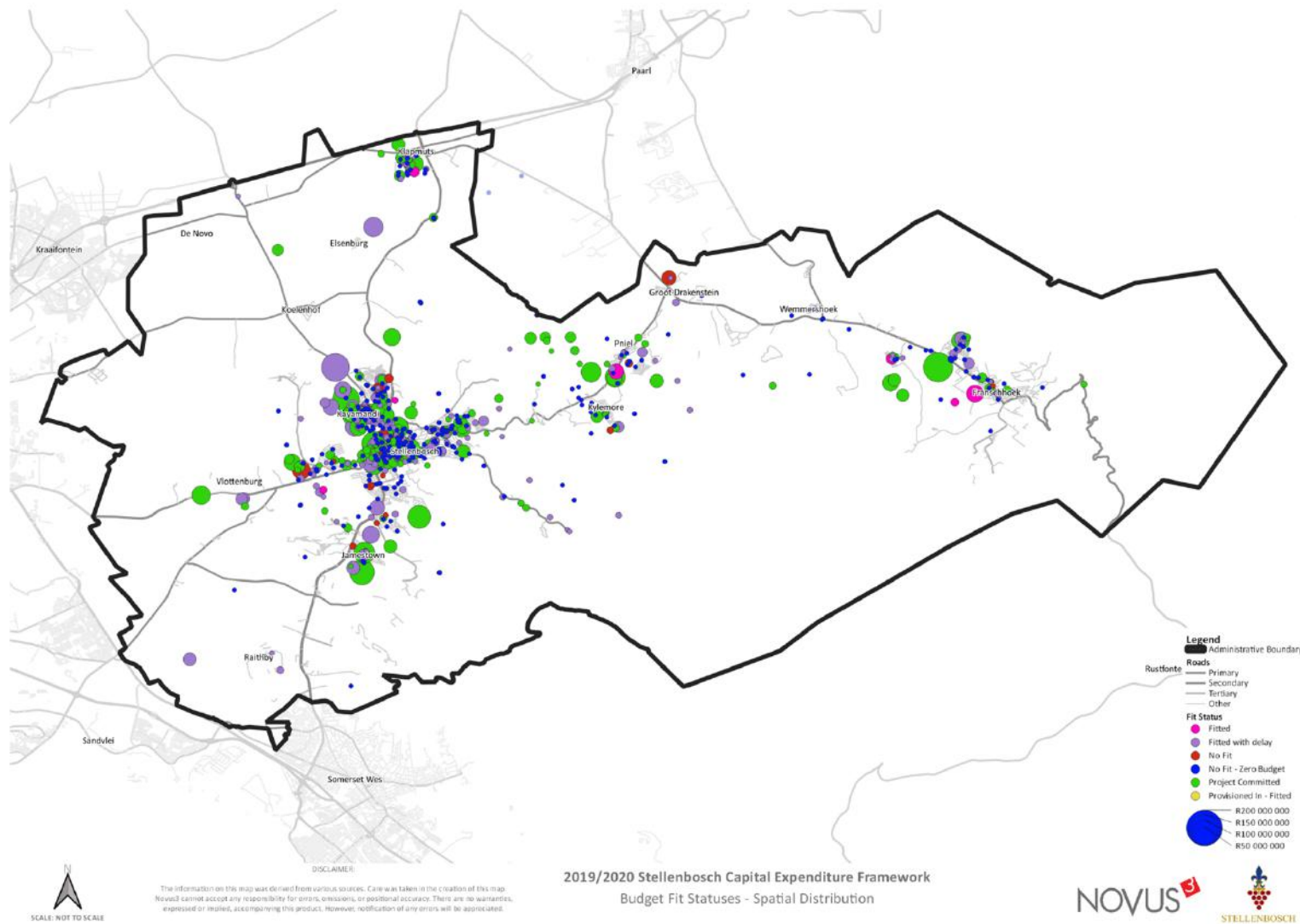


Figure 10: Budget Profile

Table 16: Capital demand vs Budget fit results

Financial Year	Demand	Funding Envelope	Budget Scenario
2019/2020	R1 155 145 272	R558 276 528	R558 276 528
2020/2021	R959 878 659	R414 612 759	R414 612 759
2021/2022	R740 192 900	R426 337 700	R426 337 700
2022/2023	R740 017 754	R374 000 000	R373 996 754
2023/2024	R433 019 619	R385 000 000	R384 977 719
2024/2025	R458 314 256	R397 000 000	R397 007 956
2025/2026	R393 318 130	R408 000 000	R407 979 530
2026/2027	R419 737 630	R421 000 000	R451 997 630
2027/2028	R245 045 909	R433 000 000	R433 010 909
2028/2029	R198 933 462	R446 000 000	R445 996 106
Total	R5 743 603 591	R4 263 226 987	R4 294 193 591

Map 3: Spatial Depiction of Budget Fit

Analysis of Budget Fit i.r.t. Priority Development Area:

- **Klapmuts:** Most projects in this area either has no budget requested or are fit with delay. This highlight the fact that this future expansion node of Stellenbosch will enjoy capital expenditure, but the majority thereof will realise later on.
- **Koelenhof:** The Koelenhof node development is still in concept phase. One this area has a clear spatial vision, the municipality can respond with capital projects required to facilitate such expansion.
- **Vlottenburg:** The potential that boasts within this area is unprecedented. It is for that reason that most of the capital projects within the Vlottenburg area has been fit as per the budget fit module of CP3.
- **Stellenbosch Central:** It is clear from the figure above that Stellenbosch central is house of a variety of projects, and so a variety of fit statuses is assigned to this part of the municipality.
- **Franschoek:** Small capital projects within the Franschoek area has been fitted to the Capital Expenditure Framework. The majority has been fitted with delay which means that other projects across the municipality has been prioritised and fitted to the budget first.

The investment paradigm of Stellenbosch is also informed and based on a spatial vision, namely the Draft Spatial

Development Framework. The key spatial structuring elements of the draft Spatial Development Framework includes:

- **Urban nodes:** The primary urban nodes, firstly includes Klapmuts as this is the identified area of expansion – based on development potential and the larger regional framework. Secondly is Stellenbosch central as this is the core of Stellenbosch and is deeded the area of compaction. Thirdly, is Franschoek – which is a major role player in terms of the current space economy in the region. Stellenbosch cannot disregard this area and so prioritise maintenance investment in this area.
- **Rural nodes:** Rural nodes on their own are deemed as areas which should only enjoy maintenance expenditure in order to preserve the character of these areas. However, in the event where such a rural node is effected by the Adam Tas corridor, the investment paradigm shifts from a maintenance oriented approach to an investment oriented approach, in order to stimulate a specific need for compaction and densification.
- **Rural Area:** The rural areas represent the agricultural and tourism sector that plays a major role in the financial sustainability of Stellenbosch. Capital demand in these areas are usually of low intensity.
- **Adam Tas Corridor:** Capital Investment in the Adam Tas Corridor is vital in terms of the IUDF and the aims identified therein. The Corridor is deemed as a catalytic spatial structuring element that not only serves a local function, but

also a regional function and, if enforced, will capture a critical mass with the potential to attract incredible potential for economic development spatial reform.

Figure 11: 2019/20 – 2028/209 Capital Expenditure Framework – PDA Analysis

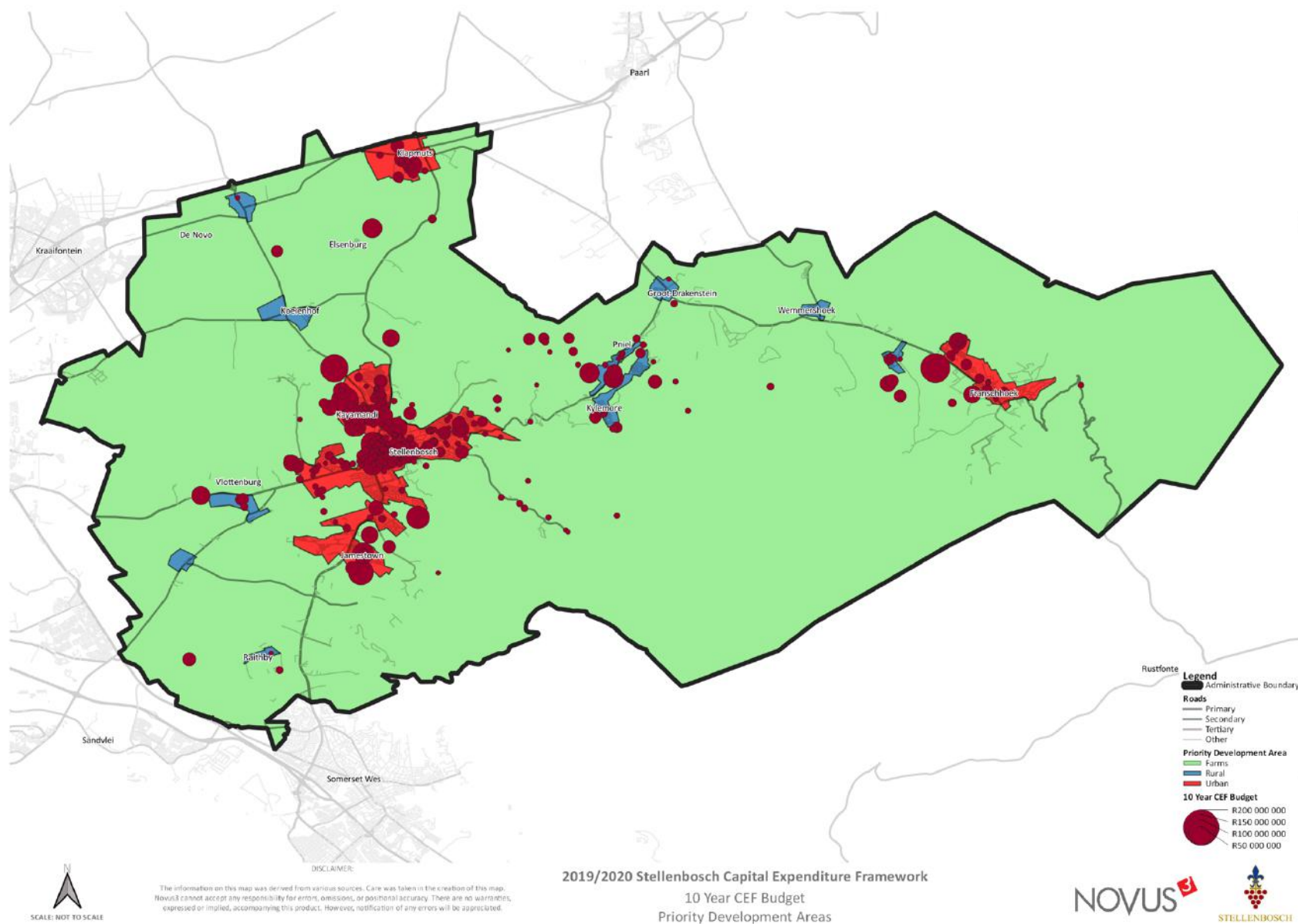


Table 17: 10 Year 2019/20 Capital Expenditure Framework

Row Labels	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Community and Protection Services	R64 315 000	R28 245 000	R27 675 000	R29 374 000	R28 405 000	R19 200 000	R41 287 000	R23 440 000	R14 750 001
Cemeteries	R2 200 000	R1 500 000	R8 000 000	R500 000	R-	R-	R-	R-	R-
Community and Protection Services: General	R3 525 000	R250 000	R-	R-	R-	R-	R-	R-	R-
Community Development	R385 000	R85 000	R100 000	R560 000	R55 000	R60 000	R607 000	R50 000	R60 000
Community Services: Library Services	R1 960 000	R1 340 000	R555 000	R360 000	R630 000	R260 000	R1 500 000	R800 000	R50 000
Disaster Management	R2 900 000	R800 000	R-	R1 500 000	R-	R-	R-	R-	R-
Nature Conservation	R4 360 000	R3 120 000	R2 420 000	R2 000 000	R2 050 000	R2 000 000	R5 000 000	R1 000 000	R1 500 000
Environmental Management: Urban Greening	R185 000	R150 000	R700 000	R50 000	R550 000	R-	R2 500 000	R-	R-
Fire and Rescue Services	R23 900 000	R800 000	R-	R3 500 000	R5 500 000	R350 000	R1 000 000	R6 000 000	R2 600 000
Halls	R250 000	R250 000	R700 000	R1 300 000	R1 000 000	R1 000 000	R500 000	R500 000	R1 500 000
Law Enforcement and Security	R5 150 000	R5 850 000	R5 350 000	R4 650 000	R5 150 000	R4 800 000	R4 850 000	R4 950 000	R5 600 001
Parks, Rivers and Area Cleaning	R10 550 000	R7 700 000	R4 700 000	R10 790 000	R13 440 000	R10 690 000	R10 790 000	R10 140 000	R3 440 000
Sports Grounds and Picnic Sites	R7 530 000	R4 800 000	R4 750 000	R2 000 000	R-	R-	R14 500 000	R-	R-
Traffic Services	R1 420 000	R1 600 000	R400 000	R2 164 000	R30 000	R40 000	R40 000	R-	R-
Corporate Services	R111 970 000	R35 050 000	R29 050 000	R19 350 000	R9 760 000	R9 750 000	R14 050 000	R30 850 000	R34 800 000
(ICT)	R5 600 000	R5 100 000	R5 200 000	R6 600 000	R6 800 000	R6 800 000	R6 900 000	R6 900 000	R7 000 000
Parks, Rivers and Area Cleaning	R-	R-	R-	R-	R10 000	R-	R-	R-	R-
Properties and Municipal Building Maintenance	R106 050 000	R29 950 000	R23 850 000	R12 750 000	R2 950 000	R2 950 000	R7 150 000	R23 950 000	R27 800 000
Strategic Corporate Services: General	R320 000	R-	R-	R-	R-	R-	R-	R-	R-
Financial Services	R150 000	R150 000	R150 000	R-	R-	R-	R-	R-	R-
Executive Support: Financial Services: General	R150 000	R150 000	R150 000	R-	R-	R-	R-	R-	R-
Infrastructure Services	R371 856 528	R346 125 959	R369 238 900	R316 977 754	R333 936 119	R363 809 556	R346 478 330	R384 657 630	R360 105 908
Electrical Services	R34 290 000	R30 500 000	R38 950 000	R19 500 000	R60 500 000	R-	R37 100 000	R47 700 000	R50 800 000
Executive Support: Engineering Services: General	R800 000	R400 000	R-	R10 000	R60 910 000	R60 700 000	R300 000	R300 000	R300 000
Infrastructure Plan, Dev and Implement	R40 431 528	R37 796 528	R44 393 900	R65 522 754	R51 011 119	R73 209 556	R42 158 330	R105 222 630	R106 505 908
Roads and Stormwater	R37 800 000	R9 300 000	R12 050 000	R18 250 000	R33 500 000	R48 500 000	R74 200 000	R34 600 000	R18 850 000
Traffic Engineering	R19 800 000	R6 250 000	R2 400 000	R-	R700 000	R2 600 000	R6 000 000	R1 000 000	R500 000
Transport Planning	R12 600 000	R6 200 000	R6 000 000	R100 000	R1 300 000	R1 200 000	R25 220 000	R43 335 000	R84 050 000
Waste Management: Solid Waste Management	R31 735 000	R28 945 000	R34 345 000	R15 495 000	R14 015 000	R11 700 000	R16 150 000	R31 050 000	R17 600 000
Water and Wastewater Services: Sanitation	R114 400 000	R113 234 431	R98 350 000	R72 600 000	R51 100 000	R27 500 000	R22 400 000	R38 250 000	R42 300 000
Water and Wastewater Services: Water	R80 000 000	R113 500 000	R132 750 000	R125 500 000	R60 900 000	R138 400 000	R122 950 000	R83 200 000	R39 200 000
Municipal Manager	R35 000	R40 000	R40 000	R-	R-	R-	R-	R-	R-
Executive Support: Office of the Municipal Manager	R35 000	R40 000	R40 000	R-	R-	R-	R-	R-	R-
Planning and Economic Development	R9 950 000	R5 001 800	R183 800	R8 295 000	R12 876 600	R4 248 400	R6 164 200	R13 050 000	R23 355 000
Administrative Support	R-	R-	R-	R-	R-	R-	R1 000 000	R10 000 000	R20 000 000
Building Development Management	R-	R-	R-	R-	R-	R-	R-	R-	R-
Customer Interface & Administration	R-	R-	R-	R-	R-	R-	R-	R-	R-
Development Planning: Spatial Planning	R-	R-	R-	R-	R255 000	R45 000	R-	R-	R-
Economic Development and Tourism	R9 695 000	R4 785 000	R-	R-	R5 000 000	R-	R-	R-	R300 000
IHS: Informal Settlements	R-	R-	R-	R8 270 000	R5 250 000	R3 020 000	R3 025 000	R3 025 000	R3 025 000
IHS: New Housing	R50 000	R51 800	R58 800	R25 000	R24 000	R24 500	R25 000	R25 000	R30 000
Land Use Management	R150 000	R130 000	R125 000	R-	R-	R-	R-	R-	R-
Spatial Planning: Planning and Development	R55 000	R35 000	R-	R-	R2 347 600	R1 158 900	R2 114 200	R-	R-
Grand Total	R558 276 528	R414 612 759	R426 337 700	R373 996 754	R384 977 719	R397 007 956	R407 979 530	R451 997 630	R433 010 909

7. CAPITAL EXPENDITURE IMPLEMENTATION FRAMEWORK – 2019/2021 MTREF

Once the ten year Capital Expenditure Framework has been set up as a result of the prioritisation and budget fit process, a three year Capital Expenditure Implementation follows. In order to manage Capital Expenditure Implementation, National Government, through the MFMA has established the Medium Term Revenue and Expenditure Framework (MTREF). The MTREF is a rolling three-year expenditure planning tool and defines the expenditure priorities for a period of three years.

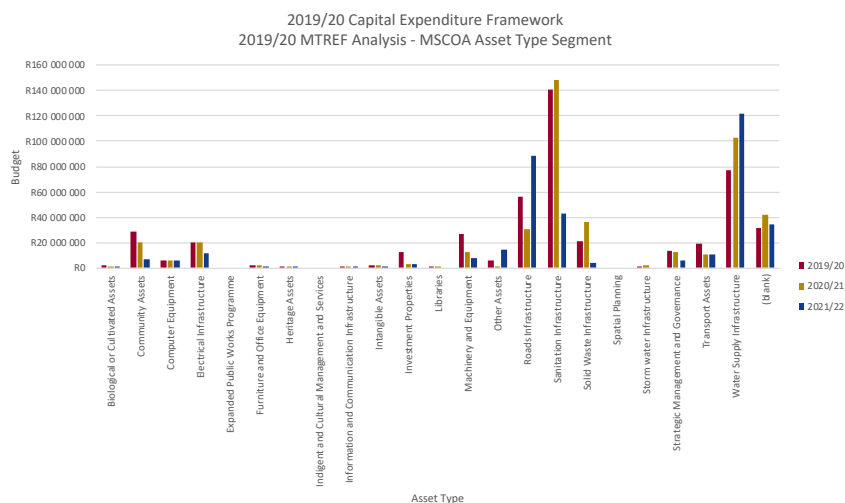


Figure 12: 2019/20 MTREF Capital Budget by mSCOA Asset Type

6.3 Functional Area Budget Split

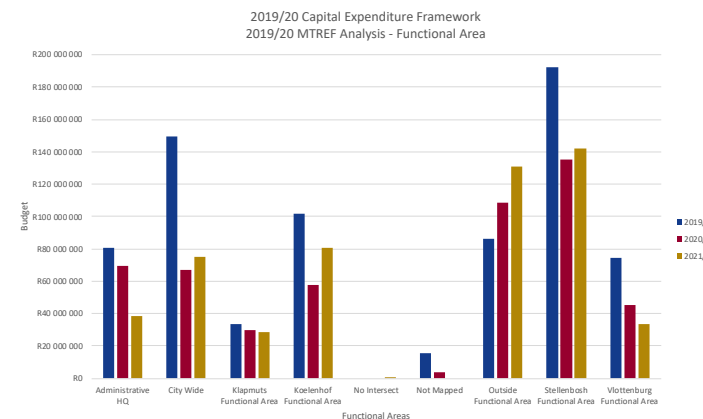


Figure 13: 2019/20 MTREF Capital Budget by Functional Area

Table 18: 2019/20 MTREF Capital Budget by Functional Area

Functional Area	2019/20	2020/21	2021/22	Total	Percentage
Administrative HQ	R 80 465 000	R 69 686 800	R 33 416 800	R 183 568 600	11%
City Wide	R 149 405 000	R 67 110 000	R 75 000 000	R 291 515 000	16%
Klapmuts Functional Area	R 33 551 528	R 29 576 394	R 28 625 023	R 91 752 945	5%
Koelenhof Functional Area	R 102 300 857	R 57 644 772	R 80 406 846	R 240 352 475	13%
No Intersect	R 0	R 0	R 17 720	R 17 720	0%
Not Mapped	R 15 845 000	R 3 750 000	R 0	R 19 595 000	1%
Outside Functional Area	R 46 179 196	R 108 376 119	R 136 824 054	R 325 379 378	18%
Stellenbosch Functional Area	R 192 361 502	R 335 588 586	R 142 050 325	R 469 900 412	26%
Vlottenburg Functional Area	R 74 205 024	R 45 298 263	R 33 290 173	R 152 793 460	9%
Grand Total	R 734 607 107	R 517 030 942	R 528 691 841	R 1 780 329 890	100%

8. SUMMARY

8.1 Socio-Economic Base and Future Revenue

- Strong economic base and diversified economy, but rapid increase in migration to the municipal area placing pressure on existing infrastructure;
- However – national conditions also impact on the municipality – with only moderate growth forecast over the forecast period;
- A key structural weakness can now be identified: as economic growth rates slow, which might have a negative effect on revenue collection to extract additional revenue for ever-growing needs;
- To pursue and sustain progressive / redistributive / pro-poor policies – it is essential that the economic base expands and critically, job creation (especially at entry-level) accelerates, and;
- Over the forecast period – we still see scope for tariff increases (broadly aligned with CPI) and for more progressive tariff structures.

8.2 Capital Investment

- Stellenbosch embarked on an aggressive capex programme since 2014 – largely funded from own resources;

- As the population continues to increase, the municipality needs to deal with normalising historic settlement patterns to accommodate new migrants and improve access to and mobility within the municipal area;
- Although the total budgeted investment returns to the R350 million p.a. level over the MTREF period, we envisage a moderate growth-rate in capex over the forecast period. This is to ensure capital investment keeps pace with population growth and continues to address backlogs;
- We have introduced a conservative borrowing programme which remains well within the prudential limits;
- Even though the municipality has used spatial prioritisation as an input to capital investment, the CEF is one of the first documents of the municipality that show how it is done on a technical level. Successful weaving between the latest thinking regarding the spatial structure of Stellenbosch and the prioritisation model was achieved when considering the capital expenditure allocated to the Priority Development Areas.
- Detailed, precinct level designs should be done, in order to result in a quantified and phased implementation plan that will then be subjected to the prioritisation and budget fit methodology of the municipality in order for projects within these areas to participate in the budget allocation process of the Municipality.
- In order to deliver the said detailed precinct level designs, more spatial and economic modelling is required for a comprehensive perspective on the long-term corridor

development and spatial settlement patterns in the municipal area, and;

- Despite continued use of own resources and a depletion of cash reserves, the liquidity metrics remain positive over the forecast period.

8.3 Institutional Arrangements

- Stellenbosch Local Municipality is one of the municipalities who has developed a Capital Expenditure Framework, and one of the only municipalities. The ease with which the CEF could be developed is largely attributable to the levels of institutional maturity which enabled an integrated mechanism of planning as intended by the IUDF.
- Regardless of the institutional maturity, the municipality still identified areas of improvement that can be worked on towards the next version of the Capital Expenditure Framework.

Institutional Arrangements of note to this extract includes:

- **Volume based data collection:** This CEF is financially oriented. In order to ensure that the service delivery needs within the municipality are met, it is necessary to have a better understanding of the asset quality within the municipality and what the volumes are that will be obtained after spending the capital as expressed in the CEF. This will lead to a CEF that not only look at whether the municipal budget is sustainable, but also meet the potential needs that is facing the municipality as identified in the demand quantification chapter of this document.
- **Update master plans:** The CEF is reports on an ongoing cycle of project conceptualisation, planning budgeting and implementation. Part of this process is to update master plans – alternatively referred to as sector plans. This will then feed into the Integrated Infrastructure Investment Framework (IIIF). Stellenbosch is in process of updating various master plans which, once updated, will result in a project list which will then feed into the CEF, and so ensure that the CEF remains current and relevant.
- **Clear set of performance indicators:** During the process of developing the CEF, various indicators were provided and discussed. The first round CEF's should show which metrics could assist in measuring performance towards the IUDF. Two such indicators include the Poor versus Non-Poor capital expenditure ratio, as well as the % of capital expenditure that is spatially targeted, and;
- **Adjustment of submission dates:** There is a call for better alignment between municipal and national planning processes in terms of submission dates of critical document such as the MTREF budget, SDF review, IDP update and a CEF. What makes this even more critical of a call, is the fact that the said documents are all intertwined, which calls for stronger coordination within the municipality.

ANNEXURE 2

INTERGOVERNMENTAL STEERING COMMITTEE MEETING – DRAFT STELLENBOSCH MSDF

ACTION MINUTES



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April 23, 2019

Authored by: Barbara-Ann Henning

INTERGOVERNMENTAL STEERING COMMITTEE MEETING – DRAFT STELLENBOSCH MSDF

ACTION MINUTES

ATTENDANCE:

Present:

See attendance register attached.

Agenda Points:

1. Welcome
2. Attendance and apologies
3. Presentation of Draft Stellenbosch MSDF
4. Discussion
5. Way forward
6. Closure

i. Welcome

The Director: Planning and Economic Development, Mr Tabiso Mfeya welcomed everyone to the meeting. Director Mfeya gave a brief background of the process to date. The draft Stellenbosch MSDF was advertised on 8 March 2019 in the Eikestadnuus, Paarl Post and Government Gazette. A 60 day period for comments was allocated with the closing date on 8 May 2019.

ii. Attendance and apologies

The attendance register was circulated for every member to sign. *Please refer to attendance register attached as **Annexure 1**.*

Apologies: Erna van Zyl (Rural Development & Land Reform)
 Duma Goso (Metrorail)
 Rudolph Joorst (Western Cape Education Department)
 Quinton Bailie (Cape Winelands)
 Cor van der Walt (Provincial Department: Agriculture)

3. Presentation done by Stephen Boshoff (BEPSA)

4. Discussion with regards to presentation:

- Kobus Munro from DEADP raised the concern that the closing date for comments are 8 May 2019, leaving the Municipality with a tight deadline to complete the final draft MSDF before the Council meeting at the end of May 2019.
- Tania de Waal from DEADP noted that 2 things were excluded and not covered in the draft document – Capital Expenditure Framework and the Implementation Plan. TdW advised that if the draft MSDF that was advertised is materially different to the final MSDF, it will need to be advertised again.
- Bernabe de la Bat noted that the timeline is difficult, but the planning process is to work along with the dates. The CP3 projects will steer the budget process.
- Piet van Zyl from DEADP reflected on the document circulating and presentation of consultants. His department supports the concept and vision of the document and in his opinion does the town justice for the first time in many years. The Adam Tas Corridor and Klapmuts projects are fully supported as it will result in a positive response and initiatives are acknowledged. He further raised the concern that the National department of Agriculture has a concern of encroaching on agricultural land.
- Nadeem Gafiieldien from Stellenbosch University raised the question whether a transport study has been done to address the traffic issues as driving into town one deals with a lot of congestion. With Distell moving their head office, it will also have an impact. Furthermore he noticed that Boland College was not present at the meeting, as they are an important roleplayer and we must include them with further discussions.

- BdlB confirmed that the CIP is still in process and the transport consultants and engineering department is busy reviewing the plan. He also confirmed that with the Adam Tas Corridor project there are talks with transport institutions.
- Stephen Boshoff confirmed that with regards to student housing there is a need for 4000 units. The ATC project can accommodate future student need as well as local workers (ordinary staff), young families etc. Current estimation is 12 000 units and growing. Critical to accommodate housing need within town close to basic services and existing infrastructure.
- Richard Gordge from Transport Futures commented that the recommendations of the Provincial Strategic Transport Plan (PSTP) must be integrated in the Comprehensive Integrated Transport Plan (CIP) and this is not yet done sufficiently. Significant work has been done already and is currently integrated within the current draft MSDF. The CIP must be integrated and incorporated within the current draft MSDF.
- Johan Fullard from Stellenbosch Municipality commented that the Transit Orientated Development (TOD) project near the Stellenbosch Sportfield for a mixed use development – He confirmed that there is a concept and feasibility study. He further confirmed that the update for the CIP was completed and that during this financial year the focus was on taxi operations. The full review will be during the next financial year (July 2019 – June 2020).
- Mr Harry Thompson from the Department of Transport and Public Works commented that the last IGSC meeting was in 2017 and no further communication has been received until this meeting. He noted that this was the first time that he was made aware of the ATC project and he also has concerns about the planned project by the University of Stellenbosch at Klapmuts.
- Nicolette vd Eijkel from Stellenbosch University confirmed that there are no plans for a satellite campus of SB University. She acknowledged the 30ha land received as a donation, but described the project as an Innovation Hub rather as a satellite campus.
- Stephen Boshoff (BEP SA) confirmed that the ATC project will have a 3 000 000 m² bulk and alternative vehicle modes are being investigated. There will be discussions with PRASA soon and that resources should be unlocked to pay for the necessary infrastructure.
- Louis Welgemoed of the Department Human Settlements (Western Cape Government) indicated that he is very impressed that the upgrading of informal settlements will be a

priority in terms of the draft MSDF. He further commented that there is a lack of integration of the sectoral plans eg. the current proposed urban edge at Kayamandi excludes a portion of the northern extension. He also noted that the Meerlust/Simondium and Klapmuts plans does not align with Drakenstein Municipality's plans.

- Bernabe de la Bat of SB Municipality noted these concerns and confirmed that it will be rectified and issues will be addressed.
- Damian Burger raised a concern that the comments from the public will be received until 8 May 2019 and this will in effect not give the members of the IGSC a chance to have a look at the comments received from the public. He also raised concern with regards to the Department of Public Works and if they are involved in the MSDF process.
- BdlB confirmed that the comments received from the public will be made available to the IGSC members.
- Lester van Stavel from SB Municipality confirmed that the Department of Public Works is a very difficult department to get hold of and the lack of and the cooperation of this department is a great concern.
- Robin Koopman (BEPSA) confirmed that there is engagement with the Department of Human Settlements and Public Works on the long term.
- Reth Smart of Cape Nature raised the question whether the (SEMF) Stellenbosch Environmental Management Framework is part of the Draft MSDF and requested that the SEMF be referenced in the MSDF.
- BdlB agreed with the above statement and confirmed that Schalk van der Merwe (Environmental Planner of SB Municipality) will advertise SEMP for approval which policy will be submitted to Council in June 2019.
- Tania de Waal of DEADP agreed on the principles of the document, but noted that one must be very careful with the proposed urban edges. It seems that it is relatively tight, but must be more clearly indicated as the mapping is difficult to read. Some open green areas also included in urban edge?
- Shaun Dyers from SANRAL commented if the railway system for the ATC project will be run by PRASA or will it be an alternative system?

- Johan Fullard from SB Municipality confirmed that there are various routes connecting on the ATC route. These are all still in concept phase and no detailed plans as yet.
- SB confirmed that all the ATC plans are still on conceptual level, but for a long term project better public transport (bus, taxi etc.) will be introduced. The service providers are currently working on plans and will have meeting with PRASA.
- Kobus Munro from DEADP advised that it will be good if extra effort is made with the Department of Agriculture (National) to involve them in the process of the MSDF. There is a number of applications pending and waiting for outcome of MSDF.
- BdlB confirmed that SB Mun is aware of the importance of the Department of Agriculture's involvement and the applicability of Act 70 of 70. He confirmed that a meeting was held in March 2019 with the department.
- Shaun Dyers from SANRAL further raised concern with regards to the R44 corridor and more people will commute from Stellenbosch to Klapmuts with regards to the future Klapmuts projects.
- SB commented that all settlements should be inclusive. Klapmuts town is in need for employment opportunities and need to offer opportunities for people living there. Industrial/logistics type of job opportunities will be made available once the Klapmuts projects (Distell etc) be implemented. He further commented that the ATC project will predominately be urban development with proposed densities of 100 du/ha.

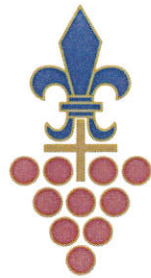
5. Way Forward:

- There are a number of issues that the SDF consultant needs to address within the tight time line scheduled.
- SB suggested that it is not necessary for the SDF to be approved in detail. He recommended that the SDF be approved as concept (overall context) and that a checklist be in place for the tribunal in order to make decisions. He further suggested that over the next year the outstanding issues be addressed. The housing pipeline (Northern extension, Kayamandi) to be included within urban edge is an important issue to be addressed.
- BdlB also supported the recommendation that the MSDF be approved as concept. He further noted that the SDF is not just for approval every 5 years. It is a constant work in progress and can be reviewed every year.

- BdlB commented that a meeting with the officials from DEADP is very important.
- It is the intention to submit the draft MSDF to Council by 30 May 2019.
- Comments on the Draft Stellenbosch MSDF can be send to Barbara-Ann.Henning@stellenbosch.gov.za on or before 8 May 2019.

6. Closure:

Director Tabiso Mfeya thanked everyone for coming to the meeting and the meeting was adjourned.



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Planning and Economic Development

MEETING: IGSC MEETING: STELLENBOSCH MSDF

DATE: 23 April 2019 @ 09:00 – 11:00

VENUE: Stellenbosch Municipality Council Chambers, Plein Street, Stellenbosch

NAME:	COMPANY:	TEL NO:	EMAIL:	SIGNATURE:
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R Koopman	BEP	021 834 1600	robink@bepsa.co.za	<i>RK</i>
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Shaun Dyers	SANRAL	021 957 4618	dyerss@nra.co.za	Shaun Dyers
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N. CAFFEIN	F.M. ^{Norwegian} UNIVERSITY STELLENBOSCH	(021) 808 3316	F.M. Campex Hammond Road	N Caffein

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Nicole Abrahams	SANRAL	021 9574600	abrahamsn@nra.co.za	<i>Ph</i>
Richard Gordje	Transport Futures	0833833430	richard@transportfutures.co.za	<i>Ph</i>

ANNEXURE 3

Babalwa Mgcushe

From: Geraldine Mettler
Sent: 10 May 2019 12:52 PM
To: Shireen De Visser; Tabiso Mfeya; Bernabe De La Bat; Tabiso Mfeya; Gurswin Cain
Subject: FW: SDF adoption

Importance: High

FYI



Kind regards,
Geraldine Mettler
 Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
 Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: Pieter Van Zyl [mailto:Pieter.vanZyl@westerncape.gov.za]
Sent: Tuesday, 07 May 2019 18:05
To: Geraldine Mettler
Cc: Kobus Munro; Catherine J Stone
Subject: [EX] RE: SDF adoption
Importance: High

Dear Geraldine

Your email of yesterday refers.

I wish to confirm the understanding that we have reached with yourself regarding the way forward for the Stellenbosch MSDF, during the course of a number of discussions that took place over the past two weeks, as follows:

- The MSDF will be finalized not by the end of May 2019, but aiming for completion in August 2019.
- Given that some substantive refinements and changes will be made to the draft previously advertised for stakeholder comments, it will be re-advertised in terms of the MSA for a period of 21 days – my DEA&DP Team will be happy to assist your team with the recommended wording of the requisite advert, to ensure compliance *vis-a-vis* it being an adoption of the MSDF also as an IDP Amendment.
- It will be submitted to your Council for adoption after the re-advertising, probably in August 2019, as an MSDF in terms of all relevant legislation and as an amendment also of your IDP

(to include the new MSDF and to repeal the old one) – again, the DEA&DP Team would be happy to assist you and your team with the recommended wording of the Council resolution.

After following the above agreed process, the Stellenbosch Municipality will then be in a position to implement the new MSDF and you will have followed a legally compliant process in all respects.

I trust this clarifies the process forward for you.

Kind regards

PIET VAN ZYL ♦ Pr. Planner (SA) (A/268/1985)

Head of Department

Environmental Affairs and Development Planning
Western Cape Government

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Facsimile : +27 21 483 3016

E-mail : pieter.vanzyl@westerncape.gov.za

Website : www.westerncape.gov.za/eadp



Please be 110% Green and read from the screen.

From: Geraldine Mettler <Geraldine.Mettler@ Stellenbosch.gov.za>

Sent: 06 May 2019 08:53 AM

To: Pieter Van Zyl <Pieter.vanZyl@westerncape.gov.za>; Kobus Munro <Kobus.Munro@westerncape.gov.za>

Subject: SDF adoption

Good morning Colleagues,

In our meeting on the 23 April, you indicated that the even if we adopt our SDF we cannot implement it until the IDP is amended. AT the LGMtec meeting Ms Stone, indicated that this is not correct as the SDF is a policy of council and can be implemented once adopted. I need clarity on this asap. As if this is the case I will as part of my August process plan do the amendment for next year. Urgent clarity is required.



Kind regards,

Geraldine Mettler

Municipal Manager

Stellenbosch Municipality

Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



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8.2.2	STELLENBOSCH MUNICIPALITY ENVIRONMENTAL MANAGEMENT FRAMEWORK (2018)
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Collaborator No: 646695
 File No: 15/2/1/3
 IDP KPA Ref No:
 Meeting Date: 12 June 2019

1. SUBJECT: STELLENBOSCH MUNICIPALITY ENVIRONMENTAL MANAGEMENT FRAMEWORK (2018)

2. PURPOSE

On the 26th meeting of Council it was resolved that the Stellenbosch Environmental Management Framework (SEMF, September 2018) be advertised for public input (**ANNEXURE 1**) and that the document be brought back to Council for approval. The required public participation process has been concluded and the SEMF finalized. The purpose of this item is to acquire Council's approval and adoption of the SEMF (2018 **ANNEXURE 2**).

3. DELEGATED AUTHORITY

For decision by the Council of Stellenbosch Municipality.

4. EXECUTIVE SUMMARY

South Africa's environmental right is captured in the Constitution which states that every person has a right to an environment that is not harmful to his/her health and wellbeing. Through the same section an obligation is placed on the state to put in place reasonable legislative and other measures to realise this right¹.

In terms of the Municipal Systems Act (MSA) municipalities have the duty to strive to ensure that municipal services are provided to the local community in a financially and environmentally sustainable manner². To achieve this each Municipal Council must adopt an Integrated Development Plan (IDP), a single, inclusive and strategic plan for development of the municipality³. An IDP must include a Spatial Development Framework that makes provision for guidelines for land use management within the municipality⁴. In terms of the Spatial Planning and Land Use Management Act, 16 of 2013 (SPLUMA), a Municipal Spatial Development Framework (MSDF) must include a strategic assessment of environmental pressures and opportunities within the municipal area, including the spatial location of environmental sensitivities, high potential agricultural land and coastal access strips where applicable⁵. As a sector plan to the MSDF it is envisioned that the SEMF will fulfil this function.

Following the previous Council resolution (included under Section 6.6 below) the relevant public participation process and opportunity to submit written comment was advertised in the Eikestad News on 25 April 2019 (Annexure 1). The document was

¹ Bill of Rights, Section 24

² MSA, Section 4.

³ MSA, Section 25.

⁴ MSA, Section 26.

⁵ SPLUMA, Section 21(j)

loaded on the municipal website and hardcopies placed at all municipal libraries. No comment were received. As per the above Council decision, the document is brought back for approval.

5. RECOMMENDATIONS

- (a) that Council approves the Stellenbosch Municipality Environmental Management Framework (2018) as its environmental management policy, and
- (b) that the Stellenbosch Municipality Environmental Management Framework be included as a sectoral plan of the IDP at its next revision.

6. DISCUSSION / CONTENTS

6.1. Background

The SEMF addresses the legal and moral obligations of Stellenbosch Municipality (the Municipality) as it relates to the environment; it provides a dynamic vision, goals and objectives, and spatial and strategic directives towards giving effect to such obligations. Once approved the SEMF will be a critical instrument in guiding the use of the resources of the Municipality in a manner that will ensure sustainable outcomes based on municipal development needs and priorities.

The overarching aims, purpose and functions of the SEMF include:

- (i) Aligning spatial planning and land-use management with applicable legislation.
- (ii) Informing ongoing reform of spatial planning and land-use management policy.
- (iii) Guiding land-use in context of the domains of sustainability, i.e. the ecology domain (healthy ecosystems / atmosphere / water / waste), economy domain and social domain.

6.2 Discussion

The SEMF is proposed as a municipal strategic environmental management policy that responds to and complies with the relevant statutes and directives. As such, the SEMF serves as a:

- a) Spatial and strategic supplement to the MSDF.
- b) Policy for ensuring environmental sustainability and for the aligning/integrating land-use activities in accordance with defined sustainability objectives.
- c) Strategy towards enhancing the well-being of the people and the environment of the Municipality by providing for:
 - (i) A uniform, effective and comprehensive system of environmental planning and management throughout the Municipality.
 - (ii) Environmental and sustainability principles, norms and standards.
 - (iii) Sustainable and efficient use of land and other forms of environmental capital.

- (iv) Providing for cooperative governance and intergovernmental relations within the sphere of the Municipality and between the latter and all other institutional spheres and the private sector.
- d) A compilation of and alignment directive for the strategies and plans of the various sectoral departments and directorates of the Municipality.

6.3. **Financial Implications**

The draft SEMF has been completed internally with no cost to Council.

There is no direct financial implication should the recommendations as set out in this report be accepted. The section Environmental Management of the Directorate: Community and Protection Services will be responsible for the overarching administration and implementation of the SEMF.

6.4. **Legal Implications**

The planning-related legislative context for the SEMF is provided by, in particular, the:

- (i) South African Constitution Act 108 of 1996.
- (ii) Spatial Planning and Land Use Management Act 16 of 2013.
- (iii) National Environmental Management Act 107 of 1998 (NEMA).

The latter presents a set of directives that embodies the essence of the national directives as it relates to environmental planning and land-use governance in a manner that ensures environmental sustainability.

6.5 **Staff Implications**

This report has no staff implications to the Municipality. The section Environmental Management of the Directorate: Community and Protection Services will be responsible for the overarching administration and implementation of the SEMF.

6.6 **Previous / Relevant Council Resolutions:**

26th Council Meeting: 2019-04-24: ITEM 7.6.2

Resolved (majority vote)

- (a) that Council approves the advertisement of the draft Stellenbosch Municipality Environmental Management Framework (September 2018) for a period of 30 days for public input; and
- (b) that the inputs received during the above public participation process be worked into a final draft Stellenbosch Municipality Environmental Management Framework to be presented to Council for approval.

6.7 **Risk Implications**

This report has no risk implications for the Municipality.

6.8 **Comments from Senior Management:**

The drafts SEMF were made available to all directorates during the above period for public participation. No comments were received.

ANNEXURES

Annexure 1: Proof of advertisement of the Stellenbosch Municipality Environmental Management Framework (2018) public participation. Process.

Annexure 2: Stellenbosch Municipality Environmental Management Framework (2018).

FOR FURTHER DETAILS CONTACT:

NAME	Schalk van der Merwe
POSITION	Environmental Planner
DIRECTORATE	Community and Protection Services
CONTACT NUMBERS	021 808 8679
E-MAIL ADDRESS	schalk.vandermerwe@ Stellenbosch.gov.za

ANNEXURE 1



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**NOTICE OF DRAFT STELLENBOSCH
ENVIRONMENTAL MANAGEMENT FRAMEWORK**

Notice is hereby given of the availability of the Draft Stellenbosch Environmental Management Framework for comment.

The document is available on the municipal website (<https://www.stellenbosch.gov.za/>). Hard copies are available at the municipal advice centres in Stellenbosch and Franschhoek as well as local municipal libraries. Comment on the document must be submitted in writing to Schalk van der Merwe, P. O. Box 17, Stellenbosch, 7599, or sent to schalk.vandermerwe@stellenbosch.gov.za.

The closing date for receipt of comment is 25 May 2019.

**KENNISGEWING VAN KONSEP STELLENBOSCH
OMGEWINGSBESTUURSRAAMWERK**

Kennis geskied hiermee van die beskikbaarheid van die Konsep Stellenbosch Omgewingsbestuursraamwerk vir kommentaar.

Die dokument is beskikbaar op die munisipale webtuiste (<https://www.stellenbosch.gov.za/>). Harde kopieë is beskikbaar by die munisipale advies kantore te Stellenbosch en Franschhoek asook plaaslike munisipale biblioteke. Skriftelike kommentaar op die dokument moet gerig word aan Schalk van der Merwe, Posbus 17, Stellenbosch, 7599, of gestuur word na schalk.vandermerwe@stellenbosch.gov.za.

Die sluitingsdatum vir die ontvang van kommentaar is 25 Mei 2019.

EIKESTAD NUUS 25 APRIL 2019

X19CMB02H-EN250419

ANNEXURE 2

CONSULTATIVE DRAFT



ENVIRONMENTAL MANAGEMENT FRAMEWORK

SEPTEMBER 2018

Towards achieving a vision of a municipality and communities that recognise the vital importance of their rich natural capital and manage these in a manner that ensures sustainability and fulfils the needs of all concerned.



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ACRONYMS AND DEFINITIONS

The following terms, abbreviations and acronyms have been used, or are referred to in this document.

Activity	Refers to an activity identified in any notice published by the Minister of the Department of Environmental Affairs or MEC in terms of Section 24D(1)(a) of NEMA as a listed activity or specified activity.
Affected environment	Those parts of the socio-economic and biophysical environment impacted on by development action.
Agenda 21	Agenda 21 is an international program, adopted by more than 178 governments, to put sustainable development into practice around the world. It emerged from the United Nations Conference on Environment and Development (UNCED) held in Rio de Janeiro in 1992.
Alternatives	A possible course of action, in place of another, that would meet the same purpose and need. Alternatives can refer to any of the following but are not limited hereto: alternative sites for development, alternative site layouts, alternative designs, alternative processes and materials. In Integrated Environmental Management, the so-called "no action" alternative may also require investigation under certain circumstances.
AQMP	Air Quality Management Plan.
Assessment	The process of collecting, organising, analysing, interpreting, and communicating data that are relevant to some decisions.
Biodiversity	It is an abbreviation of 'biological diversity' which is described as the mix of species in an ecosystem that enables the system both to provide a flow of ecosystem services under given environmental conditions, and to maintain that flow if environmental conditions change. The loss of biodiversity limits the resilience of the affected ecosystem, which in turn, may have direct negative socio-economic implications. Furthermore, biodiversity is the degree of variation of life forms within a given ecosystem, biome, or an entire planet. Biodiversity is one measure of the health of ecosystems, and life on earth today consists of many millions of distinct biological species.
Biological resources	Includes genetic resources, organisms or parts thereof, populations, or any other biotic component of ecosystems with actual, or potential, value for humanity.
Bioregion	A bioregion is internationally defined as a geographical space that contains one or several nested ecosystems characterised by landforms, vegetative cover, human culture, and history as identified by local communities, governments and scientists. It is also understood as a geographical area defined in terms of its unique combination of plants, animals, geology and climate and human activities (including economic, social, and developmental issues) – an area defined by natural boundaries and distinct living communities – the whole of which distinguishes it from other bioregions. A bioregion refers to both a geographical terrain and a terrain of consciousness, i.e. a place and the ideas that have developed about how

to live in that place. Thus, natural forms and living communities, including human, become the descriptive features of each bioregion – instead of the politically drawn lines used to define municipalities, districts, provinces and the country (Miller, 1996).

This is essentially similar to the definition of a bioregion provided in the National Environmental Management: Biodiversity Act 10 of 2004, which states that a bioregion *‘means a geographic region which has in terms of section 40(1) been determined as a bioregion for the purposes of this Act.’*

40. (1) The Minister or the MEC for environmental affairs in a province may, by notice in the Gazette-(a) determine a geographic region as a bioregion for the purposes of this Act if that region contains whole or several nested ecosystems and is characterised by its landforms, vegetation cover, human culture and history.

Bioregional planning	Land-use planning and management that promotes sustainable development by recognizing the relationship between, and giving practical effect to, environmental integrity, human well-being and economic efficiency within a defined geographical space, the boundaries of which were determined in accordance with environmental and social criteria (WRI, IUCN and UNEP, 1992).
Biosphere reserve	<p>An area of terrestrial and coastal/marine ecosystems, or a combination thereof, which is internationally recognised within the framework of the UNESCO's MAB Programme. Each biosphere reserve is intended to fulfil three basic functions, which are complementary and mutually reinforcing:</p> <ol style="list-style-type: none"> 1. a conservation function - to contribute to the conservation of landscapes, ecosystems, species and genetic variation; 2. a development function - to foster economic and human development which is socio-culturally and ecologically sustainable; 3. a logistic function - to provide support for research, monitoring, education and information exchange related to local, national and global issues of conservation and development.
CAADP	Comprehensive African Agricultural Development Programme.
CARA	Conservation of Agricultural Resources Act 43 of 1983.
CASP	Comprehensive Agricultural Support Programme.
Catchment or catchment area	The entire drainage area from which water flows into a river or other water body. Also known as a watershed, it is an extent or area where surface water from rain and melting snow or ice converges to a single point, usually the exit of the basin, where water joins on other water body such as a river, lake, reservoir, estuary, wetland, sea or ocean. Generally consisting of various smaller 'quaternary' catchments, or 'sub-catchments'.
CBA	Critical Biodiversity Area.
CBD	Convention on Biological Diversity (1992).
CDM	Clean Development Mechanism.
CER	Certified Emission Reduction.

CO₂	Carbon Dioxide. It is an important greenhouse gas; and the burning of carbon-based fuels since the industrial revolution has rapidly increased the concentration, leading to global warming. More than 90 percent of South Africa's power is generated from coal and other industries, which is resulting in the release of over 400 million tones of carbon dioxide annually. The South African government has committed the country to reduce carbon dioxide.
Compliance	To act in accordance with the rules and regulations.
Conservation	The management of human use of the biosphere to yield the greatest benefit to present generations while maintaining the potential to meet the needs and aspirations of future generations. Conservation thus includes sustainable use, protection, maintenance, rehabilitation, restoration, and enhancement of the natural and cultural environment.
Constitution	Constitution of the Republic of South Africa Act 108 of 1996.
CPPP	Community Public Private Partnerships are defined as a contract between the public sector institution/municipality and a private party, in which the private party assumes substantial financial, technical and operational risk in the design, financing, building and operation of a project.
CRDP	Comprehensive Rural Development Program.
Critical Regionalism	Critical regionalism constitutes a sensory understanding and appreciation of the environment and its component 'things'. Critical regionalism recognises the quality and attributes of regional characteristics, and builds upon the development of regional idiosyncrasies and variations. It is based on five basic principles or senses that should guide the planning, design and management of development, namely <i>sense of place</i> , <i>sense of history</i> , <i>sense of craft</i> , <i>sense of nature</i> , and <i>sense of place</i> .
CSIR	Council for Scientific and Industrial Research.
DEA	Department of Environmental Affairs.
DEA&DP	Department of Environmental Affairs and Development Planning (of the Western Cape Provincial Government).
DEAT	Department of Environmental Affairs and Tourism.
Development	The act of altering or modifying resources in order to obtain potential benefits.
Developmental State	A development state tries to balance economic growth and social development. It uses State resources and State influence to attack poverty and expand economic opportunities.
DPLG	Department of Provincial and Local Government.
DTI	Department of Trade and Industry.
DWS	Department of Water and Sanitation.
Ecosystem	A dynamic system of plant, animal and micro-organism communities and their

non-living environment interacting as a functional unit.

EIA	Environmental Impact Assessment. An EIA is a pro-active and systematic process where potential environmental impacts both positive and negative associated with certain activities are assessed, investigated and reported. The process contributes to giving effect to the objectives of integrated environmental management as decision-makers are informed of the desirability of such activities and on the conditions which authorization of the activity should be subject to, where relevant.
EMF	Environmental Management Framework.
EMP	Environmental Management Plan.
EMS	Environmental Management System.
Endemic species	Any plant or animal species confined to, or exclusive to, a particular, specified area.
Environment	The surroundings within which humans exist and that are made up of: <ul style="list-style-type: none"> a) the land, water and atmosphere of the earth; b) micro-organisms, plant and animal life; c) any part or combination of (a) and (b) and the interrelationships among and between them; and d) the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being.
Environmental aspect	A human activity or environmental element.
Environmental impact	The degree of change in an environment resulting from the effect of an activity on the environment, whether desirable or undesirable. Impacts may be the direct consequence of activities or may be indirectly caused by them.
Environmental issue	A concern felt by one of more parties about some existing, potential or perceived environmental impact.
ESA	Ecological Support Areas.
ESSP	Environmental Sector Skills Plan.
Evaluation	The process of weighing information, the act of making value judgements or ascribing values to data in order to reach a decision.
Extensive Agriculture	It is an agricultural production system that uses small inputs of labour, fertilizers, and capital, relative to the land area being farmed.
FEPA	Freshwater Ecosystem Priority Area.
GAP Housing	GAP Housing is a term that describes the shortfall, or 'gap' in the market between residential units supplied by the State (which cost R100 000 and less), and houses delivered by the private sector (which are not less than R250 000). The gap housing market comprises people who typically earn between R3 500 and R15 000 per month, which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance.

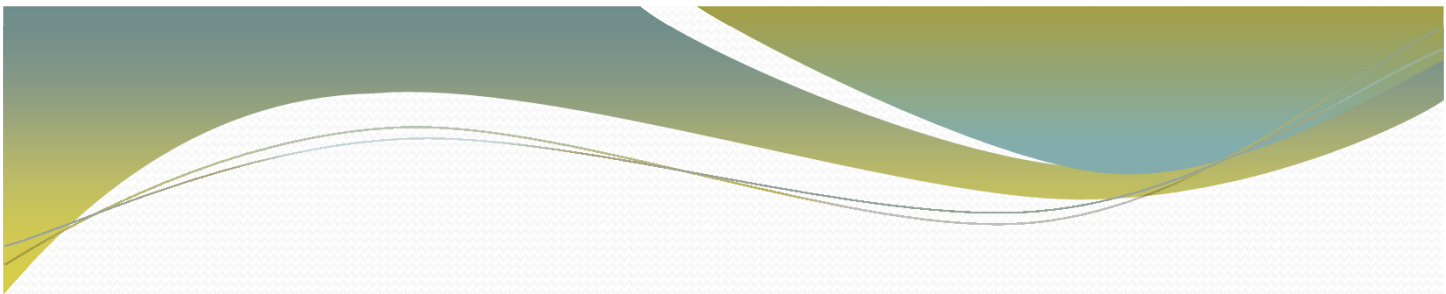
GDP	Growth Domestic Product.
GEF	Global Environmental Facility.
GHG	Greenhouse gas is a gas in an atmosphere that absorbs and emits radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. The primary greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide and ozone.
GIS	Geographical Information System or <i>'a system that captures, stores, analyses, manages and presents data with reference to geographic location data – it is a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data'</i> . It is the merging of cartography, statistical analysis and database technology.
HDI	Human Development Index.
HOA	Home Owner's Associations.
I&AP	Interested and Affected Party. Individuals or groups concerned with or affected by an activity and its consequences. These include the authorities, local communities, investors, work force, consumers, environmental groups, and the general public.
IDC	Industrial Development Corporation.
IDP	Integrated Development Plan.
IEM	Integrated Environmental Management.
IEMS	Integrated Environmental Management Series.
IISD	International Institute for Sustainable Development.
Indigenous	Native to a particular area.
Intensive Agriculture	Is an agricultural production system characterised by the high inputs of capital, labour, or heavy usage of technologies such as pesticides and chemical fertilizers relative to land area.
Irreplaceability	The potential contribution of a site to a preservation or presentation goal. It is a fundamental way of measuring the conservation value of any site. An irreplaceable site will appear in every analysis of alternative combinations of sites. In other words, it is one which must be included in a conservation area because significant options for preservation are lost if the site is excluded.
Irreversible impact	When the character, diversity, or reproductive capacity of an environment is permanently lost.
ISO	The "International Organisation for Standardisation" is an international standard-setting body composed of representatives from various national standard organisations. The organization promulgates worldwide proprietary industrial and commercial standards.

IUCN	International Union for the Conservation of Nature.
Land-use	Is the human use of land. Land-use involves the management and modification of the natural environment into the built environment such as settlements and semi-natural habitats such as arable fields, agriculture, and forestry, etc.
LED	Local Economic Development.
MaB	Man and the Biosphere.
MaB Program	Launched in 1971 by UNESCO, it is a global program of international scientific co-operation, dealing with people-environment interactions over the entire realm of bioclimatic and geographic situations of the biosphere.
Macro biogeographical region	A region defined by its unique biological characteristics (flora and fauna) and biophysical characteristics (climate, geology, soils, etc.), giving rise to a variety of major landscapes, and variations in human settlement patterns and economic activity.
MDGs	Millennium Development Goals.
MEA	Millennium Ecosystem Assessment.
Mitigation	Measures designed to avoid, reduce or remedy adverse impacts.
Monitoring	The repetitive and continued observation, measurement and evaluation of environmental data to follow changes over a period of time to assess the efficiency of control measures.
MOSS	Metropolitan Open Spaces System.
Negative impact	A change that reduces the quality of the environment (for example, by reducing species diversity and the reproductive capacity of the ecosystem, by damaging health, property or by causing nuisance).
NEMA	National Environmental Management Act 107 of 1998.
NEMAQA	National Environmental Management: Air Quality Act 20 of 2014.
NEMPA	National Environmental Management: Protected Areas Act 57 of 2003.
NEPA	Ntsika Enterprise Promotion Agency.
NEPAD	New Partnership for Africa's Development.
NDP	National Development Plan. It offers a long-term perspective to South Africa and aims to eliminate poverty and reduce inequality by 2030. According to the plan, South Africa can realise these goals by drawing on the energies of its people, growing an inclusive economy, building capabilities, enhancing the capacity of the state, and promoting leadership and partnerships throughout society.
NFEPA	National Freshwater Ecosystem Priority Area.

NFSD	National Framework on Sustainable Development (2008).
NGO	Non-Governmental Organisation.
NSDP	National Spatial Development Perspective.
NSSD1	National Strategy for Sustainable Development and Action Plan 2011-2014.
PBO	Public Benefit Organisation.
PGDS	Provincial Growth and Development Strategy.
PGWC	Provincial Government of the Western Cape.
Pollution	As defined by NEMA: Means any change in the environment caused by (i) substances, (ii) radioactive or other waves, or (iii) noise, odours, dust or heat emitted from any activity, including the storage or treatment of waste or substances, construction and the provision of services whether engaged in by any person or an organ of state, where that change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on materials useful to people, or will have such an effect in the future.
Positive impact	A change that improves the quality of the environment (for example, by increasing species diversity and the reproductive capacity of the ecosystem, by removing nuisances or improving amenities).
Pristine	Undisturbed natural landscape.
Pro-active	Taking action in anticipation of a problem rather than in reaction to the problem.
PSDF	Provincial Spatial Development Framework.
Rehabilitation	To return a degraded ecosystem or population to a safe, stable, and predetermined condition.
Restoration	To return a degraded ecosystem or place to its original condition.
SAHRA	South African Heritage Resources Agency.
SALGA	South African Local Government Association.
SANBI	South African National Biodiversity Institute.
SANRAL	South African National Roads Agency Limited.
SANS	South African National Standards.
SANS 10400-XA	Published in August 2011, these guidelines form part of the South African standard for environmental sustainability and energy usage in buildings, and forms part of the National Building Regulations.

SARD	Sustainable Agriculture and Rural Development.
Screening	The process whereby the responsible department(s) decides whether or not a project requires assessment, and the level of assessment that may be required.
Scoping	The process of identifying the significant issues, alternatives and decision points, which should be addressed by a particular Environmental Impact Report, may include a preliminary assessment of potential impacts.
SDF	Spatial Development Framework.
SDI	Sustainable Development Initiative.
SEA	Strategic Environmental Assessment.
SEMF	Stellenbosch Environmental Management Framework.
Significant impact	An impact that, by its magnitude, duration or intensity alters an important aspect of the environment.
SMA	Special Management Area which is defined as <i>'an area of excellence and good practice, where the ethos of sustainable development is served in practice. It is a cadastral geographical unit, which is formally recognised and managed as an area where environmental sustainability is promoted in practice and in accordance with international standards for environmental sustainability'</i> .
SMMEs	Small Micro Medium Enterprises.
SOE	State of Environment.
SPC	Spatial Planning Category.
Species	Plants, animals, or other organisms that do not normally interbreed with individuals of another kind, including any sub-species, cultivar, variety, strain, hybrid, or geographically separate population provided they are not part of another species.
SPLUMA	Spatial Planning and Land-Use Management Act 16 of 2013.
SSDF	Stellenbosch Municipal Spatial Development Framework.
Sustainable Agriculture	This refers to agriculture that is socially just, humane, economically viable and environmental sound. Sustainable agriculture integrates three main goals: environmental stewardship, farm profitability and prosperous farming communities.
Sustainable development	Sustainable development is <i>development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs</i> .
TOD	Transport Orientated Development.
UN	United Nations.

UNCED	United Nations Conference on Environment and Development.
UNDP	United Nations Development Program.
UNESCO	United Nations Educational, Scientific and Cultural Organisation. It is a specialized agency of the United Nations established on 16 November 1945. Its stated purpose is to contribute to peace and security by promoting international collaboration through education, science and culture in order to further universal respect for justice, the rule of law and the human rights along with fundamental freedoms proclaimed in the UN Charter.
UNEP	United nations Environmental Program
UNIDO	United Nations Industrial Development Organisation.
Urban Edge	Is the demarcated outer boundary of urban areas and marks the transition between urban and rural land-uses.
WMA	Water Management Area.
World Heritage Site	A World Heritage Site is a place (such as a desert, mountain, building, architectural monument, etc.) that is listed by UNESCO as of special cultural or physical significance. The list is maintained by the International World Heritage Programme administered by the UNESCO World Heritage Committee. Each World Heritage Site belongs to the country in which it is located, but it is conserved for the benefit of the global community and future generations.
WRI	World Resource Institute. It is an environmental think tank that conducts research to find practical ways to protect the earth and improve people's lives. It focuses on four key programs, namely: climate protection, governance, markets and enterprise, and people and ecosystems.
WSA	Water Services Authority.
WSP	Water Services Provider.
WSSD	World Summit on Sustainable Development, Johannesburg, 2002.
WUA	Water User Association.
WWF	World Wide Fund for Nature.



SECTION A

INTRODUCTION AND PRIMARY ADMINISTRATIVE ASPECTS OF THE SEMF

SECTION A: INTRODUCTION AND KEY ADMINISTRATIVE ASPECTS OF THE SEMF**SECTION SYNOPSIS**

This section addresses the primary contextual and administrative aspects of the Stellenbosch Environmental Management Framework (SEMF), with specific reference to the following:

- a) Serving as a guide to the various sections of the SEMF.
- b) Providing a definition and description of the SEMF, its status and functions.
- c) Proposing guidelines for the administration of the SEMF as a municipal sectoral policy.
- d) Stating the applicable planning and implementation context for the SEMF.
- e) Describing the environmental vision, goals and objectives of the SEMF as it relates to creating a sustainability framework for Stellenbosch Municipality.
- f) Summarising the planning principles adopted for the drafting and long-term implementation of the SEMF.

CHAPTER A1 INTRODUCTION

The SEMF addresses the legal and moral obligations of Stellenbosch Municipality (further also referred to as the Municipality) as it relates to the environment and provides a dynamic vision, goals and objectives, and spatial and strategic directives towards giving effect to such obligations.

The SEMF consists of three interrelated sections together with a set of user's 'toolkits' (refer to Figure A1). These are colour-coded so as to enhance referencing and the use of the SEMF.

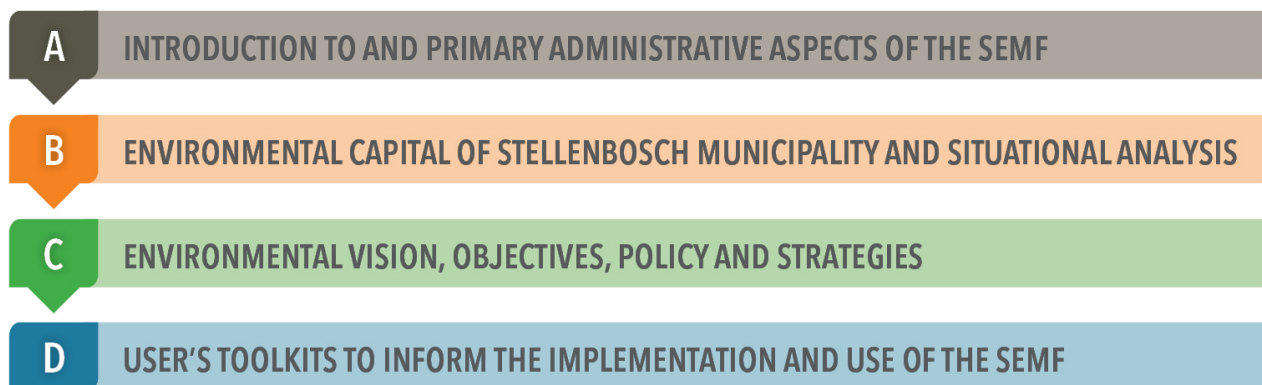


Figure A1: Structure of the SEMF.

CHAPTER A2 KEY ASPECTS OF THE SEMF

A2.1 WHAT IS THE SEMF ?

The SEMF is a municipal strategic environmental management policy that responds to and complies with the relevant statutes and directives. As such, the SEMF serves as a:

- a) Spatial and strategic supplement to the Stellenbosch Municipal Spatial Development Framework (SSDF).
- b) Policy for ensuring environmental sustainability and for the aligning/integrating land-use activities in accordance with defined sustainability objectives.
- c) Strategy towards enhancing the well-being of the people and the environment of the Municipality by providing for:
 - (i) A uniform, effective and comprehensive system of environmental planning and management throughout the Municipality.
 - (ii) Environmental and sustainability principles, norms and standards.
 - (iii) Sustainable and efficient use of land and other forms of environmental capital.
 - (iv) Providing for cooperative governance and intergovernmental relations within the sphere of the Municipality and between the latter and all other institutional spheres and the private sector.
- d) A compilation of and alignment directive for the strategies and plans of the various sectoral departments and directorates of the Municipality. It is not the function of the SEMF to replace sectoral strategies and plans, it serves as a standard spatial and principle framework for drafting and implementation of such strategies and plans.

A2.2 LEGISLATIVE PREMISE FOR THE SEMF

Stellenbosch Municipality is an international focal point as it relates to both its natural and its cultural environment. The Municipality, accordingly, commits to lead the way as it relates to giving effect to its mandate to conserve the environment on behalf of all its inhabitants. This commitment stems from the Municipality's moral and self-imposed responsibilities as it relates to the efficient management of its environmental capital.

The planning-related legislative context for the SEMF was provided by, in particular, the:

- South African Constitution Act 108 of 1996¹
- Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA)
- National Environmental Management Act 107 of 1998 (NEMA)

The latter presents a set of directives that embodies the essence of the national directives as it relates to environmental planning and land-use governance in a manner that ensures

¹ Section 24 of the Constitution states that everyone has the right to-

- a) an environment that is not harmful to their health or well-being; and
- b) have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that-
 - (i) prevent pollution and ecological degradation;
 - (ii) promote conservation; and
 - (iii) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

environmental sustainability. Specific reference is made to the following stipulations of the SPLUMA:

Land use planning principles and objectives

Section 59

(1) *To promote sound and sustainable land use planning practice, a competent authority must –*

- a) acknowledge the right of owners to develop land in accordance with current use rights;*
- b) consider the rightful and reasonable interests of affected communities when changing use rights;*
- c) seek solutions to the conflicting interests of the various sectors and stakeholders involved in, or affected by, development and resources;*
- d) coordinate the spatial planning and development management activities of public institutions in the applicable area of jurisdiction;*
- e) ensure efficient administrative practices concerning land use planning;*
- f) build the capacity of political representatives and employees to –*
 - (i) integrate spatial planning and development management;*
 - (ii) further development in a sustainable manner;*
- g) consider the current and future availability of infrastructure;*
- h) ensure that land use planning heeds the aesthetic properties of landscapes and the ecology; and*
- i) ensure the physically safe use of land, with due regard to factors such as geological formations and flood plains.*

(3) *To promote socio-economic integration in land use planning, a competent authority must –*

- a) address historically distorted spatial patterns of settlement;*
- b) encourage mixed land use;*
- c) discourage urban sprawl, through the maintenance of urban edges;*
- d) promote the integration of settlement, infrastructure and social facilities with public transportation;*
- e) consider the use of instruments, such as –*
 - (i) contributions towards low-cost housing and social facilities; or*
 - (ii) the provision of low-cost housing and social facilities;*
 - (iii) to accommodate the impact of proposed development;*
- f) address the reasons for, and counter the illegal occupation of land;*
- g) consider the appropriate location of nodes, including social facilities, for rural farm and forestry workers;*
- h) strive to achieve integrated, socio-economically efficient, energy-efficient and transport-efficient cities and towns;*
- i) promote the quality and functionality of the public spatial environment;*
- j) ensure the optimal utilisation of existing resources, including the utilisation of aspects of the environment that facilitate tourism;*
- k) discourage the inappropriate conversion of –*
 - (i) areas with existing agricultural activity; and*
 - (ii) areas with high agricultural potential.*

(4) *To promote environmental integration in land use planning, a competent authority must –*

- a) strive towards ecologically, socially and economically sustainable development, taking into account –*
 - (i) the economic potential of the relevant area or region;*
 - (ii) biodiversity;*
 - (iii) social needs;*
 - (iv) cultural heritage resources;*
 - (v) agricultural resources*
- b) ensure that development heeds the natural processes that control the relevant area;*
- c) strive to achieve development that is harmonised with the ecological characteristics of the environment;*
- d) promote the conservation and management of biodiversity;*
- e) discourage development in unsuitable environments such as –*
 - (i) areas with a high water table;*
 - (ii) swamps;*
 - (iii) flood plains;*
 - (iv) steep slopes;*
 - (v) areas sensitive to drift-sands and sea-level rise;*
 - (vi) areas with high biodiversity importance;*
 - (vii) areas with important cultural and scenic landscapes –*

- f) *minimise the fragmentation of natural habitat in ecological corridors and areas with high biodiversity importance;*
- g) *facilitate soil conservation and the control of pollution;*
- h) *address the land use implications of –*
 - (i) *the provision and conservation of energy;*
 - (ii) *the management of the demand for energy;*
 - (iii) *climate change mitigation and climate change adaptation strategies;*
- i) *protect the cultural heritage and tourism resources of the Municipality.*

A2.3 INSTITUTIONAL ARRANGEMENTS FOR ADMINISTRATION OF THE SEMF

The Department Community Services of the Directorate Community and Protection Services of Stellenbosch Municipality is responsible for the overarching administration and implementation of the SEMF. The Department is responsible for, among others, the following:

- a) Serving as the municipal representative and interface with all other spheres of government as it relates to environmental planning and management.
- b) Facilitating and regulating environmental planning and management in accordance with the SSDF and the associated package of municipal policies which collectively represent the common ground for all land-use decisions in the Municipality (refer to Chapter A4).
- c) Assisting municipal departments and other stakeholders with the incorporation in their sectoral plans of the directives of the SEMF and the package of municipal policies.
- d) Ensuring on-going compliance of sectoral departments and other stakeholders with the SEMF and the package of municipal policies.

A2.4 ROLES AND RESPONSIBILITIES REGARDING IMPLEMENTATION OF THE SEMF

The SEMF provides an appropriate spatial and strategic context for environmental management throughout the Municipality, from a *municipal* perspective. It is an expression of the mental image, vision and aspirations of the Municipality for its environment. It is imperative that all partners are fully committed to the objectives of the SEMF. The roles and responsibilities of the various partners subsequently constitute the following:

- a) Municipality: The Municipality has a key responsibility as it relates to demonstrating commitment to the guidance of the SEMF. The roles and responsibilities include the following:
 - (i) Providing strategic leadership in the implementation of the SEMF.
 - (ii) Creating a conducive and supportive environment for the implementation of the SEMF.
 - (iii) Establishing the required institutional mechanisms for the implementation of the SEMF.
 - (iv) Developing the necessary capacity for the implementation of the SEMF.
 - (v) Providing adequate resources for the implementation of the SEMF.
 - (vi) Monitoring and auditing performance as it relates to the implementation of the SEMF.
- b) Private Sector: The private sector is the owners and *de facto* custodians of much of the surface area of the Municipality. The private sector is also a key role-player in the local economy which depends upon meaningful economic interventions. It is therefore important that the public sector sees the SEMF as a mechanism that strives to promote long-term sustainability of the environment and its resources. The private sector is required to respond to the SEMF in terms of the following:

- (i) Committing to the implementation of the objectives of the SEMF as part of the business process.
- (ii) Applying the policies, strategies and spatial directives presented in the SEMF to optimise the financial return from land-use and to invest a portion of such benefits into the enhancement of human well-being and environmental integrity.
- (iii) Contributing to human resource development in response to SEMF imperatives.
- (iv) Encouraging ownership of the objectives of SEMF in the communities.
- (v) Participating in multi-sectoral structures central to the implementation SEMF.
- (vi) Ensuring transparency, inclusiveness, responsiveness and accountability as it relates to the implementation of the SEMF.
- (vii) Monitoring and auditing performance as it relates to the implementation of the SEMF.

A2.5 PRINCIPLES FOR APPLICATION OF THE SEMF

The following principles apply to the use of the SEMF as a land-use directive:

- a) Any land-use amendment has to conform to the SEMF. This means that the relevant organs of state must take account of, and apply relevant provisions of the SEMF, when making decisions that affect the use of land and other resources. However, this guideline is subject to the principle that *each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other land-use.*
- b) The SEMF does not create, or take away, land-use rights.
- c) The SEMF is to be applied in a flexible and pragmatic manner that focuses on promoting a developmental state and sustainability and which takes into account the merits and particular circumstances of each case, as required by law (e.g. through an Environmental Impact Assessment {EIA} undertaken in terms of NEMA).

CHAPTER A3 PURPOSE AND FUNCTIONS OF THE SEMF

The SEMF has a pivotal role in giving effect to the Stellenbosch Environmental Vision (refer to Chapter A5.2) by means of contextualizing international and national environmental imperatives applicable to the Municipality and bringing them to fruition within the realities and site-specific characteristics of the Municipality.

The SEMF is a critical instrument in guiding the use of the resources of the Municipality in a manner that will ensure sustainable outcomes based on municipal development needs and priorities. These functions should be read together with those cited in Chapter A2.1. The overarching aims, purpose and functions of the SEMF include the aspects cited below. This should be read together with the dedicated SEMF pillars and drivers described in Chapter A5.3.

A3.1 ALIGNING SPATIAL PLANNING AND LAND-USE MANAGEMENT WITH THE APPLICABLE LEGISLATION

The SPLUMA and the Western Cape Land Use Planning Act 3 of 2014 (LUPA) require that spatial planning and development be guided by normative principles and that policy and plans should explicitly indicate how they would meet the requirements of such principles. The SEMF is

premised upon and gives effect to the following normative principles for spatial development stipulated by the above statutes:

- ❖ Justice
The historic policy of confining particular groups to limited space and the unfair allocation of public resources between areas must be reversed to ensure that the needs of the poor are addressed first rather than last.
- ❖ Sustainability
Sustainable patterns of consumption and production should be supported, and ways of living promoted that do not damage the natural environment.
- ❖ Resilience
Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished. The resilience of all other forms of capital, including social, monetary and infrastructural capital should be enhanced to the extent possible.
- ❖ Efficiency
Productive activity and jobs should be supported, and burdens on business minimised. Efficient commuting patterns and circulation of goods and services should be encouraged, with regulatory procedures that do not impose unnecessary costs on development.
- ❖ Good governance
Good governance is the key to long-term sustainability.

The SEMF is to serve as a framework and manual for integrated spatial planning and land-use management in accordance with the principles of sustainability and sustainable development. Embodied in this function are the following:

- a) Providing a spatial rationale and directive for future development in terms of the principles of sustainability as advocated by the National Framework on Sustainable Development (Department of Environmental Affairs {DEA}, 2008) and the National Strategy for Sustainable Development and Action Plan 2011-2014 (NSSD1) (DEA, 2011).
- b) Giving effect to the directives of the national government as expressed in, among others, the NDP, the National Framework on Sustainable Development, and the NSSD1.
- c) Enabling intergovernmental alignment and guiding the activities of the relevant role-players and agencies (including national and provincial sectoral departments and municipalities).
- d) Giving effect to the approach and principles set by the SPLUMA and LUPA.
- e) Serving as a basis for ongoing monitoring and auditing of performance and for continual improvement of land-use methodologies, technologies and practices.

To this end, the SEMF focuses on the following:

- (i) Providing an environmental premise and rationale for the future drafting of SDFs and IDPs with specific reference to the following:
 - Providing a standard spatial format for giving effect to land-use indices.
 - Facilitating the land-use classification of the Municipality in a standard format in accordance with defined *Spatial Planning Categories* (SPCs).
 - Recording the land-use (SPC) plans and associated strategies and guidelines.
 - Illustrating the desired future spatial patterns that provide for integrated, efficient and sustainable settlements based upon development priorities.
- (ii) Providing certainty to all interested and affected parties (I&APs) regarding spatial implications of future development in Stellenbosch Municipality.

- (iii) Providing a basis for co-ordinated decision-making and policy-formulation regarding future land-use with specific reference to the following:
 - Serving as a basis for decision-makers in respect of development applications.
 - Facilitating the replacement of inappropriate policy frameworks with a more integrated approach to planning.
- (iv) Facilitating cross-boundary co-operation and co-ordination between Stellenbosch Municipality, the City of Cape Town, and neighbouring local municipalities in respect of issues that are of mutual interest for their respective areas of jurisdiction.

A3.2 INFORMING ONGOING REFORM OF SPATIAL PLANNING AND LAND-USE MANAGEMENT POLICY

The SEMF responds to and aims to support ongoing reform of spatial planning and land-use management and aligning these with international directives and the relevant legislation and policy. The key objectives of the SEMF in this regard are the following:

- a) Actively support the development of land-use plans that cross municipal, and even provincial boundaries, and which would promote collaborative action in fields such as biodiversity protection, climate change adaptation, tourism and transportation.
- b) Develop a capability framework for environmental governance together with professional bodies, educational institutions and relevant government agencies. This framework should deal with strengthening the education and training of planners and other spatial professionals, improving quality of professional work, etc.
- c) Eliminate inefficiencies in administrative procedures for land development without compromising the need for careful evaluation of proposals.
- d) Ensure that every municipality has an explicit environmental restructuring strategy that is linked to instruments for implementation.
- e) Require all municipal and provincial plans, including IDPs and their SDF components, to be translated into spatial contracts that are binding across national, provincial and local government.
- f) Strengthen the enforcement of local planning and environmental control.

A3.3 GUIDING LAND-USE IN CONTEXT OF THE DOMAINS OF SUSTAINABILITY

The key generic function of the SEMF is to guide land-use in the Municipality in accordance with principles and guidelines for sustainability and in context of defined domains. The systems approach to sustainable development advocated by the SEMF recognises the vital importance of addressing all land-use domains in an integrated and holistic manner.

Stellenbosch Municipality sees the moving towards sustainability as a social challenge that entails international and national law, urban planning and transport, local and individual lifestyles and ethical consumerism. Ways of living more sustainably can take many forms from reorganising living conditions, reappraising economic sectors (permaculture, green building, sustainable agriculture), or work practices (sustainable architecture), using science to develop new technologies (green technologies and renewable energy), to adjustments in individual lifestyles that conserve natural resources. The various domains of sustainability addressed by the SEMF are the:

A3.3.1 ECOLOGY DOMAIN

This domain refers to:

a) Healthy ecosystems

Healthy ecosystems and environments are necessary to the survival of humans and other organisms. Healthy ecosystems provide vital goods and services to humans and other organisms. There are two major ways of reducing negative human impact and enhancing ecosystem services and the first of these is environmental management. This direct approach is based largely on information gained from earth science, environmental science and conservation biology. However, this is management at the end of a long series of indirect causal factors that are initiated by human consumption, so a second approach is through demand management of human resource use. Loss of biodiversity stems largely from the habitat loss and fragmentation produced by the human appropriation of land for development, forestry and agriculture as natural capital is progressively converted to man-made capital. Land use change is fundamental to the operations of the biosphere because alterations in the relative proportions of land dedicated to urbanisation, agriculture, forest, and pasture have a marked effect on the global water, carbon and nitrogen biogeochemical cycles and this can impact negatively on both natural and human systems.

b) Atmosphere

Management of the atmosphere involves assessment of all aspects of the carbon cycle to identify opportunities to address human-induced climate change and this has become a major focus of scientific research because of the potential catastrophic effects on biodiversity and human communities. Other human impacts on the atmosphere include the air pollution in cities, the pollutants including toxic chemicals like nitrogen oxides, sulphur oxides, volatile organic compounds and airborne particulate matter that produce photochemical smog and acid rain, and the chlorofluorocarbons that degrade the ozone layer.

c) Water

Water security and food security are inextricably linked. The rapid increase in water consumption over the past two decades resulted from scientific and technological developments impacting through the economy – especially the increase in irrigated land, growth in industrial and power sectors, and intensive dam construction on all continents. This altered the water cycle of rivers affected their water quality and had a significant impact on the global water cycle. Water efficiency is to be improved by increased demand management, improved infrastructure, improved water productivity of agriculture, minimising the water intensity (embodied water) of goods and services, addressing shortages in the non-industrialised world, concentrating food production in areas of high productivity, and planning for climate change. At the local level, people are becoming more self-sufficient by harvesting rainwater and reducing use of mains water.

d) Waste

Every economic activity produces material that can be classified as waste. To reduce waste industry, business and government are now mimicking nature by turning the waste produced by industrial metabolism into resource. Dematerialization is being encouraged through the ideas of industrial ecology, eco-design and eco-labelling. In addition to the well-established 'reduce, reuse and recycle,' shoppers are using their purchasing power for ethical consumerism.

A3.3.2 ECONOMY DOMAIN

Sustainability concerns the specification of a set of actions to be taken by present persons that will not diminish the prospects of future persons to enjoy levels of consumption, wealth, utility, or welfare comparable to those enjoyed by present persons. Sustainability interfaces with economics through the social and ecological consequences of economic activity.

A recent UNEP² report proposes a green economy defined as *one that improves human well-being and social equity, while significantly reducing environmental risks and ecological scarcities. It does not favour one political perspective over another but works to minimise excessive depletion of natural capital.* The report makes three key findings, namely *that greening not only generates increases in wealth, in particular a gain in ecological commons or natural capital, but also (over a period of six years) produces a higher rate of GDP growth; that there is an inextricable link between poverty eradication and better maintenance and conservation of the ecological commons, arising from the benefit flows from natural capital that are received directly by the poor; in the transition to a green economy, new jobs are created, which in time exceed the losses in 'brown economy' jobs.*

Historically there has been a close correlation between economic growth and environmental degradation - as communities grow, so the environment declines. There is concern that, unless resource use is checked, modern global civilization will follow the path of ancient civilizations that collapsed through overexploitation of their resource base. While conventional economics is concerned largely with economic growth and the efficient allocation of resources, ecological economics has the explicit goal of sustainable scale (rather than continual growth), fair distribution and efficient allocation, in that order. The World Business Council for Sustainable Development states that 'business cannot succeed in societies that fail'.

The economic importance of nature is indicated by the use of the expression ecosystem services to highlight the market relevance of an increasingly scarce natural world that can no longer be regarded as both unlimited and free. In general, as a commodity or service becomes scarcer the price increases and this acts as a restraint that encourages frugality, technical innovation and alternative products. However, this only applies when the product or service falls within the market system. As ecosystem services are generally treated as economic externalities they are unpriced and therefore overused and degraded.

Treating the environment as an externality may generate short-term profit at the expense of sustainability. Sustainable business practices, on the other hand, integrate ecological concerns with social and economic ones (i.e. the triple bottom line). Growth that depletes ecosystem services is sometimes termed 'uneconomic growth' as it leads to a decline in quality of life. Minimising such growth can provide opportunities for local businesses. For example, industrial waste can be treated as an 'economic resource in the wrong place'.

A3.3.3 SOCIAL DOMAIN

Sustainability issues are generally expressed in scientific and environmental terms, as well as in ethical terms of stewardship, but implementing change is a social challenge that entails, among

² United Nations Environmental Programme

other things, international and national law, urban planning and transport, local and individual lifestyles and ethical consumerism. The relationship between human rights and human development, corporate power and environmental justice, global poverty and citizen action, suggest that responsible global citizenship is an inescapable element of what may at first glance seem to be simply matters of personal consumer and moral choice.

The social domain refers to:

a) Peace, security, social justice

Social disruptions like crime and corruption divert resources from areas of greatest human need, damage the capacity of societies to plan for the future, and generally threaten human well-being and the environment.

b) Poverty

A major hurdle to achieve sustainability is the alleviation of poverty. It has been widely acknowledged that poverty is one source of environmental degradation. The Brundtland Commission report *Our Common Future* and the Millennium Development Goals recognises that there is a growing realization it is impossible to separate economic development issues from environment issues. The report states that *poverty is a major cause and effect of global environmental problems*. It is therefore futile to attempt to deal with environmental problems without a broader perspective that encompasses the factors underlying poverty.

c) Human settlements

In this regard, the objective should be to reduce environmental impacts by altering the built environment to create and preserve sustainable settlements which support sustainable transport. In principle, residents in compact urban neighbourhoods drive fewer miles, and have significantly lower environmental impacts across a range of measures, compared with those living in sprawling suburbs.

d) Food

Stellenbosch Municipality strives for a 'sustainable food system' which is 'one that provides healthy food to meet current food needs while maintaining healthy ecosystems that can also provide food for generations to come with minimal negative impact to the environment. A sustainable food system also encourages local production and distribution infrastructures and makes nutritious food available, accessible, and affordable to all.

CHAPTER A4 PLANNING CONTEXT

In terms of the bioregional planning principles applied in the preparation of the SEMF (refer to Chapter A6), it is recognised that Stellenbosch Municipality is not an 'island' isolated from its surroundings – it is an integral part of the global biosphere of which the cultural, social and economic functions are uniquely interdependent. Accordingly, the SEMF is based upon the principle that the Municipality should be managed as a pivotal part of the Western Cape and the global biosphere in terms a holistic integrated structure or package of plans that have a common vision of sustainability.

The South African Government is a signatory to a number of international protocols, conventions and agreements pertaining to the above aspects. Consequently, all spheres of government are obliged to adopt and give effect to these protocols, conventions and agreements. The SEMF is based upon, and promotes, an integrated and holistic approach to environmental planning and land-use management which implies that the interrelationships between economic activities and other developmental dimensions (e.g. social, financial, demographic, institutional, and

infrastructural aspects), and environmental constraints and opportunities are carefully considered in accordance with a standard framework and at all applicable spheres of planning, ranging from the international to the local level. Figure A2 lists the applicable levels of context and compliance.

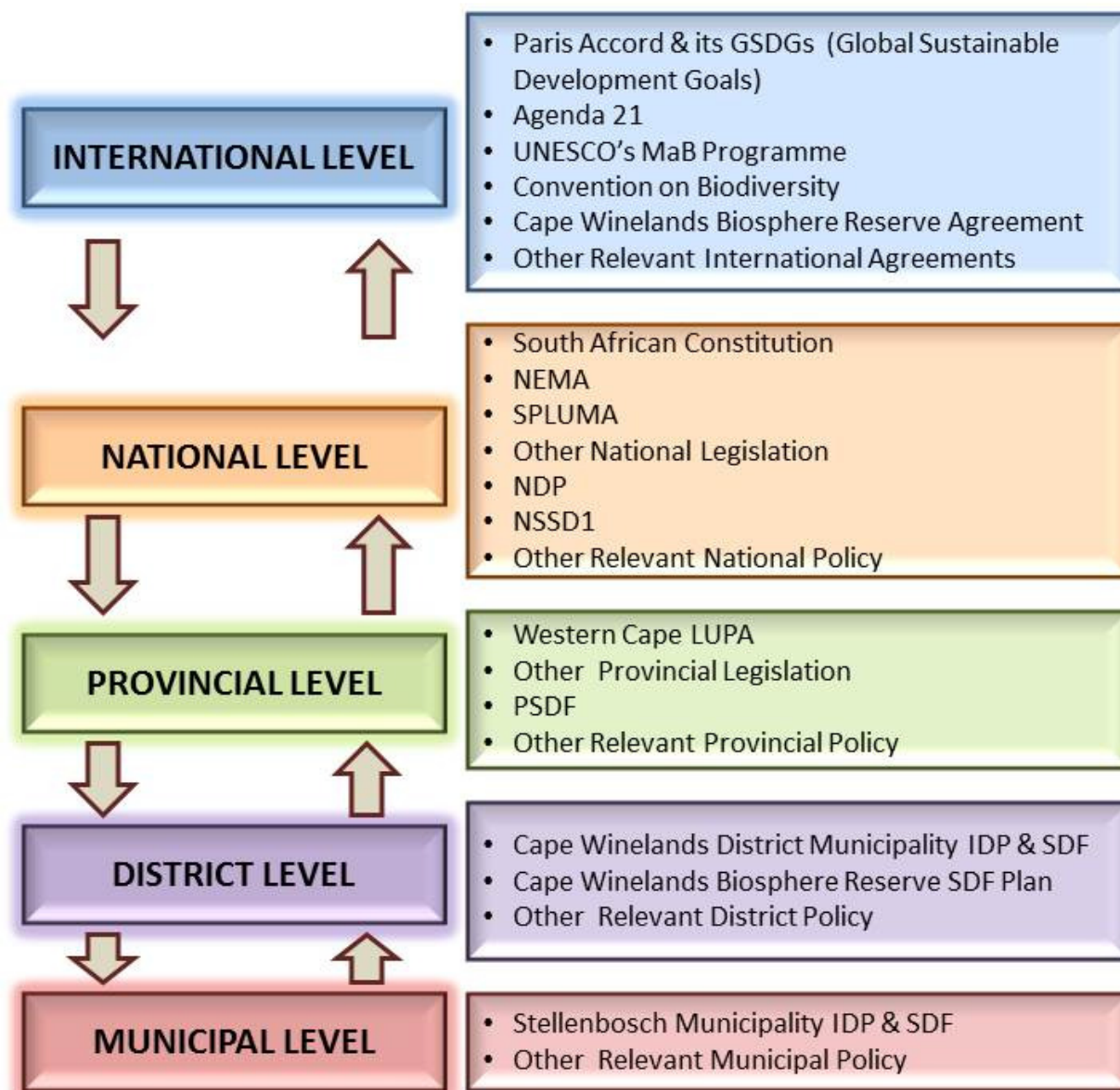


Figure A2: Planning and compliance levels and items applicable to the SEMF.

A4.1 SEMF IN CONTEXT OF THE INTEGRATED SPATIAL PLANNING SYSTEM

In terms of the applicable spatial planning principles the various layers of the package of plans express the place-specific characteristics and idiosyncrasies of the places to which the relevant layer applies and illustrate land-use proposals for that specific place. Figure A3 illustrates this spatial planning system and the associated integrated structure of plans. This document forms an integral part of the hierarchy of frameworks and policy documents that guide planning and development and associated decision-making in the Municipality.

The SEMF is to be implemented in accordance with the alignment principle that applies in the relations between development applications vis-à-vis the SSDF, and in the relations between the SSDF and the SEMF. The relationship between the SEMF and the SSDF is determined by the

principle that where the SSDF is not aligned with the SEMF, the SSDF must be amended so as to affect such alignment. The SEMF is therefore a determining factor in the future spatial planning of Stellenbosch Municipality.

Relevant NDP Directive

Environmental policy should seek to coordinate and connect the principal decisions that create and shape places to improve how they function. Environmental policy does not operate in isolation – unaided it cannot transform the economic geography or promote growth. However, environmental policies can make a difference when they are integrated with plans for tangible public and private investment that are sustained over time, and carefully adapted to the needs and opportunities of specific places. Good environmental planning also builds communities and improves social cohesion. Environmental policy can be used to strengthen ties between different places (such as neighbouring municipalities, neighbourhood areas etc.) by guiding measures to improve cross-border infrastructure connections, ensure better integration and management of a wider network of human settlements and support the sharing of economic assets to secure economies of scale.

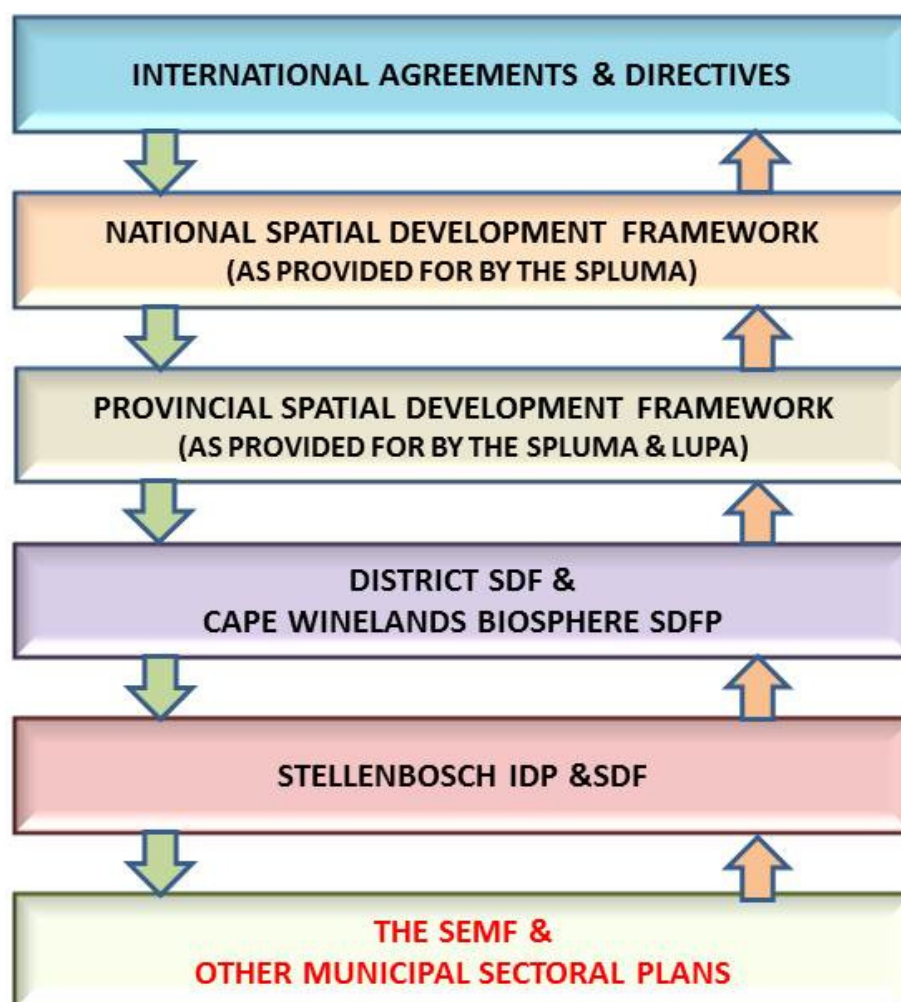


Figure A3: SEMF as part of the planning system and associated package of plans.

CHAPTER A5 VISION, GOALS AND OBJECTIVES

A5.1 GENERAL VISION FOR STELLENBOSCH MUNICIPALITY

The vision for Stellenbosch is summarised in the figure below.



Figure A4: General vision for Stellenbosch Municipality.

This vision embodies a systems approach to governance akin to the sustainability approach advocated by the NSSD1. This approach implies that the economic system, the socio-political system and the ecosystem are embedded within each other, and integrated through the governance system that holds all together in a legitimate regulatory framework (refer to Figure A5).

The achievement of the key components of this general vision depends on the long-term sustainability and general integrity of the environment. Environmental integrity refers to the ‘wholeness’ of the environment. Environmental integrity is determined by the *value* of the environment or place (natural or human-made), with specific reference to its intrinsic, systemic, and/or instrumental value.

‘Environment’ is defined as the aggregate of all external conditions and influences affecting the life of an organism. In particular, ‘environment’ refers to the surroundings within which humans exist

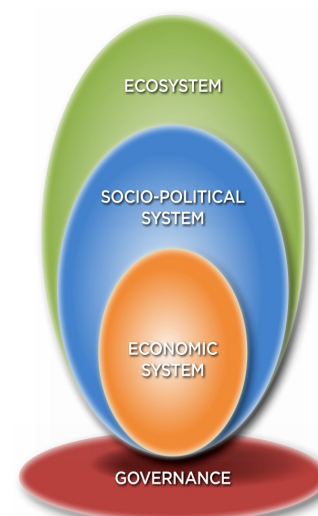


Figure A5: A systems approach to governance.

and that are made up of:

- a) the land, water and atmosphere of the earth;
- b) micro-organisms, plant and animal life;
- c) any part or combination of (a) and (b) and the interrelationships among and between them; and
- d) the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being.

A5.2 STELLENBOSCH ENVIRONMENTAL VISION

The SEMF responds to the need of the Municipality to create and maintain an environment that would enable the achievement of the general vision. To this end, the SEMF describes and maps the future destiny of the Municipality through long-term environmental planning, and serves as a premise for forging a common and shared sustainability agenda across the total spectrum of service delivery mechanisms of the Municipality. Accordingly, the SEMF strives to give effect to the following environmental vision:

A municipality and communities that recognise the vital importance of their rich natural capital and manage these in a manner that ensures sustainability and fulfils the needs of all concerned.

The SEMF impels both the Municipality and its social partners to be focused and decisive, to weigh up trade-offs, to make choices in the face of competing demands, to develop and implement aligned strategies and programmes, and to ensure that their plans reflect a vision shared by all.

A5.3 SEMF PILLARS AND DRIVERS

The SEMF draws upon and aims to help give effect to the views of the NDP and the Municipality. The SEMF is premised on the principle that, in order to achieve sustainability in the Municipality, a holistic and all-embracing approach to the governance of the environment is required. Such an approach should focus on ensuring the sustainability of the resource base upon which the general well-being of the people of Stellenbosch Municipality depend.

The SEMF is based on two pillars and enabling drivers which comply with the directives of, among others, the National Framework on Sustainable Development (NFSD) (DEA, 2008) and the NSSD1 (DEA, 2011). Without these additional pillars the stated environmental vision is not attainable. The dedicated SEMF pillars and drivers constitute the following:

PILLAR 1: BIOPHYSICAL, SOCIAL, ECONOMIC AND TECHNICAL SUSTAINABILITY OF ALL LAND-USE PROGRAMMES AND PROJECTS

Driver 1: Managing human use of the biosphere and its resources.

- a) Ensure that the environment is able to yield the greatest sustainable benefit to present generations, while maintaining its potential to meet the needs and aspirations of future generations.
- b) Conserve natural resources, biodiversity and landscapes.
- c) Encourage the use of materials obtained from sustainable sources in new development and in the design of buildings.

- d) Facilitate the use of green energy.
- e) Promote the implementation of climate-neutrality strategies in all large-scale land-use projects.
- f) Minimise the use of the four generic resources, namely energy, water, land and materials.
- g) Maximise the re-use and/or recycling of resources.
- h) Use renewable resources in preference to non-renewable resources.
- i) Minimise air, land and water pollution.
- j) Create a healthy, non-toxic environment.
- k) Minimise damage to sensitive landscapes, including scenic, cultural, and historical aspects.

Driver 2: Enhancing the integrity of the environment as an imperative for long-term sustainability.

- a) Maintain essential ecological processes, preservation of genetic diversity and the insurance of the sustainable utilisation of natural resources.
- b) Plan and design the cultural (human) environment in a manner that enhances the intrinsic value (including heritage and traditional legacy) of the subject places and Stellenbosch Municipality as a whole, and creates places where people can live with dignity and pride (a key element of social equity).

Relevant NDP Directive

South Africa has a rich endowment of natural resources and mineral resources, which, if responsibly used, can fund the transition to a low-carbon future and a more diverse and inclusive economy. South Africa must leverage its solar resource and regional hydropower opportunities as competitive advantages, in parallel with the responsible exploitation of fossil fuels and minerals. For this to happen, the country must invest in the skills, technology and institutional capacity required to support a competitive renewable energy sector. Developmental challenges must be addressed in a manner that ensures environmental sustainability and builds resilience to the effects of climate change, particularly in poorer communities. South Africa's primary approach to adapting to climate change is to strengthen the nation's economic and societal resilience. This includes ensuring that all sectors of society are more resilient to the future impacts of climate-change by maintaining the integrity of ecosystems and the many services that they provide.

Driver 3: Incorporating biodiversity into the management of all biological resources.

- a) Biodiversity conservation is a prerequisite for sustainable development, and for biodiversity conservation to succeed, the maintenance of environmental integrity (as defined by *ecological, economic* and *social* criteria) must be one of the primary determinants of land-use planning.
- b) The mix of species in an ecosystem enables that system both to *provide* a flow of ecosystem services under given environmental conditions, and to *maintain* that flow if environmental conditions change. The loss of biodiversity therefore limits the resilience of the affected ecosystem, which in turn, may have direct negative economic implications.

Driver 4: Supporting conservation initiatives in the private sector.

Conservation on private land should become an integral part of the provincial conservation strategy. This, in turn, requires that forward planning must be done on a holistic bioregional basis. *Environmental health* is the key to sustainable development. The primary threat to environmental health is fragmentation of community-supporting ecosystems. Fragmentation generally leads to a cycle of environmental degradation, which subsequently influences the well-being of the dependent communities. It is, therefore, of

paramount importance that issues, such as biodiversity conservation, economic growth, human resources development, and social development, should be addressed in all SDFs.

Driver 5: Ensuring spatial sustainability.

- a) Promote land development that is within the environmental, fiscal, institutional and administrative means of Stellenbosch Municipality.
- b) Ensure that special consideration is given to the protection of high-potential farm land.
- c) Uphold consistency of land-use measures in accordance with environmental requirements and associated management instruments.
- d) Limit urban development to locations where such development can be sustainable, where urban sprawl can be limited, and where such development can result in sustainable communities.
- e) Implement strategies to ensure that any form of development, on balance, improves current circumstances in the subject area.

Driver 6: Facilitate efficient use of all forms of capital available to Stellenbosch Municipality.

- a) Implement plans to ensure that development optimises the use of existing resources and infrastructure (i.e. monetary capital, environmental capital and infrastructural capital) and that such development result in beneficial synergies and multipliers in the local economy.
- b) Invest a meaningful share of the proceeds from the use of non-renewable resources in social and human-made capital to maintain the capacity to meet the needs of future generations.
- c) Ensure that new development promotes qualitative urban integration, affordable housing, and densification in a financially viable manner, without undermining property values.
- d) Protect and enhance the property and investments of all inhabitants.
- e) Pursue quality in creating the built environment.

PILLAR 2: INTEGRATED ENVIRONMENTAL PLANNING AND LAND-USE MANAGEMENT

Driver 1: Appropriate demarcation of administrative units.

Municipal wards or other forms of community domains should be based on bioregional parameters (i.e. applicable economic, social and environmental criteria).

Driver 2: Innovative spatial planning that provides for a structure of interrelated cores, corridors and matrices.

Land-use plans should include core conservation areas that feature representative samples of the municipality's characteristic biodiversity. Ideally such sites should be linked by corridors of natural or restored natural plant cover to permit migration and adaptation to global change. Both the core sites and corridors should be nested within a matrix of mixed land-uses and ownership patterns.

Driver 3: Adaptive management.

This implies that land-use management is undertaken in a manner that responds to lessons drawn from experience. The SSDF has to respond accordingly.

Driver 4: Building human capacity and ability

- a) Cooperative skills development: Communities and public and private organisations, together, must locate and mobilise the skills, knowledge, and information needed to ensure sustainability as promoted by the SEMF.

- b) Full involvement of stakeholders: All stakeholders must be fully involved in its planning and management (governance) of the areas where they live. Of primary importance in this regard, is to build the capacity to participate in such processes.

Driver 5: Efficient information management.

- a) Reliable and comprehensive information: In order to contribute to continual improvement all stakeholders must have at their disposal the critical information needed to achieve the goal of sustainability.
- b) Research and monitoring: Research and inquiries should focus on people-environment interactions, the development of innovative methods for managing natural resources, and the long-term monitoring of environmental factors and the impact of management practices.
- c) Use of knowledge: Scientific, local and traditional knowledge should be employed in planning and management activities. Biology, anthropology, economics, engineering and other related fields are to be tapped. Such knowledge helps stakeholders and programme managers to anticipate nature's long and short cycles and to track global change.

The SEMF creates the enabling spatial and policy context required to give effect to sustainability and sustainable development as imperatives for the attainment of the Stellenbosch Environmental Vision.

A5.4 OVERARCHING GOAL OF THE SEMF

The overarching goal of the SEMF is to enable sustainability. Sustainability implies ecological sustainability which recognizes that healthy ecosystems and natural resources are preconditions for human well-being and that human beings are part of nature and not a separate entity.

In ecology, sustainability refers to is how biological systems endure and remain diverse and productive. In more general terms, sustainability refers to the endurance of systems and processes. The organizing principle for sustainability is sustainable development, which includes the interconnected domains of ecology, economy and socio politics.

A5.5 RELATIONSHIP BETWEEN SUSTAINABILITY AND SUSTAINABLE DEVELOPMENT

As stated previously, the organizing principle for sustainability is sustainable development. The SEMF supports the NDP principle that structured interventions (such as sustainable development) are required to promote sustainability. Such structured interventions constitute the equitable use of resources to create benefit for all.

Accordingly, the SEMF promotes a bespoke form of sustainable development which is described as the enhancement of human well-being and environmental integrity through the efficient and just use of the resources (capital) vested in Stellenbosch Municipality.

This goal is based upon the directives presented in the NFSD (DEA, 2008)³ and the NSSD1 (DEA, 2011).

³ The National Cabinet, in 2008, approved the South Africa National Framework for Sustainable Development (NFSD). This approval signalled a new wave of thinking aimed at promoting the effective stewardship of South Africa's natural, social and economic resources. The NSSD1 was approved by Cabinet on 23 November 2011.

In terms of the NSSD1, sustainable development is considered *the process that is followed to achieve the goal of sustainability. Sustainable development constitutes the selection and implementation of development options which allow for appropriate and justifiable social and economic goals to be achieved, based on the meeting of basic needs and equity, and without compromising the natural system on which it is based.*

According to the NSSD1 sustainability implies ecological sustainability which recognizes that healthy ecosystems and natural resources are preconditions for human well-being and that human beings are part of nature and not a separate entity. Sustainability constitutes the continuous and mutually compatible integration of these systems over time. Sustainable development means making sure that these systems remain mutually compatible while key development challenges are met through specific actions and interventions to eradicate poverty and severe inequalities.

The SEMF builds on the NSSD1 as a proactive strategy that regards sustainable development as a long-term commitment, which combines environmental protection, social equity and economic efficiency within the vision and values of the country. The SEMF, is premised upon and gives effect to the following five strategic objectives of the NSSD1:

- a) Enhancing systems for integrated planning and implementation.
- b) Sustaining our ecosystems and using natural resources efficiently.
- c) Towards a green economy.
- d) Building sustainable communities.
- e) Responding effectively to climate change.

A5.6 IMPERATIVES FOR SUSTAINABLE DEVELOPMENT

Sustainable development has three global imperatives, namely *human well-being*, *environmental integrity* and *economic efficiency* (International Institute for Sustainable Development {IISD}, 1995). The Rio Declaration, which forms the preamble to Agenda 21, states that '*human beings are at the centre of concern for sustainable development*' (CSIR, 2002). The SEMF builds on the following understanding of the three global imperatives:

- a) Human Well-Being:
This refers to both *material* and *spiritual* well-being. Material well-being refers to the absence of poverty. Spiritual well-being, among others, refers to the absence of inequality and being in a position to obtain new powers, emotionally, intellectually and physically and to be able to play a meaningful role at all spheres of society.
- b) Economic Efficiency:
This is understood as *the optimisation of benefit at the lowest cost*. It includes the innovative and efficient use of available resources.
- c) Environmental Integrity:
This imperative refers to the relative '*wholeness*' of the environment. 'Environment' is defined as the aggregate of all external conditions and influences affecting the life of an organism. Environmental integrity is determined by the *value* of the environment or place (natural or human-made), with specific reference to its intrinsic, systemic, and/or instrumental value.

A5.7 GUIDING PRINCIPLES FOR SUSTAINABLE DEVELOPMENT IN STELLENBOSCH MUNICIPALITY

In the over-arching goal of enabling sustainable development, the following inter-related principles and objectives apply:

- a) The human-made environment is located within and 'contained' by the natural environment. The manner in which human settlements are developed, therefore, has an immense impact on the quality and integrity of the environment as a totality. Ecological integrity is a key factor in the sustainable development equation. Ecological integrity, among others, requires that biodiversity is protected and essential ecological processes and services (e.g. water yield and quality, soil conservation, decomposition, etc.) are maintained.
- b) Stellenbosch Municipality has a significant comparative economic advantage vested in its inherent resources (both renewable and non-renewable). The sustainable use of such resources holds the key to long-term sustainability and growing prosperity in the Municipality.
- c) Benefits arising from the use and development of the inherent resources of the Municipality are to be shared in an equitable manner.
- d) The benefits derived from the use of the resources of the Municipality depend upon such resources being used within:
 - their renewal capacity;
 - maintenance of the integrity of the natural systems which produce such resources;
 - minimising, or avoiding, the risk or irreversible change induced by humans;
 - adequate investments being made to ensure the conservation of resources; and,
 - avoiding or minimising the adverse impacts of the use of non-renewable resources.
- e) The people and the institutions of Stellenbosch Municipality have a responsibility as it relates to the management of such resources and they are to act with due care to conserve and avoid negative impacts on the environment and use resources in a sustainable, equitable and efficient manner.

The SEMF recognises that, from an ecological perspective, sustainable development amounts to living equal to or below the carrying capacity of the land – that is, not taking resources from the environment faster than they can be replenished. *Acceptance of the need for resources to be kept at regenerative levels is perhaps the foundational pattern of spatial planning* (Thayer, 2003). Social sustainability is more closely related to the development of strong, active, just, and inclusive communities and distributing the opportunity to achieve wealth equitably. Sustainability is thus the '*equitably distributed achievement of social, ecological and economic quality of life*' (Aberley, 1999). Therefore, sustainability is more than maintaining the regenerative capacities of natural ecosystems. It is about simultaneously meeting our material needs, striving for social and economic equitability and justice, and preserving all aspects of biodiversity and the natural environment. While this is a tall order, the interconnected and complex nature of these three facets of society makes it easier, more logical, and, hopefully, more effective to address them simultaneously and holistically than to artificially divide them.

A5.8 LEGAL PREMISE FOR SUSTAINABLE DEVELOPMENT

NEMA provides a legal premise for the SEMF's stance on sustainable development. Of specific relevance are the following sections of the Act:

Section 2.1: *The principles set out in this section apply throughout the Republic to the actions of all organs of state that may significantly affect the environment, and – shall apply alongside all other appropriate and relevant considerations, including the State’s responsibility to respect, protect, promote, and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination.*

Section 2.2: *Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.*

Section 2.3: *Development must be socially, environmentally and economically sustainable.*

A5.9 POLICY PREMISE FOR SUSTAINABLE DEVELOPMENT

The policy premise for sustainability and sustainable as advocated in the SEMF was primarily drawn from the NFSD and the NSSD1. Figure A6 summarises the key aspects of the NSSD1 that are particularly relevant to the SEMF and to environmental governance in the Municipality.

A5.10 ROLE OF THE MUNICIPALITY IN PROMOTING SUSTAINABLE DEVELOPMENT

It is recognised that the Municipality plays a vital role in fostering sustainable development. The policies, programs and practices adopted and promoted by the Municipality are *inter alia* aimed at enhancing the efficient use of energy, water, sensitive habitats and other environmental resources. In addition, the sustainable development strategies of the Municipality aim to help local businesses reduce costs, generate new business opportunities, create jobs and increase economic competitiveness.

It is furthermore recognised that the Municipality can exert tremendous influence on whether its communities adopt more sustainable paths. This involves shifting public resources, services, investments, purchasing power and policies to encourage more economically and environmentally sustainable outcomes. In this regard, the Municipality should fulfil the following interrelated roles:

ROLE 1: LEADING BY EXAMPLE

In this regard, reference is made to the following:

- a) Ensuring environmental sustainability. This refers to giving effect to applicable international, national, provincial and local legislation, policy directives, agreements and protocols pertaining to aimed at ensuring global sustainability. Specific reference is made to the intergovernmental agreement on the Cape Winelands Biosphere Reserve, the World Heritage Convention as it relates to the Cape Floral Region Protected Areas World Heritage Site, the NDP, and the NSSD1.
- b) Sustainable use of resources. This includes the wise and just use of environmental resources (capital) (land, water, air, biodiversity products for the benefit of all concerned.
- c) Environmental care. This refers to giving effect to the functions, mandates, and delegations of the Municipality in a manner that complies with legislation, policy, and international best practice.
- d) Efficient management of municipal properties, including buildings, parks and open space. Applying sustainable development principles to the planning and management of such properties can help the municipality to operate in a sustainable manner and provide excellent examples in this regard.

- e) Renewable energy and air quality. The municipality aims to lead by example and save money by adopting sustainable practices in this regard.

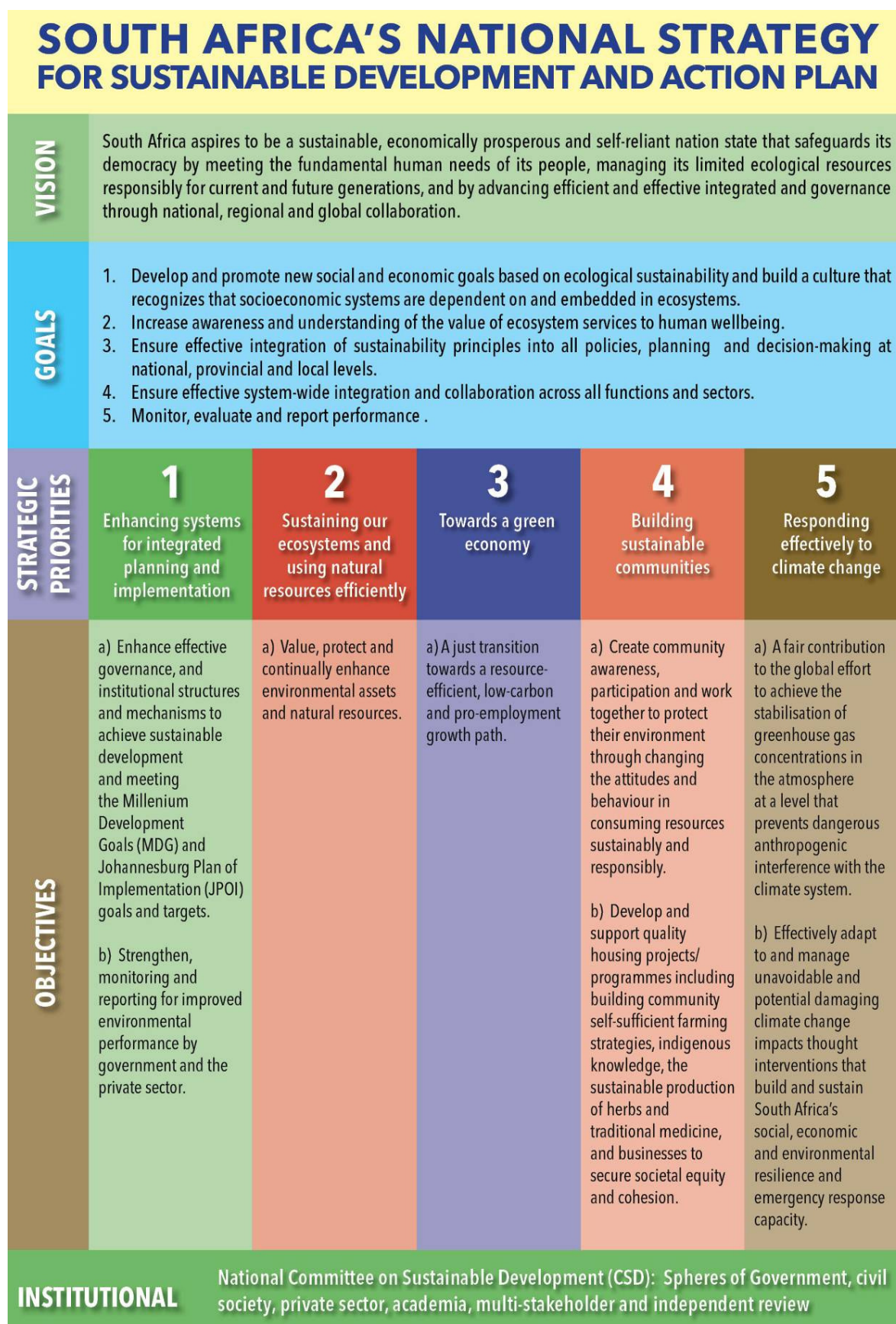


Figure A7: The NSSD1 in a nutshell (Source: DEA, 2011).

ROLE 2: PROMOTING PUBLIC-PRIVATE-COMMUNITY BASED SUSTAINABLE DEVELOPMENT PARTNERSHIPS

The Municipality aims to establish a framework to foster, support and guide public-private-community based programs and partnerships promoting sustainable development at the neighbourhood area level. Ideally such partnerships should evolve around a co-operative venture between three major stakeholders, namely the private sector, the municipality, and the community. The main aims of such partnerships should be to:

- a) Enable the municipality to cross-subsidise much-needed low-cost and medium-cost housing.
- b) Ensure that equitable and just solutions are found for the needs of people who had been left landless due to past policies.
- c) Create opportunities for meaningful community empowerment.
- d) Promote access to mainstream of the economy for the previously disadvantaged through agriculture, tourism, environmental conservation, utilisation of biodiversity components, etc.
- e) Engaging local communities in ongoing assessment of their environmental and economic conditions, trends and risks. This can provide a baseline to help the community determine its current status and its development goals and objectives.
- f) Establishing clear, measurable sustainability goals and targets for the municipality, the private sector and communities.

A5.11 MUNICIPAL STRATEGIES FOR SUSTAINABLE DEVELOPMENT

The strategies for sustainable development of the Stellenbosch Municipality are based on the following principles:

- Eradication of poverty is an indispensable requirement for sustainable development.
- Eradication of poverty requires environmentally sustainable solutions.
- Sustainable development requires a balance between economic growth, social development and environmental sustainability, but with the emphasis on economic growth until such time as large-scale poverty has been successfully eradicated⁴.

The strategies for sustainable development focus on the following:

- a) Providing a mechanism for integrating environmental and poverty concerns into municipal decision-making.
- b) Providing a strategic and participatory process of analysis, debate, capacity strengthening, planning and action towards sustainable development.
- c) Integrating sustainable development strategies and strategy processes into the IDP and SDF.
- d) Participation, representation, ownership and involvement of all relevant stake-holders promoting broad-based policy learning and capacity development.
- e) Giving effect to government commitment and political will through negotiation and conflict management and balancing technical analysis with participatory planning process.

⁴ There is an increasing global awareness against economic growth at the expense of the natural environment. United Nations organisations such as UNEP; UNESCO; and international conservation bodies such as the IUCN; the WRI; and the WWF plead for national and regional development policy, and strategies that can facilitate sustainable development.

CHAPTER A6 PLANNING PRINCIPLES ADOPTED FOR THE SEMF

The SEMF was drafted in accordance with the principles of bioregional planning as defined by the WRI, IUCN and UNEP (1992), and the National Environment Biodiversity Act 10 of 2004. The objective was to facilitate coherent and place-specific planning of Stellenbosch Municipality as a distinct and unique place and to facilitate its management in accordance with local and global best-practice.

The planning principles adopted for the SEMF provides for *planning and land management that promote sustainable development by enhancing environmental integrity and human well-being through economic efficiency within a defined geographical area, the boundaries of which are determined in accordance with environmental, social and economic criteria* (WRI, IUCN and UNEP, 1992).

Municipal Stance on Bioregional Planning

The 2004 IDP provided guidance regarding the approach and process to be followed in the preparation of the Stellenbosch SDF and the future management of the Municipality. In this regard, reference is made to the following:

- a) Foster and promote the principles of sustainable development and bioregional planning (Greater Stellenbosch IDP, Section 6.3).
- b) Incorporate the principles of the IDP of the former Winelands District Council into the Stellenbosch SDF and implement it as a matter of urgency (Greater Stellenbosch IDP, Section 7.13).

The adopted planning principles are dialectic in that that they aim to integrate values long held to be at odds with one another, including society/nature, economy/ecology, science/other ways of knowing, development/conservation, and change/stability. The principles aim to capitalize on the strength of scientific, industrial, and democratic processes while extending and expanding them to address the new social, environmental, and economic problems facing the world today. The tenets of the adopted planning approach are as follows:

- a) A world view
 - Widespread social and ecological crises exist, without fundamental change preservation of biodiversity, including survival of the human species, is in doubt.
 - The root cause of these threats is the inability of governments and industrial capitalism to measure progress in terms other than those related to monetary wealth, economic efficiency or centralized power.
 - Sustainability is better gained within a more decentralised structure of governance and development.
- b) Culture
 - Humans and other species have an intrinsic right to co-evolve in local, regional and global ecosystem association.
 - Cultures are knowledgeable of past and present indigenous cultural foundations, and seek to incorporate the best elements of these traditions in 'newly indigenous' or 'future primitive' configurations.
- c) Governance
 - Regional governance is autonomous, democratic and employs culturally-sensitive participatory decision-making processes.

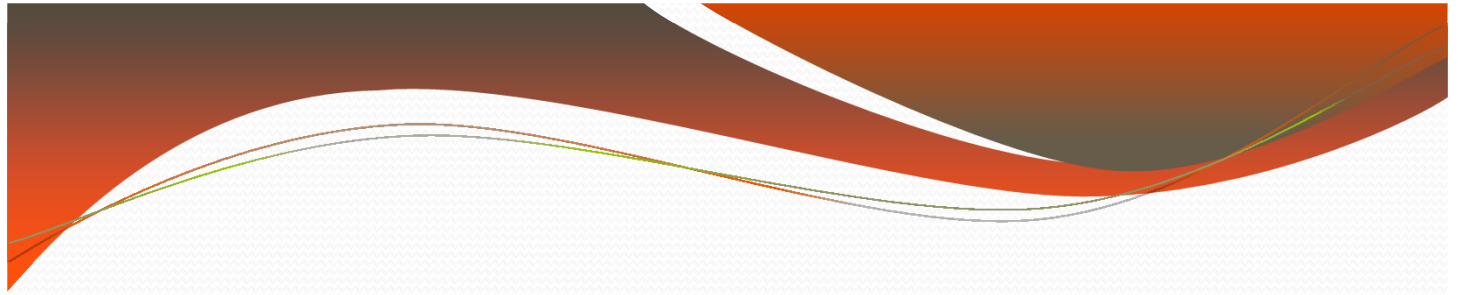
d) Economy

- Human agency is reintegrated with ecological processes, especially through careful understanding of carrying capacity, preservation and restoration of native diversity and ecosystem health.
- The goal of economic activity is to achieve the highest possible level of cooperative self-reliance.
- Reliance on locally manufactured and maintained appropriate technology, devised through an on-going program of ecological design research, is favoured.

The spatial dimension of the adopted planning approach constitutes the identification and mapping of logical form determinants (including spatial patterns and resources). This generally suggests a logical spatial form that promotes sustainability. Bio-cultural regional patterns provide solutions pertaining to where to develop and where not to develop. This can help policy-makers to set goals that are within the capacities of the natural systems, and at the same time, are more likely to meet social values for an area.

The SEMF supports the goal of accelerating change towards improved human and environmental well-being for a number of reasons, including the following:

- (i) It makes little sense to discuss the topic of sustainability at the global scale if insufficient thought is given to the local places and scales where human life actually occurs. Societal actions that are sustainable for humans, other life-forms, and earthly systems can best be achieved by means of a spatial framework in which people live as rooted, active, participating members of a reasonably-scaled, naturally-bounded, and ecologically-defined 'place.'
- (ii) Considering problems and solutions from a regional perspective offers an opportunity to engage in comprehensive, adaptively-managed change improving society's overall opportunity to achieve sustainability at a scale not possible within a single community effort.
- (iii) National and international human communities will have to undergo significant adaptive change to deal with a transition from climate change. But large-scale social change will only happen where people share common concerns, goals and core values. Acknowledging that community-by-community change is too slow, the bioregion offers an example of where communities with common ecology, culture, and economy can converge for a greater good.
- (iv) Regional-based planning and action can help society narrow down problems and solutions, and help participants to acknowledge the limitations of a place and its resources so that they will not continue to overestimate the carrying capacity of the regions they inhabit, and live more sustainably.
- (v) For every region, there may be a unique set of practices, tools, models, and successes within individual organisations that support planning, design, and management. Instead of 'reinventing the wheel' with each new initiative, project, or campaign, the regional scale of sustainability work can enhance a transfer of knowledge and technology for the betterment of the entire region.



SECTION B

ENVIRONMENTAL CAPITAL OF STELLENBOSCH MUNICIPALITY AND SITUATIONAL ANALYSIS

SECTION B: ENVIRONMENTAL INHERENT CAPITAL OF STELLENBOSCH MUNICIPALITY**SECTION SYNOPSIS**

Section B is a summary of the environmental characteristics of Stellenbosch Municipality as a distinct place or environment. The SEMF has adopted the broad definition of environment as presented in NEMA, namely *the surroundings within which humans exist and that are made up of:*

- a) *the land, water and atmosphere of the earth;*
- b) *micro-organisms, plant and animal life;*
- c) *any part or combination of (a) and (b) and the interrelationships among and between them; and,*
- d) *the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being.*

This section serves as a broad state of the environment report which would, in turn, be used as a premise for the monitoring and auditing to be undertaken as an integral part of the long-term environmental management to be undertaken under the guidance of the SEMF.

STELLENBOSCH MUNICIPALITY AS A UNIQUE PLACE (ENVIRONMENT)

Stellenbosch Municipality is a compilation of a unique set of natural and cultural components or constructs. These collectively create the sense of place which characterises the area.

The world consists of concrete phenomena such as people, animals, trees, stones, towns, water, homes, the moon, stars, clouds, night, day, etc. The concrete 'things', which constitute the world for humans, are interrelated and complex and some phenomena may include others. In general, it can be said that some phenomena form an environment to others. The concrete term for 'environment' is place (Norberg-Schulz, 1984). Place can therefore be defined as 'a totality of concrete things, which have material substance, shape, texture and colour'. These substances determine the environmental character, which is the essence of place (Norberg-Schulz, 1984). However, whilst natural and material elements are usually the primary components of place and the latter is usually described in physical or geographical terms, place means more than a geographical location and comprises more than material substance. Place also comprises intangible phenomena such as feelings, which provide the content of human existence. Distinction is made between natural place and human-made place.

Natural place is broadly defined as the natural environment that has not been substantially modified by man and where natural ecosystem processes are maintained. The relationship between the inhabited and natural landscapes is a fragile one (Norberg-Schulz, 1993).

The human-made (cultural) place is defined as the environment that has been created or modified by humans to the extent that its primary ecosystem functions and natural aesthetic appeal are lost or diminished (Schmithusen, 1964). Inhabited landscapes are the works of humankind and a general understanding of what constitutes qualitative inhabited landscapes, and what to do to maintain such landscapes, are of decisive importance for long-term sustainable development.

CHAPTER B1 INTRODUCTION TO STELLENBOSCH MUNICIPALITY**B1.1 LOCATION**

Stellenbosch Municipality forms part of the Cape Winelands District Municipality of the Western Cape Province of South Africa (refer to Figure B1). The Municipality adjoins the Cape Metropolitan Area to the west and the Breede Valley, Drakenstein and Theewaterskloof Municipalities to the east, south and north respectively.

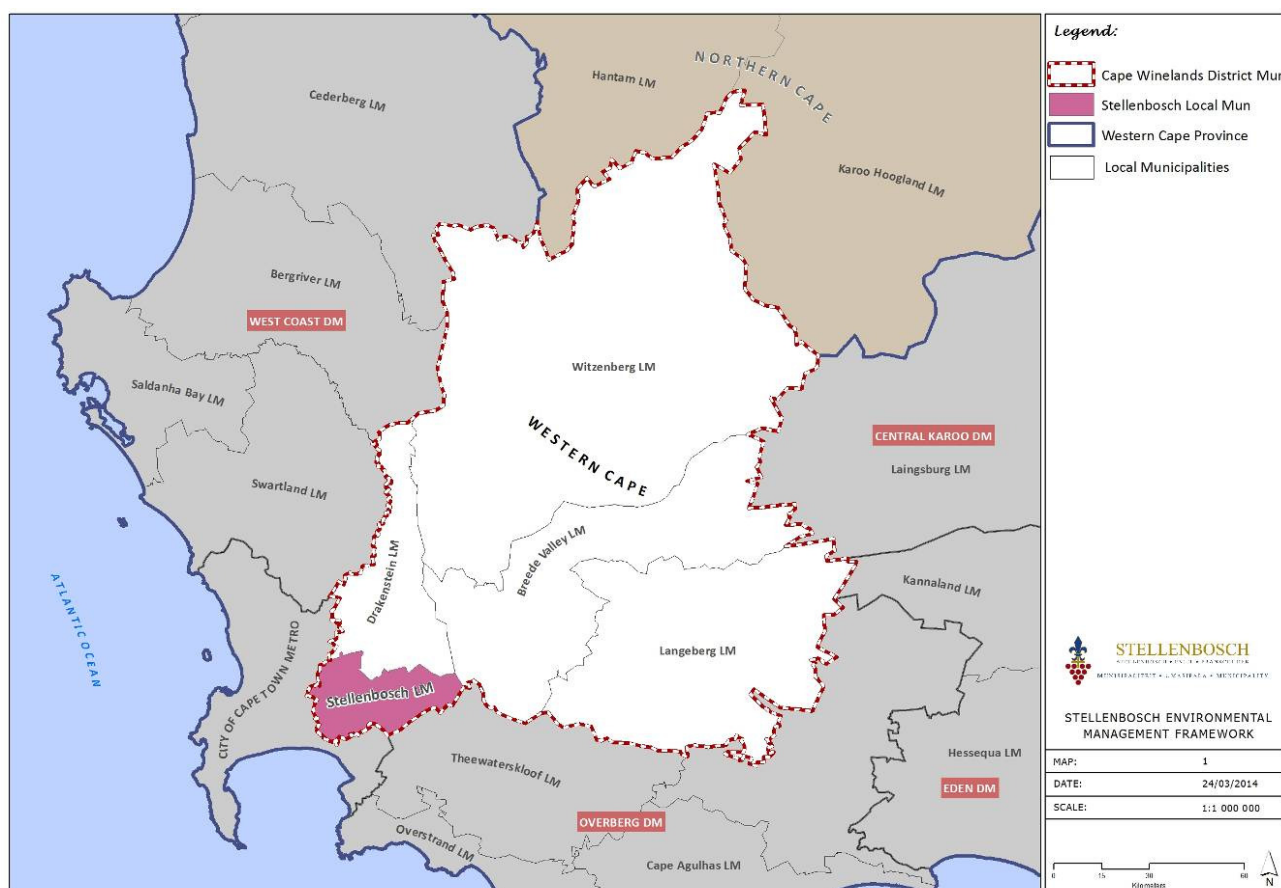


Figure B1: Location and context of Stellenbosch Municipality.

Stellenbosch Municipality is an amalgamation of the previous municipal areas of Stellenbosch, Franschhoek and Pniel as well as a major portion of the previous Winelands District Council's area of jurisdiction and constitutes a geographical area of approximately 830 km². The Municipality is located in the heart of the Cape Winelands, which is dominated by agricultural land of historic and aesthetic value, and globally-important natural habitats. The Municipality is bounded to the east and south by the Drakenstein, Wemmershoek and Limietberg mountain ranges. The Hottentots Holland range (i.e. Stellenbosch, Jonkershoek and Simonsberg Mountains) and the Bottelary Hills are in the immediate vicinity of the town of Stellenbosch.

Centuries ago small groups of people or herders, often widely scattered over the land, would come together at locations where water, grazing and shelter were available and when conditions were favourable in order to socialise, swap information, trade and conduct rituals⁷. According to

⁷ Cape Winelands Professional Practices in Association (Pty) Ltd (2017). Stellenbosch Heritage Inventory.

colonial records both the 'Goringhaiqua' and 'Gorachoqua' would have moved through the Stellenbosch region in early summer months of the year, grazing their cattle and following water sources. It has been suggested that the movement of these groups of people and their flocks of sheep and cattle created broad trails which later became the basis of the Dutch East India Company (VOC) trading routes into the Drakenstein Valley, and over mountains such as present day Hottentots-Holland, Franschhoek Pass and most likely even the route across the Cape Flats to present day Stellenbosch.

Governor Simon van der Stel discovered the Eerste River on 8 November 1679 and, what he described, as the '*most charming valley he had yet seen*'. The valley of the Eerste River, as its name (meaning first) indicates, was the first of the inland valleys to be settled. The diversity of the hills, the richness of the grass, the patches of evergreen forest trees, the river of sweet water, all delighted his eye and mind. He called the site *Van der Stel se Bosch* (Van der Stel's bush), and was determined on founding a settlement in an area so obviously suited to habitation of man. Within a month the first settler arrived and so on the hamlet became a prosperous farming area and in 1685 the town of Stellenbosch was declared.

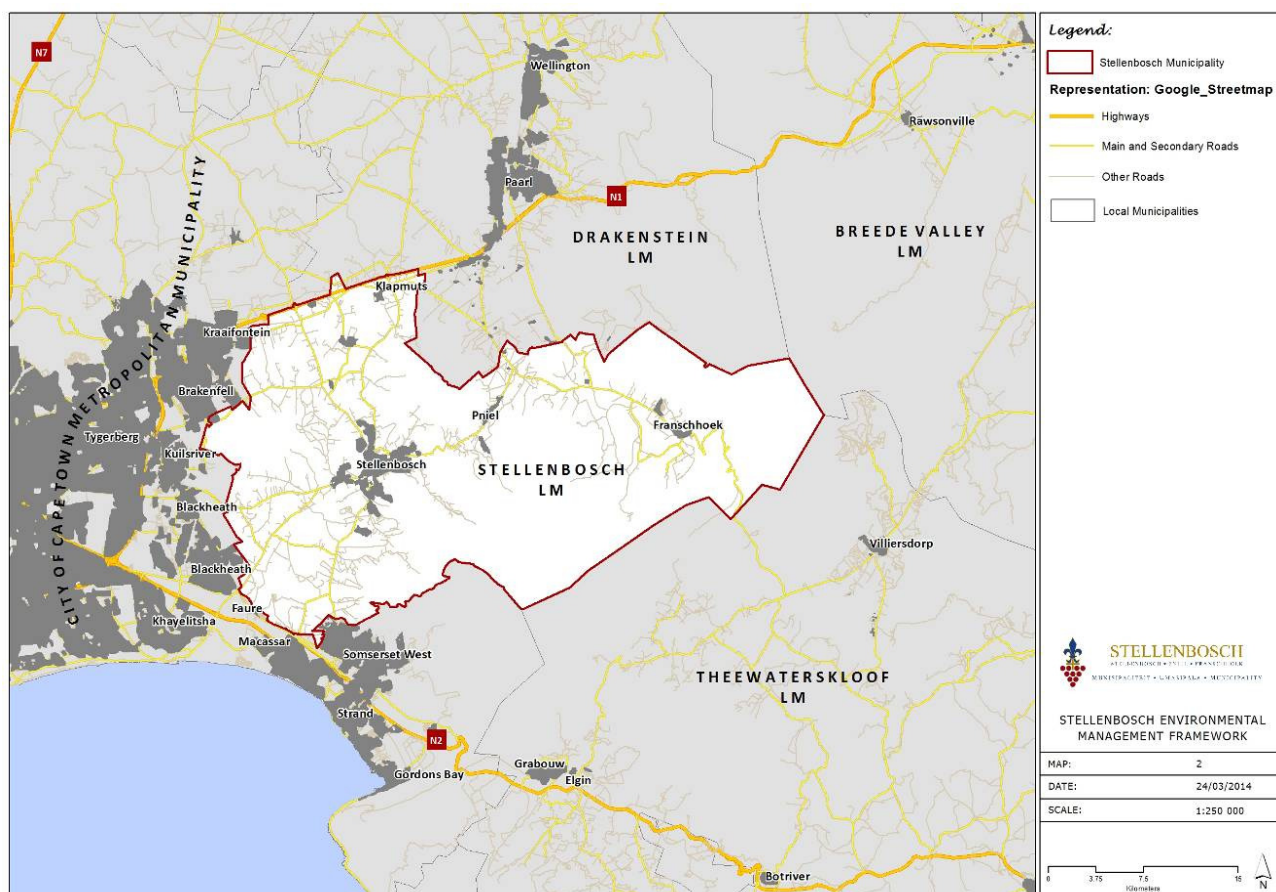


Figure B2: Local context of the Stellenbosch Municipality.

For over a century Stellenbosch remained the seat of this frontier magistracy. Missionaries and rural settlements, such as Simondium, Raithby, Pniel, Lanquedoc, Jamestown, Johannesdal, Kylemore, and Klipmuts developed around Stellenbosch. The early settlers were encouraged to plant oak trees as the oak lined streets bear testimony today, and it became affectionately known as 'Eikestad' – town of oaks. It is the second oldest European town (after Cape Town) in South Africa, and its well-preserved buildings are fine examples of the impact of many architectural styles.

The Franschhoek of today has its origins in 1688, when the Huguenots (French Protestants) fled from their homeland because of religious persecution by the Catholic monarch, Louis XIV. Facing an uncertain future as refugees in Europe, about 200 Huguenots arrived at the Cape. The French settlers brought with them a sound knowledge of viniculture and settled down to make wine in the French tradition. These French at the Cape soon lost their national identity, but the French farm names are still with us to this day. Franschhoek, is also a town decorated with restored Cape Dutch and Victorian houses, wine stores, grand wine estates, and even today still retains an underlying French ambiance. The French Huguenot Memorial was constructed in 1938 to commemorate the arrival and importance of the French culture to South Africa.

The village of Pniel lies on the banks of the Dwars River in the Drakenstein Valley. The valley is located between the the Simonsberg Mountains in the west and the Hottentots Holland Mountains in the east. When slavery was abolished in South Africa during 1834 land was purchased and a mission station founded in 1843. Today the United Congregation Church still stands at the centre of daily life of the town.

CHAPTER B2 BIOPHYSICAL CHARACTERISTICS

B2.1 CLIMATE

The Municipality has a Mediterranean climate, characterised by warm, dry summers and cold, wet winters. Summers are generally hot with temperatures averaging between 25° and 30°C. Heat waves lasting a few days occur reasonably frequently in summer. The southern part of the Municipality is on average 0.5°C cooler than the northern part. Winter temperatures are usually mild, varying from about 5-6°C in the Stellenbosch and Franschhoek areas. Occasional cold snaps accompanied by snowfalls on the higher mountain peaks are an annual winter occurrence. The *Status Quo report on the climate change in the Western Cape* (June 2005)⁸ states that the future climate of the Western Cape is likely to be warmer and drier than at present, according to a number of current model projections. In support of these projections, recent temperatures trends reveal appreciable warming in the Western Cape over the past three decades. Rainfall trends are not as clearly identifiable. A future that is warmer, and possibly drier, will encompass a range of consequences that will affect the economy, the livelihoods of people and the ecological integrity of the Western Cape region.

B2.2 RAINFALL

Stellenbosch Municipality is located within the winter rainfall area. The Municipality receives approximately 80% of its annual rainfall in the winter months typically as cyclonic rain from cold fronts, and 20% during its summer months (Elsenburg, 1990). Most areas of the Municipality have moderate to low rainfall, except for the mountain areas, which have been known to receive some of the highest rainfalls in the country. These high rainfall areas, however, constitute only a very small part of the Municipality. Rainfall across the Municipality thus varies from 200 mm to 3 000 mm per year, in the higher peaks of the Groot Drakenstein mountain range, decreasing to the west away from the influence of the mountains.

⁸ Department of Environmental Affairs and Development Planning (DEA&DP) 2005: *A Status Quo, vulnerability and adaptation assessment of the physical and socio-economic effects of climate change in the Western Cape*. CSIR Environmentek: Stellenbosch. Report No. ENV-S-C 2005-073

B2.3 GEOMORPHOLOGY AND LANDSCAPE UNITS

Stellenbosch Municipality⁹ is characterised by a diversity of topographical features from gently rolling hills to wide open plains, high impressive mountains and secluded valleys. As stated above, the most defining feature of the Municipality is its mountain ranges, which give shape and a magnificent backdrop to its fertile agricultural valleys. These mountain ranges, which form part of the Cape Fold Belt, comprise the Klein Drakenstein and Limietberg Mountains, which run in a north-south direction forming the eastern and north-eastern boundary of the Municipality, and the Hottentots Holland mountain range which, together with the Helderberg mountains, form the southern boundary.

The central part of the Municipality is characterised by steep valleys and high peaks, i.e. Simonsberg, Jonkershoek Mountains and Groot Drakenstein Mountains. These mountains create the secluded Ida's Valley and are a natural divider between the two main towns of Stellenbosch and Franschhoek. The Franschhoek valley characterises the eastern part of the municipality. The enclosed valley formed by the Drakenstein and Hottentots Holland mountain ranges flattens into gently undulating plains to the north up to Paarl Mountain.

B2.4 GEOLOGY AND SOILS

A variety of geological formations occurs in the Municipality and pose moderate to high engineering constraints to development. Figure B3 illustrates the main geological formation zones.

The greater part of the Municipality comprises fertile soils, capable of efficient agricultural production (refer to Figure B4). Since agriculture is one of the main contributors to the GDP of the municipality soil conservation is of economic importance.

B2.5 HYDROLOGY

Water is the most critical natural resource in the municipality. All sectors and communities are dependent on a sustainable supply of water. The importance of water resources must also be considered within the context of South Africa's dominantly semi-arid climate. Projected surface water demand estimates indicate that the country faces water scarcity by the end of the century (Bosch *et al*, 1984).

In addition to its ecological functions, the study area has an immensely important socio-economic function as water catchment area. The municipality forms part of eleven quarternary catchments⁴ as shown in Figure B5 below. These catchments feed a number of large dams such as the Theewaterskloof, Brandvlei, Voëlvlei, and Wemmershoek, as well as numerous smaller farm dams. These dams provide water to the Cape Metropolitan Area and various rural towns and agricultural areas, including Stellenbosch, Villiersdorp, and large areas of the Winelands, Overberg and Swartland.

⁴ Catchment (or catchment area) is defined as the entire land area from which water flows into a river; catchments can be divided into smaller 'sub-catchments' which are usually the area which drains a tributary to the main river or a part of the main river.

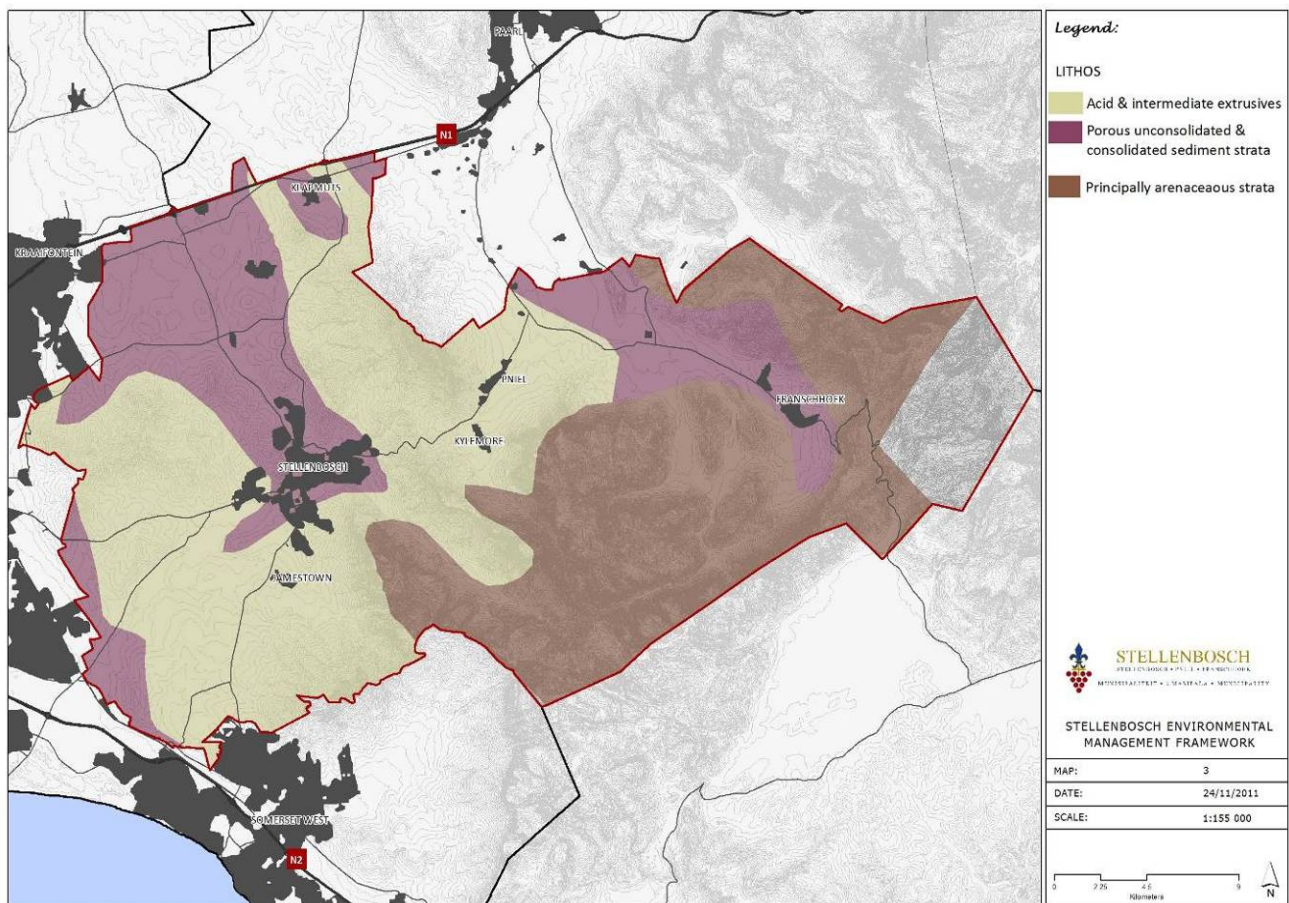


Figure B3: Geology of Stellenbosch Municipality.

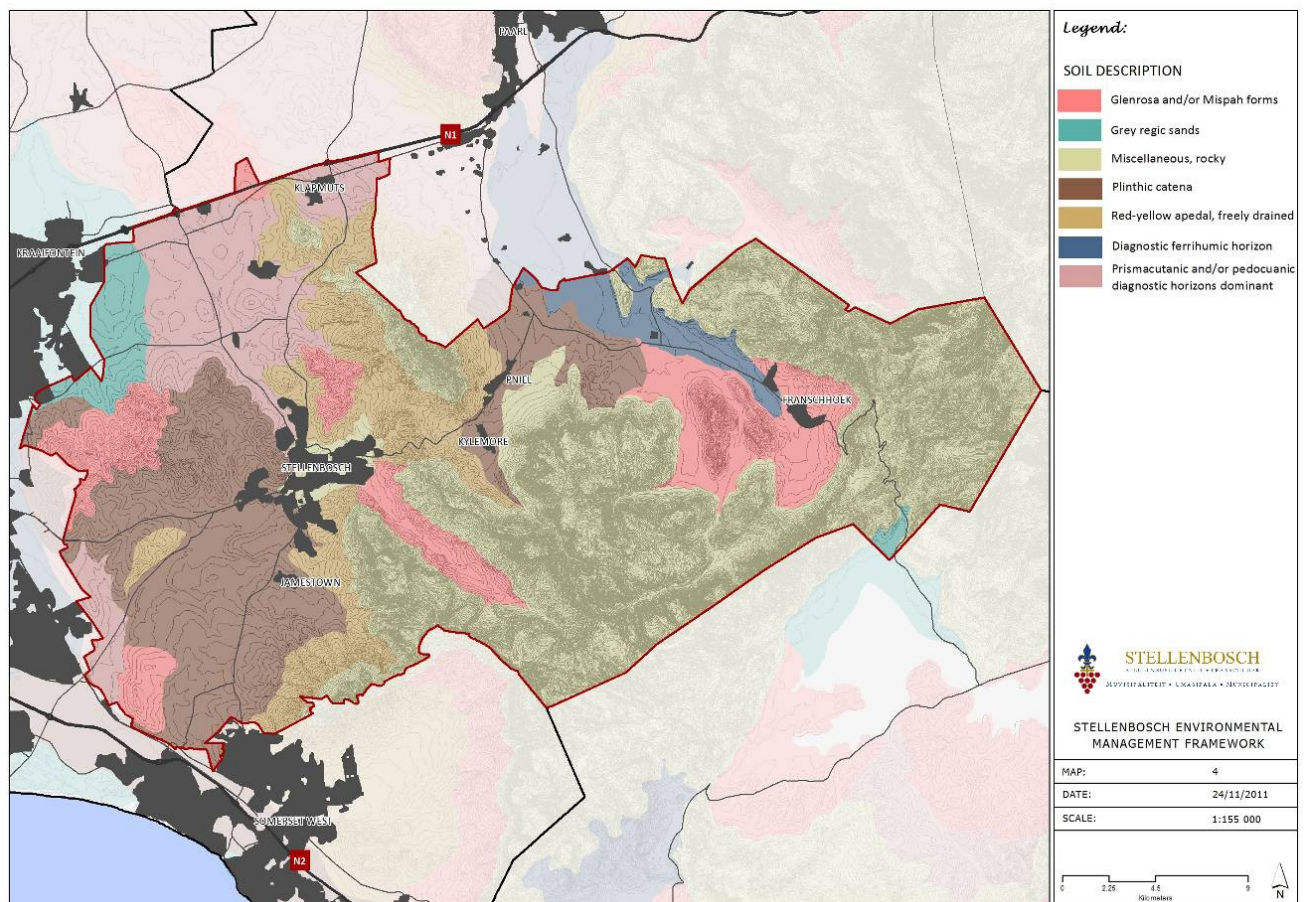


Figure B4: Soils and agricultural potential of Stellenbosch Municipality.

The catchments illustrated by Figure B5 are mutually dependent on every natural component for their existence. The loss, or degradation, of one component thus affects all others, possibly leading to the collapse of the total system on which communities may depend for their livelihood. Hence the importance of conserving every natural component, or life form, of a system that forms part of the natural water cycle⁵.

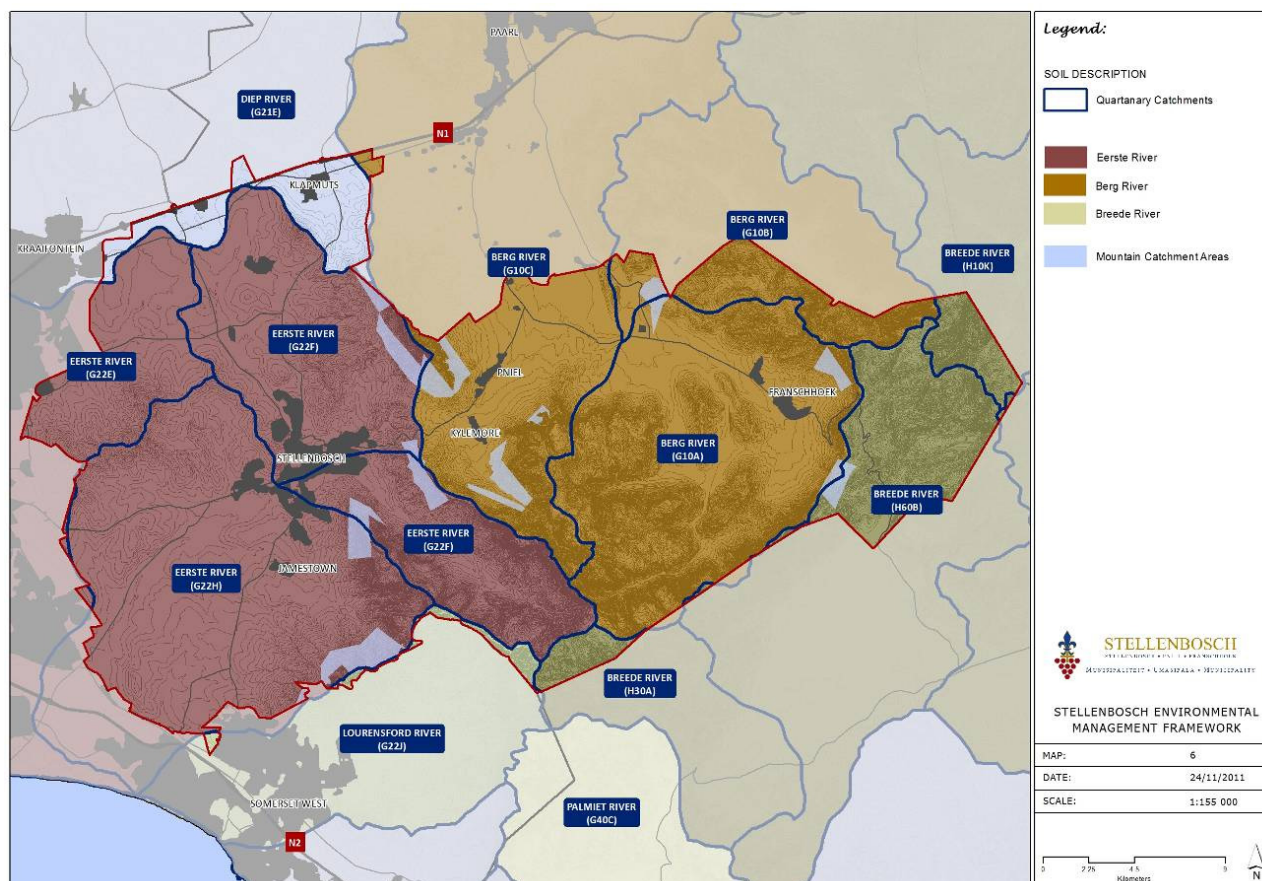


Figure B5: Catchments in the Stellenbosch Municipality.

Two major river systems occur in the Municipality, namely the Eerste River and Franschhoek River. The latter flows into the Upper Berg River System. Besides being important sources of water, these river systems are prominent place-making features of the landscape, and valuable tourist and recreational assets. Furthermore, the Eerste and Franschhoek River Systems are also important recipients of storm water.

B2.5.1 EERSTE RIVER SYSTEM

The Eerste River, which flows through the town of Stellenbosch rises in the Dwarsberg, at the head of the Jonkershoek Valley, and stretches for approximately 40 km. The river flows through the Jonkershoek Nature Reserve, pine plantations and farmland containing vineyards. The Kleinplaas Dam has been constructed on the river before entering Stellenbosch. During summer months, the Municipality diverts much of the water in the Eerste River, upstream of the Kleinplaas Dam, to the Idas Valley Dam at the Jonkershoek diversion.

⁵ The water (hydrological) cycle describes the natural process of moving water out of the oceans, into the atmosphere, and back to the land and oceans.

The role of the Eerste River is diverse. Although it has an important engineering role in handling storm water and has been substantially altered, it is still a habitat for indigenous fauna and flora.

B2.5.2 UPPER BERG RIVER (FRANSCHHOEK RIVER) SYSTEM

The Upper Berg River Catchment area gives rise to two main tributaries, namely the Berg and the Franschhoek Rivers. The Berg River rises in the Assegaaiboskloof and flows to the west of Middenberg before joining the Franschhoek River beyond La Motte.

The Franschhoek River rises in the Franschhoek Mountains and flows past Franschhoek and La Motte before joining the Berg River. Two important tributaries, the Wemmershoek River and the Dwars River, also join the Berg River in its upper reaches. The Dwars River, which rises in the Jonkershoek and Drakenstein mountains, flows past Kylemore, Johannesburg, Pniel, and Groot Drakenstein before finally joining the Berg River.

The Berg River Dam is located in the upper reaches of the Berg River. It has a delivery capacity of approximately 70 million m³ of water per year. This is enough to irrigate 10 000 ha of land or supply water to 640 000 people. The water supports agricultural irrigation and urban uses in the Greater Cape Town Metropolitan Area.

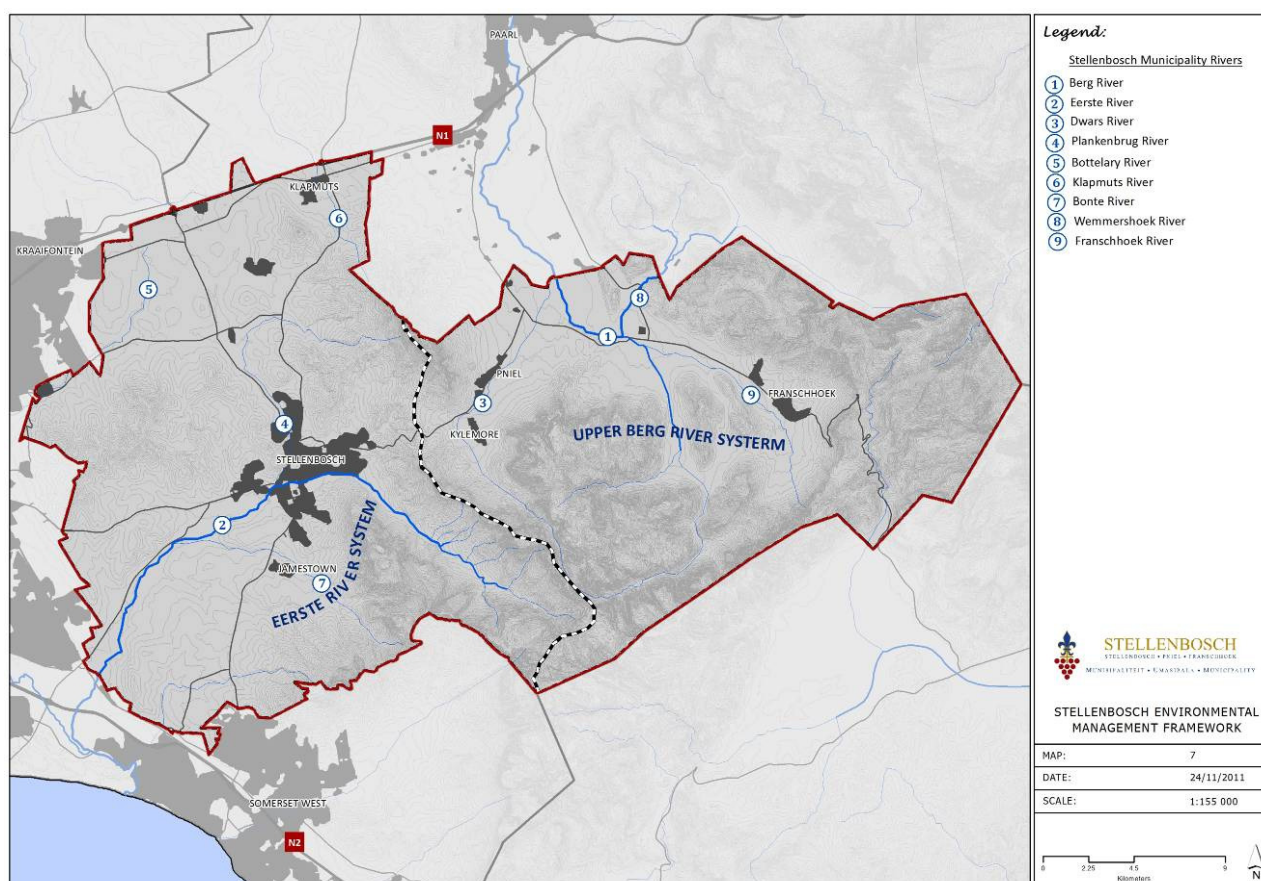


Figure B6: River systems in the Stellenbosch Municipality.

A large portion of Stellenbosch Municipality is defined as a Strategic Water Source Areas (SWSA)¹⁰. SWSAs are defined as strategic Water Source Areas are those areas that supply a disproportionate amount of mean annual runoff to a geographical region of interest. These areas are important

¹⁰ <http://bgis.sanbi.org/nfepa/SWSAmap.asp>

because they have the potential to contribute significantly to overall water quality and supply, supporting growth and development needs that are often a far distance away. SWSA areas make up 8% of the land area across South Africa, Lesotho and Swaziland but provide 50% of the water in these countries. At a national level, Strategic Water Source Areas form the foundational ecological infrastructure on which a great deal of built infrastructure for water services depends. Investing in Strategic Water Source Areas is also an important mechanism for long-term adaptation to the effects on climate change on water provision growth and development. The importance of managing this small fraction of land that contributes so vitally to our water security should be acknowledged at the highest level across all sectors.

Deterioration of water quality and quantity in these areas can have a disproportionately large negative effect on the functioning of downstream ecosystems and the overall sustainability of growth and development in the regions they support. Appropriate management includes:

- maintaining healthy functioning riparian zones and wetlands; ensuring good agricultural management leads to soil conservation that supports the water cycle;
- avoiding activities that reduce stream flow (e.g. irrigated agriculture and forestry plantations) and where this is not possible ensuring careful regulation of these activities;
- minimizing ground water abstraction;
- clearing invasive alien plants;
- restoring the hydrological functioning of degraded landscapes.

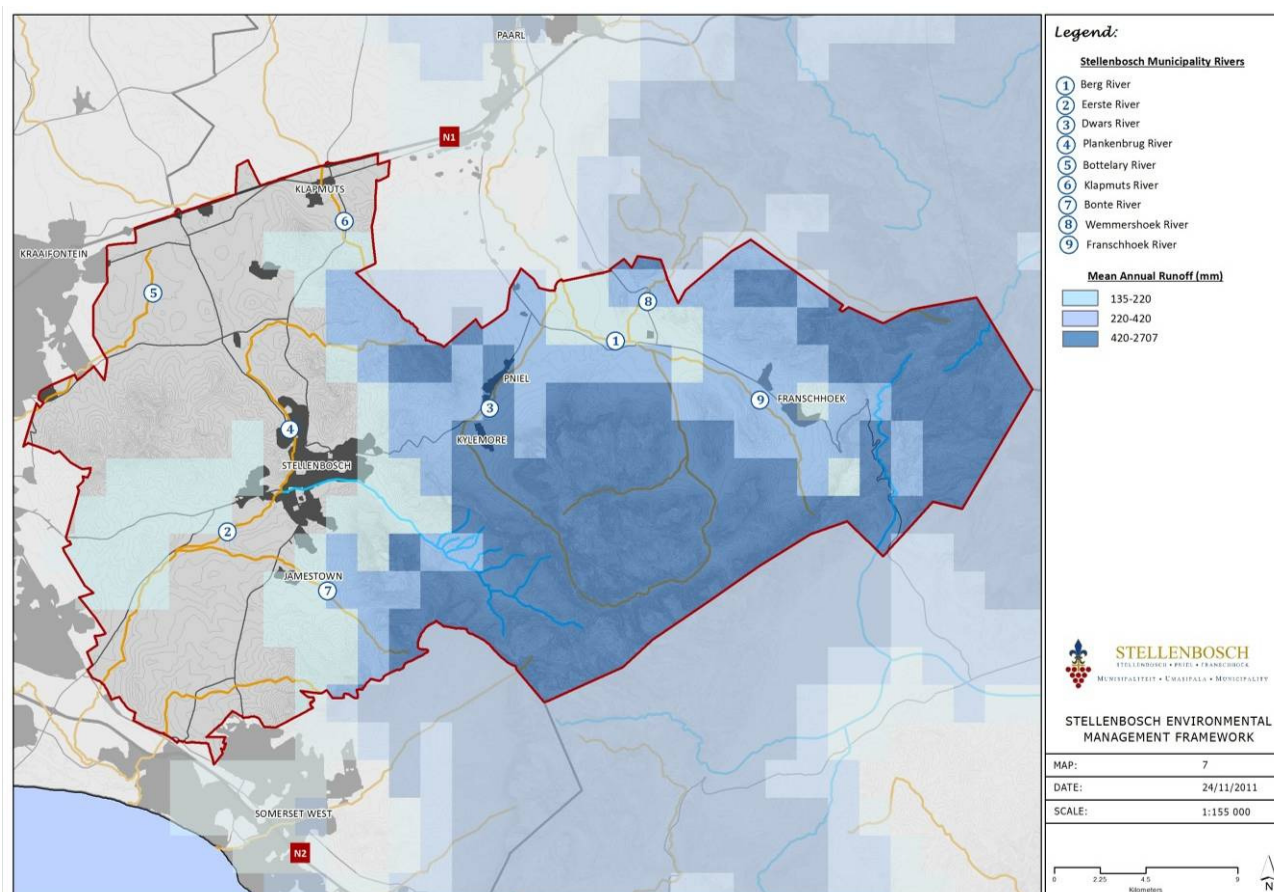


Figure B7: Strategic Water Source Areas (SWSAs) in Stellenbosch Municipality.

CHAPTER B3 BIOLOGICAL CHARACTERISTICS

B3.1 FLORA

A primary reason for the conservation of the natural environment of the Greater Stellenbosch Municipality is that it forms an integral part of the world-renowned Cape Floral Kingdom.

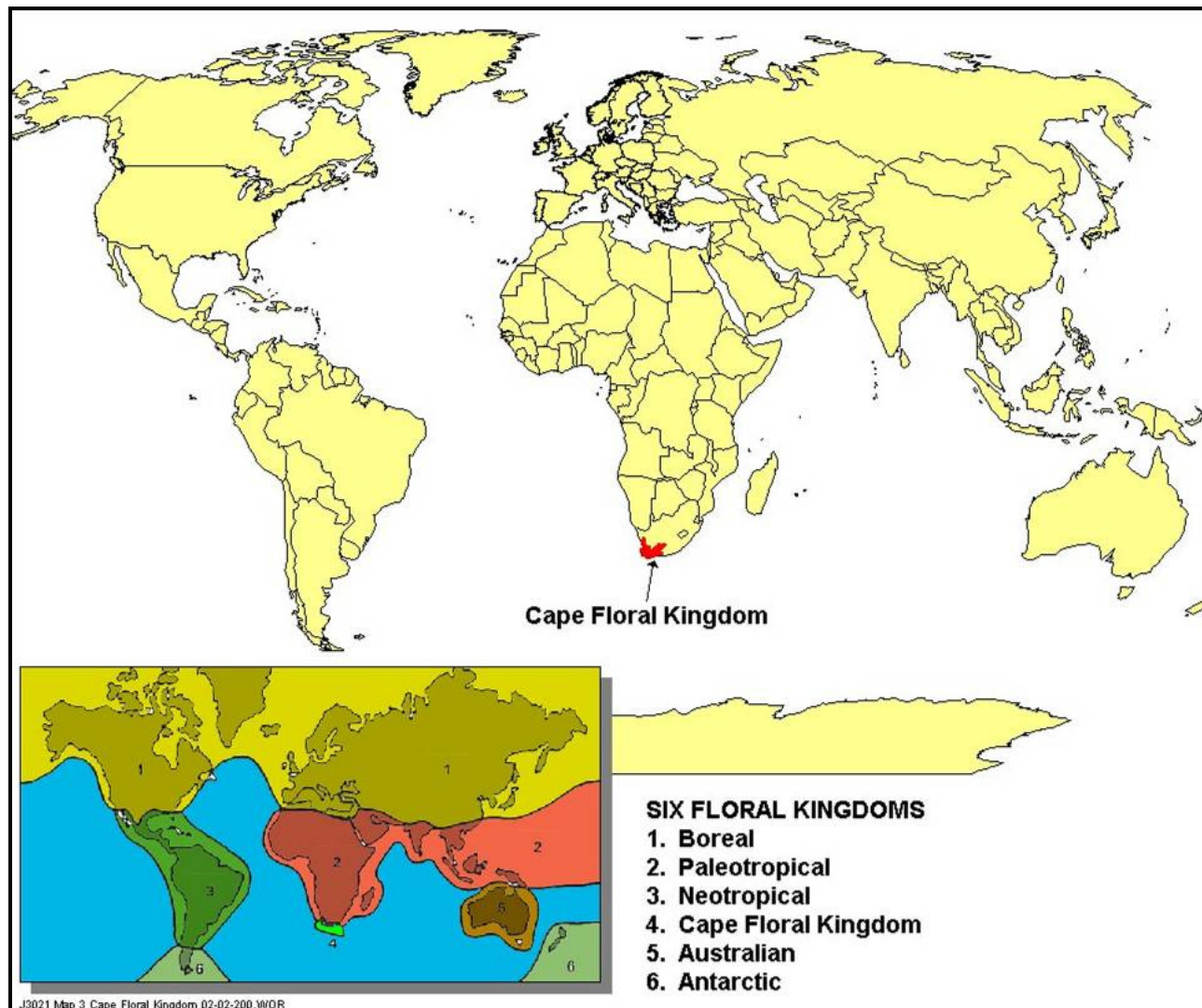


Figure B8: The Cape Floral Kingdom in International Context.

The Cape Floral Kingdom is internationally recognised as one of the six Floral Kingdoms of the world (0,06% of the earth's surface). As shown by Figure B8, it is the only Floral Kingdom contained, in its entirety, within a single country. The Cape Floral Kingdom is characterised by its exceptional richness in plant species and its endemism. More than 8 700 species are known to occur, with more than 68% of these species being confined to the Cape Floral Kingdom. Thus this Floral Kingdom compares with some of the richest floras worldwide, surpassing many tropical forest regions in its floral diversity.

The enormous diversity found in the Cape Floral Kingdom is attributed to the age of this kingdom. The last Ice Age had far less of an influence on this area than it did on the Northern Hemisphere. Plant life in the Northern Hemisphere was almost wiped out while conditions in the Western Cape

were altered very little. The diversity can also be attributed to the harsh conditions and infertile soil of the area which has forced plants to adapt to ensure their survival.

The Cape Floral Kingdom is of immense scientific importance, both nationally and internationally. It covers only 4% of South Africa, but contains 45% of all plant species of Southern Africa. About 75% of all plants in the South African Red Data Book are found in the Cape Floral Kingdom. Of these species, 1 700 are threatened. Many Fynbos species are extremely localised in their distribution, with sets of such localised species organised into 'centres of endemism' (Low and Robelo, 1996).

B3.1.1 VEGETATION TYPES

In the mountainous areas of the Municipality, more than 1 300 plant species are known to occur, of which a number are rare or endemic to the area. Some of these distinctive species are *Protea repens*, *P. neriifolia*, mountain cypress, as well as various ericas and restois. Several relic forest communities occur in narrow, moist kloofs where they are relatively sheltered from fire. Dense riparian vegetation grows along the banks of the Eerste River and adjoining streams (www.capenature.co.za). The natural vegetation of the Municipality includes the following:

a) West Coast Renosterveld

West Coast Renosterveld occurs on Western Cape forelands from just north of Piketberg, to Somerset West, mainly on lowlands and low hills. It is confined largely to Malmesbury Group shales, Cape Granite Suite and Klipheuwel Formation shales, which weather to form heavy clays and loamy soils. Occurring on more fertile soils, most of this vegetation type has been ploughed up for wheat, or vineyards in wetter areas. Less than 3% of the original area remains, with less than 1% of the original area being found in nature reserves.

This vegetation type is characterised by mid-dense to closed cupressoid and small-leaved, mid-high evergreen shrubs, with regular clumps of broad-leaved, tall shrubs as emergents (especially on heuweltjies). The overstorey is dominated by Renosterbos *Elytropappus rhinocerotis*, with subdominants of Wild Rosemary *Eriosephalus africanus*, Dune Teabush *Leysera gnaphalodes*, Jakkalsstert *Anthospermum aethiopicum*, *Athanasia trifurcata*, *Felicia filifolia*, *Metalasia muricata* and *Stoebe spiralis*. The understorey is mainly annual and herbaceous with perennial grasses.

The Mediterranean annual grasses, Oats *Avena*, Quaking Grass *Briza* and Ryegrass *Lolium*, have become widespread and common, and their effect on the indigenous grasses and geophytes is unknown. Bush clumps are dominated by typical Thicket Biome species such as Wild Olive *Olea europaea* subsp. *africana*, Dune Taaibos *Rhus laevigata* and Bush Guarri *Euclea racemosa* (Low & Robelo, 1998).

b) Mountain Fynbos

Mountain Fynbos is the most widespread vegetation type of the Fynbos Biome, occurring mainly along the Cape Fold Belt from north of Nieuwoudtville to near Port Elizabeth. It is largely confined to soils derived from sandstones of the Cape Supergroup, except where the rainfall is sufficiently high, when it occurs on leached soils derived from granites (more than 300 mm to 400 mm per year) and even shales (more than 600 mm to 800 mm per year).

Woody alien plants are the major threat in this vegetation type, with Pines (*Pinus* spp.), Needlebushes (*Hakea* spp.), and Wattles (*Acacia* spp.) being the most notable impacting on the flora, fauna and water yield (Low and Robelo, 1998).

In general, mountain fynbos vegetation is well conserved as the land is generally not suitable for agriculture, forestry or other forms of development, but this is threatened by encroachment of invasive alien species. The wetter valleys, lower slopes and riverine areas are under slightly more pressure due to agriculture, forestry operations and water resource development. The fynbos biome, and the riverine zone in particular, is vulnerable to invasion by woody exotic vegetation (Ninham Shand, 1998).

c) Sand Plain Fynbos

Sand Plain Fynbos is typically Asteraceous (species representing the Daisy family) and Proteoid (tall *Protea* shrubs with large leaves) and does not differ structurally from equivalent Mountain Fynbos types, although very few species are shared. Heaths (*Ericaceae*) are seldom dominant, but ericoid-leaved shrubs tend to dominate with the Reeds (*Restionaceae*) and Sugarbushes (*Proteaceae*).

Sand Plain Fynbos is characterised by the presence of Ninepin Heath *Erica mammosa*, Starface *Phyllica cephalanta*, Baboonface *P. stipularis*, and the restioids *Thamnochortus obtusus* and Sandveld Thatching Reed *T. punctatus*. Three centres of endemism occur within this vegetation type, each characterised by their own suite of proteoid overstorey.

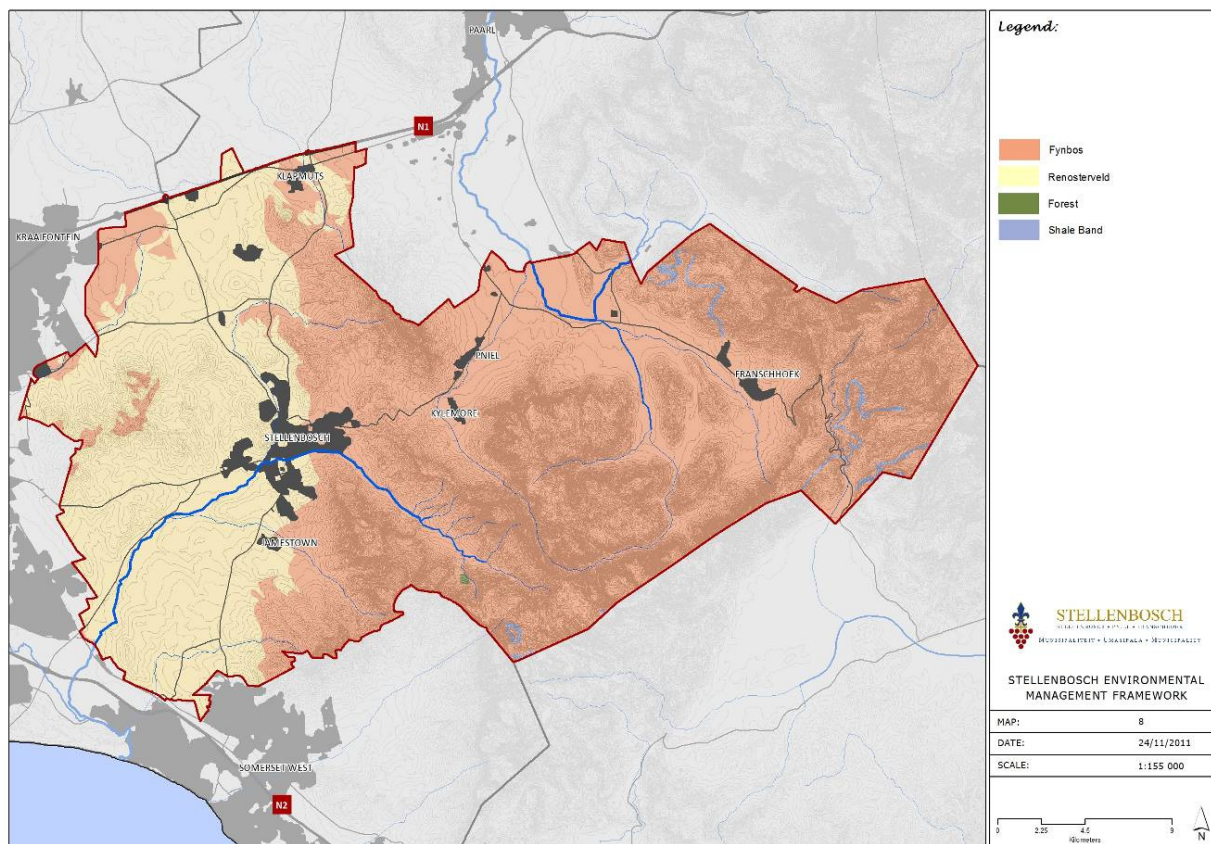
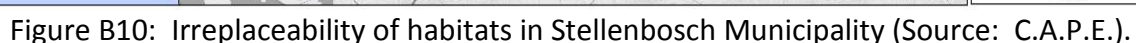


Figure B9: Broad vegetation types and their distribution in Stellenbosch Municipality.

¹¹ The potential contribution of a site to a preservation or representation goal. It is a fundamental way of measuring the conservation value of any site. An irreplaceable site will appear in every analysis of alternative combinations of sites. In other words, it is one which must be included in a conservation area because significant options for preservation are lost if the site is excluded.



12 Ecological Support Area

MAP CATEGORY		DEFINITION
	Protected Area	Areas that are proclaimed as protected areas under national or provincial legislation.
	CBA 1	Areas in a natural condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.
	CBA 2	Areas in a degraded or secondary condition that are required to meet biodiversity targets, for species, ecosystems or ecological processes and infrastructure.
	ESA 1 ¹²	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.

¹¹ The potential contribution of a site to a preservation or representation goal. It is a fundamental way of measuring the conservation value of any site. An irreplaceable site will appear in every analysis of alternative combinations of sites. In other words, it is one which must be included in a conservation area because significant options for preservation are lost if the site is excluded.

12 Ecological Support Area

	ESA 2	Areas that are not essential for meeting biodiversity targets, but that play an important role in supporting the functioning of PAs or CBAs, and are often vital for delivering ecosystem services.
	Other Natural Area	Areas that have not been identified as a priority in the current systematic biodiversity plan, but retain most of their natural character and perform a range of biodiversity and ecological infrastructure functions. Although they have not been prioritised for biodiversity, they are still an important part of the natural ecosystem.

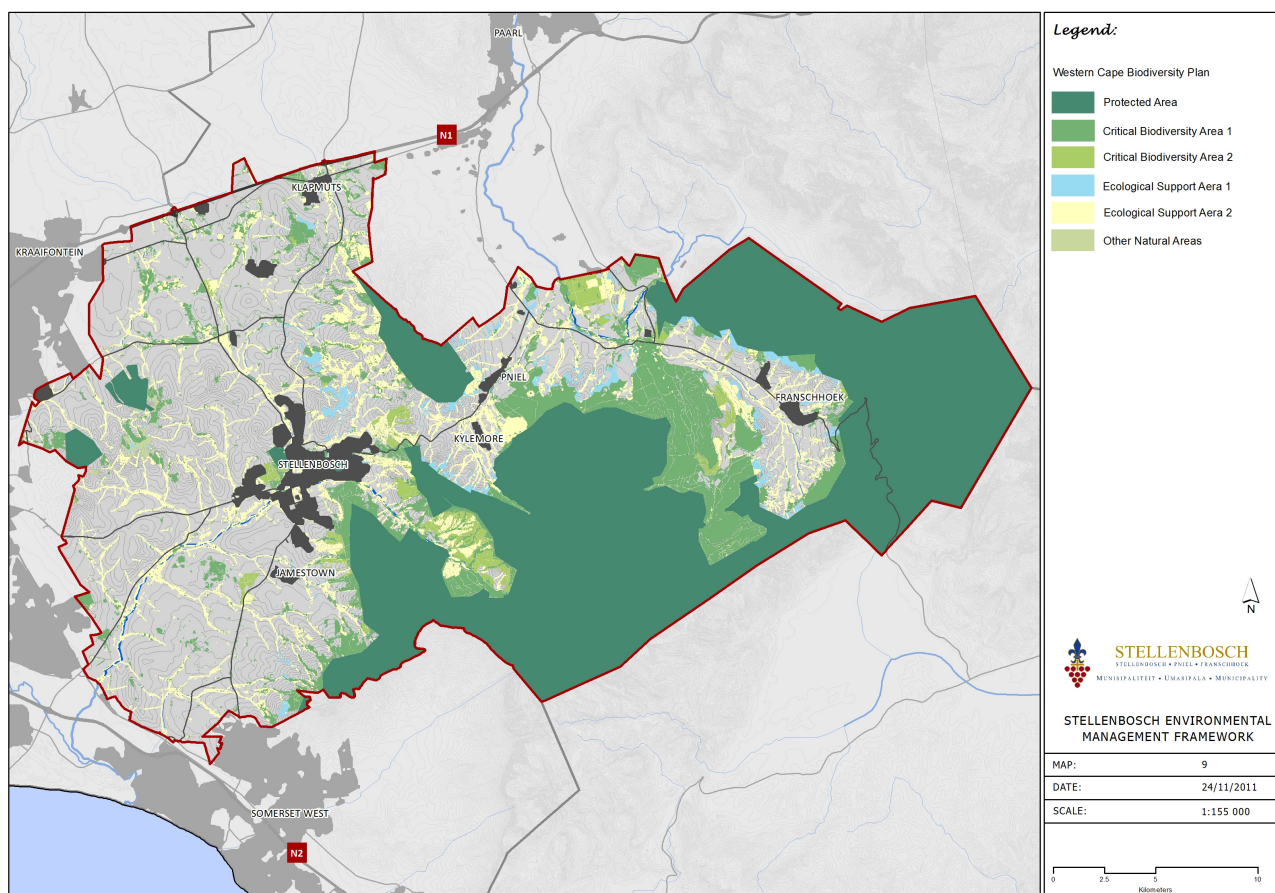


Figure B11: Biodiversity Spatial Plan – Map of priority areas (Critical Biodiversity Areas).

B.3.2 FAUNA

The Cape Fold Mountains is a centre of endemic mammal richness. Most of the wildlife of the Greater Stellenbosch Municipality is confined to the nature areas, with fauna including:

- Invertebrates:** There is a high diversity amongst insects and mollusc groups. This diversity provides a wealth of resources and biological processes low in the food chain that supports a more conspicuous fauna.
- Fish:** Indigenous fish recorded from the Berg River, upstream of the Berg River Dam, include *Barbus andrewii* (witvis) which is critically endangered in the Berg River and *Pseudobarbus burgii* (Berg River redbin) which is critically endangered and restricted to tributaries of the Berg River (Skelton, 1993). *Sandelia capensis* (Cape kurper) is commonly found in the rivers within the municipality, while *Galaxius zebratus* (Cape galaxias) is near threatened.
- Amphibians and Reptiles:** Relatively high levels of species richness occur in the herpetofauna. On warm days rock agamas are often encountered on the rocky outcrops

where they display typical head-bobbing antics to defend their territories. Berg adder, puff adder, boomslang and Cape cobra are fairly common throughout the municipality.

- d) **Birds:** The area has a high species diversity, with more than 140 species occurring. This is a consequence of the wide variety of terrestrial and wetland habitats in the region and is typical of that of the Cape Mountains. Two endemic birds namely, the Cape sugarbird (*Promerops carer*) and the Protea Canary are found in the Limietberg Mountains near Franschhoek. Other large raptors that are found in the municipality include the black eagle, occasional fish eagle and spotted eagle owl, while kingfishers and typical Fynbos birds such as the sugarbird, orange-breasted sunbird and protea seed-eater are more abundant.
- e) **Mammals:** The mammals within the municipality represent a relatively small biomass. This fauna ranges from the smallest groups such as rodents and shrews, to larger species such as Honey Badgers, Baboons, Klipspringers, Grey Rhebuck and the Common Duiker. The Leopard (*Panthera pardus*) is the largest carnivore occurring in the mountains of Stellenbosch Municipality.

CHAPTER B4 INTERNATIONAL CONSERVATION FOCAL AREAS

The Cape Floral Region is referred to as the world's 'hottest hot-spot' for plant diversity and endemism and has been designated as one of the IUCN World Centres of Plant Diversity. Although the smallest of the world's six principal floristic regions and in a temperate zone, it has a degree of species richness comparable with most tropical hotspots. In less than 0.5% of the area of Africa it has nearly 20% of its flora and in less than 4% of the area of southern Africa it has nearly 44% of the sub-continental flora of 20 367 species. Due to the above Stellenbosch Municipality, or portions thereof, have been afforded the highest global conservation status vested with UNESCO's MaB Programme, namely in the form of the:

-  The Cape Floral Region Protected Areas World Heritage Site
-  Cape Winelands Biosphere Reserve

B4.1 CAPE FLORAL REGION PROTECTED AREAS WORLD HERITAGE SITE

The Cape Floral Region Protected Areas World Heritage Site was registered on the World Heritage List of UNESCO in 2004. Cape Nature in collaboration with SANBI (South African National Biodiversity Institute) facilitated the application and registration process.

The World Heritage Site comprises eight clusters extending from 50 km south of the City of Cape Town, 210 km northwards to the Cederberg, and 450 km northeast to the Swartberg. It covers 553 000 hectares and together forms a representative sample of the eight phytogeographic¹³ centres of the Cape Floral Region.

The eight clusters that collectively form the World Heritage Site are as follows (World Heritage Nomination, 2004)¹⁴:

- a) Cape Peninsula National Park: 17 000 ha
- b) Cederberg Wilderness Area: 64 000 ha
- c) Groot Winterhoek Wilderness Area: 26 000 ha
- d) Boland Mountain Complex (includes parts of the Stellenbosch Municipal Area): 113 000 ha

¹³ Refers to the geographical distribution of plant species over an area.

¹⁴ World Heritage Nomination 2004: *IUCN Technical Evaluation – The Cape Floral Region (South Africa) ID N°: 1007 REV.*

- e) De Hoop Nature Reserve: 32 000 ha
- f) Boosmansbos Wilderness Area: 15 000 ha
- g) Swartberg Complex: 112 000 ha
- h) Baviaanskloof Protected Area: 174 000 ha

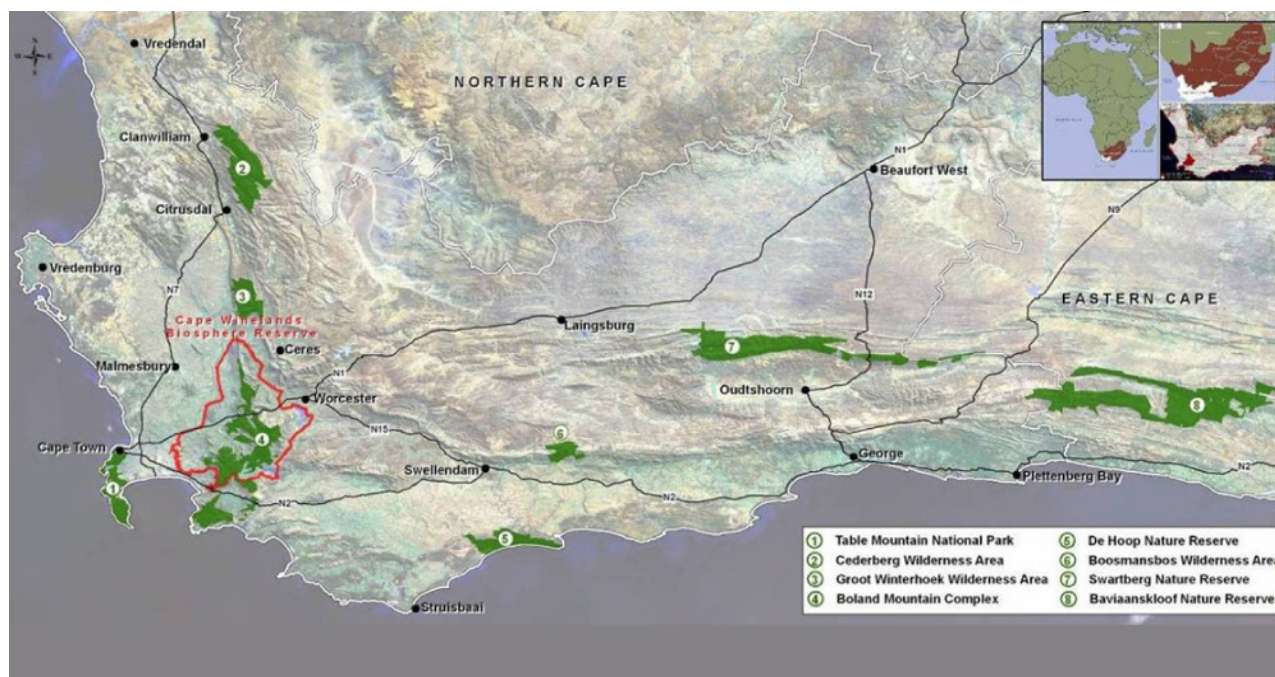


Figure B12: The Cape Floral Region Protected Areas World Heritage Site

The Boland Mountain Complex, is considered the as the most important site in the Cape Floral Region in terms of floristic diversity and represents the highest concentration of threatened and locally endemic species in the Fynbos biome (Indigenous Vegetation Consultancy et al, 2003).

B4.2 CAPE WINELANDS BIOSPHERE RESERVE

The Cape Winelands Biosphere Reserve within which Stellenbosch Municipality is located was established on 18 September 2007 in terms of UNESCO's MaB Programme. The biosphere reserve project was initiated and driven by Stellenbosch Municipality until it was passed on to the Cape Winelands District Municipality.

There are currently 621 biosphere reserves world-wide. Only six of these are in South Africa, with three being in the Western Cape, namely the Kogelberg Biosphere Reserve (1998), Cape West Coast Biosphere Reserve (2000), and the Cape Winelands Biosphere Reserve (2007). The Cape Winelands Biosphere Reserve was established as part of the vision of the former Cape Nature Conservation to establish a cluster system of biosphere reserves across the 'hot spots' of the Cape Floral Kingdom. This vision was subsequently adapted to allow for the establishment of 'conservation corridors', such as the Cederberg.

As is stipulated by UNESCO's guiding principles on biosphere reserves, the Cape Winelands Biosphere Reserve was established in terms of an international and inter-governmental agreement. The signatories of the agreement are as follows:

- a) National Government of South Africa (represented by the Department of Environmental Affairs and Tourism).

- b) Provincial Government of the Western Cape (represented by the Department of Environmental Affairs and Development Planning).
- c) Cape Winelands District Municipality
- d) Breede River Valley Municipality
- e) Drakenstein Municipality
- f) Overberg District Municipality
- g) Stellenbosch Municipality
- h) Theewaterskloof Municipality
- i) Witzenberg Municipality
- j) CapeNature
- k) Elandsberg Farms

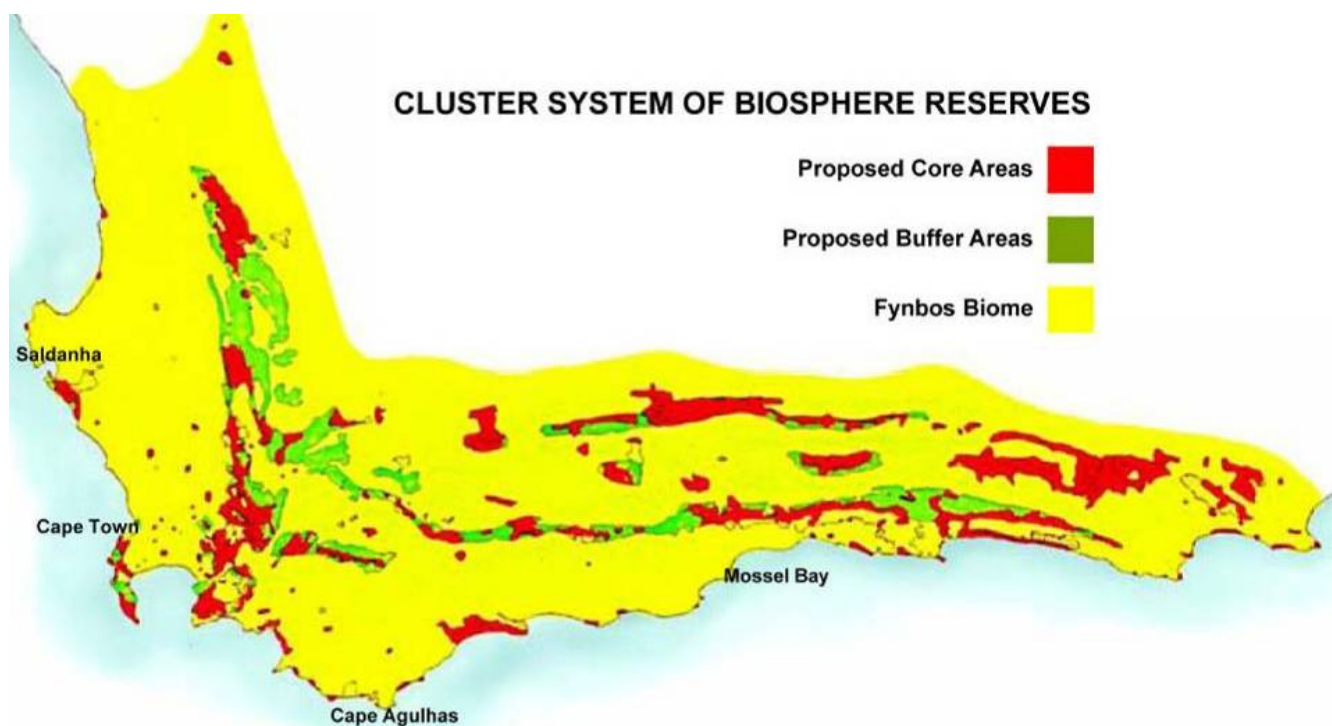
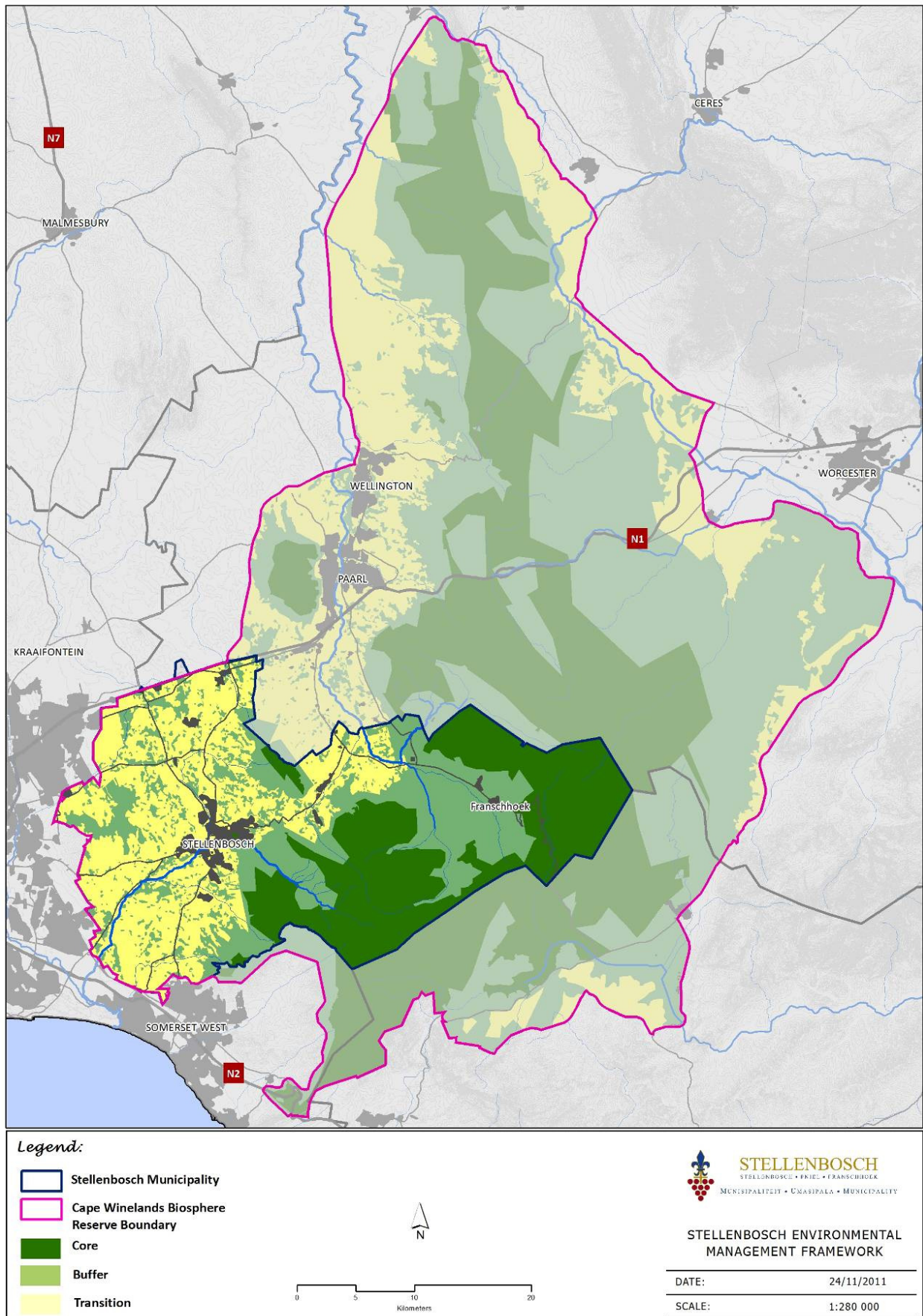


Figure B13: Cluster system of biosphere reserves as envisioned by Cape Nature Conservation in 1991

Biosphere reserves in a nutshell

Biosphere reserves are defined as areas of terrestrial and coastal/marine ecosystems or a combination thereof, which are internationally recognised within the framework of UNESCO's MaB Programme. Biosphere reserves aim to provide the ecological and social framework within which government, community, corporate and other private interests, share responsibility for co-ordinating land-use planning, for both public and private land and for dealing and implementing development options that would ensure that human needs are met in a sustainable way. A key objective of biosphere reserves is to promote and test innovative approaches to sustainable development challenges.

A Spatial Development Framework Plan (SDFP) has been prepared for the Biosphere Reserve. The SDFP was approved by the Cape Winelands District Municipality on 29 March 2011 in terms of the Municipal System Act 32 of 2000. This gives legal status to the biosphere reserve, its broad land-use designation and, in particular, the inter-governmental terms of agreement cited above.



The SDFP is an implementation mechanism, in terms of the relevant statutes and policies, for the biosphere reserve and its functions. In general terms, the SDFP serves to:

- (i) Indicate, in a detailed manner, the spatial implications of the Biosphere Reserve.
- (ii) Serve as spatial plan and strategy that facilitates Local Economic Development (LED).
- (iii) Lay down strategies, proposals and guidelines for the future spatial development of the Biosphere Reserve. This includes, without being limited to, development objectives, proposals for land reform, urban renewal, reconstruction, integration, environmental planning, and urban design so that the general well-being of the relevant local communities and order in the area are promoted in the most effective manner.
- (iv) Promote social, economic, and environmental sustainability in an integrated and holistic manner and in accordance with the applicable legislation, policy and protocols. The SDFP has to create conditions that will facilitate economic benefit through the promotion of the comparative and competitive economic advantages of the Biosphere Reserve.

CHAPTER B5 PROTECTED AREAS

Significant portions of the Municipality fall within both public and private conservation areas that have been designated for conservation purposes.

B5.1 PUBLIC CONSERVATION AREAS

The public conservation areas located in Stellenbosch Municipality include the following (refer to Figure B15 and Table B2):

Table B2: Public conservation areas in Stellenbosch Municipality.

NAME	CATEGORY	SIZE (% of Mun.)
Assegaaibosch Nature Reserve	Provincial Nature Reserve	197.8ha (0.24%)
Hawequas Mountain Catchment Area	Mountain Catchment Area	346.1ha (0.42%)
Haweqwa Nature Reserve	State Forest Nature Reserve	3997.8ha (4.81%)
Helderberg Nature Reserve	State Forest Nature Reserve	115.7ha (0.14%)
Hottentots-Holland Mountain Catchment Area	Mountain Catchment Area	2430.9ha (2.93%)
Hottentots-Holland Nature Reserve	State Forest Nature Reserve	1298.3ha (1.56%)
Jan Marais Park	Local Authority Nature Reserve	24.2ha (0.03%)
Jonkershoek Nature Reserve	State Forest Nature Reserve	13848.3ha (16.66%)
Mont Rochelle	Local Authority Nature Reserve	1681.6ha (2.02%)
Papegaaiberg Nature Reserve	Section 23 Nature Reserve in terms of the National Environmental Management: Protected Areas Act	140.5ha (1.69%)
Simonsberg Nature Reserve	State Forest Nature Reserve	460.3ha (0.55%)
Theewaters Nature Reserve	State Forest Nature Reserve	4200ha (5.05%)
Total of 11 reserves in Stellenbosch Municipality covering 28 741 ha (34.6% of municipality)		

B5.2 PRIVATE CONSERVATION AREAS AND NATURAL HERITAGE SITES

Table B3 lists the private conservation areas and Table B4 lists the Natural and Rural Heritage Sites in the Municipality listed by the South African Heritage Association (refer to Figure B16).

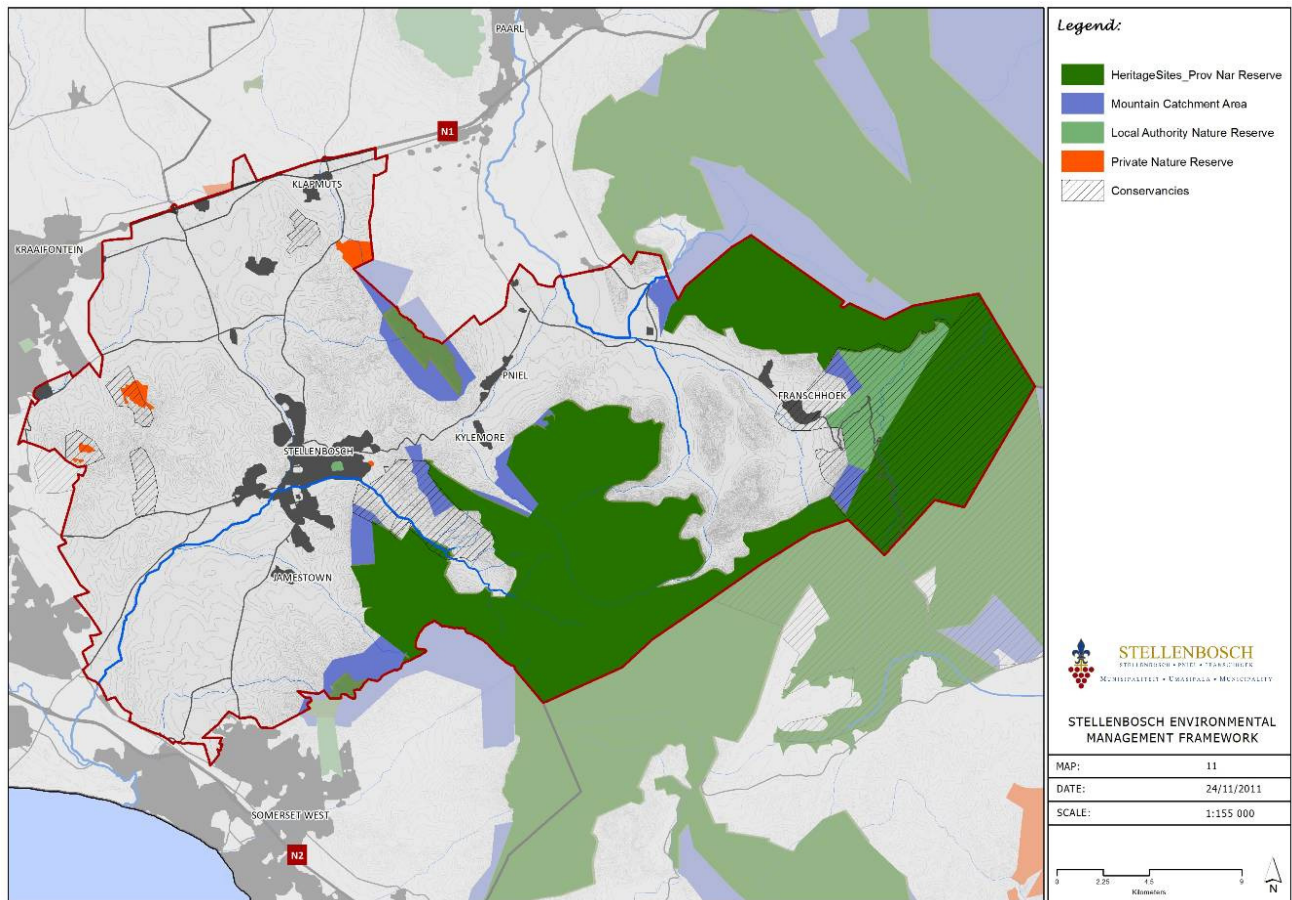


Figure B15: Conservation areas in the Greater Stellenbosch Municipality.

Table B3: Private conservation areas in the Municipality.

CONSERVATION AREA		
Town/Vicinity	Property Name	Area (ha)
Stellenbosch	Koopmanskloof Private Nature Reserve	2 901
Stellenbosch	Karindal Private Nature Reserve	3.35
Klapmuts	Wiesenhof Wildpark Private Nature Reserve	175

Table B4: Natural Heritage Sites in the Municipality.

HERITAGE SITE		
Town/Vicinity	Property Name	Area (ha)
Muldersvlei	Muldersvlei Salvation Army Site	3
Stellenbosch	Duthie Reserve, Stellenbosch	2.2
Franschhoek	Purgatory Outspan	127

CHAPTER B6 LAND COVER AND RESOURCE USE**Components of Stellenbosch Municipality Environment**

Natural place is broadly defined as the natural environment that has not been substantially modified by man and where natural ecosystem processes are maintained. The relationship between the inhabited and natural landscapes is a fragile one (Norberg-Schulz, 1993). The human-made (cultural) place is defined as the environment that has been created or modified by humans to the extent that its primary ecosystem functions and natural aesthetic appeal are lost or diminished (Schmithusen, 1964). Inhabited landscapes are the works of humankind and a general understanding of what constitutes qualitative inhabited landscapes, and what to do to maintain such landscapes, are of decisive importance for long-term sustainable development.

Figure B17 illustrates the various forms of land-use and land coverage that currently constitute the natural and cultural components of the Municipality. Figure B17 should be read together with Figure B18 which provides broad indices as it relates to land-use potential and suitability.

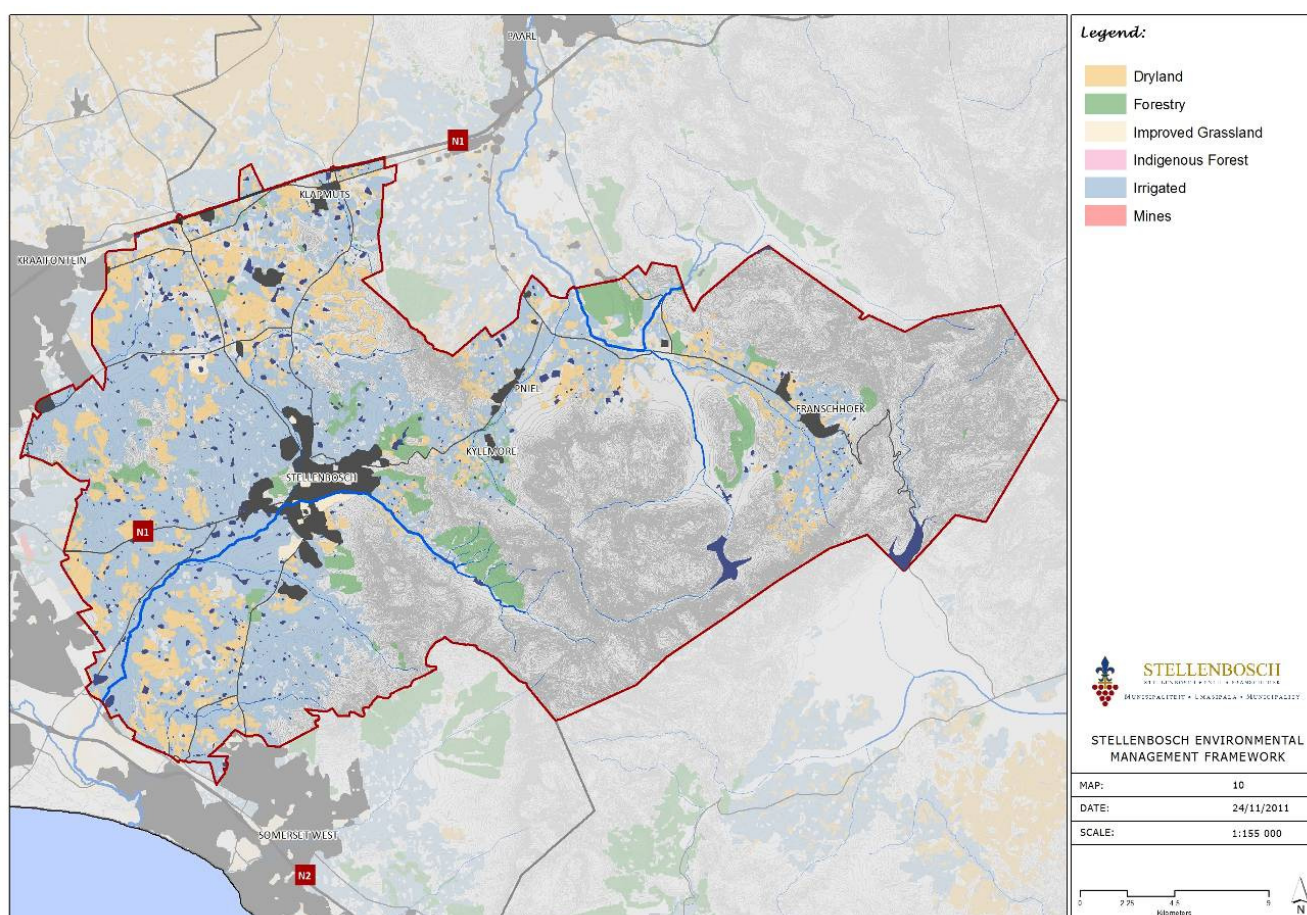


Figure B16: Land-use and land coverage in Stellenbosch Municipality.

B6.1 MAIN ECONOMIC AND CULTURAL USES**B6.1.1 AGRICULTURE**

The Stellenbosch Winelands has an agri-based economy, with more than 40% of the total land area having been modified through cultivation. The areas of high agricultural potential are scattered throughout the region with the largest concentration of such land situated in the Franschhoek Valley. This area of high potential also extends to the Ida's Valley in the vicinity of

Pniel and Kylemore. High potential areas also occur to the east of Stellenbosch town, in the vicinity of Raithby, and in portions of the Bottelary Hills.

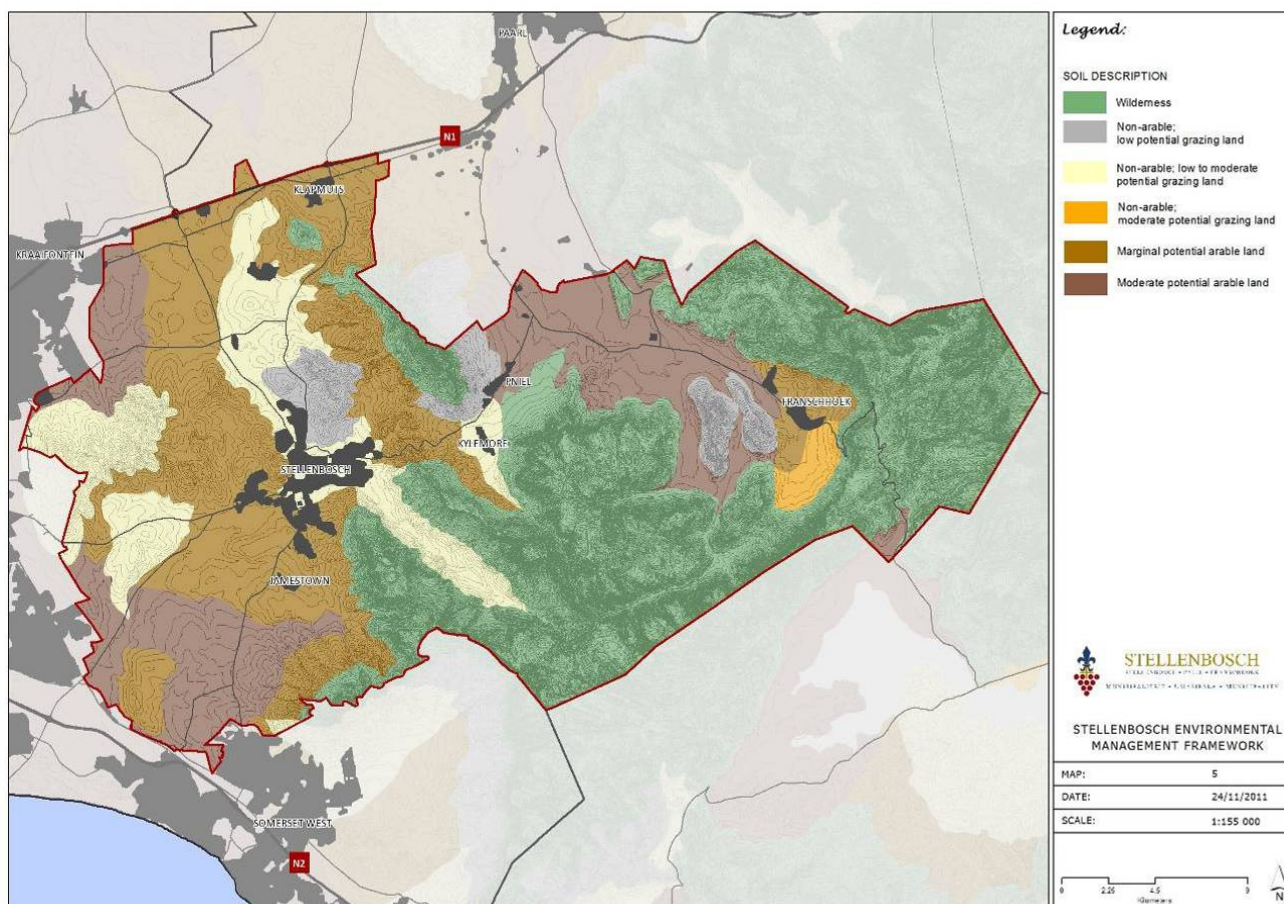


Figure B17: Land-use potential and suitability assessment.

The agricultural potential of the lower slopes of the Stellenbosch, Jonkershoek and Simonsberg Mountains is classified as 'medium'. The area of medium potential agricultural land is most extensive in the region west of Simonsberg, and forms a broad belt that extends along the Krom and Eerste Rivers towards Lynedoch. Other areas of medium potential agricultural land occur north of the Helderberg Mountain and on the western boundary of the municipality. The collective influences of topography, temperature, rainfall, and good soils mean that few areas of low agricultural potential exist in the Municipality.

Consequently, Stellenbosch Municipality constitutes some of the country's highest yielding agricultural land (in terms of income and employment generation)⁶. The region's extensive agricultural areas, particularly those under vineyards and orchards, also attribute scenic value and character to the region, which is valued by both the local inhabitants and visitors. This is a significant contributor to the value of the area as one of South Africa's premier tourist destinations. Tourism in its various forms (e.g. culture tourism, nature-related tourism, wine-related, and general hospitality) represents a viable economic sector. It is therefore imperative that all land-use decisions should enhance the integrity of both the natural and the cultural environment as an important form of capital.

The environmental threats of agriculture vests with the following:

⁶ Agricultural land constitutes 2-3% of the country's land that produces 40% of its agricultural output.

- a) Loss of the intrinsic value of natural landscapes. Well-maintained vineyards or pastures in suitable areas, and appropriately designed farmsteads are key components of the much-valued Stellenbosch Winelands cultural landscape¹⁵. However, cultivation undertaken in visually-prominent areas (e.g. mountain slopes) and unattractive infrastructure are often visually-intrusive and detrimental for the aesthetic quality of the cultural environment.
- b) Loss of irreplaceable natural habitats of scarce endemic species. As illustrated previously, in terms of SANBI's criteria, much of the Stellenbosch Winelands is considered to be Critical Biodiversity Areas (CBAs) that are highly irreplaceable. The cultivation of land for agricultural purposes and the various forms of pollution, agri-induced alien plant infestation and alterations to the natural fire regime are major causes of habitat destruction.
- c) Inappropriate use of water and catchment modification. Agriculture often results in inappropriate storage and use of scarce water resources. The extremely important aspect of efficient catchment management is in many instances neglected as is illustrated by illegal stream diversion and obstructions, uncontrolled abstraction, water wasting resulting from inappropriate irrigation systems, and stream pollution.

B6.1.2 URBAN DEVELOPMENT

The Provincial Bioregional Planning Policy (PGWC 2003) advocates a landscape typology which envisions *compact settlements, encircled by productive rural landscapes, and a connected matrix of nature areas stretching across the planning area. With this geometry, human populations can exist side-by-side with productive rural areas and fully functional ecosystems.*

The environmental threats of urban development vests with the following:

- a) Loss of high potential agricultural land and biodiversity sites. Urban sprawl and unplanned growth of informal settlements have resulted in the loss of agricultural land on the periphery of most of the settlements in the Municipality.
- b) Ecosystem degradation due to pollution. Inadequate provision of municipal services (primarily resulting from unforeseen informal settlement growth) has led to severe pollution of urban and rural areas. Water pollution, in particular, is a serious problem in places, with specific reference to the Plankenbrug River. This has the potential to induce epidemic water-borne diseases. Leachate from the solid waste disposal sites have resulted in pollution of water courses and groundwater systems. The solid waste disposal sites generally have detrimental visual impacts. Most of the municipal sites are approaching full capacity. Inadequately treated (sub-standard) sewage effluent deposited in the river systems of the Municipality, has resulted in nutrient overloading, ecological degradation, and ultimately, severe pollution problems. Soak-away sanitation systems (e.g. septic tanks) in areas with very shallow or perched water tables, or in soils with poor permeability (clays) have lead to swampy and unsanitary conditions and the pollution of surface and underground water in places. Inadequately managed stormwater from certain settlements has resulted in erosion problems, damage to property, and the pollution of water courses.
- c) Loss of intrinsic value of settlements. All of the settlements in the Municipality have a rich history and they are characterised by a cultural heritage demonstrated by architecture, building types, etc. These attributes represent a unique sense of place which is one of the unique selling points of the Municipality as it relates to tourism. However, inappropriate

¹⁵ The South African World Heritage Convention Committee during 2006 resolved to apply to the World Heritage Convention Committee for world heritage status for the so-called Cape Winelands Cultural Landscape including the Dwars River Valley and the Idas Valley.

planning and design of urban developments have resulted in a significant loss of intrinsic value in places.

CHAPTER B7 STATE OF THE ENVIRONMENT

A Strategic Environmental Assessment (SEA) will be undertaken for the Municipality and a comprehensive state of the environment report will be prepared as part of the implementation of the SEMF.

As a first step towards creating a basis and benchmark for assessing the environmental performance of the Municipality and for ensuring continual improvement of such performance, a basic assessment of the current (i.e. 2014) state of the environment has been undertaken as part of the preparation of the SEMF. The latter is based upon cursory environmental studies and the SEA undertaken for the Cape Winelands District in 2007.

The key finding is that the overall trend in the health of ecosystem services in the area is a gradual deterioration, which without the necessary interventions will lead to a crisis in the ability of these ecosystem services to support the sustainable economic development and improved quality of life. Human activity is imposing pressures on the continued ability of the ecosystems to deliver ecosystem services.

A brief overview of these pressures as it relates to each component of the ecosystem is provided below:

B7.1 BIODIVERSITY

- a) The integrity of the Cape Floristic Kingdom is significantly threatened by fragmentation, transformation and degradation. Due to the incredible diverse biodiversity of the Cape Winelands, the formal protected areas network is unable to protect an adequate representation of biodiversity, leaving many areas of high conservation value outside of formally protected areas.
- b) Current activities adding to this increasing fragmentation and degradation include:
 - (i) Development on marginal or vulnerable land (e.g. vineyards on steep slopes (foothills) by investors in the Stellenbosch area
 - (ii) The expansion of vegetable and fruit production onto nature areas.
 - (iii) The rapid spread of urban development.
 - (iv) Poor fire management.
 - (v) Sand and gravel mining.
 - (vi) Increasing infestation by alien vegetation.
- c) The increasing incidence of uncontrolled fires and the inappropriate use of fire as a management tool is causing a potential permanent loss of species and damage to the soil, e.g. lower infiltration capacity and higher risk of erosion.

B7.2 RIVERS AND WATER

The upper reaches of the Eerste and the Berg rivers are relatively pristine and able to contribute towards river ecosystem targets¹⁶ (SRK Consulting, 2011).

In terms of the Freshwater Ecosystem Priority Areas (FEPAs) classification most of the rivers located in the intensively cultivated and built-up of Stellenbosch, Franschhoek, Pniel and Klapmuts are largely modified and degraded (refer to Figure B18).

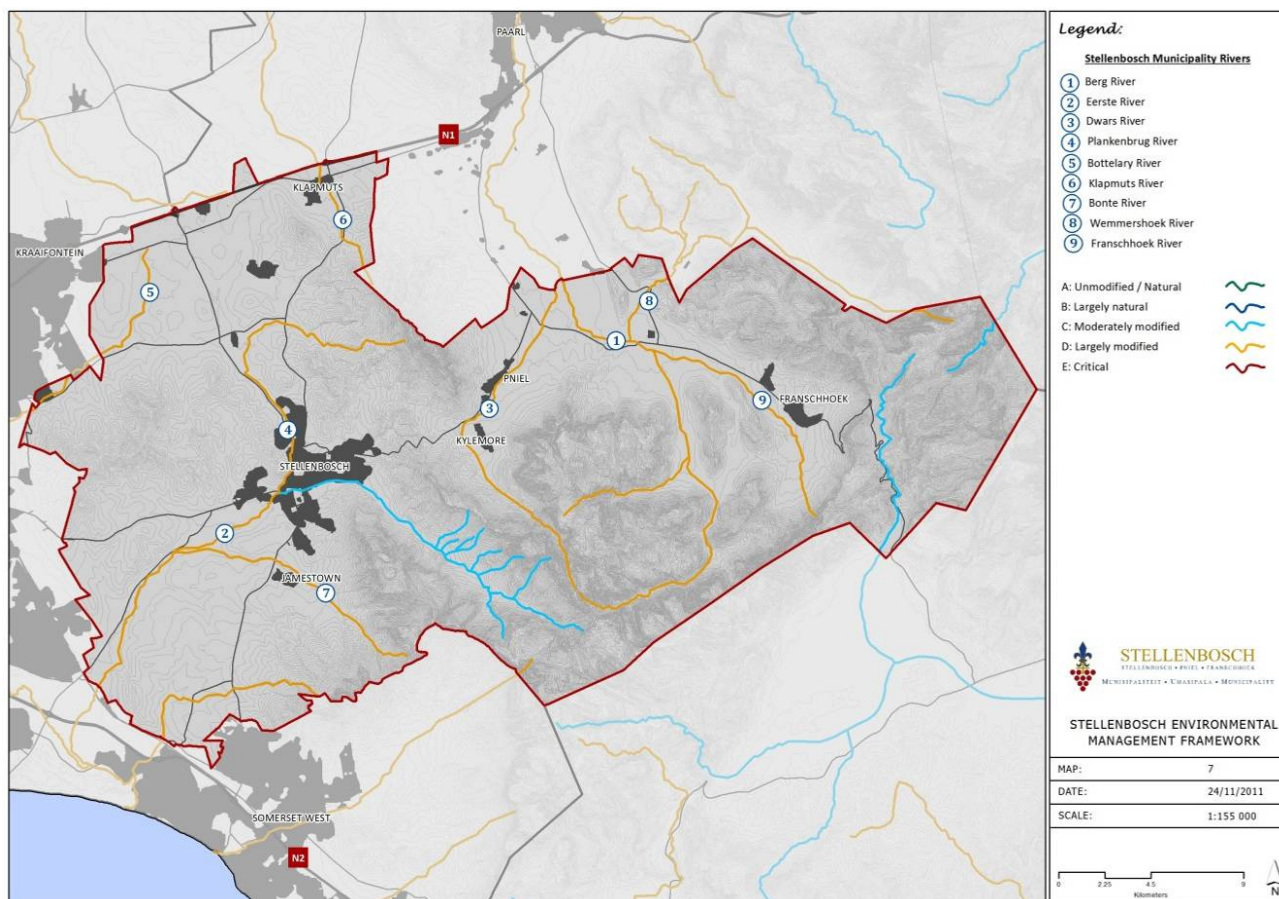


Figure B18: State of the rivers in Stellenbosch Municipality.

In general, there is a relatively close relationship between the condition of river buffer areas (the amount of natural vegetation remaining), the condition of the river itself and the presence of agriculture and/or towns along the river. More degraded rivers generally have less natural vegetation remaining in their river buffers, and rivers that are largely natural in their upper reaches become noticeably degraded once they enter agricultural areas or downstream of urban areas (SRK Consulting, 2011).

The rivers in the region are of immense conservation importance. This is largely due to their function as ecological corridors that link the various core conservation areas and provide for the migration species between habitats. Most of the rivers in the Municipality are under pressure from pollution and can present a serious health threat to the surrounding settlements. The following key factors have been identified:

¹⁶ Defined in the National Freshwater Ecosystem Priority Areas Project (NFEPA) undertaken by SANBI and the CSIR.

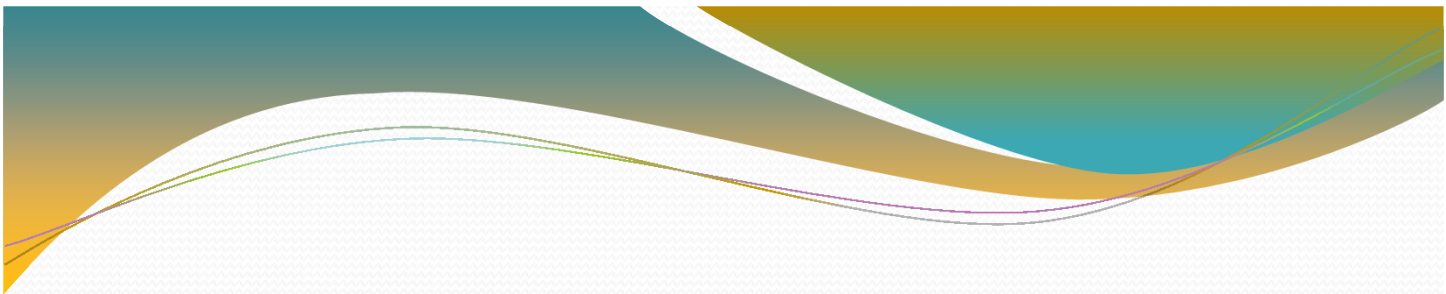
- a) Stormwater run-off from urban areas has a detrimental effect on water-quality, especially in areas where there is a lack of formal services.
- b) There is a rapid expansion of inappropriate agricultural development in spite of the problems associated with manifesting climate change (e.g. crops with high water needs such fruit).
- c) Demands for increased urban water supply by the Cape Metropolitan Area. There is a general sustained increased demand for water supply (from within and outside the City of Cape Town), and this could increase the demand for inter-catchment water transfers which have ecological effects.
- d) Water quality and quantity in the Cape Winelands is being negatively affected by agricultural activities along certain rivers (e.g. Plankenbrug River), by increasing abstraction of surface and groundwater resources, infestation by alien vegetation that consumes high volumes of water, a general increase in the pollution of rivers (e.g. the Berg River and Plankenbrug River) due to factors such as storm water and wastewater discharges, and by the effects of climate change that are reducing river flow in the area. This has a significant ecological effect and the delivery of goods and services by the rivers in the area is decreased.

B7.3 AIR QUALITY

- a) There is a general trend towards increased industrial emissions (including those from brickworks), an increase in the application of agrochemicals including pesticides (including occasional aerial spraying due to rapid expansion of agricultural development) and increased greenhouse gas and particulate emissions from the increasing incidence of veld fires in the region and the burning of crop residues. In addition, potentially hazardous chemicals are emitted from the burning of materials such as tyres, in vineyards.
- b) Many households are still dependent on wood and paraffin for heating and cooking and these fuels emit volatile organic compounds, nitrogen oxide and particulate matter.
- c) Some of these conditions could be exacerbated by climate change, due to an increase in the number of days on which temperature inversions occur and the resulting entrapment of air pollution at low levels in the atmosphere with risks to health and the environment. An increased incidence of berg wind conditions could also result in more frequent wild fires.

B7.4 LAND AND SOIL

- a) Salination of soils has occurred in some areas, in particular along the Berg River as a result of poor agricultural practices.
- b) In many other areas, soils and surface and ground water are being contaminated by irrigation with untreated winery and industrial effluent (wine and other industries), by substandard releases from waste water treatment works, leachate from poorly designed and operated landfill sites, and poorly designed and maintained on-site domestic sanitation. The microbial life in the soil is significantly reduced by conventional agrochemical based agricultural practice, which is the most common form of farming in the Municipality.
- c) Alien infestation in the catchments poses a serious threat to water and soil conservation.
- d) High potential agricultural land is being lost to changes in land use.



SECTION C

ENVIRONMENTAL VISION, OBJECTIVES, POLICY AND STRATEGIES

SECTION C: ENVIRONMENTAL MANAGEMENT VISION AND DIRECTIVES

SECTION SYNOPSIS

Section C addresses the environmental management challenges of Stellenbosch Municipality under the four systems of the sustainability approach advocated by the NSSD1. These systems are the:

- ✚ Economic system;
- ✚ Socio-political system; and the,
- ✚ Ecosystem which are embedded within each other, and integrated through the,
- ✚ Governance system that holds all together in a legitimate regulatory framework.

The SEMF considers the Stellenbosch Environment as the *aggregate of all external conditions and influences affecting the life of an organism. In particular, 'environment' refers to the surroundings within which humans exist and that are made up of:*

- a) *the land, water and atmosphere of the earth;*
- b) *micro-organisms, plant and animal life;*
- c) *any part or combination of (a) and (b) and the interrelationships among and between them; and*
- d) *the physical, chemical, aesthetic and cultural properties and conditions of the foregoing that influence human health and well-being.*

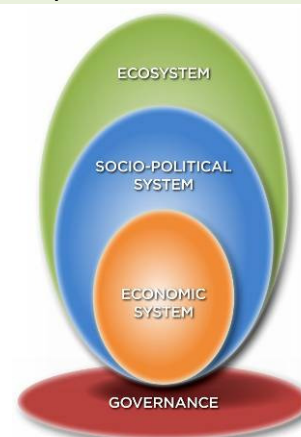


Figure C1: Systems applicable to the SEMF.

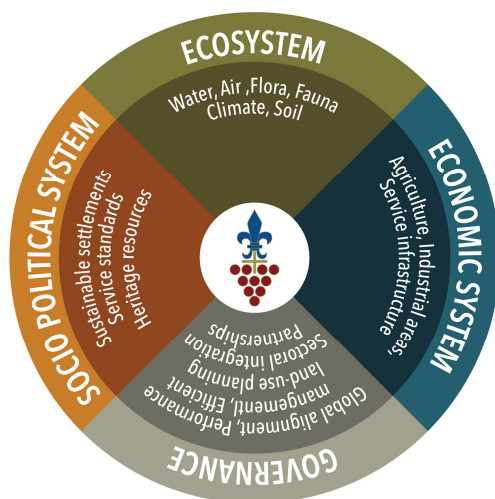


Figure C2: Systems and their components addressed in Section C.

Figure C2 summarises the various systems and their parts relevant to the Municipality. The SEMF was prepared in context of and in compliance with the guidelines put forward by SANS ISO 14004:1996(E). It thus incorporates all phases of the environmental governance process as presented by the SANS model (refer to Figure C3).



Figure C3: Dimensions of environmental governance embodied in the SEMF.

Chapters C3 to C9 collectively address the key aspects, sectoral issues and interventions through which the environmental vision for Stellenbosch Municipality (as illustrated by Plan C1) is to be manifested. Figure C4 illustrates the structure and content of the chapters of Section C.



Figure C4: Structure and content of Section C.

The strategies and projects listed in Chapters C3 to C9 have been prioritised in terms of the following criteria and principles:

- Need and desirability and potential contribution of the strategy or project to the enhancement environmental integrity.
- IDP and SDF status of the proposed intervention or strategy.
- Input received from stakeholders.

The prioritisation provides for 3-5 year capital expenditure programs that inform the annual capital and operations budget allocations of the Municipality. Accordingly, the following criteria apply:

- High priority implies immediate implementation (i.e. within 1 to 3 years).
- Medium Priority implies implementation within 4 to 6 years.
- Low Priority implies implementation within 7 to 10 years.

The application of the above criteria and principles largely negates the possibility of subjective prioritisation. The priority ratings presented in Chapters C3 to C9 are subject to annual revision in accordance with the principles and guidelines for *institutional integration*, *integrated development planning* and *co-operative governance* cited in Chapter C9.3.

CHAPTER C1 LAND-USE PLANNING DIRECTIVES**C1.1 OBJECTIVES**

The key objectives of the SEMF as it relates to municipal planning are to integrate and standardise planning within the Municipality with specific reference to the following:

- a) Supporting the municipal departments in preparing their sectoral plans and strategies. Specific reference is made to:
 - (i) Facilitating the land-use classification of the entire Municipality in a standard format in accordance with a set of dedicated Spatial Planning Categories (SPCs).
 - (ii) Providing a reliable and defensible environmental framework for the preparation of sectoral plans and strategies.
- b) Guiding the investment of public resources through the following:
 - (i) Providing a credible environmental context for public investment.
 - (ii) Providing certainty to all stakeholders regarding environmental implications of future development in the Municipality.
 - (iii) Providing a basis for co-ordinated decision-making and policy-formulation regarding future land-use.
- c) Facilitating cross-boundary co-operation and co-ordination between Stellenbosch Municipality and adjoining municipalities as it relates to issues that are of mutual interest for their respective areas of jurisdiction (refer to *inter alia* issues pertaining to land-use, biodiversity conservation and resource utilisation).

C1.2 SPATIAL PLANNING CATEGORIES

In order to give effect to the conceptual spatial vision cited in Chapter C1 a composite plan was prepared for the Municipality in accordance with six SPCs. These SPCs collectively illustrate the desired matrix of land-uses throughout the Municipality. The SPCs adopted are those presented in the Western Cape Bioregional Planning Policy (PGWC, 2003).



Figure C5: Spatial Planning Categories applicable to the SEMF.

The land-use classification is based upon UNESCO's biosphere reserve zoning model as advocated by the MaB Program¹⁵. South Africa's endorsement of the MaB Program implies that the said model should logically be applied. The model provides for three broad land-use categories, i.e. a core conservation area (SPC A), a conservation-focussed buffer area (SPC B) and a transition area (SPC C-F).

¹⁵ MaB is a global programme of international scientific co-operation, dealing with people-environment interactions over the entire realm of bioclimatic and geographic situations of the biosphere.

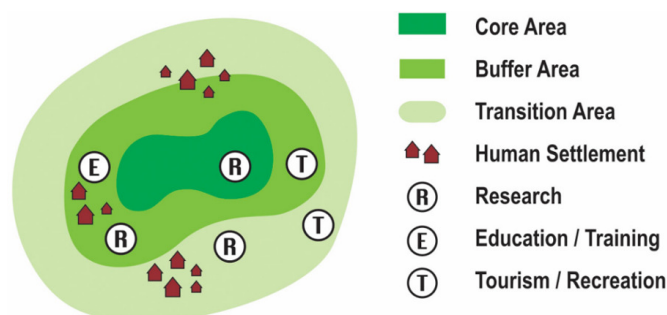


Figure C6: Land-use classification model adopted for Stellenbosch Municipality.

A comprehensive set of Sub-Categories has been created to serve as a guide for more detailed land-use planning as required for the SDF (refer to Figure C7). Toolkit D1 provides a summary of how the SPCs are to be applied in the SDF planning process. The sub-categories may be refined as required to address site-specific needs of the Municipality.

	A CORE	A.a Statutory Protected Areas
	B BUFFER	B.a Non-Statutory Conservation Areas B.b Ecological Corridors B.c Urban Green Areas
	C AGRICULTURAL AREAS	C.a Extensive agricultural areas C.b Intensive agricultural areas
	D URBAN RELATED	D.a Main Towns D.b Local Towns D.c Rural Settlements D.d Tribal Authority Settlements D.e Communal Settlements D.f Institutional Areas D.g Authority Areas D.h Residential Areas D.i Business Areas D.j Service Related Business D.k Special Business D.l SMME Incubators D.m Mixed Use Development Areas D.n Cemeteries D.o Sports fields & Infrastructure D.p Airport and Infrastructure D.q Resorts & Tourism Related Areas D.r Farmsteads & Outbuildings
	E INDUSTRIAL AREAS	E.a Agricultural industry E.b Industrial Development Zone E.c Light industry E.d Heavy industry E.e Extractive industry
	F SURFACE INFRASTRUCTURE & BUILDINGS	F.a National roads F.b Main roads F.c Minor roads F.d Public Streets F.e Heavy Vehicle Overnight Facilities F.f Railway lines F.g Power lines F.h Telecommunication Infrastructure F.i Renewable Energy Structures F.j Dams & Reservoirs F.k Canals F.l Sewerage Plants and Refuse Areas

Figure C7: Spatial Planning Categories and Sub-categories applicable in Stellenbosch Municipality.

C1.3 POLICY

The following policy guidelines apply:

- a) Land-use planning (e.g. the drafting of the SDF) must be undertaken in terms of the spatial planning principles cited in Chapter A6.
- b) Detailed land-use planning is to be undertaken in accordance with the guidelines presented in the SEMF.
- c) The SEMF does not create, or take away, land-use rights. However, any land-use amendment has to conform to the SEMF.
- d) The SEMF is to be applied in a flexible and pragmatic manner that promotes a developmental state and which takes into account the merits and particular circumstances of each case as required by law (i.e. through an Environmental Impact Assessment [EIA] undertaken in terms of the National Environmental Management Act 107 of 1998 [NEMA]).
- e) No land-use changes may be approved until the parameters of the SPCs applicable to the subject area have been verified and ground-truthed through a detailed site analysis. This is to be undertaken by the proponent of the land-use change.
- f) The SPC designation illustrated by the municipal SDFs must be used as a criterion for evaluation of rezoning and development applications. In the case where an application is inconsistent with relevant SPC, or where it implies a change of SPC designation, the onus will be on the applicant to prove that the proposed change is desirable and that it will not have a significant detrimental impact on the environment.

C1.4 A SPATIAL PLANNING INFORMATION SYSTEM

A key dimension of environmental and land-use management as contemplated by the SEMF is a well maintained spatial planning information system. The purpose of the latter is to facilitate land-use planning and governance throughout the Municipality in terms of standard formats and procedures. The spatial planning information system is an information system comprising an integrated set of components for collecting, storing and processing data and for delivering information, knowledge and digital products. It combines hardware, software, infrastructure and trained personnel organised to facilitate effective land-use planning throughout the Municipality through the implementation of the SPCs and Sub-Categories. The implementation of GIS software will ensure geo-referencing, standardisation and coordination of spatial data in digital format.

Relevant NDP Directive

The development of a national spatial framework, as well as ongoing spatial management, must be supported by integrated national system of spatial data infrastructure. A key objective is the creation of a national observatory for spatial data assembly and analysis. This observatory would be informed by the success and experience of other observatories internationally, and at provincial and city-region scale in South Africa. It would collect, continually update and analyse data and other information relevant to spatial planning.

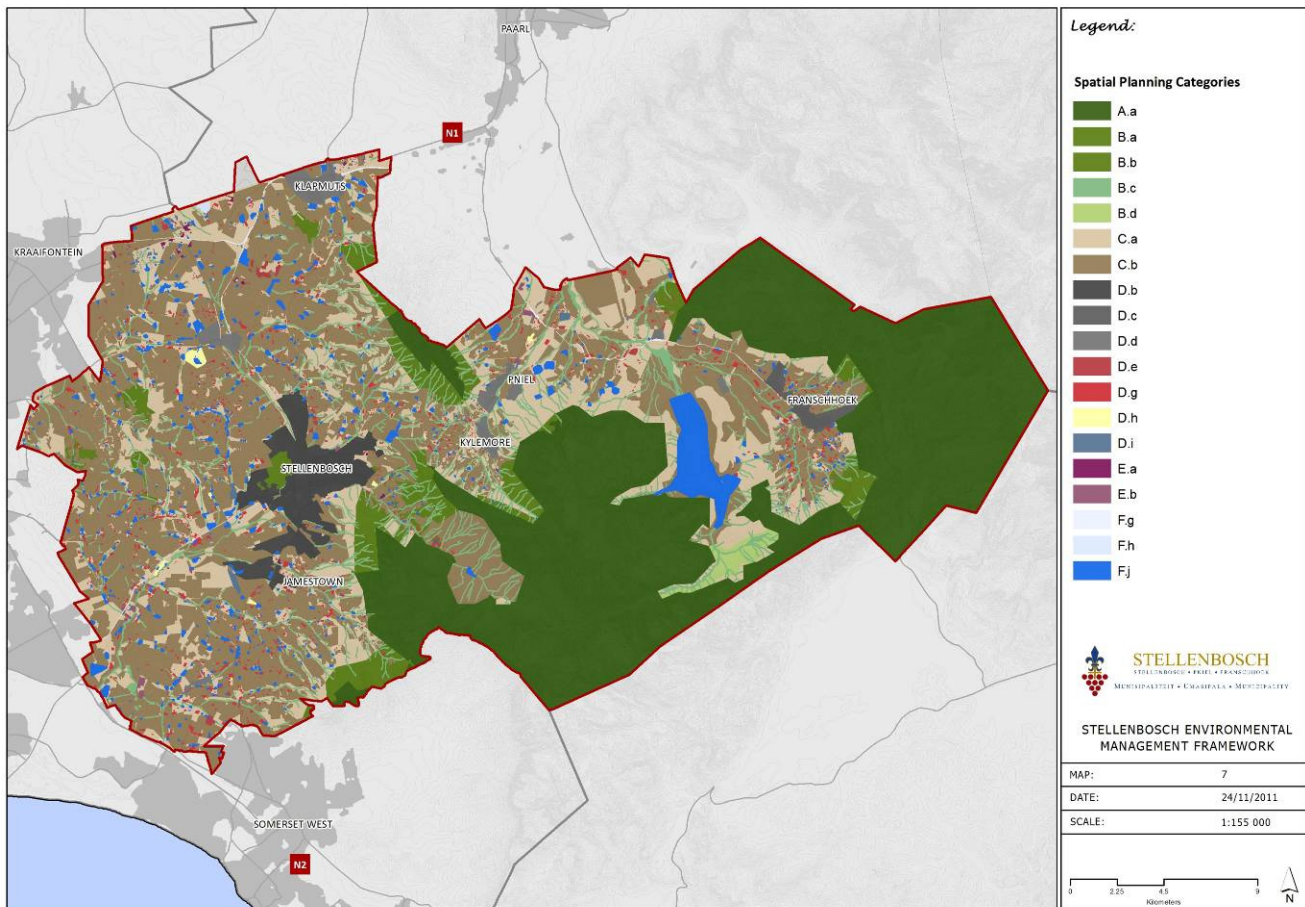
Policy directives in respect of a spatial planning information system is as follow:

- a) A spatial planning information system must be implemented as part of the SDF, the SEMF and all other municipal policy.
- b) To ensure effective functioning of the spatial planning information system data must be exchangeable throughout the various departments of the municipality.
- c) The spatial planning information system should conform to the following requirements:
 - (i) Providing information that is easy to use and maintain.

- (ii) Providing fast, but accurate results.
- (iii) Centralising and standardising applications and procedures.
- (iv) Aligning applications and procedures with the SPCs and Sub-Categories.
- (v) Providing municipal departments with shared access to the same up-to-date data.
- (vi) Providing an improved service to the community.
- (vii) Serving public interest by making relevant information accessible.

C1.5 COMPOSITE SPATIAL PLAN FOR STELLENBOSCH MUNICIPALITY

The SPCs were used to draft a spatial environmental vision for Stellenbosch Municipality (refer to Plan C1). This plan serves as a first level broad guide to environmental management, spatial planning, and land-use throughout the Municipality. Essentially the purpose of the SEMF is to help create an environment that is conducive to economic, social and ecological sustainability.



Plan C1: Stellenbosch Municipality Composite Spatial Plan.

CHAPTER C2 CREATING A BIOREGIONAL PLANNING AND MANAGEMENT FRAMEWORK

C2.1 POLICY CONTEXT

In the *Manual for the Application of Bioregional Planning in the Western Cape* (PGWC, 2003) the institutional responsibility for the delimitation of bioregional planning units at the district and the local level is described as follows:

- a) District Level: District Municipalities are *inter alia* responsible for detailed delimitation of bioregions, preparation of a district-wide land-use classification plan in accordance with a set of primary Spatial Planning Categories, and the formulation of strategies for sustainable development and land management in the district as a whole. In addition, they are to manage the relationship between local municipalities to ensure the integrated management of bioregions (in this regard, specific reference is made to areas where the municipal boundaries do not correspond with bioregional parameters, giving rise to overlapping and necessitating close co-operation between the relevant local municipalities).
- b) Local Level: Local municipalities are to delimit wards that comply with bioregional parameters as fine-grain planning units ensuring constructive community participation, undertake detailed land-use classification in accordance with the *Spatial Planning Categories* and *Sub-Categories*, formulate and implement detailed sustainable development and conservation strategies and projects, and establish sustainable public-private partnerships by making use of Special Management Areas.

C2.2 BIOREGIONAL PLANNING UNITS APPLICABLE TO STELLENBOSCH MUNICIPALITY

A key aspect of bioregional planning and management is the delimitation of the various planning units that incorporate and influence the planning area and *vice versa*. In terms of the *Western Cape Bioregional Planning Policy* the following units are to be defined and management strategies formulated to facilitate their integrated management:

- Bioregions
- Wards that correspond with bioregional parameters

The objectives of the delimitation of bioregional planning units are to:

- Achieve holistic integrated planning, i.e. ensure that all aspects that may have an influence on the planning area are addressed in the SDF.
- Identify areas of co-operation between municipalities (i.e. overlapping areas where municipal boundaries do not correspond with bioregional parameters) in order to achieve holistic integrated planning.

Miller (1996) defines a bioregion as a '*geographical space that contains one whole or several nested ecosystems characterized by landforms, vegetative cover, human culture and history as identified by local communities, governments and scientists*'. The IUCN describes a bioregion as a '*land and water territory, the limits of which are not defined by political parameters but by the geographical boundaries of human communities and ecological systems*'.

In municipal planning terms the bioregion is viewed as a regional planning unit that can be supra- or sub-municipal or more-or-less at the municipal level and, as such, is not in conflict with administrative boundaries, but supplementary thereto. With regard to its role in the planning

process it is important to recognise that the bioregion is but one layer in a system of planning units required for coherent and integrated planning. Places manifest themselves on various environmental levels. The bioregion is an effective planning unit for integrated planning on the level of the region, district and greater municipal area and provides an effective intermediate framework to co-ordinate planning on other scales. The bioregion is one layer in a system of planning units used for coherent and integrated planning. It is an effective planning unit for integrated planning on the level of the district and greater municipal area, and provides an effective intermediate framework to co-ordinate planning between the various spheres of government.

C2.2.1 CAPE WINELANDS BIOREGION

The *Bioregional Planning Framework* provides a conceptual bioregional plan. The purpose of the latter plan is to provide authorities and planners with a framework for more detailed bioregional delimitation. This plan was used as a basis for the delimitation of the Cape Winelands Bioregion and its component wards that comply with bioregional parameters.

C2.2.2 WARDS THAT COMPLY WITH BIOREGIONAL PARAMETERS

A challenge facing the Municipality is to ensure that the future management of its natural environment is undertaken in a manner that promotes enthusiastic and effective participation and support of those people that are directly affected by the land-use and status of the environment. A decisively important aspect in this regard is to ensure that the physical scale of the planning area (*or area of influence*) is such that the residents of that area would identify with it to the extent that they are encouraged to actively take part in its planning and management.

Ideally the municipal wards should provide the basis for effective community participation. However, in many instances the wards have been demarcated in a manner that does not promote enthusiastic community participation and representation¹⁶.

C2.3 OBJECTIVES

The key objectives of bioregional planning are to:

- a) Ensure an integrated approach to the planning and management of land resources. The broad objective is to facilitate the allocation of land-uses that provide the greatest sustainable benefits and to promote sustainable and integrated management of resources. Environmental, social and economic issues should be taken into consideration.
- b) Promote sustainable human settlement development. This implies *inter alia* the following:
 - (i) Providing adequate shelter for all, especially rapidly growing populations.
 - (ii) Improving human settlement management to ensure sustainability of all urban settlements.

¹⁶ Moughtin (1997) states that the delimitation of *neighbourhoods, districts, etc.* is essential for achieving sustainable development. *'This process of the division of the settlements is most effective in promoting sustainable development when these divisions of the settlements are legitimised politically and when their elected councillors are given a mandate to protect and enhance the quality of the local environment'* (Moughtin, 1997). It is suggested that the latter view be considered against the background of the objectives of both the Municipal Structures Act and the Municipal Demarcation Act, particularly with regard to the role wards and ward councillors and ward committees can play in the future.

- (iii) Promoting sustainable land-use through environmentally sound planning and management.
- (iv) Promoting the integrated provision of services such as water, sewage, stormwater and solid waste management.
- d) Integrating environmental and developmental concerns in decision-making. Stellenbosch Municipality cannot afford to make decisions concerning developmental issues without taking the environment into account. Changes are needed in the institutional structures of the Municipality to enable more systemic consideration of the environment when decisions are made on, amongst others, land-use, conservation, economic, social, agricultural, transportation and other policies.
- e) Establishing systems for integrated environmental management and auditing. This includes the use of Integrated Environmental Management (IEM) procedures, include the implementation of environmental management systems, monitoring and auditing in all development and conservation initiatives.

C2.4 POLICY

The policy directives as it relates to bioregional planning and management are as follows:

- a) The Municipality has adopted bioregional planning as a guiding overarching framework for land-use planning and management¹⁷. Accordingly, the IDP and the SDF in particular, must give effect to the approach.
- b) The Municipality will give effect to bioregional planning and management as is stipulated in the inter-governmental agreement regarding the Cape Winelands Biosphere Reserve.
- c) The Municipality will create the capacity and spatial planning mechanisms (as part of the SDF) to give effect to the key dimensions of bioregional planning.
- d) Boundaries of municipal wards should, as far as possible, be aligned with those of bioregional units (e.g. wards that comply with bioregional parameters).

C2.5 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C2.5(a)	Strengthen institutional capacity and capability to integrate social, economic and environmental issues at all levels of developmental decision-making and implementation. Attention should be given to moving away from narrow sectoral approaches and progressing towards full cross-sectoral co-ordination, co-operation and integration. This implies the following: <ul style="list-style-type: none"> a) Integrating environment and development at the policy, planning and management levels, with the objective of improving the decision-making process. b) Making effective use of economic instruments and other 	High/On-going

¹⁷ The 2004 IDP provided the following directives regarding the approach and process to be followed in the preparation of the Stellenbosch SDF and the future management of the Municipality:

- a) Foster and promote the principles of sustainable development and bioregional planning (Greater Stellenbosch IDP, Section 6.3).
- b) Incorporate the principles of the IDP of the former Winelands District Council into the Stellenbosch SDF and implement it as a matter of urgency (Greater Stellenbosch IDP, Section 7.13).

	incentives, by: <ul style="list-style-type: none"> (i) Incorporating environmental costs into the decisions of producers and consumers and not passing these costs onto society in general or to future generations. (ii) Moving towards integrating social and environmental costs into economic activities so that prices will appropriately reflect the relative scarcity and total value of resources (water and electricity as examples) and contribute to the prevention of environmental degradation. c) Decisions must be based on an assessment of the full social and environmental costs and benefits of policies, plans, programs, projects and activities that impact on the environment. 	
C2.5(b)	Interrogate, as part of the revision of the SDF, the boundaries of the bioregional components, including wards that comply with bioregional parameters.	High

CHAPTER C3 MANAGING STELLENBOSCH MUNICIPALITY AS PART OF THE GLOBAL BIOSPHERE

C3.1 GIVING EFFECT TO INTERNATIONAL OBLIGATIONS

There is an increasing global awareness against economic growth at the expense of the natural environment. United Nations organisations such as UNEP¹⁸ and UNESCO¹⁹, and international conservation bodies such as the IUCN²⁰, WRI²¹, and WWF²² plead for national and regional development policies and strategies that can facilitate sustainable development. In the *World Conservation Strateg*, sustainable development is considered to be a set of tools and strategies which respond to five broad requirements, namely:

- a) Integration of conservation with development.
- b) Satisfaction of basic human needs.
- c) Achievement of equity and justice.
- d) Provision of social self-determination and cultural diversity.
- e) Maintenance of ecological integrity.

Sustainable development will not be achieved by only conserving natural areas. The *Global Biodiversity Strategy* (IUCN/UNEP/WWF) states that conservation strategies must be aimed at accommodating cultural, economic and political circumstances at local and regional spheres. Such strategies must *inter alia* be aimed at improving the well-being of local and regional communities through the implementation of conservation strategies.

¹⁸ United Nations Environmental Program.

¹⁹ United Nations Educational, Scientific and Cultural Organisation.

²⁰ International Union for the Conservation of Nature.

²¹ World Resources Institute.

²² World Wide Fund for Nature.

Relevant NDP Directive

In order for South Africa to achieve its national goals of eradicating poverty, lowering inequality, creating jobs and making the transition to a resilient low-carbon economy, foreign relations must be driven by the country's domestic economic, political and social demands, as well as its regional, continental and global obligations. South Africa needs to identify potential synergies between countries and support programs that take advantage of complementary human and natural endowments to promote development and built resilience to natural disasters. On the basis of our identity as an African country, South Africa's foreign policy should be driven by a clear and critical understanding of our national, regional and continental priorities in a multi-polar world where the geo-strategic politics of the continent is, once again, becoming increasingly central to global political economic competition for natural resources and market share.

The South African Government is a signatory to a number of international protocols, conventions and agreements pertaining to the above aspects. Consequently, all spheres of government are obliged to adopt and give effect to these protocols, conventions and agreements.

C3.1.1 OBJECTIVES

The key objectives are to:

- a) Give effect to the international sustainability obligations placed on Stellenbosch Municipality by virtue of the protocols, conventions and agreements endorsed by the South African Government on behalf of the country.
- b) Assist all concerned in managing the Cape Winelands Biosphere Reserve and developing it into an international model.
- c) Obtain the highest international recognition for globally-unique natural manifestations in the Municipality.
- d) Implement and reap the benefit vested in international programs promoting environmental sustainability through integrated land-use planning.
- e) Adopt a global program of international scientific co-operation dealing with people-environment interactions over the entire realm of bioclimatic and geographic situations of the biosphere.
- f) Create a efficient premise for joint research, information management and investment facilitation between Stellenbosch Municipality, Stellenbosch University, and other similar institutions.

C3.1.2 POLICY

- a) Stellenbosch Municipality is not an 'island' isolated from its surroundings – it is an integral part of the global biosphere of which the cultural, social and economic functions are uniquely interdependent. The status of Stellenbosch Municipality as a unique entity is to be enhanced and maintained through efficient land-use management as provided for in this SEMF.
- b) Compliance with the strategies listed in Chapter C3.1.3 is mandatory and is to be given effect through the SDF and IDP. In particular, effect is to be given to the United Nations' Sustainable Development Goals (referred to as the Global SDGs) adopted in September 2016 as part of the Paris Accord (refer to Figure C8 below):
- c) Stellenbosch Municipality supports and strives to give effect to the protocols, agreements and conventions listed below:
 - (i) United Nations Paris Accord.

- (ii) Rio +20 on Sustainable Development.
 - (iii) Agenda 21.
 - (iv) Local Agenda 21.
 - (v) UNESCO's World Heritage Convention.
 - (vi) Convention on Biological Diversity.
 - (vii) United Nations Framework Convention on Climate Change.
 - (viii) Kyoto Protocol on Climate Change.
 - (ix) Ramsar Convention.
- d) Stellenbosch Municipality supports and gives effect to the ideals of Agenda 21 pertaining to the promotion of sustainable agriculture and rural development. In the *United Nations' Document on Sustainable Development*²³ it is stated that major adjustments are needed in agricultural, environmental and macro-economic policy, at both the national and the international level to create the conditions for *Sustainable Agriculture and Rural Development (SARD)*²⁴.

The vital importance of sustainable development for the immediate and long-term wellbeing of the globe and its inhabitant human, faunal and floral communities and for the supporting ecosystems has been reiterated and confirmed by the adoption of the Global SDGs by the United Nations on 25 September 2015. South Africa, as a member of the United Nations, is obliged and committed to giving practical effect to the relevant 17 SDGs illustrated by the figure below.



Figure C8: Sustainable Development Goals (UN: 25/09/2015)

²³ <http://www.un.org/esa/sustdev/agenda21chapter14>

²⁴ The United Nations' Document on Sustainable Development states that the priority must be on maintaining and improving the capacity of the higher potential agricultural lands to support an expanding population. However, conserving and rehabilitating the natural resources on lower potential lands in order to maintain sustainable human/land ratios is also necessary.

SEMF and the MaB Program

The over-arching goal of the SEMF is to promote sustainability throughout Stellenbosch Municipality. It is generally accepted that UNESCO's MaB Program provides an ideal framework for achieving this objective. The MaB Program is a global program of international scientific co-operation, dealing with people-environment interactions over the entire realm of bioclimatic and geographic situations of the biosphere. It was designed to solve practical problems of resource management, and aims to fill gaps in the understanding of the structure and function of ecosystems, and of the impact of different types of human interaction.

C3.1.3 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C3.1.3(a)	Implement UNESCO Man and Biosphere (MaB) Program ²⁵ as an overarching strategy to give effect to the policy cited under Chapter C3.1.2 with specific reference to the implementation of international protocols, agreements and conventions and, in particular the Cape Winelands Biosphere Reserve intergovernmental agreement.	High
C3.1.3(b)	Prepare and implement a comprehensive climate neutrality strategy that is to be implemented through all development projects.	"
C3.1.3(c)	Under the auspices of the Cape Winelands Biosphere Reserve and UNESCO's MaB Program, apply for the support of the institutions associated with the Program, including the following: <ul style="list-style-type: none"> a) Conservation International. b) Development Bank of Southern Africa. c) Global Environmental Facility. d) International Union for the Conservation of Nature. e) Smithsonian Institute. f) Third World Academy of Sciences. g) World Bank. h) World Resources Institute. i) World Wide Fund for Nature. 	"
C3.2.3(e)	Comply with and give effect to the intergovernmental and international agreement pertaining to the Cape Winelands Biosphere Reserve with specific reference to the following terms of agreement: <ul style="list-style-type: none"> a) Conservation (contributing to the conservation of landscapes, ecosystems, species and genetic variation). b) Development (fostering economic and human development, which is socio-culturally and ecologically sustainable). c) Logistical support (supporting demonstration projects, environmental education and training, research and monitoring related to local, regional, national and global 	High

²⁵ The over-arching goal of the SEMF is to promote environmental sustainability throughout Stellenbosch Municipality. It is generally accepted that UNESCO's MaB Programme provides an ideal framework for achieving this objective.

	<p>issues of conservation and sustainable development).</p> <p>d) Implementation of bioregional planning and management in all projects.</p> <p>e) Promotion of UNESCO's MaB Program (fostering sustainable economic and human development and environmental conservation).</p>	
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CHAPTER C4 MANAGING SPC A AND SPC B AREAS: THE NATURAL ENVIRONMENT

In meeting its international obligations of the Rio Summit of the United Nations (refer to Agenda 21) the South African government is required to develop national strategies, plans or programs, or adapt existing ones, to integrate the conservation and sustainable use of biodiversity into sectoral and cross-sectoral plans, programs and policies. To this end the Government has published the White Paper on the Conservation and Sustainable Use of South Africa's Biological Diversity (Government Gazette No. 1095 of 1997) and promulgated NEMA (Act 107 of 1998). These provide for the conservation and sustainable use of the country's rich biological diversity. Of particular relevance are the following aims of the Biodiversity Policy:

- (a) Conserve the diversity of landscapes, ecosystems, habitats, communities, populations, species and genes in South Africa, through the following:
 - (i) Establishing and managing a representative and effective system of protected areas.
 - (ii) Promoting environmentally sound and sustainable development in areas adjacent to, or within, protected areas with a view to furthering protection of these areas.
- (b) Use biological resources sustainably and minimise adverse impacts on biological diversity by integrating biodiversity considerations into land-use planning procedures and environmental assessments.

Relevant NDP Directive

The biodiversity and ecosystems in conservation areas are national assets. Long-term planning to promote biodiversity and the conservation and rehabilitation of natural assets is critical, and should be complemented by a strategy for assessing the environmental impact of new developments as an important component of overall development and spatial planning.

A rational and consolidated system of formally protected areas is essential to ensure effective conservation of biodiversity. Current trends indicate that a systems approach to conservation is more effective than designing conservation efforts around protecting individual species (DEAT, 2001). Such an approach is effective if the designated protected areas are located in areas that contribute to the representation of the local/regional biodiversity (Margules and Pressey, 2000). In South Africa the existing protected area system poorly represents biodiversity patterns and processes. As many as 50 of South Africa's 68 vegetation types are less than 10% conserved.

Natural biodiversity²⁶ is essential to human survival. On the genetic level, for example, biodiversity underpins the development of cultivated food crops varieties and animal breeds. Many of Stellenbosch Municipality's people have livelihoods dependent on direct use of species, including the gathering, harvesting or hunting of animals and plants for food, medicine, shelter, fuel and

²⁶ The Convention on Biological Diversity defines biodiversity as *the variability among living organisms from all sources including terrestrial, marine, and other aquatic ecosystems, and the ecological complexes of which they are part; this includes diversity within, and between, species and of ecosystems.*

fibre (Wynberg, 2002). Ecosystem services such as the maintenance of soil fertility, climate regulation and natural pest control, as well as intangible benefits such as aesthetic and cultural values, all support human activity and sustain human life (Chapin et al, 2002). Biodiversity provides a variety of environmental services, including the regulation of the gaseous composition of the atmosphere, regulation of the hydrological cycle and climate, generation and conservation of fertile soils, dispersal and breakdown of wastes, pollination of many crops, and absorption of pollutants. Biodiversity is no longer an issue confined to conservation and wildlife proponents, rather its importance to farmers, to indigenous people and their livelihoods, to human rights, political dispensations, and global trade issues (CSIR, 2004).

Ecosystem management, like sustainability, also reflects the holistic philosophy of ecological science. Ecosystem management is an attempt to manage entire ecological systems rather than individual and fragmented components. *No environmental factor in an ecological system operates in isolation. And because the environment is holocoenotic and undergoing changes day to day, season to season and year to year and because a change in one factor affects the rates of others and the rates of all life processes, ecological systems are not to be understood by the study of each factor, process or condition separately* (Wolfe, 1970).

Humans are an integral part of today's ecosystems and depend on natural ecosystems for survival and welfare. Ecosystems must therefore be sustained for the long-term well-being of humans and other forms of life. Human intervention should not impact on the sustainability of ecosystems by destroying or significantly degrading components that affect the capabilities of the ecosystem. The cumulative effects of human influences, including the production of commodities and services, should therefore maintain resilient ecosystems that are capable of returning to the natural range of variability when left alone. Management activities should therefore conserve or restore natural ecosystem disturbance patterns (Kaufman, M.R. et al, 1994).

Holistic management of ecological systems acknowledges man, and habitats of humanity, as being integral components of ecological systems. Aldo Leopold states '*when we see the land as a community to which we belong, we may begin to use it with love and respect*'. This reflects the significant difference between a man in nature versus a man and nature philosophy. To achieve sustainability the municipality must have resource management policies and implementation strategies, which promote economic, environmental and social equitability across generations. Holistic ecosystem management requires management of entire ecosystems at a geographic scale of watersheds and river basins and integrated management of public and private lands.

The principles summarised below can contribute to the achievement of the preservation, protection, and/or restoration of the integrity of an ecosystem while maintaining sustainable societies and economies:

- a) Multiple boundaries and scale: Ecosystems do not have permanent or absolute boundaries. Rather, multiple factors considered in multiple boundaries are necessary for ecosystem management.
- b) Natural resources, biodiversity, and conservation biology: It is imperative that the Municipality work to restore and/or maintain biological diversity (species, genetic and ecosystem) and the ecological patterns and processes that maintain that diversity.
- c) Natural resources and traditions: This entails preserving and maintaining significant resources and advocating or assisting others to protect important archaeological, historical, and ethnographic resources in their historic context.

- d) Social, cultural, economic and political factors: The resources of the natural environment/conserved areas are not separate and removed from society, but are an integral part of thereof. Social, economic, and political reality must be understood by environmental/conservation managers. Economic and social needs of surrounding communities may be supported without compromising conservation values.
- e) Information management/scientific basis for decisions: Management decisions should be grounded in the best scientific natural, cultural, economic, and social data available in order to gauge effectively the full impact of policy alternatives and to help choose the course of action that will best achieve ecosystem management goals.
- f) Partnerships: Ecosystem management is best understood as shared responsibility, and the Municipality should collaborate, communicate, cooperate and coordinate with partners (Toolkit D2 provides guidelines for community-based environmental governance).
- g) Interdisciplinary approach to management: Rather than separating employees by discipline, varied disciplines should work together in teams toward specific objectives.
- h) Long-term ecosystem management focus: Managers of resources common to an ecosystem should cooperatively develop a long-term ecosystem vision and specific management objectives in conjunction with partners.
- i) Adaptive and flexible management: Ecosystem management can be best served by allowing innovative management approaches to be tailored to specific ecosystems.

Ecosystem services are the processes and conditions of natural ecosystems that support human activity and sustain human life. They encompass all the benefits that we derive both directly and indirectly from the functioning of ecosystems.

An ecosystem approach is widely recognised as a valuable way to analyse the relationship between people and the environment and for this reason has been endorsed by the Convention on Biological Diversity (CBD, 1992). The CBD describes the ecosystem approach as *'a strategy for the integrated management of land, water and living resources that promotes conservation and sustainable use in an equitable way - humans, with their cultural diversity, are an integral component of many ecosystems'* (Millennium Ecosystem Assessment {MEA}, 2003). It therefore provides a useful framework to conceptualise the link between wellbeing and the natural environment. It also enables a better grasp of living within environmental limits, which describes the limits of the planet's environment, resources and biodiversity (Defra, 2005). The fact that 60% of the world's ecosystems services are being degraded and used unsustainably and presents significant challenges to maintaining the wellbeing of current population and future generations (MEA, 2003). MEA categorises ecosystem services into four types namely:

-  Provisioning services: the products obtained from ecosystems including food, fresh water, fuelwood, fibre, biochemicals and genetic resources.
-  Regulating services: the benefits obtained from regulation of ecosystem processes such as air quality maintenance, climate regulation, erosion control, disease regulation, water regulation, water purification, storm protection and pollination.
-  Cultural services: the nonmaterial benefits obtained from ecosystems through spiritual enrichment, cognitive development, reflection, recreation and aesthetic experiences. This covers the role that ecosystems play in contributing to cultural diversity, spiritual and religious values, knowledge systems, educational values, social relations, inspiration, aesthetic values, sense of place, cultural heritage values, recreation and ecotourism.
-  Supporting services: the services necessary for the production of all other ecosystem services such as soil formation, nutrient cycling and primary production. They differ from the other three types of services because their impacts on people are either indirect or

occur over long period of time. The other categories in comparison have relatively direct and short-term impacts on people.

The ability of the ecosystem to provide services on a sustainable basis is directly dependent on the health of the ecosystem. The ecosystem services provided by the natural systems of Stellenbosch Municipality include:

- a) Biodiversity:
 - (i) Pollination of crops and natural vegetation, from which humans derive fruits and other foods.
 - (ii) Provision of useful species for beneficial uses such as flower harvesting, wood for fuel, food, medicines.
 - (iii) Cycling and movement of nutrients, soil stability and soil carbon storage, providing fertile and non-eroding soils and the potential for carbon trading.
 - (iv) Control of vast majority of potential agricultural pests prevents loss of livelihood from damage of crops.
 - (v) Climate stabilisation and moderation of weather extremes and their impacts, providing liveable climates.
 - (vi) The provision of aesthetic beauty and intellectual stimulation in a place that tourists want to visit.
- b) Water:
 - (i) Purification of water and attenuation of floods by wetlands.
 - (ii) Supply of water by rivers and from ground water for drinking, irrigation and manufacture of products.
 - (iii) Breakdown or dilution of waste in rivers.
 - (iv) Provision, by rivers and freshwater bodies, of places of recreational, aesthetic, spiritual or religious value.
- c) Air (quality):
 - (i) Provision of clean air that is beneficial for humans and the ecosystem, including the conversion of CO₂ to oxygen by plants through photosynthesis.
- d) Land and soil:
 - (i) Provision of nutrients, water and physical rooting support for agricultural crops.
 - (ii) Provision of nutrients, water and physical rooting support for natural vegetation, as well as other roles that soil plays in natural ecosystem functioning, such as a medium for completion of insect life cycles.
 - (iii) Role played in hydrology and water supply, which includes infiltration of precipitation, run-off control and recharge of groundwater.
 - (iv) Attenuation of environmental pollution, which is a specific role of soil in landfills and land farming, but also more generally in attenuating the potential effects of air pollution on surface and groundwaters.
 - (v) Provision of construction and road building material in the form of sand and laterite gravel that are sourced from the soil profile.

C4.1 SPC A: CORE CONSERVATION AREA

In Stellenbosch Municipality SPC A areas constitute sites of high conservation importance including terrestrial land, aquatic systems (rivers and wetlands). Due to their highly irreplaceable status such areas should be protected from change or restored to their former level of ecological functioning. SPC A areas are a natural resource (capital) of international, national and provincial significance within which the natural environment is able to provide a range of ecosystem services

essential for sustainable life of humans. The integrity of the SPC A areas is therefore an imperative for the long-term future of Stellenbosch Municipality.

The Core Area is considered the mainstay of the proclaimed Cape Floral Region Protected Areas World Heritage Site. The Boland Mountain Complex is acknowledged as the most important site in the Cape Floral Region in terms of floristic diversity and represents the highest concentration of threatened and locally endemic species (Indigenous Vegetation Consultancy *et al*, 2003).

C4.1.1 DESCRIPTION AND PURPOSE

CATEGORY A: CORE AREAS		
SUB-CATEGORY		DESCRIPTION
A.a	Statutory Protected Areas	Areas designated in terms of legislation for biodiversity conservation, defined categories of outdoor recreation and non-consumptive resource use. Conservation purposes are purposes normally or reasonably associated with the use of land for the protection of the natural and/or built environment, including the protection of the physical, ecological, cultural and historical characteristics of land against undesirable change.
A.a.1		<p><u>Wilderness Areas</u> (declared in terms of NEMPA²⁷ 57 of 2003)</p> <p>Areas characterised by their intrinsically wild and pristine appearance and character, or that are capable of being restored to such, and which are undeveloped, without permanent improvements or human habitation. Such areas are declared to:</p> <ul style="list-style-type: none"> a) protect and maintain the natural character of the environment, biodiversity resources, associated natural and cultural resources; b) provide environmental goods and services; c) provide outstanding opportunities for solitude and primitive outdoor experiences; and, d) provide controlled access to those who understand and appreciate wilderness, and those who wish to develop such an understanding.
A.a.2		<p><u>Special Nature Reserves</u> (declared in terms of NEMPA 57 of 2003)</p> <p>Areas characterised by sensitive, ecologically outstanding ecosystems or natural habitats, natural communities, populations or species, or unique geological or biophysical features conserved primarily for scientific research, educational and limited nature-based recreational purposes.</p>
A.a.3		<p><u>National Parks</u> (declared in terms of NEMPA 57 of 2003)</p> <p>Designated to protect areas of national or international biodiversity importance; or containing a representative sample of South Africa's natural systems, scenic areas or cultural heritage sites; or the ecological integrity of one or more ecosystems. National parks provide spiritual, scientific, educational, recreational and tourism-related opportunities which are mutually and environmentally compatible and can contribute to local and regional economic development.</p>
A.a.4		<p><u>Nature Reserves</u>, including provincial, local authority and registered private nature reserves (declared in terms of NEMPA 57 of 2003)</p> <p>Areas of significant ecological, biophysical, historical, or archaeological interest or that are in need of long-term protection for the maintenance of its biodiversity or for the</p>

²⁷ National Environmental Management: Protected Areas Act 57 of 2003.

	<p>provision of environmental goods and services. Nature reserves are declared to:</p> <ol style="list-style-type: none"> Supplement the systems of wilderness areas and national parks in South Africa; Sustainably provide natural products and services to local communities; Enable the continuation of traditional resource uses; and Provide nature-based recreational and tourism opportunities.
A.a.5	<p><u>Protected Environments</u> (declared in terms of NEMPA 57 of 2003)</p> <p>Areas may be declared as a protected environment to:</p> <ol style="list-style-type: none"> Conserve the area as a buffer zone for the protection of a wilderness area, special natural reserve, national park, world heritage site or nature reserve. Enable owners of land to take collective action to conserve biodiversity on their land and to seek legal recognition for such actions. Protect the area if it is sensitive to development due to its – <ul style="list-style-type: none"> Biological diversity; Natural, cultural, historical, archaeological or geological value; Scenic and landscape value; or Provision of environmental goods and services. Protect a specific ecosystem outside of a wilderness area, special nature reserve, national park, and world heritage site. Ensure that the use of natural resources is sustainable. Control change in land-use if the area is earmarked for declaration as, or inclusion in, a wilderness area, national park or nature reserve.
A.a.6	<p><u>Forest Wilderness Areas</u> / <u>Forest Nature Reserves</u> (in terms of Section 8[1] of National Forests Act 84 of 1998)</p> <p>Declared forest wilderness areas and forest nature reserves include:</p> <ol style="list-style-type: none"> Natural forests, i.e. tract of indigenous trees whose crowns are largely contiguous and which comprise all other floral and faunal forest elements; Woodlands, i.e. a group of indigenous trees which are not a natural forest, but whose crowns cover more than 5% of the area bounded by the trees forming the perimeter of the group; and Natural habitats or ecosystem components.
A.a.8	<p><u>World Heritage Sites</u> (declared in terms of the World Heritage Convention Act 49 of 1999)</p> <p>Cultural²⁸ or natural²⁹ areas that has been:</p> <ol style="list-style-type: none"> Included on the World Heritage List, or the tentative list of the Republic, and has been proclaimed as a World Heritage Site, or Proclaimed to be a special heritage site for management in accordance with the Act

²⁸ The *Convention Concerning the Protection of the World Cultural and Natural Heritage* defines cultural heritage which constitutes monuments, architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science, groups of buildings, groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science, sites, works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view.

²⁹ Natural heritage is natural features consisting of physical and biological formations or groups of such formations, which are of outstanding universal value from the aesthetic or scientific point of view, geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants, and natural sites or precisely delineated natural areas of outstanding universal value from the point of view of science, conservation or intrinsic beauty.

	(such areas cannot be referred to as a World Heritage Site).
A.a.9	<u>Mountain Catchment Areas</u> (declared in terms of the Mountain Catchment Areas Act 63 of 1970) Areas declared as mountain catchment areas that provide for the conservation, use, management and control of such land.

SOUTH AFRICA'S NATIONAL BIODIVERSITY STRATEGY AND ACTION PLAN

To reinforce the protection of our natural heritage and in keeping with South Africa's commitments under the Convention on Biological Diversity, the National Biodiversity Strategy and Action Plan (NBSAP) was launched by the Department of Environmental Affairs which will guide South Africa's conservation and management of biodiversity and help to ensure sustainable and equitable benefits for all communities. The development and implementation of the NBSAP is an ongoing and iterative process.

The NBSAP and the National Biodiversity Framework (NBF) must be seen as a continual cycle of implementation, monitoring, review and revision. The significance of the NBSAP is that:

- a) Biodiversity considerations are integrated into all other strategies and plans, such as poverty eradication strategies and development programs.
- b) It will provide the road map for achieving the biodiversity related objectives contained the Johannesburg Plan of Implementation (2002)³⁰, such as reducing the rate of loss of biodiversity by 2010.
- c) It will lay the groundwork for the National Biodiversity Framework (NBF) required in terms of Chapter 3 of the National Environmental Management: Biodiversity Act 10 of 2004.
- d) It will further develop White Paper on the Conservation and Sustainable Use of South Africa's Biological Diversity, 1997 by translating policy goals into an implementation plan, with firm targets, clear roles and responsibilities, realistic timeframes and measurable indicators.

The strategic objectives of the NBSAP can be summarised as follows:

- (i) An enabling framework integrates biodiversity into the socio-economy.
- (ii) Biodiversity contributes to socio-economic development and sustainable livelihoods.
- (iii) Biodiversity, including species, ecosystems and ecological processes, is effectively conserved across the landscape and seascape, with a focus on biodiversity priority areas.
- (iv) South Africa's international obligations are met where feasible.
- (v) A cross-cutting objective which relates to all the above objectives is: *Enhanced institutional effectiveness and efficiency ensures good governance in the biodiversity sector.*

The NBSAP states that 'planning frameworks at various levels – national, provincial and local – must take biodiversity into consideration in order to guide development. Provision is made in various pieces of legislation to encourage co-ordinated and integrated planning, but the legislation is still in the process of being implemented. For example, legislation administered by the Department of Land Affairs (DLA) and the Department of Provincial and Local Government (DPLG), requires provincial and local administrations to develop, with public consultation, economic development and spatial plans that integrate social, economic and environmental considerations'.

This means that it is especially important that Provincial Growth and Development Strategies and Plans, and IDPs include biodiversity considerations in planning. Biodiversity must be integrated fully into the planning processes.

C4.1.2 OBJECTIVES

- a) Create representative core conservation areas in all centres of endemism.
- b) Facilitate SPC A status for all Critical Biodiversity Areas (CBAs) through innovative public-private partnerships.
- c) Manage SPC A areas as:

³⁰ This Plan was agreed upon at the World Summit on Sustainable Development (WSSD) or Earth Summit 2002 that was held in Johannesburg from 26 August to 4 September 2002.

- (i) Benchmarks ('a base-datum of normality or naturalness') or as standards for environmental health and self-sustaining ecosystems.
- (ii) Secure refugia for source populations and biodiversity.
- (iii) Sites where natural processes can continue without human interference.
- (iv) Sites providing opportunities for solitude or primitive and unconfined types of recreation.
- (v) Sites containing ecological, geological, or other features of scientific, educational, scenic, historical or cultural value.
- (vi) Sites providing ecosystem functions, including the provision of clean water from catchments, serving as carbon sinks, etc.

C4.1.3 POLICY

- a) South Africa's National Biodiversity Strategy and Action Plan will be complied with and given effect in all land-use management.
- b) The highest statutory protection must be afforded to SPC A areas.
- c) Only non-consumptive activities are permitted, for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education.
- d) Where such pristine areas are in state control they should be conserved in Provincial Nature Reserves (Category A.b), and if in private ownership they should be conserved in Special Management Areas (SMAs) (refer to Toolkit D3) or Natural Heritage Sites (Category A.b).
- e) Aesthetically prominent natural features or areas should be declared Protected Natural Environments if such declaration would promote natural scenic beauty or biodiversity.
- f) Important cultural-historic or archaeological sites are protected in terms of the National Heritage Resources Act 25 of 1999 and must be entered into a National Registry of conservation-worthy immovable property to facilitate their protection. Future planning and development that could affect such sites would then be controlled by the South African Heritage Resources Agency (SAHRA) and the relevant local government authority.
- g) A system of protected areas must be established throughout the Municipality in accordance with the National Environmental Management: Protected Areas Act 24 of 2008. Such a system should radiate out from core reserves, and should be connected through a network of ecological corridors and buffer zones where people pursue livelihoods subject to an agreed-upon system of values and environmental ethics.
- h) The system of protected nature areas must cover SPC A areas (refer specifically to those areas that have a high intrinsic and systemic value).
- i) The protected nature area system must comply with the following criteria:
 - (i) It should transect the Municipality from low-to-high elevation, terrestrial, freshwater, wetlands, rivers, and other ecosystem types, as well as the full range of climate, soil types, geology, etc.
 - (ii) It should be large enough to provide functional habitats for the indigenous organisms that inhabit them.
 - (iii) It should include representation from all levels of biodiversity, including populations, species and landscapes.
 - (iv) It should include terrestrial and freshwater ecosystems as may be required.
- j) The system of protected areas must be managed in a manner that honours long-standing, benign uses by local people for whom the system should include places of spiritual and cultural renewal.

- k) Proposals for new reserves must be scientifically defensible. In this regard, the establishment of protected areas must be based upon scientific information indicating the irreplaceability of habitats or broad habitat units.
- l) The management plans for a protected area system must make provision for the following:
 - (i) Effective integration of reserves with their surrounding environments, which could be achieved through the establishment of SMAs (Special Management Areas) and/or Stewardship agreements.
 - (ii) Appropriate management of ecological corridors that link the statutory conservation areas.
 - (iii) Appropriate management of private land that forms part of the ecological corridors and sustainable use of resources, to be achieved through *inter alia* the establishment of SMAs and/or Stewardship agreements.
- m) Biodiversity must be mainstreamed throughout the economy. All sectors that impact on biodiversity, especially agriculture and urban planning, need to factor biodiversity considerations into their policies, plans and programs.
- n) The value and importance of biodiversity to people's livelihoods must be recognized and biodiversity management must be integrated with poverty alleviation strategies and local economic development.
- o) Prioritise landscapes according to their comparative value contribution of essential ecosystem goods. Agricultural land can not simply be seen as only providing value in terms of food generation. Landscapes also generate water, absorb carbon and harbour critical biodiversity and may help to control pests and pollinate crops.

C4.1.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C4.1.4(a)	Secure additional potential SPC A areas.	Medium
C4.1.4(b)	Seek international recognition for all SPC A areas in terms of, for example, the World Heritage Convention, Biodiversity Convention, UNESCO's MaB Program, etc.	"
C4.1.4(c)	Establish a system of protected areas incorporating the diverse landscapes, ecosystems, habitats, communities, species, and culturally significant sites.	High
C4.1.4(d)	Conserve existing ecological corridors, and consolidate and rehabilitate any remnants of corridors that link ecosystems.	"
C4.1.4(e)	Develop and implement a municipal air quality management plan.	Medium
C4.1.4(f)	Implement dedicated strategies to conserve river biodiversity and functioning: <ul style="list-style-type: none"> a) Integrate land and water policy and management as a basis for integrated management strategies. b) Integrate rivers and wetland systems into regional plans and programs and fine-scale biodiversity assessments. 	"
C4.1.4(g)	Broaden environmental capacity and skills in the environment sector (specifically) and in the cross-sectoral situation (generally). Improve the capacity of the Municipality to enforce its cross-sectoral mandate: <ul style="list-style-type: none"> a) Increase the numbers of suitably qualified environmental 	"

	officials in the Municipality and society. b) Increase the awareness and formal knowledge of law enforcers and the judiciary regarding environmental issues. a) Implement formal environmental skills training through tertiary educational institutions.	
C4.1.4(h)	Implement a coordinated awareness program/approach encompassing all sectors of the Municipality and its social partners.	“

C4.2 SPC B: BUFFER AREA

The buffer areas have a very important function in that they form vitally important linkages between the statutory conservation areas, such as between the Helderberg and Jonkershoek Nature Reserves and between the Groenberg and Limietberg Nature Reserves. The rehabilitation of degraded river systems to create ecological corridors as part of the buffer area can therefore play an important role in connecting conservation areas that have been isolated through human activities.

Buffer areas are primarily in private ownership. Therefore, a key challenge to any land-use strategy or plan is to address the conflicts that often occur between biodiversity conservation and consumptive agricultural practices. In order to start addressing this phenomenon it is imperative to understand and appreciate the often-divergent perspectives of landowners and other stakeholders, and to respect the landowners' rights to use land in accordance with defined legal directives.

Private land-owners and conservation

Private landowners often express concern for the environment (Norton, 2000), but their support for conservation varies depending on perceived threats to their livelihood or private property rights (James, 2002, Russell and Harshbarger, 2003). Biodiversity conservation is often viewed with suspicion, fueled in part by legal conflicts arising from the implementation of environmental laws and policies (James, 2002). When private land and private land rights dominate the social and physical landscape, a balance between individual rights and conservation goals is needed to plan for cultural and ecological sustainability (Riebsame, 1998). Kemmis (1990) argues that, to reduce potential conflicts, environmental policy should be set within the context of the community and should reflect landowner and stakeholder values. The revealing and understanding the meanings of places to landowners and other people can help policy and decision-makers understand people's perspectives, and provide the foundation for appropriate regional resource plans (Cheng *et al*, 2003). Conservation action in landscapes dominated by private ownership will depend on the decisions and attitudes of individual landowners and is promoted when social and environmental values converge (Luzar and Diagne, 1999).

Accordingly, the SEMF provides a coherent and equitable approach to managing SPC B areas on private land in a manner that ensures sustainability and enhances the three global imperatives for sustainable development, namely *environmental integrity*, *human well-being* and *economic efficiency* (refer to Chapter A5.6).

C4.2.1 DESCRIPTION AND PURPOSE

CATEGORY B: BUFFER AREAS		
B.a	Non-Statutory Conservation Areas	Areas voluntarily set aside by land owners and managed for conservation purposes in terms of the legislation applicable to the current zoning of such land and not in terms of dedicated conservation legislation.
B.a.1	<u>Contractual Conservation Areas</u> Areas designated for conservation purposes in terms of an agreement with a conservation agency, or between landowners, a lease agreement, or a servitude. This category includes conservancies and biodiversity stewardship sites.	
B.a.2	<u>Private Conservation Areas</u> Areas zoned as private open space ³¹ for the primary use of conservation. Also areas unofficially designated and managed for conservation purposes by the relevant land owner.	
B.b	Ecological Corridors	Linkages between natural habitats or ecosystems that contribute to the connectivity of the latter and to the maintenance of associated natural processes.
B.b.1	<u>Freshwater Ecosystem Priority Areas (FEPA)</u> (in terms of National Freshwater Ecosystem Priority Areas Project) Identified river and wetland FEPAs and fish support areas, including a generic buffer of 100m, measured from the top of bank of the river or the delineated riparian areas, whichever is larger, and measured from the outside edge of the wetland (Driver <i>et al</i> , Aug 2011).	
B.b.2	<u>Rivers or riverbeds (incl. 32 m buffer)</u> (in terms of NEMA) All other perennial and non-perennial rivers and wetlands, including a buffer of 32m based on the generic buffer width used for aquatic features in the Listing Notices of the Environmental Impact Assessment Regulations, 2010 (GN R544, GN R545 and GN R546).	
B.b.3	<u>Critical Biodiversity Areas and High Biodiversity Areas</u> : Areas identified through systematic biodiversity plans as irreplaceable in terms of meeting representation and/or pattern targets. These areas are known to support high biodiversity or recognised as being important for more than one taxonomic group (e.g. plants and birds). These areas do not necessarily have statutory conservation status. This category includes Critical Biodiversity Areas.	
B.b.4	<u>Other Natural Areas</u> a) Tracts of natural vegetation that form part of, or link ecosystem components (i.e. tracts of natural vegetation acting as a buffer zone between rivers located in FEPA Fish Support Areas and Fish Sanctuaries, and Category C and D areas). b) Any other natural areas that are conservation-worthy and which form linkages to natural areas within Category C and D areas. c) <u>Ecological Support Areas</u> : Areas identified through systematic biodiversity plans as areas not yet exhibiting high levels of biodiversity loss, but which should be protected and restored in order to ensure biodiversity patterns and that ecological process targets can be met.	

³¹ Private Open Space refers to any land which has been set aside for utilisation primarily as a private site for sports, play, rest or recreational facilities or as an ornamental garden or pleasure garden and includes public land which is or will be leased on a long-term basis and a cemetery, whether public or private.

B.c	Urban Green Areas	Municipal open spaces that form in integral part of the urban structure.
B.c.1	Public Parks	
B.c.2	Landscaped Areas	

C4.2.2 OBJECTIVES

- a) Create appropriate buffer areas around or adjacent to SPC A areas that protect the latter against consumptive or habitat-fragmenting land-use impacts.
- b) Create a continuous network of natural resources areas throughout the Municipality that maintain ecological processes and provide ecosystem services (e.g. benefits that people derive from ecosystems. In Stellenbosch Municipality, these include the provision of water, arable soil, disaster amelioration, recreational opportunities, etc.).
- c) Develop a strategy, coherent and equitable approach to managing SPC B areas on private land in a manner that ensures sustainability and enhances sustainable development.
- d) Ensure efficient management of the atmospheric resources and associated circumstances.

C4.2.3 POLICY

SPC B designation illustrates the extent of the area that contains conservation-worthy habitats or habitat units and the extent of land which should, ideally, be rehabilitated to improve the quality of the natural landscape and/or to promote biodiversity conservation. The following policy principles apply:

- a) When considering a change of land-use (i.e. amendment of the designated SPC):
 - (i) SPC B.c and SPC B.d areas are primarily private property. The designation of SPC B.c and B.d areas does not imply that it is necessarily undesirable to undertake any development within such areas. Such designation is rather an indication that one must proceed with caution.
 - (ii) SPC B.c and B.d provide an explanation of the nature and extent of the landscape characteristics of the particular area and present a basis for the evaluation of development proposals in proper context. SPC B.c designation, therefore, essentially represents an ideal.
 - (iii) SPC B.c designation does not take away any of the landowner's rights, nor does it grant any rights. It merely indicates that the particular tract of land is of importance to biodiversity conservation and, consequently, to the well-being of the people of the area and that due care should be taken in the management of the land.
 - (iv) Only activities that have an acceptable ecological footprint are permitted in SPC B. Where applications are made for such developments the onus is on the applicant to prove the desirability and sustainability of the proposed development and to suggest an appropriate *quid pro quo*. The latter could be in the form of:
 - Setting aside and rezoning an appropriate portion of conservation-worthy land for permanent conservation purposes (such portion could be considered for re-designation to SPC A).
 - Establishing an SMA over the property together with a trust fund earmarked for environmental conservation.

- b) River bank development must be behind the ecological setback lines including flood and storm surge lines (1:100 year floodline for building footprint).
- c) Tourism-related development outside the urban edge must be nodal, and restricted to less sensitive areas.
- d) No development is permitted on river banks that are susceptible to flooding and below the 1:100 year floodline.
- e) Aesthetically prominent natural features or areas should be declared Protected Natural Environments if such declaration would promote natural scenic beauty or biodiversity.
- f) Any modification of an SPC B area is subject to an appropriate environmental off-set or *quid pro quo*. Such off-set could be in the form of other SPC B land being formally designated as SPC A.

C4.2.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C4.2.4(a)	Ensure appropriate management of SPC B areas through ongoing application of the relevant legislation e.g. CARA ³² and NEMA.	High/On-going
C4.2.4(b)	Obtain statutory conservation status (SPC A) for designated SPC B areas (refer in particular to CBAs in private ownership) through the implementation of innovative strategies, such as the establishment of SMAs (refer to Toolkit D3).	"
C4.2.4(c)	Implement and maintain environmental education, awareness and voluntary activism.	"
C4.2.4(d)	Establish Special Management Areas (SMAs) to promote sustainable land-use over a group of land units in terms of the following principles: <ul style="list-style-type: none"> a) Both public and private land can be declared an SMA (natural, cultivated and inhabited land can be included into an SMA). b) The establishment of an SMA can be required as a condition of approval where new or additional land-use rights or subdivision have been granted. An SMA is to be managed in accordance with an Environmental Management System (EMS) or an Environmental Management Plan (EMP) that conforms to international standards for environmental management (e.g. ISO³³ 14001). c) The owner of the SMA must establish a trust fund to provide financial resources for effective long-term management of the Special Management Area. 	"
C4.2.4(e)	Conservation of resources for sustained ecosystem services to support the Municipality's development path. Preference will be given to projects that explore innovative institutional or market arrangements that promote natural resource	"

³² Conservation of Agricultural Resources Act 43 of 1983.

³³ ISO (the International Organisation for Standardisation) is a world-wide federation of national standard bodies (ISO member bodies).

	management or the mainstreaming of sustainable initiatives.	
C4.2.4(f)	Institute a community-based approach to addressing environmental challenges.	“
C4.2.4(g)	Designate an Air Quality Officer, draft and include an Air Quality Management Plan (AQMP) in the IDP, monitor and record progress regarding performance on an annual basis.	High

C4.3 PUBLIC-PRIVATE-COMMUNITY PARTNERSHIPS AS A KEY REQUIREMENT FOR EFFECTIVE ENVIRONMENTAL MANAGEMENT

The Municipality recognises that the establishment of partnerships between different institutions and stakeholders in the design and implementation of community-based environmental management is essential for project sustainability (refer to Toolkit D2). As stated by Culpan (1987) partnerships need to be promoted because without coincidence of interests and joint action to achieve common goals institutions will not co-operate and undermine each other. The relationship between institutions will, to a very large extent, govern the nature of the project and impact heavily on its success or failure. The development of a successful community-based environmental management system requires a sound institutional framework based on a constructive partnership between the local community, state, the private sector and NGOs.

C4.3.1 PARTNERSHIP TYPES SUPPORTED BY THE MUNICIPALITY

The farming community and the conservation fraternity have taken innovative steps to mitigate the impacts of the consumptive agricultural practices. These include:

-  Stewardship Program promoted by CapeNature
-  Conservancy program
-  Special Management Areas
-  Land-Care Program advocated by the Department of Agriculture

a) Stewardship Program

Integral to the provincial conservancy strategy is the Stewardship Program initiated by CapeNature. This program makes provision for the conservation of specific areas in terms of various options and formal agreements (refer to the figure below).

CapeNature supports areas under a Stewardship agreement by means of logistical contributions in the form of management planning, monitoring and auditing services, and general scientific and technological support. Options of the Stewardship Program require that specifications be noted on the title(s) of the relevant property. It is still uncertain whether this requirement holds any meaningful benefit for the relevant property owner.

CONSERVATION STEWARDSHIP

Options for landowners

CAPE NATURE CONSERVATION

- All three options are voluntary.
- Each option is tailored to your needs as a landowner.
- None of these options mean ceding ownership rights to Cape Nature Conservation.
- Existing types of protected areas (e.g. private nature reserve, natural heritage site, mountain catchment area) can be accommodated within any of these options.

OPTION	1 CONTRACT NATURE RESERVES	2 CO-OPERATION AGREEMENTS	3 CONSERVATION AREAS
WHICH OPTION APPLIES TO YOUR LAND	<ul style="list-style-type: none"> • Priority areas adjacent to statutory reserves or sufficiently large to be self-contained ecosystems • Critically important and threatened sites 	<ul style="list-style-type: none"> • Suitable for any conservation worthy land (especially wetlands and water catchments), not excluding small and isolated fragments 	<ul style="list-style-type: none"> • Any natural land is suitable but not a good option if your land has rare or endangered habitats, unless this initial designation, is seen as part of a plan to progress to higher conservation security
POSSIBLE LAND USE LIMITATIONS	<ul style="list-style-type: none"> • No development or land use rights will be allowed, but access and residence rights are unrestricted • Owners retain title 	<ul style="list-style-type: none"> • Land must be managed in a way that will support natural processes 	<ul style="list-style-type: none"> • Very few, but the area needs to retain its natural character
BENEFITS TO THE LANDOWNER	<ul style="list-style-type: none"> • Substantial assistance with habitat management • Increased recognition and marketing exposure • We will lobby on your behalf for incentives e.g. rates rebates 	<ul style="list-style-type: none"> • Specific agreements for fire, alien, plant and animal management • Advanced extension services (e.g. alien clearing planning) 	<ul style="list-style-type: none"> • Advice and support through basic extension services • Assistance with management plans and farm maps

Conservation Area applicable to group of properties

Co-operation Agreement applicable to entire property

Contract Nature Reserve applicable to portion of property

Contract Nature Reserve applicable to entire property

Co-operation Agreement applicable to portion of property

Conservation Area applicable to single property

Photo's: Martin Harvey, Shawn Benjamin, Amrei von Hase, Cape Nature Conservation, Juan Pablo Moreira/FFI

Figure C9: Stewardship Options of CapeNature (Source: CapeNature).

b) Conservancies

Various groups of private properties have been incorporated into conservancies which are based on voluntary agreements between the relevant land owners. A conservancy consists of a group of farms where owners have combined resources for the improved conservation of plants and animals inhabiting the area. CapeNature assists landowners in the training of staff and technical advice on management planning. Conservancies do not have any legal conservation status and are run and financed entirely by farmers themselves. Integrated management plans must be drafted for ensuring the sustainable environmental management and development (that may be granted on a collective basis). The stated objectives for the establishment of conservancies are as follows:

- (i) Creating a system of protected nature areas.
- (ii) Conserving natural resources on private land and for promoting integrated land management on a broad scale. A conservancy can include statutory conservation areas and other forms of protected land.
- (iii) Providing a framework for collective decision-making in respect of *inter alia* rezoning applications, density and nature of proposed development, and placement of potentially detrimental infrastructure and facilities.
- (iv) Ensuring, by means of a combined effort extending across the boundaries of individual farms, more extensive areas under conservation management.
- (v) Enabling the conservation of a wider diversity of natural habitats and promoting integrated environmental management practices on a broad scale.
- (vi) Providing a broader and more viable basis for economic benefits for landowners within the conservancy.
- (vii) Encouraging effective application of conservation objectives on land that is marginal for agriculture, thereby enabling large areas of land to remain in a pristine condition or to recover to such a condition.

The Conservancy: A Voluntary Partnership Model

A conservancy is broadly defined as a group of farms, or natural areas, on which the landowners have pooled some (or all) of their resources for the purpose of conserving natural resources on the combined properties. These resources include wildlife and their habitats, indigenous vegetation, forests, catchments, sites of geological and archaeological importance, and generally undisturbed natural and scenic landscapes. In conservancies, the actual landowners become involved (at community level) in the conservation of their resources. The conservancy model, thus, implies that the conservation of resources is in the hands of the people who are directly affected by the condition of those resources and who care about them (or should be caring about them).

c) Special Management Areas

A partnership model that has been very successful as it relates to achieving the objectives of integrated land-use management that aims to give effect to sustainability is the Special Management Area (SMA). This model is supported by *inter alia* the Department of Agriculture, DEA&DP, SANBI, South African National Parks and CapeNature.

The SMA model is premised on the overarching goal of the bioregional planning approach namely to improve the general status and sustainability of both the natural and the human-made environment. In this regard, the aim is to create positive precedents through the implementation of innovative mechanisms or strategies. The establishment of a SMA is considered by PGWC as a fundamentally important mechanism in this regard, which is of relevance to land owners, authorities, planners and developers.

An SMA is defined as '*an area of excellence and good practice*' where the ethos of sustainable development is served in practice. It is a cadastral geographical unit which is formally recognised and managed as an area where environmental sustainability is promoted in practice and in accordance with international standards for environmental sustainability. Both public and private land can be declared an SMA and both natural, cultivated (i.e. farmland) and inhabited land can be included into an SMA. Privately-owned land can be declared an SMA by establishing a contractual agreement between the landowner and the relevant municipality.

The SMA can be required as a condition of approval where new or additional land-use rights or rezoning have been granted. In such instance the contractual agreement would *inter alia* ensure compliance with the conditions of approval. As such the establishment of an SMA could be a viable mechanism for ensuring long-term environmental sustainability on the relevant property, presenting a positive precedent as is promoted by PGWC.

In an SMA the landowner will manage the environment and its resources in accordance with an Environmental Management System (EMS) or an Environmental Management Plan (EMP) that conforms to international standards for environmental management (e.g. ISO³⁴14001). An important aspect of the establishment of an SMA is that the landowner will be required to establish a trust fund, which will ensure that the necessary financial resources are available for effective long-term management of the SMA. In the case of a housing development that forms part of an SMA the Home Owner's Association (HOA) or some other constituted organisation (e.g. a Section 21 Company) will be responsible for the management of the SMA and its trust fund.

Where a farm has been declared an SMA by its owner a primary purpose of the SMA will be to provide a framework for undertaking sustainable agriculture³⁵. In this regard the SMA and its EMS will facilitate adherence to the following principles of sustainable agriculture:

- (i) Physical-biological productivity (maintain and/or improve production/services)
 - Maintain existing fundamental values, technologies and structures supporting sustainable and viable agricultural enterprises.
 - Develop and apply new technologies to improve the efficiency of farming practices.
- (ii) Economic security (reduce production risk and uncertainty)
 - Encourage local processing of farm products and the provision of local farm services to enhance the rural economy, increase the viability of agricultural production and reduce rural poverty.
 - Retain all the productive agricultural land for agricultural use.
- (iii) Environmental protection (protect production potential of natural resources)
 - Integrate land-use planning and community participation to ensure optimum management and utilisation of natural resources.
 - All farmers are responsible and accountable for the conservation of natural agricultural resources.
 - Land-users causing unacceptable degradation of the natural environment are responsible for rehabilitation of mismanaged natural agricultural resources.
 - Real cost of natural resources must be reflected in the pricing of these resources so as to discourage abuse.
- (iv) Social acceptability and justice (promote/establish social acceptability)
 - Ensure equitable access to resources to all communities.
 - Provide access to agriculture via land reform in accordance with environmental requirements and with full participation and consent of all the affected communities.

³⁴ ISO (the International Organisation for Standardisation) is a world-wide federation of national standard bodies (ISO member bodies).

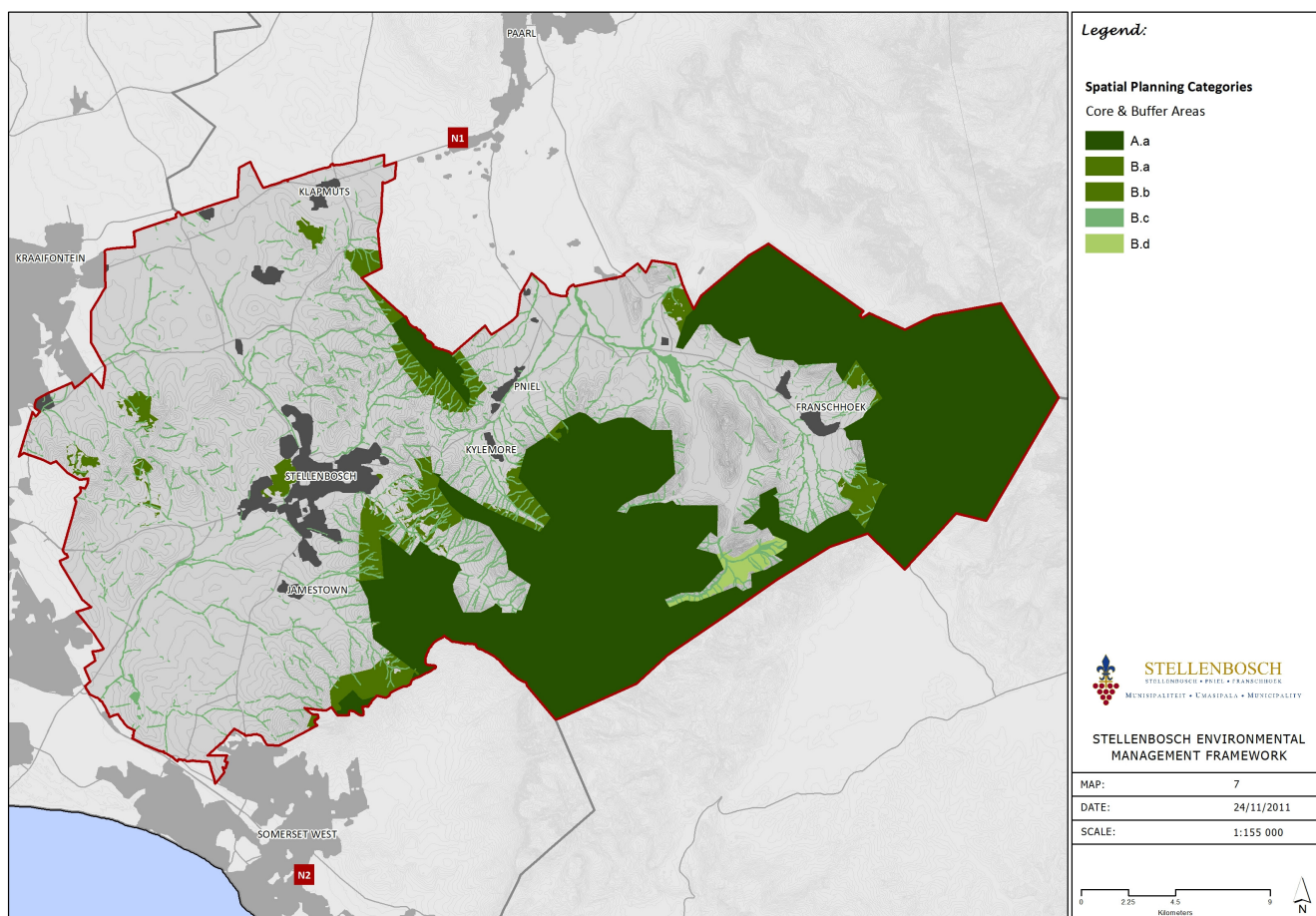
³⁵ Sustainable agriculture is an approach as well as a process through which different management and technological activities and socio-economic principles are reconciled with environmental requirements (Smyth and Dumanski, 1993).

d) Land-Care Program

The Directorate: Sustainable Resource Management of the Department of Agriculture initiated and facilitates an efficient partnership-based program referred to as the Land-Care Program. This program is based on models successfully applied in various countries across the world. The program is premised on the recognition that widespread land and natural resource degradation and rural poverty are integrally linked and that these cannot be resolved through regulation alone. The overarching goal of the Land-Care Program is to optimise productivity and sustainability of natural resources to achieve greater productivity, food security, job creation and a better quality of life for all. It is a community-based program, which is focused on the conservation of the natural resources (soil, water and vegetation) through sustainable utilisation and the creation of a conservation ethic through education and awareness. In addition it seeks to address rural poverty through sustainable job creation. The program targets farming groups (commercial and small, medium and communal farmers) with limited resources for implementing sustainable agricultural practices.

C4.4 SPATIAL PLAN FOR SPC A AND SPC B: CORE AND BUFFER NATURE AREAS

Plan C2 serves as the spatial plan and vision for both SPC A and SPC B areas as addressed in Chapter C4.



Plan C2: Spatial plan for SPC A and B: Core and Buffer nature areas.

Plan C2 is the first indicator or informant to be consulted when considering a change in land-use that has the potential to affect the integrity of the environment. The plan would also inform any EIA that may be required in terms of the NEMA. The principles cited in Chapter C4.2.3 serve as a procedural guide towards interpreting and implementing Plan C2.

CHAPTER C5 ENSURING SUSTAINABLE USE OF SPC C: AGRICULTURAL AREAS

The protection and appropriate use of high potential agricultural land is of critical importance for environmental health, sustainable economic growth and food security. High potential agricultural land in close proximity to settlements are often subjected to non-agricultural development pressure while negative social impacts associated with such settlements often have a significant detrimental impact on the production potential of such land. It is therefore imperative that the highest priority be given to the protection of high potential agricultural land and that measures be instituted to create and maintain circumstances conducive to sustainable agriculture.

Relevant NDP Directive

Agriculture is still one of the most labour-intensive goods-production sectors, with substantial employment linkages. This sector is one of the few remaining goods producers with strong direct and indirect economic and employment links to the rural poor. Increasingly, South African agriculture faces technical and structural challenges that require improved sector management, including adequate funding of research, investment in skills and training, effective communication strategies and agricultural extension. However, there are also underlying structural and policy issues that need to be addressed in order for a regeneration of rural communities to take place. The industrialisation of agriculture and the country's unique ecosystems also demand that attention be paid to advances in ecological approaches to sustainable agriculture. This includes greater attention to alternative energy, soil quality, minimum tillage and other forms of conservation farming.

C5.1 DESCRIPTION AND PURPOSE

CATEGORY C: AGRICULTURAL AREAS		
SUB-CATEGORY		DESCRIPTION
C.a	Extensive Agricultural Areas	Agricultural areas covered with natural vegetation, used for extensive agricultural enterprises, e.g. indigenous plant harvesting, extensive stock-farming, game-farming, eco-tourism.
C.a.1	<u>Bona-fide Game Farms</u>	
C.a.2	<u>Extensive Stock Farms</u>	
C.b	Intensive Agricultural Areas	Agricultural areas used for intensive agricultural practices, e.g. crop cultivation, citrus, lucerne, dates, vineyards, intensive stock farming on pastures.
C.b.1	<u>Cultivated Areas</u>	
C.b.2	<u>Plantations and Woodlots</u>	
	Plantations, i.e. group of trees cultivated for exploitation of the wood, bark, leaves or essential oils in the trees; forest produce, i.e. anything which appears or grows in such plantation including any living organisms and any product of it.	

C5.2 OBJECTIVES

- a) Support the ongoing development of the agricultural sector in the Municipality as a national and international asset.
- b) Protect high potential agricultural land from non-agricultural development.
- c) Expand and diversify sustainable agriculture production and food security.

C5.3 POLICY

The following policy pertaining to the protection and sustainable use of high potential agricultural land applies:

- a) High potential agricultural land must be excluded from non-agricultural development and must be appropriately used in accordance with sustainable agriculture³⁶ principles.
- b) Land-users causing unacceptable degradation of the natural environment are responsible for rehabilitation of mismanaged natural agricultural resources.
- c) Agricultural activities must be monitored and regulated in terms of the Conservation of Agricultural Resources Act 43 of 1983. In particular, restoration and reclamation of eroded land, control of the number of stock kept and the control of weeds and invader plants.
- d) Subdivision of agricultural land or changes in land-use must not lead to the creation of un-economical or sub-economical agricultural units.
- e) Any enhanced development rights on SPC C areas must be subject to the establishment of a Special Management Area where the ethos of sustainable agriculture is served in practice.
- f) Any non-agricultural development on a SPC C area is subject to an appropriate environmental off-set or *quid pro quo*. Such off-set could be in the form of designated SPC B land being formally designated as SPC A.

C5.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C5.4(a)	Consider the rezoning of low-potential agricultural land as a mechanism to promote sustainable economic development. The aim is to unlock the latent capital vested in non-agricultural uses. The outcomes of such development could include: <ul style="list-style-type: none"> a) Providing landowners with opportunities to establish on-farm tourism-related facilities and amenities and other enterprises supportive of IDP objectives. b) Cross-subsidising lower-income housing and amenities in Category D.d and D.f areas. c) Facilitating the establishment and management of SPC A and B areas (i.e. core conservation areas, buffer areas, ecological corridors and rehabilitation areas). 	High/ On-going
C5.4(b)	Promote diversification and controlled experimenting as it relates to alternative practices and enterprises.	Medium/ On-going

³⁶ Agriculture that is socially just, humane, economically viable, and environmentally sound. Sustainable agriculture integrates three main goals namely environmental stewardship, farm profitability and prosperous farming communities.

C5.4(c)	Expand and diversify sustainable agriculture production and food security. a) Protect agricultural land for agricultural land use in line with SDF. b) Align all agricultural initiatives with SDF and SEMF. c) Increase labour intensive agricultural practices to improve employment rates. d) Expand and optimise the use of commonages. e) Implement urban agriculture to promote household food security.	High/ On-going
C5.4(d)	Undertake detailed farm planning in accordance with the standard SPC designation facilitating inter alia appropriate placement of infrastructure, protection of ecological corridors, and appropriate use of the various sections of the farm (refer to Figure C10). Submit such plans as a key input for the revision of the SDF.	Medium/ On-going

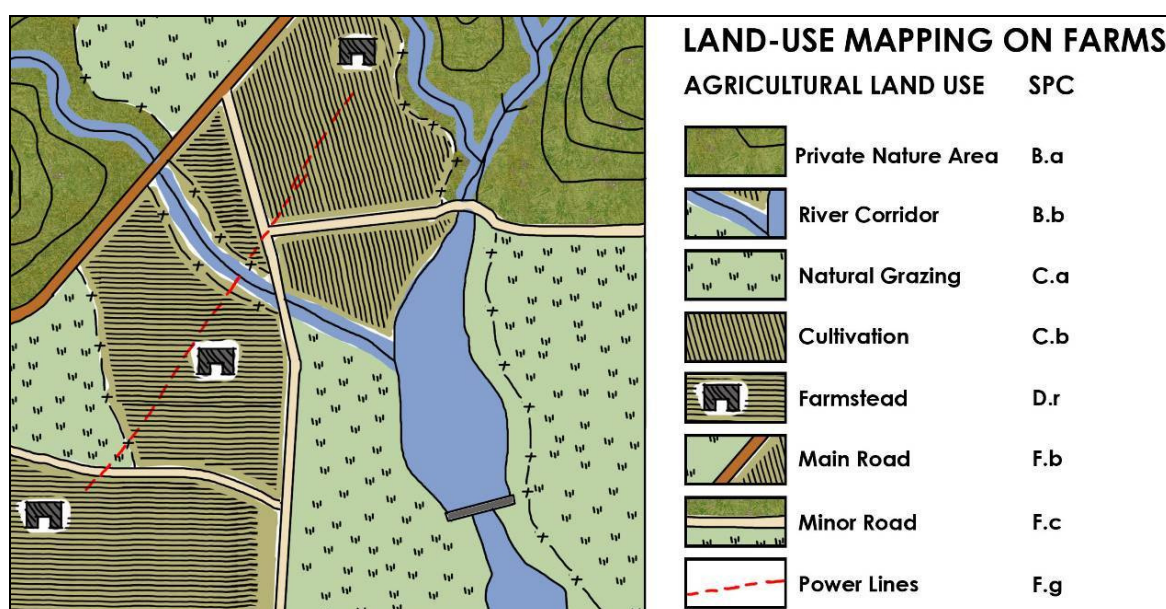


Figure C10: Model for detailed farm planning.

Plan C3 on the following page serves as the spatial plan and vision for SPC C: Agricultural areas addressed in Chapter C5.

C5.5 LANDCARE AS A STRATEGY TO ENSURE SUSTAINABLE AGRICULTURE

Land degradation and water scarcity are serious issues influencing agricultural production and the sustainability of natural resources. Land degradation is costing millions of Rand each year in production losses alone. Furthermore, the treatment of degraded land, nutrient loss, research and costs related to the silting up of the waterways, eventually add up to several billion Rand a year.

The SEMF promotes the adoption of the Land-Care Program as a strategy to ensure the long-term sustainability of the rich agricultural resources of the Municipality. Land-Care is a community-based program supported by both the public and private sector through a series of partnerships.

Legend:

Spatial Planning Categories
Agricultural Areas

- C.a (Extensive)
- C.b (Intensive)

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**STELLENBOSCH ENVIRONMENTAL
MANAGEMENT FRAMEWORK**

MAP:	7
DATE:	24/11/2011
SCALE:	1:155 000

0 2.5 5 10
Kilometers

The eight immediate objectives of the Land-Care program are to:

- ³⁷ Landcare: National Landcare Secretariat. Department of Agriculture.

C5.6 URBAN AGRICULTURE

The SEMF promotes the establishment of urban agriculture as a mechanism to enhance the sustainable use of resources with the aim to promote the well-being of, in particular, the poor.

Urban agriculture is the growing of plants and the raising of animals within and around cities. The most striking feature of urban agriculture, which distinguishes it from rural agriculture, is that it is integrated into the urban economic and ecological system: urban agriculture is embedded in -and interacting with - the urban ecosystem (RUAF Foundation, 2006). It is also an industry that produces, processes and markets food and fuel, largely in response to the daily demand of consumers within a town, city, or metropolis, on land and water dispersed throughout the urban and peri-urban area, applying intensive production methods, using and reusing natural resources and urban wastes, to yield a diversity of crops and livestock (Smit, 1996).

Urban land can be used for income generation purposes, for example, through providing space for home-based micro-enterprises, for providing the opportunity for generating income through the rental of accommodation, through the renting out of rooms/backyard accommodation, and for providing space for urban agriculture (vegetables, maize, livestock, etc.). Urban land can play an important role in 'livelihood diversification', i.e. where a household has more than one livelihood strategy in order to reduce vulnerability (Urban Sector Network, 2003).

The lead feature of urban agriculture is its integration into the urban economic and ecological system. It is not its urban location that distinguishes urban agriculture from rural agriculture, but that it is embedded in and interacting with the urban ecosystem.

Urban agriculture is an industry located within (intra-urban) or on the fringe (peri-urban) of a town, a city or a metropolis, which grows or raises, processes and distributes a diversity of food and non-food products, (re-)using largely human and material resources, products and services found in and around that urban area, and in turn supplying human and material resources, products and services largely to that urban area (Mougeot, 1999).

C5.6.1 POTENTIAL IMPACTS OF URBAN AGRICULTURE

a) Positive Impacts

Urban agriculture can, in a conducive environment, make a meaningful contribution towards the following (Visser, 2003):

- (i) Household food security – the self-production of food insures availability, affordability and accessibility to food, which also improved nutrition. This releases cash for other needs which would otherwise have been spent on purchasing food. The improvement of households food security and nutrition can contribute towards the fight against HIV/AIDS because people tend to be physically stronger.
- (ii) Income generation – surplus production can be sold or traded for other much needed items. Urban agriculture activities can serve as a supplement to income or can become a primary source of income depending on the scale of activities.
- (iii) Affordability of food to the poor – these micro-food growers can produce food at the doorstep of their communities and through low input costs and the elimination of intermediaries they can subsequently deliver produce at a price lower than the formal market price.

- (iv) Human resource development – the execution of urban agricultural activities can coincide with technical, business and social skills development through training and practice – leadership, project management, etc.
- (v) Increased social status and dignity – a garden is symbolic of the women's important role in society as wives and as mothers. Food gardens, although small, is important because it contributes to the well-being of the family. Women gain pride and a sense of self-worth when their produce is consumed by her family. Also, gardens provide solace and comfort.
- (vi) Nature conservation – because the yield from urban agricultural activities impacts positively on their survival, people recognise the real value of land and are prepared to maintain it.
- (vii) Reversal of the migration pattern (back to rural areas) – the acquired agricultural and business skills will prepare and empower people to farm commercially, i.e. they can now meaningfully participate in the Land Redistribution for Agricultural Development program and can move back to the rural areas as commercial farmers (Visser, 2003).
- (viii) Improved urban cleansing. Biomass develops an economic value – grass cuttings, paper, etc. can now be used for composting
- (ix) Improved environmental awareness - There is a realisation that caring for the environment can create material benefit – good quality water is needed for vegetable production which should encourage people not to pollute water.
- (x) Enhanced environmental restoration and urban greening. This can enhance the Metropolitan Open Spaces System (MOSS) of a city (Visser, 2003).
- (xi) Improved environmental health. Unsightly lots can be turned into neatly cultivated areas, i.e. clean and maintain it in an orderly fashion with very little cost to the municipality.
- (xii) Safer living environment - Overgrown areas can serve as hiding places for criminals can be transformed into productive agricultural plots.

b) Negative Impacts

Urban agriculture has various negative impacts (Visser, 2003). Various reviews highlights health risks associated with urban agriculture. This serves to reinforce perceptions of many governments and local authorities that urban agriculture is a marginal activity with substantial risks. The following are some of the main health risks associated with urban agricultural activities.

- (i) Contamination of crops with pathogenic organisms (e.g. bacteria, protozoa, viruses or helminthes) due to irrigation by water from polluted streams or inadequately treated wastewater or organic solid waste.
- (ii) Human diseases transferred from disease vectors.
- (iii) Contamination of crops and/or drinking water by residues of agro-chemicals.
- (iv) Contamination of crops by uptake of heavy metals from contaminated soils, air or water.
- (v) Human diseases associated with unsanitary post harvest processing, marketing and preparation of locally produced food.

Negative effects on the natural environment relates to air and water pollution, soil erosion and degradation and insufficient waste management. The following are some of the additional negative impacts: a nuisance in terms of smells, dust and noise, competition for space and subsequent conflict, stray animals, not enough space, food or veterinary care and informal slaughtering of animals which results in the unhygienic preparation of meat and disposal of waste.

C5.6.2 OPPORTUNITIES FOR URBAN AGRICULTURE IN STELLENBOSCH MUNICIPALITY

Urban producers could achieve real efficiencies by making productive use of under-utilised resources such as vacant land, treated wastewater, recycled waste and unemployed labour. In addition, urban farmers often use low-input processing and storage techniques, including:

- a) Opportunities around state-owned land: There are public facilities which present excellent opportunities for access to land for urban agricultural activities. These include underutilised land around clinics, libraries, schools, hospitals and many more. Most of these facilities are fenced off, water and electricity are available and are easily accessible in terms of location and roads.
- b) Other municipal-linked opportunities: Sufficiently treated wastewater are used worldwide for, *inter alia*, irrigation of sport fields and urban agricultural activities. This water resource can make a valuable contribution towards the availability and affordability of water for urban agricultural activities.
- c) Business opportunities around urban agriculture: Urban agriculture presents a niche for sub-cluster development, because there is a wide range of SMME business opportunities available in the urban agricultural activity chain, both on the supply and demand sides. This includes, the following (Visser, 2003):
 - (i) Nurseries to supply seed and seedlings to food growers.
 - (ii) Agricultural supply stores – to supply food growers and farmers with tools, equipment, fertiliser, pesticides and irrigation systems, etc.
 - (iii) Maintenance services such as repairs of water pumps and irrigation systems, tools and equipment, fences, etc.
 - (iv) Garden services to maintain gardens in terms of pruning of trees, weed and pest control and refuse removal.
 - (v) Extension and management services to give advice with regard to production, harvesting and marketing as well as business administration and project management.
 - (vi) Auction facilities for speculation in livestock.
 - (vii) Production services such as renting out of equipment and tools, ploughing of fields, vaccination of animals, etc.
 - (viii) Market agents to facilitate the sale of surplus produce at the right place at the right time (e.g. street vendors).
 - (ix) Construction of e.g. chicken sheds and fencing.
 - (x) Agri-processing businesses (e.g. packaging facilities and neighbourhood abattoirs and processing of dairy products).
 - (xi) Security services to protect infrastructure, equipment and produce.
 - (xii) Professional service providers such as bookkeepers, managers, and bankers.

Urban agriculture is not the sole solution to poverty alleviation and economic empowerment but is rather part of a cumulative impact, i.e. impacts that individually are relatively insignificant, but collectively could become significant on a micro and macro level. According to Jaröv (2000) strategies that encourage and facilitate small-scale farming and provide services in small towns in the countryside of South Africa have not been tested sufficiently. Urban agriculture is a necessary means to help unemployed people survive in cities, although it is not always the most desirable situation.

CHAPTER C6 DIRECTING DEVELOPMENT OF SPC D: URBAN AREAS

C6.1 ESTABLISHING SUSTAINABLE SETTLEMENTS

The human-made (cultural) place is defined as *the environment that has been created or modified by humans to the extent that its primary ecosystem functions and natural aesthetic appeal are lost or diminished* (Schmithusen, 1964).

It is often overlooked that the inhabited landscapes are the works of humankind and that a general understanding of what constitutes qualitative inhabited landscapes, and what to do to maintain such landscapes, are of decisive importance for long-term sustainable development. Furthermore, inhabited landscapes are contained by natural landscapes and the relationship between the inhabited and natural landscapes is a fragile one.

To ensure the sustainability of urban development it is important to achieve a balance between the conflicting interests of land-use planning. In this regard a key objective of the SEMF is to promote rehabilitation of existing settlements and to ensure that any future developments are sustainable (i.e. supportive of environmental integrity, human well-being and economic efficiency). Standard town planning criteria applicable in the evaluation and assessment of development applications, building plan approval, change of land-use, etc. are still relevant and will not be replaced by this policy. These criteria relate to *inter alia* taking due cognisance of natural and/or unique resources, prevention of urban sprawl, preference for strengthening and densification of existing nodes and taking into consideration the cumulative impact of development.

C6.1.1 DESCRIPTION AND PURPOSE

CATEGORY D: URBAN-RELATED AREAS		
SUB-CATEGORY		DESCRIPTION
D.a	Main Town	Towns accommodating Category A Municipalities (i.e. metropolitan areas) and the seat (capital town) of Category C Municipalities (District Municipalities).
D.b	Local Town	Towns accommodating the seat (capital town) of Category B Municipalities (Local Municipalities).
D.c	Rural Settlements	Smaller towns and rural settlements that fall under the jurisdiction of Category B Municipalities (i.e. towns and rural settlements forming part of a Local Municipality).
D.d	Tribal Authority Settlements	Formal and informal residential areas under the ownership of tribal authorities.
D.e	Communal Settlements	Settlements that have been planned, classified and subdivided in terms of the former Rural Areas Act 9 of 1987 and which, in terms of the Transformation of Certain Rural Areas Act 94 of 1998, can be transferred to a legal entity of the community's choice, e.g. Pella, Concordia, Richtersveld, Steinkopf and Leliefontein.
D.f	Institutional Areas	Areas designated for schools, colleges, churches and mosques and other institutional purposes.
D.f.1	<u>Place of Instruction</u>	

D.f.2	<u>Place of Worship</u>	
D.f.3	<u>Institution</u>	
D.g	Authority Areas	Areas designated for governmental purposes and other official uses, e.g. municipal offices, offices of parastatals (Telkom, Eskom) (areas zoned for authority purposes).
D.g.1	<u>Government Uses</u>	
D.g.2	<u>Municipal Uses</u>	
D.h	Residential Areas	Areas designated for residential purposes, e.g. single title erven, group housing, estates, 'GAP housing' ³⁸ and residential smallholdings.
D.h.1	<u>Single Residential House</u>	
D.h.2	<u>Group Housing</u>	
D.h.3	<u>Guest House</u>	
D.h.4	<u>Flats/Residential Building</u>	
D.h.5	<u>Mixed Density Residential Area</u>	
D.h.6	<u>GAP Housing</u>	
D.h.7	<u>Subsidised Housing</u>	
D.h.8	<u>Informal Housing</u>	
D.h.9	<u>Small Holdings</u>	
D.h.10	<u>Residential Estate</u>	
D.i	Business Areas	Areas designated for activities associated with retail and service industries, e.g. shops, restaurants, professional offices (areas zoned for business purposes).
D.i.1	<u>Business Premise</u>	
D.i.2	<u>Shop</u>	
D.j	Service-Related Business	Areas designated for other business activities associated with service trade industries, e.g. laundrettes and light manufacturing industries; and industries associated with motor vehicle sales and repairs.
D.j.1	<u>Service Trade Industry</u>	
D.j.2	<u>Service Station</u>	
D.k	Special Business	Areas designated for special business activities associated with casinos and gambling houses and areas identified for adult entertainment.
D.k.1	<u>Casino</u>	
D.k.2	<u>Adult Entertainment</u>	
D.l	SMME Incubators	Areas designated for Small Medium and Micro Enterprises (SMMEs) and associated infrastructure and services focused on community-based service trade and retail.
D.m	Mixed-Use Development Areas	Areas designated for innovative combinations of land-use, e.g. residential/light business; light industry/light business (in terms of various municipal zonings).
D.n	Cemeteries	Cemeteries and formal burial parks, excluding crematoriums.
D.o	Sports Fields &	Dedicated sports fields together with the associated infrastructure,

³⁸ 'GAP housing' refers to a category of residential units that falls between the housing units provided by the state (< R100 000) and those provided by the private sector (>R250 000). The GAP housing market typically caters for people earning between R3 500 and R10 000 per month, which is too little to enable them to enter the private property market, yet too much to qualify for state assistance.

	Infrastructure	parking areas, and services.
D.p	Airport and Infrastructure	Area designated as airport together with the infrastructure and services associated with the airport and its activities.
D.q	Tourism Related Areas	Tourism-related nodes and amenities that form part of a designated Hospitality Corridor.
D.r	Farmsteads & Outbuildings	Main farmsteads, including on-farm infrastructure required for farm logistics, e.g. houses, sheds, packing facilities, etc.

C6.1.2 OBJECTIVES

- a) Develop sustainable settlements that would promote the well-being of the people of Stellenbosch Municipality, i.e. where they can live with dignity and pride.
 - (i) Prohibit further outward expansion of urban settlements that results in urban sprawl.
 - (ii) Use socio-economic gradients based on walking distance to create a higher level of integration than currently exists while remaining sensitive to community social norms and levels of living.
 - (iii) Use publicly-owned land and premises to spatially integrate urban areas and to give access for second economy operators into first economy spaces.
- b) Promote sustainable urban activities and public- and non-motorised transport.
 - (i) Use walking distance as the primary measure of accessibility.
 - (ii) Develop walking and cycling routes.
 - (iii) Densify urban settlements, especially along main transport routes, at nodal interchanges etc.
 - (iv) Identify areas of highest accessibility that can be designed to maximise safe social and economic activity, especially for participants in the second economy.
 - (v) Restructure road networks to promote economic activity in appropriate locations.
 - (vi) Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise their convenience, safety and social economic potential.

C6.1.3 POLICY

- a) Densification of urban settlements must occur with due regard for ecological and heritage concerns as identified in EIAs/HIAs. Ecological concerns include impacts on biodiversity, flora/fauna in general, soil, and water quality and quantity, and heritage concerns include cultural landscapes, historic buildings and precincts, and artefacts of memory.
- b) Municipal urban plans must make provision for non-motorised transport, bicycles and pedestrians along major routes.
- c) Institutional buildings that accommodate community activities, educational and health services, and entrepreneurial development and skills training, should be located at points of highest access in urban settlements.
- d) Planning, design and development guidelines must reflect an understanding of places and the values, norms and principles that provide meaning and identity for the communities of such places and society at large.
- e) The aesthetic qualities of an area must be a determinant of the scale and format of development in that area.

- f) Development within natural areas must blend in or harmonise with the biophysical characteristics of the environment. This implies the following:
 - (i) Developmental components must be discretely sited within the environment.
 - (ii) Development must blend in with the natural surroundings in terms of colour, use of locally occurring natural building materials and architectural style.
 - (iii) Development must conform to the local vernacular in terms of scale and design, of that particular region or bioregion.
 - (iv) Where necessary existing unsightly development must be screened through effective landscaping.
- g) To ensure that buildings of tourism-related developments are in harmony with the surrounding landscape and local vernacular, thus maintaining the character and aesthetic quality of the area, the planning and design process must address, *inter alia*, the following:
 - (i) Architectural vernacular.
 - (ii) Architectural design (cast shadows, break bulk of buildings).
 - (iii) Urban design to maintain space.
 - (iv) Materials to be used (natural stone, thatch, wood).
 - (v) Fencing (if any).
 - (vi) Height and coverage of units.
 - (vii) Landscaping proposals for the site.
 - (viii) Extent of units and erven.
- h) Landscaping must be undertaken simultaneously with construction. Such landscaping could include the following:
 - (i) Indigenous vegetation could be used to break the harsh, straight lines of buildings, i.e. for screening, water-saving measures, etc.
 - (ii) As far as possible, only indigenous plants are to be used in the landscaping of the property.
 - (iii) Earthworks, such as earth berms and mounds, to add topographical interest, provide wind-shelter and screen structures, must be encouraged in the landscaping of the development.
- i) The proponent of a large-scale development must submit financial assurances for long-term environmental management and rehabilitation of the development site and the surrounding environment.
- j) In terms of the concept of critical regionalism, all development should reflect a sense of limits. There is a need for physical and temporal boundaries to frame and limit human places and activities. Limits need to be considered over the full spectrum of environmental management practices and issues, including the following:
 - (i) Scale of urban expansion.
 - (ii) Scale of natural resource utilization.
 - (iii) Architectural styles, scale and visual impacts of surface infrastructure and roads.
- k) The scale of urban development must be within the carrying capacity of water reserves, capacity for waste absorption, use of recreational amenities, etc.
- l) All future buildings, roads and infrastructure (including powerlines) must be sited and designed according to the relevant SPCs and guidelines and are subject to heritage, environmental and visual impact analyses.
- m) The Municipality must apply appropriate Spatial Structuring Elements in the development of new urban areas or the restructuring of existing urban areas. This includes defining and delineating, as part of the SDF, the outer limit of urban expansion (i.e. an urban edge) to contain lateral growth of urban areas.

- n) As a general rule, non-agricultural development may not be permitted outside the urban edge except for bona-fide holiday/tourism accommodation; bona fide agri-industry development; agri-settlements, and social facilities and infrastructure necessary for rural development. However, this guideline is subject to the principle that *each proposed land development area should be judged on its own merits and no particular use of land, such as residential, commercial, conservational, industrial, community facility, mining, agricultural or public use, should in advance or in general be regarded as being less important or desirable than any other land-use.*
- o) The SDF must make provision for appropriate *Restructuring Zones*³⁹ in terms of the Social Housing Act 16 of 2008.

C6.1.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

The settlements of Stellenbosch Municipality were generally structured through the application of standards and regulations pertaining to, amongst others, street widths, building guidelines in respect of lines and heights, erf dimensions, and minimum densities. These standards and regulations serve an important purpose in regulating development. However, due to the fact that the regulations do not take sufficient cognisance of site-specific requirements and the existential dimensions of people's lives, they often contribute to the development of 'nowhere' places. Such 'nowhere places' are generally characterised by a lack of structure and character, urban sprawl and extensive road and electricity networks that have negative ecological and aesthetical impacts. In order to provide an antithesis for the rules-based decision-making process referred to above, the SEMF promotes a process based on a thorough understanding of the environment and its processes and functions (i.e. critical regionalism). This implies that any considerations regarding the desirability and scale of development must be primarily based on site-specific environmental criteria. It is imperative that consideration also be given to the broader environmental context and the potential cumulative impact of the development, as well as innovative town planning and urban design criteria. The following strategies and guidelines are to be adopted:

NUMBER	DESCRIPTION	PRIORITY
C6.1.4(a)	Ensure that development scale and design are determined by the carrying capacity of the environment, including the following: a) Biophysical characteristics (i.e. the <i>intrinsic</i> value of the site). b) Sensitivity and/or irreplaceability of natural habitats that may be affected by the proposed development (i.e. the	High/On-going

³⁹ A geographic area which has been:

- identified by the municipality, with the concurrence of the provincial government, for purposes of social housing; and
- designated by the Minister in the Gazette for approved projects.

Restructuring is about moving away from housing interventions that entrench/enforce or in any way maintain the spatial status quo, which reinforces certain social and economic disparities. *'Restructuring is thus intimately linked to interventions in the land market: either to protect lower income (and often Black) people from displacement or to bring lower income (often Black) into areas of economic and other forms of opportunity from which they would otherwise be excluded. This is perhaps the most important meaning of restructuring'*. The logic of restructuring is clearly not the same as the logic of urban regeneration and urban renewal but there are some overlaps (Social Housing Regulatory Authority <http://www.shra.org.za/resource-centre/shf-archives/90-urban-development-zones>).

	<p><i>systemic</i> value of the site).</p> <p>c) Aesthetic qualities of the subjectsite.</p> <p>d) Availability of natural resources such as water.</p> <p>e) Potential aesthetic impact of the proposed development.</p> <p>f) Potential of the site for sustainable agriculture or other productive land-use (i.e. the <i>instrumental</i> value of the site).</p> <p>g) Density and scale required in order to establish an appropriate sense of place within the proposed development.</p> <p>h) Extent of the property.</p>	
C6.1.4(b)	The Municipality must promote the sustainability of settlements by means of adequate by-laws, and the provision of guidance and quality spatial data. These aspects are to be addressed in the SDF.	“
C6.1.4(c)	<p>Address the following in the SDF:</p> <p>a) The availability of <u>vacant land</u> that could be used to address the needs of the settlement.</p> <p>b) <u>Environmental constraints</u> that impact upon the future use of any such vacant land.</p> <p>c) Potential opportunities on vacant land for development or any other appropriate forms of land-use that address the needs of the relevant settlement and its inhabitants.</p> <p>d) Appropriate <u>land-use classification</u> of the relevant settlement with the objective to ensure the sustainability of such land-uses and the compliance thereof with the vision, goals, and objectives set for the area.</p>	High
C6.1.4(d)	Include in the SDF guidelines pertaining to tree planting projects, including appropriate indigenous, ornamental and fruit trees, urban greening (landscaping) and food gardens along streets and in open spaces as part of urban restructuring programs. Successful tree planting programs are recognised as having a huge aesthetic impact.	High
C6.1.4(e)	Improve the quality of subsidised housing settlements through innovative urban planning and design and cross-subsidising.	“
C6.1.4(f)	Provide basic services to all settlements.	High/ On-going
C6.1.4(g)	Implement urban agriculture as a strategy to promote the sustainability of settlements and enhance food security.	“

C6.2 TOWARDS CREATING ‘GOOD SETTLEMENTS’

The planning approach adopted and advocated by the SEMF is place-specific, pro-active, and value based. This implies that in the planning, design and implementation of development projects, the core values, norms and principles for each are to be identified and recorded and then it is to be demonstrated how to give practical effect to such principles.

Consistent with the SPLUMA and NDP, the SEMF requires that decision-making regarding resource-use should be normative. The key normative principles that have to inform decision making are described in the SPLUMA (Chapter 7 and 8) and the NDP (Chapter 4).

The SEMF subscribes to the notion that ethical values⁶ form the basis of decision-making and the subsequent action in accordance with ideals accepted in any given moral system (as is required by the Constitution of South Africa). The SEMF recognises that, if the imperative (or must do) that flows from ethical values is denied then the value itself is denied. The ethical domain is circumscribed not only by the value-choices made by humans, but also the critical weighing of the expected consequences of the choices made.

It is on the settlement scale where normative theories that address the connections between human values and settlement form manifest themselves most profoundly, and where the challenge to give practical effect to the normative principles of the SPLUMA and the NDP, is most acute. In pursuing the ideal of good place-making it should be recognised that the human understanding of place and settlement, as well as the applicable statutory context (in particular SPLUMA Chapter 7 and 8), are not two-dimensional concepts but three-dimensional.

The relevant normative principles in Chapter 8 of the SPLUMA require that norms and standards be prescribed to promote social inclusion, spatial equity, desirable settlement patterns, rural revitalization and urban regeneration. This requires that the planning and design of settlements are to be undertaken by competent professional urban and settlement planners (as is directed by the NDP), and with due recognition of best-practice design theories and principles. Toolkit D6 serves as a guideline in this regard. This implies that planning and design of settlements needs to be steered away from the current almost purely efficiency-focussed approach to a holistic approach where the integrity of the future settlement and the associated well-being of its inhabitants receive equal prominence. Recent history has confirmed that the current, primarily IT-driven settlement planning is not conducive to creating sustainable communities.

C6.3 FUNDING OF AND INVESTMENT IN LARGE-SCALE INFRASTRUCTURAL DEVELOPMENT

The SEMF supports the NDP strategic priority which states that *new large-scale infrastructure should be prioritised in settlements with high economic growth potential. A strategic approach to investment should be taken and fixed infrastructure should be located in urban settlements likely to experience population and economic growth rather than decline. Therefore, as a general principle, fixed investment should be directed towards urban settlements that exhibit high economic growth potential in the first instance and high human need in the second. Settlements with low human need and low economic growth potential would have a lower fixed investment priority. This policy implies that settlements with large numbers of people would take precedence over those with only a few residents.*

While the idea of focusing government spending on fixed infrastructure in areas with potential for economic development may seem to exclude other areas/settlements from development, this is, in fact, not the case. Different settlements have different economic potential and significance, and the spatial variations in the incidence of poverty are also vastly different. According to the NDP *these diverse and disparate spatial contexts suggest a policy approach that, in itself, should be differentiated and conducive to the requirements of the different contexts.*

Hence, in areas of low or no economic potential, the path of development and poverty reduction should be through a focus on investment in social capital (e.g. education, training, social welfare, rural development planning, land and agrarian reform, expansion of agricultural extension services, etc). This means that each individual settlement should discover its real development potential and then take steps to grow to the maximum of that potential. It is important to stress that the NDP and the SEMF do not in any way rule out investment in small settlements *per se*.

C6.3.1 OBJECTIVES

- a) Strategically invest public resources where they will generate the highest returns in the form of monetary, infrastructural, environmental, and, in particular, social capital.
- b) Prioritise government spending and public investment to the best benefit of Municipality as a whole.
- c) Assist national and provincial government departments in allocating their budgets (including identification of towns that can qualify for projects under the CRDP).
- d) Provide a rationale for decisions regarding the location, scale and nature of urban and rural development.

C6.3.2 POLICY

- a) Settlements which show high economic growth potential and have high population thresholds are to be prioritised as locations for fixed infrastructure.
- b) Settlements with high levels of human need (including settlements with high as well as low economic growth potential) are to be prioritised for state funding as it relates to the delivery of human resource development and minimum basic services.

CHAPTER C7 REGULATING THE DEVELOPMENT OF SPC E: INDUSTRIAL AREAS

As stated in Section B economic development opportunities are the key determinant of the settlement pattern and also the distribution pattern of industrial areas in the Municipality. Economic development typically responds to the availability of *environmental capital* (e.g. water, suitable agricultural soil, mining resources, etc.) and *infrastructural capital* (e.g. roads, electricity, bulk engineering services, etc.).

Whilst being imperative for economic development of the Municipality, agriculture, urban development, bulk infrastructure installations, etc. generally have a detrimental impact on the environment which, in turn, often manifests in a negative impact on human-well-being and on the tourism product.

C7.1 DESCRIPTION AND PURPOSE

CATEGORY E: INDUSTRIAL AREAS		
E.a	Agricultural Industry	Agriculture-related industrial development, e.g. silos, wine cellars, packing facilities, excluding abattoirs.
E.b	Industrial Development Zone	Dedicated industrial estate ideally linked to an international, or national, port that leverages fixed direct investments in value-added and export-orientated manufacturing industries.
E.c	Light Industry	Areas designated for light industrial activities associated with the

		service industry (e.g. repair of motor vehicles) including warehouses and service stations.
E.d	Heavy Industry	Areas designated for robust industrial activities, e.g. chemical works, brewery, processing of hides, abattoirs, stone crushing, crematoriums.
E.e	Extractive Industry	Settlements and infrastructure associated with multiple consumptive resource extraction, e.g. mining.

The sustainable use of the resources (capital) of the Municipality is a primary objective. A key aim of the SEMF is to ensure that any such use of resources unlocks meaningful and lasting benefit for both the people of the Municipality (i.e. enhancing human well-being) and the environment (i.e. enhancing the integrity of the environment). This means that any resource use must, on balance, *'improve the state of'* the conditions or circumstances prevalent in the area to be affected by the resource use. The objective is to provide the infrastructure and other requirements to enable the above.

The climate change issue

Climate change refers to the rise in the global average atmosphere temperatures, followed by an increased frequency of climatic abnormalities, intensified heat and cold waves, droughts, storms, floods, as well as rising ocean level. The accelerated climate change is believed to be a result of human activities that increase the concentration of greenhouse gases (GHG) in the atmosphere – to which carbon dioxide (CO₂) is the largest contributor. CO₂ is naturally stored on Earth in 'carbon sinks' such as fossil fuels (oil, gas, coal, etc) and green biomass. Human activities release this CO₂ by the burning of fossil fuels for energy and the reduction of forests, grassland and peatland. Key mechanisms to limit GHG emissions (and thus to slowdown climate change) include switching to low-carbon energies, reducing energy demands and preventing deforestation; these measures are known as mitigation. However, adaptation measures to the already inevitable adverse impacts of climate change are also needed.

C7.2 OBJECTIVES

- Ensure that the larger economic sectors contribute to an appropriate off-set or *quid pro quo* for the detrimental impacts associated therewith.
- Ensure that the planning, design and construction of industrial areas comply with the principles of sustainability with specific reference to climate-neutrality.
- Explore alternative and emerging technologies to improve quality and quantity within the manufacturing sector.
- Ensure the sustainable use and protection of the environmental capital.
- Offset direct detrimental impacts of resource use.
- Provide measures to cater for indirect impacts or impacts that may in the long-term emerge as a result of resource use.
- Give effect to the vision, mission and goals of the Municipality as it relates to air quality management.

C7.3 POLICY

- Green House Gas emissions are to be reduced.
- Electricity consumption is to be reduced.
- Solar thermal water heating and photo-voltaic energy generation are to be compulsory, linked to main electricity sources as backup, on all new residential, commercial, industrial and community buildings, and should be progressively phased in as appropriate.

- d) In order to protect the unique natural characteristics of the Municipality, the objective is to ensure that all industrial development is sustainable. In this regard, the following needs to be instituted:
- (i) Constant assessment of the environmental impact of industrial activities.
 - (ii) Implementation of 'low, or no waste, technologies'.
 - (iii) Modification of the industrial system itself, with the view to optimise resource use and minimise waste and ecological damage.
- e) Industrial mechanisms are to be designed to prevent the generation of pollution throughout the production process.
- f) Industrial development must be clustered in close proximity to the product source, in close proximity to major transport linkages and bulk infrastructure.
- g) Where industrial development is proposed in remote areas that do not comply with the requirements set in (f) above the proponent has to provide conclusive evidence regarding the desirability and sustainability of the proposed development and must fund the provision of the required access and services.
- h) Industrial development in settlements is subject to the defined guidelines to be provided in the SDF.
- i) All large-scale resource use activities must, on an on-going basis and in a balanced manner, give effect to the imperatives for sustainable development namely, *human well-being*, *environmental integrity* and *economic efficiency* (refer to Chapter A5.6).
- j) All large-scale resource use activities must be managed in accordance with a best-practice Environmental Management System (EMS) that provides for on-going monitoring, auditing and continual improvement as it relates to environmental performance and compliance with (a) above.
- k) Where tracts of agricultural land are to be used for non-agricultural uses such as renewable energy generation, etc., such activities must create sustainable multipliers in the local economy and synergies that would unlock meaningful benefit through implementation programs.
- l) Proponents of resource exploration projects must provide assurance pertaining to the existence of an adequate mitigation fund that could be used to off-set unforeseen detrimental impacts associated with the project.
- m) Effect must be given to the following policy:
- C4.2.3(n): Any modification of an SPC B area is subject to an appropriate environmental off-set or quid pro quo. Such off-set could be in the form of other SPC B land being formally designated as SPC A.
 - C5.3(f): Any non-agricultural development on a SPC C area is subject to an appropriate environmental off-set or quid pro quo. Such off-set could be in the form of designated SPC B land being formally designated as SPC A.
- n) Legislation and policy pertaining to air quality management will be complied with.

C7.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

Energy efficiency in housing

The generation of energy is the main contributor to CO₂ emissions and climate change and it also results in many other forms of environmental pollution. Housing is responsible for as much as a quarter of the global operational energy demand (embodied energy used in construction notwithstanding). This energy is used for space and water heating and cooling, cooking, lighting, and operation of other energy-consuming activities within homes. The use of this energy is in fact a necessary condition to support life and social activities in houses. Yet, a large percentage of

Stellenbosch Municipality's rural communities do not have access to clean energy or struggle to afford it in sufficient quantities because of the cost (leading to the phenomenon of 'energy poverty').

Improving energy efficiency and using renewable energy is a way to address this complex knot of environmental and social problems. It is widely acknowledged that the cost of investing in the housing energy efficiency is commonly smaller than gains achieved over a medium-term period from resultant energy savings. Energy savings also mean avoided energy and CO₂ generation. This also makes the residential sector one of the most cost-effective (in fact, profitable) mechanisms for the reduction of CO₂ emissions.

NUMBER	DESCRIPTION	PRIORITY
C7.4(a)	Prepare a municipal climate-neutrality strategy that would be mandatory on all industrial development.	High
C7.4(b)	Actively promote 'clustering' of activities. The overall economic impact of industrial projects depends on the extent of 'cluster' of activities that form and agglomerate around it.	"
C7.4(c)	To reduce energy demand and carbon footprint from residential buildings a range of solutions are to be considered: <ul style="list-style-type: none"> a) Planning and optimising the orientation and interrelation of buildings in space, as well as unlocking the potential of walls and roofs contribute to passive heating and lighting. b) Improving ventilation and insulation. c) Installing energy efficient appliances for heating, cooling, cooking and lighting and ventilation. d) Equipping houses with renewable electricity or heat generating installations. e) Reducing energy-intensive building materials and technologies used in home-building. f) Capacity building activities to raise awareness of the importance of energy savings and how it can be achieved. 	High

CHAPTER C8 DEVELOPMENT OF EFFICIENT SPC F: SURFACE INFRASTRUCTURE

Economic development typically responds to the availability of *Environmental Capital* (e.g. water, suitable agricultural soil, mining resources, etc.) and *Infrastructural Capital* (e.g. roads, electricity, bulk engineering services, etc.). It follows logically that the provision of surface infrastructure would respond to the economic realities associated with the distribution of economic sectors across the Municipality. A further key element, however, is the equitable provision of basic household services and amenities.

C8.1 DESCRIPTION AND PURPOSE

CATEGORY F: SURFACE INFRASTRUCTURE & BUILDINGS		
F.a	National roads	National roads proclaimed in terms of the National Roads Act 7 of 1998.
F.b	Main roads	Provincial and regional roads proclaimed in terms of the Roads Ordinance 19 of 1976.
F.c	Minor roads	Regional and local roads proclaimed in terms of the Roads Ordinance 19 of 1976.
F.d	Public Streets	Public streets and parking areas within main town and rural settlements.
F.e	Heavy Vehicle Overnight	Areas designated for heavy vehicle parking and overnight facilities.

	Facilities	
F.f	Railway lines	Railway lines and associated infrastructure.
F.g	Power lines	Power lines and associated sub-stations and infrastructure.
F.h	Tele-communication infrastructure	Any part of the infrastructure of a telecommunication network for radio/wireless communication including, voice, data and video telecommunications, which may include antennae, any support structure, equipment room, radio equipment and optical communications equipment provided by cellular network operators, or any other telecommunication providers, and all ancillary structures needed for the operation of telecommunication infrastructure.
F.i	Renewable energy structures	Any wind turbine or solar voltaic apparatus, or grouping thereof, which captures and converts wind or solar radiation into energy for commercial gain irrespective of whether it feeds onto an electricity grid or not. It includes any appurtenant ⁴⁰ structure or any test facility for energy generation.
F.j	Dams & Reservoirs	Major dams and reservoirs.
F.k	Canals	Constructed permanent waterways, e.g. irrigation canals, stormwater trenches.
F.l	Sewerage Plants and Refuse Areas	Areas designated as municipal and private sewerage treatment plants and refuse areas.
F.m	Science and Technology Structures	Any areas associated with the science and technology sector, with specific reference to the SKA and the designated astronomy reserve.

C8.2 OBJECTIVES

C8.2.1 TRANSPORT OBJECTIVES

Transport is a supportive sector which plays a key role in meeting objectives of economic growth, access to employment opportunities and social integration. Transport, both public and private, is a primary spatial structuring element providing access and mobility to both urban and rural communities. One of the underlying success factors of any regional economy relates to the movement of goods, people and services. It is important that the role and functioning of the different modes of transport and the impact on the infrastructure are clearly understood in order to focus different investment on the areas of opportunity and need.

Relevant NDP Directive

It is envisaged that by 2030, investments in the transport sector will:

- Bridge geographic distances affordably, foster reliability and safety, so that all South Africans can access previously inaccessible economic opportunities, social spaces and services.
- Support economic development by allowing the transport of goods from points of production to where they are consumed. This will also facilitate regional and international trade.
- Promote a low-carbon economy by offering transport alternatives that minimise environmental harm.

⁴⁰ Appurtenant structure means any structure or accessory necessary for, or directly associated with generation of renewable energy.

C8.2.2 WATER OBJECTIVES

The Municipality recognises the vital importance of its water resources. The availability of water is a most critical factor in the sustained development of the Municipality. Subsequently, a key objective of the SEMF is to conserve the water resources of the Municipality.

The mountains of the Municipality constitute the primary *mountain catchment areas*⁴¹ of a number of rivers, the most notable of which is the Berg River. These mountains fall within the Fynbos Biome. Fynbos has unique intrinsic water conservation capabilities and subsequently plays a critical role in the maintenance of the natural *water cycle*⁴².

The overriding objective of water conservation is the management of the catchment areas so as to maintain an optimal sustainable yield of high quality water. Maintenance of water yield entails ensuring the capacity of a catchment area to yield water at historical flow rates. This can only be achieved through the maintenance of a vigorous cover of indigenous vegetation.

Relevant NDP Directive

Water supply and sanitation services, which depend on adequate management, are a priority for most South African communities. Their effective and sustainable management is essential for community health development and cohesion, and continued economic activity. By 2030, it is envisaged that effective management of water and the services derived from it will support a strong economy and a healthy environment. It is envisaged that before 2030, all South Africans will have affordable, reliable access to sufficient safe water and hygienic sanitation.

Land-use patterns largely influence the maintenance of water yield. Interference with the natural conditions in mountain catchment areas, e.g. draining, canalising or cultivating areas such as vleis, seepage areas, riparian areas and stream-bed alluvium, is detrimental to the proper functioning of a catchment system. In addition, the quantity of water draining to river systems of the area is increasingly being threatened by alien plant invasions in the catchments. It is therefore paramount for all development in catchment areas to be regulated appropriately and that catchment areas be efficiently managed. Accordingly, the key objectives for water management are as follows:

- a) Facilitate water conservation and water demand management in the Municipality.
- b) Curb unlawful water use.
- c) Ensure a reliable supply of water from bulk water resources infrastructure within acceptable risk parameters to meet the sustainable demand for the Municipality.
- d) Ensure the development, implementation, monitoring and review of regulations across the water value chain in accordance with the provisions of the National Water Act 38 of 1998 and the Water Services Act 108 of 1997.

Key water pollution areas

In the River Health Program report on the Greater Cape Town's Rivers (2005) it is indicated that urban runoff, especially from informal settlements (e.g. Kayamandi), impacts negatively on river water quality. Urban rivers are also

⁴¹ Mountain catchment area is defined as 'the main mass of mountain or range, together with any spurs or connected outliers, above the general level of surrounding plains, comprising the crest or watershed, plateaux, slopes foothills and connecting valleys' (Soil Conservation Board, 1958).

⁴² The water (hydrological) cycle describes the natural process of moving water out of the oceans, into the atmosphere, and back to the land and oceans.

polluted by inadequately treated wastewater, sewer overflows or collapsed sewers, as well as from agricultural and industrial runoff. Such wastewater and runoff carries waterborne human pathogens (including bacteria, viruses, fungi and parasites) into rivers. These disease-causing micro-organisms are of great concern as they pose a threat to public health.

Concerns have been raised on the serious pollution level of the Plankenbrug River which flows through Stellenbosch and the dense settlement of Kayamandi and eventually drains into the Eerste River. The water is used by some downstream farmers for irrigation purposes and the rivers meander alongside popular tourist attractions. According to an epidemiologist, Dr. Jo Barnes, the river is so polluted with faecal matter that it poses a serious health hazard. The river that runs below Kayamandi is choked with sewage, household waste and rubble (Thom, 2002).

In February 2002, Barnes did extensive sampling of the river as part of an internationally-funded project and concluded that the river's coliform bacteria count, used worldwide to indicate faecal pollution, had a worst result of 13 million a 100 ml. Counts of above 2 000 a 100 ml are considered a health risk. In February 2004 a coliform bacterial level of 700 a 100ml was tested above Kayamandi.

Downstream of Kayamandi showed a count of 560 million on a hot day and 34 million on a cool day two weeks later (Gosling, 2004). Pathogens like β haemolytic streptococcus Group A, were an unusual find in free-flowing water. A number of the organisms in the water and in the biofilms on stones in the river, exhibited signs of antibiotic resistance to some commonly used antibiotics and also resistance to chlorination.

C8.2.3 ENERGY OBJECTIVES

- a) Promote the development of renewable energy supply schemes. Large-scale renewable energy supply schemes are strategically important for increasing the diversity of domestic energy supplies and avoiding energy imports while minimizing detrimental environmental impacts.
- b) Develop and institute innovative new energy technologies to improve access to reliable, sustainable and affordable energy services with the objective to realize sustainable economic growth and development. The goals of securing supply, providing energy services, tackling climate change, avoiding air pollution and reaching sustainable development in the Municipality offer both opportunities and synergies which require joint planning between local and provincial government as well as the private sector.

C8.2.4 TELECOMMUNICATION OBJECTIVES

- a) Ensure the ongoing development of international best-practice telecommunication systems for the Municipality as a whole.
- b) Increase infrastructure deployment in the Municipality by exploring cheaper and affordable broadband technologies which will enhance the accessing of information and knowledge.

Relevant NDP Directive

The Information and Communications Infrastructure sector is a critical enabler of economic activity in an increasingly networked world. As a sector, ICT may provide important direct opportunities for manufacturing, service provision, and job creation, but their main contribution to economic development is to enhance communication and information flows that improve productivity and efficiency. It is envisaged that by 2030, ICT will underpin the development of a dynamic and connected information society and a vibrant knowledge economy that is more inclusive and prosperous. A seamless information infrastructure will be universally available and accessible and will meet the needs of citizens, business and the public sector, providing access to the creation and consumption of a wide range of converged

services required for effective economic and social participation – at a cost and quality at least equal to South Africa's main peers and competitors.

C8.2.5 HOUSEHOLD SERVICES OBJECTIVES

- a) Ensure the ongoing development of bulk services required to promote the well-being of all the people of Stellenbosch Municipality.
- b) Implement household services in accordance with constitutional imperatives and basic human rights.

C8.2.6 AIR QUALITY OBJECTIVES

Air quality management is a key focal area of the Municipality. Sources of air pollution include motor vehicle emissions, industrial and manufacturing emissions, agricultural emissions, residential fuel burning emissions and biomass burning emissions and emissions from landfill and wastewater treatment plants. The brown haze which forms over Cape Town during the winter months is largely attributed to motor vehicle emissions. It often extends northwards and affects air quality over the southern parts of the Stellenbosch Municipality. These sources are relatively small and air quality in Stellenbosch Municipality is generally good with respect to the typical pollutants. However, agricultural activities, including seasonal burning and the use of pesticides present challenges for air quality management.

The vision for air quality management in Stellenbosch Municipality is *air in the Stellenbosch Municipality must be clean and health*.

The three goals for the Stellenbosch Municipality to achieve the mission are:

- Goal 1:** Air quality governance meets requirements to effectively meet set standards. This goal addresses the regulatory framework and the institutional capacity required in the Stellenbosch Municipality to carry out the air quality function. This links directly to the goal of the Western Cape Government to '*ensure effective and consistent air quality management*' and the goal of the Cape Winelands District Municipality of '*effective air quality management*'.
- Goal 2:** Reduce atmospheric emissions of harmful pollutants. This goal aims to manage activities that impact on air quality to reduce the emissions of harmful pollutants and associated impacts on human health and well-being. This links directly to the goals of the Western Cape Government to '*ensure effective and consistent compliance monitoring and enforcement*' and '*to ensure that health-based air quality standards are attained and continually met*'. It also links to the goal of the Cape Winelands District Municipality of '*effective air quality management*' through an '*emission reduction strategy*'.
- Goal 3:** Systems and tools are established to effectively implement an AQMP. This goal refers to the systems and tools required for effective air quality management. This links directly to the provincial goal to '*ensure effective and consistent air quality management*' through the development and implementation of efficient systems.

C8.3 POLICY**C8.3.1 TRANSPORT POLICY**

- a) Transport infrastructure will be constructed, operated and maintained in terms of the principles of sustainability.
- b) Urban development must comply with the principles of *Transport Orientated Development* (TOD).

C8.3.2 WATER POLICY

- a) Water is the most vital natural form of capital (resource) of Stellenbosch Municipality and must be invested in the most efficient and equitable manner.
- b) The basic water needs of all people in the Municipality must be met.
- c) Pollution and degradation of the water resources must be prevented.
- d) The ecological integrity of the natural systems in the Municipality must be restored and protected.
- e) Water quality and water quantity are interdependent and shall be managed in an integrated manner consistent with other broader environmental management approaches.
- f) A Water Demand Management Plan must be included into SDF.
- g) The private sector must fulfil an ongoing function as the *de facto* custodians of the water resources of the Municipality through the relevant legal mechanisms, including Water Use Associations, Irrigation Boards, the Municipality and Agricultural Associations.

C8.3.3 ENERGY POLICY

- a) The construction of energy infrastructure must be strictly regulated in terms of the SDF. They must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural or historic value and should blend in with the surrounding environment to the extent possible.
- b) EIAs undertaken for such construction must assess the impacts of such activities against the directives listed in (a) above.
- c) The following key policy principles for renewable energy apply:
 - (i) Full cost accounting: Pricing policies will be based on an assessment of the full economic, social and environmental costs and benefits of energy production and utilisation.
 - (ii) Equity: There should be equitable access to basic services to meet human needs and ensure human well-being. Each generation has a duty to avoid impairing the ability of future generations to ensure their own well-being.
 - (iii) Global and international cooperation and responsibilities: Government recognises its shared responsibility for global and regional issues and act with due regard to the principles contained in relevant policies and applicable regional and international agreements.
- e) Public awareness of the benefits and opportunities of renewable energy must be promoted.
- f) Renewable energy must first and foremost be used to address the needs of the Municipality before being exported.

C8.3.4 TELECOMMUNICATION POLICY

- a) The construction of telecommunication infrastructure must be strictly regulated in terms of the spatial plans and guidelines presented in the SDF. They must be carefully placed to avoid visual impacts on landscapes of significant symbolic, aesthetic, cultural or historic value and should blend in with the surrounding environment as far as possible.
- b) EIAs undertaken for such construction must assess the impacts of such activities against the directives listed in (a) above.

C8.3.5 HOUSEHOLD SERVICES POLICY

Efficient sanitation as an imperative for human well-being

Good sanitation is essential for the dignity, health and well-being of the people of the Municipality. Good sanitation extends far beyond access to an acceptable toilet and the safe disposal of human waste, it includes practices that support good hygiene and a healthy living environment. Sanitation improvement is about more than providing a toilet infrastructure. It has a major public and primary health component, and calls for close co-ordination between technical, health and social development personnel.

- a) The Municipality must follow an integrated hierarchical approach to waste management consisting of avoidance/reduction, reuse, recycling, composting, treatment and final disposal.
- b) Recycling of waste is a priority with material recovery facilities to be established at all transfer stations.
- c) Waste management plans addressing separation, recycling, collection, disposal, publicity and incentives are to drawn up. An Integrated Waste Management Plan must be developed and implemented by the Municipality. These plans need to be revised every five years together with the IDP and SDF.
- d) Existing waste water treatment works must be progressively improved by means of regulatory measures and thereafter maintained so that the water quality of the rivers and water bodies with which they are associated would be of minimum potable, contact and phosphate, nitrate and *E.coli* standards.
- e) All wetland ecosystems must be protected in such a manner that their inherent ecological and stormwater purification function is maintained.
- f) The Municipality and its various local administrations must comply with the Green Drop Status requirements of the Department of Water and Sanitation.
- g) Where urban development proposals exceed infrastructure capacity, such applications would be put on hold until provision is made for the additional needs.

C8.3.6 AIR QUALITY POLICY

The National Environmental Management Air Quality Act requires local municipalities to designate an Air Quality Officer, include an Air Quality Management Plan (AQMP) in the IDP and monitor and record progress regarding performance on an annual basis. AQMP in the IDP must, in particular, enable the municipality to manage or reduce the negative effects of air pollution, including waste and agricultural burning and the application of pesticides. The AQMP must also help to develop an understanding of the state of air quality and the ability to report with confidence requires access to reliable and accurate emissions and ambient air quality data. A key function of the AQMP would

be to establish and maintain a comprehensive emission inventory⁴³. The AQMP must serve as a basis for transparent and inclusive communication, and the establishment of a multi-stakeholder forum (uMoya-NILU, 2013⁴⁴).

C8.4 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

C8.4.1 TRANSPORT STRATEGIES AND GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C8.4.1(a)	Develop and maintain an efficient road, rail and public transport network a) Improve road infrastructure. b) Identify and address road safety hotspots. c) Improve the public transport facilities.	High / On-going

C8.4.2 WATER STRATEGIES AND GUIDELINES

The National Water Act, 1998 (Act 36 of 1998) stipulates that water is essentially a tool to transform society towards social and environmental justice and poverty eradication. The National Water Act, inter alia, include the following pro-poor components: Water Reserve and drinking water supply services, compulsory licensing, Schedule 1, which stipulates which water uses are permissible under any condition, co-operative governance, and Establishment of Catchment Management Agencies (CMAs)⁴⁵ and Water User Associations (WUAs)⁴⁶.

The following community-based options can be implemented to improve the way water is utilised by and for the poor, and produce positive effects on the environment:

- a) Facilitate access to water for the poor Consider and experiment with turning irrigation systems over to the water users, either in whole or in part (refer to WUAs above). The basic logic behind turnover is that by placing irrigation under farmer control, farmers will mobilize more resources for its management and use water more efficiently. Management turnover to the whole group of water users, when structured properly, holds out the possibility of bringing more water to poorer farmers in the periphery

⁴³ Ambient air quality monitoring is currently conducted in Stellenbosch by the DEA&DP, who also undertake campaign measurements. It is necessary that Stellenbosch Municipality participate in these monitoring activities and have access to the information, as well as expand the scope of monitoring. This will provide an understanding of sources, pollutants and ambient air quality in the Municipality and facilitate accurate reporting. uMoya-NILU (2013): Air Quality Management Plan for the Stellenbosch Municipality, Report No uMN013-2013.

⁴⁵ Catchment Management Agencies are statutory bodies established for each water management area. They aim to seek co-operation and agreement on water-related matters from the various stakeholders and interested parties. A CMA manages water resources within a defined water management area. Such management is carried out in accordance with a catchment management strategy. The CMA must give effect to the catchment management strategy, which is underpinned by the principles of equity, efficiency, sustainability and representivity.

⁴⁶ Water User Associations are co-operative associations of individual water users who wish to undertake water-related activities for their mutual benefit. The board role of a WUA is to enable people within a community to pool their resources (financial, human power and expertise) to more effectively carry out water-related activities. WUAs enable members to benefit from addressing local needs in terms of local priorities and resources. They provide a mechanism through which a CMA can devolve the implementation of aspects of the Catchment Management Strategy to the local level.

of the irrigation system, who usually operate under rainfed or near-rainfed conditions. At a water basin level, more efficient use of irrigation water is often an important source of additional water supply for downstream urban areas. The management and use of groundwater is a particularly difficult sector of water management. The creation of new aquifer management institutions in which people's institutions are given extensive powers in conjunction with a strong monitoring and supervisory role for the state should be a high priority (Ambler, 1999).

b) Co-invest in the water

Instead of the State transferring ownership or management authority over water, they can co-invest with the poor on the lands they already control to improve their ability to capture and distribute water. One key to the success is that farmers retain control of the authority and responsibility to manage their irrigation systems, and that investment from the State catalyses the mobilisation of additional resources from the farmers themselves. Another area in which external agencies can co-invest with local resources is in the area of microwatershed development. This could include projects such as building water harvesting structures and keeping animals from free grazing in the catchment area (Ambler, 1999).

c) Employ the poor in water resources projects

The poor and landless can be hired to work in eco-restoration projects in their area. Rather than hiring landless people in food-for-work projects that merely beautify roads, work out arrangements with local government to invest in desilting tanks, or restoring catchment areas (Ambler, 1999).

As water demands and environmental needs grow, water recycling will play a greater role in our overall water supply. By working together to overcome obstacles, water recycling, along with water conservation, can help us to conserve and sustainably manage our vital water resources.

NUMBER	DESCRIPTION	PRIORITY
C8.4.2(a)	Implement low cost water supply options to supplement conventional systems, such as rain water harvesting.	High/ On-going
C8.4.2(b)	Promote the sustainable use of water resources.	High
C8.4.2(c)	Improve the Blue Drop ⁴⁷ status of drinking water throughout the Municipality.	High/ On-going
C8.4.2(d)	Implement a water demand management techniques such as minimizing leaks by reducing water pressure and a stepped tariff system that effectively addresses excessive water consumption.	"
C8.4.2(e)	Implement innovative water conservation measures. The following innovated water conservation measures are mandatory on all new residential, commercial and community projects:	"

⁴⁷ The Blue Drop Certification system is a campaign by the Department of Water Affairs that encourages local municipalities to improve their water quality management while empowering consumers with information regarding what is coming out of their taps. Water Services Authorities that are to be awarded Blue Drop Status are required to comply with 95% of the weighted criteria in bi-annual assessments as prepared by the Department of Water Affairs.

	<ul style="list-style-type: none"> a) Re-use of grey water. b) Low-flow shower heads. c) Water-wise gardens. d) Dual flush toilet systems. e) Re-use of sewerage water. 	
C8.4.2(f)	Implement an invasive alien species control plan for the Municipality with particular focus on stressed catchments – a coordinated approach, long-term plan and sustained effort is required.	High/ On-going

C8.4.3 ENERGY STRATEGIES AND GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C8.4.3(b)	<p>Strictly apply the South African National Standard (SANS 10400-XA:2011) in the planning and design of all infrastructural development. The following aspects are to be addressed, in particular:</p> <ul style="list-style-type: none"> a) Installing no-cost energy efficiency measures in housing, including passive solar design. b) Heat insulation in homes. c) Replacement of electric geysers with solar water heaters. d) Energy efficient lighting. 	High/ On-going
C8.4.3(c)	Align renewable energy initiatives with the Department of Energy's Global Village Energy Partnership, and the Renewable Energy and Energy Efficiency Partnership.	"
C8.4.3(d)	Energy efficiency and renewable energy initiatives are vital to maintain the energy supply and demand balance in Stellenbosch Municipality and in South Africa as a whole. Energy efficiency must be a strategic priority for companies and enterprises, as South Africa and Stellenbosch Municipality moves to higher, cost-effective electricity pricing. The Industrial Development Corporation (IDC) and the German Development Bank (KfW) have partnered to make a financial facility available for energy-efficiency and self-use renewable energy projects called the <i>Green Energy Efficiency Fund</i> ⁴⁸ .	"

The renewable energy issue

There is only so much carbon that the atmosphere can absorb. To stop the earth's climate spinning out of control most of the world's fossil fuel reserves - coal, oil and gas - must remain in the ground. The goal for all humans should be to live within earth's natural limits.

⁴⁸ The Green Energy Efficiency Fund supports the Industrial Development Corporation's alignment to the Industrial Policy Action Plan, the New Growth Path and the National Development Plan.

C8.4.4 TELECOMMUNICATION STRATEGIES AND GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C8.4.4(a)	Develop and institute a system that provides universal service access at reasonable cost, connecting all rural areas of the Municipality. Create best-practice telecommunication infrastructure to meet the communication requirements of IT, media and other IT based industry.	High/ On-going

C8.4.5 HOUSEHOLD SERVICES STRATEGIES AND GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C8.4.5(a)	Enforce new building codes that require the reduction of water and energy consumption, and the use of renewable building material wherever possible (refer to the South African National Standard {SANS 10400-XA:2011}).	High/ On-going
C8.4.5(b)	Restructure urban settlements so as to minimise the need to travel.	“
C8.4.5(c)	Apply alternative forms of sewage treatment including enviro-loos, urine-diversion toilets, package plants and artificial wetlands should be implemented in new areas, if they do not impact on groundwater.	“

C8.4.6 AIR QUALITY STRATEGIES AND GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C8.4.6(a)	Give effect to efficient air quality management by means of: a) Designating an Air Quality Officer. b) Drafting and including an Air Quality Management Plan (AQMP) in the IDP. c) Monitoring and recording progress regarding performance. d) Establishing and maintaining a comprehensive emission inventory.	High

CHAPTER C9 ENABLING IT ALL BY MEANS OF EFFICIENT GOVERNANCE

Olowu and Sako (2002) define governance as *a system of values, policies, and institutions by which society manage its economic, political and social affairs through interaction within and among the state, civil society and private sector.*

SALGA (South African Local Government Association [2014⁴⁹]) states that *good governance, in simplistic terms, is about achieving the desired results in the right way. Good governance reflects effective management and effective stewardship of public resources. This involves improving institutional performance and mechanisms such as leadership, quality control and accountability. Good governance is furthermore about taking the correct decisions to protect the environment*

⁴⁹ SALGA, 2014. *Good Environmental Governance In Local Government: A Practice Brief on Environmental and Climate Change Governance for South African Municipalities*. Issue 1 of 3, March 2014

and our service offerings in a sustainable manner. It is also about understanding and complying with legislative and policy requirements.

The key principles of good governance are:

- a) Accountability
- b) Transparency
- c) Participatory
- d) Compliance with the rule of law
- e) Effective and efficient
- f) Equitable and inclusive
- g) Responsive

Relevant NDP Directive

Poor governance can critically undermine national development. For a more effective state, there must be accountability. Accountability refers to institutionalized practices of giving account of how assigned responsibilities are carried out and public resources used. In a democracy it is crucial for political leaders and public officials to account to the citizens for their actions. Building integrity is an essential component of achieving good governance.

In the NFSD (2008), it is stated that *‘a systems approach to sustainability is one where the economic system, the socio-political system and the ecosystem are imbedded within each other, and then integrated through the governance system that holds all together in a legitimate regulatory framework’*.

Environmental governance is the means by which society determines and acts on goals and priorities relating to the management of natural resources. This includes the rules, both formal and informal, that govern human behaviour in decision-making processes as well as the decisions themselves. The guiding principles in this regard are:

- ✚ Appropriate legal frameworks on the global, regional, national and local level are a prerequisite for good environmental governance.
- ✚ Environmental governance advocates sustainability (sustainable development) as a core consideration for managing and balancing all human activities – political, social and economic.
- ✚ Good environmental governance includes multiple actors – government, business, and civil society; and emphasises ‘whole-system management’

C9.1 A GOOD ENVIRONMENTAL GOVERNANCE MODEL FOR STELLENBOSCH MUNICIPALITY

C9.1.1 WHAT THE MUNICIPALITY NEEDS TO KNOW AND DO

Good corporate or organisational governance forms the core of good environmental governance. However, the difference is that environmental governance requires that policy-makers, decision-makers and practitioners (i.e. municipal officials) have a full knowledge of the environmental factors within and around the Municipality.

In the model for environmental management and governance adopted by the Municipality, knowledge of the international, regional, national and local environmental priorities is critical (refer to Figure C11). Coupled with an in-depth understanding of the legislative requirements (i.e. the Constitution, National Environmental Management Act, Disaster Management Act, National

Health Act, Municipal Systems Act, SPLUMA, etc.), the Municipality must be able to translate national policy tools at a local level, and put them into practice by designing environmental sector plans, by-laws and management systems for implementation, compliance monitoring and enforcement. Finally, these tools are to be implemented in practise by means of a best-practise (e.g ISO14001) adaptive environmental management strategy.

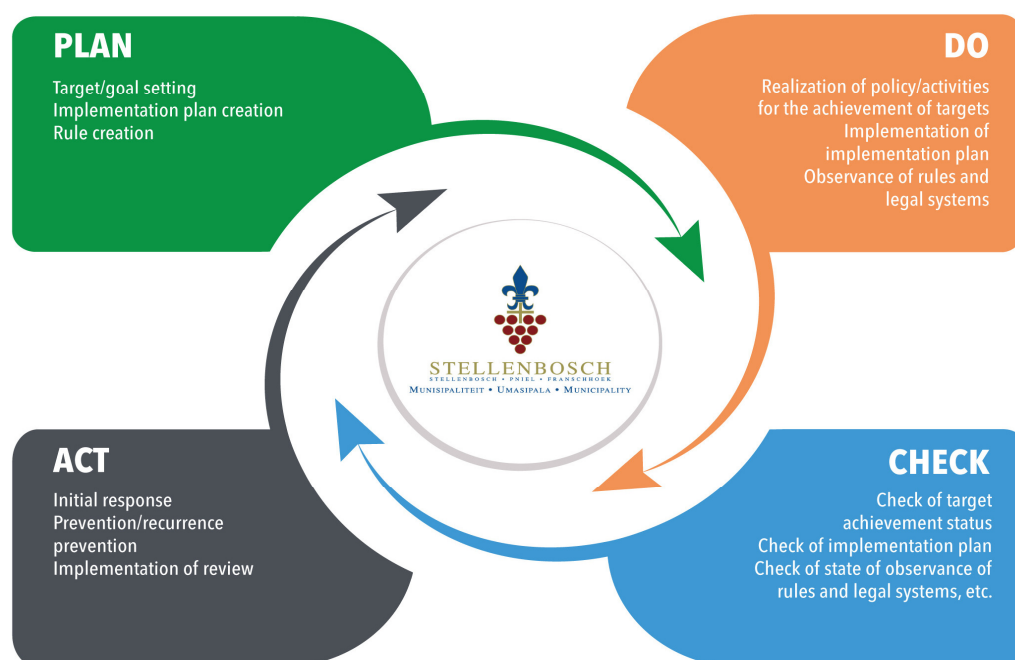


Figure C11: Environmental governance model for Stellenbosch Municipality.

C9.1.2 FOCAL AREAS OF THE MUNICIPALITY AND REQUIRED MANAGEMENT TOOLS

The functions and key focal areas of the Municipality and the mechanisms required to manage these are summarised as follows:

MUNICIPAL KEY FOCAL AREA	REQUIRED PLANNING FRAMEWORKS /TOOLS)
a) Environmental Management	a) SEMF
b) Waste Management	b) Integrated Waste Management Plan
c) Biodiversity Management	c) SANBI Biodiversity Index and CBA Plan
d) Climate Change and Disaster Risk Management	d) Climate Change Response Strategies, Disaster and Risk Management Plan (refer to Toolkit D5 ⁵⁰)
e) Air Quality Control/Management	e) Air Quality Management Plan
f) Land-Use Management	f) SDF incorporating Bioregional Policy

Figure C12 summarises the overarching goals, aims and objectives, application process, and supporting documentation and information base that collectively constitute the SEMF.

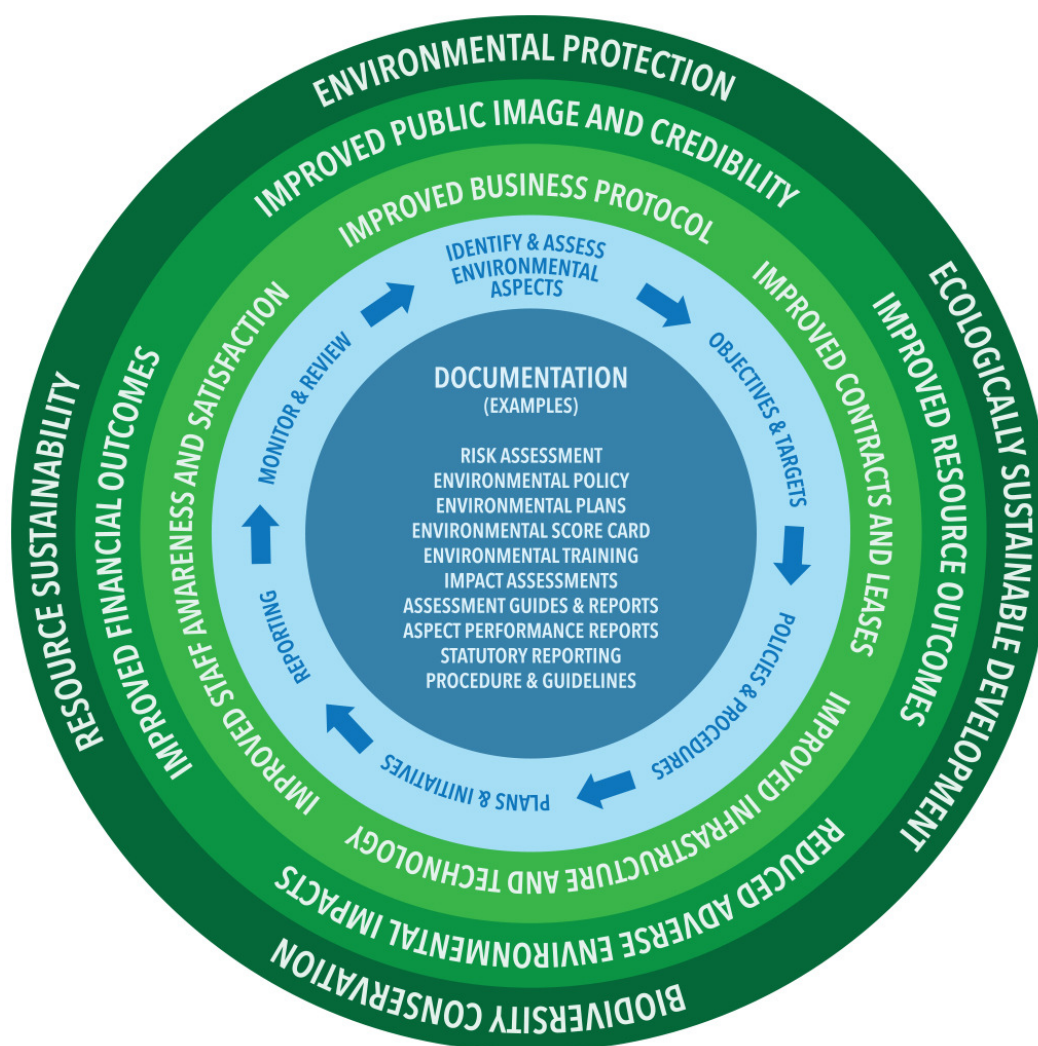


Figure C12: SEMF in a nutshell.

⁵⁰ Toolkit D5 provides guidelines for disaster management planning and implementation.

C9.1.3 GOVERNANCE TOWARDS CONTINUAL IMPROVEMENT

The concept of continual improvement is embodied in and is a fundamentally important governance intervention advocated by the SEMF. Continual improvement is achieved by continually evaluating the relevance and performance of the SEMF (and the associated 'package' of municipal SDFs), and the sectoral strategies against the municipal vision, and goals and objectives for sustainability (refer to Chapter A5) with the purpose of identifying opportunities for improvement. It also refers to continually assessing and enhancing the efficiency, effectiveness and accountability of institutions and social partners to deliver against desired outcomes and mandates granted.

The required evaluation is achieved through efficient performance auditing, which is defined as *a systematic, documented verification process of objectively obtaining and evaluating audit evidence (verifiable information, records or statements of fact) to determine whether specified environmental activities, events, conditions, management systems, or information about these matters conform with audit criteria (policies, practices, procedures or requirements against which the auditor compares collected audit evidence about the subject matter), and communicating the results of this process to the client (organisation commissioning the audit)* (International Standards Organisation {ISO} definition cited in the Integrated Environmental Management Series: IEMS Sub Series No.1.7 (2004a).

Environmental auditing is an essential tool in the governance of Stellenbosch Municipality, in particular, as it relates to the management and monitoring of the performance of all spheres of government and their sectoral programs. The information generated from audit exercises provides important information to many different stakeholders. Although seen primarily as a tool in commerce and industry, creative application of environmental auditing techniques can improve transparency and communication in many areas of society where there is a need for greater understanding of environmental and ecosystem interactions (DEAT, 2004).

The imperative of 'knowing'

A clear-sighted understanding of the challenges South Africa faces is crucial for knowing which alliances to establish and maintain over the next 20 to 30 years (NDP, 2012). This requires that we strengthen appropriate monitoring, evaluation and reporting systems, including principles and a set of indicators, to monitor and evaluate performance in order to be able to determine success or failure and determine what corrective or adaptive measures are needed (National Framework for Sustainable Development {NFSD}, 2008).

At all levels, we need to enhance capacity for cross-sectoral coordination and trans-disciplinary thinking, as well as the mechanisms for integrating sustainable development considerations into sectoral policy and activities. Performance in respect of integrated planning and coordinated action needs to be strengthened within and across all spheres and requires particular capacity building interventions. Monitoring and evaluation systems need to be consolidated and fine-tuned so that they can better measure progress towards sustainability (NFSD, 2008). Monitoring and review are both necessary to provide government with the management information it needs to conduct quality assurance on its performance in respect of sustainable development; measure the nation's progress towards developing in a more sustainable direction against targets; and to ensure real transparency (NFSD, 2008). Monitoring and evaluation are key areas requiring urgent attention at all levels, in order to improve the governance for sustainable development. The need for regular, systematic policy assessments in the public sector to measure progress towards good governance has been explicitly accepted in principle by the South African government (NFSD, 2008).

The environmental auditing advocated by the SEMF is characterised by the following (DEAT, 2004):

- a) Systematic: It is a systematic process that must be carefully planned, structured and organised. As it is part of a long-term process of evaluation and checking, it needs to be a repeatable process which can be readily replicated by (if necessary) different teams of people (also spheres of government) in such a way that the results are comparable and can reflect change in both a quantifiable and quantifiable manner.
- b) Coherent documentation: The premise of the audit is that its findings are supported by documents and verifiable information. The audit will seek, on a sampled basis, to track past government actions, activities, events, and procedures to ensure that they are carried out according to systems requirements and in the correct manner.
- c) Periodic: The audits of the various spheres of government are individual events. However, the real value of the audits is that they are carried out at defined intervals and their results can illustrate improvement or change over time.
- d) Objective evaluation: Although environmental audits are carried out using governmental policies, procedures, documented systems and objectives as a test, there is always an element of subjectivity in an audit. This flexibility reflects the fact that different auditors have different life and professional skills and experience and they may bring different interpretations to site situations and circumstances.
- e) Governmental performance: The essence of the audits is to find out how well the relevant sphere of government or institution is performing.
- f) Facilitating appropriate control of governance practices: Governance practices can happen with or without direct or specific instructions. The key to good performance is to ensure that these practices happen according to procedure, guidelines, training and systems requirements (e.g. the SEMF).
- g) Compliance with policies and regulatory requirements: Compliance with all applicable statutes, policy and other directives is of fundamental importance.

C9.1.4 OBJECTIVES

The overarching objective of audits is to test the adequacy of existing governance systems. Depending on the need of the relevant institution or enterprise audits can address one topic, or a whole range of issues. The scope of an audit can vary from compliance testing to a rigorous examination and assessment. It not only applies to operational environmental, health and safety management, but also to product safety and product quality management, and to aspects such as loss prevention (refer to Toolkit D10).

The key objectives of the mandatory environmental performance auditing are to:

- a) Demonstrate the commitment of the Municipality to ensuring continual improvement of activities and sustainability programs to all concerned.
- b) Assess the efficiency and appropriateness of land-use management and provide an objective premise for continual improvement.
- c) Verify and ensure institutional compliance with the applicable legislation, policy and other directives.
- d) Safeguard the environment.
- e) Evaluate the extent to which climate neutrality is achieved and determine and implement mitigatory measures as required.
- f) Indicate current or potential future problems that need to be addressed.
- g) Assess training programs and provide data to assist in training.
- h) Enable land-users to build on good environmental performance, learn from positive precedents and rectify deficiencies.

- i) Identify potential cost savings, such as from waste minimisation.

C9.1.5 POLICY

The following policy applies as it relates to environmental performance auditing:

- a) The Municipality is to develop and implement an efficient environmental performance auditing system.
- b) The Municipality is to undertake a bi-annual comprehensive environmental performance audit.
- c) In order to ensure continual improvement, findings of the integrated auditing process and rectification recommendations are to be implemented through the process of adaptive management.

C9.1.6 PRIORITISED STRATEGIES AND IMPLEMENTATION GUIDELINES

NUMBER	DESCRIPTION	PRIORITY
C9.1.6(a)	Implement an integrated development orientation and planning approach in governance. Key interventions are to: a) Implement the SEMF as an integrated planning framework for the Municipality. b) Establish appropriate integrating and inter-governmental relations planning structures at all levels.	High/ Ongoing
C9.1.6(b)	Implement, as part of the SDF, an efficient environmental performance auditing system (refer to Toolkit D6).	“

C9.2 ADAPTIVE MANAGEMENT AS A FUNDAMENTAL COMPONENT OF THE SEMF

Adaptive management⁵¹ is a process that promotes flexible decision-making that can be adjusted in the face of uncertainties as outcomes from management actions and other events become better understood. Careful monitoring and auditing of these outcomes both advances scientific understanding and helps adjust policies or operations as part of an iterative learning process.

Adaptive management also recognises the importance of natural variability in contributing to ecological resilience and productivity. It is not a ‘trial and error’ process, but rather emphasises learning while doing. Adaptive management does not represent an end in itself, but rather a mechanism towards more effective decisions and enhanced performance. Its true measure is in how well it helps meet environmental, social and economic goals, increases scientific knowledge, and reduces tensions among stakeholders. Adaptive management involves ongoing, real-time learning and knowledge creation, both in a substantive sense and in terms of the adaptive process itself (Williams *et al*, 2009).

The concept of learning is central to adaptive management, with learning seen as a means to good governance (refer to the key principles of efficient spatial planning in Chapter A6). Learning within the context of adaptive management derives from evaluation of previous management actions, the results of which are used to inform subsequent actions (Williams *et al*, 2009). Adaptive

⁵¹ For the purposes of the SEMF, ‘management’ includes governance actions and functions of the three spheres of government (i.e. provincial, district and local).

government management procedures and strategies specify what actions are to be taken and how and when they should be adjusted.

These strategies are, in turn, based on an explicit articulation of the management problem, what is known (and not known) about the resource system being managed, and the objectives of management (Williams *et al*, 2009). This explicitness makes it possible for stakeholders to focus on the key attributes involved in learning-based resource management, while avoiding the confusion and controversy that typically results when key management elements are not open to discussion and negotiation.

Figure C13 illustrates the steps of the adaptive management process to be implemented through *inter alia* the IDP and SDF and the EMSs of public and private enterprises. The aim of the process is to serve as a mechanism to give effect to continual improvement of governance and environmental management performance based upon the findings efficient auditing. The efficient implementation of the SEMF depends on the following key requirements:

C9.3 KEY REQUIREMENT FOR EFFICIENT IMPLEMENTATION OF THE SEMF

The NDP states that there are two main reasons for the failure to deliver on the development expectations and slow progress in South Africa since 1994, namely a failure to implement policies and an absence of broad partnerships.

The NDP promotes a plan-led system to bring focus and allow long-term public interests to guide the development process. It acknowledges that it will take time to create this capability and that it is necessary to *draw on a fuller understanding of the limitation of current arrangements and incorporate the lessons of good international practice*.

The above shortcomings manifest into a major stumbling block to efficient implementation of governmental strategies and plans, namely a lack of co-ordination and co-operation among the relevant institutions. In order to meet this challenge, the following imperatives have to be addressed throughout the three spheres of government in Stellenbosch Municipality and beyond:

- a) Institutional integration: Alliances between institutions are to be forged to close gaps, minimise overlap and make management and investment in the Municipality more efficient.
- b) Integrated development planning: This is defined as *a participatory approach to integrate economic, sectoral, spatial, social, institutional, environmental and fiscal strategies in order to support the optimal allocation of scarce resources between sectors and geographical areas and across the population in a manner that provides sustainable growth, equity, and the empowerment of the poor and the marginalised*. (Forum for Effective Planning and Development, 1995).

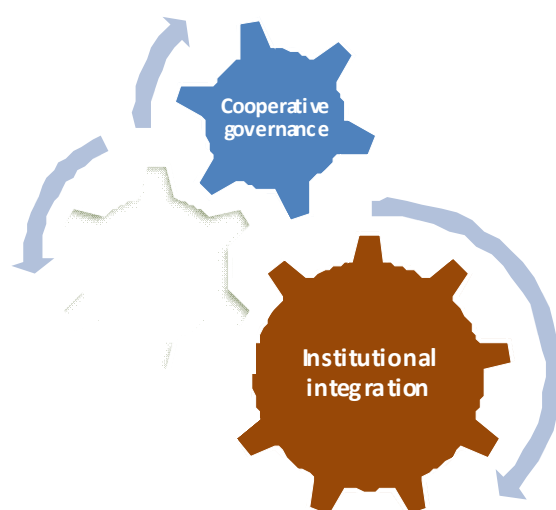


Figure C13: Imperatives for efficient implementation of environmental planning and land-use policy.

Integrated planning is intended to strike a balance between the SEMF strategic intents and the desired outcomes. It seeks to harness the strength of multiple service delivery capabilities through convergence in provincial imperatives and operations. This is about fostering cohesion across a broad continuum of planning, implementation, monitoring and evaluation mechanisms through shared actions.

- c) Cooperative governance: 'Inter-governmental relations' refer to the relationships between the three spheres of government, i.e. national, provincial and municipal. The South African Constitution states, 'the three spheres of government are distinctive, interdependent and interrelated'. Local government is a sphere of government in its own right, and is not an administrative implementing arm of national or provincial government. Although the three spheres of government are autonomous, they exist in a unitary South Africa and they have to work together on decision-making and must co-ordinate budgets, policies and activities. Compliance with the latter is a legal obligation in terms of the Intergovernmental Relations Framework Act 13 of 2005. The Act aims to *establish a framework for the national government, provincial governments and local governments to promote and facilitate intergovernmental relations; to provide for mechanisms and procedures to facilitate the settlement of intergovernmental disputes; and to provide for matters connected therewith.*

The Act seeks to set up mechanisms to coordinate the work of all spheres of government in providing services, alleviating poverty and promoting development. The Act also establishes a line of communication that goes from municipalities to the provinces and directly to the Presidency. The Act advocates the establishment of intergovernmental forums as well as implementation protocols whereby the participation of organs of state in different governments co-ordinate their activities or actions by entering into such protocols. This may include issues such as the implementation of policies, the exercise of a power, and the performing of a function or the provision of a service.

Chapter 3 of the Constitution gives credence to integrated governance. It stresses cooperation between the national, provincial and local spheres of government which are interdependent and interrelated. The Constitution also affords value to participatory governance as the substance of our democracy. Chapter 6, 7 and 10 of the Constitution create a space for people to participate in influencing the decisions that affects their everyday life. The Local Government Municipal Structures Act of 1998 and Local Government Municipal Systems Act of 2000 present the parameters for cooperation within the framework of the provisions of the Constitution between the local, provincial and national spheres of government.

The efficiency of the SEMF depends on the extent to which the above imperatives are addressed. This necessitates the deliberate creation of an interconnected web of municipal and private sector institutions with integrated objectives focussed on sustainable service delivery.

The SEMF serves as a spatial and principle framework (i.e. 'common ground') within which the imperatives of institutional integration, integrated development planning and co-operative governance can be achieved.

A key function in this regard is to enhance intra- and inter-institutional convergence and give effect to the ideals of integrated governance and coordination. The defining features of the latter

are common purpose and commitment. As implementing agents, the municipal departments are expected to deliver on identified policy objectives through integrated governance and coordination. Accordingly, the following directives apply to all sectors and stakeholders with regard to the above imperatives:

- (i) *Institutional integration, integrated development planning and co-operative governance* shall be given effect.
- (ii) HODs are responsible for *institutional integration, integrated development planning and co-operative governance*.
- (iii) Compliance with the directives pertaining to *institutional integration, integrated development planning and co-operative governance* is subject to annually auditing.

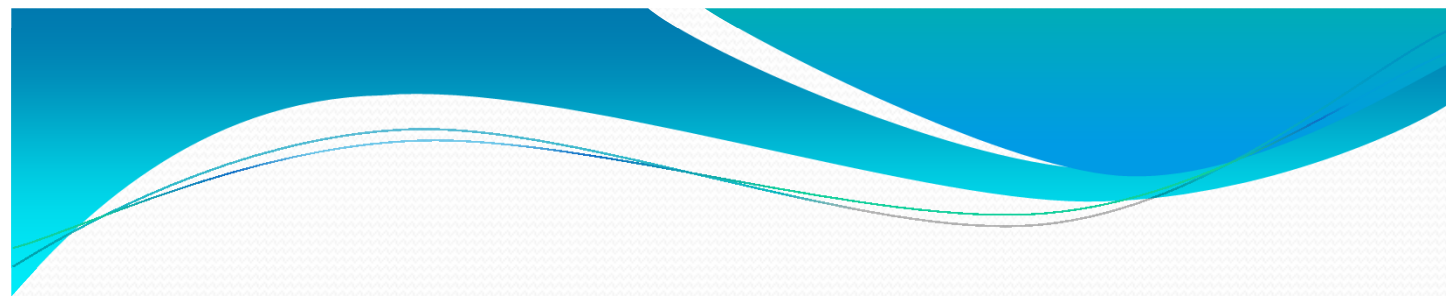
C9.4 PERFORMANCE MONITORING AND AUDITING

The long-term performance and relevance of the SEMF is subject to on-going monitoring and evaluation in terms of a dedicated procedure. The latter procedure together with the assessment criteria and rectification measures are addressed in Section C and Section D of the SEMF. The concept of continual improvement is embodied in and is a fundamentally important governance responsibility advocated by the SEMF. Continual improvement is to be achieved by continually evaluating the relevance and performance of the SEMF, and the relevant package of municipal policies against the general municipal vision, the Stellenbosch Environmental Vision, and goals and objectives for sustainability (refer to Chapter A5) with the purpose of identifying opportunities for improvement.

The required evaluation is to be achieved through efficient performance auditing, which is defined as *a systematic, documented verification process of objectively obtaining and evaluating audit evidence (verifiable information, records or statements of fact) to determine whether specified environmental activities, events, conditions, management systems, or information about these matters conform with audit criteria (policies, practices, procedures or requirements against which the auditor compares collected audit evidence about the subject matter), and communicating the results of this process to the client (organisation commissioning the audit)* (International Standards Organisation {ISO} definition cited in the Integrated Environmental Management Series: IEMS Sub Series No.1.7, 2004).

Performance auditing is an essential tool in the governance of Stellenbosch Municipality, in particular, as it relates to the management and monitoring of the performance of all spheres of government and the sectoral programs. The information generated from audit exercises provides important information to many different stakeholders.

Creative application of performance auditing techniques can improve transparency and communication in many areas of society where there is a need for greater understanding of governance in general. The SEMF serves as a basis for measuring the performance of all spheres of government in the Municipality, rectification of performance where required, and continual improvement in terms of the principles of adaptive management and the principles of good governance.



SECTION D

USER'S TOOLKITS TO INFORM IMPLEMENTATION AND USE

SECTION D: USER'S TOOLKITS TO INFORM THE IMPLEMENTATION AND USE OF THE SEMF

SECTION SYNOPSIS

Section D comprises a host of procedural directives or 'toolkits' that provide guidance pertaining to the planning and implementation of the key concepts, approaches and strategies presented in Sections C. Section D is dynamic in that it is subject to on-going updating and supplementation as new information becomes available. Figure D1 indicates the toolkits presented in this section. Toolkit D7 caters for additional tools that may be added as the SEMF implementation process unfolds.

TOOL KIT	DESCRIPTION
D1	LAND-USE PLANNING BY MEANS OF THE SPCS
D2	COMMUNITY-BASED ENVIRONMENTAL GOVERNANCE
D3	THE SPECIAL MANAGEMENT AREA (SMA) MODEL
D4	PLANNING & IMPLEMENTING SUSTAINABLE DEVELOPMENT
D5	RISK AND DISASTER MANAGEMENT
D6	ENVIRONMENTAL AUDITING INDICATORS
D7	GENERAL TOOLS TO BE ADDED

Figure D1: Structure of Section D.

TOOLKIT D1 LAND-USE PLANNING BY MEANS OF SPCs**TOOLKIT SYNOPSIS**

The purpose of this toolkit is to inform the land-use classification to be undertaken throughout Stellenbosch Municipality in terms of the principles and process presented in Chapter C1. This applies, in particular, to the preparation of the following:

- a) SDF of the Municipality.
- b) Bioregional plan of the Municipality (refer to Chapter C2).
- c) Tourism plans to be prepared for the Municipality.
- d) Detailed farm plans to be prepared by landowners (refer to Chapter C5).

The key objective of the land-use methodology is to create a standard land-use framework for the municipality as a whole which cascades from broad, generic guidelines on the municipal level to detailed farm (or landscape) planning level.

D1.1 LAND-USE CLASSIFICATION

As described in Chapter C1 a fundamental phase of spatial planning is to undertake appropriate land-use classification throughout the planning area in accordance with a classification system that is based upon a structure of interrelated cores, corridors and matrices.

In terms of this model the classification system includes core nature areas that feature representative samples of the region's characteristic biodiversity. Ideally such sites, which may already be designated as protected areas, should be linked by corridors of natural or restored natural plant cover to permit migration and adaptation to global change. Both the core sites and corridors should be nested within a matrix of mixed land-uses and ownership patterns (refer to Chapter C1).

D1.2 SPATIAL PLANNING CATEGORIES: A MECHANISM FOR LAND-USE CLASSIFICATION

As described in Chapter C1, a comprehensive set of *Spatial Planning Categories* (SPCs) was developed. These SPCs include all land zonings that are provided for under the existing Zoning Scheme Regulations.

The SPCs are not a blueprint for land-use classification, or a zoning scheme. The SPCs provide a framework to guide decision-making regarding land-use at all levels of planning, and they have been articulated in a spirit of creating and fostering an organised process that enables people to work together to achieve sustainable development in a coherent manner.

The designation of SPCs does not change existing zoning or land-use regulations or legislation. SPCs merely help to clarify and facilitate coherent decision-making that can lead to better zoning, laws and regulations. The SPCs, furthermore, provide a framework in terms of which land-use decisions can be standardised throughout the municipality. It is advisable that all zoning scheme regulations be aligned with the SPCs. The SPCs are to be applied in land-use classification at all levels of planning in Stellenbosch Municipality (refer specifically to the preparation of IDPs and SDFs).

D1.3 GENERAL ASPECTS OF SPC DESIGNATION

The primary applications of the SPCs include the following:

- a) The SPCs provide a system in terms of which all land units or entities within the municipality will eventually be recorded, facilitating effective administration of land-use issues.
- b) The SPCs can be used to indicate both the *status quo* of official land-use and the desired land-use of all land within a planning area. In addition they identify specific types of land-uses that are not included in the existing Zoning Scheme Regulations, providing for a non-statutory and more detailed land-use classification.
- c) The SPCs indicate desired land usage which might in certain instances be aligned with the current zoning of properties and in other instances differ from that.
- d) Existing Zoning Scheme Regulations are to be amended/upgraded in order to include these new concepts.
- e) The SPCs facilitate decision-making regarding applications for a change in land-use. In this regard it is important to note that an SPC designation which differs from the current zoning, implies that any new development will be considered a diversion from the *status quo*, requiring that applications will have to be considered by the relevant authorities in accordance with specific guidelines. For example, an application for the construction of new farm buildings within a tract of natural vegetation on the farm implies a change in land-use from Category C.a (Extensive Agriculture) to Category D.r (Farmstead). Consequently the applicant will be required to ensure that the application conforms to the relevant place-specific planning and design principles. This implies that the relevant authority will then be able to evaluate the application objectively and make an appropriate decision.

D1.4 APPLICATION OF SPCs IN NATURAL LANDSCAPES

SPC A and SPC B and, to an extent, SPC C.a areas primarily relate to the *natural landscape* which contains the *inhabited (human-made) landscape* (SPC C.b, D, E, and F).

Natural and human-made places are not homogeneous. A classification is required to describe the different characteristics and functions of different types of natural landscapes in order to develop a common language that can be used for spatial planning purposes throughout the municipality. Differentiation is, for example, made between Category B.a and B.b describing a higher and lower order status. Well mapped SPCs enable both the applicant and the officials involved in evaluating the application, to make objective decisions at an early stage of planning.

SPC B designation illustrates the following:

- a) Extent of the area that contains conservation-worthy habitats or habitat units.
- b) Extent of land, which should, ideally, be rehabilitated to improve the quality of the natural landscape and/or to promote biodiversity conservation.

SPC B.a and SPC B.b areas are primarily private property. The designation of SPC B.a and B.b areas does not imply that it is necessarily undesirable to undertake any development within such areas. Such designation is rather an indication that one must proceed with caution. SPC B.a and B.b provide an explanation of the nature and extent of the landscape characteristics of the particular area and present a basis for the evaluation of development proposals in proper context. SPC B.b designation, therefore, essentially represents an ideal, the achievement of which represents a challenge to the authorities, planners, developers and landowners. SPC B.b designation does not

take away any of the landowner's rights, nor does it grant any rights. It merely indicates that the particular tract of land is of importance to biodiversity conservation and, consequently, to the well-being of the people of the area, and that due care should be taken in the management of the land. The above ideal could be achieved through the implementation of innovative strategies, such as the establishment of a *Special Management Area* (refer to Toolkit D3), which could be required as a condition of approval for rezoning or development rights on a property.

D1.5 APPLICATION OF SPCs IN HUMAN-MADE LANDSCAPES

As stated previously, the human-made landscape is contained within the natural landscape. The symbiotic relationships between the two landscape types need to be understood and managed. SPC C (Agriculture), SPC D (Urban), SPC E (Industry), and SPC F (Surface Infrastructure) are land-use types that form part of the human-made landscape.

The classification of the landscape in accordance with the SPCs will assist decision-making regarding which type of land-use is considered desirable, or undesirable, in a particular place and what the reasons are for such a decision. For example, it is quite clear that it would be undesirable (in fact it should be impossible) to approve the establishment of an SPC E.c (Light Industry) within an SPC A.a (Statutory Conservation Area). Under exceptional circumstances it may, however, be permissible to establish SPC E.c in an SPC B.b area (Ecological Corridor/Area).

On the other hand, the establishment of an SPC E.a area (Agricultural Industry) within an SPC C (Agricultural Area) will not have to be approached with the same caution as the latter example, because the proposed alternative land-use (agriculture-related) will not be foreign to its setting. Similarly, an application to establish an SPC D.q (Resorts and Tourism-related areas) within an SPC B.a area would be more acceptable than the establish of a SPC E.d (Extractive Industry) within an SPC B.a area.

In accordance with the SPCs, aspects of the above nature can now be considered by road engineers more objectively than was previously the case. In addition, such decisions can be taken in accordance with the requirements of bioregions, *neighbourhood areas* and biosphere reserves, and in collaboration with the authorities and communities of such entities.

It is important to recognise that SPCs can facilitate a better understanding of the nature and quality of our landscapes and should serve as an important instrument in the preparation of IDPs and in environmental education. However, SPCs do not provide a quick-fix, blueprint planning type of solution which requires little judgement and thought.

D1.6 PREMISE FOR SPC DESIGNATION: A SYSTEM OF VALUES AND ETHICS

A primary aim of the SEMF is to provide guidance to officials, developers, land owners and individuals to help preserve the qualities of the places where they live and work, to restore degraded places, and to create high quality places within the context of sustainable development. The SPCs incorporate both normative (qualitative value) and biophysical considerations.

Whilst it is recognised that the preparation of such guidelines and standards is a complex task, which cannot be fully described in a toolkit of this nature, it is nevertheless considered important to provide some rule of thumb principles, which can assist municipalities to prepare coherent SDFs. In

this regard, the SPCs are to be the basis of land-use designation that would, in addition to functional considerations, also reflect the qualitative dimension of places.

The above objective can be achieved through the classification of landscapes in accordance with specific values and ethics, and the application of a phenomenological approach to describe landscape characteristics. Environmental integrity is of fundamental importance for sustainable development and is largely influenced by land-use decisions. In turn, land-use decisions are influenced by specific values, norms and ethics.

A general problem in this regard, is that the strong moral values, norms and ethics required for coherent decision-making are often not given the necessary priority, or are over-ruled by rules-based systems, resulting in, amongst others, non-sustainable land-use, development of low quality settlements, uncontrolled and rural sprawl, etc. These phenomena are evident throughout Stellenbosch Municipality.

Therefore, in order to reverse the cycle of environmental degradation and non-sustainable development, it is imperative that a system of agreed-upon values, norms, and ethics be applied as the premise for all land-use decisions. A good SDF should build on a strong value system, which recognises that each place and the things that collectively shape the environmental character of such a place have intrinsic, instrumental and systemic values. These values need to be carefully considered when contemplating the current and future use of any particular place.

UNESCO's MaB Programme subscribes to the notion that *ethical values form the basis of decision-making and action in accordance with an ideal accepted in a given moral system. It is accepted that, what makes ethical values different from all other values, is their overriding character. They articulate an imperative or a 'must' that cannot be escaped by anyone who subscribes to them and they are converted into practice through principles and rules* (UNESCO, 2010).

The promotion of human well-being and the enhancement of the integrity of the natural environment are encapsulated in a global moral system and sound ethical values. The principles and rules through which these values should be given effect, include the just and efficient use of resources (capital) in accordance with legislative and official policy frameworks.

UNESCO (2010) and the UN (2010) state that *if the imperative or 'must do' that flows from an ethical value is denied, then that value and its importance itself is denied*. Such a denial is therefore not a matter of arbitrary choice. Accordingly, as is stated in the latter publication, the ethical domain is circumscribed not only by the value choices made by humans, but also by the critical weighing of the expected consequences of their choices.

The approach advocated by the MaB Programme is, in essence, a strategic value-based and pro-active one. In accordance with this approach the core interests and objectives, required to attain sustainable development, are identified and it is demonstrated how best to achieve it. Such objectives should include the role that innovation, technology and design can play in improving efficiency and, in so doing, improving the quality of the environment and human well-being.

In order to achieve the above, it is important that each place within the municipality be evaluated in accordance with a coherent value system that takes into consideration the unique mixture of values of that particular place, and a code of environmental, social, cultural and economic ethics. Environmental, social, cultural, and economic ethics appropriate to Stellenbosch Municipality

should allocate an equally important place to the conservation of nature on the one hand, and the improvement of the quality of life of people living in the environment on the other hand.

Since the dawn of culture, humans have modified the natural environment because no civilised humans can live in pure, pristine nature. However, due to *among others* explosive population growth and human greed, things changed and nature has come under severe pressure of inappropriate land-use and over-exploitation of resources.

Thus, it is clear that all existing and future land-use should be regulated in accordance with a code of ethics that recognises that we have a moral obligation towards the conservation of the environment and that our very existence depends on our decisions pertaining to the use of our environment and its resources.

The ultimate challenge of ethics is the conservation of life on Earth. However, life is not the only criterion of value. A 'mere thing' can also be something to be respected. There is value wherever there is creativity (Rolston, 1994:174). The World Heritage Convention recognises the importance and value of natural environments and manifestations, and cultural (human-made) features that are of global conservation-worthiness, and makes provision for their protection. Accordingly, the following three values are to be used to categorise landscapes:

D1.6.1 INTRINSIC, INSTRUMENTAL AND SYSTEMIC VALUE

The United Nations World Charter for Nature states that *'every form of life is unique, warranting respect regardless of its worth to man'* (Rolston, 1994). Natural ecosystems thus have intrinsic and systemic value that is independent of human use (i.e. instrumental value) and that are worthy of protection. The above values are to be determined for each planning area in accordance with the following basic questions:

- | | | |
|----|----------------------------|---|
| a) | <u>Intrinsic Value:</u> | What is the good of the place or thing? |
| b) | <u>Instrumental Value:</u> | What is the place or thing good for? |
| c) | <u>Systemic Value:</u> | What is the contribution of the place or thing to the health of the system that contains it? |
| d) | <u>Current Status:</u> | What is the current status of the place or thing? |
| e) | <u>Vision:</u> | What could the place or thing look like, or be good for, if it was restored to pristine form? |

These values are to be determined during the municipal SDF processes in a collaborative, participative process with all relevant stakeholders, representing an adequate mix of local, indigenous and scientific knowledge. The significance of the unique mix of current and potential values of a place should be duly recorded and properly translated into concrete, practical guidelines for the different stages of planning, design, decision-making, implementation and management of projects and plans. It is also envisaged that the determination of the value of places will not be a once-off event, but rather an on-going process. In practice, places are categorised in accordance with a continuum ranging from the 'least modified' to the 'most modified' (refer to Figure D2).

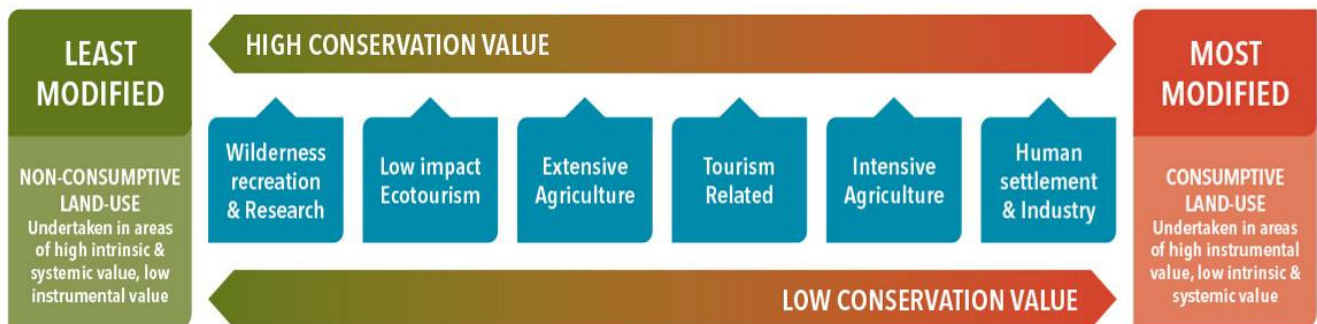


Figure D2: Land-use continuum.

By organising land-use in terms of a continuum, a simple geometry generally emerges, namely compact settlements, encircled by productive rural landscapes, and a connected matrix of nature areas stretching across the planning area. With this geometry, human populations can exist side-by-side with productive rural areas and fully functional ecosystems.

The biosphere designation model provides an ideal mechanism for the spatial delimitation of core areas (least modified areas), buffer areas, and transition areas (most modified areas). As illustrated by Figure D2, the concept implies the following:

Least Modified Areas

This category is generally represented by pristine wilderness and natural areas that have high intrinsic and systemic value, with relatively low instrumental value (considering their low-impact and non-consumptive land-uses). Such areas have the following functions and value:

- a) Representing benchmarks for environmental health and self-sustaining ecosystems.
- b) Providing secure refugia for source populations and biodiversity.
- c) Allowing natural processes to continue without human interference (unlike management of other protected areas, wilderness management is essentially the management of human use and influences to preserve naturalness and solitude, not the management, alteration or control of the natural processes themselves).
- d) Providing opportunities for solitude or primitive and unconfined types of recreation.
- e) Containing ecological, geological, or other features of scientific, educational, scenic, historical or cultural value.
- f) Providing ecosystem functions, e.g. the provision of clean water from catchments, etc.

The intrinsic and systemic value of any natural environment is largely dependent upon the collective value of its components, and that any habitat fragmentation will have a negative effect on the value of the system as a whole.

Most Modified Areas

This category represents the most modified end of the continuum referred to above, and generally represents the most intensively developed cultural landscape, accommodating dense urban settlements and consumptive human activities.

In such areas little of the natural environment remains and the intrinsic and systemic natural value is generally low. However, the instrumental value of such areas may be high due to their direct

contributions to the industries and industry-related developments that form a part of the economic base of the area. A most important aspect is that even the most modified cultural landscapes can have environmental integrity, and that this integrity is influenced *among others* by the manner in which people settle and use the environment.

In this regard, it is important to recognise that the *spirit of place* is manifested in *location, spatial configuration, and settlement boundaries* (Norberg-Schulz, 1984). Primary *structural properties*, such as the way buildings are constructed, etc. must be preserved in order to retain a particular *local quality* and protect the *atmosphere* of a place (Norberg-Schulz, 1984). In order to ensure that the intrinsic and systemic value of the human-made environment of Stellenbosch Municipality is restored and conserved in the long-term, it is suggested that the five principles of critical regionalism, namely sense of place, sense of history, sense of craft, sense of nature and sense of limits (Kelbaugh, 1997) be used to guide all future development and restoration.

TOOLKIT D2 COMMUNITY-BASED ENVIRONMENTAL GOVERNANCE

TOOLKIT SYNOPSIS

The SEMF aims to serve as a basis for an open and enthusiastic participatory partnership among all concerned. This toolkit provides guidelines for community-based environmental governance in terms of the principles of community consultation and involvement advocated by *inter alia* the SPLUMA and the NSSD1. The guidelines presented comply with the bioregional planning approach which recognises people as an integral part and the primary custodians of the environment.

The SEMF builds on the principle that community-based environmental processes contribute to the solution of intractable environmental problems in a manner that generates community buy-in and commitment. By bringing stakeholders together these processes introduce a total systems-perspective to problem-solving, making for better and more considered decisions. Through the dialogue process they also raise the awareness of the public regarding environmental matters. Participants learn the importance of the environmental protection, understand community perspectives and assess environmental alternatives (www.impact-llc.com/cemp.html).

D2.1 GENERAL BACKGROUND

Effective community-based environmental management processes depend on a number of critical success factors, including the following:

- a) The need for strong leadership and sponsorship of the initiative that supports the process, to set the parameters clearly and to communicate the willingness to accept participant judgments in a credible manner.
- b) The identification of stakeholders and analysis of their interests, a thorough scoping process that gets all views on the table to establish the legitimacy of the process.
- c) The issues to be resolved by the process must have substance, i.e. really matter and be well-defined. Otherwise it will appear that the purpose is manipulation rather than participation.
- d) Taking steps to ensure equitable participation is important to the credibility of the outcomes.
- e) The willingness to devote the resources and time (shortcuts demonstrate lack of commitment to community resolution).

It is generally accepted that the causes and pressures of current environmental problems can be traced back, directly or indirectly, to the local level - and to the lifestyles, choices and values of local communities. Environmental challenges that become apparent at the global level are being tackled internationally through a variety of multilateral norms, conventions and agreements. While co-ordination mechanisms and information sharing systems are being set up on the international level it is obvious that the long-term success of such mechanisms and systems can be ensured only if it is accompanied with strong local action, and involvement of local stakeholders. It is widely accepted, particularly since the Rio Summit in 1992, that sustainable development requires community participation in principle and in practice.

Thus, the success of implementation of national and international policies largely depends on how well they are understood, interpreted and implemented at the local level. Therefore, real environmental actions must take place at the local level. It will be micro-action, taken by individuals

and communities, on a daily basis, that will cumulatively be able to reduce and mitigate the impacts of global and local environmental problems. A fundamental aspect of community-based environmental management is that it aims to involve the members of the affected community in a manner that will ensure their voluntary long-term commitment and co-operation. In this regard, it is imperative that tourism development should mesh with the values, opinions, and ideas of local community residents who ultimately must live with the positive and negative changes to their environment and quality of life.

An overarching goal of the SEMF is to contribute to ensuring that environmental management in the municipal area becomes truly community-based (i.e. that communities are meaningfully involved in the planning and management, and reap direct and indirect benefits from the conservation and management of the environment). The above goals build on the recognition that communities have immense impacts on the environment in general, and *vice versa*. In the latter regard, one of the greatest challenges facing planning authorities is to ensure that planning frameworks (e.g. the IDP and SDF) are designed and managed in a manner, which promotes enthusiastic and effective community participation.

The neighbourhood area planning and management procedure advocated in the Bioregional Planning Framework and further refined in the WIDF and the *Policy Framework for Bioregional Planning and Management and Biosphere Reserve of Stellenbosch Municipality* is an ideal mechanism through which the above can be achieved. Neighbourhood area planning and management will ensure that the physical scale of the planning area is such that the residents of that area would identify with it to the extent that they are encouraged to actively take part in its planning and management.

A community-based approach to environmental management integrates environmental management with human needs, considers long-term ecosystem health, and highlights the positive correlations between economic prosperity and environmental well-being (U.S. Environmental Protection Agency).

Community-based environmental management is therefore a creative approach to solve environmental problems using consensus based solutions through the collaboration of communities and governments in order to identify needs and take actions that will improve quality of life. Diverse stakeholders also work together to build the problem-solving capacity of the municipal area, towns, rural settlements and communities (U.S. Environmental Protection Agency).

As stated above, it includes the community's participation in the design and decision-making process, in the management and administration of environmental and related activities and operations. It ensures a degree of ownership by the community in the development process and operations. Central to an understanding of community participation is a realisation of the variety of meanings and interpretations that people attribute to the management of the environment. Cernea (1991) describes community participation as giving people more opportunities to participate effectively in development and management activities. This includes empowering people to mobilise their own capacities, be social actors rather than passive subjects, manage the resources, make decisions and control the activities, which affect their lives. The terms 'people's participation' and 'popular participation' are now part of the normal language of many development agencies including NGOs, government departments, and banks (Pimberg and Pretty, 1997).

The most relevant resource that can be utilised by a community to participate in the management of the environment is local knowledge. Each community adopts intellectual resources that are

accumulated and built over many decades and centuries, which includes cultural traditions and norms, economic and social systems, and ethical/religious customs. These aspects are developed based on the experiences of the local residents, and their co-existence and experiences with the local natural environment. It is vital that communities are made aware of the dimensions of the knowledge that they already possess, and how rich these resources are. This will lead to responsibility and a sense of ownership being attached to their local environment, with solutions, methods, and systems being developed and utilised within the community, which ultimately contribute to long-term sustainability (Innovative Communities Project Team). Local knowledge also is critical in identifying and defining issues that are important to the community, without which development of pertinent and feasible solutions cannot and should not be attempted.

Community-based environmental management contributes to the solution of intractable environmental problems in a manner that generates community buy-in and commitment. These processes, by bringing all stakeholders together, introduce a total systems perspective to problem-solving, making for better, more considered decisions. Through the dialogue process, they also raise the awareness of the public regarding environmental matters. Participants learn the importance of environmental protection, understand community perspectives and assess environmental alternatives (www.impact-llc.com/cemp.html).

The establishment of partnerships between different institutions and stakeholders in the design and implementation of community-based environmental management projects is therefore essential for project sustainability. This argument is based on the assumption that community-based environmental projects cannot be designed and implemented by one institution or organisation acting in isolation. As stated by Culpan (1987), partnerships need to be promoted because without coincidence of interests, and joint action to achieve common goals, institutions will not co-operate, and will undermine each other. The relationship between institutions will, to a very large extent, govern the nature of the project and impact heavily on its success or failure. The development of a successful community-based environmental management strategy will require a sound institutional framework based on a constructive partnership between the local community, Municipality, the private sector and NGOs.

D2.2 GIVING EFFECT TO COMMUNITY-BASED ENVIRONMENTAL MANAGEMENT IN STELLENBOSCH MUNICIPALITY

Community-based environmental processes contribute to the solution of intractable environmental problems in a manner that generates community buy-in and commitment. These processes, by bringing all stakeholders together, introduce a total systems perspective to problem-solving, making for better, more considered decisions. Through the dialogue process, they also raise the awareness of the public regarding environmental matters. Participants learn the importance of the environmental protection, understand community perspectives and assess environmental alternatives. Effective community-based environmental management processes depend, however, on a number of critical success factors, including (www.impact-llc.com/cemp.html):

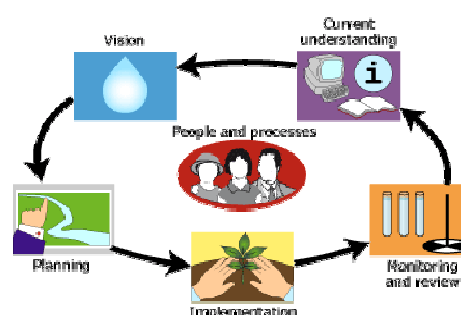
- a) The need for strong leadership and sponsorship of the initiative that supports the process, to set the parameters clearly, and to communicate credibly the willingness to accept participant judgments.
- b) The identification of stakeholders and analysis of their interests, a thorough scoping process that gets all views on the table to establish the legitimacy of the process.

- c) The issues to be resolved by the process must have substance, i.e. really matter, and be well-defined. Otherwise, it will appear that the purpose is manipulation, rather than participation.
- d) Taking steps to ensure equitable participation is important to the credibility of the outcomes.
- e) The willingness to devote the resources and time: shortcuts demonstrate lack of commitment to community resolution.

There are many guides or models for community-based initiatives. However, there is a common framework that underlies all these models. Some of the key principles are summarised below.

D2.2.1 SCOPING AND PREPARATION

Community-based environmental management is issue specific and issues must be thoroughly understood by sponsors before initiating any participative process. It can help to have multiple stakeholders involved in the definition of the issue, as perspectives will differ. Boundaries must be clearly established for what is, and what is not within the purview of stakeholders. There must be a clear purpose and honest intent of the sponsor to involve people in the decision-making process.



It is important that all stakeholders be involved in the process. The mechanism for doing so may vary. A successful outcome, one that will be supported by the community, requires that stakeholder interests be anticipated and accommodated in the process. The participants in any community-based process need to be provided with information that enables them to engage knowledgeably. Good outcomes are predicated on establishing an environment conducive to effective dialogue and interchange. Facilities, materials and services need to be well thought out to support the process.

D2.2.2 PROBLEM-SOLVING AND DECISION-MAKING

The sponsor plays a key role in the ultimate outcome by outlining the issues, defining the boundaries, and empowering participants to make recommendations or decisions within the framework he or she establishes. Any community-based process should begin with agreement on the operating practices. Structuring the process to force alternately, divergent and then convergent thinking allows stakeholders to get their thoughts out, and permits the group to then focus on the bringing those thoughts down to something that all can support. All are heard in the process of reaching consensus. When actions are proposed and decisions are reached, people in the group should publicly commit to be responsible for their implementation.

D2.2.3 IMPLEMENTATION

Feedback on results is important to reinforce the benefits to stakeholders of their contributions. Appreciation for people's efforts is a critical, and too often unexpressed, factor in success over time. Most importantly, sponsors and decision-makers should visibly support the actions committed; they must provide the support necessary and actively monitor progress to see that the outcomes of the stakeholder process are implemented.

D2.3 FRAMEWORK FOR COMMUNITY-BASED ENVIRONMENTAL MANAGEMENT

The development of a successful environmental management strategy depends on a number of crucial elements, which must be incorporated into a well-planned strategy. This is best done within a conceptual framework for environmental management.

Diagram 5 below illustrates the management framework proposed for Stellenbosch Municipality, which builds on an integrated approach to the design and implementation of community-based environmental management projects.

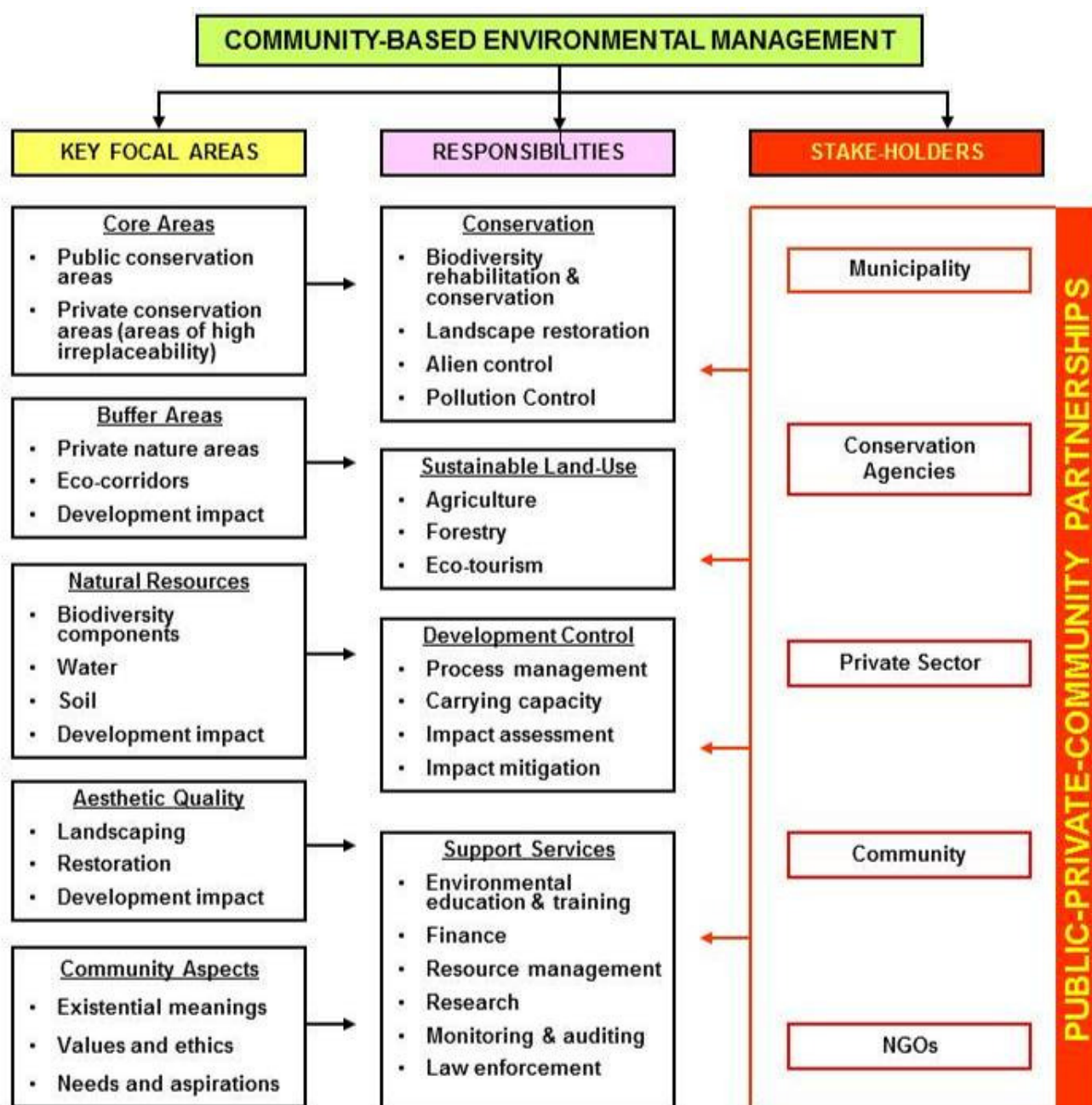


Figure D3: A conceptual framework for community-based environmental management.

The roles and functions of the various stake-holders are summarized as follows:

D2.3.1 THE MUNICIPALITY

The primary function of the *Municipality* as the key stake-holder is to provide the policy context and promote effective environmental planning and management as a primary requirement for achieving its sustainable development objectives.

In addition, the *Municipality* should support effective environmental management through the implementation of the Municipality's strategies for sustainable development described in its *Policy Framework for Bioregional Planning and Management and Biosphere Reserve*. These strategies are based on the following principles:

- Eradication of poverty is an indispensable requirement for environmental sustainability.
- Eradication of poverty requires environmentally sustainable solutions.
- Sustainable development requires a balance between economic growth, social development and environmental sustainability, but with the emphasis on economic growth until such time as large-scale poverty has been successfully eradicated⁷³.

The strategies for sustainable development focus on the following:

- a) Providing a mechanism for integrating environmental and poverty concerns into municipal decision-making.
- b) Providing a strategic and participatory process of analysis, debate, capacity strengthening, planning and action towards sustainable development.
- c) Integrating both poverty eradication and environmental sustainability perspectives with municipal economic policies and programs.
- d) Serving as a catalyst to analyse economic, social and environmental development trends, taking stock of inter-related policies and plans, and identifying key problems – with the objective to achieve economic efficiency, social justice and environmental sustainability simultaneously.
- e) Integrating sustainable development strategies and strategy processes into municipal development planning frameworks.
- f) Mobilizing communities to promote continuous democratic dialogue and debate amongst broad sections of society.
- g) Participation, representation, ownership and involvement of all relevant stake-holders promoting broad-based policy learning and capacity development.
- h) Giving effect to government commitment and political will through negotiation and conflict management and balancing technical analysis with participatory planning process.
- i) Transparency and awareness of choices and dilemma.
- j) Implementation of initiatives for consolidating local ownership.

⁷³ The Municipality recognises that there is an increasing global awareness against economic growth at the expense of the natural environment. United Nations organisations such as UNEP (United Nations Environmental Programme); UNESCO (United Nations Economic, Scientific and Cultural Organisation); and international conservation bodies such as the IUCN (International Union for Conservation of Nature); the WRI (World Resource Institute); and the WWF (World Wide Fund for Nature); plead for national and regional development policy, and strategies that can facilitate sustainable development.

D2.3.2 CONSERVATION AGENCIES

Conservation agencies such as CapeNature have the responsibility to manage the various nature reserves and proclaimed catchment areas in the region (i.e. most of the core conservation areas). In addition they fulfill an important role in the conservation of privately-owned nature areas through promoting and supporting the establishment of conservancies.

CapeNature, furthermore, fulfils various additional functions that are essential for community-based conservation, namely research, law enforcement and extension services, and environmental education. In this regard, it is noted that community-based environmental management will never be sustainable without adequate support services. It is the task of all the stakeholders (in particular the Municipality and CapeNature) to see to it that such services are put into place. Areas that need special attention are education and training, capacity building, access to finance, natural resource management, and monitoring and evaluation of the management projects.

D2.3.3 PRIVATE SECTOR

In terms of the bioregional planning approach adopted by Stellenbosch Municipality sustainable development and holistic environmental restoration will not be achieved by only conserving statutorily protected areas. Areas of immense conservation importance are located on private land. The private sector is therefore a key stake-holder in integrated community-based conservation through, *inter alia*, the establishment of conservancies⁷⁴, managing conservation-worthy habitats as part of the system of protected nature areas to be established throughout Stellenbosch Municipality, and adopting and giving effect to the principles of sustainable agriculture⁷⁵.

In Stellenbosch Municipality the private sector has a further fundamentally important function, namely to give effect to public-private-community partnerships that *inter alia* promote community-based environmental restoration and development. A primary implementation mechanism and/or result of public-private-community partnerships is the establishment of a Special Management Area (SMA) over private and/or public land unit and the management of such SMA in accordance with an ISO⁷⁶14001 Environmental Management System (EMS). A further key element of an SMA is that it includes a trust fund, the purpose of which is to support environmental rehabilitation and protection, and socio-economic development projects.

Communities do not have the institutional or the financial capacity to undertake environmental management projects on their own. Private sector involvement in community-based environmental projects is essential. The private sector must be encouraged to involve itself in environmental management as operators, suppliers of services, developers or financiers. Private sector developers possess sound business acumen and access to capital. Their business drive, combined with the

⁷⁴ An example of a conservancy that has been established by private land-owners with the support of the Municipality and the CapeNature is the Bottelary Hills Renosterveld Conservancy, which covers some 660 ha of the Bottelary Hills. The primary objective for this conservancy is the rehabilitation and protection of the indigenous fauna and flora of the Bottelary Hills.

⁷⁵ **Sustainable agriculture** is an approach as well as a process through which different management and technological activities and socio-economic principles are reconciled with environmental requirements (Smyth and Dumanski, 1993).

⁷⁶ International Standards Organisation.

conservation organisation's ecological and conservation expertise and the community's resources, will optimise the balance between wise land use and economical development of resources.

D2.3.4 THE COMMUNITY

The communities of Stellenbosch Municipality, as the *custodians* of the environment, are a key role-player in the process of community-based environmental management. The effective implementation of the latter is, therefore, largely dependent on the involvement and co-operation of the communities. Community members should be fully involved in its planning and management. In this regard, a fundamentally important requirement is to enable the communities to undertake or meaningfully participate in environmental planning and management. This will require building the capacity to participate, negotiate, and perform the various tasks involved.

Without a strong sense of community, sustainable community-based environmental management will not be achieved. Kelbaugh (1997) states that without a strong sense of community people are doomed to private worlds that are ultimately selfish and loveless and where constructive participation is impossible.

Working from the community perspective is important due to the fact that all that can be accomplished by a group of people who feel a certain degree of association with or responsibility for other members in the community. It is thus important to foster and extend the sense of association and responsibility from the smallest form of community out to the largest. In this way, an individual may feel a certain sense of association with his particular club, which is a small community, then a sense of belonging at the work place, an even greater sense of ties to his neighbourhood area, and then to Stellenbosch Municipality. Ultimately, he/she may come to regard all his fellow members in the community of humanity as somehow related to him, and from there see all of nature as being part of the same community by virtue of sharing the same air, sun and planet (UNEP, 1996).

Considering the community as competent and resourceful implies an assumption that they have access to information and resources, which enable them to make informed decisions. This is not always the case. Initially, due to a lack of experience, the community may not be competent to undertake most of the tasks required of it.

In order to achieve the primary goal of the SEMF, namely to contribute to ensuring that environmental management becomes truly community-based (i.e. that communities are meaningfully involved in the planning and management, and reap direct and indirect benefits from the conservation and management of the environment), it is important to ensure that planning frameworks (e.g. the IDP and SDF) are designed and managed in a manner, which promotes enthusiastic and effective community participation and that institution arrangements be adopted to facilitate such participation.

In this regard, it is suggested that the neighbourhood area concept be adopted as a supplement to the ward system to provide the basis for local community participation, and that specific programs be implemented on the neighbourhood area level to strengthen a sense of community and address the difficulties of creating a sense of association and responsibility in a coherent manner. An important program that should be implemented on the neighbourhood area level is integrated environmental education, which is an effective 'subtle' strategy for implementing change by changing knowledge, attitudes and awareness.

D2.3.5 NON-GOVERNMENTAL ORGANISATIONS

NGOs working in the fields of conservation and development can play a significant role in facilitating the development of community-based environmental management. A large measure of support must be given to those who lack economic and political power against local and outside vested interests - not in the patronising sense of 'speaking for them, but giving them the means to speak for themselves' (Jones and Wiggle, 1987).

NGOs are seen as more neutral than government officials and therefore have the capacity to induce trust among members of a community. They are less subject to political controls and intervention. NGOs could provide a range of support services which include capacity and institutional buildings, bringing stakeholders together, arbitration for conflict resolution, access to funding, and the facilitation of negotiations between local communities, the private sector and government.

D2.4 PARTNERSHIP MODELS FOR ENVIRONMENTAL MANAGEMENT

Various models designed to facilitate local participation in environmental projects in South Africa have been proposed (De Beer and Elliffe, 1997). These models vary significantly among communities according to local conditions, needs and interests.

As stated by De Beer and Elliffe (1997), a partnership agreement between the community and one or more of the other stakeholders may often be more suitable than a community attempting to do everything entirely with its own human, physical and financial resources. The following models have been proposed for promoting local participation in environmental management projects in the Municipality (De Beer and Elliffe, 1997).

D2.4.1 COMMUNITY OWNED VENTURE

In this model, the community can own and development all infrastructure services and facilities relating to environmental management. They would be responsible for mobilising the necessary capital and expertise to plan, construct, operate and maintain the necessary infrastructure, facilities and services, as well as be responsible for the physical management of the environment. This model, though potentially very empowering, would in the short-term, constitute an extremely high risk for the community because they may lack the institutional capacity to apply it.

D2.4.2 PARTNERSHIP BETWEEN COMMUNITY AND MUNICIPALITY

This model represents a partnership between the community and the municipality in terms of which the state would manage the environment, tourism and SMME development and support functions, on behalf of the community. The municipality then assumes, on an agency/management contract basis, responsibility for the operation and maintenance of infrastructure and services, environmental management and regulatory function, SMME development and support and the mobilising of needed funding. According to the terms of this model, the community would receive profits minus the costs associated with the role played by the municipality.

D2.4.3 LEASE AGREEMENT BETWEEN COMMUNITY AND PRIVATE SECTOR

In this model, the private sector is mobilised by a lease agreement or a management contract to operate facilities that have been developed by the community on communal land. The community is responsible for building and maintaining the infrastructure, including mobilising the necessary funds.

The private sector is responsible for environmental management and for facilitating SMME development and support. Two options exist for benefits that flow to the community. If there is a lease agreement, a lease fee would be paid to the community on a regular basis. In the case of a management contract, all returns minus costs would be paid to the community.

D2.4.4 JOINT VENTURE BETWEEN COMMUNITY AND PRIVATE SECTOR

In this model, the community enters into a partnership with the private sector to enhance the condition of the environment of the area. The private developer would be responsible for developing, operating and maintaining all environmental management infrastructure and facilities, as well as SMME development and support functions.

The advantage of this model is its offsets of the constraints facing the community. These include obtaining necessary financing and addressing the need for institutional capacity to perform environmental management and SMME development and support functions. The benefits that flow to the community include short-term concession fee payments based on a percentage of turn-over. It also offers the community a genuine equity share in the operations.

The long-term vision in this scenario should be to create jobs, support equity holding and entrepreneurial opportunities associated with environmental rehabilitation and management, and create a sense of ownership and accountability among local communities for the environment.

When entering into a partnership, it is necessary to ask who represents the community. A mechanism is needed to represent the community's interests in terms of an equity share in the management and decision-making of various operations, as well as in terms of the distribution of benefits flowing to the community. It is proposed that a community trust be elected to represent the community.

TOOLKIT D3 THE SPECIAL MANAGEMENT AREA (SMA) MODEL

TOOLKIT SYNOPSIS

A primary overarching goal of the SEMF is to improve the general status and sustainability of both the natural and the human-made environment throughout the municipality. In this regard the aim is to create positive precedents through the implementation of innovative mechanisms or strategies. The establishment of a Special Management Area (SMA) is considered as a fundamentally important mechanism in this regard, which is of relevance to landowners, authorities, planners and developers.

An SMA provides an ideal spatial framework for the implementation of programmes such as LandCare and Conservation Stewardship. It is primarily an approach that is implemented voluntarily by landowners. However, it can be required as a condition of approval where new or additional land-use rights or rezoning have been granted. In such instance the contractual agreement would *among others* ensure compliance with the conditions of approval. As such, the establishment of an SMA could be a viable mechanism for ensuring long-term environmental sustainability on the relevant property (or group of properties), presenting a positive precedent as is promoted by the SEMF. This toolkit addresses the key aspects of the SMA concept and provides guidelines pertaining to its establishment and management.

D3.1 WHAT IS AN SMA?

An SMA is defined as ‘an area of excellence and good practice’, where the ethos of sustainable development is served in practice. It is also a cadastral geographical unit, which is formally recognised and managed as an area where environmental sustainability is promoted in practice and in accordance with international standards for environmental sustainability. Both public and private land can be declared an SMA, and both natural, cultivated (i.e. farmland) and inhabited land can be included into an SMA.

In an SMA, the landowner(s) will manage the environment and its resources in accordance with an Environmental Management System (EMS) or an Environmental Management Plan (EMP) that conforms to international standards for environmental management (e.g. ISO 14001⁷⁷).

An important aspect of the establishment of an SMA is that the landowner(s) will be required to establish a trust fund, which will ensure that the necessary financial resources are available for effective long-term management of the SMA.

Where a farm has been declared an SMA by its owner, a primary purpose of the SMA will be to provide a framework for undertaking sustainable agriculture⁷⁸. In this regard, the SMA and its EMS will facilitate adherence to the following principles of sustainable agriculture:

- a) Physical-biological productivity (maintain and/or improve production/services)

⁷⁷ ISO (the International Organisation for Standardisation) is a world-wide federation of national standard bodies (ISO member bodies).

⁷⁸ Sustainable agriculture is an approach as well as a process through which different management and technological activities and socio-economic principles are reconciled with environmental requirements (Smyth and Dumanski, 1993).

- (i) Maintain existing fundamental values, technologies and structures supporting sustainable and viable agricultural enterprises.
- (ii) Develop and apply new technologies to improve the efficiency of farming practices.
- b) Economic security (reduce production risk and uncertainty)
 - (i) Encourage local processing of farm products and the provision of local farm services to enhance the rural economy, increase the viability of agricultural production and reduce rural poverty.
 - (ii) Retain all the productive agricultural land for agricultural use.
- c) Environmental protection (protect production potential of natural resources)
 - (i) Integrate land-use planning and community participation to ensure optimum management and utilisation of natural resources.
 - (ii) All farmers are responsible and accountable for the conservation of natural agricultural resources.
 - (iii) Land-users causing unacceptable degradation of the natural environment are responsible for rehabilitation of mismanaged natural agricultural resources.
 - (iv) Real cost of natural resources must be reflected in the pricing of these resources so as to discourage abuse.
- d) Social acceptability and justice (promote/establish social acceptability)
 - (i) Ensure equitable access to resources to all communities.
 - (ii) Provide access to agriculture via land reform in accordance with environmental requirements and with full participation and consent of all the affected communities.

D3.2 ESTABLISHING A SPECIAL MANAGEMENT AREA

D3.2.1 PUBLIC SECTOR

It is incumbent upon government to show commitment to the promotion of IDP and SDF policy and to demonstrate, in an exemplary manner, how policy can be successfully implemented. The SMA mechanism presents the ideal opportunity for government to achieve this. Local may, by formal resolution, or inter-governmental agreement, establish and manage an SMA on own accord. The public sector can establish an SMA over a specific demarcated area (such as an area around a town, i.e. commonage land). This should be undertaken in accordance with agreements with the relevant stakeholders. Such agreements could, for example, be established through the IDP process. The establishment of an SMA provides an ideal vehicle through which public-private partnerships can be arranged in order to promote environmental sustainability in general, or to facilitate a specific project.

D3.2.2 PRIVATE SECTOR

In the private sector, an SMA can be established in accordance with the following guidelines:

- a) It can give effect to the statutory conditions of approval for rezoning, or the granting of new land-use rights.
- b) The establishment of an SMA can be ratified through a contractual agreement between the owner of a fixed property and the relevant municipality.
- c) The contractual agreement will constitute the legal framework determining the obligations of the parties involved.

- d) The contractual agreement must always provide for the SMA to be managed in accordance with an appropriate EMS, which must incorporate the landowner's obligations pertaining to the preparation and execution of all relevant requirements.

D3.3 PLANNING OF A SPECIAL MANAGEMENT AREA

In the required EMS, the following fundamental aspects need to be addressed appropriately:

D3.3.1 ENVIRONMENTAL POLICY

The EMS must put forward a specific environmental policy that complements existing IDP policy and addresses local environmental requirements. Such environmental policy for a specific SMA (or group of SMAs) should be consistent with, amongst others, the following principles:

- a) Being appropriate to the nature, scale, and environmental impacts of development activities, local products, and available services. Implementation policies for a large resort complex would, for example, be different to a policy for a small landholding on which a single tourist facility (e.g. a small hotel) is located. In this regard, the criteria and purpose of the applicable SPC must be considered.
- b) Ensuring the commitment of all stakeholders to continual prevention of all forms of environmental pollution.
- c) Complying with relevant environmental legislation and regulations.
- d) Providing a framework for determining and reviewing environmental objectives.
- e) Being appropriately documented, implemented, maintained, and communicated by all concerned.

D3.3.2 PREPARING A SPECIAL MANAGEMENT AREA PLAN

Specific steps must be taken to translate the environmental policy into a working plan that incorporates, amongst others, the following:

- a) Identifying the aspects of activities, products, and services that can impact on the environment and evaluating the significance of the potential environmental impacts.⁷⁹
- b) Determining and incorporating any legal and statutory requirements that are applicable to the relevant environment.
- c) Establishing and incorporating any environmental objectives put forward by, amongst others, the relevant IDP and lower sphere planning frameworks.
- d) Establishing and implementing an effective Environmental Management Plan.

D3.3.3 IMPLEMENTATION AND OPERATION

Provision must be made for the implementation of appropriate environmental management standards, including the following:

- a) Defining roles, responsibilities and authorities to facilitate sustainable environmental management.
- b) Identifying training needs, and awareness and competence limitations.
- c) Providing effective communication channels between all stakeholders.
- d) Ensuring effective implementation of all EMS requirements.

⁷⁹ ISO 14001 defines an environmental impact as being 'any change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's activities, products or services'.

- e) Providing effective control over operations.
- f) Ensuring appropriate project management and documentation control.
- g) Identifying emergency needs and providing appropriate contingency measures.

D3.3.4 MONITORING AND CORRECTIVE ACTIONS

It is of fundamental importance to implement procedures for regulating operational performance and for ensuring that objectives are being achieved. This could be achieved through the following:

- a) Monitoring and measuring all impacts of development and management actions on the environment.
- b) Establishing and implementing procedures for handling incidents of non-conformance with the EMS.
- c) Managing environmental records, including, amongst others, the results of audits and reviews and the evaluation of educational programmes.
- d) Undertaking periodic environmental audits in accordance with a formal auditing procedure.

D3.3.5 MANAGEMENT REVIEW

The EMS needs to be reviewed at set intervals to ensure its continuing appropriateness and effectiveness. Such reviewing needs to take note of the results of the environmental audits that are to be undertaken and submitted to the relevant authorities on a scheduled basis.

TOOLKIT D4 IMPLEMENTATION OF SUSTAINABLE DEVELOPMENT**TOOLKIT SYNOPSIS**

The NSSD1 considers sustainable development as *the process that is followed to achieve the goal of sustainability. Sustainable development constitutes the selection and implementation of development options which allow for appropriate and justifiable social and economic goals to be achieved, based on the meeting of basic needs and equity, and without compromising the natural system on which it is based.*

The SEMF regards sustainable development as a long-term commitment, which combines environmental protection, social equity and economic efficiency within the vision and values of the country. Accordingly sustainable development, as advocated in the SEMF, must create economic drivers beyond the ambit of the development and its productive life cycle (where applicable). These economic drivers are to be self-sustaining and capable of sustaining the local economy after the project life of the initial development. The SEMF is premised upon and gives effect to the following five strategic objectives related to sustainable development:

- a) Enhancing systems for integrated planning and implementation.
- b) Sustaining our ecosystems and using natural resources efficiently.
- c) Towards a green economy.
- d) Building sustainable communities.
- e) Responding effectively to climate change.

In order to give effect to the above requirements, principles and objectives, the SEMF supports a plan-led and coherent approach to sustainable development. Development in the municipality is to comply with this approach summarised in this toolkit.

D4.1 A SUSTAINABLE DEVELOPMENT APPROACH

The NDP promotes a plan-led system to bring focus and allow long-term public interests to guide the development process. It acknowledges that it will take time to create this capability and that it is necessary to *draw on a fuller understanding of the limitation of current arrangements and incorporate the lessons of good international practice*. The NDP furthermore requires that spatial planning and development be guided by normative principles and that policy and plans should explicitly indicate how they would meet the requirements of such principles.

In order to give effect to the NDP and NSSD1 directives and principles it is recommended that development in Stellenbosch Municipality in the future be planned, designed, implemented and managed in accordance with a coherent methodology which addresses all dimensions of the planning and development process in an integrated and holistic manner and which complies with all applicable protocols, conventions, legislation and policy, from the international to the local level.

TOOLKIT D5 RISK AND DISASTER MANAGEMENT**TOOLKIT SYNOPSIS**

This toolkit provides broad guidelines for the planning and implementation of disaster management as a key function of Stellenbosch Municipality and the Cape Winelands District Municipality. These guidelines have been drawn from the Disaster Management Act 57 of 2002 and the Municipal Infrastructure and Disaster Management Protocol of the Western Cape Government.

D5.1 DEFINITIONS

The following definitions apply (Municipal Infrastructure and Disaster Management, Western Cape Government):

- a) **Hazard:** A hazard can be defined as a potentially damaging physical event, social and economic disruption or environmental degradation. Typical examples of hazards can be absence of rain (leading to drought) or the abundance thereof (leading to floods). Chemical manufacturing plants near settlements and incorrect agricultural techniques, can also be seen as hazards which could lead to possible disasters. Hazards can be the creation of man or the environment.
- b) **Risk:** Risk is usually associated with the human inability to cope with a particular situation. In terms of disaster management it can be defined as the probability of harmful consequences, or expected losses death, injury, damage to property and the environment, jobs, disruption of economic activity or social systems. Hazards will affect communities differently in terms of ability and resources with which to cope. Poorer communities will be more at risk than others.
- c) **Vulnerability:** Vulnerability can be seen as, the ability a person or community has to predict, cope with, or avoid and recover from, the consequences of a hazard or disaster. Marginalised, poorer and over-populated communities are more vulnerable and less able to cope with disasters.
- d) **Natural Phenomena:** Natural phenomena are extreme weather, water or geological (earth) processes that do not pose a threat to people or properties. When they occur in a deserted place, they are merely natural phenomena and nothing else. However once they affect human beings, due to location or poor planning by the human beings, they are a potential hazard and could become a disaster.
- e) **Disaster:** A disaster is the serious disruption of the functioning of a society, causing or threatening to cause, widespread human, material or environmental losses which render the affected community unable to cope using its own resources. Disasters are only disasters because they impact and affect the way in which we live. They can be caused by the impact of a natural occurrence on human beings or by human beings themselves. From the above definitions, it becomes apparent that it is incorrect to refer to "natural disasters", since natural phenomena in themselves are not disasters unless they impact negatively on populated areas.
- f) **Emergency:** An emergency can be seen as a local event within a community that affects a limited number of people or property. An emergency could require extreme measures to correct and cope with, but can usually be managed by the community itself, using its own resources.
- g) **Disaster Risk Reduction:** Disaster risk reduction can be seen as the systematic development and application of policies, strategies and practices to minimize vulnerabilities and disaster risks throughout a society to prevent and limit negative impacts of hazards, within the broad

context of sustainable development. In South Africa, disaster risk reduction is an integral and important part of disaster management.

- h) Disaster Mitigation: Disaster mitigation refers to structural and non-structural measures that are undertaken to limit the adverse impact of natural hazards, environmental degradation and technological hazards on vulnerable areas, communities and households. These efforts can target the hazard or threat itself (for example, the positioning of firebreaks on the urban/rural interface). This is often referred to as 'structural mitigation', since it requires infrastructure or engineering measures to keep the hazard away from those at risk. Disaster mitigation efforts can also target people who are at risk, by reducing their vulnerability to a specific threat (for instance, promoting community responsibility for controlling fire risk in an informal settlement). This is often called 'non-structural mitigation', as it promotes risk-avoidance behaviours and attitudes.
- i) Preparedness: Preparedness contributes to disaster risk reduction through measures taken in advance to ensure effective response to the impact of hazards, including timely and effective early warnings and the temporary evacuation of people and property from threatened locations. Preparedness enables organs of state and other institutions involved in disaster risk management, the private sector, communities and individuals to mobilise, organise, and provide relief measures to deal with an impending or current disaster, or the effects of a disaster. Preparedness differs from prevention and mitigation, as it focuses on activities and measures taken in advance of a specific threat or disaster.
- j) Disaster Response: Disaster response refers to the provision of assistance or intervention during or immediately after a disaster to meet the life preservation and basic subsistence needs of those people affected. It can be of an immediate, short-term or protracted duration.
- k) Disaster Recovery: Disaster recovery (including rehabilitation and reconstruction) focuses on the decisions and actions taken after a disaster to restore lives and livelihoods, services, infrastructure and the natural environment. In addition, by developing and applying risk reduction measures at the same time, the likelihood of a repeated disaster event is reduced. Disaster recovery includes:
 - rehabilitation of the affected areas, communities and households
 - reconstruction of damaged and destroyed infrastructure
 - recovery of losses sustained during the disaster event, combined with the development of increased resistance to future similar occurrences.
- l) Distinguishing between Hazards and Disasters: A natural phenomenon like a veldfire, or a person using a primus stove are not hazards until they pose a threat to human life, property, infrastructure or the environment. If the veldfire gets out of hand and rages into a populated area, or the primus falls over and causes a fire in the home, then each becomes a hazard. The veldfire or primus fire could then spread uncontrollably and burn down many houses and buildings and the environment could be seriously damaged. Many lives could be lost and people could end up in hospital having sustained serious burns. The economy and livelihoods of people could be adversely affected and if resources are not within the means of the people to manage the situation, then a disaster has occurred. Hazards do not necessarily become disasters. It depends on the extent to which damage is done and how all the people concerned can cope with the situation.

D5.2 DISASTER MANAGEMENT

Areas of the Municipality are subject to periodic disasters caused by *inter alia* drought and flooding and, in particular, wildfires, which periodically occur in the Fynbos areas and plantations.

The management of disasters in general is regulated by the Disaster Management Act, 2002 (Act 57 of 2002). The purpose of this Act is to provide an integrated and co-ordinated disaster management policy that focuses on preventing or reducing the risk of disasters, mitigating the severity of disasters, emergency preparedness, rapid and effective response to disaster and post-disaster recovery.

The Act makes provision for the drafting of a disaster management framework for the district municipality after consultation with the local municipalities. The disaster management framework of the municipality must set out –

- The way in which the concept and principles of disaster management are to be applied in its functional area,
- Its role and responsibilities in terms of the national, provincial or municipal disaster management frameworks,
- Its role and responsibilities regarding emergency response and post-disaster recovery and rehabilitation
- Its capacity to fulfil its role and responsibilities,
- Particulars of its disaster management strategies, and
- Contingency strategies and emergency procedures in the event of a disaster, including measures to finance these strategies.

D5.2.1 DISASTER MANAGEMENT PLAN

In terms of the Act the district municipality must, within the applicable municipal disaster management framework and after consultation with the local municipalities, prepare a disaster management plan for its area. A disaster management plan for a municipal area must –

- a) Form an integral part of the municipality's integrated development plan.
- b) Anticipate the types of disaster that are likely to occur in the municipal area and their possible effects.
- c) Place emphasis on measures that reduce the vulnerability of disaster-prone areas, communities and households.
- d) Seek to develop a system of incentives that will promote disaster management in the municipality.
- e) Identify the areas, communities or households at risk.
- f) Take into account indigenous knowledge relating to disaster management.
- g) Promote disaster management research.
- h) Identify and address weaknesses in capacity to deal with possible disasters.
- i) Provide for appropriate prevention and mitigation strategies.
- j) Facilitate maximum emergency preparedness.
- k) Contain contingency plans and emergency procedures in the event of a disaster, providing for-
 - (i) the allocation of responsibilities to the various role-players and co-ordination in the carrying out of those responsibilities,
 - (ii) prompt disaster response and relief,

- (iii) the procurement of essential goods and services,
- (iv) the establishment of strategic communication links,
- (v) the dissemination of information, and
- (vi) matters that may be prescribed.

D5.2.2 DISASTER MANAGEMENT CENTRE

It also provides for the establishment of a disaster management centre for its municipal area by the district municipality. The municipal disaster management centre, to the extent that it has capacity, must give guidance regarding, *inter alia*, the assessment and prevention or reduction the risk of disasters, through the following:

- a) Proposing ways and means of -
 - (i) determining levels of risk;
 - (ii) assessing the vulnerability of communities and households to disasters that may occur;
 - (iii) increasing the capacity of communities and households to minimise the risk and impact of disasters that may occur; and
 - (iv) monitoring the likelihood of, and the state of alertness to, disasters that may occur,
- b) The development and implementation of appropriate prevention and mitigation methodologies,
- c) The integration of prevention and mitigation methodologies with development plans, programs and initiatives, and
- d) The management of high-risk developments.

D5.3 VELD FIRE PREVENTION AND MANAGEMENT

Fire plays an important role in the maintenance of the structure and species diversity of fynbos. Due to its role in respect of the ecology of fynbos, fire also has a dynamic impact on the dynamics of water catchment areas. Streamflow and water quality can be modified through burning. The basic premise of catchment management is that the maintenance of a healthy, natural plant cover is the most cost effective way of protecting catchment areas, ensuring high water quality and sustainable streamflow.

However, uncontrolled fire also represents a major disaster potential, especially on farms close to fynbos-clad mountains. Appropriate fire management within such natural areas is therefore of fundamental importance as it could have significant financial implications.

The management of veld fires is regulated by the National Veld and Forest Fire Act, 1998 (Act 101 of 1998). The purpose of this Act is to prevent and combat veld, forest and mountain fires throughout the Republic and provide for a variety of institutions, methods and practices for achieving the purpose. The Act makes provision for the establishment of fire protection associations, *'which may be formed in respect of an area which has:*

- *Regular wildfires; or*
- *A relatively uniform risk of veldfire; or*
- *Relatively uniform climatic conditions, or*
- *Relatively uniform types of forest or vegetation.'*

In terms of the Act, a fire protection association must at least:

- a) Develop and apply a veldfire management strategy for its area.
- b) Provide in the strategy for agreed mechanisms for the co-ordination of actions with adjoining fire protection associations in the event of a fire crossing boundaries.
- c) Make rules, which bind its members.
- d) Identify the ecological conditions that affect the fire danger.
- e) Regularly communicate the fire danger rating to its members.
- f) Organise and train its members in fighting, management and prevention of wildfires.
- g) Inform its members of equipment and technology available for preventing and fighting wildfires.
- h) Provide management services, training and support for communities in their efforts to manage and control wildfires.
- i) Supply the Minister at least once every 12 months with statistics about wildfires in its area.
- j) Furnish any information requested by the Minister in order to prepare or maintain the fire danger rating system.
- k) Exercise the powers and perform the duties delegated to it by the Minister.
- l) Appoint a fire protection office, unless a municipality is a member.

D5.3.1 COMPULSORY FIRE BREAKS

Act 101 places a duty on owners to prepare and maintain firebreaks. The Act states that *‘every owner on whose land a veldfire may start or burn or from whose land it may spread must prepare and maintain a firebreak on his or her side of the boundary between his or her land and any adjoining land’*.

In terms of the Act landowners must also ensure that the firebreaks are:

- Wide enough and long enough to have a reasonable chance of preventing a veldfire from spreading to or from neighbouring land.
- Reasonable free of inflammable material capable of carrying a veldfire across it.
- Constructed and maintained in a manner that will minimize erosion.

The Act prescribes procedures pertaining to the maintenance of firebreaks and the role of adjoining owners and the fire protection association. In addition, the Act places an obligation on all owners to acquire equipment and have access to personnel for fire fighting. According to Section 17(1) of Act 101 *‘every owner on whose land a veldfire may start or burn or from whose land it may spread must:*

- a) *Have such equipment, protective clothing and trained personnel for extinguishing fires as are*
 - (i) *Prescribed; or*
 - (ii) *In the absence of prescribed requirements, reasonably required in the circumstances;*
- b) *Ensure that in his or her absence responsible persons are present on or near his or her land who, in the event of fire, will:*
 - (i) *Extinguish the fire or assist in doing so; and*
 - (ii) *Take all reasonable steps to alert the owners of adjoining land and the relevant fire protection association, if any’.*

The management of potential disaster situations such as wildfires is the function of the Cape Winelands District Municipality. It is however imperative that the local municipalities, together with organised agriculture and landowners contribute towards the prevention and/or management of wildfires through the implementation of the above stipulations of Act 101.

TOOLKIT D6 ENVIRONMENTAL AUDITING INDICATORS**TOOLKIT SYNOPSIS**

This toolkit should be read together with Chapter C9. It provides a set of *Environmental Performance Indicators* for local level reporting in Stellenbosch Municipality – and proposes an initial set of environmental performance indicators for local level reporting. This is by no means a definitive final set of indicators, but rather a first step towards recognition and agreement of a core set of such indicators which can be adopted and used as a tool by government and the private sector. The intention is that the SDF and the Environmental Management Systems (EMSs) of private sector enterprises should refine the Environmental Performance Indicators to suit their site-specific requirements and enable local level auditing and reporting as described in Chapter C9.

In essence, this toolkit addresses the responsibility of ‘local level reporting’ within the municipal area. The indicators presented can also be adopted in the auditing systems of private sector enterprises in the various economic sectors operational in Stellenbosch Municipality.

D6.1 PERFORMANCE INDICATORS

Performance Indicators are defined as *pieces of information that reveal conditions, and over time, trends. Indicators can be used to make policy and planning decisions, to identify whether policy goals and targets are being met, and sometimes to predict change. Indicators can also be used to compare conditions of different localities or progress towards policy targets* (IDRC, 1998).

Stellenbosch Municipality and its ecological footprint

Ecological footprint is ‘*an accounting tool that enables us to estimate the resource consumption and waste assimilation requirements of a defined human population or economy in terms of corresponding productive land area*’. It is also referred to as ‘the measure of the load imposed by a given population on the environment’. It represents the land area necessary to maintain the current levels of resource consumption and waste discharge by that population (Wackernagel *et al*, 1997). The ecological footprint of a population is estimated by calculating how much land and water area is required on a continuous basis to produce all the goods consumed, and to assimilate all the wastes generated, by that population. It is expressed in hectares per capita, namely hectares per capita consumed and hectares per capita available. One key aspect is that today, humanity as a whole, uses over one third more resources and eco-services than what nature can regenerate. In 1992, this ecological deficit was only one quarter.

South Africa and its people are under the obligation to promote more sustainable living (as contemplated by *among others* Agenda 21, Local Agenda 21, and the Constitution). In order to comply with this obligation, the implication is that, in practice, the ecological footprint of both communities and individuals needs to be improved. It is therefore imperative that the ecological footprint of municipalities and private enterprises be determined and that management strategies be implemented to address non-sustainable land-use and management aspects that have a detrimental impact on the ecological footprint. Land-use management should then be constantly monitored and the management approach(es) be adapted to ensure continual improvement and achievement of goals and objectives.

Environmental Performance Indicators (EPIs) are increasingly being used to identify what effect land-use projects are having on the environment. The defining characteristic of EPIs is *that they quantify and simplify information in a manner that facilitates understanding of environmental problems by both decision-makers and the public. The goal is to assess how project activities affect*

the direction of change in environmental performance and to measure the magnitude of that change (Segnestam, 1999⁸⁰).

There may be some overlap with general environmental indicators, such as those used within State of Environment (SOE) reports. These are designed to describe the general state or condition of a particular environment and the factors influencing it. To measure environmental performance of, for example a municipality or one of its policies or activities, it may be necessary to identify the condition of the environment and to track how it changes over time. This toolkit addresses indicators not only for local level SOE reporting, but also for the measurement of performance of different spheres of government in delivering their responsibilities for environmental care. In the latter regard, the focus shifts towards indicators which specifically relate to the measurement of response by government.

D6.1.1 WHAT IS TO BE MEASURED?

There are four types of indicators, namely those related to input, process, output and outcome/impact respectively. Each of these measures a different aspect of performance. In the case of a government entity, such as a municipality, the various types constitute the following:

- a) Input indicators are typically cost-related and are most relevant to the day-to-day operations of a municipality.
- b) Process indicators describe how well a municipality uses its resources to produce services. These cover the activities and operations that convert inputs into outputs. It is essentially an internal type of indicator that is most relevant to the municipality concerned and is therefore of limited relevance to a national set of performance indicators, unless there is a particular reason for their measurement. A sub-group of process indicators are indicators that measure compliance with regard to existing standards and requirements.
- c) Output indicators refer to the 'products' produced by processing inputs – i.e. the immediate or short-term results. For example, the number of protected areas established, the number of pollution licences granted and so on. In general output indicators should only be used for those functions for which municipalities are directly responsible. Where responsibility for provision is clear, output indicators can be used to hold the municipality accountable for provision – they measure how well municipalities are performing in terms of their service delivery mandate.
- d) Outcome/impact indicators measure the extent to which goals and objectives are being met. For example, number of endemic species found in a local area. They are usually based on the results of different variables acting together (for example, not just on the number of protected areas created, but also climatic changed, agricultural practices and so on) and they tend to lag behind output indicators because the outcomes of various outputs can only be measured after the outputs have been produced. They are also more difficult to measure and are usually influenced by factors external to the municipality's control, so it is difficult to hold a municipality solely responsible for performance in this regard. Many 'State of Environment' indicators are of this type.

⁸⁰ Segnestam, L., 1999: Environmental Performance Indicators: A Second Edition note. *Environmental Economics Series*. Paper No.71. The World Bank.

D6.1.2 PERFORMANCE MANAGEMENT INDICATORS

In order to supplement the performance management of the municipalities it is suggested that the *Environmental Indicators for National State of the Environment Reporting* published by the Department of Environmental Affairs and Tourism (DEAT) during 2002 be adopted by the municipalities. These indicators address distinct themes, namely:

- a) Climate and air.
- b) Waste management.
- c) Water and sanitation.
- d) Environmental management.
- e) Environmental governance.

D6.2 LOCAL ENVIRONMENTAL PERFORMANCE INDICATOR FRAMEWORK

There is little clarity within government (across all spheres and sectors) about where responsibility for the various components of the local environment lies. There is confusion within and between the different tiers of local government – and between the different spheres, as to who is responsible for doing what. Guidance in this regard is provided by the following:

- a) Core mandates of municipalities are defined in Schedules 4b and 5b of the Constitution.
- b) Core mandates of the other spheres defined in Schedules 4a and 5a.
- c) Objects of municipalities in the Constitution (which must be adhered to by all municipalities) including the following:
 - Providing a 'safe and healthy environment'.
 - Ensuring the provision of services to communities in a sustainable manner (the Municipal Systems Act expands this requirement to 'environmentally sustainable').
- d) Biodiversity Act states that *all EIPs /EMPs and municipal IDPs must be aligned to the national biodiversity framework and any applicable spatial plan*. In terms of invasive species, all organs of state must produce a plan for Invasive Species Monitoring, Control and Eradication for land under their control. This must be integrated into the EIPs/EMPs, IDPs and SDFs.
- e) NEMA (Chapter 1{2}) contains a set of environmental principles which are applicable to all organs of state. Municipalities must incorporate these into all planning and policy making activities.
- f) Protected Areas Act states that municipalities must prepare management plans for all 'local protected areas' as defined under the act. These must be submitted to the relevant MEC for approval.

All municipalities must strive within their financial and administrative capacity to achieve these objects. It is assumed that in order to achieve these, a municipality will be obliged to implement any relevant national legislation that relates to a 'safe and healthy environment' or the delivery of 'environmentally sustainable' services. All municipalities are also bound to respect, protect, promote and fulfil the environmental rights of an individual, as defined within the Bill of Rights:

- (i) To have an environment that is not harmful to their health or well-being;
- (ii) To have an environment protected for the benefits of present and future generations through legislative and other measures that:
 - Prevents pollution and ecological degradation.
 - Promotes conservation.
 - Secures ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

D6.3 CORE MANDATES AND FUNCTIONS OF THE VARIOUS SPHERES OF GOVERNMENT

Figure D5 summarises the environmental responsibilities of municipalities and of the other spheres of government.

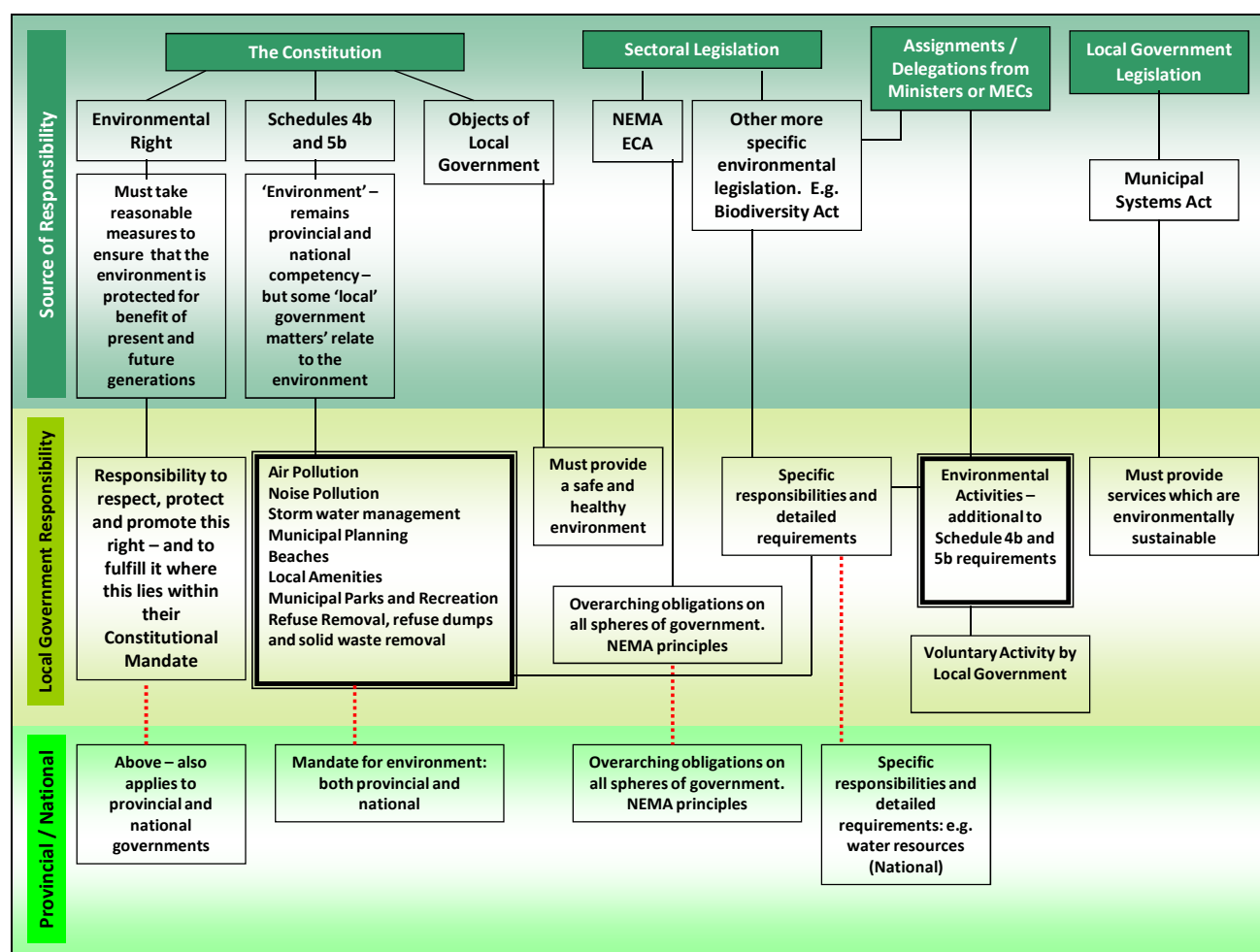


Figure D4: Source of local responsibility for the environment.

The core mandates of the various spheres of government for specific elements of 'the environment' as stipulated under Schedules 4b and 5b of the Constitution include the following:

D6.3.1 LOCAL GOVERNMENT

- Air pollution.
- Noise pollution.
- Refuse removal, refuse dumps and solid waste disposal.
- Water and sanitation services.
- Beaches.
- Municipal parks and recreation.
- Local amenities (can be interpreted to include local protected areas).
- Storm water management in built up areas.
- Municipal planning.

D6.3.2 PROVINCIAL GOVERNMENT

- a) Elements of general waste management.
- b) Hazardous waste.
- c) Environmental impact assessment authorisations.
- d) Agriculture and soil conservation.
- e) Estuaries and some coastal areas.
- f) Water resource protection (including wetlands).
- g) Areas of land within provincial parks.

D6.3.3 NATIONAL GOVERNMENT

- a) Water services and water resource protection (Department of Water Affairs).
- b) Areas of land within South African National Parks (SANParks).

D6.4 INDICATORS

The indicators for each broad 'performance area' of municipalities are presented in the tables below together with the following information:

- a) Performance area (or in some cases, sub-performance area).
- b) Indicator code.
- c) Responsible institution which refers to who will be responsible for reporting the indicator in terms of the sphere of government.
- d) Indicator.

D6.4.1 CLIMATE AND AIR**a) Air Quality**

PERFORMANCE AREA	CODE	WHO	INDICATOR
Air Quality	AQ1	Local A, B	Is there an adopted Air Quality Management Plan?
	AQ2a	Local A, B	% of licensed industries which did not comply with licence conditions.
	AQ2b		% of these for which there was enforcement action by the authority.
	AQ3	Local A, B	% of key pollutants (as identified for the local areas) monitored according to the specifications in the National Air Quality Framework.
	AQ4a	Local A, B	Ambient concentrations of key pollutants.
	AQ4b		Degree of exceeding the national standards for ambient concentrations of key pollutant.
	AQ5a	Local A, B	Number of air quality related complaints received by local authorities (number of complaints/year).
	AQ5b		% of these for which there was an enforcement action.
	AQ6	Local A, B	Number of staff responsible for monitoring air quality.

Air quality is an extension of the mandate for 'air pollution' given to municipalities under Schedule 4b and 5b of the Constitution. Specific requirements of municipalities for reporting on air quality, emissions and other air pollution related indicators are specified in the Air Quality Act 39 of 2004. Thus the indicators below are only provisional suggestions and may have to be modified once the air quality legislation and accompanying norms and standards are published. Indicators for municipalities mostly apply to Category A and B municipalities. This is a key priority area of environmental management for all municipalities.

b) Climate Change/Greenhouse Gases

This is an issue of concern for many municipalities, but it was not identified as an area which was core for them to measure. Nor, in many cases would it be possible for municipalities to provide such information. A climate-neutrality strategy is to be developed for the province as a whole. The implementation of this strategy would be mandatory on all municipalities and the private sector.

c) Noise Pollution

This is a local government matter under Schedules 4b and 5b of the Constitution and is also covered under the Air Quality Act. Indicators were developed for this issue – but these were not considered 'core' indicators as information on noise pollution was not considered important for aggregation to the national level.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Noise Pollution	NP1a	Local A, B	Number of noise pollution related complaints received by the local authority.
	NP1b		% of these complaints for which there was enforcement action.

D6.4.2 WASTE MANAGEMENT

Waste and waste management in general is seen as one of the core mandates of municipalities under Schedules 4b and 5b of the Constitution (this makes refuse removal, refuse dumps and solid waste removal a local government matter) and under the White Paper on Integrated Pollution and Waste Management and the Environmental Conservation Act. Provincial government also has responsibility for certain waste issues and therefore indicators to be reported on by the province have also been included. This performance area has been divided into three sub-areas, namely waste generation (data on amount of waste generated in an area), waste services (performance indicators for provision of services), and waste/reduction and management.

a) Waste Generation

PERFORMANCE AREA	CODE	WHO	INDICATOR
Waste Generation	WG1	Local	General waste produced per capita per year.
	WG2	Local	Hazardous waste produced per sector per year.

b) Waste Services

PERFORMANCE AREA	CODE	WHO	INDICATOR
Waste Services	WS1	Local	% of households eligible for kerbside refuse removal which receive this service weekly.

c) Waste Reduction and Management

PERFORMANCE AREA	CODE	WHO	INDICATOR
Waste Reduction and Management	WRM1a	Local	Number of incidents of illegal dumping.
	WRM1b		% of incidents for which enforcement action was taken.
	WRM2	Local	Amount (tonnes) of illegal dumping cleared by local authority.
	WRM3	Local	Recycling: % of general waste recycled on an annual basis (mass or volume?).
	WRM4	Local	Landfill Sites: % of municipal landfill sites licensed according to the Environmental Conservation Act.
	WRM5	Local	Available landfill lifespan.
	WRM6	Province, DWA and locals.	% of licensed landfill sites that are being monitored for compliance (according to specification in the license).

D6.4.3 WATER AND SANITATION**a) Storm water management**

This is a local government matter under Schedules 4b and 5b of the Constitution but data on the provision of storm water management was not considered of interest to DEA on a national level.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Storm Water Management	SWM1	Local	% of storm water drains that are maintained annually.
	SWM2	Local	Number of dwellings located within the 1:50-year flood line.

b) Water and Sanitation Services

Reporting on the provision of water supply and sanitation services is a core performance area of those municipalities (Category A, B and C) who are water service authorities. This information is of primary interest to DWA but is also collated by DPLG. The first two indicators below are already key performance indicators for municipalities. The third is an outcome indicator for provision of clean water and sanitation – but this may be accompanied by other indicators of population health related to water and sanitation which are collected by the Department of Health.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Water and Sanitation Services	WSS1	Local water services authority.	% of households with access to potable water within 200m of dwelling (or on site).
	WSS2	Local water services authority	% of households with at least a basic levels of service as determined by the WSA service levels policy.
	WSS3	Local	Number of reported cases of cholera (per year).
	WSS4	Local	Number of reported cases of sewage spillage into water courses.

c) Water Quality

Monitoring of water quality in a local area is the responsibility of DWA regional offices and water utilities. However, during consultation processes for this project, it was suggested that local authorities should be aware of information on water quality and request this from DWA. A limited number of suitable water quality indicators have thus been included below.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Water Quality	WQ1	DWA	% of exceeding of DWA guidelines for selected groundwater quality variables (total nitrogen, total phosphorus, conductivity and faecal coliforms).
	WQ2	DWA	% exceeding of DWA guidelines for selected surface water quality variables (total nitrogen, total phosphorus, conductivity and faecal coliforms).

D6.4.4 ENVIRONMENTAL MANAGEMENT

a) Parks and open space

This is a local government matter under Schedules 4b and 5b of the Constitution – where local government is responsible for the provision and maintenance of municipal parks and recreational areas, which are forms of open space. However, the provision and maintenance of these areas is not a core environmental activity – but is a planning and amenity issue, unless the open space is of value for conservation.

Thus the indicators developed for this area are not considered core environmental indicators apart from those which relate to spaces with conservation value. For areas with conservation value the greatest issue seems to be ‘infilling’ of such areas by development and so an indicator has been included to assess this. To make this distinction, municipal parks and open spaces will have to be ‘categorized’ into those with conservation value and those without.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Municipal Parks and Open Spaces.	POS1a	Local	Extent of municipal parks, recreation areas or other open spaces within the municipal area with conservation value.
	POS1b		% of this area in-filled by development on an annual basis.
	POS2	Local	% of dwellings which fall within a 2 km radius of a municipal park or recreational area.
	POS3	Local	Extent of municipal parks, recreational area or other open space per capita within the municipal area.
	POS4	Local	Level of community satisfaction with access to and quality of municipal parks and recreation areas (survey generated data).
	POS5	Local	% of municipal budget allocated to provision and maintenance of municipal parks and recreation areas.

b) Nature conservation

Biodiversity is not mentioned as a local government matter under the Schedules 4b and 5b of the Constitution. The Biodiversity Act, however, does confer some responsibility for management of biodiversity, control of invasive alien species, etc. to local government. Officially-designated local protected areas are, per definition, 'local amenities', which are a local government matter under Schedules 4b and 5b. In addition to the obligation to provide, preserve, manage and maintain such areas under the relevant Schedules, the Protected Areas Act provides specific responsibilities to local government for the local protected areas within their boundaries. National and provincial protected areas which lie within a municipality remain the responsibility of national and provincial parks institutions.

c) Protected Areas

The purpose of the relevant indicators is to allow DEA to aggregate information in order to produce figures for the total area under formal protection across the country – and for the area of land indicated as of 'conservation importance'. The relevant indicators can be used to monitor performance of municipalities as it relates to recognising and officially protecting locally important areas by tracking the change in area of protected area, or the percentage cover of protected areas, within the municipal area over time.

As mentioned previously, specific indicators for this may be produced under the Protected Areas Act. The Protected Areas Act contains a requirement that all local authorities should facilitate the drafting (or address in their SDF) management guidelines for officially-designated protected areas within their jurisdiction area. This stipulation has been included as a simple compliance indicator.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Protected Areas	PA1	Local (all)	Extent of municipal area under 'local protected area' status.
	PA2	Local (all) Conservation departments	% of municipal area under local protected area status.
	PA3	"	% of land of 'conservation importance' in the municipal area under local protected area status.
	PA4	"	% of local protected areas with a current / adopted management plan and associated authorised budget.
	PA5	Local	Level of user satisfaction with access to and quality of local protected areas.

d) Invasive Alien Species

The Biodiversity Act confers a responsibility on local government to draw up plans for the monitoring, control and eradication of invasive alien species on municipal land. Thus, the performance indicators here are related to municipal land – and are not related to the invaded area in a municipality as a whole, or the clearing activity being carried out across a municipality as this will be taking place on land owned by many different people. Composite figures for this information will have to be obtained by DEA directly from Working for Water (WfW) (although in some cases, municipalities may keep such information).

PERFORMANCE AREA	CODE	WHO	INDICATOR
Invasive Alien Species	IAS1a	WfW	Extent of municipal land currently invaded by alien species.
	IAS1b	Local (all)	% of municipal land currently invaded by alien species.
	IAS2a	WfW	Extent of IAS cleared from municipal land (in the reporting year).
	IAS2b	Local (all)	% of municipal land currently invaded by alien species which has been cleared.
	IAS3	Local (all) Planning Department	Is there an adopted plan for invasive plant monitoring, control and eradication that is integrated and aligned with the IDP and SDF?

e) Species and ecosystem management and change

It is not within the core mandate of municipalities to report information on the extent, management and change in species and ecosystems found within a municipal area. This responsibility falls to the relevant province. The indicators are all outcome-related and, as such, are useful benchmark indicators that can help to identify serious trends and species or ecosystems under threat.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Species and Ecosystem Management and Change.	SEMC1	Province	Threatened and extinct species per taxonomic group.
	SEMC2	Province	Endemic species per taxonomic group.
	SEMC3	Province	Population trends of selected species.
	SEMC4a	Province	Extent of sensitive, vulnerable, highly dynamic and stressed ecosystems in the municipal area - by ecosystem type (e.g. wetland, dunes, etc.).
	SEMC4b		% of each of the above which is degraded or transformed on an annual basis.

D6.4.5 ENVIRONMENTAL GOVERNANCE

This is one of the most important areas of environmental performance to measure. Local government has a series of obligations under the Bill of Rights, the Constitution, environmental framework legislation (such as NEMA) and sectoral legislation, to ensure that it protects the environment and that its activities and those of others are not detrimental to the environment or the environmental right of its citizens.

The IDP process identifies the environment as a 'cross-cutting issue' that must be incorporated into all elements of municipal planning. This should typically be achieved through an efficient SDF process. Indicators in this regard are divided into the sub-performance areas, namely NEMA principles, environmental planning, Agenda 21 (and other international obligations), environmental reporting; environmental education and awareness raising.

a) NEMA Principles

A set of indicators is required to monitor performance (of all spheres of government) in adhering to the NEMA principles. This was identified as an area of work outside the scope of this project. However, it should be possible at this stage to ask municipalities whether they have carried out an internal audit of their plans, policies and programmes in this regard.

PERFORMANCE AREA	CODE	WHO	INDICATOR
NEMA Principles	NEMA1	Local	Has the municipality audited its plans, policies and programmes for adherence to the NEMA principles?

b) Environmental Planning

The following are simple compliance indicators, which measure simply whether a municipality has carried out a requirement of legislation. No indicators were developed to assess the quality of planning carried out or whether plans were implemented satisfactorily.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Environmental Planning	EP1	Local (all)	Has a strategic environmental assessment of the impact of the Spatial Development Framework for the municipality been carried out?
	EP2	Local (all)	For each of the following is there a current, adopted plan that is integrated and aligned with the IDP and SDF? a) Air Quality Plan. b) Integrated Waste Management Plan. c) Oil Spill Contingency Plan. d) Water Services Development Plan. e) Plan to provide access to basic water services. f) Invasive species monitoring, control, and eradication plan.
	EP3	Local (all)	Is the IDP and SDF aligned with the National Biodiversity Strategy and the Critical Biodiversity Area plan?

c) Agenda 21 and other international obligations

Chapter A4 summarises the international agreements, conventions and protocols to which South Africa is a signatory and which are to be given effect by all spheres of government. These contain many principles of participation, sustainability and so on, which if implemented, contribute to good environmental governance.

PERFORMANCE AREA	CODE	WHO	INDICATOR
Relevant agreements, conventions and protocols	A1	Local (all)	Has the municipality officially adopted the relevant agreements, conventions and protocols (
	A2	Local (all)	Is there an approved implementation plan for the agreements, conventions and protocols (refer to Chapter A4) ?

d) Environmental reporting

PERFORMANCE AREA	CODE	WHO	INDICATOR
Environmental Reporting.	EP1	Local (all)	Has the municipality produced a current State of Environment Report?

e) Environmental education and awareness raising

PERFORMANCE AREA	CODE	WHO	INDICATOR
Environmental Education.	EEEd1	Local (all)	What is the budgetary allocation (%) for environmental education and awareness raising per capita?

D6.5 SUMMARY OF INDICATORS

These are all 'pragmatic' indicators – unless otherwise marked (shaded box = ideal indicators) and are all relevant to local authorities unless otherwise marked with a P* (provincial responsibility) or DWA* (DWA regional responsibility).

CORE INDICATORS
Air/Climate
Is there an adopted Air Quality Management Plan?
% of licensed industries which did not comply with licence conditions
% of these for which there was an enforcement response by the authority
% of key pollutants monitored according to the specifications in the National Air Quality Framework
Ambient Concentrations of key pollutants
Degree of exceeding national standards for ambient concentrations of key pollutants
Number of air quality related complaints received by the local authority (no. per year)
% of these for which there was an enforcement action
Number of staff (FTEs) responsible for monitoring air quality in the municipality
Waste Management
General waste produced per capita per year
Hazardous waste produced per sector per year
% of households eligible for kerbside refuse removal which receive this on a weekly basis
Number of incidents of illegal dumping
% of these incidents for which enforcement action was taken
Amount (tonnes) of illegal dumping cleared by the local authority
% of general waste recycled on an annual basis
% of municipal landfill sites licensed according to the terms of the Environmental Conservation Act
Available landfill lifespan
% of licensed landfill sites that are being monitored for compliance (according to specification in license)
Water, Sanitation and Water Quality
% of households with access to potable water within 200 m of dwelling (or on site)
% of households with at least a basic level of service as determined by the WSA service levels policy
Number of recorded cases of cholera
% of exceeding DWA guidelines for selected groundwater quality variables (*DWA)
% of exceeding DWA guidelines for selected surface water quality variables (*DWA)
Parks and Open Spaces
Area (hectares) of municipal parks, recreation areas or other open spaces within the municipal area with conservation value. % of this area infilled by development on an annual basis

Protected Areas
Area (hectares) of municipal area under 'local protected area' status
% of municipal area under local protected area status
% of land of 'conservation importance' in the municipal area under protected area status
% of local protected areas with a current/adopted management plan and authorised budget
Invasive Alien Species
Area (hectares) of municipal land currently invaded by alien species
% of municipal land currently invaded by alien species
Areas of IAS cleared from municipal land (this reporting year)
% of municipal land currently invaded by alien species which has been cleared (this reporting year)
Is there an adopted Invasive Species Monitoring, Control and Eradication Plan that is integrated and aligned to the IDP?
Species and Ecosystem Management and Change
Threatened and extinct species per taxonomic group P*
Endemic Species per taxonomic group P*
Population trends of selected species P*
Area (hectares) of sensitive, vulnerable, highly dynamic and stressed ecosystems in the municipal area (by ecosystem type) P*
% of each of the above which is degraded or transformed on an annual basis P*
Environmental Governance
Has the municipality audited its plans, policies, and programmes for adherence to the NEMA principles?
Has a strategic environmental assessment of the impact of the SDF for the municipality been carried out?
For each of the following, is there a current, adopted plan that is integrated and aligned to the IDP: Air Quality Plan, Integrated Waste Management Plan; Oil Spill Contingency Plan; Water Services Development Plan; Plan to provide access to basic water services; Invasive Species monitoring, control and eradication plan
Is the IDP aligned to the National Biodiversity Strategy?
Has the municipality officially adopted Agenda 21 and is there an approved implementation plan ?

PERIPHERAL INDICATORS
Noise Pollution
Number of noise pollution related complaints received by the local authority
% of these complaints for which there was enforcement action
Storm Water Management
% of storm water drains that are maintained annually
Number of dwellings within the 50-year flood line
Municipal Parks and Open Spaces
% of dwellings that fall within a 2 km radius of a municipal park or recreation area
Area (hectares) of parks, recreation areas and other open space per capital in the municipal area
Level of community satisfaction with access to and quality of municipal parks and recreation areas
% of budget allocated to the provision of and maintenance of municipal parks and recreation areas
Protected Areas
Level of user satisfaction with access to and quality of local protected areas

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8.2.3	REVISED TOP LAYER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN 2018/9
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Collaborator No:

File No:

3/4/5/2/32 X 8/1/2/6

IDP KPA Ref No:

Good Governance and Compliance

Meeting Date:

12 June 2019

1. SUBJECT: REVISED TOP LAYER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN 2018/19

2. PURPOSE

To obtain Council's approval for the revisions made to the Top Layer (TL) Service Delivery and Budget Implementation Plan (SDBIP) 2018/19.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The TL SDBIP 2018/19 was approved by the Executive Mayor on 21 June 2018. A Revised TL SDBIP 2018/19 was approved by Council on 29 January 2019. The TL SDBIP 2018/19 (as approved by the Executive Mayor) is attached hereto. All changes, for ease of reference, are indicated with a strikethrough and an underline respectively.

It must also be noted that the TL SDBIP 2018/19 is the in-year plan of the municipality and amendments made to the TL SDBIP 2018/19 must also be read in conjunction with the Integrated Development Plan (IDP). Therefore changes made to the TL SDBIP 2018/19 are considered to be made in the IDP as well.

These changes will be effected with the amendment process of the IDP 2017-2022 to be submitted to Council for approval during August 2019.

5. RECOMMENDATIONS

- (a) that the Revised TL SDBIP 2018/19 be approved;
- (b) that the Revised TL SDBIP 2018/19 be published on the Municipal Website; and
- (c) that the Revised TL SDBIP 2018/19 be submitted to:
 - i. Internal Audit Unit (for notification);
 - ii. Department of Local Government: Western Cape;
 - iii. Provincial Treasury: Western Cape;
 - iv. Auditor General of South Africa; and
 - v. National Treasury.

6. DISCUSSION / CONTENTS**6.1 Background**

The Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003), requires that the Executive Mayor approves the Draft SDBIP within 28 days after the budget was approved.

It is common practice for a municipality, as provided for in the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) (MFMA), to review its performance indicators and targets after approving the adjustments budget. After further consultation with the Auditor General of South Africa (AGSA), further inputs were solicited to improve the audit readiness of the TL SDBIP. It should however be noted that the essence of the TL SDBIP remains the same, there are no additions or removals of the indicators and the targets and the deliverables remains unchanged. The main purpose for these corrections is to respond to the recommendations of the AGSA. The spelling and grammar in the document were also corrected where needed.

All TL SDBIP 2018/19 KPIs were revised in consultation with Departments responsible for the execution and deliverables contained in the TL SDBIP 2018/19.

6.2 Financial Implications

There are no unbudgeted financial implications should the recommendations as set out in the report be accepted.

6.3 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation and would constitute an intra vires resolution.

6.4 Staff Implications

This report has no additional staff implications to the Municipality.

6.5 Previous / Relevant Council Resolutions:

Council approved a Revised TL SDBIP 2018/19 during April 2019.

6.6 Risk Implications

Non-compliance with Laws and Regulations

ANNEXURES

Annexure A: Revised Top Layer Service Delivery and Budget Implementation Plan 2018/19

FOR FURTHER DETAILS CONTACT:

NAME	Ms. Shireen De Visser
POSITION	Senior Manager: Governance
DIRECTORATE	Office of the Municipal Manager
CONTACT NUMBERS	021 – 808 8035
E-MAIL ADDRESS	Shireen.devisser@ Stellenbosch.gov.za
REPORT DATE	5 June 2019

ANNEXURE A



STELLENBOSCH

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**REVISED
TOP LAYER SERVICE DELIVERY
AND BUDGET
IMPLEMENTATION PLAN 2018/19**

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1. MUNICIPAL MANAGER'S QUALITY CERTIFICATE

I, Geraldine Mettler, the Municipal Manager of the Stellenbosch Municipality, submit the Revised Top Layer (TL) Service Delivery and Budget Implementation Plan (SDBIP) for the 2018/19 financial year for approval by the Executive Mayor and Council. This TL SDBIP 2018/19 has been prepared in terms of the stipulated requirements as documented in the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) and regulations made under this Act.

MS GERALDINE METTLER
MUNICIPAL MANAGER

.....

DATE:

2. EXECUTIVE MAYOR'S CERTIFICATE OF APPROVAL

I, Gesie Van Deventer, in my capacity as the Executive Mayor of the Stellenbosch Municipality, hereby approve the Revised Top Layer (TL) Service Delivery and Budget Implementation Plan (SDBIP) for the 2018/19 financial year as required in terms of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) and regulations made under this Act.

ADV GESIE VAN DEVENTER
EXECUTIVE MAYOR

DATE:

3. REVISED TOP LAYER SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP) 2018/19: PER STRATEGIC FOCUS AREA (SFA)

3.1 SFA 1 - VALLEY OF POSSIBILITY

SFA 1 - VALLEY OF POSSIBILITY												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
TL1		Planning and Economic Development	SFA 1 - Valley of Possibility	The number of jobs created through the Municipality's local economic development initiatives including capital projects (NKPI Proxy - MSA, Reg. S10(d))	Number of job opportunities created by 30 June	EPWP reporting system	106	106	25 (25)	25 (50)	25 (75)	31 (106)
TL2		Planning and Economic Development	SFA 1 - Valley of Possibility	Land-use applications submitted to the Municipal Planning Tribunal within 120 days	Percentage of land-use applications submitted to the Municipal Planning Tribunal within 120 days after receipt of application	Proof of submission to the Municipal Planning Tribunal	4	80%	80%	80%	80%	80%
TL3		Planning and Economic Development	SFA 1 - Valley of Possibility	Training opportunities provided for entrepreneurs and Small, Medium and Micro Enterprises (SMMEs)	Number of training opportunities provided quarterly for entrepreneurs and SMMEs	Minutes of meetings / Attendance Registers	4	4	1 (1)	1 (2)	1 (3)	1 (4)
TL4		Planning and Economic Development	SFA 1 - Valley of Possibility	Revised Spatial Development Framework (SDF) submitted to Council	Number of revised SDFs submitted to Council by 31 May	Proof of submission of the SDF to Council	1	1	N/A	N/A	N/A	1
TL5		Planning and Economic Development	SFA 1 - Valley of Possibility	Expenditure of the Kayamandi Town Centre capital project measured quarterly in terms of the approved Capital Budget spent	Percentage of the Kayamandi Town Centre Capital Budget actually spent by 30 June	<u>Capital Expenditure Report</u> Iron Management Report	1	90%	N/A	N/A	N/A	90%
TL6		Planning and Economic Development	SFA 1 - Valley of Possibility	Revised Housing Pipeline <u>(document)</u> submitted to MayCo	Number of revised Housing Pipelines <u>(documents)</u> submitted to MayCo by 31 March	Proof of submission of the Revised Housing Pipeline <u>(document)</u> to MayCo	1	1	N/A	N/A	1	N/A
TL7		Planning and Economic	SFA 1 - Valley of Possibility	Human Settlements Plan <u>(HSP)</u> submitted to Council	Number of Human Settlements Plans submitted to Council by	Proof of submission of the HSP to	1	1	N/A	N/A	N/A	1

SFA 1 - VALLEY OF POSSIBILITY												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
		Development			30 June	Council						
TL45 New KPI		Planning and Economic Development	SFA 1 - Valley of Possibility	Urban Development Strategy (<u>UDS</u>) submitted to Council	Number of Urban Development Strategies submitted to Council by 30 June	Proof of submission of the <u>UDS</u> to Council	1	1	N/A	N/A	N/A	1

3.2 SFA 2 - GREEN AND SUSTAINABLE VALLEY

SFA 2 - GREEN AND SUSTAINABLE VALLEY												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
TL8		Infrastructure Services	SFA 2 - Green and Sustainable Valley	External Audit of the Stellenbosch Municipality Waste Disposal Facilities conducted	Number of external audits of the Stellenbosch Municipality Waste Disposal Facilities conducted by 30 June	Audit report	5	1	0	0	0	1
TL9		Infrastructure Services	SFA 2 - Green and Sustainable Valley	<u>Submission of the Waste Management By-Law to adopted by Council</u>	Number of Waste Management By-Laws submitted to adopted by Council by 30 June	<u>Proof of submission of the Waste Management By-Law to Council Minutes of Council</u>	1	1	0	0	0	1
TL10		Planning and Economic Development	SFA 2 - Green and Sustainable Valley	Building applications processed within the prescribed / legislated period	Percentage of building plans processed within the prescribed / legislated period	Building plan application register	4	90%	90%	90%	90%	90%
TL11		Infrastructure Services	SFA 2 - Green and Sustainable Valley	Waste water quality managed and measured annually ito the SANS Accreditation physical and micro parameters	Percentage waste water quality compliance as per analysis certificate measured quarterly	Report submitted by the service provider and report from GDS system	70%	70%	70%	70%	70%	70%

3.3 SFA 3 - SAFE VALLEY

SFA 3 - SAFE VALLEY												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
TL12		Community and Protection Services	SFA 3 - Safe Valley	Revised Disaster Management Plan (<u>DMP</u>) submitted to MayCo	Number of revised Disaster Management Plans submitted to MayCo by 31 May	Proof of submission <u>of the DMP</u> to MayCo	1	1	0	0	0	1
TL13		Community and Protection Services	SFA 3 - Safe Valley	Revised Safety and Security Strategy (<u>SSS</u>) submitted to MayCo	Number of revised Safety and Security Strategies submitted to MayCo by 30 June	Proof of submission <u>of the SSS</u> to MayCo	1	1	0	0	0	1

3.4 SFA 4 - DIGNIFIED LIVING

SFA 4 - DIGNIFIED LIVING												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
TL14		Planning and Economic Development	SFA 4 - Dignified Living	Provision of waterborne toilet facilities	Number of waterborne toilet facilities provided by 30 June	Completion certificates	20	20	0	0	10 (10)	10 (20)
TL15		Planning and Economic Development	SFA 4 - Dignified Living	Report to MayCo on the identification of land for emergency housing (EH)	Number of reports on the identification of land for emergency housing submitted to Mayco by 30 June	Proof of submission of a report on the identification of EH to MayCo	1	1	0	0	0	1
TL17		Financial Services	SFA 4 - Dignified Living	Provision of free basic water to registered indigent households (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent households receiving free basic water, measured quarterly	Itron management report	6	100%	100%	100%	100%	100%
TL46 New KPI		Financial Services	SFA 4 - Dignified Living	Provision of free basic electricity to registered indigent households (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent households receiving free basic electricity, measured quarterly	Itron management report	100%	100%	100%	100%	100%	100%
TL47 New KPI		Financial Services	SFA 4 - Dignified Living	Provision of free basic refuse removal to registered indigent households (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent households receiving free basic refuse removal, measured quarterly	Itron management report	100%	100%	100%	100%	100%	100%
TL48 New KPI		Financial Services	SFA 4 - Dignified Living	Provision of free basic sanitation to registered indigent households (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent households receiving free basic sanitation, measured quarterly	Itron management report	100%	100%	100%	100%	100%	100%
New KPI		Financial Services	SFA 4 - Dignified Living	Formal households provided with access to water	Number of formal households provided with access to water, measured quarterly	Itron management report	26 000	26 000	26 000	26 000	26 000	26 000
New KPI		Financial Services	SFA 4 - Dignified Living	Formal households provided with access to electricity	Number of formal households provided with access to electricity, measured quarterly	Itron management report	24 000	24 000	24 000	24 000	24 000	24 000
New KPI		Financial Services	SFA 4 - Dignified Living	Formal households provided with access to refuse removal	Number of formal households provided with access to refuse	Itron management	26 000	26 000	26 000	26 000	26 000	26 000

SFA 4 - DIGNIFIED LIVING												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
					<u>removal, measured quarterly</u>	<u>report</u>						
<u>New KPI</u>		<u>Financial Services</u>	<u>SFA 4 - Dignified Living</u>	<u>Formal households provided with access to sanitation</u>	<u>Number of formal households provided with access to sanitation, measured quarterly</u>	<u>Ittron management report</u>	<u>26 000</u>	<u>26 000</u>	<u>26 000</u>	<u>26 000</u>	<u>26 000</u>	<u>26 000</u>
TL20		Infrastructure Services	SFA 4 - Dignified Living	Limit unaccounted for electricity to less than 9% annually {(Number of Electricity Units Purchased and/or Generated - Number of Electricity Units Sold (incl. Free basic electricity)) / Number of Electricity Units Purchased and/or Generated) x 100}	Percentage average electricity losses by 30 June	Monthly Eskom Accounts and Vending Reports from service provider and Notes to the AFS and monthly and annual Consumption reports generated by the Finance Department	<9%	<9%	<9%	<9%	<9%	<9%
TL21		Infrastructure Services	SFA 4 - Dignified Living	Water quality managed and measured quarterly to the SANS 241 physical and micro parameters	Percentage water quality level as per analysis certificate measured quarterly	Quarterly Supply System Drinking Water Quality Report - DWA Blue Drop System (BDS)	90%	90%	90%	90%	90%	90%
TL22		Infrastructure Services	SFA 4 - Dignified Living	Limit unaccounted water to less than 25%	Average percentage water losses measured as at by 30 June	Quarterly water balance sheet and Monthly Consumption Report	20%	<25%	<25%	<25%	<25%	<25%

3.5 SFA 5 - GOOD GOVERNANCE AND COMPLIANCE

SFA 5 - Good Governance and Compliance													
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target	
TL24		Financial Services	SFA 5 - Good Governance and Compliance	Financial viability measured in terms of the available cash to cover fixed operating expenditure (NKPI Proxy - MSA, Reg. S10(g)(iii))	Cost coverage as at 30 June annually [(Cash and Cash Equivalents - Unspent Conditional Grants - Overdraft) + Short Term Investment) / Monthly Fixed Operational Expenditure excluding (Depreciation)	<u>Financial Statements Resolution register</u>	4 (months)	4 (months)	0	0	0	4 (months)	
TL25		Financial Services	SFA 5 - Good Governance and Compliance	Achieve an average payment percentage of 96% by 30 June annually (Gross Debtors Opening Balance + Billed Revenue - Gross Debtors Closing Balance - Bad Debts Written Off) / Billed Revenue x 100	(Gross Debtors Opening Balance + Billed Revenue - Gross Debtors Closing Balance - Bad Debts Written Off) / Billed Revenue x 100	Debtors transaction summary: BS-Q909E extract generated from the Samras Financial System	96%	96%	0%	0%	0%	96%	
TL26		Financial Services	SFA 5 - Good Governance and Compliance	Actual expenditure on the approved Capital Budget for the Municipality by 30 June (NKPI - MSA, Reg. S10(c))	Percentage of approved Capital Budget for the Municipality actually spent by 30 June	Report from the financial system	90%	90%	10%	30%	60%	90%	
TL27		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	The percentage- Employment equity appointments made people from employment equity target groups employed (to be appointed) in within the three highest levels of management in compliance with the municipality's approved employment equity plan	Percentage of <u>employment equity appointments made within the financial year</u> in the three highest levels of management in compliance with the municipality's approved employment equity plan, measured by 30 June	Equity Report	75%	75%	0%	0%	0%	75%	
TL28		Corporate Services	SFA 5 - Good Governance and Compliance	The percentage of actual payroll budget spent on implementing the municipal Workplace Skills Plan (NKPI Proxy- MSA, Reg. S10(f))	Percentage of the Municipality's payroll budget actually spent on implementing its workplace skills plan ((Total Actual Training Expenditure / 1% of Total Annual payroll Budget) x 100), measured	The SAMRAS votes menu VS-Q03Z (looked up online) for votes 1/7180/1071 &	0.95%	0.85%	0%	0%	0%	0.85%	

SFA 5 - Good Governance and Compliance												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
					by 30 June	1/7180/1079 & 1/9909/1071						
TL31		Financial Services	SFA 5 - Good Governance and Compliance	Financial viability measured in terms of the Municipality's ability to meet its service debt obligations (NKPI Proxy - MSA, Reg. S10(g)(i))	Debt coverage ratio ((Total operating revenue - operating grants received) / (Debt service payments due within the year)) measured annually	Annual Financial Statements, supported by figures as per the SAMRAS financial system	15%	15%	0%	0%	0%	15%
TL32		Financial Services	SFA 5 - Good Governance and Compliance	Financial viability measured in terms of the outstanding service debtors (NKPI Proxy - MSA, Reg. S10(g)(ii))	Service debtors to revenue ratio – (Total outstanding service debtors / revenue received for services) measured annually	Annual Financial Statements, supported by figures as per the SAMRAS financial system	27%	27%	0%	0%	0%	27%
TL33		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	Revised Risk-Based Audit Plan (RBAP) submitted to the Audit Committee	Number of revised RBAPs submitted to the Audit Committee by 30 June	Proof of submission <u>of the RBAP</u> to the Audit Committee	1	1	0	0	0	1
TL34		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	Audit Action Plan (<u>AAP</u>) submitted to the Audit Committee	Number of Audit Action Plans submitted to the Audit Committee by 28 February	Proof of submission <u>of the AAP</u> to the Audit Committee	1	1	0	0	1	0
TL35		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	Revised Risk Register (<u>RR</u>) submitted to the Risk Management Committee	Number of revised Risk Registers submitted to the Risk Management Committee by 30 June	Proof of submission <u>of the RR</u> to the Risk Management Committee	1	1	0	0	0	1

SFA 5 - Good Governance and Compliance												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
TL36		Corporate Services	SFA 5 - Good Governance and Compliance	Revised Information and Communication Technology (ICT) Backup Disaster Recovery Plan submitted to the ICT Steering Committee	Number of revised ICT Backup Disaster Recovery Plans submitted to the ICT Steering Committee by 31 March	Proof of submission <u>of the ICT Backup Disaster Recovery Plan</u> to the ICT Steering Committee	1	1	0	0	1	0
TL37		Corporate Services	SFA 5 - Good Governance and Compliance	Revised Strategic ICT Plan submitted to the ICT Steering Committee	Number of revised Strategic ICT Plans submitted to the ICT Steering Committee by 31 May	Proof of submission <u>of the Revised Strategic ICT Plan</u> to the ICT Steering Committee	1	1	0	0	0	1
TL38		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	Draft Integrated Development Plan (IDP) submitted to Council	Number of Draft IDPs submitted to Council by 31 March	Proof of submission <u>of the Draft IDP</u> to Council	1	1	0	0	1	0
TL39		Financial Services	SFA 5 - Good Governance and Compliance	Revised Asset Management Policy (AMP) submitted to Council	Number of revised Asset Management Policies submitted to Council by 30 June	Proof of submission <u>of the Revised AMP</u> to Council	1	1	0	0	0	1
TL41		Corporate Services	SFA 5 - Good Governance and Compliance	Draft Centralised Customer Care Strategy (CCCS) submitted to MayCo	Number of Draft Centralised Customer Care Strategies submitted to MayCo by 28 February	Proof of submission <u>of the Draft CCCS</u> to MayCo	1	1	0	0	1	0
TL42		Office of the Municipal Manager	SFA 5 - Good Governance and Compliance	IDP / Budget / SDF time schedule (process plan) submitted to Council	Number of IDP / Budget / SDF time schedules (process plan) submitted to Council by 31 August	Proof of submission <u>of the IDP / Budget / SDF time schedule (process plan)</u> to Council	1	1	1	0	0	0
TL43		Infrastructure	SFA 5 - Good	Revised Electrical Master Plan (EMP)	Number of revised Electrical	Proof of	1	1	0	0	0	1

SFA 5 - Good Governance and Compliance												
Ref	IDP Ref	Department	Pre-determined Objectives	KPI	Unit of Measurement	Source of Evidence	Annual Target	Revised Target	Q1 Target	Q2 Target	Q3 Target	Q4 Target
		Services	Governance and Compliance	submitted to Council	Master Plans submitted to Council by 30 June	submission <u>of the EMP</u> to Council						

8.2.4	KERBSIDE COLLECTION OF MUNICIPAL SOLID WASTE GENERATED IN FRANSCHHOEK, GROENDAL, WEMMERSHOEK AND LA MOTTE AND TRANSPORT OF THE WASTE TO STELLENBOSCH LANDFILL SITE, FOR A CONTRACT PERIOD ENDING 30 JUNE 2019
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Collaborator No:

IDP KPA Ref No:

Meeting Date: 12 June 2019

1. SUBJECT: KERBSIDE COLLECTION OF MUNICIPAL SOLID WASTE GENERATED IN FRANSCHHOEK, GROENDAL, WEMMERSHOEK AND LA MOTTE AND TRANSPORT OF THE WASTE TO STELLENBOSCH LANDFILL SITE, FOR A CONTRACT PERIOD ENDING 30 JUNE 2019

2. PURPOSE

To obtain the necessary approval for the extension of the contract for the refuse collection service in the greater Franschhoek.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

BSM 21/17 was awarded in the 2017/18 financial year as a rates based tender for a three (3) year contract period. The directorate has drafted a new tender specification which has been approved and advertised (BSM 65/19). The directorate wishes to extend the current period by two (2) months or until new service provider is appointed, whichever comes first. This will ensure for continued service delivery in the Franschhoek area until such time a new service provider is in place.

5. RECOMMENDATIONS

- (a) that Council notes in terms of MFMA Section 116(3) the reasons for the increase of the tender term;
- (b) that the total tender amount (B/SM 21/17) will increase due to the 3 year tender period going beyond 30 June 2019;
- (c) that Council gives reasonable notice of the intention to amend the contract or agreement in terms of Section 116(3) (b)(i); and
- (d) that the local community be invited to submit representations to the Municipality in terms of Section 116 (3)(b)(ii)

6. DISCUSSION / CONTENTS

6.1 Background

BSM 21/17 was awarded in the 2017/18 financial year as rates tender for a three (3) year contract period (**ANNEXURE A**). At the time of the tender award, the total estimated value was less than R10 million and for a period of 3 financial years as per BAC resolution. A new tender process has commenced but a new service provider will not be in place by 1 July 2019. The current tender must be extended to allow the current service provider to continue with service delivery.

6.2 Discussion

BSM 21/17 was to render a door-to-door refuse collection service in the greater Franschhoek area. The tender was awarded for a 3 year term and in 2018/19 financial year the directorate started with a new tender process.

The new tender was advertised and the tender closing date is on 10 June 2019. Once the tender is awarded, the directorate must allow for a 21 day appeal period before the service provider may commence. If an appeal is received, the appeal must be considered and a final award can only be made once the appeal(s) has/ have been resolved. The Directorate: Financial Services recommended that a Section 116 process be followed to extend the current tender beyond 3 financial years to allow for more time to appoint a new service provider.

On recommendation from the Directorate: Financial Services, advertisements will be placed during May 2019 (**ANNEXURE B**) to invite comments from the community.

6.3. Financial Implications

Approved three year budget allows for the expenditure.

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

Not applicable

6.7 Risk Implications

If no service provider is in place, household and business refuse will not be collected in the greater Franschhoek area. The Municipality will thus not fulfil their Constitutional obligations in terms of rendering essential services.

ANNEXURES

Annexure A: BAC Resolution

Annexure B: Advertisements for S116

Annexure C: Proof of No Objections

FOR FURTHER DETAILS CONTACT:

NAME	Deon Louw
POSITION	Director
DIRECTORATE	Infrastructure Services
CONTACT NUMBERS	021 808 8213
E-MAIL ADDRESS	Deon.louw@ Stellenbosch.gov.za
REPORT DATE	

ANNEXURE A



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NOTICE

NOTICE IN TERMS OF SECTION 116(3) OF THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, 2003 (ACT 56 OF 2003) FOR THE AMENDMENT TO THE TENDER AWARDED TO DP TRUCK HIRE (PTY) LTD (B/SM 21/17) FOR THE KERBSIDE COLLECTION OF MUNICIPAL SOLID WASTE GENERATED IN FRANSCHHOEK AND TRANSPORT OF WASTE TO STELLENBOSCH LANDFILL SITE

Notice is hereby given in terms of Section 116 (3) (a) and (b) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) that it is the intention of the Stellenbosch Municipality to amend the existing contract:

Number: B/SM 21/17

Description: AMENDMENT TO THE TENDER AWARDED TO DP TRUCK HIRE (PTY) LTD (B/SM 21/17) FOR THE KERBSIDE COLLECTION OF MUNICIPAL SOLID WASTE GENERATED IN FRANSCHHOEK AND TRANSPORT OF WASTE TO STELLENBOSCH LANDFILL SITE.

Service Provider : DP Truck Hire (Pty) Ltd

Reasons for the proposed amendment: To extend the current contract period to beyond 30 June 2019, to allow the Municipality to conclude the procurement process for a new service provider. A new tender (B/SM 65/19) has been advertised and will close on 10 June 2019. This extension is to ensure continued service delivery in the Franschhoek area.

The original approved rate will be charged for the duration of the extension.

Notice is hereby further given in terms of Section 21 and 21A of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) that the local community and interested/affected parties are invited to submit comments or representations to the Municipality in respect of the above, such comments or representations must be received within 14 days of advertisement via electronic mail to the e-mail address provided below, or be delivered to the undersigned to the mailing address provided hereunder. Persons who are physically disabled or who cannot read or write but wish to participate in the process, may come during office hours to the Municipal Offices, Supply Chain Department, Plein Street, Stellenbosch where a staff member will assist that person to transcribe that person's comments or representations.

Comments and/or representations must be submitted to the following e-mail address: s116.contracts@stellenbosch.gov.za, with the subject line entitled "**B/SM 21/17: COMMENTS ON NOTICE OF AMENDMENT TO THE TENDER AWARDED TO DP TRUCK HIRE (PTY) LTD (B/SM 21/17) FOR THE KERBSIDE COLLECTION OF MUNICIPAL SOLID WASTE GENERATED IN FRANSCHHOEK AND TRANSPORT OF WASTE TO STELLENBOSCH LANDFILL SITE**".

The closing time for the submission of representations and/or comments must be received within 14 days of advertisement at **12:00**. Any comments or representations received after this time and date will not be considered.

All enquiries regarding this intent can be directed to the following official:

Name & Surname : Clayton Hendricks
 Telephone Number : E-mail enquiries only
 E-mail address : clayton.hendricks@stellenbosch.gov.za
 Physical address : Stellenbosch Municipality
 Department: Infrastructure Services
 Ecclesia building
 1st Floor
 Plein Street
 Stellenbosch
 7600

Geraldine Mettler
Municipal Manager

8.2.5	CLEANING OF STELLENBOSCH CBD FOR A CONTRACT PERIOD ENDING 30 JUNE 2019
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Collaborator No:

IDP KPA Ref No:

Meeting Date: 12 June 2019

**1. SUBJECT: CLEANING OF STELLENBOSCH CBD FOR A CONTRACT PERIOD
ENDING 30 JUNE 2019****2. PURPOSE**

To obtain the necessary approval for the extension of the contract for the cleaning of the Central Business District (CBD) in Stellenbosch.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

BSM 6/17 was awarded in the 2017/18 financial year as rates based tender for a three (3) year contract period. The directorate has drafted a new tender specification which has been approved and advertised (BSM 101/19). The directorate wishes to extend the current period to four (4) months or until new service provider is appointed, whichever comes first. This will ensure for continued service delivery until such time a new service provider is in place.

5. RECOMMENDATIONS

- (a) that Council notes in terms of MFMA Section 116(3) the reasons for the increase of the tender term;
- (b) that the total tender amount (B/SM 6/17) will increase due to the 3 year tender period going beyond 30 June 2019;
- (c) that Council gives reasonable notice of the intention to amend the contract or agreement in terms of Section 116(3) (b)(i); and
- (d) that the local community be invited to submit representations to the Municipality in terms of Section 116 (3)(b)(ii).

6. DISCUSSION / CONTENTS**6.1 Background**

BSM 6/17 was awarded in the 2017/18 financial year as a rate tender for a three (3) year contract period (Annexure A). At the time of the tender award, the total estimated value was less than R10 million and for a period of 3 financial years as per BAC resolution. A new tender process has commenced but a new service provider will not be in place by 1 July 2019. The current tender must be extended to allow the current service provider to continue with service delivery.

6.2 Discussion

BSM 6/17 was to render a street cleaning service within the Stellenbosch CBD. The tender was awarded for a 3 year term and in 2018/19 financial year the directorate started with a new tender process.

The new tender is currently being advertised and a compulsory site meeting will be arranged. Once the tender is awarded, the directorate must allow for a 21 day appeal period before the service provider may commence. If an appeal is received, the appeal must be considered and a final award can only be made once the appeal(s) has/ have been resolved. The Directorate: Financial Services recommended that a Section 116 process be followed to extend the current tender beyond 3 financial years to allow for more time to appoint a new service provider.

On recommendation from the Directorate: Financial Services, advertisements will be placed during May 2019 (**ANNEXURE B**) to invite comments from the community.

6.3 Financial Implications

Approved three year budget allows for the expenditure.

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

Not applicable

6.7 Risk Implications

If no service provider is in place, the Stellenbosch CBD will not be cleaned. This will result in unhygienic conditions in the main economic hub of the WC 024 and will result in poor investor confidence which will negatively impact economic growth in the town.

ANNEXURES**Annexure A: BAC Resolution****Annexure B: Advertisements for S116****Annexure C: Proof of No Objections****FOR FURTHER DETAILS CONTACT:**

NAME	Deon Louw
POSITION	<i>Director</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	<i>021 808 8213</i>
E-MAIL ADDRESS	Deon.louw@ Stellenbosch.gov.za
REPORT DATE	

ANNEXURE A



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NOTICE

NOTICE IN TERMS OF SECTION 116(3) OF THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, 2003 (ACT 56 OF 2003) FOR THE AMENDMENT TO THE TENDER AWARDED TO DREYER CLEANING SOLUTIONS (PTY) LTD (B/SM 6/17) FOR THE AREA CLEANING OF THE STELLENBOSCH CBD

Notice is hereby given in terms of Section 116 (3) (a) and (b) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) that it is the intention of Stellenbosch Municipality to amend the existing contract:

Number: B/SM 06/17

Description: AMENDMENT TO THE TENDER AWARDED TO DREYER CLEANING SOLUTIONS (PTY) LTD (B/SM 6/17) FOR THE AREA CLEANING OF THE STELLENBOSCH CENTRAL BUSINESS DISTRICT (CBD).

Service Provider : Dreyer Cleaning Solutions (Pty) Ltd

Reasons for the proposed amendment: To extend the current contract period to beyond 30 June 2019, to allow the Municipality to conclude the procurement process for a new service provider. A new tender (B/SM 101/19) has been advertised. This extension is to ensure continued service delivery in the Stellenbosch CBD.

The original approved rate will be charged for the duration of the extension.

Notice is hereby further given in terms of Section 21 and 21A of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) that the local community and interested/affected parties are invited to submit comments or representations to the Municipality in respect of the above, such comments or representations must be received within 14 days of advertisement via electronic mail to the e-mail address provided below, or be delivered to the undersigned to the mailing address provided hereunder. Persons who are physically disabled or who cannot read or write but wish to participate in the process, may come during office hours to the Municipal Offices, Supply Chain Department, Plein Street, Stellenbosch where a staff member will assist that person to transcribe that person's comments or representations.

Comments and/or representations must be submitted to the following e-mail address: s116.contracts@stellenbosch.gov.za, with the subject line entitled "**B/SM 21/17: COMMENTS ON NOTICE OF AMENDMENT TO THE TENDER AWARDED TO DREYER CLEANING SOLUTIONS (PTY) LTD (B/SM 6/17) FOR THE AREA CLEANING OF THE STELLENBOSCH CENTRAL BUSINESS DISTRICT (CBD).**".

The closing time for the submission of representations and/or comments must be received within 14 days of advertisement at **12:00**. Any comments or representations received after this time and date will not be considered.

All enquiries regarding this intent can be directed to the following official:

Name & Surname : Clayton Hendricks
 Telephone Number : E-mail enquiries only
 E-mail address : clayton.hendricks@stellenbosch.gov.za
 Physical address : Stellenbosch Municipality
 Department: Infrastructure Services
 Ecclesia building
 1st Floor
 Plein Street
 Stellenbosch
 7600

Geraldine Mettler
Municipal Manager

8.2.6	PROGRESS REPORT: ELECTRICITY MASTER PLAN
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Collaborator No:

IDP KPA Ref No:

Valley of Possibility

Meeting Date:

*2019-06-12***1. SUBJECT: PROGRESS REPORT: ELECTRICITY MASTER PLAN****2. PURPOSE**

To inform Council on the progress of the review of the Electricity Master Plan which had to be done upon approval of the final Spatial Development Framework (SDF).

3. DELEGATED AUTHORITY

In terms of the Electricity Regulation Act, 2000 (Act no 4 of 2000), the National Energy Regulator of South Africa (NERSA) must monitor the supply and demand balance of the electricity systems to achieve an efficient, effective, sustainable and orderly development and operation of the electricity network.

To achieve this objective, NERSA through its licensing conditions require municipalities to perform master planning which is valid for and reviewed every five years.

4. EXECUTIVE SUMMARY

The Electricity Master-plan is the strategic planning document that informs the Electrical Services Department in terms of planning, management and budgeting processes for current and future Electrical Services projects. The Electricity Master-plan also informs the operations and maintenance of the electricity network infrastructure to address the increase in electricity demand and supply in the WC024.

The current Electricity master-plan was updated in September 2015 and is valid for five years therefore the current Master-plan will be due for review by September 2020.

During the finalisation and approval of the Spatial Development Framework, provision was made in the capital budget to have the current valid Master Plan aligned with the latest approved Spatial Development Framework.

5. RECOMMENDATIONS

- (a) that the content of this report be noted;
- (b) that the current valid Electricity master-plan that was tabled at the 38th council meeting held 24 February 2016 attached as **APPENDIX A**, be noted as a copy of the master-plan that is currently in usage;
- (c) that upon the finalization of the Spatial Development Framework, Supply Chain Management processes be followed for the appointment of a service provider to update the master-plan; and
- (d) that, if the finalization of the Spatial Development Framework is delayed beyond September 2020, the Master Plan will still be updated since it will be due for review in September 2020.

6. DISCUSSION / CONTENTS**6.1 Background**

The current Electricity Master-plan was updated in September 2015. To align the master-plan with the approved SDF, provision was made in the 2018/19 capital budget. Due to the delay in the finalisation of the SDF the alignment thus did not take place as planned for.

6.2 Discussion

The primary purpose of the Electricity Master-plan is to provide Stellenbosch Municipality with a long term plan for the development and renewal of its electrical infrastructure. The scope includes:

- a) Data collection and visual inspection of all substations forming part of the network as part of the condition assessment.
- b) Preparation of suitable load forecast with low growth, most likely growth and high growth scenarios. Load forecast is based on town planning information, historic load growth and information from the existing electrical network.
- c) Load flow studies are performed using industry simulation softwares. The simulation assesses the capacity and loading of the electrical infrastructure.
- d) The study presents a 20 year network development plan and associated projects with implementation timelines.
- e) The preparation of the provisional cost estimates are based on the recommendations that forms part of the master-plan.

6.3 Financial Implications

The budgeted amount is R600 000 which is the estimated cost for the updating of the master-plan.

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

The compliance to NERSA's licence conditions and the Electricity Regulation Act, 2000 (Act no4 of 2000).

6.5 Staff Implications

This report has no staff implications for Stellenbosch Municipality.

6.6 Previous / Relevant Council Resolutions:

38TH COUNCIL MEETING: 2016-02-24: ITEM 7.3

The Speaker **RULED**

-
- (a) that this matter be referred back to allow the Administration to arrange a workshop for Councillors before the end of March to discuss the item; and
 - (b) that the Administration provide the appendix in readable print whereafter same be resubmitted at the next meeting of Council scheduled for 2016-03-03.

6.7 **Risk Implications**

This report has no risk implications for Stellenbosch Municipality.

6.8 **Comments from Senior Management:**

6.8.1 **Director: Infrastructure Services**

Agree with the recommendations

ANNEXURES

Annexure A: DRAFT ELECTRICAL SERVICES BY-LAW (2018)

FOR FURTHER DETAILS CONTACT:

NAME	Deon Louw
POSITION	<i>Director</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	<i>021 808 8213</i>
E-MAIL ADDRESS	Deon.louw@ Stellenbosch.gov.za
REPORT DATE	

ANNEXURE A



Report :- Electrical Infrastructure Master Plan

Revision 1
September 2015

Stellenbosch Municipality

Contract No. : B/SM 50/14

Order No. : PO0295678

Project Title : Electrical Infrastructure Master Plan

Project No. : I01.CPT.000152

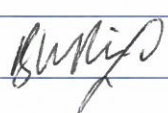


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ROYAL HASKONINGDHV DOCUMENT APPROVAL

DESCRIPTION	NAME	SIGNED	DATE
Project Manager	B. W. REID		16.09.15

Contributors:

Beukes Kotze – Masterplan

Gideon Henning – Condition assesment

James Niemann, John King, Busisiswe Paliso, Apiwe Zweni – Data collectors

ROYAL HASKONINGDHV REVISION CONTROL

1	15/09/2015	Updated after client review
0	26/06/2015	First issue
REV	DATE	DESCRIPTION OF CHANGES

EXECUTIVE SUMMARY

Royal HaskoningDHV (Pty) Ltd was appointed as a consultant to Stellenbosch Municipality to assess the electrical infrastructure and prepare a 20 year master plan for the Municipality (order no. PO295678).

Growth in electricity demand is likely to continue at 3 % and 4 % per annum for Stellenbosch and Franschhoek respectively resulting in the demand increasing from approximately 75 and 9 MVA to 140 and 20 MVA respectively over the 20-year forecast period. High growth and low growth scenarios in Stellenbosch provide a range of approximately 97 MVA to 157 MVA in 2034. This growth is largely attributable to residential property developments with notable development of land for industrial or commercial purposes.

This growth in electricity demand results in the recommendation to commission a new, Kayamandi HV/MV substation. The location of this substation leverages full benefit from the proximity to the 66 kV rural OHL. Strengthening of the MV network in the north will alleviate the pressure on the Cloeteville and University Substations, as well as the Stellenbosch internal 66 kV cabled network. To achieve firm transformation capacity upgrades are proposed for Jan Marais and Stellenbosch Main, and depending on load growth at Cloeteville, Golf Club and Franschhoek Substations. The future network has been thoroughly simulated and provides N-1 redundancy and acceptable voltage regulation under peak loading conditions.

The overall condition of the existing electrical infrastructure appears good given the age of the equipment installed. RHDHV recommends the continuation of current efforts to upgrade obsolete, oil-filled switchgear at distribution substations. A few smaller but equally important items have been identified for a number of substations. These have been presented for information and inclusion in separate maintenance plans or projects (as they fall outside the scope of the master plan itself).

Project schedules have been prepared for the network development projects. These aim to assist the Municipality in preparing for and planning the timeously catering of the forecast load growth. The timing of the projects is driven by the load forecast and may require slight adaption in years to come as the forecast error is likely to increase when unforeseen external factors and influences arise. The resulting impact of any forecast error will materialise primarily in the timing of the network expansion. The recommendations (i.e.

projects) will still be valid but may need to be delayed or brought forward based on the timing of actual future demand.

A provisional cost estimate for each project has been included in the report. Total costs for the twenty year period are in the region of R130 – R71 million in 2015 monetary terms. Depending on available funding it may be necessary to adjust the network development schedules.

The Municipality has a robust electrical network and the implementation of the recommended development plans will build on this foundation to ensure an even more reliable and dependable electricity supply in support of the Municipality's socio-economic objectives and to the benefit of the South African economy as a whole.

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LIST OF ACRONYMS AND ABBREVIATIONS

ac	Alternating Current
ACSR	Aluminium Conductor Steel Reinforced
AIS	Air-insulated Switchgear
BTU	Battery Tripping Unit
CBD	Central Business District (refers to the centre of town)
FTSE	Financial Times and Stock Exchange
HG	High growth scenario
HV	High Voltage (refers to the 66 kV network)
kV	kilo Volt
kVA	kilo Volt Ampere
LG	Low growth scenario
MD	Maximum Demand
MV	Medium Voltage (refers to the 11 kV network)
MVA	Mega Volt Ampere
N-1	Refers to a redundancy scenario where the capacity is calculated as the total sum of the individual units less the largest single unit (i.e. the worst case scenario considering only a single failure). Sometimes referred to as the <i>contingency</i> or <i>firm capacity</i> .
NMD	Notified Maximum Demand
OEM	Original Equipment Manufacturer
OHL	Overhead Line / Overhead Power Line
p.a.	per annum
PoS	Point of supply
pu	per unit
R ²	Coefficient of Determination
RG	Most-likely growth scenario (realistic growth)
RHDHV	Royal HaskoningDHV (the “Consultant”)
SF ₆	Sulphur Hexafluoride
Sub	Substation
SWBD	Switchboard
TRN	Transformer
Tx	Transformer

1. INTRODUCTION

Stellenbosch Municipality appointed Royal HaskoningDHV for professional services, under contract no. B/SM 50/14 - PO295678, to prepare a 20 year electrical infrastructure master plan for the Municipality.

The primary purpose of the study is to provide the Municipality with a long-term plan for the development and renewal of their electrical infrastructure.

The scope of professional services included:

- Data collection and visual inspection of all substations forming a part of the study as part of a condition assessment of the existing infrastructure.
- Preparation of a suitable load forecast with low growth, most-likely growth¹, and high growth scenarios. The load forecast is based on town planning information, historic load growth, and information available for the existing electrical network.
- A load flow study utilising DlgSILENT PowerFactory® electrical simulation software. The study assessed the capacity and loading of the electrical infrastructure.
- Master planning based on the load flow study and condition assessment of existing infrastructure. The plan is prepared for the low growth, most-likely growth and high growth scenarios aligning with the load forecast. The study presents the “as-is” situation with a 20-year network development plan and associated project implementation timelines.
- The preparation of provisional cost estimates based on the recommendations included in the master plan.

The master plan covers the 66 kV and portions of the 11 kV network. The 11 kV network study includes all 11 kV substations that receive a direct inter-connection from another 11 kV substation².

¹ The most-likely growth scenario is abbreviated “RG” (realistic growth) for use as a column header in the summary tables presented later in this report.

The study is based on, and therefore also limited by, information available from the Municipality.

The study area is shown Figure 1-1 (for further details refer to Appendix A).

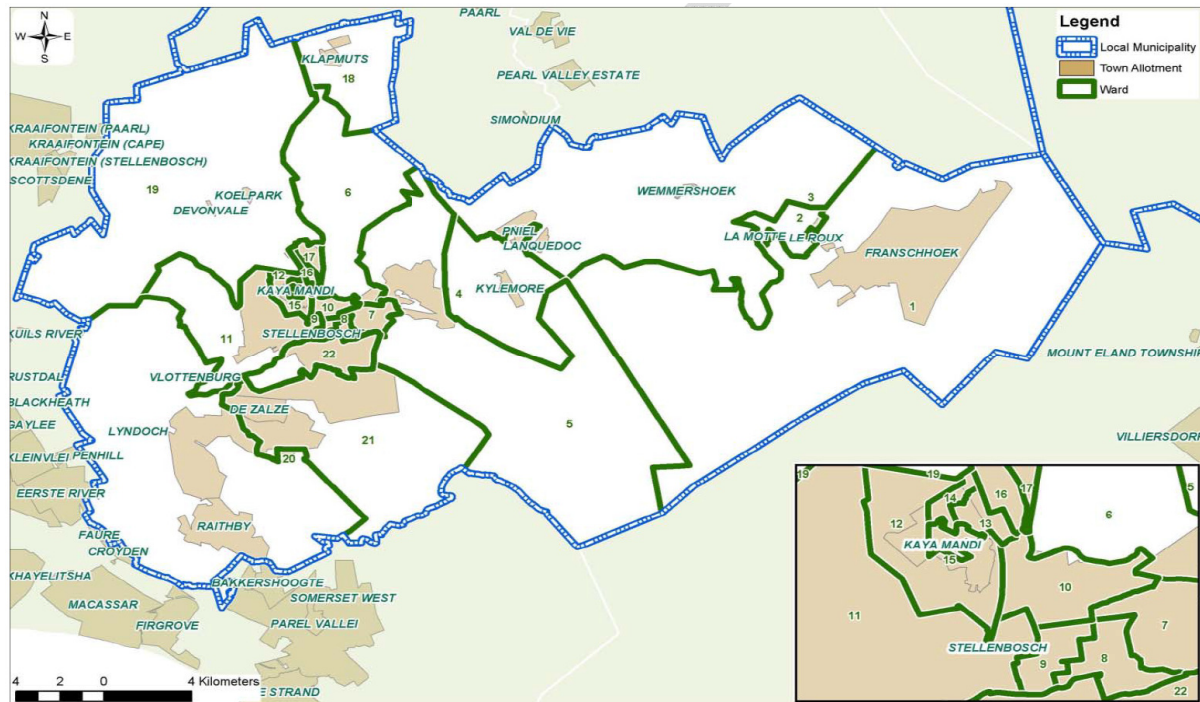


Figure 1-1 : Stellenbosch Municipal Boundary (Study Area)

This report will start with a presentation of the load forecast for the respective geographical areas and substations and provide the basis for the load growth scenarios. This is followed by a brief condition assessment of existing infrastructure and then details of the load flow study and associated results. Network development projects are then explained, which cater for the 2034 low growth, most-likely growth and high growth scenarios. Thereafter a provisional cost estimate of the proposed developments will be presented and the scheduling of the projects discussed. The report will end with a summary conclusion and consolidated recommendations for the Municipality to consider.

² Stated differently, all interconnections between 11 kV substations which deliver power to other consumers between the substations are excluded. Such interconnections are normally operated with an open point and are used to provide flexibility at the distribution level.

2. LOAD FORECAST

2.1 Historic Network Loading and Demand Growth

2.1.1 Historic Loading

The Municipality currently has various supply points from Eskom. For the purposes of this study the supply points are divided in three categories:

1. Main supply points. These supplies are typically at 66kV and include Municipal transformation substations, primary 11kV network and switching substations. Strategic municipal planning is required for this category to plan bulk supply upgrades timeously to ensure that growth is maintained.
2. Secondary supply points. These supplies are at 11kV and feed interconnecting Miniature substations in smaller towns. Strategic inputs need to be issued to Eskom to enable for inclusion in their long term planning.
3. Rural feeds. Limited number of MV/LV transformers with no information regarding future developments.

The next table indicates the type of assessment which was completed per supply point category.

Table 2-1 : Assessment per supply point category

Category	Eskom Supply points	Load forecast	Network analysis
1 (Main)	Stellenbosch Main Substation Cloetesville Substation Franschhoek Substation	Yes	Yes
2 (Secondary)	Kylemore Substation Klapmuts Substation Jamestown Substation	Yes	No
3 (Rural)	Areas including: Raithby La Motte Etc.	No	No

The completed assessment aims to generate the required planning outputs for each category.

Figure 2-1 shows the maximum demand as recorded for each point of supply for the 12 months ending July 2014. It is important to note the following:

- The Municipality has a Summer load peak each year.
- Distell which represents 7% of the maximum demand, has a seasonal peak from January to March.
- Figure 2.1 represents the sum of the Cloeteville and Stellenbosch incoming supply.

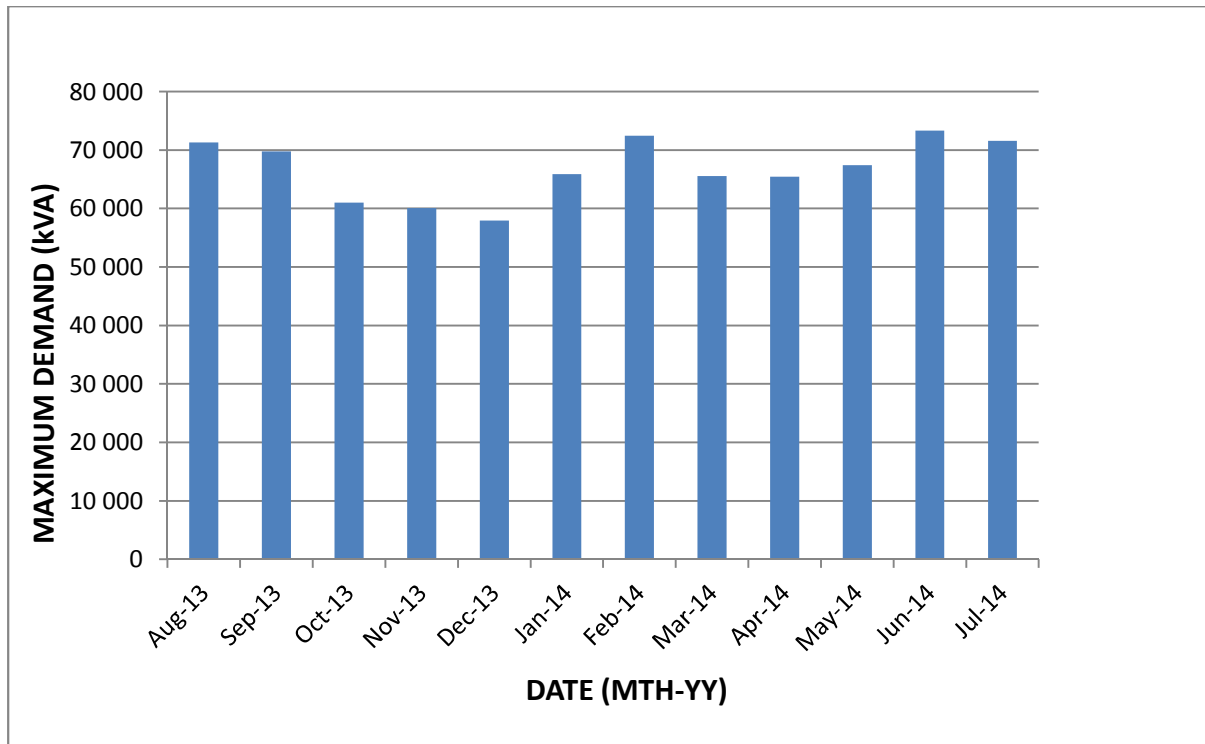


Figure 2-1 : Stellenbosch Maximum Demand (12 Months to July 2014)

Source: Eskom account information as summarised by Stellenbosch Municipality in a consolidated, Microsoft Excel Spreadsheet.

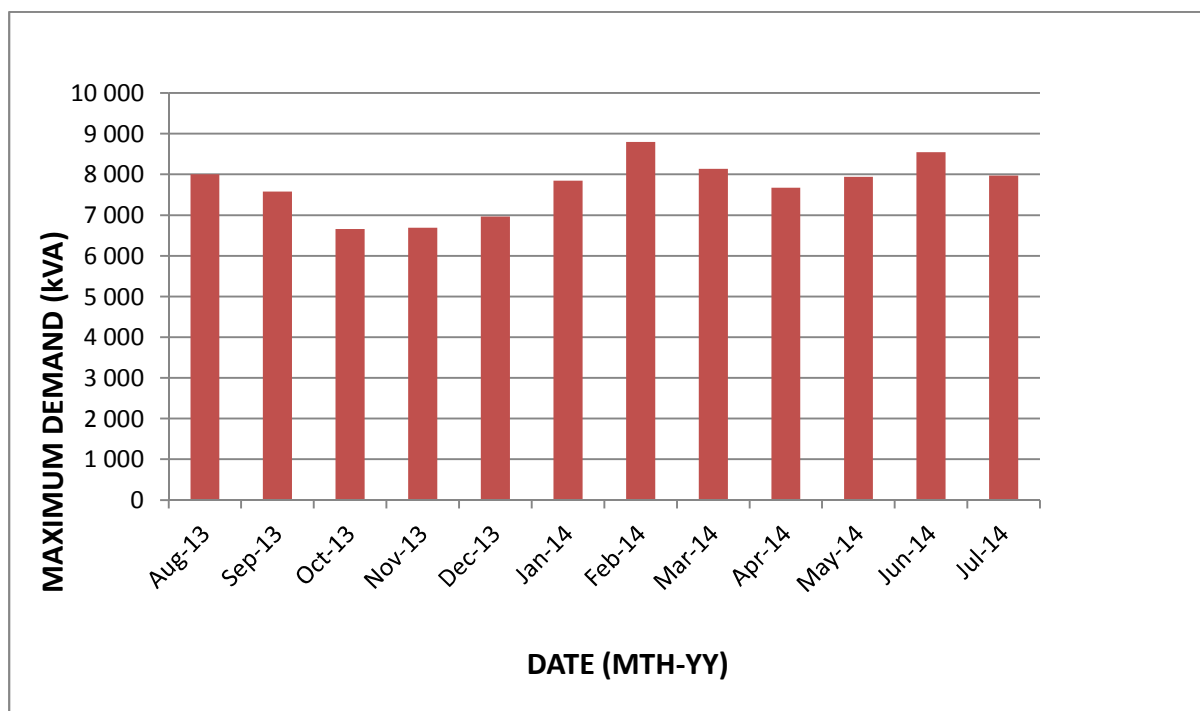


Figure 2-2 : Franschhoek Maximum Demand (12 Months to July 2014)

Source: Eskom account information as summarised by Stellenbosch Municipality in a consolidated, Microsoft Excel Spreadsheet.

Metering data was available from the Municipality for 2005 and the period December 2008 to July 2014.

The peak maximum demand is of particular interest as electrical infrastructure needs to be rated to cater for these demand peaks³. Therefore, peak maximum demand per calendar year was extracted from the metering data for closer analysis (i.e. ten data points).

The averaged maximum demand⁴ is of interest to assess the growth in demand without the co-incidental peaks that skew the maximum demand curve.

Figure 2.3 presents the resulting data set graphically for Stellenbosch while Figure 2.4 presents the resulting data for Franschhoek.

³ "Demand peaks" in this instance refers to the maximum demand, which is "the highest averaged demand measured in kVA or kW during any integrating period within the designated billing period" (Eskom, 2012). "Note: the integrating period is normally 30 minutes and the designated billing period refers to all time periods" (Eskom, 2012).

⁴ Yearly average of monthly maximum demand.

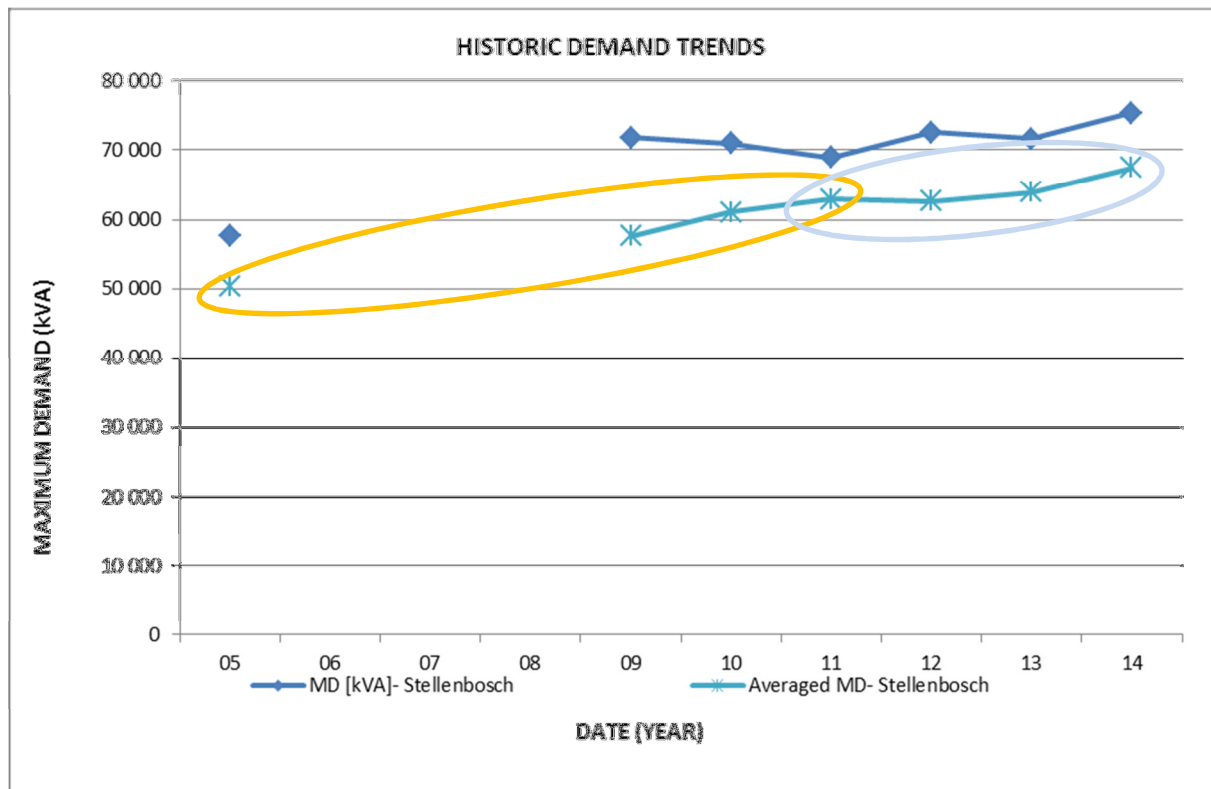


Figure 2-3 : Maximum Demand (per year) Stellenbosch

Table 2-2 summarises the average annual percentage growth in maximum demand for the Municipality over different time periods. The percentage is calculated in a compounded manner. The green cells constitute the long term sustained growth that is used as the “most likely” growth. The colouring is indicated in Figure 2-3 and Figure 2-4. The orange and blue cells correspond to high growth and low growth periods respectively.

Table 2-2 : Growth percentages

% Growth (various)	Period	Stellenbosch		Franschhoek	
		Max MD	Avg MD	Max MD	Avg MD
	'05-09	5.58%	3.45%	6.83%	7.68%
	'05-14	2.98%	3.31%	4.15%	4.49%
	'05-11	3.00%	3.79%	7.24%	5.16%
	'11-14	2.96%	2.35%	-1.78%	1.06%
	'09-14			2.05%	2.00%

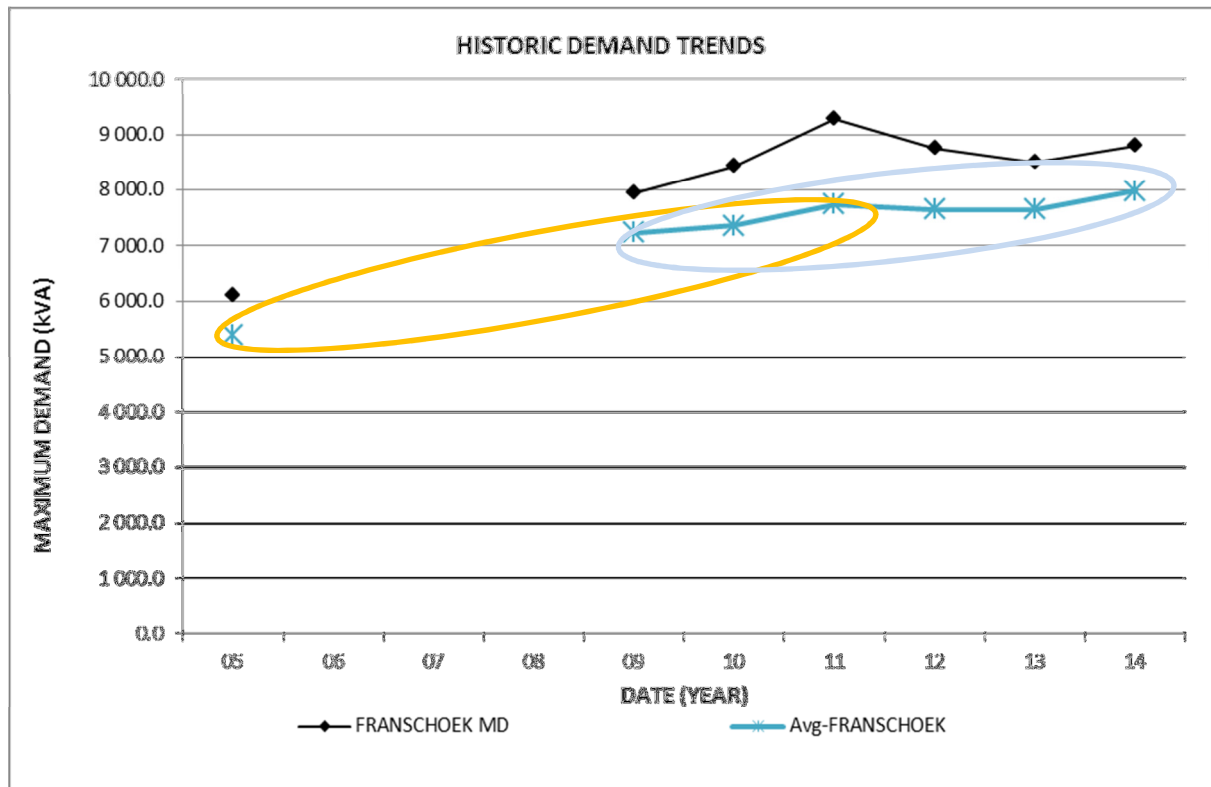


Figure 2-4 : Maximum Demand (per year) Franschhoek

2.2 Population Growth

The population of the Municipality for the past three years is shown in Figure 2-5 (Stellenbosch Municipality, 2014).

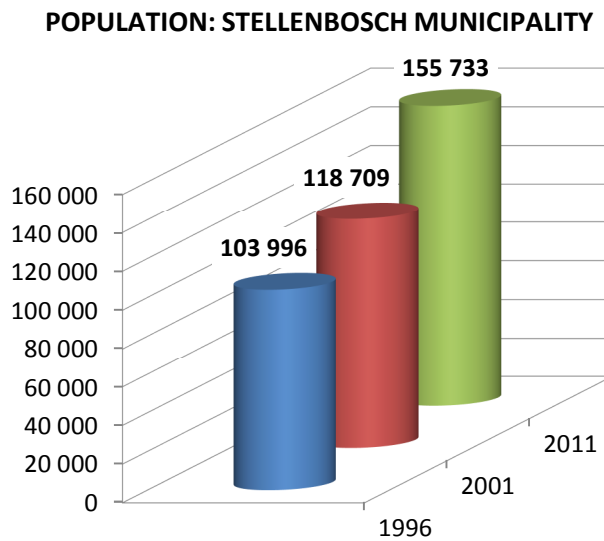


Figure 2-5 : Total Population

Figure 2-6 shows the population growth rates for the periods 1996-2001 and 2001-2011 as published by Statistics South Africa (Stellenbosch Municipality, 2014). StatsSA reports populations of 103 996, 118 709 and 155 733 for 1996, 2001, and 2011 respectively.

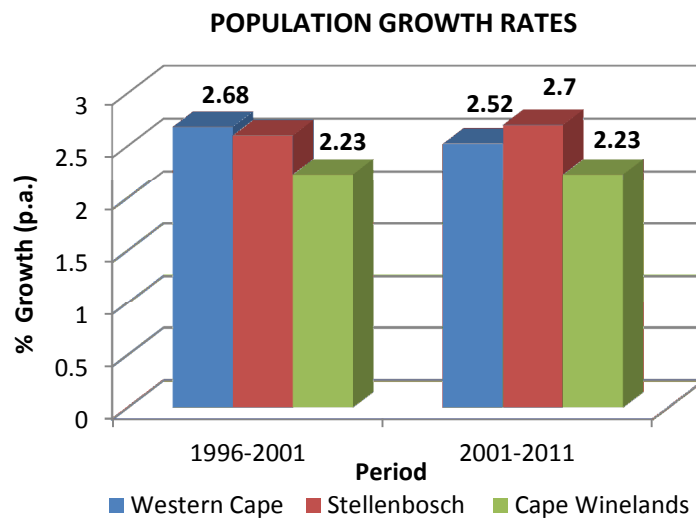


Figure 2-6 : Population Growth Rates

For the period 2001-2011, growth rates are on a par with the Western Cape and Cape Winelands region and significantly higher than the 1996-2001 period.

2.3 Progress with Electrification

Access to electricity increased from 89.9 % in 1996 to 98.8 % in 2011 (Stellenbosch Municipality , 2014). Electrification projects are therefore a relatively small contributor to the load forecast when compared to housing projects.

2.4 Housing

While the number of housing units were not available, the Municipality face a shortage of approximately 20 000 housing units (Stellenbosch Municipality , 2014).

In the context of the current shortage, it is likely that the provision of housing will remain a priority for the Municipality and the spatial development plan makes provision for this.

2.5 Future Development Plans

A detailed list of the future developments and their associated loads is provided in Appendix B. This section provides an overview and reference should be made to the appendix for any further information.

The load associated with each planned residential development is assigned by the application of an after diversity maximum demand (ADMD). ADMD values that were used align with the SANS 507 recommendations (Standards South Africa, 2007). This is discussed further in Section 2.6.1. Commercial and industrial loads are estimated based on similar developments.

Figure 2-7 and Figure 2-8 shows the apportionment of the total future load into the development categories: residential, commercial and industrial, and for the purposes of Stellenbosch area, the loads related to University of Stellenbosch have been shown separately. The majority of the overall future load is associated with residential developments. This is reinforced when the Municipality's key economic activities are evaluated (Stellenbosch Municipality, 2014).

LOAD APPORTIONMENT: STELLENBOSCH

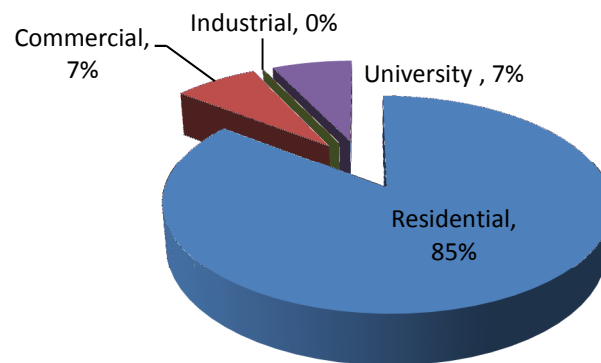


Figure 2-7 : Future Load Apportionment Stellenbosch

For the Stellenbosch area, the future loads, as indicated in Figure 2-7, the majority of which are residential. The remainder is split between the University of Stellenbosch and commercial loads.

LOAD APPORTIONMENT: FRANSCHHOEK

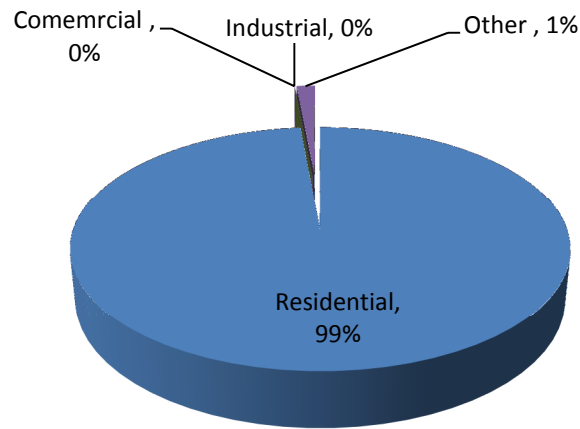


Figure 2-8 : Future Load Apportionment Franschhoek

For the Franschhoek area, the future loads, as indicated in Figure 2-8 are purely residential. The other 1% load made reference to in Figure 2-8 refers to two new library's and a sport centre planned for construction in the forecast period.

Three areas which have not been excluded from the power system model but do form part of the forecast area, are Dwarsrivier Valley, Klipmuts and Jamestown (Refer to Figure 2-9, Figure 2-10 and Figure 2-11). This is due to them being fed directly by Eskom.

LOAD APPORTIONMENT: PNIEL, (DWARSRIVIER VALLEY)

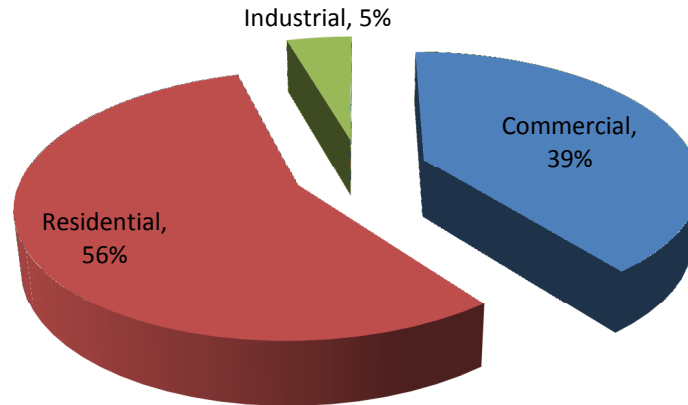


Figure 2-9 : Future Load Apportionment Dwarsrivier Valley, Pniel

The future load in the Dwarsrivier Valley (Figure 2-9) in contrast has a high level of commercial development planned, while still noting the majority being residential.

LOAD APPORTIONMENT: KLAPMUTS

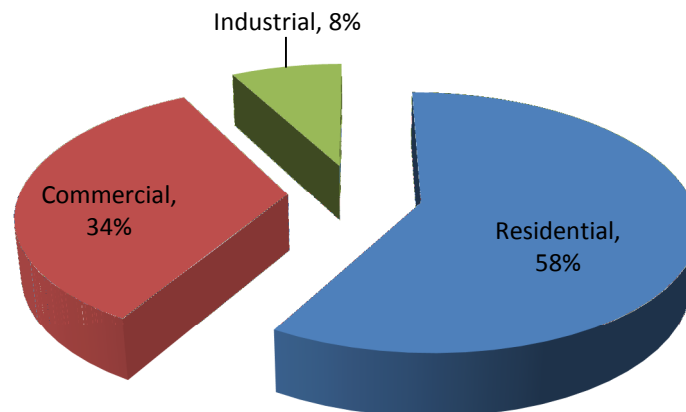


Figure 2-10 : Future Load Apportionment Klapmuts

Klapmuts, as indicated in Figure 2-10, reflects a mixed development forecast of commercial, industrial and residential with just over the majority being residential.

LOAD APPORTIONMENT: JAMESTOWN

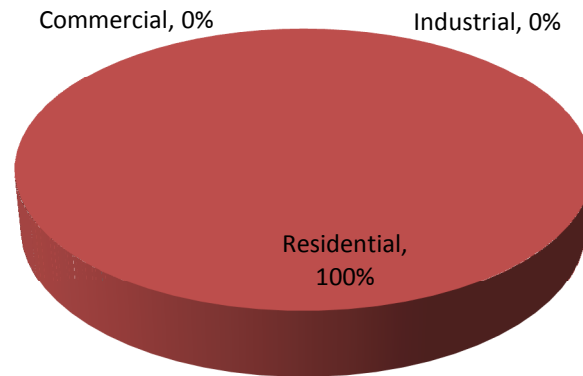


Figure 2-11 : Future Load Apportionment Jamestown

While Jamestown in contrast to Klapmuts, as shown in Figure 2-11, reflects a purely residential development forecast.

2.5.1 Housing

Substantial housing developments have been planned. There are 17 274 units planned in Stellenbosch alone, and 5 528 units planned in Franschhoek. Figure 2.10 to Figure 2.13 shows the number of units planned and the associated load for low, medium and high income housing.

RESIDENTIAL UNITS

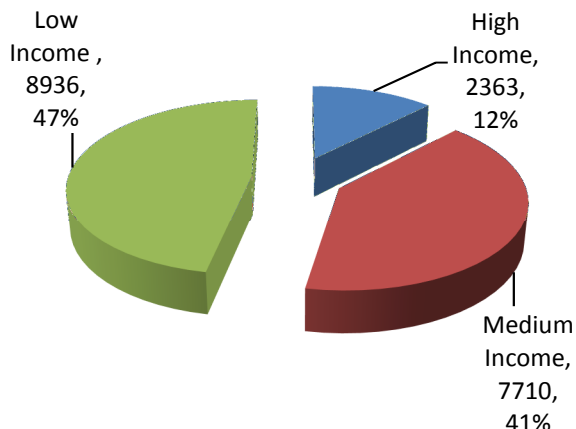


Figure 2-12 : Residential Units Stellenbosch

RESIDENTIAL LOADS

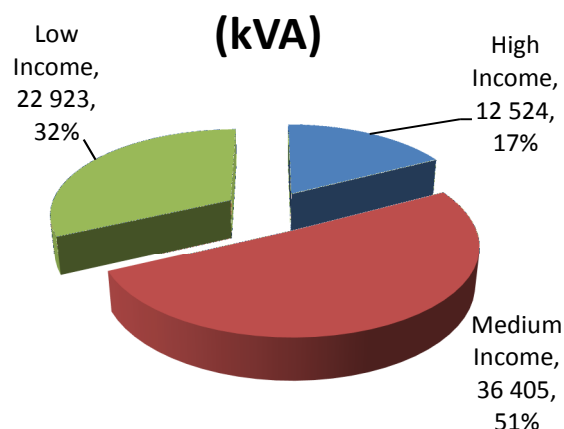


Figure 2-13 : Residential Loads Stellenbosch

The planned housing developments in Stellenbosch consists mostly of low and medium income housing units, as reflected in Figure 2-12 and Figure 2-13, with the majority of the electrical load being medium income housing.

RESIDENTIAL UNITS

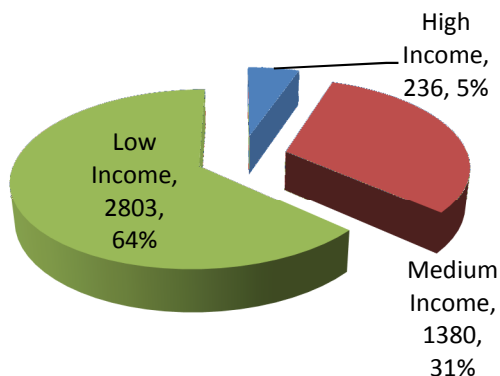


Figure 2-14 : Residential Units Franschhoek

RESIDENTIAL LOADS

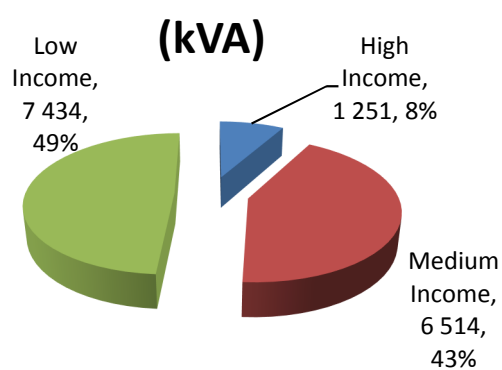


Figure 2-15 : Residential Loads Franschhoek

The planned housing developments in Franschhoek consists mostly of low income housing units, as reflected on Figure 2-14 and Figure 2-15, with the minority being high income housing.

Three areas which have not been excluded from the power system model but do form part of the forecast area, are Dwarsrivier Valley, Klapmuts and Jamestown (Refer to Figure 2-14 to Figure 2-21). This is due to them being fed directly by Eskom.

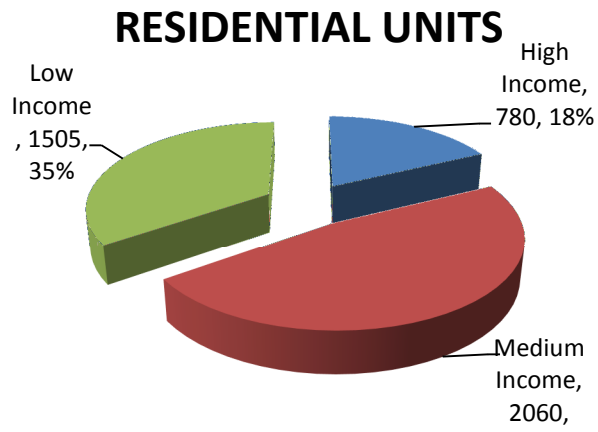


Figure 2-16 : Residential Units Dwarsrivier Valley,
Pniel

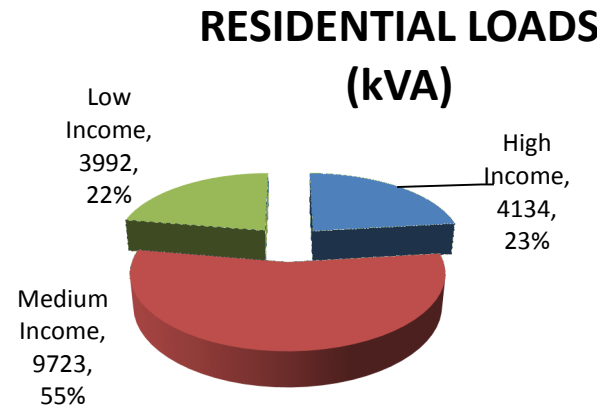


Figure 2-17 : Residential Loads Dwarsrivier Valley,
Pniel

The planned housing developments in Dwarsrivier Valley differs from other areas such as Stellenbosch, as Dwarsrivier consists mostly of medium income housing units, as reflected in Figure 2-16 and Figure 2-17, with the remainder being low income and high income housing.

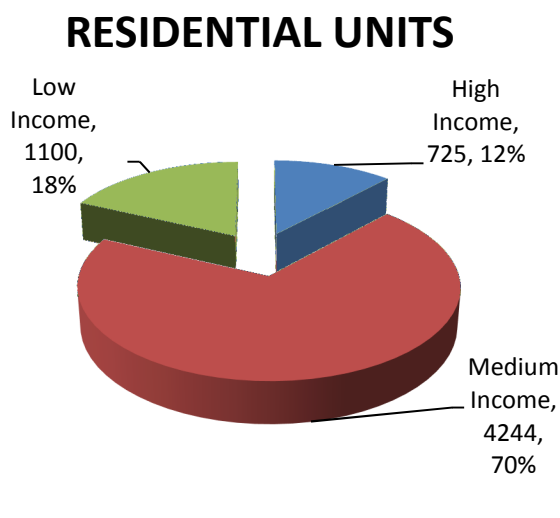


Figure 2-18 : Residential Units Klapmuts

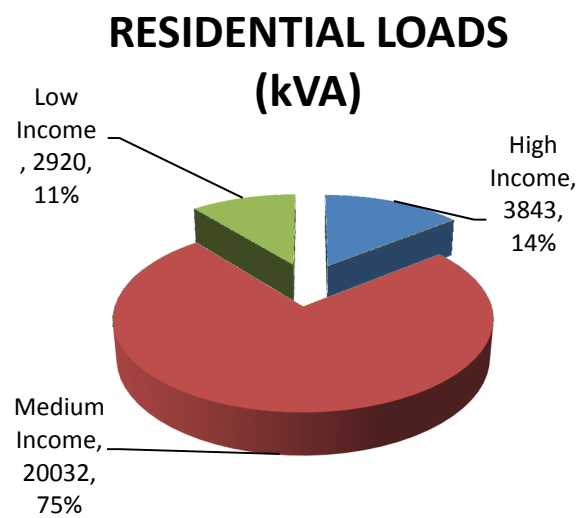


Figure 2-19 : Residential Loads Klapmuts

The planned housing developments in Klapmuts resemble Dwarsrivier Valley, as Klapmuts consists mostly of medium income housing units, as reflected in Figure 2-18 and Figure 2-19, with the remainder being low income and high income housing.

RESIDENTIAL UNITS

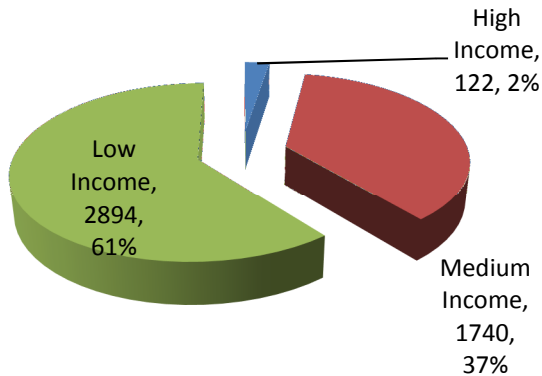


Figure 2-20 : Residential Units Jamestown

RESIDENTIAL LOADS (kVA)

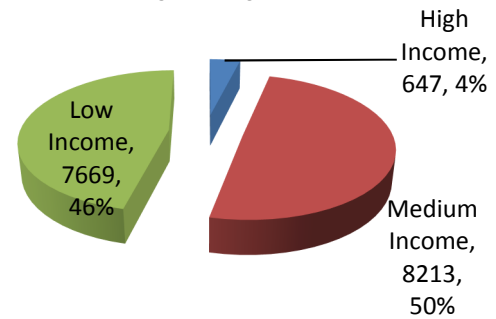


Figure 2-21 : Residential Loads Jamestown

The planned housing developments in Jamestown are mostly for low cost housing, as reflected in Figure 2-20 and Figure 2-21.

It should be noted that the weighting in terms of electrical load with respect to housing numbers does differ due to the electrical load of the higher income housing been calculated using higher ADMD figures.

The top five residential developments for Stellenbosch (in terms of electrical demand) per housing category are listed in Table 2-3.

It should be noted that the map reference used in the below tables, corresponds to the development details in Appendix B, and is derived from the water Master Plans, developed by the Water and Sanitation Department of Stellenbosch Municipality.

Table 2-3 : Top 5 Residential Developments per Category Stellenbosch

Stellenbosch		
Development Name	Units (No.)	Demand (kVA)
High Income		
S67-Single Residential Development	1 055	5 591
S57-Single Residential Development	715	3 789
S58-Single Residential Development	632	3 349
S55-Single Residential Development	613	3 248
S54-Single Residential Development	350	1 855
Medium Income		
S75-Single Residential Development	1 070	5 050
S20-Single Residential Development	736	3 473
S74-Single Residential Development	670	3 162
S19-Single Residential Development	386	1 821
S34-Single Residential Development	342	1 614
Low Income		
S15-Low Cost Housing	4 626	12 258
Kayamandi (Further housing)	133	352
S81-Low Cost Housing	910	2 411
S80-Low Cost Housing	649	1 719
S17-Low Cost Housing	537	1 423

The top five residential developments for Franschhoek (in terms of electrical demand) per housing category are listed in Table 2-4.

Table 2-4 : Top 5 Residential Developments per Category Franschhoek

Franschhoek		
Development Name	Units (No.)	Demand (kVA)
High Income		
FH22-Single Residential Development	172	911
Medium Income		
FH16-Single Residential Development	286	1 349
FH5-Single Residential Development	270	1 274
FH4-Single Residential Development	259	1 222
Low Income		
FH9-Affordable Housing	2 704	7 166
Langrug Informal Settlement	1 300	3 445
FH10.1-Affordable Housing	96	254
FH10.2-Affordable Housing	78	207
FH10.3-Affordable Housing	129	342

2.5.2 Commercial Developments

In terms of large commercial consumers, this is limited to the various sites in which Stellenbosch University operates in such as student residences and faculty premises. Their property services division provided their new forecast maximum demand figures for these sites as shown in the below table (Table 2-5).

Table 2-5 : University of Stellenbosch Sites Forecast ADMD

USB Bulk Supply Points	Existing Nominated Max Demand (KVA)	New Nominated Max Demand (KVA)
Biologie (JC Smuts)	1 000	1 500
BJ Voster (Lettere)	2 000	2 000
DF Malan (Schuman)	1 000	1 500
Erica	2 000	2 000
Helderberg	500	500
Ingenieurs	4 000	4 500
Instandhouding	1 000	2 000
Konservatorium	1 000	2 000
Monica	1 000	1 500
Neelsie (LSS)	4 000	5 000
Simonsberg	1 500	2 500
Welgevallen	1 000	2 000
Coetzenburg	1 000	3 000

It is unlikely that these will be the only commercial developments in the forecast period. Further developments are catered for in the respective forecast scenarios through planned land use plans by the Municipality.

2.5.3 Industrial

The largest industrial consumer for the Stellenbosch Electricity Department is the two Distell sites, being the Adam Tas and Berg Kelder sites. No major expansions are planned at either of these sites. They noted that they had undertaken a broad variety of energy saving measures to reduce their Maximum Demand but didn't expect any further reductions beyond 5%.

It is unlikely that these will be the only industrial developments in the forecast period. Further developments have been catered for in the respective forecast scenarios through planned land use plans by the Municipality.

2.6 Load Forecast

A load forecast has been prepared for the Municipality. The forecast is sufficiently detailed to inform the 10-year and 20-year network studies.

2.6.1 Methodology

The load forecasting methodology is briefly summarised in this section.

Historic energy-use data was collected primarily from the Eskom electricity accounts. A linear trend-line was added to the actual maximum demand data and used to establish the predicted demand at the onset of 2014 (the actual maximum demand for 2012 was below the trend-line forecast). This demand value is escalated on a compound growth basis per annum. The percentage growth applied is dependent on one of three scenarios: low growth, most-likely growth⁵, or high growth. These percentages are estimated based on all contributing factors (e.g. historic growth, population growth, spatial planning, integrated development plans, progress with housing, and municipal objectives/priorities).

The forecast scenarios are then compared to the growth associated with future developments within the Municipal boundaries as a “sensitivity” cross-check.

2.6.2 Scenarios

The historic growth rates as stated in Table 2-2 are tempered slightly, based on the information presented in the preceding sections and in the context of a 20-year forecast, to give the scenario growth rates used in the load forecast (Table 2-6).

⁵ Note that most-likely growth is abbreviated “RG” (realistic growth) in this report.

Table 2-6 : Growth scenario's

	Stellenbosch	Franschhoek
High Growth	3.5%	5.2%
Realistic Growth	3.0%	4.1%
Low Growth	2.5%	2.5%

The low growth scenario attempts to account for the transfer of reliance on electricity as renewable energy options become more affordable in the context of increasing electricity tariffs and incentives to contribute to energy generation (e.g. distributed generation and feed-in tariffs).

2.6.3 Future Development Forecast

The future development forecast follows from information presented in Section 2.5. The load associated with the residential developments was calculated as follows:

- Residential: use of an after-diversity maximum demand (kVA) per unit.
- Commercial: based on discussions with the Municipality and commercial property owners or developers.
- Industrial: based on discussions with factory owners and typical water treatment plant electrical demand for similar works (RHDHV provisional estimates).

The bulk of the future load is attributable to residential developments, which is therefore the key driver for the profile and magnitude of the forecast.

The number of units planned per year is based on information received from the Municipality. The Housing Department estimate 20-30 high housing units and 400-500 medium income housing units per year. The housing development plans provide for 800 low income units per year.

The number of units built per year has been based on these quantities.

It should be noted that while low income housing would be driven by Government/Provincial Funding, the medium and high income units would be driven by economic conditions (amongst others).

The residential housing load was estimated based with SANS 507 (Standards South Africa, 2007).

2.6.4 Stellenbosch Forecast

The resulting maximum demand forecast for the three scenarios and future developments is shown in Figure 2-22. The demand values associated with each scenario are carried forward into the network modelling and simulations for the 20-year (2034) network development plans.

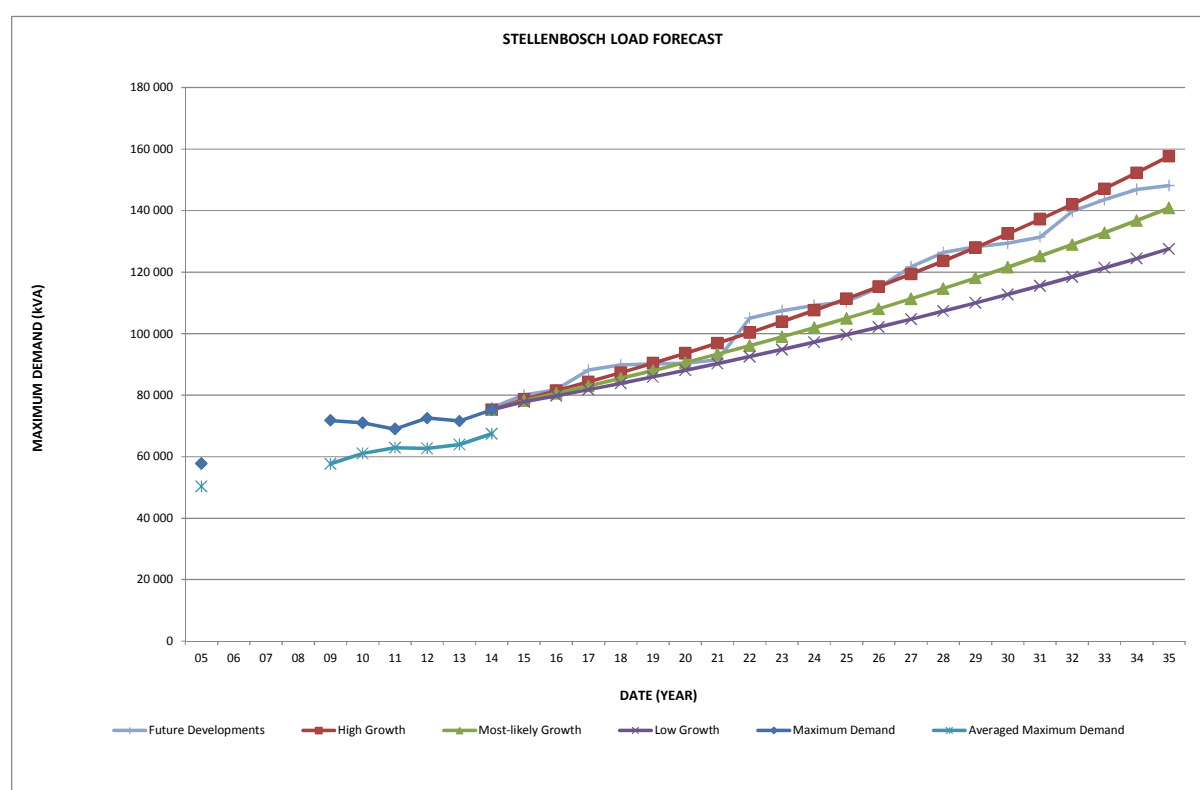


Figure 2-22 : Maximum Demand Forecast

The 20-year load associated with the future developments aligns with what is expected; that is, an optimistic development target falling within the band created by the high growth and

most-likely growth scenarios. For the high growth scenario the 20-year load is 157 MVA, more than double the current maximum demand of 75 MVA.

2.6.5 Franschhoek Forecast

The resulting maximum demand forecast for the three scenarios and future developments is shown in Figure 2-23. The demand values associated with each scenario are carried forward into the network modelling and simulations for the 20-year (2034) network development plans.

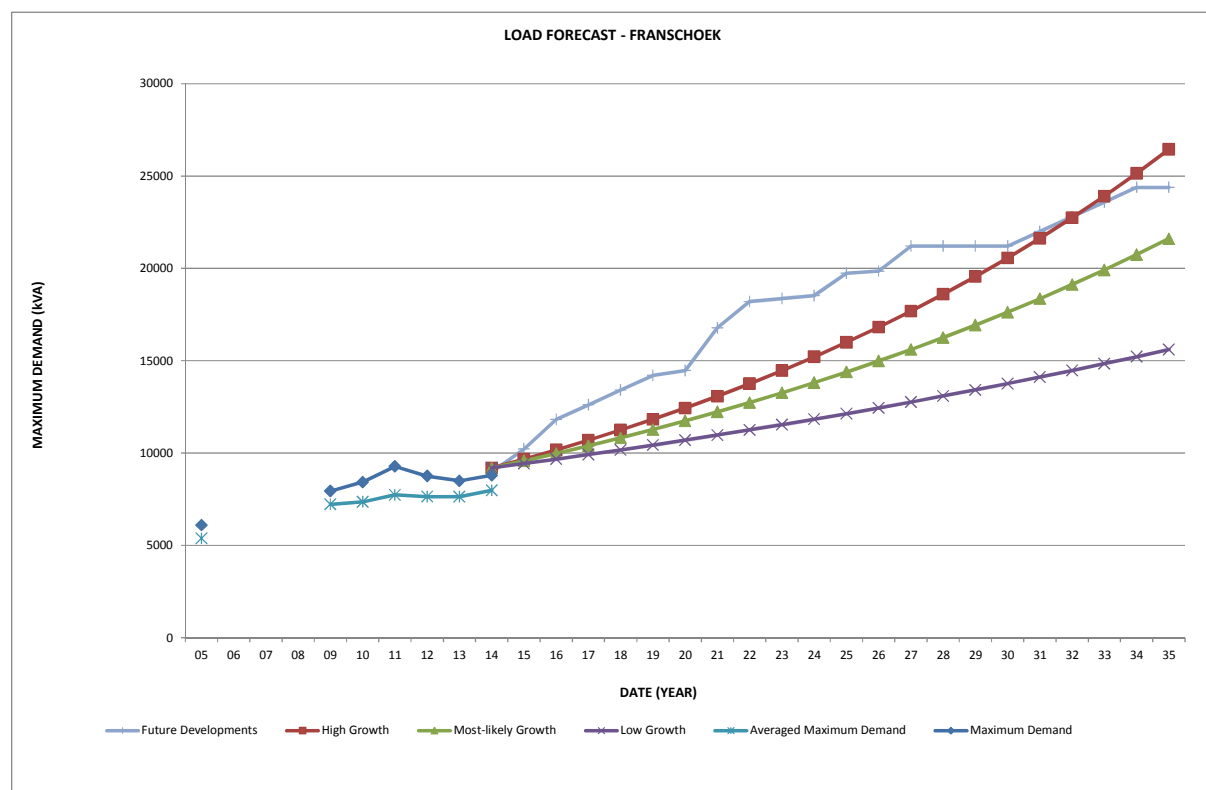


Figure 2-23 : Maximum Demand Forecast

The 20-year load associated with the future developments aligns with what is expected; that is, an optimistic development target falling within the band created by the high growth and most-likely growth scenarios. For the high growth scenario the 20-year load is 26 MVA, approximately than triple the current maximum demand of 9 MVA.

2.6.6 General Comments on the Load Forecast

The future development data was used to apportion the load growth, associated with the applicable scenario, to the secondary substations (11 kV) forming a part of the final distribution network (Section 2.7 explains the apportionment further). The effect of apportioning the load growth is that all developments in the future development forecast are assumed to develop at the same rate.

The timing of the network developments may be too late for that specific geographic area. The Electrical Department will need to be very diligent in corresponding with potential developers / other internal departments to ensure that adequate, local, capacity is available (timeously) in such cases.

The load forecast provides a view of likely growth for the purposes of the study. The load forecasting effort was based on information that was readily available from the Municipality within the project timelines and contributions received from the respective departments. As such the forecast has been prepared using primarily judgemental methods. The use of judgemental methods is considered most appropriate.

The forecast accuracy should be reasonably good for the first few years and will progressively decay as time progresses (i.e. become less accurate) and unforeseen external factors come to bear⁶. The low, most-likely and high growth scenarios aim to take account of this to a certain extent.

The resulting impact of forecast error will materialise primarily in the timing of network expansion. The recommendations will still be valid but they might need to be delayed or brought forward based on the timing of the actual future demand.

2.7 Substation Future Load for the Network Studies

The overall demand forecast, as presented in Figure 2-22 and Figure 2-23, provides a forecast of the total demand growth for the Municipality. For the purpose of the network studies, the demand growth needs to be apportioned between the respective geographic areas and ultimately to the nearest substation.

⁶ The same is true for all forecasts.

RHDHV used the future load forecast to achieve this. The future load forecast is linked to the Municipality's Potential Future Development Plans (as attached in Appendix A). As this information correlated well the high growth demand forecast and the Potential Future Developments were apportioned in the specific year and geographical location for analysis.

To affect the reduced growth in the most likely (realistic) and low growth all the loads were scaled down by an appropriate amount. This in effect assumes that each of the developments planned progresses at the same (slower) rate. If a single development receives a higher priority in the years ahead, the Electrical Department will need to carefully assess and confirm that adequate capacity is available, particularly in the local distribution network. To a certain extent this is unavoidable in long term master plans where development budgets and economic climate are uncertain.

Except for areas specifically identified for densification projects, the load in established areas is held constant for the purposes of the network studies. The assumption is that any increases will be offset by end-user energy conservation measures and distributed generation projects.

3. LOAD FLOW STUDY

What will follow in this section is a discussion of the DigSilent Powerfactory model which was developed as well as the current status of the network.

3.1 Basis of Load Flow Study

The following list aims to capture the basis of the load flow modelling and the results of which are reported in subsequent sections of this report:

- The load flow modelling has been performed using DIgSILENT PowerFactory® Version 15.2.2.
- The electrical reticulation was based on drawings provided by the Municipality ("single line diagram 07-22-14" received on 29 July 2014). The single line and site layout diagrams were confirmed during an extensive site condition assessment.

- Typical information that was gathered during the condition assessment was used for the modelling of transformers.
- The network model consists of the 66 kV cabled network, the primary 11kV network and critical 11kV interconnection cables. Critical 11kV interconnecting cables are defined to be all interconnecting cables larger than 35mm² with minimal loads on route. Loads were included at 11 kV at the location of the various main or switching substations.
- Cable size, construction and type were obtained from the single line diagrams and GIS data. Cable electrical properties were obtained from the online catalogues of Aberdare and African Cables.
- A transformer thermal rating of 1.0 pu was used (i.e. percentage ratings are expressed as a percentage of the rated current and do not account for any transformer loading practices of the Municipality).
- Only one level of network contingency has been considered (i.e. N-1 redundancy).
- Protection settings were not in the scope of the study and have not been considered. Protection settings might need to be adjusted as loading on the network changes.
- The voltage dependency of loads were not considered.
- Power factor of loads were simulated at 0.92 that is typical for municipal networks.
- Buried 11 kV cables were only de-rated for grouping, according to SANS 10198. The following factors were used: 0.89, 0.80 and 0.77 for two, three and four cables respectively, sharing a route. This is based on 300 mm spacing between cables.
- Metering data was extracted by Spectrum Communications specifically for this project. Data was received as currents per 11 kV feeder at 30minute intervals for the period February - March 2014 and June - July 2014.
- Diversity between individual switching substations and the HV network was calculated at 0.84, 0.94 and 0.88 pu for Stellenbosch, Cloetesville and Franschhoek respectively. This calculation was based on metered substation data.
- Tap changers were simulated on all 66/11 kV transformers, with a voltage setpoint of 1.085 pu and a maximum and minimum voltage of 1.10 and 1.07 pu respectively. These values are in accordance with SANS 507. Any voltage in the MV network lower than 1.055 pu will be treated as a voltage regulation exception. This corresponds to half of the permissive voltage drop of 3 % (0.03 pu) in the MV distribution network (also according to SANS 507).
- New 66kV substations to be based on outdoor, air insulated technology.

- New HV transformers to be 66/11 kV ONAN Dyn11, typically with 20MVA capacity.
- New 11kV switchgear to be metal clad, withdraw-able (behind closed doors), air insulated switchgear installed in brick built substation rooms.
- New HV cables to be XLPE single core, aluminium typically 300mm². New main MV cables to be PILC three core, copper typically 185mm².
- Bulk electrification networks for Stellenbosch town and Franschhoek were developed. The areas of Pniel, Kylemore, Lanquedoc, Klapmuts, Raithby, De Zalze and Jamestown are fed with bulk power directly from Eskom.
- A detailed fault level study when proposing upgrades was not conducted. It is assumed that obsolete switchgear will be upgraded along with significant network strengthening. Modern switchgear will typically have fault capacity in excess of 10kA (typical for 20MVA transformers). A comprehensive fault study is essential when compiling the detail design of substation upgrades.

3.2 General Discussion: Stellenbosch Existing Network

Stellenbosch town receives bulk supply at Stellenbosch Main and Cloeteville substations at 66 and 11 kV respectively. The internal 66 kV network is supplied from Stellenbosch Main substation and feeds Markotter, University, Jan Marais and Golf Club Substations. This arrangement is indicated in drawing I01.CPT.000152/E20.

Also indicated in drawing I01.CPT.000152/E20 is critical interconnecting 11kV cables, these cables can assist in transferring loads between areas in case of equipment failure.

An Eskom rural 66 kV line that originates at Stellenbosch Main Substation passes Stellenbosch to the north (Figure 3-1). This line feeds large portions of the central area of the Stellenbosch municipality including the Cloeteville, Kylemore and Franschhoek Substations.

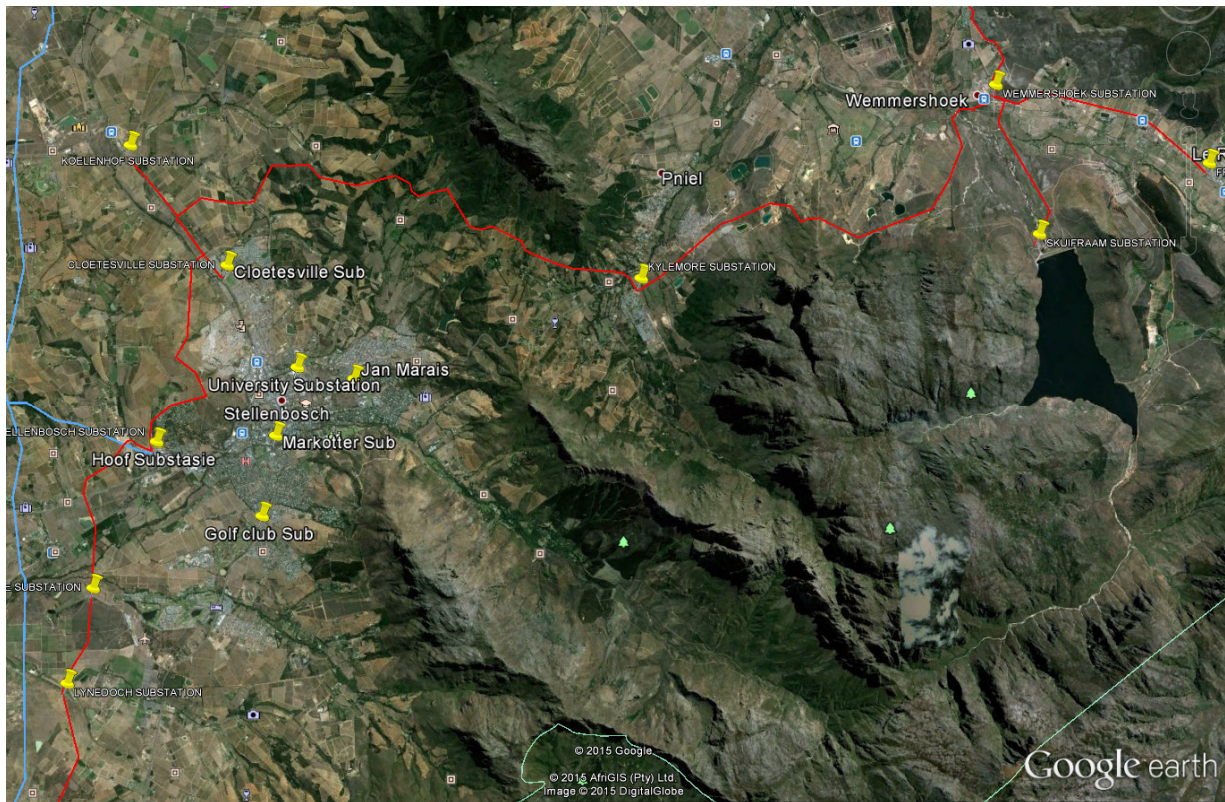


Figure 3-1 : 132 and 66 kV Eskom Networks in the Stellenbosch and Franschhoek areas

Table 3-1 summarizes the maximum demand of the Stellenbosch and Franschhoek areas. This information is critical in the assignment of the correct bulk MV loads in the model based on load forecast.

Table 3-1 : Analysis of Eskom supply maximum demand

Substation	Notified Maximum Demand	Maximum Demand	Sum of MV Maximum demands ⁷	Supply point network diversity
Stellenbosch Main	60 MVA	59.7 MVA	70.9 MVA	0.84 ⁸
Cloetesville	16 MVA	15.6 MVA	16.6 MVA	0.94
Franschhoek	9 MVA	8.8 MVA	10.5 MVA	0.88

The loading on the 66 kV network was assessed by applying a diversity factor of 0.94 based on the Cloetesville data. Diversity is not embedded in the Powerfactory models, hence two simulations were compiled:

⁷ This value is the sum of the maximum demands of the 11 kV switching substations in the respective feed area.

⁸ This includes the diversity on the bulk MV networks and the internal 66 kV network.

- Model with a load scaling of 1 to assess the loading on the bulk MV cabling and transformer loading.
- Model with a load scaling of 0.94 to assess the HV network.

3.3 General Discussion: Franschhoek Existing Network

The Franschhoek network consists of three substations, one being the main intake from Eskom and two switching substations. The maximum demands are indicated in Table 3-1.

3.4 Existing Network Loading

3.4.1 HV network loading

The internal 66 kV network loading is summarized in Table 3-2 and are sufficient for the current requirements.

OUTAGE ▼	66 kV Feeder Loading						
	Main-Univ	Main-SGC	Main-Markotter	Markotter-Univ	SGC-Markotter	Univ-Jan Marais	Markotter-Jan Marais
Main-Univ	0 %	22%	81%	36%	0%	0%	49%
Main-SGC	60%	0 %	41%	0%	20%	49%	0%
Main-Markotter	60%	45%	0 %	0%	21%	49%	0%
Markotter-Univ	36%	22%	45%	0 %	0%	0%	49%
SGC-Markotter	36%	22%	45%	0%	0 %	0%	49%
Univ-Jan Marais	36%	22%	45%	0%	0%	0 %	49%
Markotter-Jan Marais	60%	22%	22%	0%	0%	49%	0 %

Table 3-2 : Existing 66 kV Network Loading

3.4.2 66/11 kV Transformer Loading

The table below states the contingency capacity (or firm capacity) and the current loading of each substation.

SUBSTATION	CONTINGENCY CAPACITY (N-1)	CURRENT LOADING
Main Substation	15 MVA	11.3 MVA
Markotter	15 MVA	12.9 MVA
University	30 MVA	21.0 MVA
Jan Marais	10 MVA	14.3 MVA
Golf Club	20 MVA	12.2 MVA
Cloeteville	20 MVA	16.9 MVA
Franschhoek	20 MVA	10.5 MVA

Table 3-3 : Existing Network Transformer Loading

Notes on Table 3-3:

- Jan Marais substation does not afford N-1 transformer capacity. Re-arrangement of the 11kV primary and secondary networks will address the situation. This re-arrangement entails the transfer of Cloeteville loads to University substation, Denneoord loads to Jan Marais and Coetzenburg.
- The balance of the substations has sufficient capacity.

3.4.3 11 kV Feeder Loading

The bulk 11 kV feeders from main transformation substations to switching substations were modelled. Table 3-4 provides a summary of the cables which will be overloaded in a contingency scenario (i.e. N-1 condition).

SUBSTATION	CONTINGENCY LOADING
Distell	110%

Table 3-4 : Existing Network 11 kV Cable Overloading (N-1)

Notes on Table 3-4:

1. Currently Begraafplaas is also overloaded in the N-1 state, however if the Distell overloading is corrected this will improve the situation at Begraafplaas to the extent that it is no longer a concern.

3.4.4 Voltage Regulation

Voltage regulation at the 66/11 kV and 11/11 kV substations is within the limits as discussed in Section 3.1.

3.5 Existing Network Year 20 Loading

Loads in the existing network model were adjusted according to the forecast for 2034 (as described in Section 2.6). This is not a realistic or likely scenario as the resulting loads exceed the existing network capacity by impractical amounts. However, the simulation provides useful insight as to where, and to what extent, future expansion will be required.

3.5.1 HV Network Loading

OUTAGE ▼	CONTINGENCY CAPACITY (LOCATION)	FORECAST LOADING		
		HG	RG	LG
Main-Univ ⁹	98 MVA (Markotter)	92 MVA	73 MVA	68 MVA
Main-SGC	55 MVA (University)	53 MVA	47 MVA	40 MVA
Main-Markotter	51 MVA (SGC)	38 MVA	31 MVA	28 MVA
Markotter-Univ	55 MVA (Markotter)	38 MVA	31 MVA	29 MVA
SGC-Markotter	55 MVA (Markotter)	38 MVA	31 MVA	29 MVA
Univ-Jan Marais	27 MVA (Jan Marais)	25 MVA	19 MVA	17 MVA
Markotter-Jan Marais	27 MVA (Jan Marais)	25 MVA	19 MVA	17 MVA

Table 3-5 : Existing HV Network Loading at Study Horizon

Notes on Table 3-5:

- “Contingency Capacity” is defined as the capacity available at the indicated substation under the stated outage condition.

It is noted that the HV cabled network is sufficient (albeit marginal in a few instances) for the forecasted loading. No HV cable upgrades are proposed as part of this master plan. It is however strongly recommended to monitor the loading on the internal HV network. If growth rates in line with the high growth scenario materialize critical assessment of the HV network will be required at that stage.

⁹ This is achieved by utilizing the Golf Club – Markotter link.

3.5.2 66/11 kV Transformer Loading

As expected, additional transformation capacity will be required for the forecast load, as indicated in the following table:

SUBSTATION	CONTINGENCY CAPACITY	FORECAST LOADING		
		HG	RG	LG
Main Substation	15 MVA	24 MVA	16 MVA	13 MVA
Markotter	15 MVA	15 MVA	14 MVA	13 MVA
University	30 MVA	30 MVA	25 MVA	22 MVA
Jan Marais	10 MVA	27 MVA	19 MVA	17 MVA
Golf Club	20 MVA	28 MVA	19 MVA	16 MVA
Cloetesville	20 MVA	62 MVA	32 MVA	26 MVA
Franschhoek	20 MVA	27 MVA	18 MVA	15 MVA

Table 3-6 : 66/11 kV Transformer Loading at Study Horizon

Notes on Table 3-6:

- The load forecast for the Cloetesville Substation justifies the construction of new 66/11 kV substation/s.

3.5.3 11 kV Feeder Loading

When future loads are imposed on switching substations the magnitude of the load growth falls into three categories:

1. Growth warrants the construction of one or multiple new switching substations.
2. Growth exceeds the capacity of the substation, but to such a degree that the creation of a new switching substation is not warranted.
3. Growth does not exceed capacity.

Table 3-7 provides a summary of the forecast growth for 11/11 kV switching substations falling with categories 1 and 2:

GROWTH CAT.	SUBSTATION	CONTINGENCY CAPACITY	FORECAST LOAD		
			HG	RG	LG
1.	Polkadraai	4.5 MVA	9.4 MVA	5 MVA	4 MVA
	Watergang	3.8 MVA	23 MVA	11 MVA	8 MVA
	Groendal	6.4 MVA	17 MVA	10 MVA	8 MVA
2.	Engineering Faculty	4.5 MVA	6.6 MVA	4 MVA	4 MVA
	Uniepark	2.6 MVA	7.3 MVA	6 MVA	5 MVA
	Langstraat Suid	4.5 MVA	7.3 MVA	4 MVA	4 MVA
	Hugenote	6.4 MVA	8.8 MVA	7 MVA	7 MVA

Table 3-7 : 11kV Feeders Loading at Study Horizon

3.5.4 Voltage Regulation

As this simulation is not a realistic scenario, no voltage regulation data is provided.

4. CONDITION ASSESSMENT OF EXISTING INFRASTRUCTURE

The master plan aims to account for the planned replacement of existing infrastructure where the condition of equipment requires such. RHDHV assessed the condition of all medium voltage switch yards and medium voltage street furniture. The assessment was limited to a visual inspection, from the ground, under energised conditions. The primary purpose was to ascertain what electrical infrastructure should be replaced or upgraded as part of the master plans. The condition so determined was kept in mind when considering future network development plans.

The visual inspections were performed in October 2014 and May 2015 for the MV and HV installations respectively. The assessment and recommendations that follow are derived directly from the visual inspections. During the inspection the team collected photographs and equipment nameplate information for inclusion in the network model. The team further noted general observations, not strictly falling within the scope of the study. These have been included in this section of the report for information and inclusion in routine maintenance plans.

This section provides a summary of the condition assessment recommendations which are explained in the sections that follow. Refer to Appendix C for a more detailed record of the condition assessment and information gathered.

4.1 HV/MV Power Transformers

The following transformers have been re-wound recently, and can essentially be treated as refurbished units.

Table 4-1 : Refurbishment of transformers

Substation	Transformers re-wound	Original date of manufacture
Stellenbosch Main	Transformer 1	43 years (1971)
Jan Marais	Transformer 1 and 2	36 years (1979)
Markotter	Transformer 1, 2 and 3	43 years (1971)

Stellenbosch Main transformers 2 and 3 have not been refurbished. The refurbishment or replacement of the transformers will be handled in section 5.

4.2 MV Switchboards

Much of the Municipality's MV switchgear has exceeded the generally accepted useful life span of 35 years. It is also evident that the Municipality have been proactive in upgrading MV switchboards over the past 5 years and a number of the installations have recently been upgraded, refurbished and/or serviced. Oil-filled switchgear has largely been replaced with Vacuum/SF₆ switchgear. An example of a recent switchboard replacement is shown in Figure 4-1.



Figure 4-1 : Newly Upgraded Suidwal Substation

The majority of the Municipality's substations still utilise oil-filled circuit breakers, with various obsolete models of Reyrolle, Long & Crawford and Yorkshire Switchgear still in operation. RHDHV recognises that the Municipality has started mitigating the risks associated with such an aged "fleet" of switchgear over the past 5 years. It is recommended that the continued replacement of obsolete switchboards in all substations be pursued in line with the findings of this condition assessment and the Municipality's switching risk assessments.



Figure 4-2 : Oil-filled Switchgear at Paradyskloof Substation

4.3 Protection Relays

Protection equipment information is provided in Appendix C. A detailed protection study and audit was outside the scope of the master plan appointment.

Provided that the protection equipment continues to meet the protection philosophy requirements, is reliable, and continues to be tested and maintained there is no necessity to replace the relays. Obsolescence and availability of spare parts or replacement relays may be a concern in future years. Replacements motivated on this basis would depend on the Municipality's risk tolerance as failure rates are low. It is recommended that the 11 kV protection relays continue to be upgraded as part of anticipated on-going switchboard replacements.

The condition of battery tripping units and in particular the batteries appear to be good, although the battery tripping units and battery rooms were not always accessible. Protection equipment is reliant on the provision of a supply from these batteries for tripping purposes. The BTUs are a critical part of the substation and RHDHV recommends that they be thoroughly serviced and load tested at regular intervals. The selection of an alternate battery type might offer reduced maintenance requirements to ensure maximum reliability (e.g. flooded nickel-cadmium or ultra-low maintenance recombination cells).

4.4 General Maintenance Recommendations

The remaining items are of a general maintenance nature and have been recorded here for information and inclusion in routine maintenance plans.

Transformer oil leaks are self-explanatory. These leaks present a risk to the reliability of supply (if not attended to, the Buchholz relay will eventually trip on low oil) and to the environment (as the transformer bays are not all provided with oil containment facilities). It was noted that there is a low occurrence of oil leakages throughout the Municipality's distribution system. From an environmental and social responsibility point of view, leaks should continue to be treated as a priority and oil containment facilities are recommended for future projects and upgrades. "A single drop of used motor oil can contaminate a million drops of water" (British Columbia Used Oil Management Association, 2007).

Recent industry practise is to consider arc protection for air-insulated switchboards, particularly of the withdrawable, metal-clad type. Arc protection could be considered as part of the overall protection philosophy in the future and retrofitted to existing switchboards (if required).

Many of the substations are not adequately protected against water and vermin ingress. All cable entries and exits should be sealed. This will also provide improved protection against a fire "travelling along" the cable route and into the substation (i.e. will provide a measure of fire-stopping). Snakes and other vermin entering substations present both a health and safety risk to personnel and potentially reduce the reliability of the supply (seeking a dark / warm environment they might short-circuit terminals or busbars). The risk of water ingress is aggravated by missing/broken trench covers and open trenches in some instances. Where evidence of rat activity was found, increased pest control measures should be adopted and the frequency of visual inspections of affected enclosures increased until the rat infestation has abated.



(a) An opening viewed from inside (Stone)



(b) Sealing concerns (Amantoni)

Figure 4-3 : Substation Sealing Concerns (Example Photos)

General maintenance in the outdoor yards includes items such as topping up the crushed stone layer, repairing fencing, repairing soil erosion, and weeding and weed-control treatment.

Missing or damaged minisub roof bolts poses the risk of a minisub roof being lifted by excessive winds. Although this risk is not assessed with a very high likelihood, the impact could be severe and the risk can be readily mitigated by replacing roof bolts as required.

Earthing installations at outdoor switchgear were visually assessed and no continuity tests were conducted. In general, the earthing installations were found to be adequate and in a good condition. It is recommended that the isolated instances of poor or damaged earthing installations be repaired.

5. SYSTEM PLANNING AND FUTURE NETWORK LOAD FLOW STUDY

Following the load forecast and load flow study of the existing network, this section aims to develop a suitable future network to alleviate the constraints identified in the current network and to cater for the forecast network load.

5.1 Proposed Future Network

The proposed network is based on supporting the high growth scenario at the study horizon. Additions that will not be required in the realistic and low growth scenarios will be identified in the corresponding project schedule presented in Section 6.1.

The proposed network is represented in the following drawings, which have been included in Appendix D¹⁰ and Appendix E:

DRAWING NUMBER	TITLE
I01.CPT.000127/E10	Plan Layout of Network: Stellenbosch (2034)
I01.CPT.000127/E11	Plan Layout of Network: Franschhoek (2034)
I01.CPT.000127/E20	Stellenbosch Network Overview, current network
I01.CPT.000127/E21	Main Substation SLD, Current network
I01.CPT.000127/E22	Markotter Substation SLD, Current network
I01.CPT.000127/E23	University Stellenbosch Substation SLD, Current network
I01.CPT.000127/E24	Jan Marais Substation SLD, current network
I01.CPT.000127/E25	Golf Club Substation SLD, Current network
I01.CPT.000127/E26	Cloetesville Substation SLD, Current network
I01.CPT.000127/E28	Franschhoek Substation SLD, Current network
I01.CPT.000127/E30	Stellenbosch Network Overview, High growth
I01.CPT.000127/E31-E38	Substation SLD's, High growth
I01.CPT.000127/E40	Stellenbosch Network Overview, Realistic growth
I01.CPT.000127/E41-48	Substation SLD's, Realistic Growth

Table 5-1 : Drawing Register

It is noted that the light yellow, semi transparent line style in the current network drawings (I01.CPT.000127/E2x series) denote the proposed expansions, which is shown in solid colours after proposed implementation (I01.CPT.000127/E3x and E4x series).

¹⁰ Drawings in the E2x, E3x and E4x series are screenshots from the DIgSILENT PowerFactory® model of the electrical network.

5.1.1 Kayamandi 66/11 kV Substation

As can be seen in the growth profile of Table 3-6 there is a requirement to construct a new HV/MV substation in the Kayamandi area. The location of the substation is proposed to be close to the 66 kV OHL to the north of Stellenbosch as indicated in Figure 5-1.

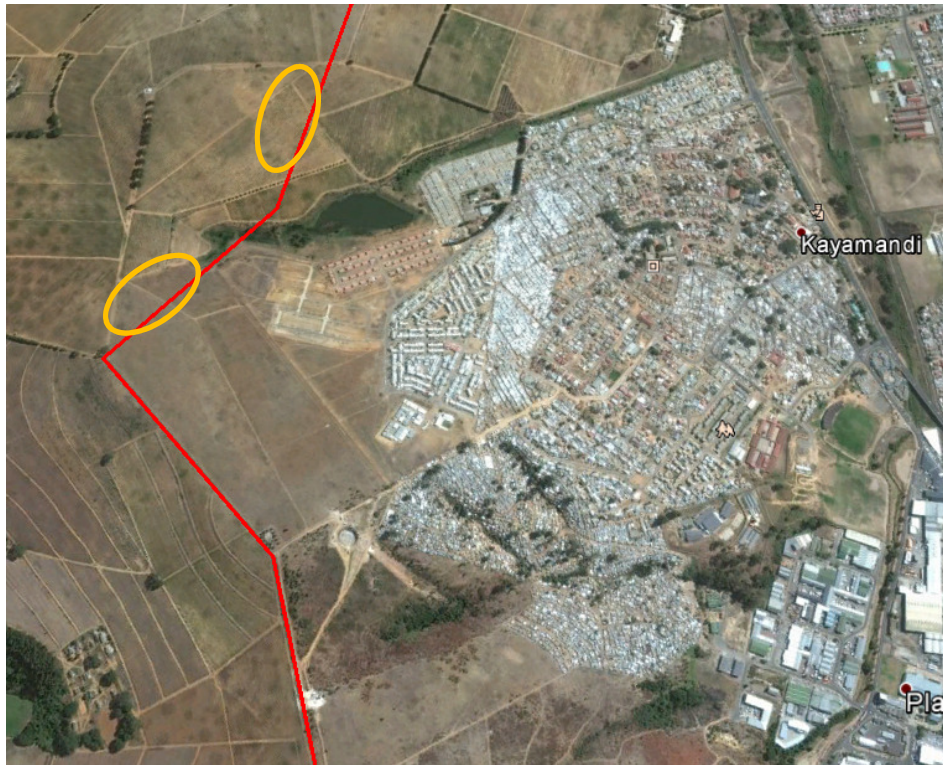


Figure 5-1 : Possible locations for the proposed Kayamandi Substation

The following table indicates possible key aspects of the substation.

Table 5-2 : Proposed key aspects of the Kayamandi Substation

Aspect	Proposal
Owner and Operator of HV yard	Eskom
Municipal Supply Voltage	11kV
Arrangement into Eskom network	Spur feed from the Koelenhof/Stellenbosch 66 kV line (similar to the Cloetesville Substation arrangement).
Transformer arrangement	Three 20MVA transformers to a firm capacity of 40MVA.

This substation will supply all new developments in the Kayamandi area and will incorporate the existing network on the western side of the R304.

Having the Kayamandi substation owned and operated by Eskom will have the least impact on capital expenditure as the rural OHL is, and shall remain Eskom property. The substation could either be constructed by Eskom themselves, or by the Municipality under a HV Self-build contract. The latter might have benefits to the Municipality in terms of project lead time and capital cost.

5.1.2 Upgrade of Langstraat Suid Substation

To supply the developments in the Langstraat Suid area an upgrade to the substation is required. The following is proposed:

1. Create a new, brick built substation adjacent to the current substation.
2. Equip the substation with new switchgear.
3. Install bulk 11kV feed from Curry substation by means of two 185mm² Cu cables.
4. Transfer the current feeders to the new substation.
5. Transfer the incomers from Tennant substation to the new substation.
6. Demolish the current substation building.

This upgrade will build on the strong network in the Cloetesville area and afford sufficient capacity for the proposed developments.

5.1.3 New Kwarentyn 11kV substation

To supply the proposed developments on the southern side of Polkadraai road, opposite the industrial area, a substation is required. Due to the following reasons this substation is planned to be fed directly from the Stellenbosch Main substation:

- Substantial capacity required (9.4MVA) that would require four (4) bulk in-feed cables.
- Strengthening of the Distell network is required and will be included with this upgrade.

In the low growth scenario this upgrade could be implemented in phases with the first phase being the installation of the cables into Polkadraai Substation. The subsequent phases will build on this expansion to create the cable feeds into Kwarentyn Substation.

5.1.4 Upgrade of the Jan Marais Substation

Expansion is planned for this area, and hence an upgrade is required. The proposed upgrade entails the upgrade of the installed 10 MVA transformers to 20 MVA. This will increase the firm capacity to 20 MVA. To achieve the high growth study horizon rating of 27 MVA network re-configuration is required as described in clause 3.4.2.

5.1.5 Upgrade of the Stellenbosch Main Substation 66/11kV transformers

Due to the increase in load to the Kwarentyn substation, firm capacity at Stellenbosch Main substation will be exceeded. As the transformers are 7.5 MVA and are aging (manufactured in 1971, unit 1 re-wound recently) an upgrade to these transformers is proposed. According to the current planning the upgrade of the Jan Marais transformers will precede the upgrade of the Stellenbosch Main Transformers (based on load growth). After the Jan Marais upgrade the two 10 MVA units (recently re-wound) will be available for installation at Stellenbosch Main Substation. This will alleviate both the capacity constraint (for the realistic and low growth scenario's) as well as the aging concerns. To address the high growth scenario it is proposed to upgrade the remaining 7.5 MVA to a 20 MVA. The recently refurbished Transformer 1 (7.5 MVA) will be valuable as a critical spare.

5.1.6 Install Third Transformers

The installation of a third 20 MVA transformer at HV/MV substations is seen as a cost effective way to double the contingency capacity. This is proposed for Golf Club, Cloeteville and Franschhoek substations. The installation of the third transformer will entail an increase to the substation platform footprint, the extension of 66 kV bus-bars, and a possible MV switchboard extension or upgrade.

5.1.7 Increased Capacity at Groendal

To increase the capacity at the Groendal Substation the installation of a third and fourth 185mm² cables is proposed. As the unit protection scheme is installed on the incomers this will be a suitable arrangement. This will increase the capacity at Groendal to 14 MVA against the study window of 17MVA. During this time growth needs to be monitored and if required an additional MV/MV substation could be installed to create required capacity. The final placement of the MV/MV substation is to be confirmed. It is proposed that the new MV/MV

substation, for interim purposes deemed Groendal 2, is directly fed from the Franschoek Substation.

5.1.8 Additional cables to Uniepark, Hugenote and Engineering faculty

To alleviate the overloading at Uniepark, Hugenote and Engineering Faculty Substations the installation of additional cables as indicated in Table 5-3 is proposed.

Substation	Requirements	Notes
Uniepark	Install a second bulk feeder into Unipark	Extension of switchgear will be required
Hugenote	Install third and fourth cables to Hugenote substation	The use of unit protection to be included in the new cables to enable parallel operation.
Engineering Faculty	Install larger cables	The installation of 185mm ² Cu to replace the 150 mm ² Al cables

Table 5-3 : Details of various cable upgrades

5.2 Future Network – 2032 Loading (Year 20)

The network as described in Section 5.1 was modelled in detail and is comprehensively captured in the series of SLD drawings as attached (I01.CPT.000127/E3x and E4x). These networks afford the required capacity in the normal and contingency state.

The next table summarizes the proposed firm transformer capacity of the HV to MV substations at the study horizon.

SUBSTATION	PROPOSED FIRM CAPACITY ¹¹		
	HG	RG	LG
Main Substation	20 MVA	17.5 MVA	17.5 MVA
Markotter	15 MVA	15 MVA	15 MVA
University	30 MVA	30 MVA	30 MVA
Jan Marais	20 MVA	20 MVA	20 MVA
Golf Club	40 MVA	20 MVA	20 MVA
Cloetesville	40 MVA	20 MVA	20 MVA
Franschhoek	40 MVA	20 MVA	20 MVA
Kayamandi	40 MVA	20 MVA	20 MVA

Table 5-4 : Proposed substation firm transformer capacity at study horizon

5.3 Future Land-Use

It is assumed that all MV cables will be installed in road reserves, and sites for the new switching substations will be made available as part of the development and are therefore not listed below.

5.3.1 New Kayamandi Substation

The proposed site was purely selected on proximity to the load and access to the 66 kV OHL. The area needs to be investigated in detail and site selection to be made according to various factors (geographically, accessibility, availability etc.).

¹¹ This number refers directly to installed transformation capacity, the utilization of the 7.5 MVA (Main Substation unit 1) transformer as a critical spare will improve the situation in case of a fatal transformer failure.

5.3.2 Additional Transformer bay's

The following list indicates the impact on current substations that will have to be enlarged to accommodate the third transformer bay.

Substation	Direction of Expansion	Notes
Cloetesville	North	
Golf Club	Unknown	Substation third bay to be equipped in line with original design.
Franschhoek	South	Southern side of incoming feeder

Table 5-5 : Land implication of the installation of the third transformer

5.4 Future NMD for each Point of Supply

The notified maximum demand for each Eskom point of supply, in accordance with the recommendations for the future network development, are summarised below in Table 5-6.

HIGH GROWTH			
Point of Supply	2014	2024	2034
Stellenbosch Main	60 MVA	71 MVA	100 MVA
Cloetesville	16 MVA	17 MVA	24 MVA
Franschhoek	9 MVA	15.5 MVA	27 MVA
Kayamandi	- MVA	10 MVA	24 MVA
REALISTIC GROWTH			
Point of Supply	2012	2022	2032
Stellenbosch Main	60 MVA	68 MVA	77 MVA
Cloetesville	16 MVA	15 MVA	18 MVA
Franschhoek	9 MVA	14 MVA	22 MVA
Kayamandi	- MVA	6 MVA	12.5 MVA

Table 5-6 : Envisaged NMD at Eskom Supply points

6. COSTING AND SCHEDULING OF PROJECTS

6.1 Project Schedules

Section 5.1 reports on the required network upgrades for the high growth scenario at the study horizon (i.e. 2034). This section of the report provides the associated project schedules, which cater for each of the three growth scenarios.

6.1.1 Schedules to provide N-1 Redundancy

Section 3.4 provides a summary of all instances where N-1 redundancy in the existing network is not provided. All the efforts to alleviate these constraints, with the future expansion ambitions in mind, were scheduled in year 2 (2016). Thereafter the upgrades were driven by the load growth.

The dates in the schedules that follow indicate the date at which the specific project is to be commissioned. Equipment and procurement lead times have not been included.

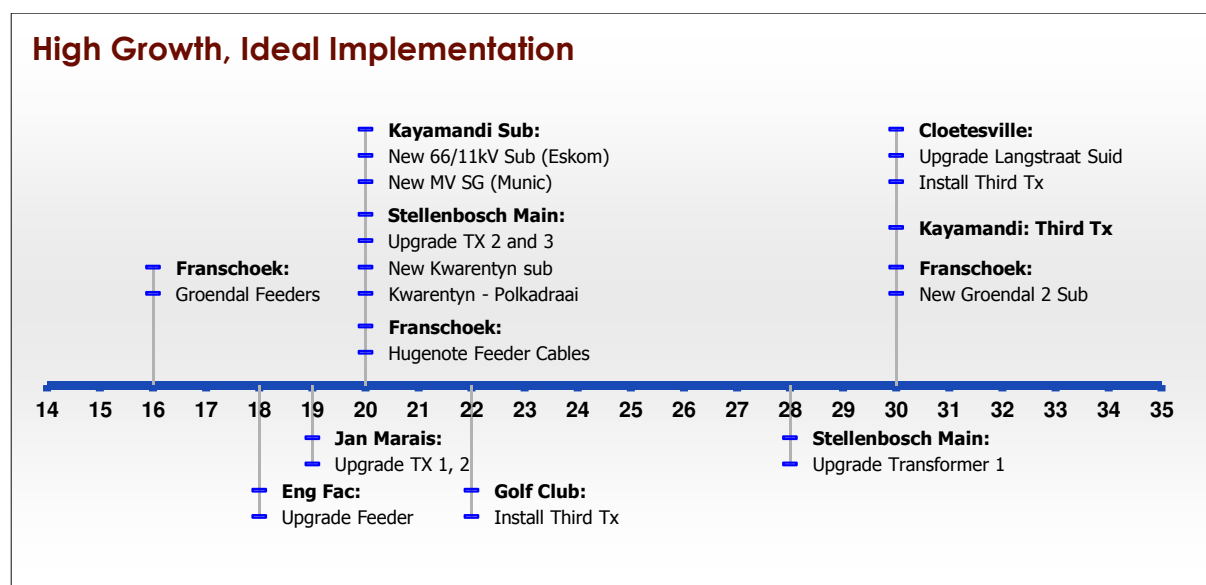


Figure 6-1 : Project Schedule - High Growth with N-1 Redundancy

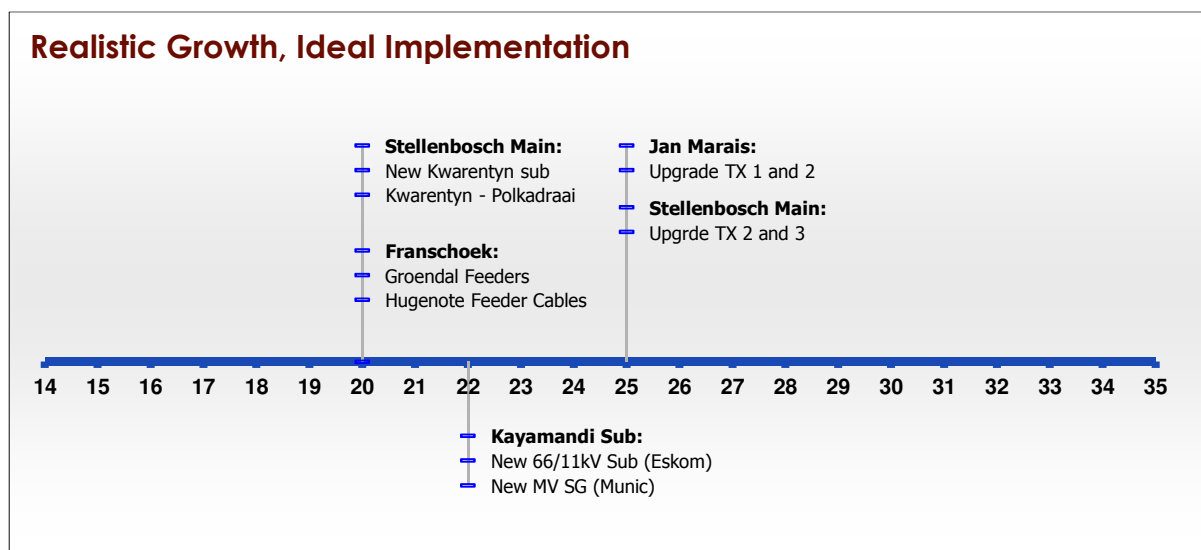


Figure 6-2 : Project Schedule - Realistic Growth with N-1 Redundancy

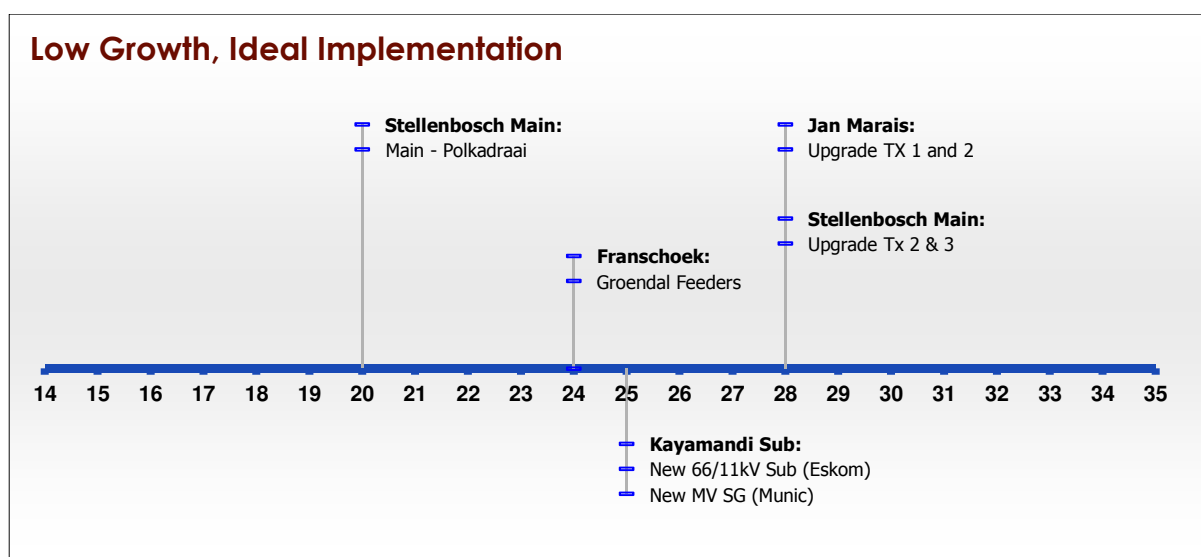


Figure 6-3 : Project Schedule - Low Growth with N-1 Redundancy

6.2 Cost Estimate Introduction

Provisional cost estimates are shown in Table 6-1 and Table 6-2. The estimates have been based on RHDHV database prices for recent projects.

IMPORTANT!

The cost estimates *do not* include:

- Any costs associated with upgrading Eskom substations or equipment, nor any upstream network strengthening requirements; and
- Any costs associated with property acquisition or obtaining servitude rights or costs associated with amending existing servitude rights.

Table 6-1 shows the current cost estimates (2015). The costs shown are for the supply and installation of the equipment only. Professional engineering designs fees would typically be between 7 % and 11 % of the total cost of works; although for projects less than R 10 million fees could reach 15 % (Engineering Council of South Africa, 2015).

Table 6-2 shows the costs escalated at 6 % per annum from 2015 until the year in which the specific project is scheduled. The escalation rate has been based on South Africa's average inflation rate since 2000.

6.3 Basis of Cost Estimate

The following sections aim to provide insight into how the provisional cost estimates have been prepared. The basis notes are presented as a series of bullets categorised for each element of the estimate. In certain instances a qualification or caution is added where, in RHDHV's experience, the provisional costs presented are subject to change considerably.

6.3.1 Substations

- HV Substation pricing has been based on recent similar projects.
- Indoor MV switchgear prices are based on estimates received from ABB for the Unigear range of air-insulated switchboards.

Substation costs vary considerably with the actual site, ground (geological) and hydrologic conditions. Bulk civil quantities, foundation designs, drainage and earth mat requirements are dependent on initial site and soil test work. These estimates are subject to vary considerably and should be firmed up once a few site options have been identified.

6.3.2 Power Transformers

- Power transformer prices have been based on budget prices received from Actom Transformers.
- The prices were for power transformers meeting Eskom standard specifications.
- The price includes transport and offloading.
- An allowance was made to cater for the procurement of slimline transformers to cater for the limited space afforded in the substations.

Transformer pricing is subject to fairly considerable variations based on factory workload. It is noted that currently demand for the larger transformers is low.

6.3.3 Cables

- Cable prices were received from Aberdare Cables.

Cable installation rates were obtained from recent contract prices for work in the Western Cape.

6.4 Provisional Cost Estimate: 2015 Base Prices

The following assists understanding the layout and format of the estimate:

- A short description of each planned development is provided.
- The total estimated value is placed in the column corresponding to the relevant scenario (on the right) in the row representing the year in which the development needs to take place.
- Some developments are repeated in more than one scenario and in different years. The first time a development is listed, it is provided with a description and the title is underlined. Thereafter only the title is shown with a short caption to refer to the previous description of that particular development.

YEAR	DESCRIPTION	UNIT	ESTIMATED 2015 PRICES		
			HIGH GROWTH	MOST-LIKELY GROWTH	LOW GROWTH
2016	<u>Upgrade Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum	R 2 164 129		
2017	-				
2018	<u>Upgrade Engineering Fac feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 0.5km	Sum	R 476 108		
2019	<u>Jan Marais Upgrade</u> Remove Existing Tx 1 and 2 and replace with 20MVA units	Sum	R 15 593 755		
2020	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum	R 45 900 000		
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum	R 5 450 000		
	<u>Stellenbosch Main - Tx upgrade</u> Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais	Sum	R 540 000		
	<u>Stellenbosch Main - Kwarentyn sub</u> Substation building and switchgear	Sum	R 5 450 000	R 5 450 000	
	<u>Kwarentyn Sub cables</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 3.8km	Sum	R 4 111 845	R 4 111 845	
	<u>Franschhoek - Hugentoe feeder cables</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 5.2km	Sum	R 5 626 735	R 5 626 735	
	<u>Franschhoek: Upgrade Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum		R 2 164 129	
	<u>Stellenbosch main Upgrade</u> Install Main-Polkadraai Cables	Sum			R 1 027 961
2021					
2022	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum		R 45 900 000	
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum		R 5 450 000	
	<u>Golf Club Third Tx</u> Add third 20MVA transformer	Sum	R 7 337 000		
2023	-				
2024	<u>Franschhoek - Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum			R 2 164 129
2025	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum			R 45 900 000
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum			R 5 450 000

2026	<u>Jan Marais Upgrade</u> Remove Existing Tx 1 and 2 and replace with 20MVA units	Sum		R 15 593 755	
	<u>Stellenbosch Main - Tx upgrade</u> Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais	Sum		R 540 000	
2027					
2028	<u>Stellenbosch Main - Tx upgrade</u> Upgrade Tx 1 from 7.5 MVA to 20 MVA	Sum	R 7 337 000		
	<u>Jan Marais Upgrade</u> Remove Existing Tx 1 and 2 and replace with 20MVA units	Sum			R 15 593 755
2029	<u>Stellenbosch Main - Tx upgrade</u> Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais	Sum			R 540 000
2030	<u>Cloeteville: Upgrade Langstraat suid</u> New Substation building, switchgear and feeder cables	Sum	R 7 614 129		
	<u>Cloeteville: Third Tx</u> Add third 20MVA transformer	Sum	R 7 337 000		
2031	<u>Franschhoek: New Groendal 2 Sub</u> Substation building, switchgear and	Sum	R 7 614 129		
	<u>Kayamandi: Third Tx</u> Add third 20MVA transformer	Sum	R 7 337 000		
2032					
2033					
2034					
2035					
		Total	R 129 900 000	R 84 900 000	R 70 700 000

Table 6-1 : Provisional Cost Estimate (2015 Base Prices)

6.5 Provisional Cost Estimate: Escalated Prices

The estimate below is similar to that provided in Section 6.4. The developments and the year in which each is planned remains the same. However, the estimated cost of the development has been escalated at 6 % per annum from the 2013 base year to the year in which the development is planned.

Please refer to the introductory notes of Section 6.4 if clarity on the layout and format of the estimate is required.

Escalated 2015 PRICES					
YEAR	DESCRIPTION	UNIT	HIGH GROWTH	MOST-LIKELY GROWTH	LOW GROWTH
2016	<u>Upgrade Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum	R 2 732 163		
2017	-				
2018	<u>Upgrade Engineering Fac feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 0.5km	Sum	R 567 053		
2019	<u>Jan Marais Upgrade</u> Remove Existing Tx 1 and 2 and replace with 20MVA units	Sum	R 19 686 756		
2020	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum	R 61 424 554		
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum	R 7 293 329		
	<u>Stellenbosch Main - Tx upgrade</u> Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais	Sum	R 722 642		
	<u>Stellenbosch Main - Kwarentyn sub</u> Substation building and switchgear	Sum	R 7 293 329	R 7 293 329	
	<u>Kwarentyn Sub cables</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 3.8km	Sum	R 5 502 576	R 5 502 576	
	<u>Franschhoek - Hugentoe feeder cables</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 5.2km	Sum	R 7 529 841	R 7 529 841	
	<u>Franschhoek: Upgrade Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum		R 2 896 093	
	<u>Stellenbosch main Upgrade</u> Install Main-Polkadraai Cables	Sum			R 1 375 644
2021					
2022	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum		R 69 016 629	
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum		R 8 194 785	
	<u>Golf Club Third Tx</u> Add third 20MVA transformer	Sum	R 11 032 135		
2023	-				
2024	<u>Franschhoek - Groendal feeders</u> 11kV 3 core 185mmsq PILC(Table19) copper cabling, 2km	Sum			R 3 656 250
2025	<u>Kayamandi Sub - HV</u> Create 66/11 kV substation complete	Sum			R 82 199 909
	<u>Kayamandi Sub - Munic MV/MV</u> Substation building and switchgear	Sum			R 9 760 120

	<u>Jan Marais Upgrade</u>	Sum		R 27 926 040	
	Remove Existing Tx 1 and 2 and replace with 20MVA units				
	<u>Stellenbosch Main - Tx upgrade</u>	Sum		R 967 058	
	Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais				
2026					
2027					
2028	<u>Stellenbosch Main - Tx upgrade</u>	Sum	R 15 649 295		
	Upgrade Tx 1 from 7.5 MVA to 20 MVA				
	<u>Jan Marais Upgrade</u>	Sum			R 33 260 360
	Remove Existing Tx 1 and 2 and replace with 20MVA units				
	<u>Stellenbosch Main - Tx upgrade</u>	Sum			R 1 151 781
	Remove Existing Tx 2 and 3 and replace with 10MVA units from Jan Marais				
2029					
2030	<u>Cloeteville: Upgrade Langstraat suid</u>	Sum	R 18 247 703		
	New Substation building, switchgear and feeder cables				
	<u>Cloeteville: Third Tx</u>	Sum	R 17 583 547		
	Add third 20MVA transformer				
	<u>Franschhoek: New Groendal 2 Sub</u>	Sum	R 18 247 703		
	Substation building, switchgear and				
	<u>Kayamandi: Third Tx</u>	Sum	R 17 583 547		
	Add third 20MVA transformer				
2031					
2032					
2033					
2034					
2035					
		Total	R 211 100 000	R 129 400 000	R 131 500 000

Table 6-2 : Provisional Cost Estimate (Escalated Prices)

6.6 Cash Flow Forecast

The cash flow forecast, for projects recommended to ensure at least one level of redundancy (N-1) at all substations is fairly evenly spaced (refer to Figure 6-4). This would represent an ideal scenario, that is, to be in a position to almost immediately address the lack of redundancy at substations. It is recommended to build on the current strong network (i.e. most of the networks do have firm capacity) to achieve redundancy by motivating the capital expenditure. The graph in Figure 6-4 has been moderated by dividing the expenditure on significant projects (Kayamandi Substation, Stellenbosch Main upgrades) into two years. This moderation is seen as practical as it is unlikely that these projects will be completed in one financial year. Further moderation (e.g. producing a levelled cash flow implementation) was also not seen as value adding as it will stretch the significant projects for extended periods to achieve.

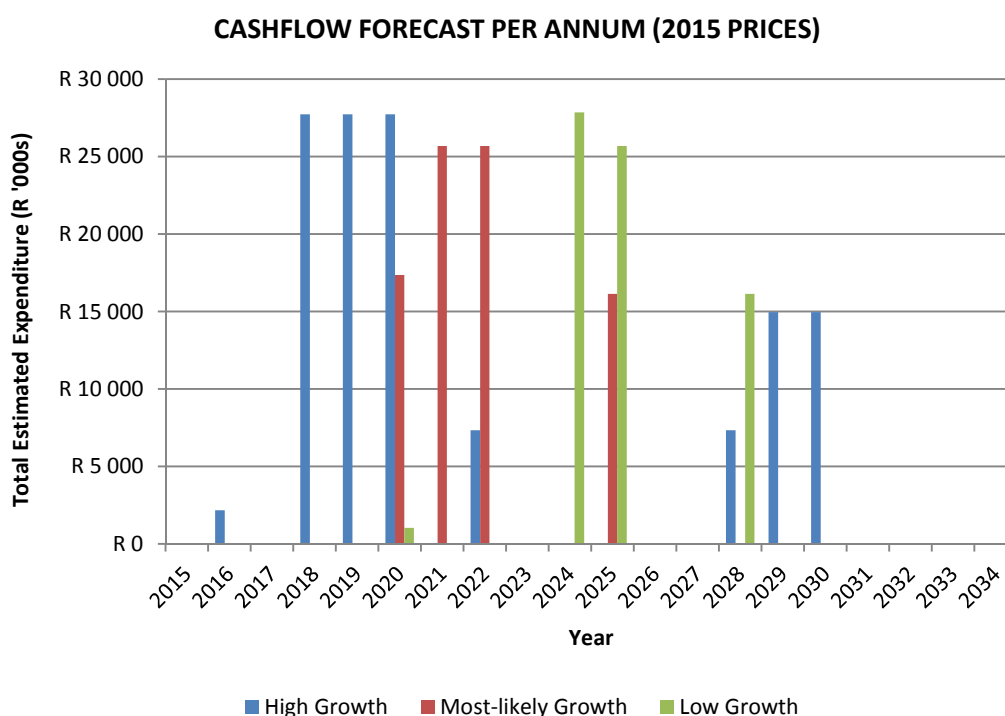


Figure 6-4 : Cash Flow Forecast of Estimated Expenditure

7. CONCLUSION

Stellenbosch Municipality appointed Royal HaskoningDHV for professional services, under contract no. B/SM 50/14 - PO295678, to prepare a 20 year electrical infrastructure master plan for the Municipality. This report presents the master plan.

RHDHVs approach to completing the task is outlined as follows:

- **Data Collection and Verification:** Review of all relevant technical data provided for the study including the previous master plan, network information, drawings, IDP report, and town planning documentation. This task included meetings with the Electrical Department, town planners, Housing Department and Stellenbosch University to gain further insight into the development plans and priorities for the Municipal area.
- **Load Forecast Development:** Prepare low, most-likely and high growth scenario forecasts based on the information gathered. These forecasts took into consideration historic growth in energy demand, population growth statistics, town planning and housing objectives, and known future developments. Key electricity consumers were contacted to confirm their respective expansion (or contraction) plans.
- **Supply areas** were divided into three categories; Main, Secondary and Rural. Main supply areas (e.g. Stellenbosch) will be subjected to load forecast and network modelling as the bulk infrastructure resides with the Municipality. Secondary supplies (e.g. Jamestown) will only be subjected to load forecasting with no network modelling.
- **Load Flow Study:** Perform a load flow study of the existing network utilising DIgSILENT PowerFactory® to assess the capacity of the network to meet the different growth scenarios. A network model was prepared and used to study the network under various operational and contingency scenarios.
- **Condition Assessment of Existing Infrastructure:** Visual inspection of all HV/MV and MV/MV substations to assess the condition of the electrical equipment and the potential for expansion (if required). During the inspections equipment nameplate information was recorded for use in the network model. Condition assessment was incorporated into the future network development plans.

- Future Network Design: Prepare conceptual designs of a future network considering the load forecast scenarios and constraints of the existing system. This included further load flow modelling incorporating “expansion stages” to simulate the time sequence of network upgrades. Land-use requirements were considered and briefly reported on together with the likely notified maximum demands at each Eskom point of supply for year-10 and year-20.
- Network Development Timelines: Project schedules were prepared to schedule network developments into the correct year.
- Provisional Cost Estimate Preparation: Based on the future network development plans and schedules, provisional cost estimates were prepared using RHDHV database prices and cost estimating tools together with the occasional budgeted prices from suppliers for high cost items. These costs are presented in 2015 monetary terms and as escalated prices from 2015 to the date scheduled in the proposed project timeline.
- Cashflow Forecast: A cashflow forecast was prepared on the basis of the project schedules and provisional cost estimates.

In Stellenbosch the existing 11 kV distribution network is supplied from a 66 kV HV network which has adequate capacity and provides good operational flexibility under contingency conditions. The Stellenbosch Substation is a significant node and is supplied at 132kV. Internally a 66kV supply is derived to feed into the Stellenbosch Municipal network, as well as to feed the Eskom Rural 66 kV Network. The Eskom 66 kV rural network supplies Cloetesville, and further loads in the Upper Berg River Valley inclusive of the Franschoek Substation (a HV/MV substation). There is sufficient transformer capacity at HV/MV substations. Voltage regulation in the network is within accepted norms. A few of the 11 kV cables to switching / distribution substations are loaded beyond their contingency capacity limit. However, since the 11 kV network is fairly flexible this is not cause for immediate concern.

The growth in electricity demand for the past 9 years has been 3.0 and 4.1 % per annum for Stellenbosch and Franschoek respectively. The combined demand reached a peak of just over 75 MVA and 9 MVA for Stellenbosch and Franschoek respectively. The population growth rate for the period 2001-2011 was 2.7 %, which was higher than the Western Cape growth rate for the same period.

The Municipality has made good progress providing access to electricity. The 2011 census indicated that 98.8 % of households had access to electricity. Therefore electrification projects are unlikely to be a significant contributor to future demand growth. The provision of housing remains a challenge for the Municipality, with 20 000 persons on the waiting list as at 2014.

The integrated development plan identifies a number of properties for future housing and industrial developments. Kayamandi and Groendal expansions are notable low income housing developments with 4600 and 1500 units planned for each. The Municipality has also successfully attracted developers of high income housing projects which is widespread in the municipal area. These residential property developments are a significant contributor to the future load. The Polkadraai commercial/industrial property is also of note at 11 ha.

The load forecast followed from an analysis of the available historic electricity use for the Municipality. Low, most-likely and high growth scenarios were based on percentage growth rates selected using primarily judgemental methods after studying the various population, town planning, and housing statistics. The growth rates were applied from the 2014 trendline electricity demand and a future development forecast used to cross-check the scenario growth rates.

The future development forecast was prepared in consultation with the Municipality and aimed to cater for all future development plans (residential, commercial and industrial). Residential loads were estimated using a typical ADMD value, whilst industrial and commercial loads were estimated based on the particular development. The number of units built per year and the priority of these respective developments correlated well with the future development forecast.

RHDHV made use of the future development forecast to apportion the scenario growth at year-20 to the respective substations (i.e. to guide the geographic placement of future load). This approach is considered appropriate and the associated risk is at the secondary substation level, where network development plans may be a little late in the situation where a specific development receives a higher priority than originally anticipated.

The forecast accuracy should be reasonably good for the first few years and will progressively decay as time progresses and unforeseen external factors come to bear. The low, most-likely and high growth scenarios aim to take account of this uncertainty to a certain extent. The resulting impact of forecast error will materialise primarily in the timing of the network development projects. The network development recommendations will remain valid but they may need to be delayed or brought forward based on the timing of actual future demand. This provides motivation for continued focus on the electricity metering systems at substation level to obtain reliable metering information and inform future decision making in accordance with this master plan. This is especially critical for the internal 66 kV cabled network as this is approaching the capacity limit at the study horizon.

At year-10 (2024) the combined demand is forecast to be in the range 97-107 MVA and this increases to a range of 127-157 MVA in year-20 (2034). As the load increases Cloetesville, Stellenbosch Main, Golf Club, Jan Marais and Franschhoek Substations will have insufficient capacity. Load growth at Watergang (Kayamandi residential), Groendal (Franschhoek residential) and Kwarentyn (Stellenbosch commercial) will warrant the construction of one, or multiple, switching substations to distribute the total load requirements in these areas. Whilst at Engineering Faculty, Uniepark, Langstraat Suid and Hugenate the load will marginally exceed the current capacity by an extent that requires attention but does not warrant new substations.

A new, HV/MV substation will be required to unlock the expansion of the current Kayamandi area. The proximity of this development to the rural 66 kV Eskom feed makes the placement of a substation similar to the Cloetesville Substation in the area ideal. This Substation, initially deemed Kayamandi Substation, is envisaged to supply most of the consumers to the west of the R304.

The upgrade of Jan Marais Substation (and then subsequent) Stellenbosch Main and will constitute the replacement of current transformers to bigger units to increase the firm capacity. Upgrade to Cloetesville, Golf Club and Franschhoek to be the addition of a third HV/MV transformer. New HV Switching Substations is proposed to cater for the loads at Kwarentyn, Langstraat Suid and Groendal, and cable upgrades to the balance of the overloaded substations.

The future network model was built in DIgSILENT PowerFactory® and used for further load flow studies and simulations. The network meets the loading requirements and provides N-1 redundancy at all substations¹². The model was used to prepare network development timelines or schedules.

Land will be required for the new, HV/MV substation (Kayamandi) along with the new distribution substations which presumably will be included in the development plans.

A point of supply demand forecast has been prepared, including the new Kayamandi Substation point of supply, for assisting the Municipality in discussions with Eskom and to guide the notified maximum demand requirements. The Municipality is strongly encouraged to continue engaging with Eskom on a regular basis to ensure that Eskom's upstream infrastructure planning complements the Municipality's network development plans and strategy.

The condition assessment of the electrical infrastructure was limited to visual inspections, from the ground, under energised conditions. Overall the electrical assets appear in a good condition. The indoor 11 kV switchboards have gradually been replaced by the Municipality and RHDHV recommends that priority be given to replacing the remaining oil-filled switchgear.

RHDHV has made further recommendations which fall outside the scope of the master plan but have been included for information and inclusion in routine maintenance and adhoc, smaller projects. The main concern noted being the vermin and moisture sealing of substation rooms.

¹² Note that redundancy is provided at all substations but that at Cloetesville and Franschoek no redundancy will be provided on the 66 kV supply to the substation.

To conclude, a number of promising developments have been planned which aim to promote economic growth and provide additional employment and formal housing within the municipal boundaries. The investment in the electrical infrastructure will enable this growth and take pressure off the Electrical Department to provide, and guarantee, a suitably secure and reliable supply of electricity to all consumers.

8. RECOMMENDATIONS

This section aims to provide a concise summary of the key recommendations made in this report in no specific order. For further details, refer to the executive summary or the main body of the report.

- i. Engage with Eskom to discuss the load forecast and future network development plans to ensure that upstream network planning is well aligned with the Municipality's objectives and strategy. The discussions will further provide the opportunity to discuss any network strengthening or upgrades that will be required to Eskom's network and the associated costs and project lead times.
- ii. Prepare for the new, HV/MV Kayamandi Substation. Allow sufficient lead time for these projects in order that suitable locations may be identified and compared to one another as part of the early phases of the design.
- iii. Plan for the upgrade and/or expansion of HV/MV transformation capacity at the Stellenbosch Main, Cloetesville, Golf Club, Jan Marais and Franschhoek Substations.
- iv. Plan for a new Kwarentyn, Langstraat Suid and Groendal Substations.
- v. Prepare the necessary motivations to secure capital budgets for the network developments. It would be advantageous if multi-year budget allocations could be motivated for the larger network developments.

Include the various small items identified during the condition assessment but falling outside the scope of the master plan, into routine maintenance or smaller projects. A number of fairly important, albeit small, items have been identified that should be addressed as soon as possible.

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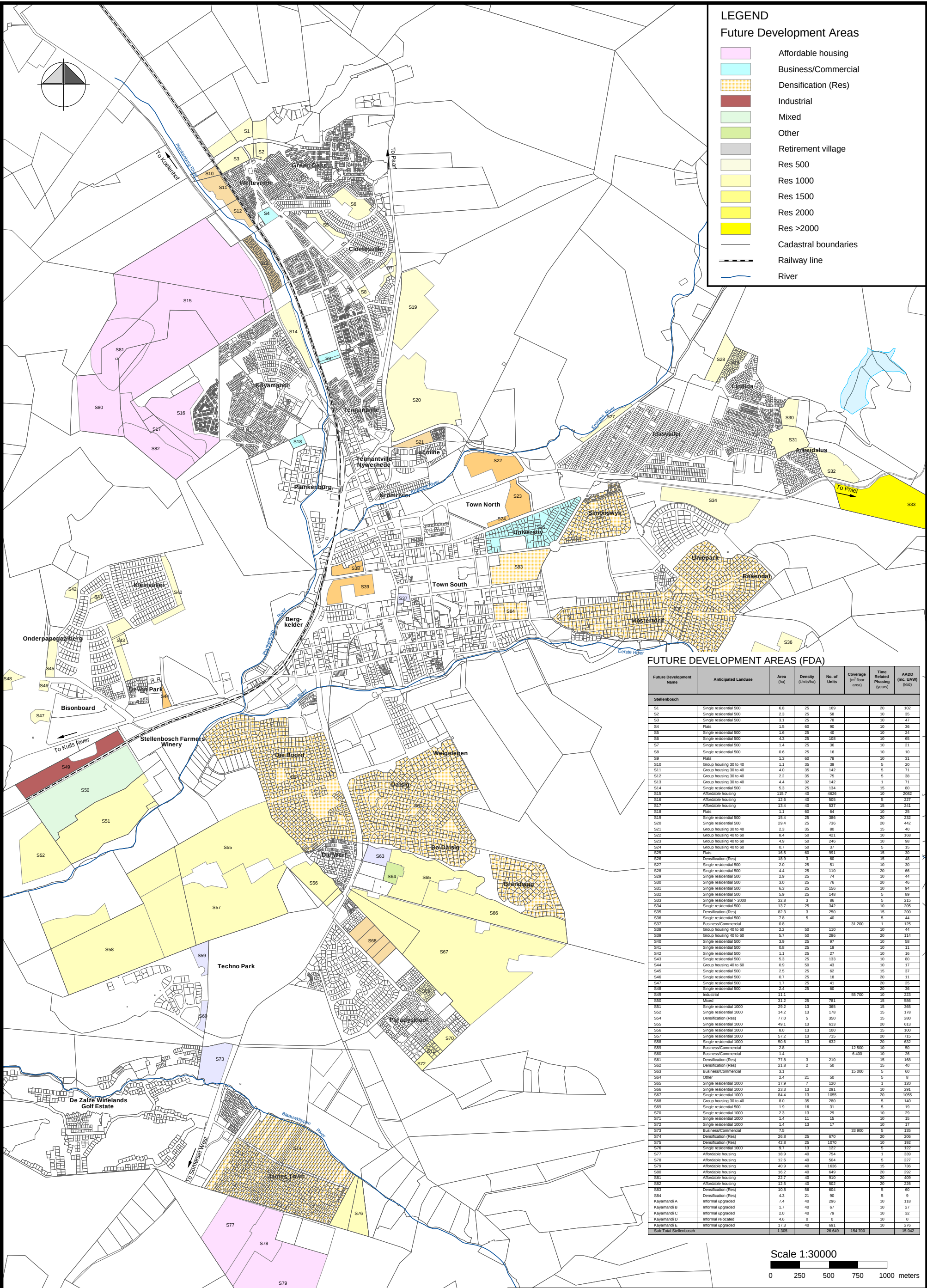
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APPENDIX A : DEVELOPMENT PLAN



December 2011

STELLENBOSCH WATER MASTER PLAN



Figure SW 4.1a

Potential future developments - Stellenbosch

LEGEND

Future Development Areas

- Affordable housing
- Business/Commercial
- Densification (Res)
- Industrial
- Mixed
- Other
- Retirement village
- Res 500
- Res 1000
- Res 1500
- Res 2000
- Res >2000
- Cadastral boundaries
- Railway line
- River

FUTURE DEVELOPMENT AREAS

Future Development Name	Anticipated Landuse	Area (ha)	Density (Units/ha)	No. of Units	Coverage (m² floor area)	Time Related Phasing (years)	AADO (inc. UAW) (MUD)
Dwars River							
DR1	Single residential 1000	6.0	13	74		5	74
DR2	Single residential 500	2.1	25	54		5	32
DR3	Single residential 500	22.6	25	565		10	339
DR4	Affordable housing	20.3	40	830		10	374
DR5	Single residential > 2000	3.2	4	12		10	30
DR6	Single residential 500	14.6	25	365		5	219
DR7	Single residential 500	14.0	25	349		10	309
DR8	Single residential 500	6.1	25	152		15	91
DR9	Affordable housing	16.9	40	675		5	304
DR10	Single residential > 2000	19.4	1	19		10	48
DR11	Single residential > 2000	18.0	1	7		10	16
DR12	Single residential 1500	9.0	8	68		15	102
DR13	Single residential 1500	9.9	8	29		15	44
DR14	Single residential 1500	7.2	8	54		15	81
DR15	Single residential 1500	6.0	8	45		15	66
DR16	Single residential 1500	14.1	8	106		15	159
DR17	Single residential 1500	12.0	8	90		15	135
DR18	Business/Commercial	10.5			9 000	15	36
DR19	Business/Commercial	25.0	45	1126		15	450
DR20	Mixed	15.1	25	377		20	282
DR21	Business/Commercial	18.8	45	848		20	339
DR22	Retirement village	10.8	15	158		15	79
DR23	Retirement village	18.6	15	279		15	137
DR24	Retirement village	4.9	14	70		15	35
DR25	Industrial	2.1	50	107		10	43
DR26	Other	7.2	17	120		10	33
DR27	Single residential 1000	16.3	13	203		20	203
DR28	Single residential 1500	14.9	8	112		20	108
DR29	Single residential 2000	23.7	5	118		20	237
Sub-Total Dwars River		354		7 006	9 000		4 368

Scale 1:30000

0 250 500 750 1000 meters



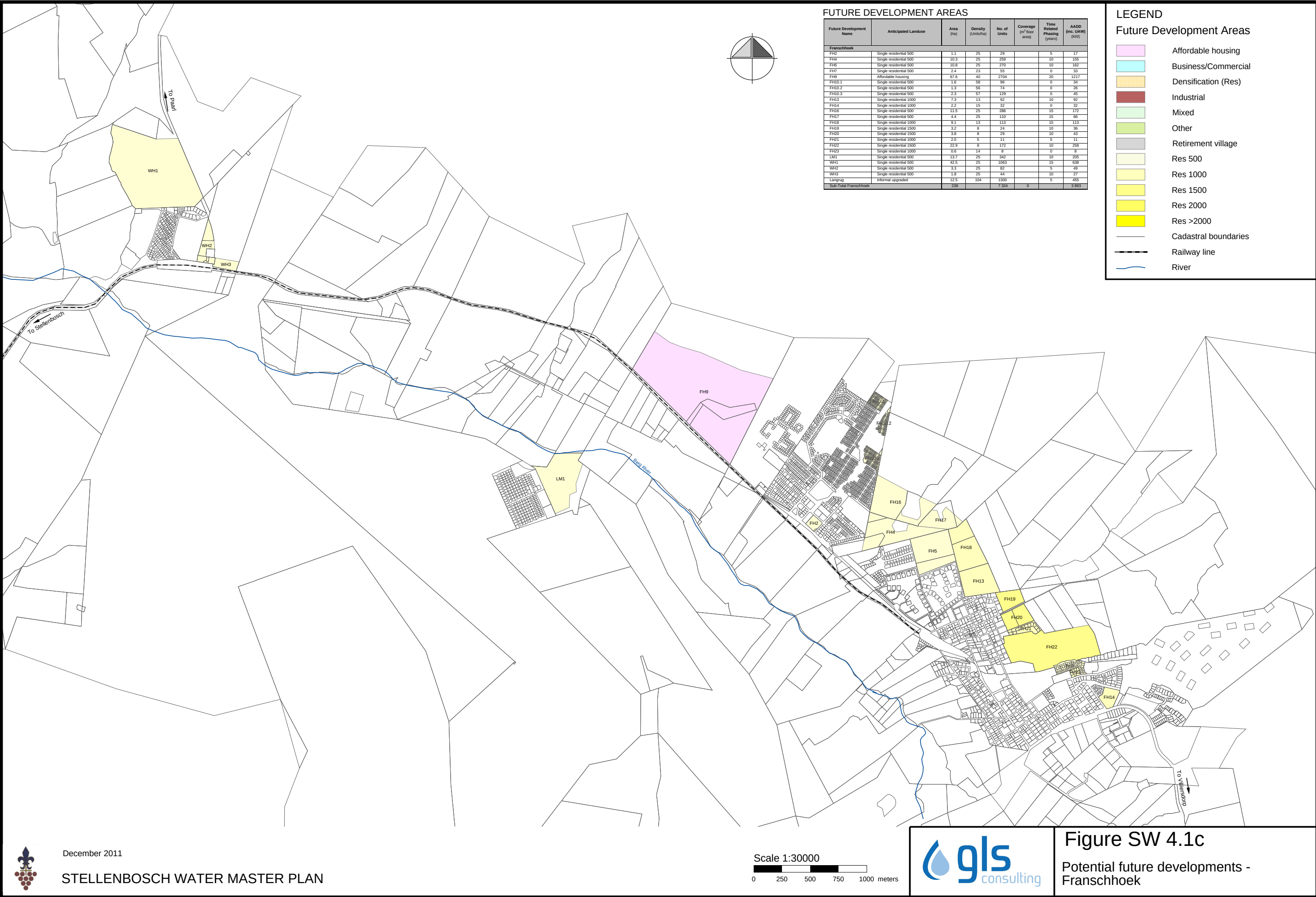
December 2011

STELLENBOSCH WATER MASTER PLAN



Figure SW 4.1b

Potential future developments - Dwars River



December 2011

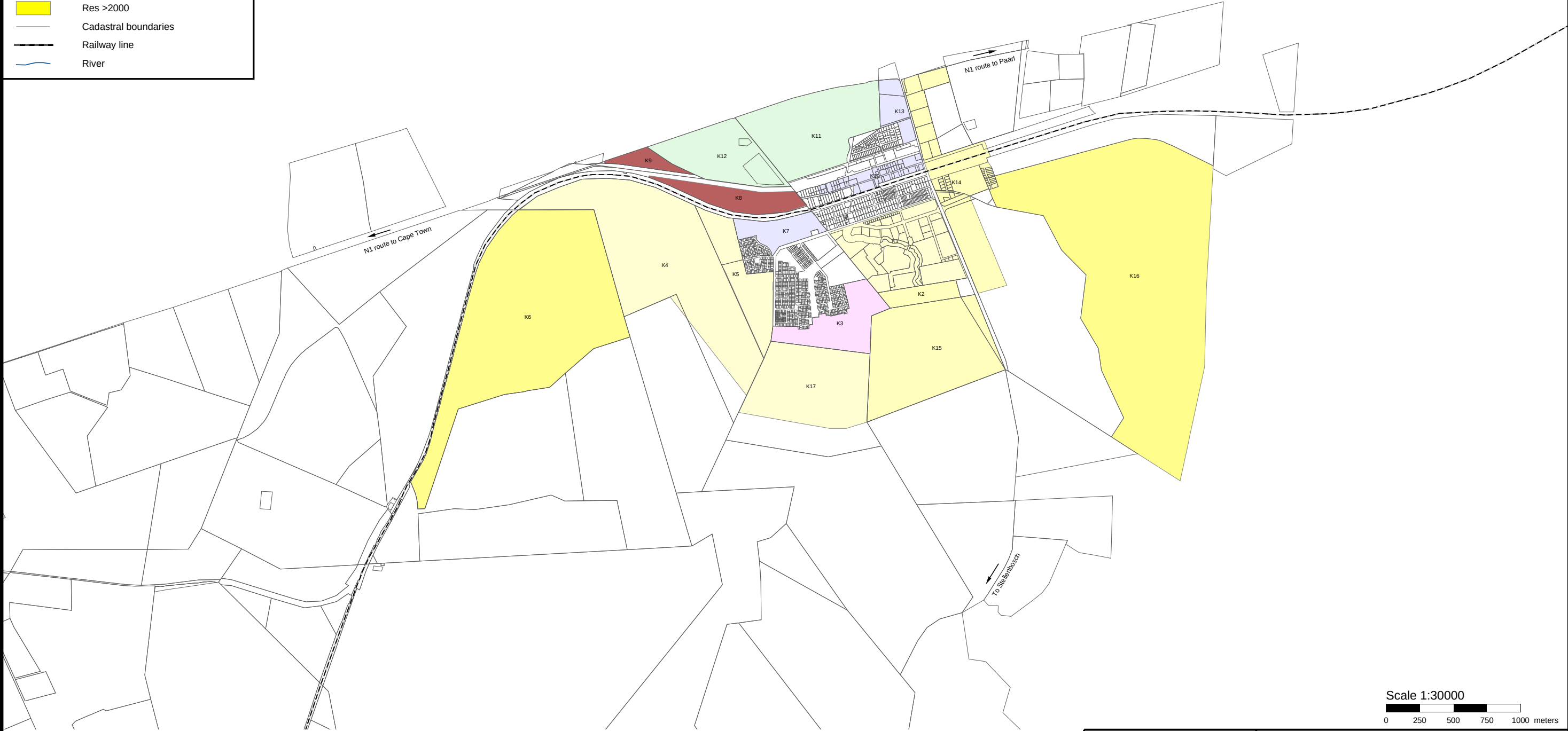
STELLENBOSCH WATER MASTER PLAN

LEGEND
Future Development Areas

- Affordable housing
- Business/Commercial
- Densification (Res)
- Industrial
- Mixed
- Other
- Retirement village
- Res 500
- Res 1000
- Res 1500
- Res 2000
- Res >2000
- Cadastral boundaries
- Railway line
- River

FUTURE DEVELOPMENT AREAS

Future Development Name	Anticipated Landuse	Area (ha)	Density (units/ha)	No. of Units	Coverage (m² floor area)	Time Related Phasing (years)	AADO (inc. UAW) (Kld)
Klappmuts							
K1	Single residential 500	43.8	38	1685		5	1011
K2	Single residential 1000	7.3	20	145		10	145
K3	Affordable housing	21.5	51	1100		1	495
K4	Single residential 500	100.8	15	1480		15	888
K5	Single residential 500	21.8	16	339		5	203
K6	Single residential 1500	145.1	2	305		10	458
K7	Business/Commercial	11.9			21 500	15	96
K8	Industrial	14.3			22 300	15	89
K9	Industrial	5.1			13 800	20	55
K10	Business/Commercial	5.1			30 300	10	121
K11	Mixed	47.7	17	821		15	616
K12	Mixed	29.2	11	309		20	232
K13	Business/Commercial	8.1			34 900	10	137
K14	Single residential 1000	43.1	5	223		20	223
K15	Single residential 1000	54.2	7	489		15	468
K16	Single residential 1500	222.7	0	80		20	120
K17	Single residential 500	48.1	13	615		20	309
Sub-Total Klappmuts		843		7 570	122 200		5 716



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STELLENBOSCH WATER MASTER PLAN



Figure SW 4.1d

Potential future developments - Klappmuts

**PROPOSED EXPANSION RECEIVED FROM UNIVERSITY OF STELLENBOSCH
FOR THE 20 YEAR FORECAST**

11kV Supply	Existing Nominated Max Demand (KVA)	New Nominated Max Demand (KVA)
Biologie (JC Smuts)	1 000	1 500
BJ Voster (Lettere)	2 000	2 000
DF Malan (Schuman)	1 000	1 500
Erica	2 000	2 000
Helderberg	500	500
Ingenieurs	4 000	4 500
Instandhouding	1 000	2 000
Konservatorium	1 000	2 000
Monica	1 000	1 500
Neelsie (LSS)	4 000	5 000
Simonsberg	1 500	2 500
Welgevallen	1 000	2 000
Coetzenburg	1 000	3 000
TOTAL	21 000	30 000

APPENDIX B : LIST OF FUTURE DEVELOPMENTS & ASSOCIATED LOADS

Known Developments

7 yrs	15 yrs	Diff.
1.84	2.65	0.82
2.80	4.02	1.22

Revision Notes
Rev 0

Revision Notes
Rev 0

APPENDIX C : CONDITION ASSESMENT SHEETS

STELLENBOSCH MINIATURE SUBSTATION CONDITION ASSESMENT - SUMMARY TABLE																															
		Latitude(decimal degrees)	Longitude(decimal degrees)	Mini Ring Network	Make	Serial Number	Type	Rating	Overall Signage and Warning Notices (Y/N)	Phase Colour Coding Tags	Condition of all Doors	Condition and Availability of Locks	Condition of Cooling Fans	Grass and Vermin Proofing in Good Condition (Y/N)	Roof Bolts in Good Condition and No Open Gaps	Operating Handle on Site (Y/N)	SRG Gas Pressure (Where Applicable) (Y/N)	Overall Earthing in Contact (Y/N)	LV Breakers Mounted Properly	Safety Barriers in Place and No Live Connections Exposed	Loose Connections on LV Breakers (Y/N)	MV Safety Barrier Fitted (Y/N)	Phase Barrier Boards are Fitted between Phases	Repaint Inside (Y/N)	Repaint Outside (Y/N)	Grass to be Removed from Inside/Outside Minisub (Y/N)	Backfilling need Attention (Y/N)				
12	1 LILLIE MS	89	-33.921973	18.877815	-	GEC POWER DIST.	16582	T3-OF	-	MISSING BACK	-	RUSTY NEED PAINT	Y	PAINT	GRASS INSIDE	-	Y	-	Y	N	N	Y	Y	RUSTED	N	N	-	N			
	2 BERZIGT MS	94	-33.933675	18.859847	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	NOT LEGIBLE	-	-	Y	DIRTY	Y	-	-	Y	Y	N	N	Y	Y	RUSTED	RUST	N	-	N			
	3 CLUVER MS	106	-33.929432	18.859804	-	NO LABEL	NO LABEL	NO LABEL	-	N	-	RUSTY, PAINT PEELING	Y	PAINT CHIPPED	COCKROACHES,POISONOUS SPIDERS	-	Y	-	Y	N	N	Y	-	RUSTED	RUST	N	-	N			
	4 ENDLER MS	107	-33.929432	18.859804	-	HAWKER SIDDLEY	FG 1672/3	NX3F	400 MVA	MISSING ON DOOR	LV	RUSTY	Y	-	SPIDERS	-	N	-	Y	Y	-	N	Y	-	Y	Y	Y	N			
	5 UNIELAAN MS	108	-33.928302	18.883646	-	REYROLLE	3F/OKSS/X2/369	OKSS.GEAR	350 MVA	ALL MISSING	-	RUSTY	Y	PAINT CHIPPED	Y	-	-	Y	Y	-	N	Y	-	Y	N	Y	Y	N			
	6 PROTON MS	110	-33.966793	18.83892	-	GEC POWER DIST.	NOT LEGIBLE	NOT LEGIBLE	-	DANGER SIGNS	-	WEEDS AROUND	Y	RUSTED	Y	-	-	Y	Y	-	N	-	-	RUSTED	N	Y	Y	Y			
	7 TERMO MS	111	-33.965476	18.838364	-	HAWKER SIDDLEY	FG3352/1	NX3F	400 MVA	DANGER SIGNS	-	-	Y	-	SPIDERS	-	-	Y	-	-	-	-	-	SAND	GRASS	Y	Y	Y			
	8 QUANTUM MS	113	-33.965001	18.840439	-	HAWKER SIDDLEY	FG3503/1	NX3F	400 MVA	FADED DANGER SIGNS	-	RUBBER COMING OFF	RUSTY	RUSTED	Y	-	-	Y	Y	N	N	Y	-	Y	PAINT	Y	-	-			
	9 QUANTUM 3 MS	114	-33.964983	18.840464	-	W.LUCY	JC 1633/1	FRMA MK 1	-	FADED DANGER SIGNS	-	FADED DANGER SIGNS	-	REPAINT	GRASS INSIDE	-	-	Y	Y	N	N	Y	-	Y	Y	Y	-	-			
	10 QUANTUM 2 MS (LABEL MISSING)	115	-33.964367	18.839768	-	HAWKER SIDDLEY	FG3672/1	NX3F	400 MVA	ALL MISSING	-	-	Y	PAINT CHIPPED	SAND INSIDE	-	Y	-	Y	Y	-	N	N	-	Y	Y	Y	-	-		
	11 TIME SQUARE MS	116	-33.964988	18.837772	-	HAWKER SIDDLEY	-	NX3F	400 MVA	FADED DANGER SIGNS	-	-	Y	PAINT CHIPPED	SPIDERS	-	-	Y	Y	N	N	Y	-	Y	Y	Y	N	-	-		
	12 ELECTRON 3 MS	117	-33.965837	18.83666	-	HAWKER SIDDLEY	-	NX3F	400 MVA	FADED DANGER SIGNS	-	-	Y	PAINT CHIPPED	SPIDERS AND RUSTY	-	Y	-	Y	N	N	Y	-	Y	Y	Y	N	-	-		
	13 TECHNOPARK 2 MS	118	-33.965438	18.834764	-	GEC POWER DIST.	22220	T3-OF	350 MVA	DANGER SIGNS	-	RUBBER COMING OFF	Y	-	Y	-	-	Y	Y	N	N	Y	-	Y	Y	Y	N	Y	Y		
	14 POLYTWINE MS (LABEL MISSING)	120	-33.964154	18.832964	-	NO LABEL	NO LABEL	NO LABEL	-	FADED DANGER SIGNS	-	-	Y	-	SPIDERS	-	Y	-	Y	N	N	N	-	Y	Y	Y	N	-	-		
	15 ELECTRO HOUSE RMU	121	-33.964338	18.832324	-	ABB	20072317300008 B130CCV	CCV SAFE KING	16 KVA	Y	-	RUSTY	Y	RUSTED	SPIDERS AND GRASS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	-	-		
	16 ELECTRON 2 MS (LABEL MISSING)	122	-33.964558	18.831508	-	HAWKER SIDDLEY	FG 3628/13	NX3F	400 MVA	FADED DANGER SIGNS	-	-	Y	-	SPIDERS	-	Y	-	Y	N	N	N	-	Y	Y	Y	N	-	-		
	17 REUTECH MS	123	-33.963911	18.833982	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	LV	ONE STUCK	Y	PAINT	Y	SPIDERS AND SAND	-	N	-	Y	N	N	Y	-	Y	Y	Y	N	-	-		
	18 TECHNOPARK 1 MS	124	-33.963194	18.838545	-	NO LABEL	NO LABEL	NO LABEL	-	FADED DANGER SIGNS	-	RUBBER COMING OFF	Y	-	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	N	-	-		
	19 ELECTRON HOUSE MS	125	-33.964364	18.838282	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	Y	-	RUSTY	Y	-	Y	-	Y	-	Y	Y(LV EXPOSED)	N	N	-	Y	Y	Y	Y	-	-		
	20 NOK MS	126	-33.965068	18.835808	-	NO LABEL	NO LABEL	NO LABEL	-	DANGER SIGNS	-	-	Y	-	Y	-	Y	-	Y	N	N	Y	-	N	Y	Y	N	-	-		
	21 PROVINISIE MS (LABEL MISSING)	127	-33.929863	18.887973	-	REYROLLE	3G/OKSS/X2/17	OKSS.GEAR	350 MVA	FADED DANGER SIGNS	-	PAINT	Y	OLD	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	-	-		
	22 AP VENTER MS	128	-33.947198	18.864318	-	REYROLLE	3F/OKSS/379	OKSS.GEAR	350 MVA	Y	-	RUSTY, PAINT PEELING	Y	PAINT CHIPPED	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	N	Y	Y	Y	Y	-	-		
	23 PROTIA MS	129	-33.921629	18.879604	-	REYROLLE	3G/OKSS/X2/43	OKSS.GEAR	350 MVA	DANGER SIGNS	-	RUBBER COMING OFF	OLD	PAINT CHIPPED	Y	-	Y	-	N	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	N	-	-		
	24 BLOEKOM MS (LABEL MISSING)	130	-33.919586	18.883297	-	GEC POWER DIST.	77/T3F2608	T3/OF	350 MVA	ALL MISSING	-	RUSTY, RUBBER COMING OFF	OLD	REPAINT	GRASS INSIDE	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	-	-		
	25 IDASVALLEI MS	131	-33.919606	18.882423	-	NO LABEL	NO LABEL	NO LABEL	-	ALL MISSING	-	REPAINT	Y	-	Y	-	-	Y	Y	N	N	Y	N	Y	Y	Y	N	-	-		
	26 IDASVALLEI RMU	132	-33.920592	18.887996	-	HAWKER SIDDLEY	FG463/1	NX3F	400 MVA	DANGER SIGNS	-	-	Y	-	GRASS INSIDE	-	Y	-	-	Y(LV EXPOSED)	N	Y	N	Y	Y	Y	Y	N	-	-	
	27 BLOEKOM ADENDORFF MS	133	-33.921216	18.88739	-	HAWKER SIDDLEY	FG 722/1	NX3F	400 MVA	DANGER SIGNS	MV	RUBBER COMING OFF	Y	REPAINT	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	N	Y	Y	Y	Y	N	-	-	
	28 STONE MS	134	-33.921328	18.890286	-	GEC POWER DIST.	25582	T3/OF	350 MVA	WEARING OFF	-	RUBBER COMING OFF	Y	DIRTY	GAP	-	Y	-	-	Y	N	N	Y	-	N	Y	Y	N	-	-	
	29 WOODMAN MS (NOT LEGIBLE)	135	-33.920682	18.891771	-	GEC POWER DIST.	38/T3F/13259	T3/OF	350 MVA	ALL MISSING	LV	ALL MISSING	Y	OLD	REPAINT	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	N	Y	Y	Y	Y	N	-	-
	30 HECTOR MS	136	-33.918632	18.890488	-	NO SWITCHGEAR	NO SWITCHGEAR	NO SWITCHGEAR	-	ALL MISSING	LV	N	Y	OLD	REPAINT	Y	-	-	N (LV)	Y	N	N	Y	-	Y	Y	Y	-	-		
	31 LINDIDA MS	137	-33.919756	18.894401	-	NO LABEL	NO LABEL	NO LABEL	-	ALL MISSING	-	RUSTY	Y	PAINT CHIPPED	Y	-	-	-	Y	N	N	Y	-	N	Y	Y	Y	-	-		
	32 GORDON MS	138	-33.923119	18.892565	-	REYROLLE	3F/OKSS/X2/239	OKSS.GEAR	350 MVA	ALL MISSING	LV	RUBBER COMING OFF	Y	OLD	REPAINT	ROOTS	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	-	-	
	33 PENDORING	139	-33.925313	18.896767	-	GEC POWER DIST.	23238	T3/OF	350 MVA	DANGER SIGNS	LV	Y	Y	OLD	REPAINT	SPIDERS	-	Y	-	Y	N	N	Y	-	Y	Y	Y	N	-	-	
	34 ASSEGAAI MS	140	-33.923971	18.895694	-	GEC POWER DIST.	25240	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT	Y	OLD	DIRTY	GRASS	-	Y	-	Y	N	N	Y	-	N	Y	Y	Y	-	-	
	35 PROTIA 2 MS	142	-33.922575	18.881306	-	GEC POWER DIST.	82/T3F/10518	T3/OF	350 MVA	ALL MISSING	LV	RUBBER COMING OFF	Y	OLD	DIRTY	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	N	-	-	
	36 JONKERSHOEK MS (NO LABEL)	143	-33.934172	18.884126	-	GEC POWER DIST.	81/T3F8064	T3/OF	350 MVA	ALL MISSING	LV	RUBBER COMING OFF	Y	OLD	REPAINT	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	Y	-	-	
	37 DE PLESSIS MS	144	-33.935991	18.884223	-	REYROLLE	3G/OKSS/X2/17	OKSS.GEAR	350 MVA	ONE MISSING	LV	PAINT PEELING, RUBBER COMING OFF	Y	REPAINT	Y	-	Y	-	Y	Y	N	Y	-	Y	Y	Y	Y	-	-		
	38 MORKEL MS	145	-33.935988	18.884217	-	ELECTRO-INDUCTIVE	07381615F	NEDI	21 KA	Y	LV	RUBBER COMING OFF	Y	OLD	Y	Y	-	Y	-	N	-	Y	-	N	N	Y	Y	-	-		
	39 JANNASCH 2 MS	146	-33.936428	18.880003	-	NO LABEL	NO LABEL	NO LABEL	-	ONE MISSING	LV	REPAINT	Y	OLD	-	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	Y	-	-	
	40 JANNASCH 1 MS	147	-33.93279	18.890365	-	REYROLLE	3F/OKSS/X2/242	OKSS.GEAR	350 MVA	ONE MISSING	LV	PAINT PEELING, RUBBER COMING OFF	Y	REPAINT	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	N	-	-	
	41 WATERWEG MS (WWG) [NO LABEL]	148	-33.932654	18.891627	-	ENGLISH ELECTRIC	71/3002	T3/OF	250 MVA	ALL MISSING	-	RUSTED	Y	OLD	RUSTED	N	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	-	-	
	42 UIITSIG MS [NO LABEL]	149	-33.932991	18.892569	-	ENGLISH ELECTRIC	71/5000	T3/OF	250 MVA	ALL MISSING	-	RUSTED	Y	OLD	CANT ACCESS	RATS	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	N	Y	Y	-	-	
	43 ROZENDAL POMP (LABEL NOT OUTSIDE)	150	-33.930984	18.891872	-	LONG AND CRAWFORD	-	350 MVA	DANGER SIGNS	-	Y	Y	Y	Y	SPIDERS	-	-	-	-	-	-	-	-	N	N	N	N	-	-	-	
	44 VERREWYDE MS	151	-33.928549	18.874	-	SCHNEIDER ELECTRIC RM6	58/2011/W09/2/0038	RM6 NE OI	21KA	Y	LV	Y	Y	OLD	CANT ACCESS	Y	-	Y	-	Y	N	N	Y	-	N	N	Y	Y	-	-	
	45 PADSTAL	152	-33.96328	18.851499	-	LUCY SWITCHGEAR	JG 1795/13	FRMA MK 1A	21 KA	FADED DANGER SIGNS	LV	Y	Y	OLD	PAINT CHIPPED	Y	-	Y	-	Y	N	N	Y	-	N	N	N	N	-	-	
	46 CANTERBURY MS	153	-33.963963	18.850736	-	ABB	201311357720001	SUPERPLUS C.CCV.V	800 KVA	Y	LV	Y	Y	Y	PAINT CHIPPED	ROOTS	-	Y	-	Y	N	N	Y	-	N	N	Y	Y	-	-	
	47 REPENS MS	154	-33.964856	18.85461	-	GEC POWER DIST.	17556	T3/OF	350 MVA	Y	LV	RUSTY, RUBBER COMING OFF	Y	OLD	DIRTY	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	Y	-	-	
	48 SERRURIA MS	155	-33.963067	18.854181	-	GEC POWER DIST.	17560	T3/OF	350 MVA	Y	LV	RUSTY	Y	OLD	Y	N	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	Y	Y	-	-
	49 SCHUILLAATS MS	156	-33.959482	18.855061	-	GEC POWER DIST.	22287	T3/OF	350 MVA	ALL MISSING	LV	RUBBER COMING OFF	Y	DIRTY	Y	-	Y	-	Y	N	N	Y	-	N	Y	Y	Y	Y	-	-	
	50 STELLENBOSCH 101 MS	157	-33.95918	18.85477	-	HAWKER SIDDLEY	FG 3487/3	NX3F	400 MVA	FADED DANGER SIGNS	LV	RUBBER COMING OFF	Y	OLD	REPAINT	-	-	Y	-	Y	Y(LV EXPOSED)	N	Y	Y	N	Y	Y	Y	-	-	
	51 PARADYSKLOOF MS	158	-33.961267	18.85504	-	GEC POWER DIST.	25584	T3/OF	350 MVA	ALL MISSING	LV	REPAINT	Y	OLD	DIRTY	SNAILS	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	N	Y	Y	-	-	
	52 PARADYSKLOOF VILLAS MS (NO LABEL)	159	-33.962892	18.858729	-	GEC POWER DIST.	21857	T3/OF	350 MVA	FADED DANGER SIGNS	LV	RUBBER COMING OFF	Y	OLD	REPAINT	GRASS	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	N	N	N	N	-	-	
	53 LE MONTIER MS	160	-33.963998	18.860126	-	HAWKER SIDDLEY	FG 3192/3	NX3F	400 MVA	ALL MISSING	LV	DIRTY	Y	OLD	DIRTY	Y	-	Y	-	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	Y	N	-	-
	54 STIAS MS	161	-33.965377	18.861494	-																										

12		Address/ Location	Latitude(decimal degrees)	Longitude(decimal degrees)	Mini Ring Network	Make	Serial Number	Type	Rating	Overall Signage and Warning Notices (Y/N)	Phase Colour Coding Tags	Condition of all Doors	Condition and Availability of Locks	Condition of Cooling Fans	Grass and Vermin Proofing in Good Condition (Y/N)	Roof Bolts in Good Condition and No Open Gaps	Operating Handle on Site (Y/N)	SFG Gas Pressure (Where Applicable) B/Y(N)	Overall Earthing in Contact (Y/N)	LV Breakers Mounted Properly	Safety Barriers in Place and No Live Connections Exposed	Loose Connections on LV Breakers (Y/N)	WV Safety Barrier fitted (Y/N)	Phase Barrier Boards are fitted between Phases	Repaint Inside (Y/N)	Repaint Outside (Y/N)	Grass to be Removed from Inside/Outside Minus (Y/N)	Back-filling need Attention (Y/N)		
97	7TH AVE B MS (NO LABEL)	205	-33.918116	18.844012	-	-	-	-	-	ALL MISSING	-	DENTED	N	-	-	-	-	-	-	-	-	-	-	-	-	Y	N	-	-	
98	MAKAPULA MS	207	-33.918002	18.847079	-	HAWKER SIDDLEY	FG 2407/2	NX3F	400 MVA	ALL MISSING	-	RUSTED	OLD	REPAINT	Y	1 MISSING	Y	-	-	-	-	-	-	-	N	N	Y	-	-	
99	LUYOLO MS (NO LABEL)	208	-33.917609	18.846991	-	ISOLATORS	ISOLATORS	ISOLATORS	-	ALL MISSING	LV	RUSTED	OLD	PAINT CHIPPED	SPIDERS	-	-	-	-	Y	Y(LV EXPOSED)	N	-	Y	N	N	Y	-	-	
100	SOKUQALA MS (NO LABEL)	209	-33.915177	18.846095	-	ABB	201311358680007	SAFEPLUS CCV,V,C	21 KA	Y	-	Y	Y	PAINT CHIPPED	Y	4 MISSING	Y	Y	Y	Y	N	N	Y	-	N	N	Y	-	-	
101	SESIBINI MS(NO LABEL)	210	-33.914617	18.84439	-	NO LABEL	NO LABEL	NO LABEL	-	ALL MISSING	-	RUSTED	OLD	PAINT CHIPPED	GRASS	-	-	-	-	Y	N	N	Y	-	N	Y	Y	-	-	
102	JACARANDA MS (NO LABEL)	211	-33.914805	18.856836	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	DANGER SIGNS	-	RUSTED, RUBBER COMING OFF	OLD	REPAINT	Y	-	Y	-	Y	Y	N	N	Y	-	N	Y	Y	-	-	
103	NOTHEND MS	212	-33.912303	18.855801	-	HAWKER SIDDLEY	FG 89/12	TIGER 350	350 MVA	DANGER SIGNS	-	RUSTED, RUBBER COMING OFF	OLD	REPAINT	SPIDERS	1 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
104	ORLEANS MS	213	-33.912485	18.854554	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	ALL MISSING	-	RUSTED	OLD	REPAINT	Y	-	Y	-	Y	Y	N	N	Y	-	N	N	Y	-	-	
105	ANTHONY MS	214	-33.91	18.852059	-	GEC POWER DIST.	15494	T3/OF	350 MVA	DANGER SIGNS	-	REPAINT	OLD	REPAINT	ANTS	1 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	Y	-	-	
106	COMBI MS	215	-33.910688	18.849977	-	GEC POWER DIST.	15498	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT	OLD	REPAINT	SPIDERS	1 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
107	DANDE MS	216	-33.909197	18.851132	-	GEC POWER DIST.	15386	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT, RUBBER TEARING	OLD	REPAINT	Y	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
108	CUPIDO	217	-33.908479	18.850684	-	GEC POWER DIST.	15492	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT, RUBBER TEARING	OLD	-	N	1 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
109	OLIFANT MS	218	-33.908467	18.849363	-	GEC POWER DIST.	15499	T3/OF	350 MVA	ALL MISSING	LV	REPAINT	OLD	OLD	Y	1 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	Y	-	-	
110	STASIE MS	219	-33.904895	18.84864	-	GEC POWER DIST.	83-T3F-14434	T3-OF	350 MVA	ALL MISSING	LV	REPAINT, RUBBER WORN, HANDLES RUSTY	OLD	REPAINT	SPIDERS	Y	-	Y	Y	N	Y(LV EXPOSED)	Y	N	N	Y	Y	N	-	-	
111	MELKHOUT MS	220	-33.903494	18.847274	-	ILLEGIBLE	ILLEGIBLE	ILLEGIBLE	-	ALL MISSING	-	REPAINT, RUSTY, RUBBER TORN OFF	OLD	REPAINT	SPIDERS	3 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
112	SEGERS MS	221	-33.90379	18.846773	-	GEC POWER DIST.	22374	T3/OF	350 MVA	FADED DANGER SIGNS	LV	RUBBER TORN OFF, REPAINT	OLD	REPAINT	PELETS	1 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
113	BERGSIPRESS MS	222	-33.902713	18.845744	-	GEC POWER DIST.	25693	T3-OF	350 MVA	ALL MISSING	-	RUSTY INSIDE, REPAINT	OLD	REPAINT	WASP AND SPIDERS	2 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
114	WATERBOOM MS	223	-33.901072	18.845216	-	HAWKER SIDDLEY	FG1788/1	NX3F	400 MVA	ALL MISSING	LV	REPAINT, RUBBER TEARING OFF	OLD	PAINT CHIPPED	ANTS AND SPIDERS	Y	-	Y	-	Y	N	N	Y	-	Y	Y	N	-	-	
115	ESSENHOUT MS	224	-33.90126	18.846079	-	HAWKER SIDDLEY	FG2407/04	NX3F	400 MVA	ALL MISSING	LV	REPAINT, RUBBER WEARING OFF	OLD	CANT ACCESS	ANTS AND BUGS	2 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	Y	-	-	
116	WAARIERPALM	225	-33.901909	18.847389	-	HAWKER SIDDLEY	FG2593/7	NX3F	400 MVA	FADED DANGER SIGNS	-	EPAINT, HANDLES RUSTY, NO PAINT INSIDE	OLD	RUSTED	GRASS AND WASP NEST	CLOSED OFF	Y	-	Y	Y	N	N	Y	-	Y	Y	Y	-	-	
117	GABRIEL MS	226	-33.90439	18.852964	-	HAWKER SIDDLEY	FG95/7	TIGER 350	350 MVA	DANGER SIGN	LV	RUBBER TEARING OFF, HANDLES RUSTY, REPAINT	OLD	REPAINT	Y	2 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	Y	Y	N	-	-	
118	ORTTELL MS	227	-33.908336	18.857334	-	GEC POWER DIST.	17945	T3-OF	350 MVA	ALL MISSING	LV	RUSTY, RUBBER TEARING OFF	OLD	REPAINT	N	N	Y	-	Y	N	Y(LV EXPOSED)	-	Y	N	Y	Y	N	-	-	
119	LANG WILLIAMS MS	228	-33.909895	18.85499	-	HAWKER SIDDLEY	FG3685/8	NX3F	400 MVA	DANGER SIGNS CRACKED	LV	REPAINT, RUBBER WORN OFF	OLD	REPAINT	BUGS AND SNAILS	2 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	N	-	-	
120	LAST MS	229	-33.91007	18.854059	-	GEC POWER DIST.	23071	T3/OF	350 MVA	DANGER SIGNS CRACKED	LV	RUBBER WEARING OFF	OLD	RUSTED	N	1 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	N	Y	Y	-	-	
121	LANGSTRAAT WOONSTEL MS	230	-33.914292	18.858489	-	SCHNEIDER ELECTRIC RM6	SB-2010-W06-4-0079	NED2ID	21 KA	Y	-	RUSTING AROUND AIRVENTS	OLD	PAINT CHIPPED	PELETS	N	Y	Y	Y	Y	N	N	Y	-	N	Y	N	-	-	
122	LAKAY 1 MS	231	-33.919278	18.857285	-	W.LUCY & CO. LTD OXFORD	FRMU MK1	21.9 KA	-	ALL MISSING	LV	RUBBER WORN OFF, REPAINT	OLD	RUSTED	N	Y	-	N	Y	Y	Y(LV EXPOSED)	N	Y	N	N	Y	N	-	-	
123	LAKAY 2 MS	232	-33.938611	18.850523	-	W.LUCY & CO. LTD OXFORD	FRMU MK1	21.9 KA	-	ALL MISSING	LV	RUBBER WORN OFF, REPAINT	OLD	RUSTED	N	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	N	Y	N	-	-	
124	BLERSCH MS	233	-33.940199	18.851652	-	HAWKER SIDDLEY	FG3565/4	NX3F	400 MVA	Y	-	RUSTY EDGES	OLD	REPAINT	Y	2 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	Y	-	-	
125	RUPERT MUSEUM MS	234	-33.942111	18.848744	-	HAWKER SIDDLEY	NO LABEL	NX3F	400 MVA	Y	-	REPAINT, HANDLES RUSTED	OLD	PAINT CHIPPED	WASP NEST AND SNAILS	2 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
126	MILLENNIA PARK MS	235	-33.942028	18.847307	-	REYNOLLE PARSONS	3NSA1MS159	1MS/X2/OOE	250 MVA	OUTSIDE DOOR	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
127	DE WAGENWEG RMU	236	-33.942415	18.848058	-	ABB	2002 2091480001 B131CCF	SAFERING CCF	21 KA	Y	-	RUSTED	OLD	-	Y	-	Y	Y	Y	Y	N	-	-	-	N	Y	Y	-	-	
128	WPK MS	237	-33.940795	18.84818	-	GEC POWER DIST.	76/T3F1995	T3/OF	350 MVA	Y	LV	T HANDLES, RUBBER WORN OFF, RUSTED	OLD	Y	Y	1 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	Y	N	N	-	-	
129	HOEP HOEP MS	238	-33.941467	18.831167	-	REYNOLLE ENGLAND	3F/OKSS/X2/471	OKSS GEAR	350MVA	1 DANGER SIGN	-	PAINT PEELING INSIDE	OLD	PAINT CHIPPED	SPIDERS	Y	Y	Y	-	Y	N	N	Y	-	Y	Y	Y	-	-	
130	SWAWEL MS	239	-33.939736	18.830862	-	SCHNEIDER ELECTRIC RM6	SB-2009-W46-1-0006	NE2ID	21 KA	Y	-	HANDLES RUSTY	OLD	Y	Y	Y	Y	Y	Y	Y	N	N	Y	-	N	N	N	-	-	
131	FLAMINGO MS	240	-33.936516	18.834544	-	HAWKER SIDDLEY	FG3685/9	NX3F	400 MVA	Y	LV	ONE HANDLE SLIGHTLY RUSTY	Y	PAINT CHIPPED	Y	3 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	N	Y	N	Y	-	-
132	KLEINVALLEI MS	241	-33.933793	18.83279	-	ROYNOLLE ENGLAND	3G/OKSS/X2/4	OKSS GEAR	350 MVA	DANGER SIGN	LV	REPAINT, RUBBER WEARING OFF	OLD	PAINT CHIPPED	GRASS INSIDE	1 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	Y	Y	Y	-	-	
133	LOERIE MS	242	-33.932194	18.837611	-	NO LABEL	NO LABEL	NO LABEL	-	DANGER SIGNS	N	RUSTED	OLD	RUSTED	-	-	-	-	-	-	Y	Y(LV EXPOSED)	N	Y	N	N	N	Y	-	-
134	JAN FREDRIK MS	243	-33.933082	18.833859	-	NO LABEL	NO LABEL	NO LABEL	-	DANGER SIGN	LV	RUSTED	OLD	-	GRASS INSIDE	-	-	-	-	N	Y(LV EXPOSED)	N	Y	N	N	N	Y	-	-	
135	HAMERKOP 1 MS	244	-33.933384	18.832305	-	NO LABEL	NO LABEL	NO LABEL	-	DANGER SIGN	Y	RUSTED	OLD	-	Y	-	Y	-	-	Y	Y(LV EXPOSED)	N	Y	N	N	N	Y	-	-	
136	HAMERKOP 2 MS	245	-33.934307	18.830264	-	NO LABEL	NO LABEL	NO LABEL	-	DANGER SIGN	Y	RUSTED, MV FALLING OFF	OLD	RUSTING	GRASS INSIDE	-	-	-	-	Y	Y(LV EXPOSED)	N	Y	N	N	N	Y	-	-	
137	SELFARDS MS	246	-33.941593	18.830297	-	GEC POWER DIST.	23085	T3/OF	350 MVA	DANGER SIGN	LV	RUBBER WEARING OFF, DIRTY INSIDE	-	DIRTY	Y	Y	Y	Y	Y	Y	Y(LV EXPOSED)	N	Y	N	N	N	Y	Y	-	-
138	MARCELS MS	247	-33.941051	18.828761	-	ABB	20101038790013	SAFERING C,CCV,V	21 KA	Y	-	Y	OLD	Y	Y	-	Y	Y	Y	Y	N	N	Y	-	N	Y	Y	-	-	
139	SANTHAGEN MS	248	-33.941113	18.827099	-	GEC POWER DIST.	26515	T3/OF	350 MVA	DANGER SIGN	(LV)Y	REPAINT, RUBBER TEARING OFF	OLD	DIRTY	SPIDERS	BOLTS RUSTED	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	-	-	
140	STELLENOORD 1 MS	249	-33.942371	18.83539	-	NO LABEL	NO LABEL	NO LABEL	-	FADED DANGER SIGNS	LV	RUSTED, SPONGE INSTEAD OF RUBBER	OLD	REPAINT	LIZARDS	-	-	-	-	Y	Y(LV EXPOSED)	N	Y	-	N	Y	N	-	-	
141	STELLENOORD 2 MS	250	-33.941355	18.835095	-	HAWKER SIDDLEY	FG1665/3	NX3F	400 MVA	DANGER SIGNS	LV	REPAINT, RUBBER TEARING OFF	OLD	Y	GRASS	2 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	Y	N	N	-	-	
142	GELUKSOORD RM	251	-33.941333	18.833097	-	DNG CRAWFORD MANCHESTER	T3GF3 762955	T3GF3	-	OUTSIDE GATE	-	-	OLD	-	-	-	-	-	-	-	Y(LV EXPOSED)	-	N	-	-	-	-	-	-	-
143	BOSMAN CROSSING MS	252	-33.940888	18.845905	-	HAWKER SIDDLEY	FG4861/3	NX3F	400 MVA	FADED DANGER SIGNS	-	REPAINT, HANDLES SLIGHTLY RUSTY	-	REPAINT	Y	Y	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
144	KWV PARK	253	-33.940528	18.846649	-	HAWKER SIDDLEY	FG 4193/4	NX3F	400 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
145	SONOPOWYNE RMU	254	-33.940515	18.847473	-	LONG AND CRAWFORD	NOT LEGIBLE	Y	T3GF3	DANGER SIGNS	-	-	OLD	Y	Y	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
146	LIBERTIE MS	256	-33.94108	18.83738	-	HAWKER SIDDLEY	FG 4818/1	NX3F	400 MVA	FADED DANGER SIGNS	-	RUSTED	OLD	REPAINT	WASPS NEST, WEEDS	2 MISSING	Y	-	Y	Y	N	N	Y	-	Y	Y	Y	-	-	
147	CARBENET MS	257	-33.940952	18.837443	-	GEC PAWER DIST.	26511	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT	OLD	REPAINT	WASPS NEST	1 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	N	Y	Y	-	-	
148	VREDEBURG MS	258	-33.948797	18.836519	-	SCHNEIDER ELECTRIC RM6	SB/2009-W46/5/0090	NE2ID	21 KA	Y	-	REPAINT	OLD	REPAINT	Y	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
149	RIOLGLEN RMY (GENERATOR)	259	-33.943831	18.823866	-	LONG AND CRAWFORD	T4GF751512	T4GF3 RMU	-	-	-	DOOR FALLING OFF	MISSING	-	Y	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	-	-	
150	KOMPOSTEERING RMU	260	-33.944014	18.822949	-	HAWKER SIDDLEY	FG 463/2	NX3F	400 MVA	Y	-	DIRTY	MISSING	-	-	-	Y	-	-	-	N	-	-	-						

12	Address/Location	Latitude(decimal degrees)	Longitude(decimal degrees)	Mini Ring Network	Make	Serial Number	Type	Rating	Overall Signage and Warning Notices Y/N	Phase Colour Coding Tags	Condition of all Doors	Condition and Availability of Locks	Condition of Cooling Fins	Grass and Vermin Proofing in Good Condition Y/N	Roof Rails in Good Condition and No Open Gaps	Operating Handle on Site Y/N	SFG Gas Pressure (Where Applicable) By/N	Overall Earthing in Contact Y/N	LV Breakers Mounted Properly	Safety Barriers in Place and No Live Connections Exposed	Loose Connections on LV Breakers Y/N	WV Safety Barrier fitted Y/N	Phase Barrier Boards are fitted between Phases	Repaint Inside Y/N	Repaint Outside Y/N	Grass to be Removed from Inside/Outside Minusud Y/N	Back-filling need Attention Y/N	
	195 VAN DER STEL SPORTSFIELD MS	308	-33.934186	18.854565	-	GEC POWER DIST.	24436	T3/OF	350 MVA	Y	LV	REPAINT,HANDLES RUSTED	Y	REPAINT, DENTED	GAP	-	Y	-	Y	Y (LV EXPOSED)	N	Y	Y	N	Y	RUBBISH	-	
	196 LANDROS MS	310	-33.934231	18.855145	-	LUCY SWITCHGEAR	JG 1795/7	FRMU MK1A	-	FADED DANGER SIGNS	LV	REPAINT OUTSIDE	OLD	REPAINT	COCKROACHES,POISONOUS SPIDERS	-	Y	-	Y	N	N	Y	N	Y	RUBBISH	-		
	197 HELDERZICHT MS	313	-33.935217	18.858783	-	GEC POWER DIST.	15283	T3-OF	350 MVA	FADED	LV	REPAINT	OLD	REPAINT	BUGS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	Y	Y	N	-	
	198 SDR RMU	314	-33.935211	18.858805	-	LONG AND CRAWFORD	T3GF3759652	T3GF3	250 MVA	N	-	-	-	-	-	-	Y	-	Y	N	-	-	N	N	N	-		
	199 ALEXANDER MS	315	-33.936498	18.85624	-	REYROLLE	3F/OKSS/X2/243	OKSS.GEAR	350 MVA	N	LV	REPAINT INSIDE AND OUTSIDE	OLD	REPAINT	BIG COCKROACHES,SPIDERS AND LIZARDS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	N	Y	N	-	
	200 KOLLEGE MS	316	-33.937234	18.872925	-	ALSTOM	1487	K3AF	20KA	FADED	-	REPAINT OUTSIDE	OLD	REPAINT	BUGS,SPIDERS, SNAKES	-	Y	-	Y	N	N	Y	-	Y	Y	PLANTS	-	
	201 KOLLEGE RMU	317	-33.937223	18.872928	-	HAWKER SIDDLEY	FG 2802/1	NA3F	400 MVA	Y	-	DIRTY	OLD	-	GAP	Y	-	-	N	-	-	-	N	N	Y	Y	-	
	202 RATTRAY	318	-33.9375	18.867423	-	GEC POWER DIST.	35697	T3/OF	350 MVA	FADED DANGER SIGNS	LV	REPAINT	OLD	REPAINT	BUGS AND SPIDERS	1 MISSING	Y	-	Y	N	N	Y	-	N	Y	N	-	
	203 HUIS PIROU	319	-33.936858	18.865802	-	HAWKER SIDDLEY	NOT LEGIBLE	T3-OF	400 MVA	FADED	-	REPAINT OUTSIDE,HANDLES RUSTED	OLD	REPAINT	POISONOUS SPIDERS	4 MISSING	Y	-	Y	N	N	Y	-	N	Y	N	-	
	204 AZELEA RMU	320	-33.93696	18.865567	-	LONG AND CRAWFORD	T3GF3 757529	T3GF3	250 MVA	N	-	-	OLD	-	-	-	Y	-	Y	N	-	-	N	N	N	WEEDS	-	
	205 GOODHOPE MS	322	-33.937262	18.860725	-	GEC POWER DIST.	16578	T3-OF	350 MVA	-	LV	REPAINT INSIDE,CLEAN OUTSIDE	OLD	NO ACCESS	Y	1 MISSING	Y	-	Y	Y (LV EXPOSED)	N	Y	N	N	Y	Y	-	
	206 BOLAND BANK RMU	323	-33.938384	18.86051	-	REYROLLE	3HROKSS 167	ROKSS/X1	250 MVA	Y	-	-	OLD	-	-	-	Y	-	-	N	N	-	-	BOLTS RUSTED	RUST	Y	-	
	207 PIET RETIEF MS	324	-33.939888	18.859695	-	GEC POWER DIST.	23087	T3/OF	350 MVA	FADED DANGER SIGNS	LV	REPAINT INSIDE AND OUTSIDE	OLD	-	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	Y	Y	N	-	
	208 ISA CARSTENS MS	325	-33.939934	18.85974	-	HAWKER SIDDLEY	FG4449/1	NX3F	400 MVA	FADED DANGER SIGNS	LV	REPAINT OUTSIDE AND CLEAN INSIDE	OLD	REPAINT	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	CLEAN	Y	N	-	
	209 STUDENT VILLAGE MS	326	-33.927473	18.874491	-	SCHNEIDER ELECTRIC RM6	SB-2012-W28-2-0028	NE 1DF	21KA	Y	-	DIRTY	Y	DIRTY	Y	Y	Y	Y	Y	N	N	Y	-	N	N	N	-	
	210 DRIEHOEK MS	327	-33.927893	18.872395	-	SCHNEIDER ELECTRIC RM6	SB-2010-W17-2-0062	NE 2ID	21KA	FADED	-	HANDLES RUSTY	OLD	DIRTY	LIZARDS AND SPIDERS	-	Y	Y	Y	N	N	Y	-	N	N	N	-	
	211 CAPE DUTCH MS	328	-33.928884	18.869164	-	ABB	20110157390005	SAFERING C,CCV,V	21KA	Y	-	DIRTY	Y	PAINT CHIPPED	SPIDERS	-	Y	Y	Y	N	N	Y	-	N	N	N	Y (LV)	
	212 MORRISLAAN MS	329	-33.930257	18.868734	-	W.LUCY	84/2874/2	FRMU MK1	-	Y	LV	DIRTY	OLD	DIRTY	SPIDERS	2 MISSING	Y	-	Y	N	Y (LV EXPOSED)	N	Y	N	N	N	Y	-
	213 HIV CENTRE MS	330	-33.930291	18.863215	-	ABB	201110864290008	SAFERING C,CCV,V	21KA	Y	-	DIRTY	Y	PAINT CHIPPED	SPIDERS	-	Y	Y	Y	N	N	Y	-	N	N	N	N	
	214 BOTMAZICHT MS	331	-33.930506	18.862879	-	HAWKER SIDDLEY	FG 3685/4	NX3F	350 MVA	ALL MISSING	-	DIRTY	Y	DIRTY	-	4 MISSING	Y	-	Y	N	N	Y	SOME	RUSTED	DIRTY	N	Y	
	215 HET BEGUNHOF MS	332	-33.931428	18.863091	-	HAWKER SIDDLEY	FG 2370/1	NX3F	400 MVA	ALL MISSING	LV	DIRTY	Y	DIRTY	SPIDERS	-	Y	-	Y	N	N	Y	-	N	Y	N	-	
	216 DE VILLIERS MS	333	-33.9308	18.862759	-	GEC POWER DIST.	80/T3F6890	T3/OF	350 MVA	Y	-	RUSTY	Y	CANT ACCESS	SPIDERS	-	Y	-	Y	N	N	-	-	RUSTED	N	Y	-	
	217 EIKENBOSH MS	334	-33.92902	18.863387	-	GEC POWER DIST.	18069	T3/OF	350 MVA	DANGER SIGNS	LV	RUSTY AND FADED PAINT	Y	REPAINT	LIZARDS AND SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	RUSTED	Y	N	-	
	218 LAVANDA MS	335	-33.927378	18.86133	-	LACY SWITCHGEAR	LRS 679/1	FRMU MK1A	-	FADED DANGER SIGNS	-	REPAINT AND RUSTED	OLD	REPAINT	SPIDERS	-	Y	-	Y	N	N	Y	-	Y	N	N	-	
	219 HOSPITAAL RMU	336	-33.930629	18.870075	-	LONG AND CRAWFORD	T3GF3701495	T3GF3	250 MVA	ON GATE	-	-	OLD	-	-	-	Y	-	-	N	-	-	N	N	N	-		
	220 THE MERRIMAN MS	337	-33.930675	18.872033	-	ABB	20062265950021	SAFERING CCV	21 KA	Y	-	DIRTY, PAINT FADED	OLD	PAINT CHIPPED	SPIDERS	-	Y	N	Y	N	N	Y	-	N	Y	Y	-	
	221 NEETHLING HUIS RMU	338	-33.936001	18.862063	-	YORKSHIRE SWITCHGEAR	R 2 546	TYKE 2 RMU	21 KA	ON GATE	-	-	-	-	-	-	Y	-	-	N	-	-	-	Y	Y	N	-	
	222 DE CAMERON MS	339	-33.93675	18.863517	-	ABB	20082326322001	SAFERING C,CCV,V	21 KA	DANGER SIGNS	-	PAINT FADED	OLD	COVERED BY TREES	SPIDERS	-	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	
	223 BERGVILLE MS	340	-33.93557	18.861562	-	ON LABEL	NO LABEL	NO LABEL	-	FADED DANGER SIGNS	LV	PAINT FADED	Y	REPAINT	SPIDERS	-	-	-	Y	Y (LV EXPOSED)	N	-	N	Y	Y	N	-	
	224 DE WAAL MS	N/A	-33.93512	18.860535	-	W.LUCY	84/2874/11	FRMU MK1	-	FADED DANGER SIGNS	-	PAINT FADED	Y	REPAINT	SPIDERS	2 MISSING	Y	-	Y	N	N	Y	-	Y	Y	N	-	
	225 DE WATERGRACHT MS	N/A	-33.932634	18.859544	-	W.LUCY	JG 1619/3	FRMU MK1	-	Y	-	RUSTED AND DIRTY	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	N	N	Y	-	N	Y	N	-	
	226 HULLET MS	N/A	-33.926167	18.849326	-	MERLING GERIN RM6	R06392155F	RM6	21 KA	FADED DANGER SIGNS	-	RUSTY	N	REPAINT	LIZARDS AND SPIDERS	1 MISSING	Y	Y	Y	N	N	Y	-	N	Y	N	-	
	227 ICA MS	345	-33.925309	18.848716	-	SCHNEIDER ELECTRIC RM6	SB/2009/W46/5/0053	NE2ID	21KA	FADED DANGER SIGNS	LV	MV BURNT	Y	REPAINT	SPIDERS	-	Y	Y	Y	Y	N	Y	N	Y	Y	N	-	
	228 PAPPEGAAIBERG IND PARK 2 MS	N/A	-33.925377	18.849998	-	HAWKER SIDDLEY	FG 335216	NX3F	400 MVA	NOT LEGIBLE	LV	RUSTY	OLD	DIRTY	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	Y	N	Y	Y	-	
	229 PLANKEN MS	N/A	-33.923374	18.850413	-	ABB	2007 2317300007 B130CCV	SAFERING CCV	221KA	Y	-	REPAINT	OLD	PAINT CHIPPED	SPIDERS	-	Y	Y	Y	N	N	Y	-	N	Y	N	-	
	230 PAPPEGAAIBERG 3	N/A	-33.923266	18.851313	-	HAWKER SIDDLEY	FG 335219	NX3F	400 MVA	Y	-	REPAINT	-	PAINT CHIPPED	SPIDERS	2 MISSING	Y	-	Y	N	N	Y	-	N	Y	Y	-	
	231 WINPRINT MS	N/A	-33.923562	18.851266	-	W.LUCY	JC 1516/3	FRMU ML1A	-	FADED DANGER SIGNS	-	DIRTY	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	N	N	Y	-	N	N	N	-	
	232 PAPPEGAAIBERG IND PARK 5 MS	N/A	-33.923583	18.852141	-	HAWKER SIDDLEY	FG 2919/9	NX3F	400 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	SPIDERS AND GRASS	-	Y	-	Y	N	N	Y	-	N	Y	N	-	
	233 LINTON MS	N/A	-33.924176	18.852032	-	REYROLLE	3F/OKSS/X2/398	OKSS.GEAR	350 MVA	ALL MISSING	LV	REPAINT	2 MISSING	PAINT PEELING	SPIDERS AND GRASS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	N	Y	Y	N	-	
	234 BRIDGE 1 MS	N/A	-33.925876	18.850965	-	HAWKER SIDDLEY	FG 3217/3	NX3F	400 MVA	DANGER SIGNS	LV	REPAINT	Y	PAINT CHIPPED	SPIDERS	2 MISSING	Y	-	Y	Y (LV EXPOSED)	N	Y	-	Y	Y	N	-	
	235 BRIDGE 2 MS	N/A	-33.925836	18.850869	-	HAWKER SIDDLEY	FG 3646/47	NX3F	400 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	SPIDERS	2 MISSING	Y	-	-	N	N	Y	-	N	Y	N	-	
	236 PAPPEGAAIBERG 1 MS	N/A	-33.925700	18.851252	-	HAWKER SIDDLEY	FG 3352/7	NX3F	400 MVA	FADED DANGER SIGNS	LV	REPAINT	OLD	REPAINT	SPIDERS	2 MISSING	Y	-	Y	Y (LV EXPOSED)	N	Y	-	N	Y	Y	-	
	237 RAND MS	N/A	-33.926187	18.852926	-	ISOLATORS	ISOLATORS	ISOLATORS	-	FADED DANGER SIGNS	LV	REPAINT, RUSTY	OLD	PAINT CHIPPED	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	Y	Y	Y	Y	-	
	238 VW RAND STR MS	N/A	-33.926281	18.853354	-	ABB	20052193440005	SAFERING CCV	21KA	Y	-	DIRTY	OLD	PAINT CHIPPED	SPIDERS	-	Y	-	Y	N	N	Y	-	N	Y	N	-	
	239 STOFFEL SMIT MS 1	N/A	-33.927662	18.852783	-	W.LUCY	84/2874/3	FRMU ML1A	-	FADED DANGER SIGNS	LV	DIRTY	OLD	REPAINT	SPIDERS	1 MISSING	Y	-	Y	Y (LV EXPOSED)	N	Y	Y	Y	Y	N	-	
	240 STOFFEL SMIT MS 2	N/A	-33.929345	18.852826	-	REYROLLE	3E/OKSS/X2/233	OKSS.GEAR	350 MVA	DANGER SIGNS	LV	RUSTY, MV BENT	OLD	RUSTED	SPIDERS	1 GAP	Y	-	Y	Y (LV EXPOSED)	N	Y	SOME	Y	Y	N	-	
	241 SIMONSBERG RMU	N/A	-33.92938	18.852827	-	ABB	201121073670001	SAFEPLUS CCV,V,C	-	Y	LV	Y	Y	Y	Y	-	Y	Y	Y	N	N	Y	-	N	Y	N	-	
	242 MERITECH RMU	N/A	-33.928755	18.851293	-	LOCKED	LOCKED	LOCKED	-	Y	-	Y	Y	Y	GRASS	-	Y	-	-	N	-	-	-	Y	Y	-	-	
	243 GEORGE BLAKE NOORD MS	N/A	-33.930244	18.851849	-	GEC POWER DIST.	14676	T3/OF	350 MVA	DANGER SIGNS	LV	REPAINT AND RUBBER FALLING OFF	Y	REPAINT	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	-	N	Y	N	-	
	244 GEORGE BLAKE SUID MS	N/A	-33.931552	18.852077	-	GEC POWER DIST.	26571	T3/OF	350 MVA	FADED DANGER SIGNS	LV	REPAINT	OLD	REPAINT	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	-	N	Y	N	-	
	245 BASIS MS	N/A	-33.917287	18.850145	-	ISOLATORS	ISOLATORS	ISOLATORS	-	DANGER SIGNS	LV	REPAINT	OLD	REPAINT	Y	-	Y	-	Y	Y (LV EXPOSED)	N	Y	Y	-	N	Y	N	-
	246 MASITHANDANE MS	N/A	-33.916055	18.848044	-	GEC POWER DIST.	15174	T3/OF	350 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	SPIDERS	-	Y	-	Y	Y (LV EXPOSED)	N	Y	-	Y	Y	N	-	
	247 WATERGANG 1 MS	N/A	-33.921044	18.842096	-	ABB	20062247550008	SAFERING CCV	-	FADED DANGER SIGNS	LV	REPAINT	Y	REPAINT	SPIDERS	-	Y	Y	Y	Y (LV EXPOSED)	N	Y	-	N	Y	Y	-	
	248 WATERGANG 2 MS	N/A	-33.919317	18.842210	-	ABB	20062247550010 B130CCV	SAFERING CCV	-	Y	LV	REPAINT	OLD	REPAINT	SPINDERS	-	Y	Y	Y	Y (LV EXPOSED)	N	Y	SOME	N	Y	N	N	
	249 WATERGANG 3 MS	N/A	-33.920540	18.840534	-	NO LABEL	NO LABEL	NO LABEL	-	Y	-	REPAINT	OLD	REPAINT	SPIDERS	-	Y	Y	Y	N	N	Y	-	N	Y	Y	N	
	250 MOUNT SIMON 2 MS	N/A	-33.909401	18.848405	-	ABB	20062244840010 B130CCV	SAFERING CCV	21 KA	Y	LV	REPAINT	OLD	-	SPIDERS	-	Y	Y	Y	Y	N	N	Y	Y	N	Y	N	
	251 MOUNT SIMON 1 MS	N/A	-33.907450	18.846939	-	SCHNEIDER ELECTRIC RM6	SB/2011/W09/3/0045	NEIDI	21 KA	Y	-																	

			Latitude(decimal degrees)	Longitude(decimal degrees)	Mini Ring Network	Wake	Serial Number	Type	Rating	Overall Signage and Warning Notices (Y/N)	Phase Colour Coding Tags	Condition of all Doors	Condition and Availability of Locks	Condition of Cooling Fins	Grass and Vermin Proofing in Good Condition (Y/N)	Roof Bolts in Good Condition and No Open Gaps	Operating Handle on Site (Y/N)	2516 Gas Pressure (Where Applicable) (N/A)	Overall Earthing in Contact (Y/N)	LV Breakers Mounted Properly	Safety Barriers in Place and No Live Connections Exposed	Loose Connections on LV Breakers (Y/N)	MV Safety Barrier Fitted (Y/N)	Phase Barrier Boards are Fitted between Phases	Repaint Inside (Y/N)	Repaint Outside (Y/N)	Grass to be Removed from Inside/Outside Minisub (Y/N)	Backfilling need Attention (Y/N)
12																												
293 SONNEBLOM MS	N/A	-33.924854*	18.874652*	-	-	HAWKER SIDDLEY	FG 3469/8	NX3F	400 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	PAINT CHIPPED	GRASS AND SPIDERS	2 MISSING	Y	-	Y	Y	N	N	N	-	N	Y	Y	N
294 HELSHOOGTE MS	N/A	-33.931365*	18.870764*	-	-	BUSHING OPEN	BUSHING OPEN	BUSHING OPEN	-	FADED DANGER SIGNS	LV	REPAINT	-	REPAINT	SPIDERS	-	-	-	Y	Y	Y(LV EXPOSED)	N	Y	Y	N	Y	N	N
295 7/11 MS	N/A	-33.925255*	18.881341*	-	-	LONG AND CRAWFORD	T3GF3748937	T3GF3	-	Y	-	Y	Y	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	N
296 DORP 98 RMU	N/A	-33.939545*	18.856402*	-	-	HAWKER SIDDLEY	FG 4054/1	NX3F	400 MVA	ALL MISSING	-	-	RUSTY	-	-	-	Y	Y	N	N	Y(LV EXPOSED)	Y	Y	-	N	Y	Y	N
297 LA GRATITUDE MS	425	-	-	-	-	ABB	201311355240002	SAFEPLUS CCV,V,C	21 KA	Y	LV	Y	Y	DIRTY	-	-	Y	Y	Y	Y	Y(LV EXPOSED)	N	Y	Y	N	Y	N	N
298 D'OUWIE WERF MS	N/A	-33.943077*	18.850270*	-	-	NOT LEGIBLE	NOT LEGIBLE	NOT LEGIBLE	-	Y	LV	-	Y	-	SPIDERS	-	-	-	Y	Y	Y(LV EXPOSED)	N	Y	-	N	Y	-	-
299 LOUW MS	N/A	-33.939590*	18.860940*	-	-	ABB	200910157580012	SAFERING	21 KA	Y	-	HADLE RUSTED	OLD	PAINT CHIPPED	-	-	Y	-	Y	Y	N	N	Y	Y	N	N	N	N
300 TRUMALI RMU	N/A	-33.957568*	18.858225*	-	-	HAWKER SIDDLEY	FG 3211/1	NX3F	400 MVA	ALL MISSING	-	DIRTY	-	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	N
301 BRANDWACHT RMU	N/A	-33.953728*	18.865486*	-	-	RED LOCK	RED LOCK	RED LOCK	-	Y	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	N	-	-	-
302 ELSIE DU TOIT MS	N/A	-33.922401*	18.854217*	-	-	RED LOCK	RED LOCK	RED LOCK	-	Y	-	RED LOCK	OLD	DIRTY	SPIDERS	-	-	-	Y	Y	N	N	-	-	N	N	N	N
303 STELLENBOSH GOLF CLUB MS	N/A	-33.958695*	18.852662*	-	-	W.LUCY	JC 1633/5	FRMU MK1A	-	FADED DANGER SIGNS	-	REPAINT	-	REPAINT	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	N	Y	N	N
304 BOORD MS	N/A	-33.949479*	18.851058*	-	-	ABB	201311174520004	SAFEPLUS CCV,V,C	21 KA	Y	-	Y	Y	PAINT CHIPPED	Y	-	Y	Y	Y	Y	N	N	Y	-	N	Y	N	N
305 CEMETERY MS	N/A	-33.941162*	18.842122*	-	-	W.LUCY	JC 1633/4	FRMU MK1A	-	FADED DANGER SIGNS	LV	DIRTY	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	Y	N	N	N	N
306 VINEYARD MS	N/A	-33.920542*	18.845988*	-	-	ABB	201311357720003	SAFEPLUS CCV,V,C	21KA	Y	-	Y	Y	DENTED	Y	Y	Y	Y	Y	Y	N	N	Y	-	N	N	N	N
307 BETTANA MS	N/A	-33.926139*	18.881075*	-	-	GEC POWER DIST.	21984	T3/OF	350 MVA	FADED DANGER SIGNS	LV	REPAINT	Y	REPAINT	SPIDERS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	N	Y	N	Y
308 SIMONSRUST 2 MS	N/A	-33.926011*	18.880039*	-	-	HAWKER SIDDLEY	FG 4332/4	NX3F	400 MVA	FADED DANGER SIGNS	LV	REPAINT	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	Y	N
309 STELLENBOSH HOERSKOOOL MS	N/A	-33.930842*	18.878894*	-	-	BUSHING OPEN	BUSHING OPEN	BUSHING OPEN	-	ALL MISSING	-	REPAINT	OLD	PAINT CHIPPED	SPIDERS	-	-	-	Y	Y	N	N	Y	-	N	N	N	N
310 SIMONSRUST 1 MS	N/A	-33.925659*	18.879803*	-	-	HAWKER SIDDLEY	FG 4211/49	NX3F	400 MVA	FADED DANGER SIGNS	LV	REPAINT	Y	REPAINT	SPIDERS	2 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	Y	N
311 HUIS DE PREEZ MS	N/A	-33.932521*	18.881072*	-	-	LONG AND CRAWFORD	T3GF3759662	T3GF3	-	ALL MISSING	-	-	MISSING	-	SPIDERS	-	Y	-	-	-	N	-	-	-	N	N	Y	N
312 ZAANSWYK MS	N/A	-33.937718*	18.887577*	-	-	RED LOCK	RED LOCK	RED LOCK	-	Y	LV	REPAINT	Y	REPAINT	SPIDERS	-	-	-	Y	Y	Y(LV EXPOSED)	N	-	-	N	Y	Y	N
313 BARTLETT MS	N/A	-33.918011*	18.892178*	-	-	NO LABEL	NO LABEL	NO LABEL	-	Y	LV	Y	Y	REPAINT	SPIDERS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	N	N	Y	-
314 SANTHAGEN RMU	N/A	-33.941093*	18.827166*	-	-	ABB	2007 2316550004 B130CCV	SAFERING CCV	-	DAMAGED, OLD	-	REPAINT	OLD	-	Y	Y	Y	Y	-	-	N	-	Y	-	Y	Y	N	-
315 LONG 6 MS (NO LABEL)	N/A	-33.920907*	18.845090*	-	-	CAN'T OPEN	CAN'T OPEN	CAN'T OPEN	-	ALL MISSING	LV	RUSTY	OLD	REPAINT	GRASS	-	-	-	Y	Y	Y(LV EXPOSED)	N	-	Y	Y	Y	Y	-
316 MDALA 1 MS	N/A	-33.919353*	18.850733*	-	-	CAN'T OPEN	CAN'T OPEN	CAN'T OPEN	-	ALL MISSING	-	STUCK	OLD	REPAINT	-	-	-	-	-	-	-	-	-	-	-	-	-	-
317 STELPARK	N/A	-33.904579*	18.849478*	-	-	GEC POWER DIST.	T8T3F3800	TE/OF	350 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	Y	1 MISSING	Y	-	Y	Y	N	N	Y	-	N	Y	Y	-
318 ELCKERLIJC MS	N/A	-33.933146*	18.859905*	-	-	GEC POWER DIST.	14917	T3/OF	350 MVA	Y	-	Y	Y	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	N	Y	N	N
319 LUBBE MS	N/A	-	-	-	-	ASEA	72788	-	315 KVA	T	LV	Y	Y	-	N	-	Y	-	Y	Y	N	N	Y	Y	Y	Y	N	N
320 JONKERZIGHT	N/A	-	-	-	-	DETRA POWER MARTIA	2.00823E+13	SAFERING CCV	415 KA	Y	-	Y	Y	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	Y	Y	N	N
321 BEYERSHOF	N/A	-33.935345	18.860087	-	-	GEC POWER DIST.	25569	T3/OF	350 MVA	Y	-	REPAINT	Y	-	N	-	Y	-	Y	Y	N	N	Y	Y	N	Y	N	N
322 LATSKY MS	N/A	-33.931424*	18.858572*	-	-	DETRA POWER MARTIA	20 082 326 320 008	ABB	21KA	Y	-	Y	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	Y	Y	N	N
323 TE HUIS MS	N/A	-33.907999*	18.855664*	-	-	-	-	SL761C 010	-	Y	-	REPAINT	Y	PAINT CHIPPED	SPIDERS	-	-	-	-	Y	-	-	-	-	Y	Y	N	-
324 DE CANYA MS	N/A	-33.931609*	18.859726*	-	-	POWER ENGINEER	22857	-	315KVA	N	LV	RUSTED	Y	N	SPIDERS	-	Y	-	Y	N	N	N	Y	Y	Y	Y	N	N
325 PARMALAT RMU	N/A	-33.956815*	18.855228*	-	-	ABB	2.01211E+13	SAFEPLUS CCV	21 KA	Y	-	Y	Y	N	N	-	Y	Y	Y	Y	N	N	Y	-	Y	Y	N	N
326 ECCLESIA RMU	N/A	-33.937008*	18.862664*	-	-	LUCY	LRS 1500	FRMU MK1A	11 KVA	-	-	-	-	-	N	-	-	-	Y	-	-	-	-	-	Y	Y	N	N
327																												
328 NYASA RMU						HAWKER SIDDLEY	FG 2550/1	NX3F	350 MVA	OUTSIDE GATE	-	-	Y	-	-	-	Y	-	-	-	N	-	-	-	BIT RUSTY	N	WEEDS	-
329 NEW WATERGANG MS	369					SCHNEIDER ELECTRIC RM6	S8/2006/W45/5/0037	NE21D	21 KA	Y	-	DIRTY	Y	Y	SPIDERS	-	Y	Y	Y	Y	N	N	Y	-	N	N	N	N
330 WATERGANG MS	370					HAWKER SIDDLEY	FG 4645/17	NX3F	350 MVA	FADED DANGER SIGNS	-	REPAINT	OLD	REPAINT	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	Y	N
331 WATERGANG RMU	371					LONG AND CRAWFORD	T3GF3762953	T3GF3	-	TOO SMALL	-	DIRTY	Y	Y	SPIDERS	-	-	-	-	N	-	-	-	-	Y	Y	Y	N
332 MOUNT SIMON RMU	373					SCHNEIDER ELECTRIC RM6	S8/2012/W16/2/0064	NEIDI	21 KA	Y	-	Y	Y	Y	SPIDERS	-	Y	Y	-	-	N	-	-	-	Y	Y	Y	N
333 MANK MS	402					GEC POWER DIST.	16587	T3/OF	350 MVA	ALL MISSING	LV	REPAINT	OLD	-	SPIDERS AND GRASS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	Y	Y	Y	-
334 MARKET MS	403					SCHNEIDER ELECTRIC RM6	0840215F	NEIDI	21 KA	DANGER SIGNS	-	DIRTY	OLD	PAINT PEELING	SPIDERS	-	Y	Y	Y	Y	N	N	Y	-	N	N	N	N
335 VOOREGELEN MS	426					GEC POWER DIST.	82/T3F/10512	T3/OF	350 MVA	FADED DANGER SIGNS	LV	REPAINT	RUSTY	REPAINT	SPIDERS	-	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	N	N	Y	N	N
336 RIVER 2 MS	439					RED LOCK	RED LOCK	RED LOCK	-	Y	-	DIRTY	Y	RUSTED	WASPS AND GRASS	-	-	-	Y	Y	N	N	-	N	N	Y	N	N
337 RIVER 1 MS	440					-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
338 DE BOSCH MS	443					ABB	20062244840016	SAFERING CCV	21 KA	Y	-	Y	OLD	Y	SPIDERS	-	Y	Y	Y	Y	N	N	Y	-	N	N	N	N
339 CEMETERY RMU	444					LONG AND CRAWFORD	T4GF3751077	T4GF3	-	Y	-	DIRTY	-	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	N	N	N
340 TR BDI POMP (RIVERBOSCH)	452					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
341 WELDERHUF	455					HAWKER SIDDLEY	NOT LEGIBLE	NX3F	400 MVA	ALL MISSING	LV	RUBBER WEARING OFF	OLD	PAINT CHIPPED	ANTS	2 MISSING	Y	-	Y	Y	Y(LV EXPOSED)	N	Y	-	N	Y	N	-
342 BULESIA TRF (CAN'T READ WRITING)	475					POWER TRANSFORMER	JP11227	-	500 KVA	N	-	-	-	Y	N	-	-	-	Y	-	N	N	N	N	N	N	N	N
343 HAD TO CHANGE ADDRESS/LOCATION																												

Basis Notes

1. The condition assessment was only a visual assessment from the ground (ie no tests were conducted nor samples taken) under energised conditions.
2. Obsolete MV switchgear is due to the manufacturer no longer manufacturing the product range.

Abbreviations

Acc - Ac Not Acc - Not Acceptable
Ad - Adc Not Av - Not Available
Av - Ava "-" - Not Applicable
B - Bad Ob - Obsolete
Be - Bel Oil le- Oil leakage
Bi - Bird Ru- Rust
Dis - Dis Veg- Vegetation
Er - Eros Va - Vacuum
G - Gook No - Not Visible
Inad - In * - Not commissioned
Mi - Mis ** - Remote switching facility available

FRANSHOEK CONDITION ASSESSMENT - SUBSTATIONS SUMMARY TABLE

Substation Name	Latitude Longitude		OUTDOOR HV YARD					INDOOR HV CONTROL ROOM				INDOOR MV SWITCHROOM													
			Trench cover - Acceptable or Not Acceptable, Missing	Yard - Erosion, Vegetation, Good	Transformer - Discolouring, Rust, Bird Nest, Oil leakage - Good	Transformer- Year of Manufacture		Corrosion: outdoor steelwork - Not Visible, Minor surface, Severe	Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Relays		Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Vermin and Water Protection - Acceptable or Not Acceptable	Fire Extinguisher - Available or Not Available, Condition (Good or Bad)	Battery Tripping Unit - Condition (Good or Bad), Electrolyte levels (Below Minimum)	Switchgear				Switchgear- Acceptable or Not Acceptable, Obsolete	Relays		
											Type	Manufacturer						Type	Manufacturer	Year	Interrupting Medium - Oil, SF6, Vacuum		Type	Manufacturer	Arc Protection - Available or Not Available
Monument 11kV Sub	-33.893321°	19.096823°	-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av	G	SBV4	Alstom	2006	Va	Acc	FP-04AR		Not Av	
Hugenote 11KV SS	-33.908071°	19.117435°	-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av	G	SBV4	Alstom	2006	Va	Acc	Solkor/MCGG		Not Av	
Groendal 11KV SS	-33.895597°	19.100189°	-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av	G	SBV4	Alstom	2003	Va	Acc	Solkor/MCGG		Not Av	

- Basis Notes
1. The condition assessment was conducted from the 27/05/2015 by J Niemann

2. The condition assessment was only a visual assessment from the ground (ie no tests were conducted nor samples taken) under energised conditions.

3. Obsolete MV switchgear is due to the manufacturer no longer manufacturing the product range.

- Abbreviations
- Acc - Acceptable

Ad - Adequate

Av - Available

B - Bad

Be - Below Minimum

Bi - Bird Nest

Dis - Discolouring

Er - Erosion

G - Good

Inad - Inadequate

Mi - Missing

Not Acc - Not Acceptable

Not Av - Not Available

"-" - Not Applicable

Ob- Obsolete

Oil le- Oil leakage

Ru- Rust

Veg- Vegetation

Va - Vacuum

No - Not Visible

* - Not commissioned

** - Remote switching facility available

STELLENBOSCH CONDITION ASSESSMENT - SUBSTATION SUMMARY TABLE																										
Substation Name	Latitude (decimal degrees)		Longitude (decimal degrees)		OUTDOOR HV YARD			Corrosion: outdoor steelwork - Not Visible, Minor surface, Severe	INDOOR HV CONTROL ROOM				INDOOR MV SWITCHROOM													
					Trench cover - Acceptable or Not Acceptable, Missing	Yard - Erosion, Vegetation, Good	Transformer - Discolouring, Rust, Bird Nest, Oil leakage, Good		Transformer- Year of Manufacture	Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Relays		Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Vermin and Water Protection - Acceptable or Not Acceptable	Fire Extinguisher - Available or Not Available, Condition (Good or Bad)	Battery Tripping Unit - Condition (Good or Bad), Electrolyte levels (B/L/O)	Switchgear				Switchgear- Acceptable or Not Acceptable, Obsolete	Relays		
												Type	Manufacture						Type	Manufacture	Year	Interrupting Medium - Oil, SF6, Vacuum		Type	Manufacture	ATC Protection - Available or Not Available
1. Jan Marais	-33.933803°		18.873257°		-	G	G	(T1 & T2)	No	Acc	B	NA20MM000	Thytronic	Acc	B	Acc	Av, B	G	LMT/X31/QM	Reyrolle	Not Av	O	Acc	NA10MM000	Thytronic	Not Av
2. Uniepark	-33.930663°		18.885283°		-	-	-	-	-	Mi	B	-	-	Mi	B	Acc	Av, G	G	Safeplus V	ABB	2011	SF6	Acc	-	-	Not Av
3. Karindal	-33.935787°		18.887341°		-	-	-	-	-	Mi	B	-	-	Mi	B	Not Acc	Av, G	G	Safeplus V	ABB	2013	SF6	Acc	-	-	Not Av
4. Bosman	-33.935505°		18.867944°		-	-	-	-	-	Mi	B	-	-	Mi	G	Acc	Av, G	G	LMS/X2/QM; JS/X1/JO	Reyrolle	1976;1955	O	Not Acc	-	-	Not Av
5. Suidwal	-33.942096°		18.858101°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	G	BD4	ABB	2011	SF6	Acc	-	-	Not Av
6. Markotter	-33.942085°		18.857468°		-	G	G	1973 (T3)	No	Mi	B	SEL387L&SEL351A	Schweitzer Eng. Labs	-	-	-	-	-	-	-	-	-	-	-	-	-
7. Helshoogte	-33.931365°		18.870764°		-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G	G	Safeplus V	ABB	2013	SF6	Acc	REJ603	ABB	Not Av
8. Mairais Park	-33.933800°		18.873316°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	G	Safeplus V	ABB	2011	SF6	Acc	-	-	-
9. Sonneblom	-33.924854°		18.874652°		-	-	-	-	-	-	-	-	-	Mi, Not Acc	B	Acc	Av, G	G	Safeplus V	ABB	2014	SF6	Acc	-	-	Not Av
10. Stone	-33.921339°		18.890399°		-	-	-	-	-	-	-	-	-	Not Acc	B	Not Acc	Av, G	G	LMS/X2/QM	Reyrolle Parsons	Not Av	O	Acc	FP04	Strike Technologies	Not Av
11. Tindal	-33.922369°		18.883740°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, B	-	J4	Long & Crawford	-	O	Acc	-	-	Av
University	-33.927607°		18.863839°		-	G	Bi	1978 (T1) 1978 (T2) - (T3)	Min	-	B	4C21; TJM10; TAAII	Reyrolle	Acc	B	Acc	Av, G	G	LMS/X2/QM; VD4LMT	Reyrolle Parsons; ABB	Not Av	O	Acc	FP04; 351A; SPAJ140C;	Strike Technologies; SEL; Reyrolle	Not Av
13. Tennant	-33.921164°		18.855884°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	G	LMS/X2/QM	Reyrolle Parsons	1955	O	Acc	-	-	Not Av
14. Infruitec / Droogbaan	-33.924072°		18.874146°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	G	T1; T1/OF	GEC Power Distribution	1989	O	Acc	-	-	Not Av
15. Cannerie	-33.925603°		18.871869°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	T1/OF	GEC Power Distribution	-	O	Acc	CDG	-	Not Av
16. Helderfontein	-33.919647°		18.868238°		-	-	-	-	-	-	-	-	-	Not Acc, Mi	G	Not Acc	Av, G	G	LMS/X2/QM,LMR/X1/QM,L MR/X2/QM, LMT2/X31/QM; T3GF3	Reyrolle; Long&Crawford	1976,1987,1 987,1976; 1955	O	Acc	-	-	Not Av
17. Curry	-33.910897°		18.852184°		-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Av, G	G	LMR/X1/QM	Reyrolle	1987	O	Acc	-	-	Not Av
18. Cloetessville	-33.905316°		18.846893°		-	G	Oil le	-	No	-	-	587; SPAJ115C	SEL; ABB	Acc	B	Acc	Av, G	G	SBV4/800/25/S1, K14AF	Alstom	2000	Va	Acc	551A	SEL	Not Av
19. Welgevonden	-33.901629°		18.854616°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	G	LMS/X2/QMRO	Reyrolle	1987	O	Acc	-	-	Not Av
20. Rhode	-33.906965°		18.854978°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	JS/X1/JO	Reyrolle	1955	O	Not Acc	-	-	Not Av
21. Fir	-33.911715°		18.857161°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	JX/X1/IO	Reyrolle	1955	O	Not Acc	-	-	Not Av
22. Langer Suid	-33.916552°		18.857777°		-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	G&B	Safeplus V	ABB	2011	SF6	Acc	-	-	Not Av
23. Kayamandi	-33.918619°		18.851172°		-	-	-	-	-	-	-	-	-	Mi	B	Acc	Not Av	G	VD4LMT	ABB	Not Av	Va	Acc	-	-	Not Av
24. Watergang	-33.920594°		18.842419°		-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G&B	G	-	TAMCO	Not Av	-	Acc	-	-	Not Av
25. Simonswyk	-33.928309°		18.879169°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, B	-	ROKSS/CC	Reyrolle	-	O	Not Acc	-	-	Not Av
26. Soeteweide	-33.928960°		18.872716°		-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	T3GF3 RMU	Long & Crawford	-	O	Not Acc	-	-	Not Av
27. Merriman Z	-33.931665°		18.863086°		-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	VD4LMT	ABB	-	SF6	Acc	-	-	Not Av
28. Merriman Bird	-33.932136°		18.859160°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	-	JS/X1/IO	Reyrolle-England	1955	O	Acc	-	-	Not Av
29. Denneoord	-33.936895°		18.871891°		-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Av, G&B	-	JS/X1/JO	Reyrolle-England	1956	O	Acc	-	-	Not Av
30. Waterkant	-33.939660°		18.861907°		-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	T4GF3	Long & Crawford	1955	O	Acc	-	-	Not Av
31. Gymnasium	-33.941437°		18.863180°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	-	JS/X1/JO; GF3	Reyrolle-England Long & Crawford	1955; 1967	O	Not Acc	-	-	Not Av
32. Welgevallen	-33.942622°		18.866750°		-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Av, B	-	SafeRing C,CCV,V	ABB	2011	SF6	Acc	-	-	Not Av
33. Coetzenberg	-33.939370°		18.868148°		-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G & B	G	IMS/X2/JOE; VD4/LMT; JS/X1/JO	Reyrolle Parsons; ABB; Reyrolle-England	1955; -; 1955	O; SF6; O	Acc	-	-	Not Av
34. Zambesi	-33.929376°		18.859614°		-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G	-	T3GF3 RMU	Long & Crawford	1967	O	Not Acc	-	-	Not Av
35. Hofman	-33.931683°		18.856378°		-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G	B & G	Safeplus V Sv, SvBr	ABB	2013	SF6	Acc	-	-	Not Av
36. Blakes Estate	-33.936586°		18.852201°		-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Av, G	G	Safeplus V	ABB	2009	SF6	Acc	-	-	Not Av
37. Lower Dorp	-33.940407°		18.849086°		-	-	-	-	-	-	-	-	-	Mi	G	Not Acc	Av, G	G	LMS/X2/QM	Reyrolle Parsons	1976	O	Not Acc	-	-	Not Av
38. Distell	-33.943348°		18.838538°		-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, G	G	Safeplus V; Safeplus SIbe	ABB	2009;2010	SF6	Acc	-	-	Not Av
39. Begraafplass / Cemetery	-33.941162°		18.842122°		-	-	-	-	-	-	-	-	-	Not Acc	G	Acc	Av, G	G	Safeplus V; Safeplus SI	ABB	2011	SF6	Acc	-	-	Not Av
40. Tortelduif	-33.937942°		18.830428°		-	-	-	-	-	-	-	-	-	Mi & Not Acc	B	Not Acc	Av, G	G	Safeplus V							

Substation Name	Latitude (decimal degrees) Longitude (decimal degrees)		OUTDOOR HV YARD				Corrosion: outdoor steelwork - Not Visible, Minor surface, Severe	INDOOR HV CONTROL ROOM				INDOOR MV SWITCHROOM																
			Trench cover - Acceptable or Not Acceptable, Missing	Yard - Erosion, Vegetation, Good	Transformer - Discolouring, Rust, Bird Nest, Oil leakage - Good	Transformer- Year of Manufacture		Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Relays		Trench cover - Acceptable or Not Acceptable, Missing	House keeping- Good or Bad	Vermin and Water Protection - Acceptable or Not Acceptable	Fire Extinguisher - Available or Not Available, Condition (Good or Bad)	Battery Ripping Unit Condition (Good or Bad), Electrolyte levels (Below)	Switchgear				Switchgear- Acceptable or Not Acceptable, Obsolete	Relays						
										Type	Manufacture						Type	Manufacture	Year	Interruping Medium - Oil, SF6, Vacuum		Type	Manufacture	Protection - Available or Not Available				
65. Welgelegen	-33.948460°	18.864624°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	JS/X1/JO; JK/X3/QM	Reyrolle-England	1955	O	Not Acc	-	-	-	Not Av	
66. Dalsig Oos	-33.951503°	18.862403°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	G	Safeplus V	ABB	2009	SF6	Acc	-	-	-	Not Av	
67. Dalsig Wes	-33.949972°	18.858370°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Not Av	-	T3GF3 RMU	Long & Crawford	1955	O	Not Acc	-	-	-	Av	
68. Brandwacht	-33.953728°	18.865486°	-	-	-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, Not Legible	-	JK/X3/QM & JSS/X1/JO	Reyrolle-England	1955	O	Not Acc	-	-	-	Not Av	
69. Krige	-33.940401°	18.856175°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	GF3; J4; J3	Long & Crawford	1955; 1967	O	Not Acc	-	-	-	Not Av	
70. Pappegairand	-33.927484°	18.850663°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, Not Legible	G	LMT2/X31/QM; LMR/X1/QM; LMSX2/QM; JS/X1/JO; JK/X3/JO; J8/X1/JO	Reyrolle-England	1952; 1955	O	Not Acc	-	-	-	Not Av	
71. Vrugtepakkers	-33.924265°	18.852994°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	T1/OF	GEC Power Distribution	1988	O	Not Acc	-	-	-	Not Av	
72. La Coline	-33.924331°	18.852894°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	G	Safeplus V	ABB	2011	SF6	Acc	-	-	-	Not Av	
73. Cascade	-33.926078°	18.855430°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Not Av	G	LMS/X2/QM; IMS/X2/JOE	Reyrolle Parsons; Reyrolle	1976 ; 1955	O	Acc	-	-	-	Not Av	
74. Afdelingsraad	-33.928031°	18.855063°	-	-	-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, B	-	TG3F3RMU	Long &Crawford	1955	O	Acc	-	-	-	Not Av	
75. Adelingsraad Kliniek	-33.927526°	18.856920°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	JS/X1/JO	Reyrolle-England	1955	O	Acc	-	-	-	Not Av	
76. BJ Voster	-33.932087°	18.861094°	-	-	-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G	-	ROK Fuse Switch & ROS/X1	Reyrolle-England	-	O	Acc	-	-	-	Not Av	
77. Twee Pieke	-33.957549°	18.858212°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	OKSS. GEAR	Reyrolle-England	-	O	Acc	-	-	-	Not Av	
78. Du Toit	-33.922401°	18.854217°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	-	J8/X1/JO & JS/X1/JO	Reyrolle England	1952	O	Acc	-	-	-	Not Av	
79. Costa	-33.914512°	18.844577°	-	-	-	-	-	-	-	-	-	-	-	-	B	Not Acc	-	-	SafeRing C, CCVV, V	ABB	2008	SF6	Not Acc	-	-	-	Av	
80. Trumali	-33.957568°	18.858225°	-	-	-	-	-	-	-	-	-	-	-	-	B	Not Acc	-	-	JK/X3/QM & JS/X1/JO	Reyrolle England	1955	O	Ob	-	-	-	Av	
81. JC Smuts	-33.930968°	18.865642°	-	-	-	-	-	-	-	-	-	-	-	Acc	B	Acc	Av, G	-	T1 & T1/OF	GEC Power Distribution	1980	O	Acc	-	-	-	Not Av	
82. University Engineering Workshop	-33.927690°	18.865952°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	Locked	LMT/X2/JO	Reyrolle	-	O	Not Acc	-	-	-	Not Av	
83. Kromriver	-33.926055°	18.861502°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Acc	Av, G	G	Safeplus V	ABB	2009	SF6	Acc	-	-	-	Not Av	
84. Bergzicht Plaza	-33.933675°	18.859847°	-	-	-	-	-	-	-	-	-	-	-	Acc	G	Acc	Av, B	-	-	Hawker Sidderly	-	O	Acc	-	-	-	Not Av	
85. Dros	-33.935147°	18.859017°	-	-	-	-	-	-	-	-	-	-	-	Acc	B	Not Acc	Av, G	-	SafeRing C, CCV, V	ABB	2011	SF6	Acc	-	-	-	Not Av	
86. Bison Board	-33.957549°	18.858212°	-	-	-	-	-	-	-	-	-	-	-	-	B	Acc	Av, G & B	B, Be	Safeplus V	ABB	2009	SF6	Acc	-	-	-	Not Av	
87. Glen Elly	-33.921286°	18.878793°	-	-	-	-	-	-	-	-	-	-	-	-	G	Acc	-	-	FRMU MK1A	W. Lucy&Co.Ltd. Oxford	2005	O	Acc	-	-	-	Av	
88. Postkantoor	-33.936359°	18.859964°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
89. Waterwerke	-33.924132	18.888846	-	-	-	-	-	-	-	-	-	-	-	-	B	Acc	Av, G	-	panel locked				Acc	-	-	-	-	Not Av
90. Oude Hoek	-33.937786°	18.861606°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
91. Polisie	-33.936369	18.856795	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Not Av	-	T3/OF	GEC Power Distribution	1979	O	Not Acc	-	-	-	Not Av	
92. De Wets	-33.937707	18.860674	-	-	-	-	-	-	-	-	-	-	-	-	B	Acc	Av, G	-	IMS/X2/JOE	Reyrolle Parsons	Not Av	O	Acc	-	-	-	Not Av	
93. Hagerhof	-33.930356°	18.860009°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Av, B	-	Safeplus V	ABB	2011	SF6	Acc	-	-	-	Not Av	
94. De kelder	-33.940210°	18.854739°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
95. Amantoni	-33.937626°	18.852018°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Not Av	-	T3/OF	GEC Power Distribution	1988	O	Not Acc	-	-	-	Not Av	
96. East Lynne	-34.080765°	18.836000°	-	-	-	-	-	-	-	-	-	-	-	Mi	B	Not Acc	Not Av	-	-	-	-	-	-	-	-	-	-	-
97. Rowan	-33.936617°	18.880906°	-	-	-	-	-	-	-	-	-	-	-	Mi	G	Acc	Av, G	-	JS/X1/JO	Reyrolle-England	-	O	Acc	-	-	-	Not Av	

Basis Notes

1. The condition assessment was only a visual assessment from the ground (ie no tests were conducted nor samples taken) under energised conditions.
2. Obsolete MV switchgear is due to the manufacturer no longer manufacturing the product range.

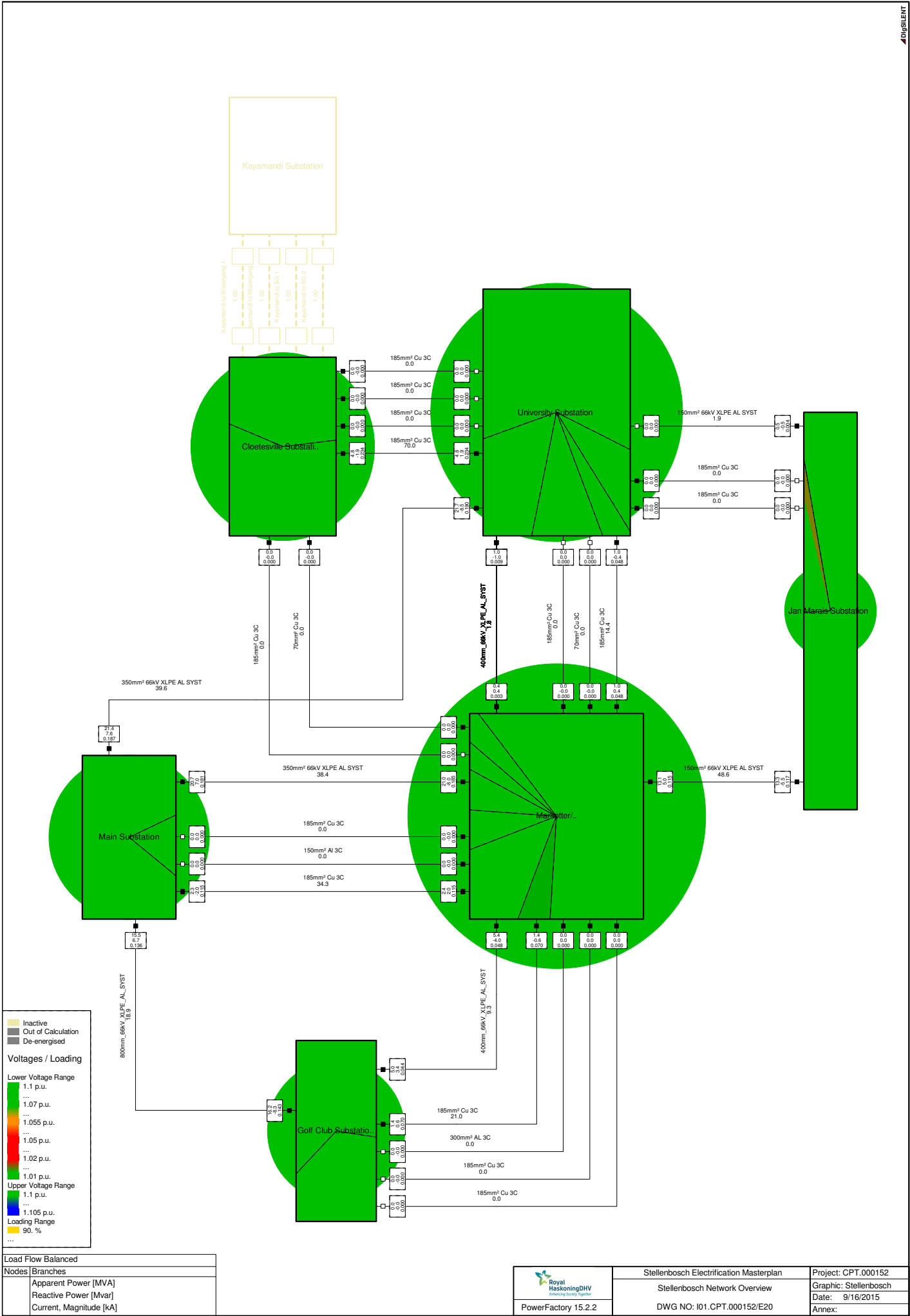
Abbreviations

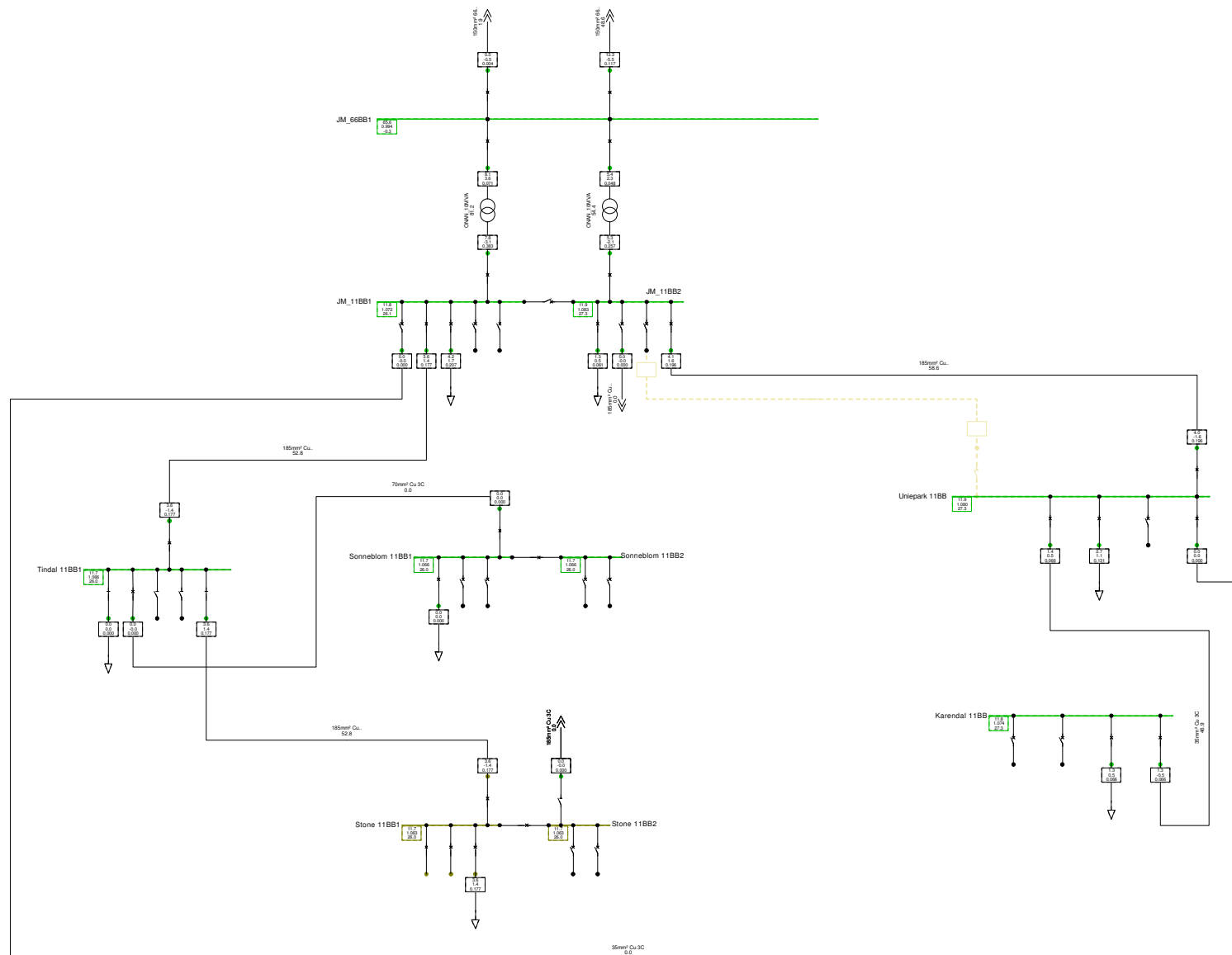
- Acc - Acceptable
- Ad - Adequate
- Av - Available
- B - Bad
- Be - Below Minimum
- Bi - Bird Nest
- Dis - Discolouring
- Er - Erosion
- G - Good
- Inad - Inadequate
- Mi - Missing
- Not Acc - Not Acceptable
- Not Av - Not Available
- "-" - Not Applicable
- Ob- Obsolete
- Oil le- Oil leakage
- Ru- Rust
- Veg- Vegetation
- Va - Vacuum
- No - Not Visible
- * - Not commissioned
- ** - Remote switching facility available

FRANSCHHOEK CONDITION ASSESMENT - MINIATURE SUBSTATION SUMMARY TABLE																												
	Address/Location	Latitude (decimal degrees)	Longitude (decimal degrees)	Mini Ring Network	Make	Serial Number	Type	Rating	Overall Signage and Warning Notices (Y/N)	Phase Colour Coding Tags	Condition of all Doors	Condition and Availability of Locks	Condition of Cooling Fans	Grass and Vermin Proofing in Good Condition (Y/N)	Roof Bolts in Good Condition and No Open Gaps	Operating Handle on Site (Y/N)	SF6 Gas Pressure (Where Applicable) (Y/N)	Overall Earthing in Contact (Y/N)	LV Breakers Mounted Properly	Safety Barriers in Place and No Live Connections Exposed	Loose Connections on LV Breakers (Y/N)	11kV Safety Barrier Fitted (Y/N)	Phase Barrier Boards are Fitted between Phases	Repaint Inside (Y/N)	Repaint Outside (Y/N)	Grass to be Removed from Inside/Outside Minisub (Y/N)	Backfilling need Attention (Y/N)	
DUSSENBERG - SAFERING	N/A	-33.909569°	19.106045°	-	ABB	-	SAFEPLUS C	21 KA	-	-	Y	Y	Y	SPIDERS	Y	-	-	Y	Y	N	N	Y	-	N	Y	N	N	
DASSENBERG MS	N/A	-33.906236°	19.100540°	-	POWER ENGINEERS	224782	-	-	N	-	Y	Y	Y	Y	Y	Y	-	Y	Y	N	N	Y	-	N	Y	N	N	
DASSENBERG MS	N/A	-33.907829°	19.102959°	-	POWER TRANSFORMERS	JM 5622	-	-	-	-	Y	Y	Y	Y	Y	Y	-	Y	Y	N	N	Y	-	N	Y	N	N	
LA PROVANCE MS	N/A	-33.905073°	19.103862°	-	-	-	-	315 KVA	Y	-	Y	Y	Y	N	REPAINT	-	-	Y	Y	N	N	-	-	N	Y	N	N	
HAUMAN - SAFERING	N/A	-33.905401°	19.104710°	-	-	-	-	150 KVA	Y	-	-	-	PAINT CHIPPED	-	-	-	-	-	-	-	-	-	-	-	Y	-	-	
HAUMAN MS	N/A	-33.905633°	19.104673°	-	ABB	-	-	21 KA	Y	-	Y	Y	-	N	Y	-	-	-	-	-	-	-	-	N	N	N	N	
UITKYK MS	N/A	-33.905441°	19.114964°	-	ABB	30565201/01	SAFEPLUS CCV	500 KVA	Y	-	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
HUGENOTE NCORD	N/A	-33.906136°	19.116594°	-	-	-	-	400 KVA	Y	-	Y	Y	Y	SPIDERS	Y	-	-	Y	Y	N	N	Y	-	N	N	N	N	
KERK MS	N/A	-33.909422°	19.118726°	-	POWER TECH	20788501/01	-	500 KVA	Y	LV	Y	Y	Y	Y	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
ABSA MS	N/A	-33.910913°	19.119882°	-	-	-	-	400 KVA	Y	LV	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
DE LA REY	N/A	-33.910027°	19.116865°	-	POWER ENGINEERS	30529001/01	-	500 KVA	Y	LV	Y	Y	Y	GRASS	Y	Y	-	Y	Y	N	N	Y	-	N	Y	Y	N	
CABRIERE MS	N/A	-33.912729°	19.118499°	-	-	8/30284/A4	-	315 KVA	Y	Y	Y	Y	-	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
Klein CABRIERE MS	N/A	-33.910909°	19.117522°	-	DESTRA	-	SAFERING CCV	500 KVA	Y	-	Y	Y	Y	SPIDERS	N	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
KRUGER MS	N/A	-33.908459°	19.116709°	-	DESTRA POWER	-	-	500 KVA	Y	-	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	Y	N	N	
FABRIER MS	N/A	-33.907920°	19.115332°	-	-	8/30308/A4	-	500 KVA	Y	-	RUSTED	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
LA GORE MS	N/A	-33.913891°	19.122423°	-	-	-	-	630 KVA	Y	-	-	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
PAKSTOOR TRF	N/A	-33.906932°	19.114121°	-	POWER ENGINEERS	AB 196	-	500 KVA	Y	-	DOOR BROKEN	-	-	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
PAKSTOOR RMU	N/A	-33.906249°	19.112976°	-	LUCY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
LOUIS BOTHA MS	N/A	-33.907251°	19.117969°	-	8/30283/A4	-	-	315 KVA	Y	-	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	Y	N	N	
SKOOL - SAFERING	N/A	-33.908668°	19.120342°	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	N	N	
SKOOL MS	N/A	-33.909169°	19.120685°	-	DESTRA POWER	80619101/01	-	500 KVA	Y	-	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
MONUMENT RMU	N/A	-33.913891°	19.122423°	-	-	-	-	-	Y	-	Y	Y	-	-	-	-	-	-	-	-	-	-	-	-	N	N	N	
PARKLANE MS	N/A	-33.916654°	19.127726°	-	DESTRA POWER	30614201/01	-	500 KVA	Y	-	Y	Y	-	SPIDERS	Y	-	-	-	-	-	-	-	-	-	N	N	Y	-
DIRKIE UYS North MS	N/A	-33.904654°	19.117220°	-	POWER ENGINEERS	20473001/01	-	400 KVA	FADED SIGNS	-	Y	Y	Y	SPIDERS	PAINT CHIPPED	Y	-	Y	Y	N	N	Y	Y	N	N	Y	Y	
SKOOL RMU	N/A	-33.910544°	19.122566°	-	-	-	-	-	Y	-	Y	Y	-	SPIDERS	-	-	-	-	-	Y(LV EXPOSED)	-	-	-	-	-	N	N	
LA ROCHELLE	N/A	-33.910958°	19.123022°	-	POWER ENGINEERS	17288	-	160 KVA	Y	LV	PAINT CHIPPED	Y	PAINT CHIPPED	SPIDERS	N	Y	-	Y	-	-	-	-	-	-	Y	Y	Y	N
TUIN MS	N/A	-33.911513°	19.125472°	-	DESTRA POWER	30561801/01	-	500 KVA	FADED SIGNS	LV	DIRTY	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
WPK MS	N/A	-33.909199°	19.125107°	-	NEI TRANSFORMERS	20379301/01	-	400 KVA	DIRTY	-	ALL MISSING	Y	Y	SPIDERS	Y	-	-	Y	Y	N	N	Y	-	N	N	N	N	
MED COST MS	N/A	-33.907405°	19.128596°	-	-	-	-	500 KVA	Y	Y	RUBBER FALLING OUT	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
HAMPTON SQUARE MS	N/A	-33.909282°	19.129492°	-	-	-	-	200 KVA	FADED SIGNS	Y	RUSTED	Y	Y	SPIDERS	Y	Y	-	RUSTED	Y	N	N	Y	-	N	N	N	N	
HAMPTON SQUARE RMU	N/A	-33.909312°	19.129677°	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	N	
NERINA MS	N/A	-33.910407°	19.127815°	-	MIN EE SUB	5836/40	-	180 KVA	Y	Y	REPAINT	Y	Y	SPIDERS	RUSED	Y	-	-	-	-	N	N	Y	Y	N	N	N	N
BAGATELLE MS	N/A	-33.913202°	19.129500°	-	NEI TRANSFORMERS	20283404/01	-	400 KVA	Y	Y	Y	Y	-	SPIDERS	Y	Y	-	Y	N	N	Y	Y	-	-	N	N	N	
BAGATELLE RMU	N/A	-33.914235°	19.130671°	-	-	-	-	-	-	-	-	-	-	SPIDERS	-	-	-	-	-	Y(LV EXPOSED)	-	-	-	-	-	-	-	
BERG STRAAT MS	N/A	-33.912988°	19.120664°	-	DESTRA POWER	-	-	500 KVA	Y	Y	Y	Y	-	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
HUGO RMU	N/A	-33.914699°	19.117829°	-	-	-	-	-	Y	-	-	-	-	SPIDERS	-	-	-	-	-	Y(LV EXPOSED)	-	-	-	-	-	N	N	
CLOSE CABRIERE MS	N/A	-33.916346°	19.114718°	-	ASEA	-	-	-	N	Y	REPAINT	Y	-	WASPS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
DANIEL HUGO MS	N/A	-33.911749°	19.119670°	-	ELECTRO INDUCTIVE IND	-	-	500 KVA	Y	Y	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
BORDEAUX MS	N/A	-33.910913°	19.118469°	-	-	30562001/02	-	500 KVA	FADED SIGNS	Y	DIRTY	Y	BUSH COVERING	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
LA COTTE	N/A	-33.905904°	19.118847°	-	-	-	-	500 KVA	Y	Y	Y	Y	BUSH COVERING	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
NAUDE MS	N/A	-33.904051°	19.119024°	-	DESTRA	30561901/01	-	400 KVA	FADED SIGNS	Y	RUBBER FALLING OUT	Y	-	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
CAHAMONIX MS	N/A	-33.900010°	19.128421°	-	NEI TRANSFORMERS	2027719/02	-	315 KVA	FADED SIGNS	-	Y	Y	REPAINT	SPIDERS	Y	-	-	Y	Y	N	N	Y	Y	N	N	N	N	
LES-CH RMU	N/A	-33.898385°	19.134729°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DIEU DONNE MS	N/A	-33.896868°	19.130061°	-	DESTRA	-	-	500 KVA	Y	Y	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	-	N	N	N	N	
POSKANTOOR MS	N/A	-33.911590°	19.120809°	-	DESTRA POWER	30688401/01	-	500 KVA	Y	LV	DENT	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
DIRKIE UYS South MS	N/A	-33.913507°	19.123115°	-	ELECTRO INDUCTIVE IND	-	-	500 KVA	Y	LV	Y	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
LA RECEDANCE 2 MS	N/A	-33.899435°	19.120603°	-	POWER TECH	-	-	315 KVA	Y	LV	Y	Y	BUSH COVERING	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	N	N	Y	N	
LA RECEDANCE 1 MS	N/A	-33.900603°	19.121369°	-	DESTRA POWER	20618601/02	-	315 KVA	Y	LV	HARD TO OPEN	Y	WASPS NEST	WASPS	-	-	-	-	-	Y(LV EXPOSED)	-	-	-	-	-	-	-	
LA MONTAGNE RMU	N/A	-33.898512°	19.119845°	-	LUCY	JC 2351/1	FRMU MK	-	N	-	DIRTY	Y	DIRTY	SPIDERS	-	-	-	-	-	-	-	-	-	-	-	-	N	
DOMAINE PES ANGLES MS	N/A	-33.901850°	19.113754°	-	NEI TRANSFORMERS	20325602/02	-	-	FADED SIGNS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
JC RMU	N/A	-33.901048°	19.135425°	-	-	-	-	-	N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
SS - 133	N/A	-33.898826°	19.129127°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
LA GRAPPE MS	N/A	-33.904722°	19.113473°	-	POWER ENGINEERS	20519301/01	-	315 KVA	FADED SIGNS	Y	REPAINT	Y	Y	SPIDERS	-	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
LA CHANTELLE MSS	N/A	-33.903199°	19.111852°	-	POWER ENGINEERS	20555201/01	-	315 KVA	FADED SIGNS	Y	RUSTED	-	Y	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	Y	Y	N	N	
VILLAGE ARTISEN MS	N/A	-33.906073°	19.112395°	-	-	-	-	400 KVA	Y	Y	DIRTY	Y	Y	SPIDERS	Y	Y	-	Y	Y	N	N	Y	Y	Y	N	N	N	
WYNKELDER RMU	N/A	-33.905525°	19.111956°	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
WYNKELDER TRF	N/A	-33.905675°	19.110943°	-	GEC	-	-	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
MERLOT MS	N/A	-33.900502°	19.108966°	-	NEI TRANSFORMERS	20412201/02	-	400 KVA	FADED SIGNS	LV	DIRTY	Y	DIRTY	SPIDERS	RUSED	Y	-	Y	Y	N	N	Y	Y	N	N	N	N	
CABERNETTE	N/A	-33.899017°	19.108288°	-	NEI TRANSFORMERS	20412201/01	-	400KVA	FADED SIGNS	-	REPAINT	Y	PAINT CHIPPED	SPIDERS	-	Y	-	Y	Y	N	N	-	-	N	Y	Y	-	
LOUW MS	N/A	-33.903896°	19.110284°	-	POWER ENGINEERS	30529001/02	-	500 KVA	Y	Y	PAINT CHIPPED	Y	Y	SPIDERS	-	Y	-	Y	Y	N	N	Y	-	N	Y	N	N	
HOOFSTRAAT RMU	N/A	-33.907920°	19.115332°	-	-	-	NX3F	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N	
LE ROUX MS	N/A	-33.894847°	19.100413°																									

APPENDIX D : NETWORK SINGLE LINE DIAGRAMS

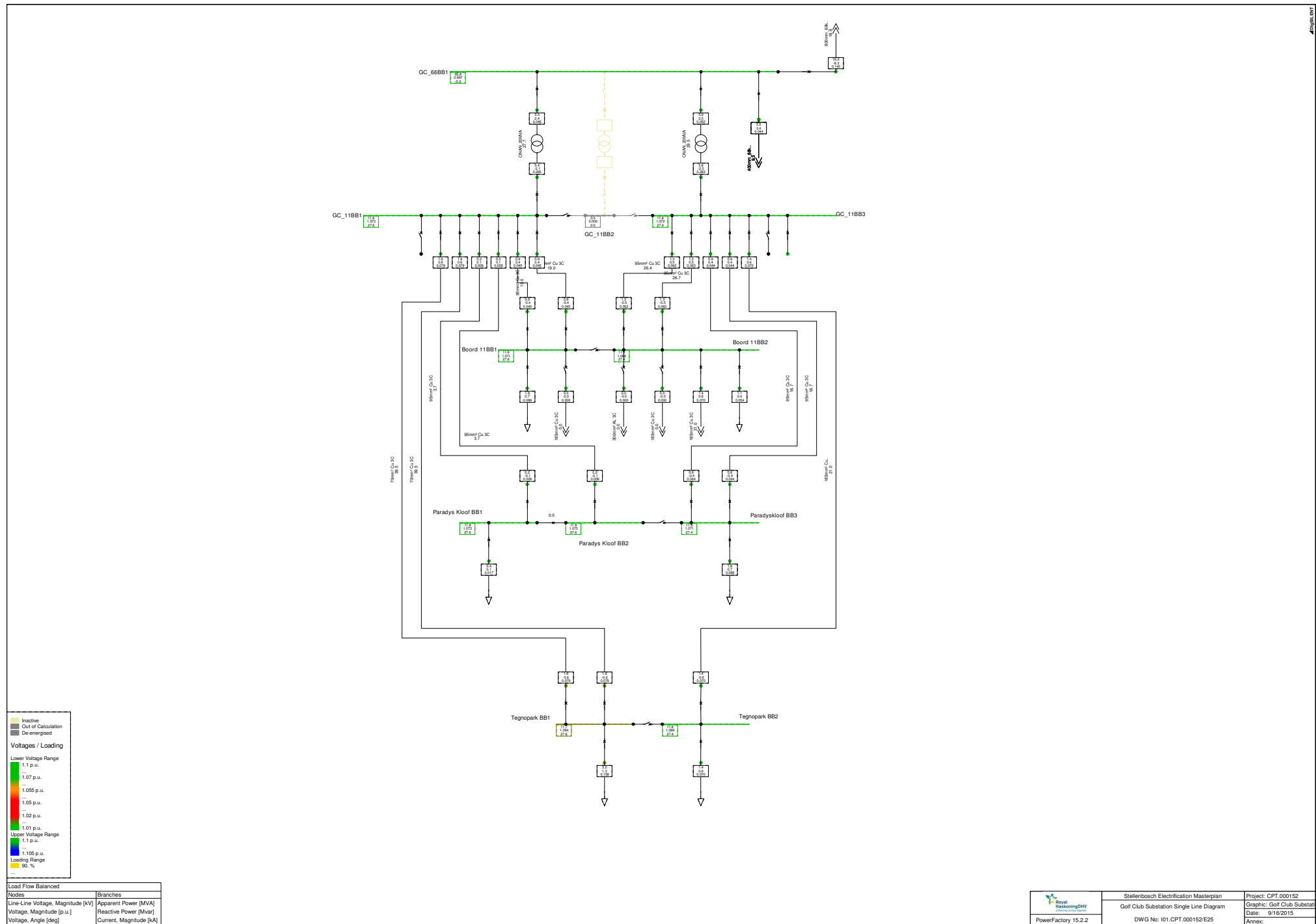
DRAWING NUMBER	TITLE
I01.CPT.000127/E20	Stellenbosch Network Overview, current network
I01.CPT.000127/E21	Main Substation SLD, Current network
I01.CPT.000127/E22	Markotter Substation SLD, Current network
I01.CPT.000127/E23	University Stellenbosch Substation SLD, Current network
I01.CPT.000127/E24	Jan Marais Substation SLD, current network
I01.CPT.000127/E25	Golf Club Substation SLD, Current network
I01.CPT.000127/E26	Cloetesville Substation SLD, Current network
I01.CPT.000127/E28	Franschhoek Substation SLD, Current network
I01.CPT.000127/E30	Stellenbosch Network Overview, High growth
I01.CPT.000127/E31-E38	Substation SLD's, High growth
I01.CPT.000127/E40	Stellenbosch Network Overview, Realistic growth
I01.CPT.000127/E41-48	Substation SLD's, Realistic Growth

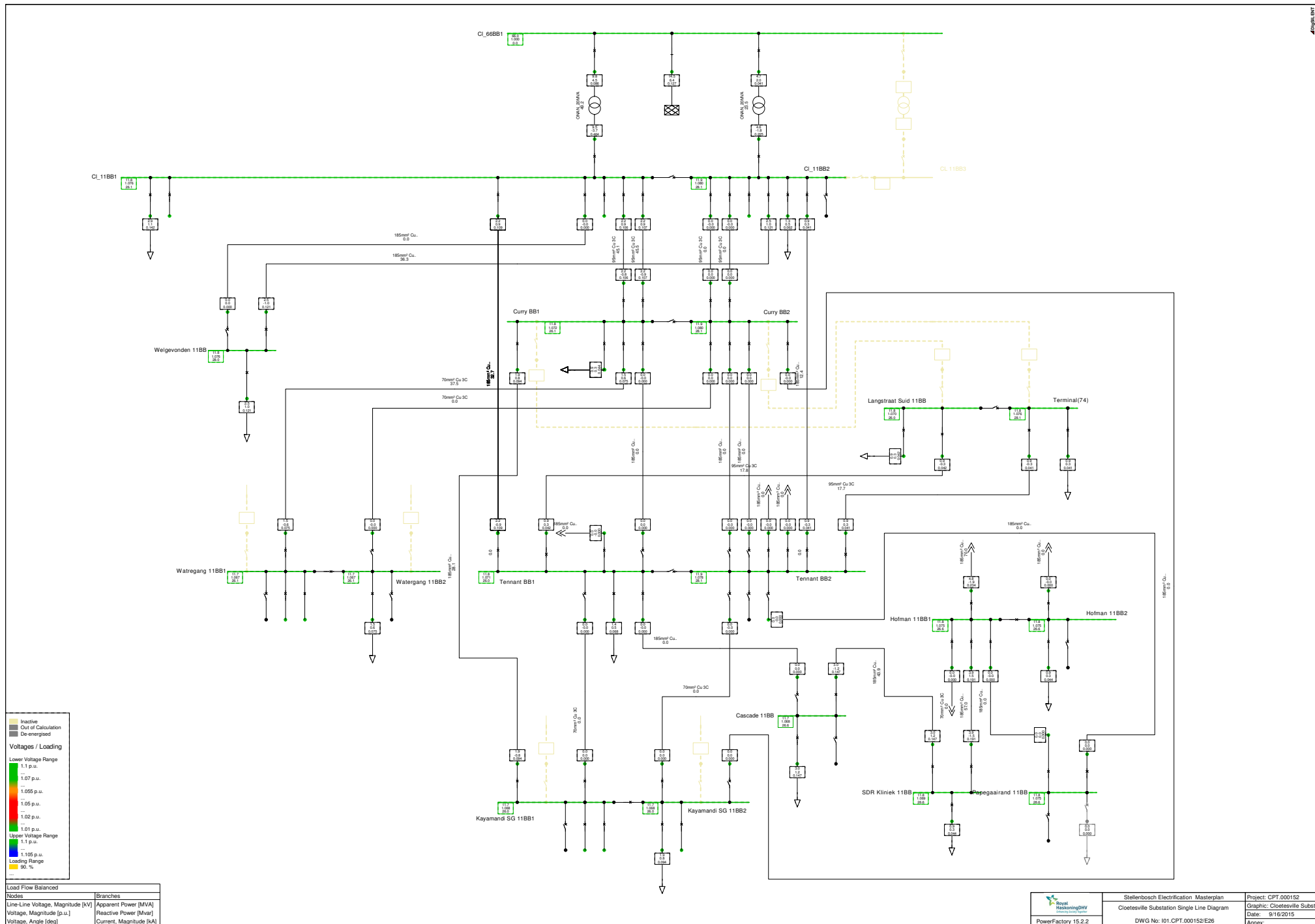


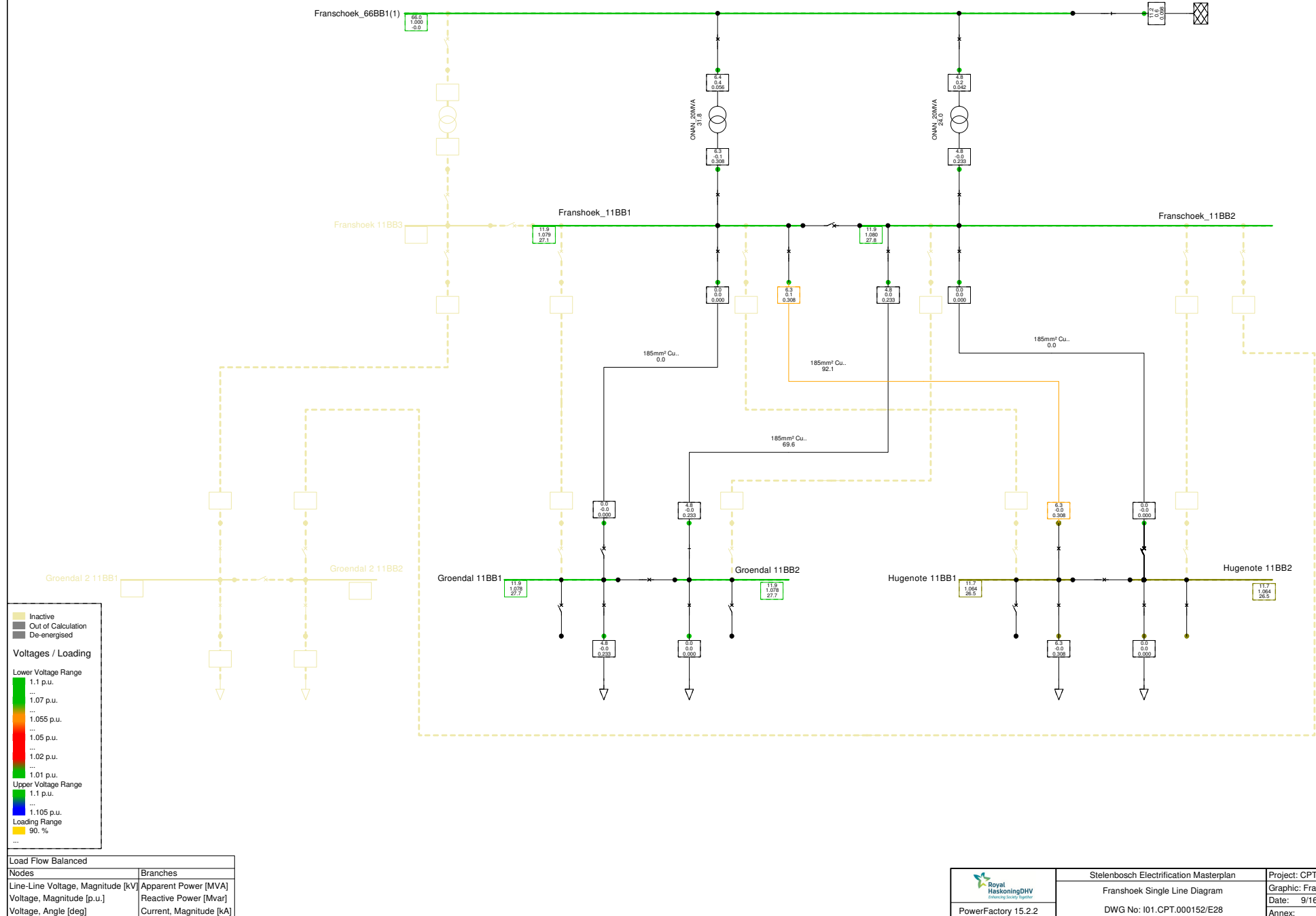


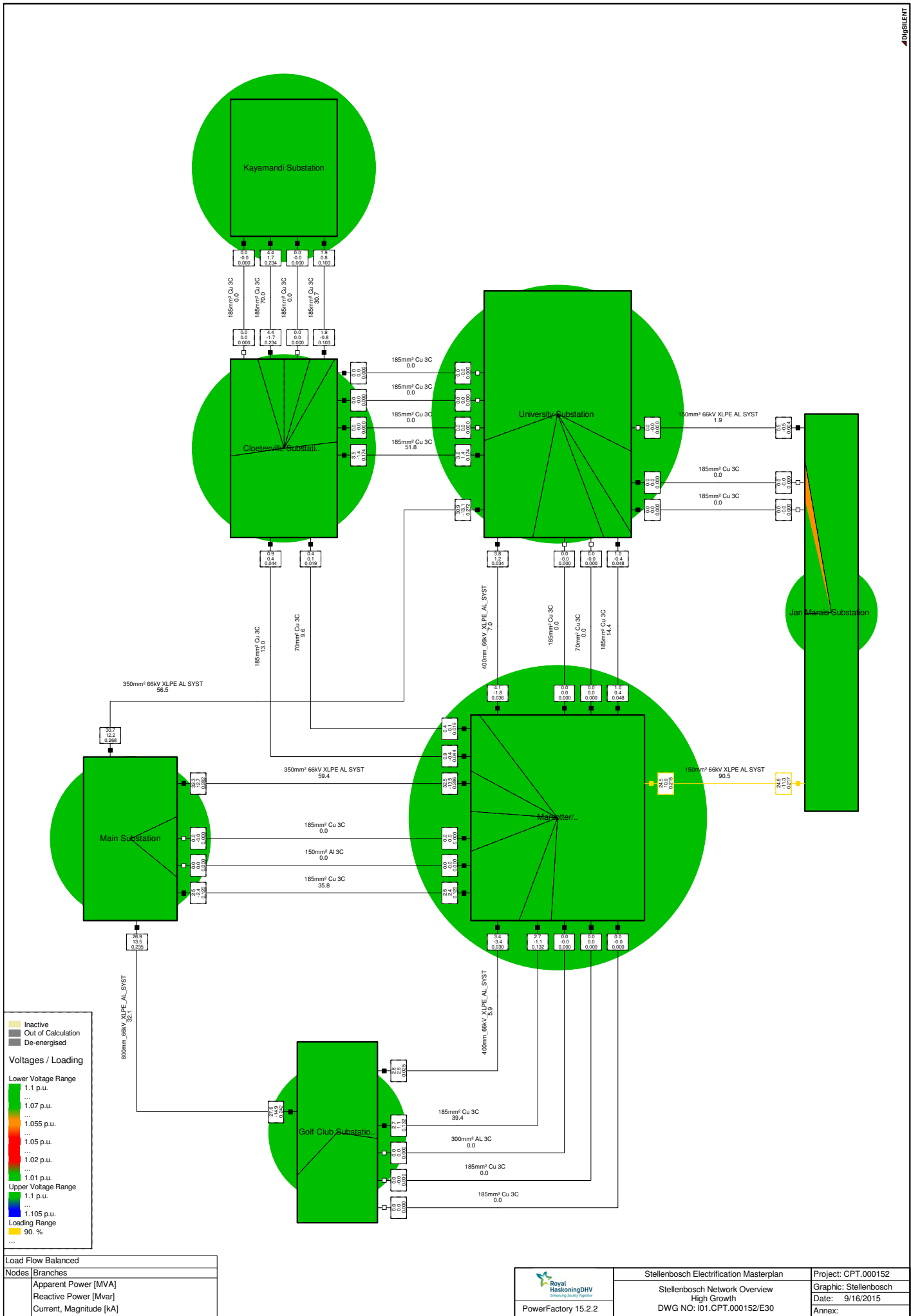
Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]

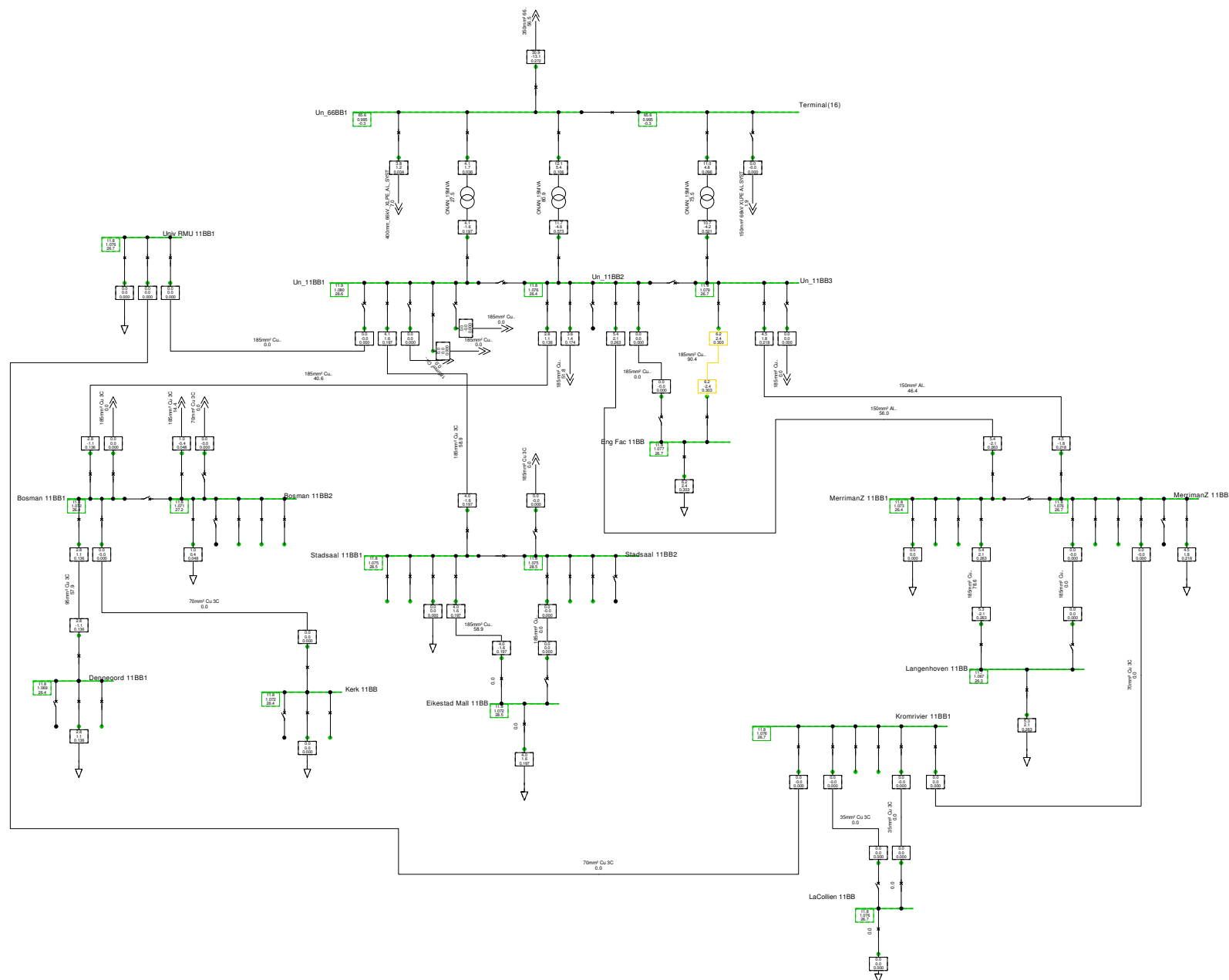
 PowerFactory 15.2.2	Stellenbosch Electrification Masterplan	Project: CPT.000152
	Jan Marais Substation Single Line Diagram	Graphic: Jan Marais Subst
	DWG No: 101.CPT.000152/E24	Date: 9/16/2015
		Annex:

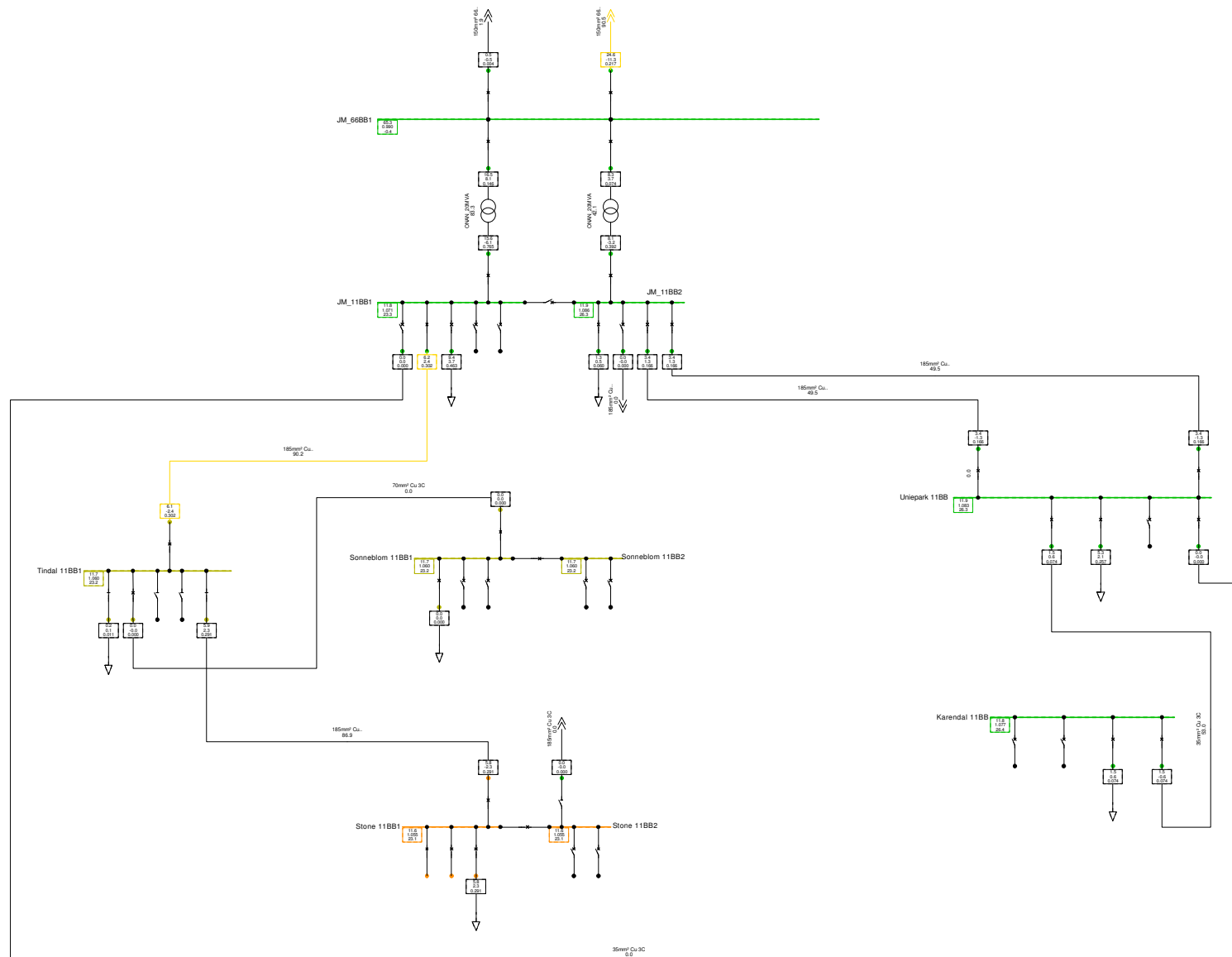












Inactive
Out of Calculation
De-energised

Voltages / Loading

Lower Voltage Range

1.1 p.u.

1.07 p.u.

1.055 p.u.

1.05 p.u.

1.02 p.u.

Upper Voltage Range

1.01 p.u.

1.1 p.u.

1.105 p.u.

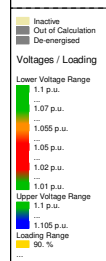
Loading Range

80 %

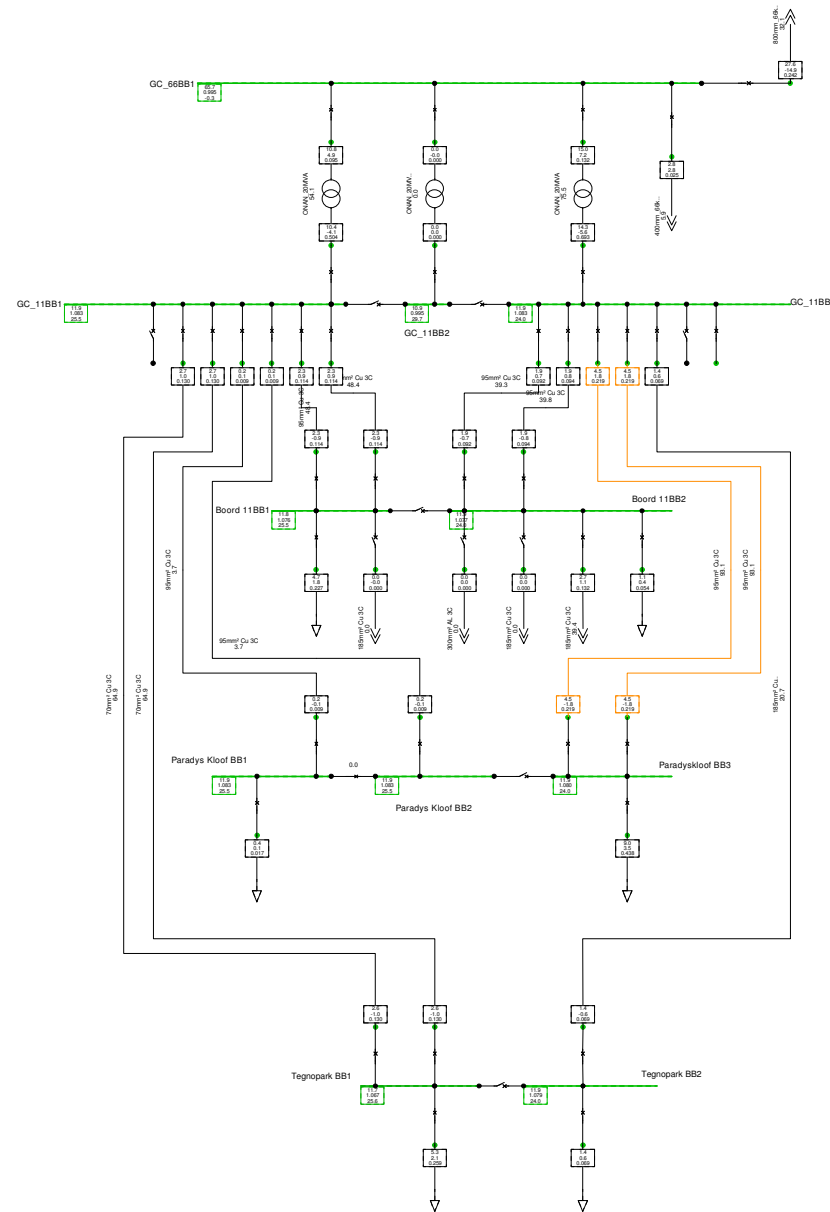
100 %

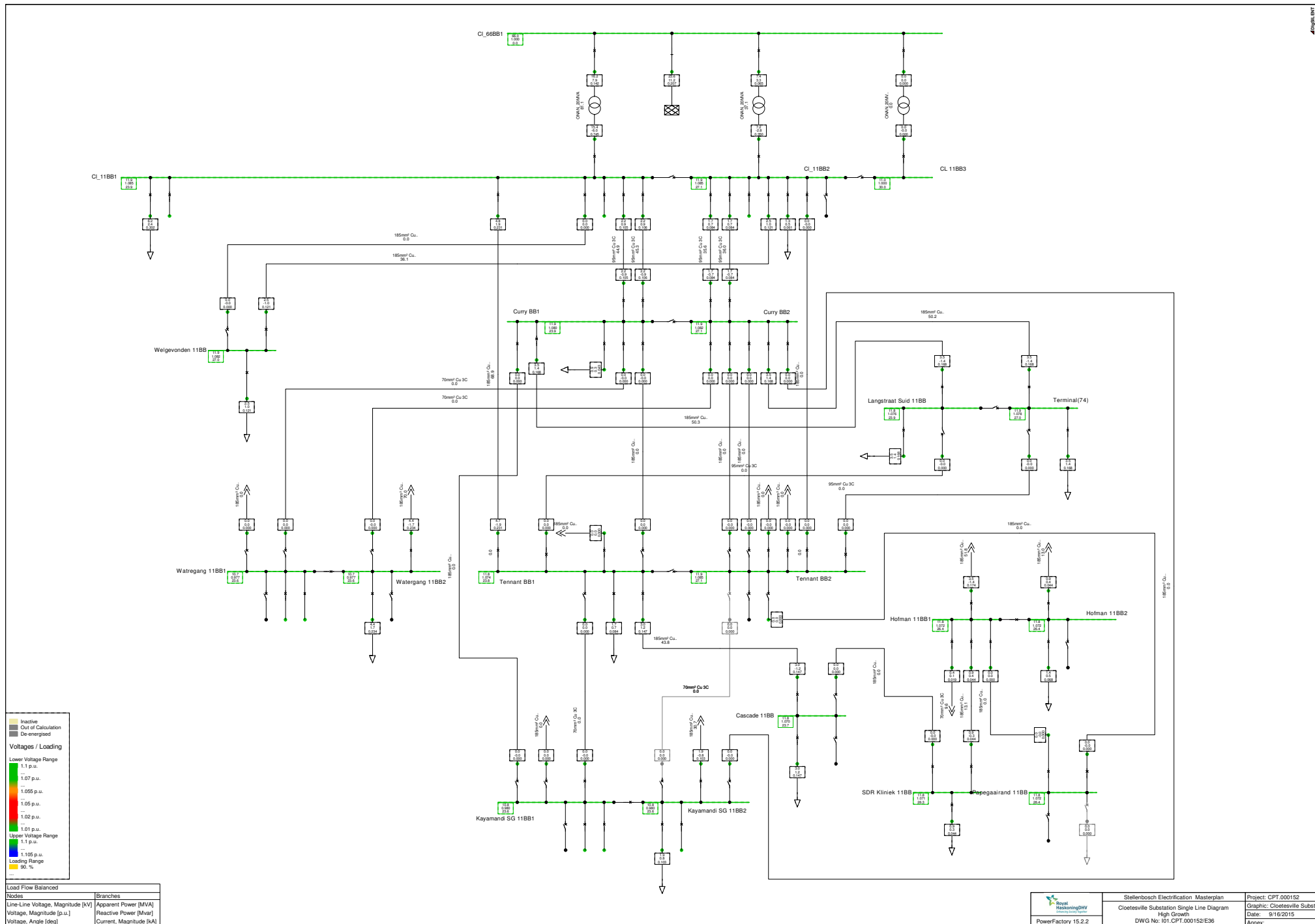
Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]

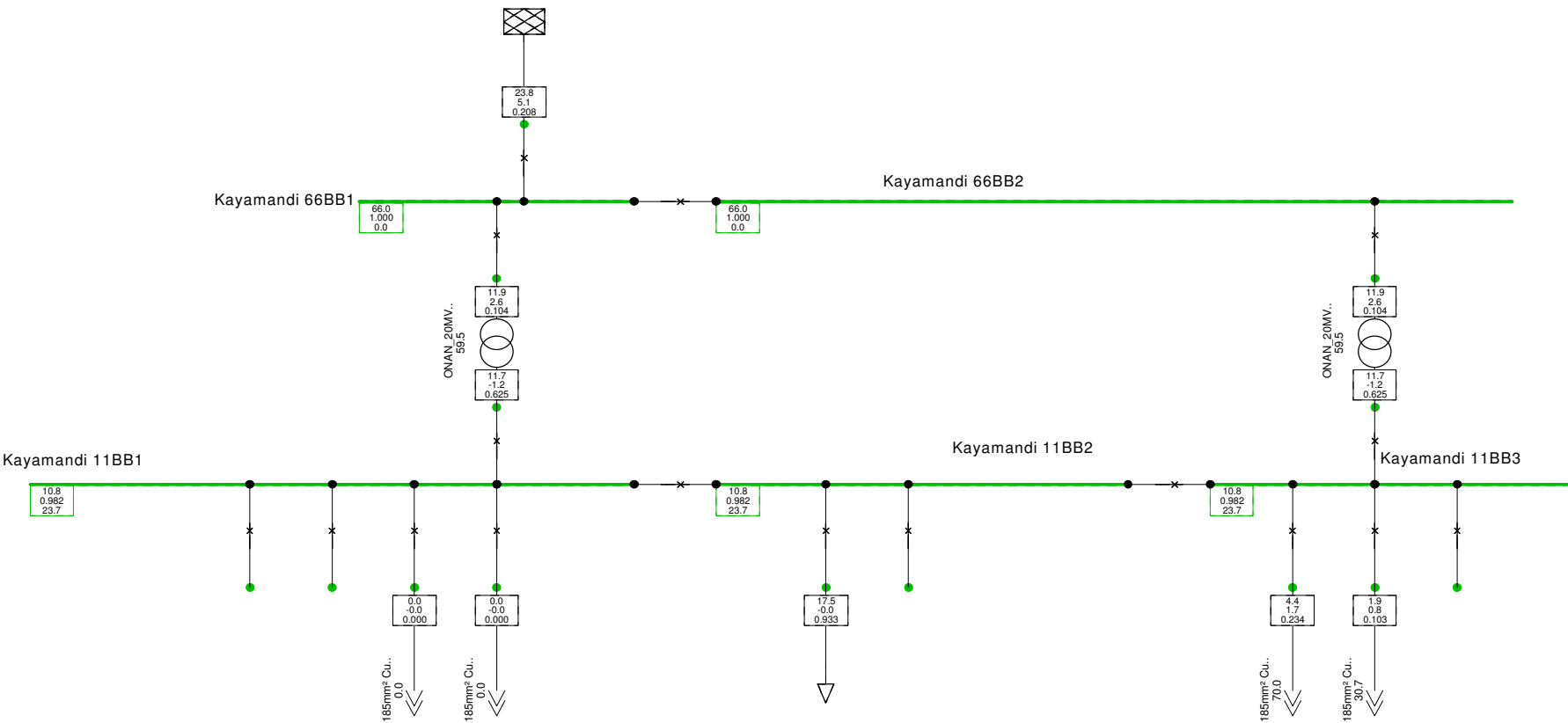
 PowerFactory 15.2.2	Stellenbosch Electrification Masterplan	Project: CPT.000152
	Jan Marais Substation Single Line Diagram	Graphic: Jan Marais Subst
	High Growth	Date: 9/16/2015
	DWG No: 101.CPT.000152/E34	Annex:



Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]

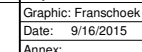


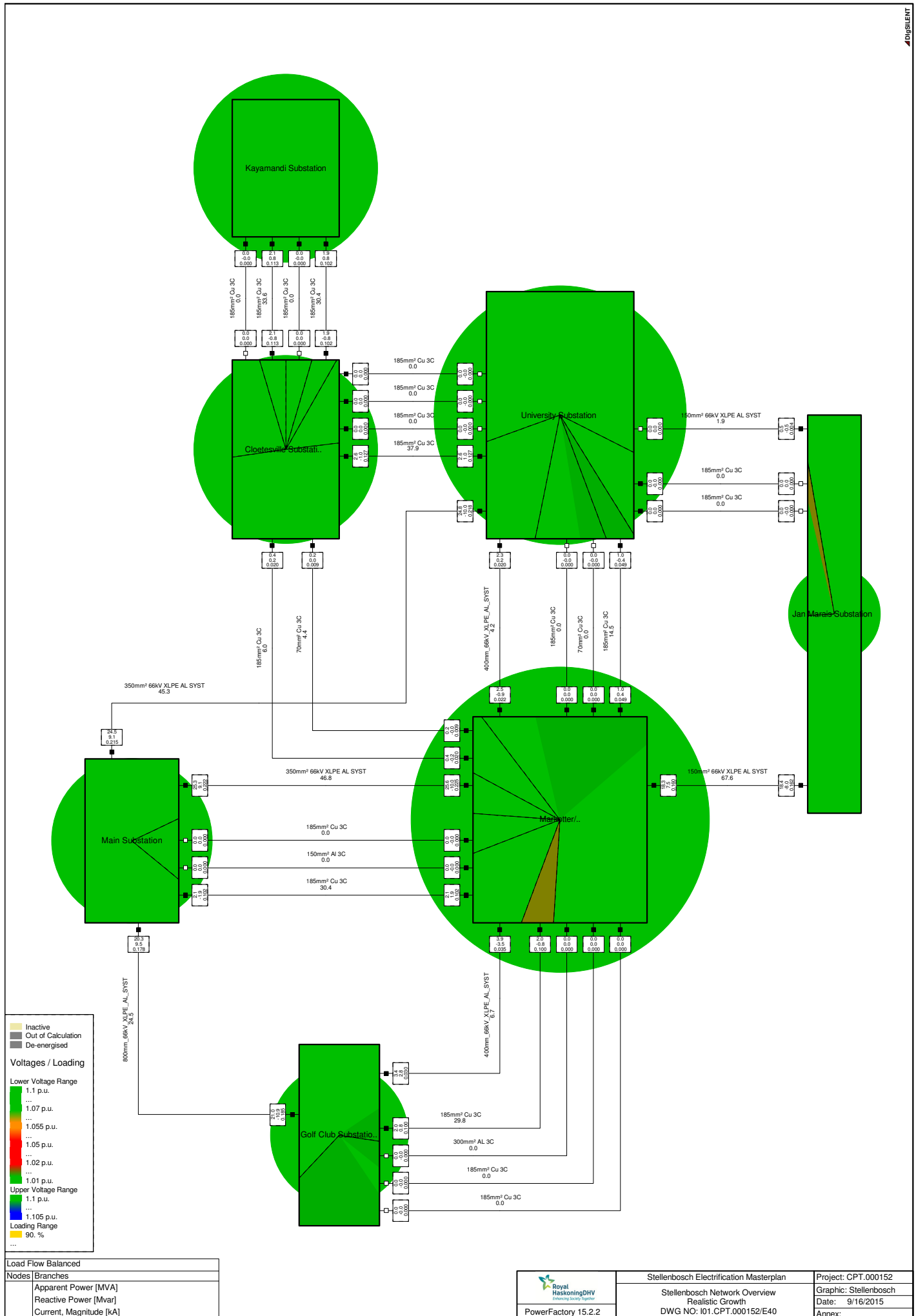


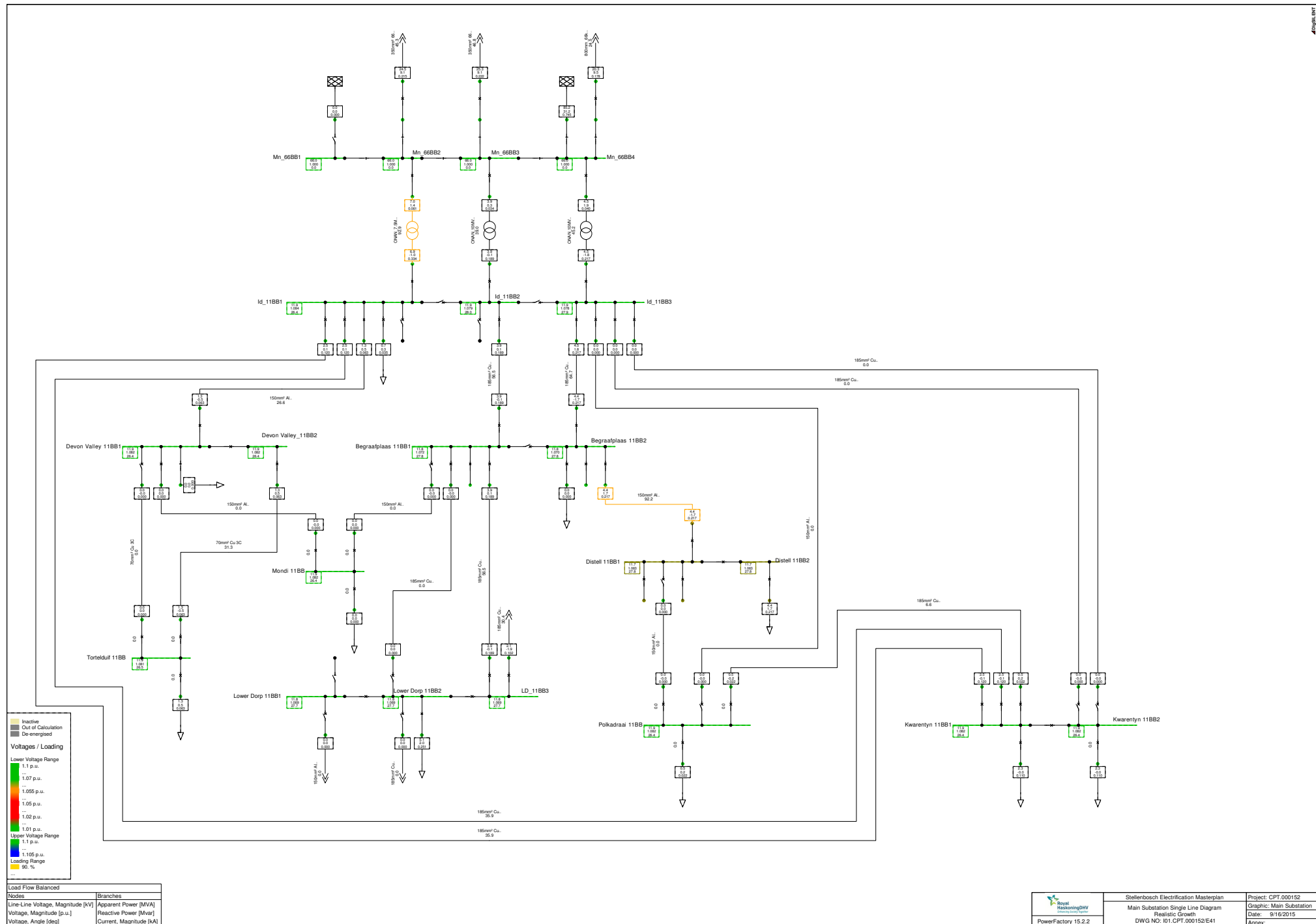


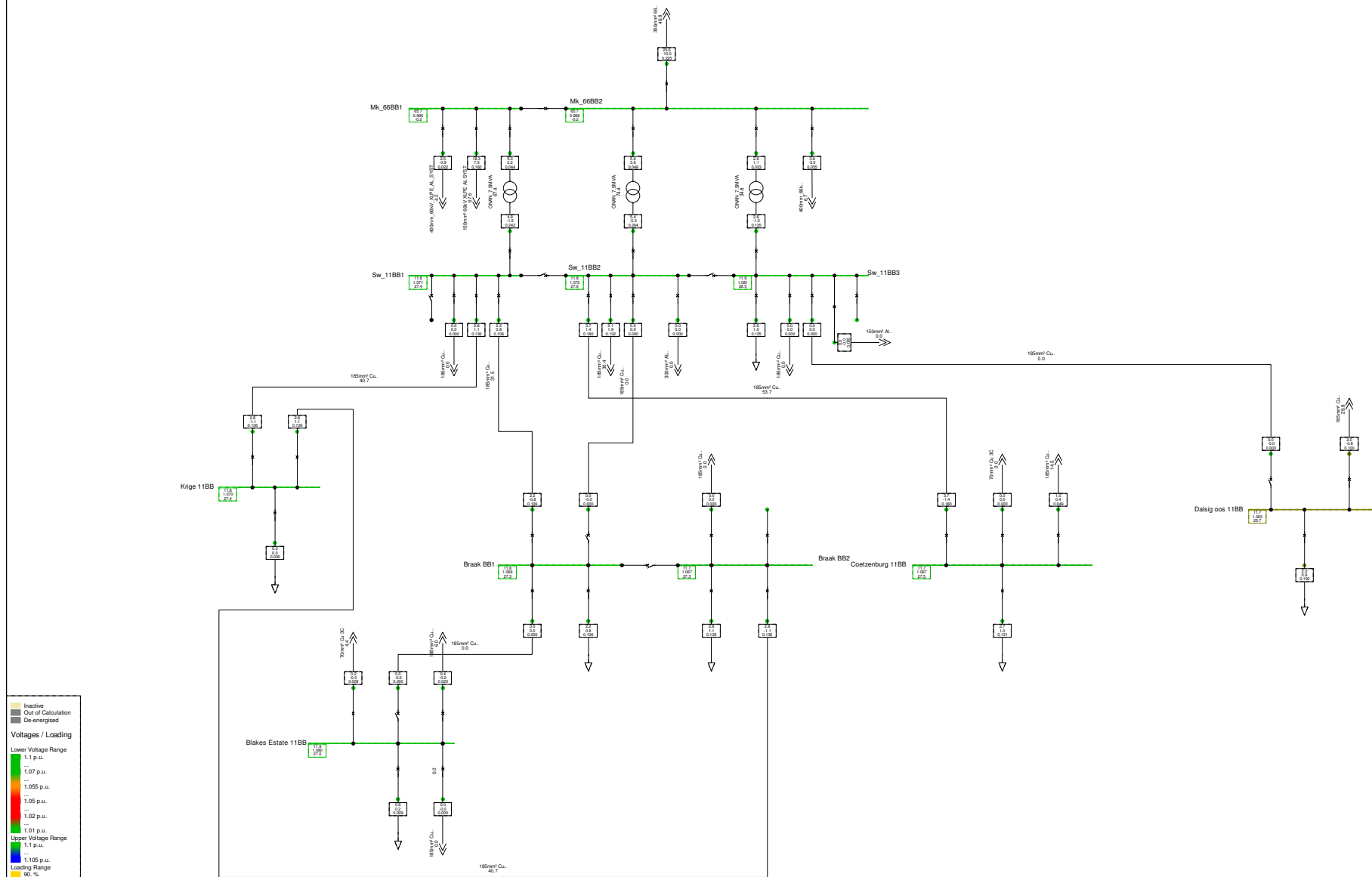
Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]

 PowerFactory 15.2.2	Stellenbosch Electrification Masterplan	Project: CPT.000152
	Kayamandi Single Line Diagram High Growth DWG No: I01.CPT.000152/E37	Graphic: Kayamandi Subst Date: 9/16/2015 Annex:





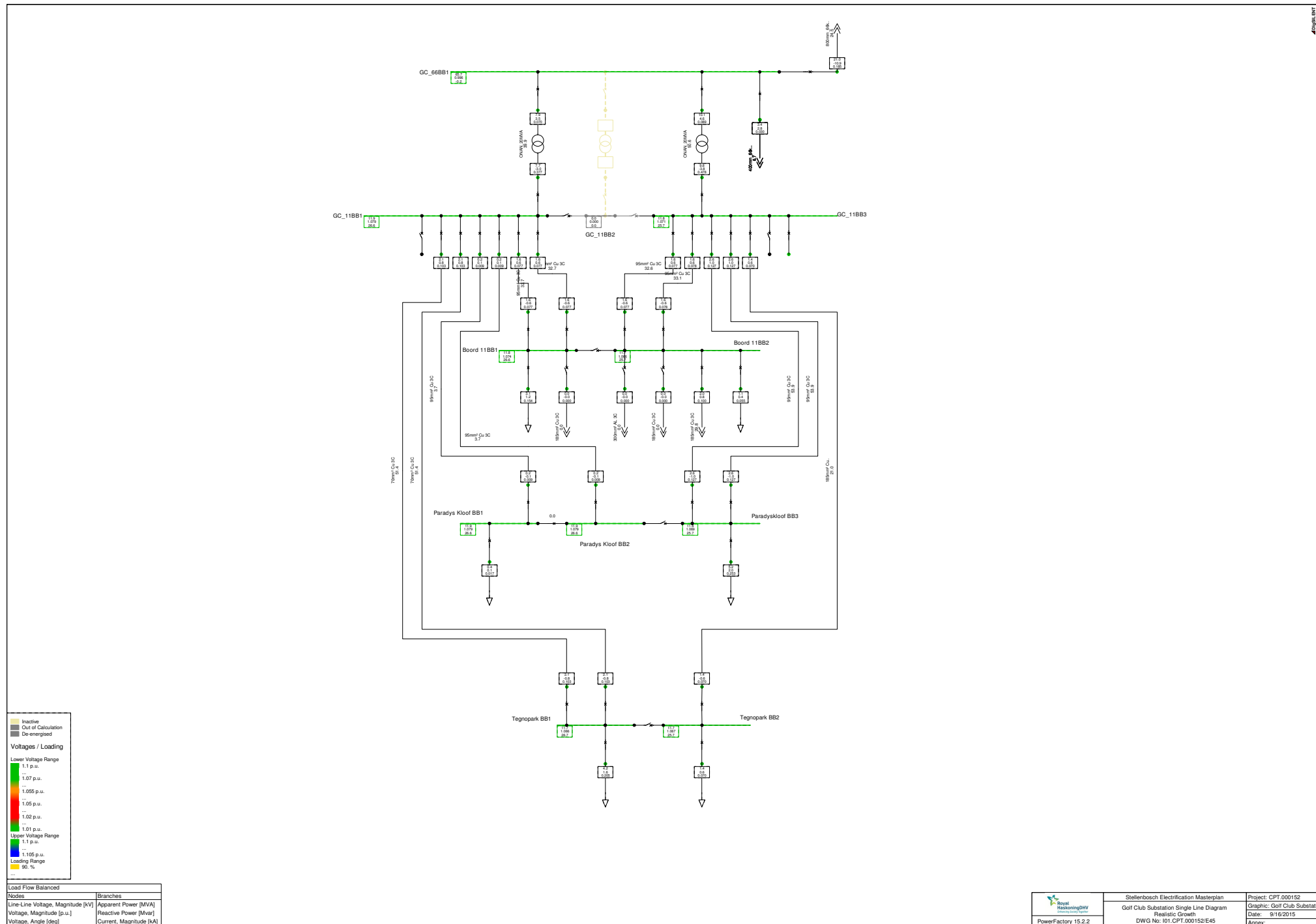


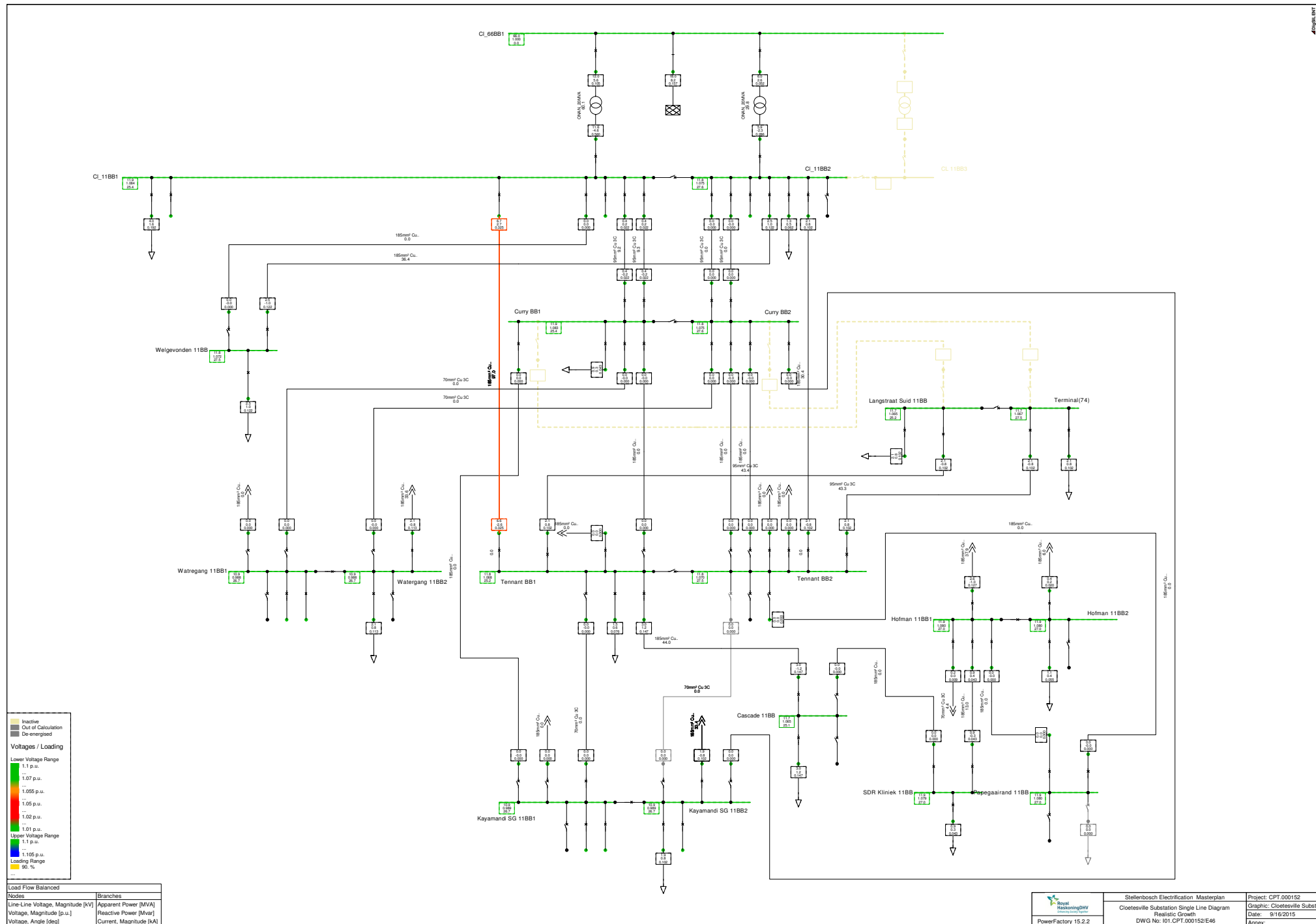


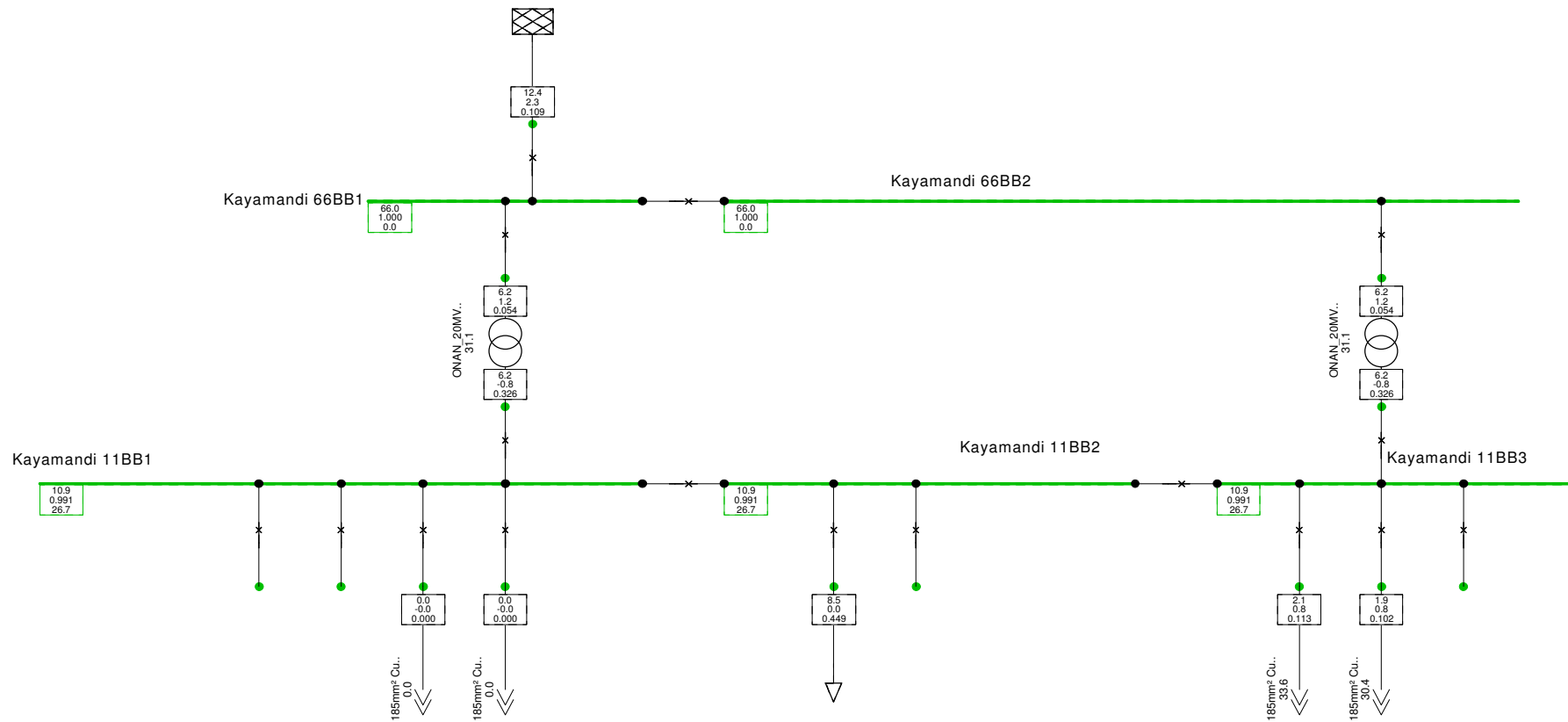
Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]

	Stellenbosch Electrification Masterplan	Project: CPT.000152
	Markotter Single Line Diagram	Graphic: Markotter
	Realistic Growth	Date: 9/16/2015
	DWG NO: 101.CPT.000152/E42	Annex:

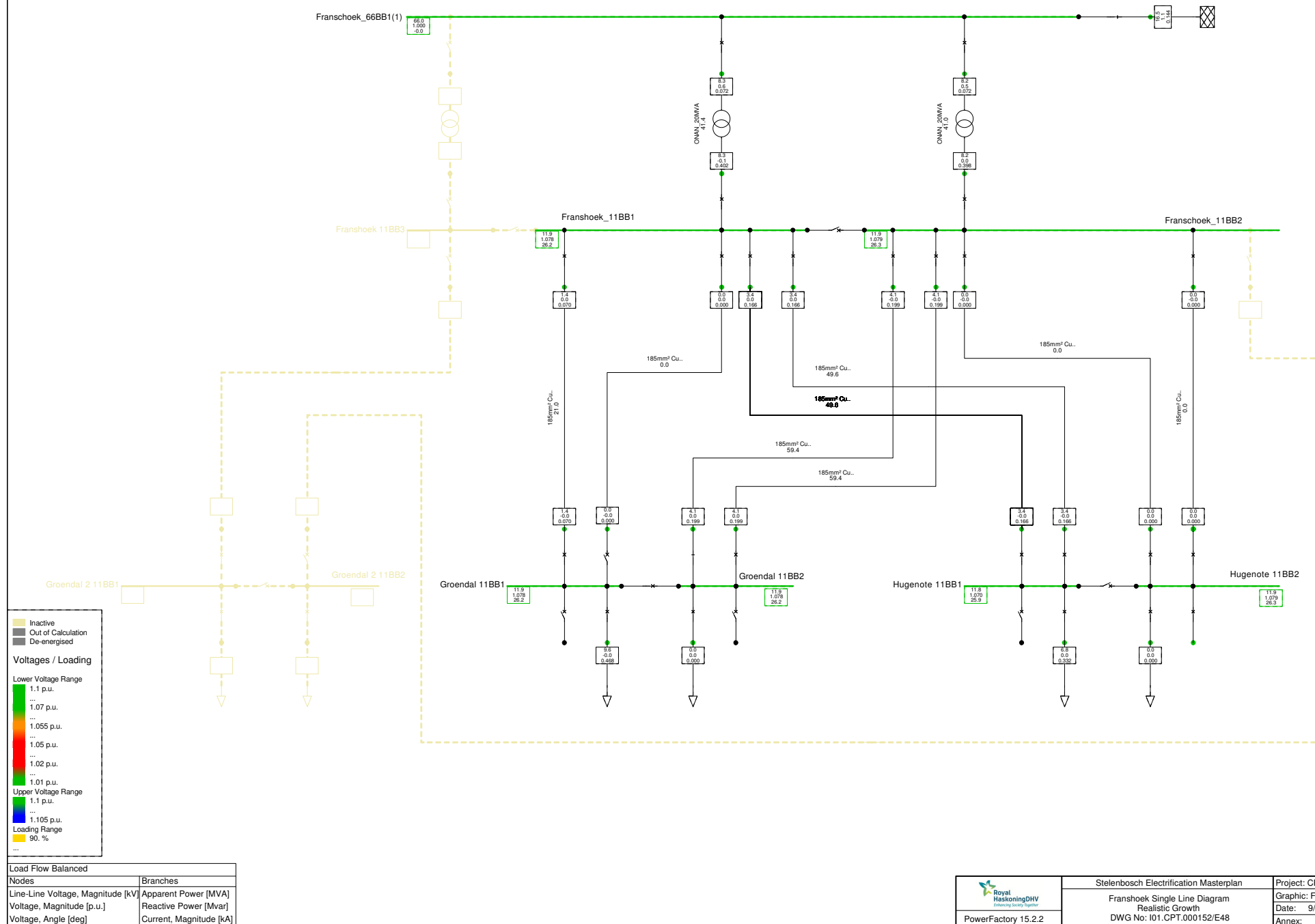
PowerFactory 15.2.2





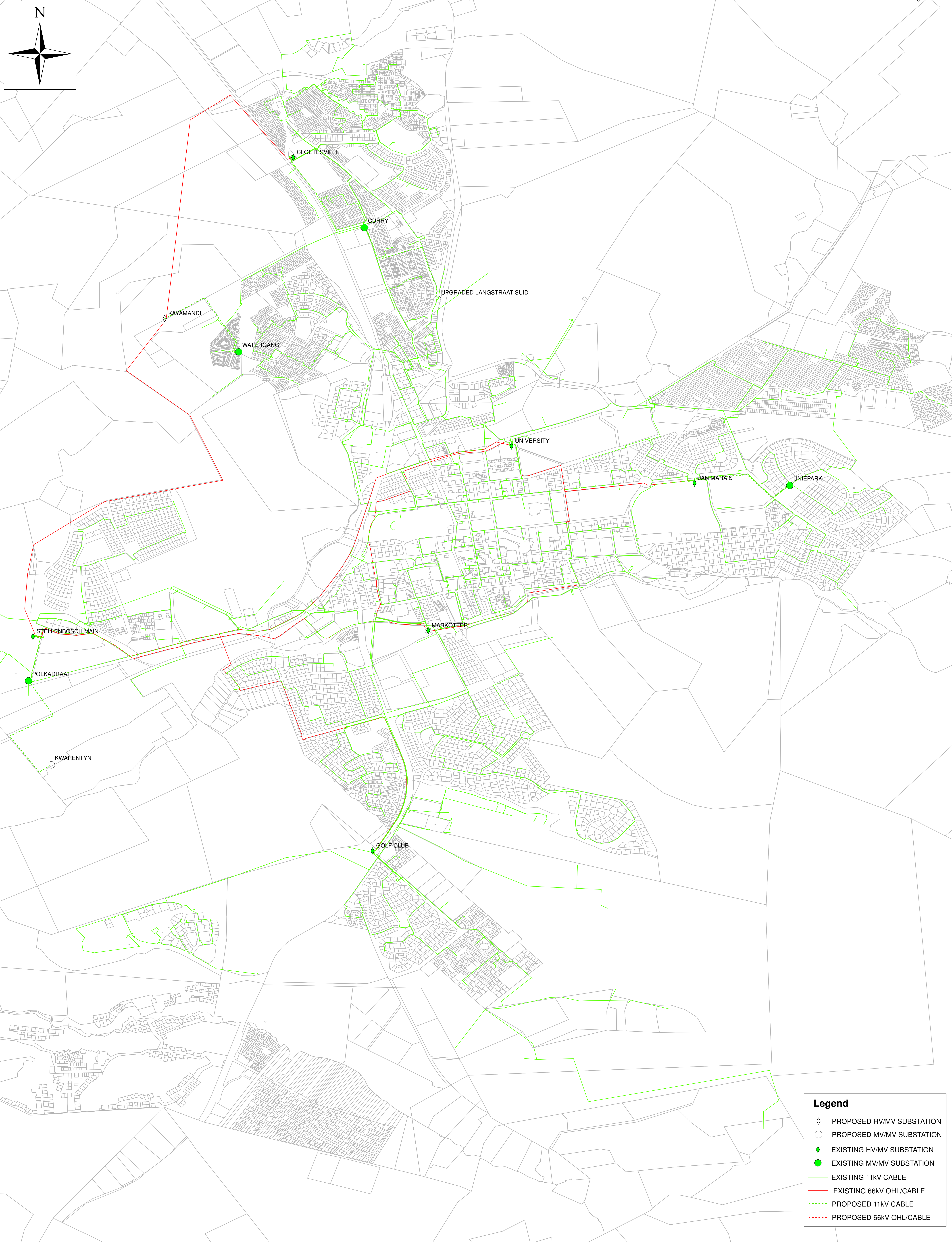


Load Flow Balanced	
Nodes	Branches
Line-Line Voltage, Magnitude [kV]	Apparent Power [MVA]
Voltage, Magnitude [p.u.]	Reactive Power [Mvar]
Voltage, Angle [deg]	Current, Magnitude [kA]



APPENDIX E : NETWORK PLAN LAYOUT DRAWINGS

DRAWING NUMBER	TITLE
I01.CPT.000127/E10	Plan Layout of Network: Stellenbosch (2034)
I01.CPT.000127/E11	Plan Layout of Network: Franschhoek (2034)



Legend

◇

PROPOSED HV/MV SUBSTATION

○

PROPOSED MV/MV SUBSTATION

◆

EXISTING HV/MV SUBSTATION

●

EXISTING MV/MV SUBSTATION

—

EXISTING 11kV CABLE

—

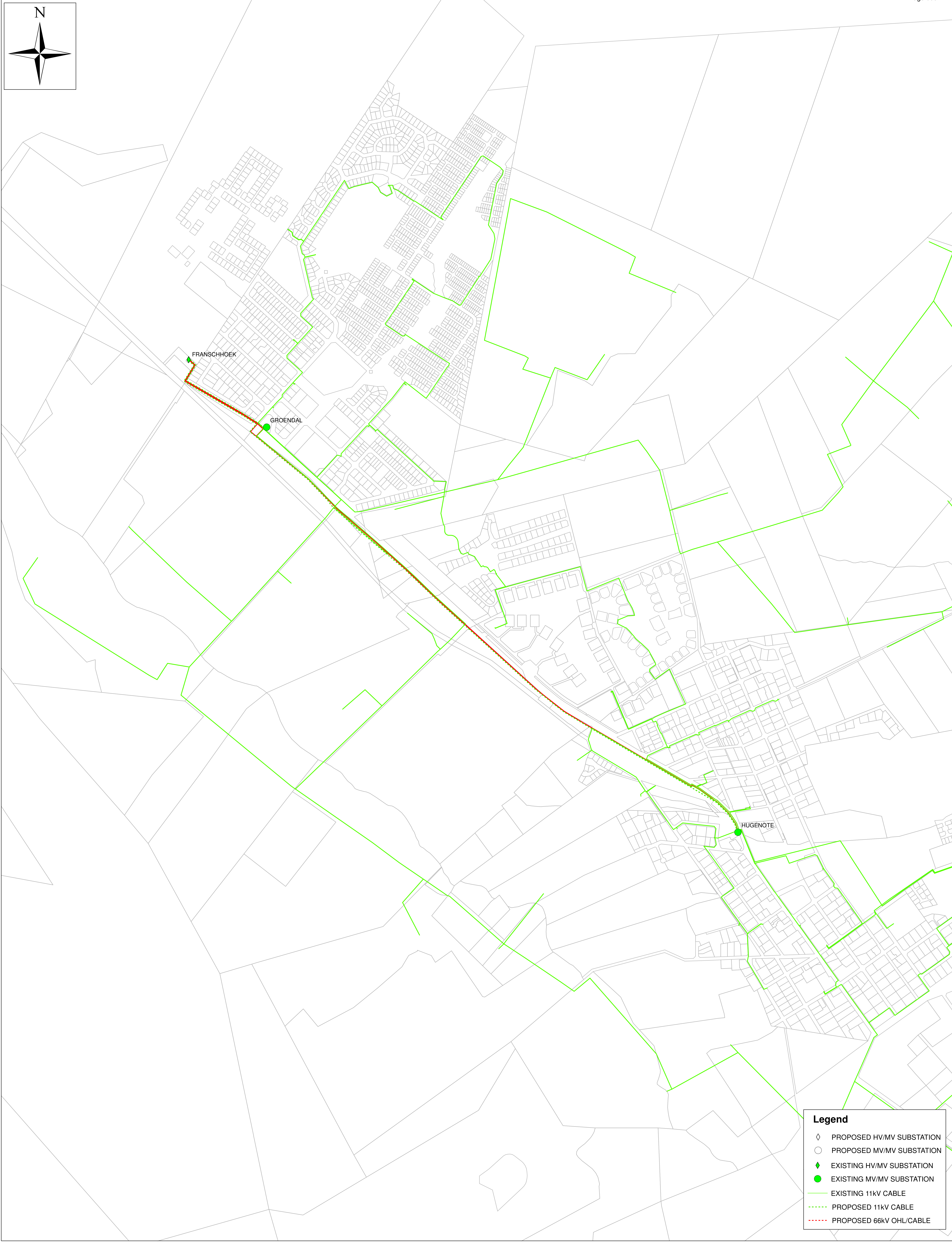
EXISTING 66kV OHL/CABLE

- - -

PROPOSED 11kV CABLE

- - -

PROPOSED 66kV OHL/CABLE



8.2.7	REGIONAL SOCIO-ECONOMIC PROGRAMME (RSEP)
--------------	---

Collaborator No:

IDP KPA Ref No:

Valley of Possibility

Meeting Date:

2019-06-12**1. SUBJECT: REGIONAL SOCIO-ECONOMIC PROGRAMME (RSEP)****2. PURPOSE**

For Council to consider and approve the Implementation Protocol for the RSEP programme, between the Western Cape Government and the Stellenbosch Municipality.

3. DELEGATED AUTHORITY

Municipal Council

4. EXECUTIVE SUMMARY

The Stellenbosch Municipality's application to be included in the RSEP programme was approved by the Provincial Cabinet on 8 February 2017.

The RSEP programme is a regional inter-governmental development programme focussing on:

- Improving the quality of life of underprivileged, poor communities through urban, social and spatial upgrading;
- Building safe and sustainable neighbourhoods;
- Promoting the "Whole-of-Society" Approach;
- Promoting a "Whole of Government" Approach and
- Promoting joint learning and mainstreaming.

In terms of the approval of Stellenbosch Municipality as a beneficiary of the RSEP programme, the municipality has been allocated funding to the amount of R4 million, spread over the 2019/20 and 2020/2021 financial years. In order to ensure the successful implementation of this programme the agreement between the parties should be concluded as soon as possible.

5. RECOMMENDATIONS

- (a) that Council takes note of the allocation of R4 million by the Provincial Government to Stellenbosch Municipality in terms of the RSEP programme;
- (b) that Council approves the Implementation Protocol for the RSEP programme as per **ANNEXURE 1**; and
- (c) that the Municipal Manager be authorised to sign all agreements and documents regarding the RSEP program, on behalf of Stellenbosch Municipality.

6. DISCUSSION

The RSEP programme is a regional inter-governmental development programme focussing on:

- Improving the quality of life of underprivileged, poor communities through urban, social and spatial upgrading;
- Building safe and sustainable neighbourhoods;
- Promoting the “Whole-of-Society” Approach;
- Promoting a “Whole of Government” Approach and
- Promoting joint learning and mainstreaming.

One of the main elements of the RSEP programme is to support municipalities in a collaborative and facilitative manner. In this sense the programme is aligned with the principles of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013 – SPLUMA) and the Western Cape Land Use Planning Act 2014 (Act 3 of 2014 – LUPA).

In terms of the approval of Stellenbosch Municipality as a beneficiary of the RSEP programme, the municipality has been allocated funding to the amount of R4 million, spread over the 2019/20 and 2020/2021 financial years.

One of the central principles of the RSEP programme is the principle of co-funding. In terms of this it is expected of the municipality to budget for the implementation of the agreed projects as part of the extended partnership with provincial departments linked to the projects. Further funding could be sourced from National Government, State-Owned Enterprises (SOE's) and the private sector.

In order to facilitate the implementation of the “Whole of Society” and “Whole of Government” approach, the programme is implemented in close collaboration with the Provincial Social Cluster Departments, namely, Health, Education, Social Development, Community Safety and Cultural Affairs & Sport. Thus, through the “crowding in” (concentration) of projects and funding from provincial and state departments, SOE's and the private sector in the selected areas/communities, the impact of and potential for success are maximised.

6.1 Financial Implications

In terms of the Implementation Protocol it is expected of the municipality to co-fund the projects as identified for funding through the RSEP programme. The municipality must therefore ensure that the identified projects are budgeted for in the 2019/20 and 2020/21 financial years of the municipality.

6.2 Legal Implications

The RSEP programme is informed by the United Nations Sustainable Development Goals (SDGs), the Constitution of the Republic of South Africa (1996), the Municipal Systems Act (2000), the National Development Plan (NDP) and the Integrated Urban Development Framework (IUDF). Further to this, the transversal principle of the programme is aligned to the key initiatives of the Western Cape Government, namely the Provincial Strategic Goals (PSGs), Game Changers and the Provincial Spatial Development Framework (PSDF).

6.3 Staff Implications

The programme will be overseen by an internal RSEP Technical Task Team comprising of senior Staff members from the relevant directorates and a representative from the RSEP Programme Office (WCG).

6.4 Previous / Relevant Council Resolutions:

None.

6.5 Risk Implications

None.

Annexures:

Annexure 1 - Implementation Protocol

FOR FURTHER DETAILS CONTACT:

NAME	Gary Boshoff
POSITION	<i>Director: Community & Protection Services</i>
DIRECTORATE	<i>Community and Protection Services</i>
CONTACT NUMBERS	<i>021 808 8410</i>
E-MAIL ADDRESS	<i>Gary.boshoff@ Stellenbosch.gov.za</i>
REPORT DATE	<i>June 2019</i>

ANNEXURE 1

IMPLEMENTATION PROTOCOL

between the

**Western Cape Government via its Department of Environmental Affairs and
Development Planning**

Herein represented by **Mr PS van Zyl**, in his capacity as the Accounting
Officer, duly authorised thereto

(Hereinafter referred to as “**the WCG**”)



and

..... **MUNICIPALITY**

Herein represented by, in his/her capacity as the.....
Municipal Manager, duly authorised hereto

(Hereinafter referred to as “**the Municipality**”)

(jointly referred to as “the Parties”)

CONTENTS

PREAMBLE

- 1. Definitions**
- 2. Purpose and duration of this Protocol**
- 3. Roles and Responsibilities of the Parties**
- 4. Process for Implementing the RSEP Programme**
- 5. Contributing Resources**
- 6. Procurement of goods and services**
- 7. Managing this Protocol**
- 8. Dispute resolution**
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LIST OF ANNEXURES

**Annexure 1 RSEP Programme (Phase 2) Implementation Framework:
September 2017**

Annexure 2 RSEP Programme (Phase 2): Projection (Cost and Benefit Plan)

**Annexure 3 RSEP Programme (Phase 2): Municipal Co-funding Position
Statement**

**Annexure 4 RSEP Programme: Guideline for Motivating New Projects and
Monitoring Mechanisms for Implementation of Projects**

PREAMBLE

- A. **HAVING REGARD TO** the letter that was sent on 6 May 2016 inviting all Local Municipalities in the Western Cape, excluding the six existing beneficiaries of the RSEP/VPUU Programme, to indicate their interest to participate in the further roll-out of the RSEP Programme;
- B. **ACKNOWLEDGING** the responses received from seven municipalities that indicated their interest in becoming part of the RSEP Programme;
- C. **AND HAVING REGARD TO** the Cabinet Resolution of the WCG taken on 8 February 2017 regarding the approval of the extension of the RSEP Programme to the seven additional municipalities and to one additional town in each of the existing RSEP municipalities;
- D. **RECOGNISING** that the WCG informed the Municipality accordingly on 17 February 2017; and that the Municipality through Council resolution dated accepted being part of the RSEP Programme;
- E. **ACKNOWLEDGING** that the successful roll-out of the transversal and intergovernmental RSEP Programme is dependent on the participation of different organs of state and co-ordination of their actions;
- F. **NOW THEREFORE** the parties hereby enter into an implementation protocol for purposes of executing the RSEP Programme.

1. Definitions

For the purpose of this Protocol, unless the context indicates otherwise: -

“the Implementation Protocol Guidelines” means the guidelines published in terms of section 47(1)(d) of the IRF Act, under *Government Notice R. No. 696* in *Government Gazette No. 30140* of 3 August 2007;

“the IRF Act”, means the *Intergovernmental Relations Framework Act, 2005* (Act no. 13 of 2005);

“the MFMA”, means the *Municipal Finance Management Act, 2003* (Act No. 56 of 2003);

“this Protocol” means the Agreement set out in this document and the Annexures attached hereto;

“the RSEP” means the Regional Socio-Economic Programme as initially developed by the WCG in 2013, and subsequently further enhanced and developed; and

“the RSEP/VPUU Programme” means the Western Cape RSEP/VPUU Programme as set out in the RSEP/VPUU Programme Implementation and Governance Framework dated October 2015 and further described in Annexure 1, being the RSEP Programme (Phase 2) Implementation Framework dated September 2017.

2. Purpose and duration of this Protocol

2.1 The object of this Protocol is to coordinate the actions of the WCG and the Municipality so as to ensure successful execution of the RSEP Programme within the Municipality.

2.2 The RSEP's fundamental principles and approaches are primarily derived from the following documents; however, this referral does not necessarily incorporate these documents into this Protocol:

2.2.1 the Western Cape RSEP/VPUU Programme: Implementation and Governance Framework (October 2015 Revision);

2.2.2 the Western Cape RSEP/VPUU Programme: Project Selection Framework (October 2015 Revision);

2.2.3 the Western Cape RSEP/VPUU Programme Brochure;

2.2.4 the Western Cape RSEP/VPUU Programme: Project Inception Document (Draft), dated December 2015;

2.2.5 the letter of invitation to municipalities to participate in the planned roll-out of the RSEP Programme to additional municipalities in the Western Cape, dated 5 May 2016;

2.2.6 the Western Cape RSEP Programme: Guideline for Motivating New Projects and Monitoring Mechanisms for Implementation of Projects, dated 30 January 2017;

2.2.7 the Provincial Cabinet resolution, dated 8 February 2017;

2.2.8 the 2016/17 Annual Review of the Western Cape RSEP/VPUU Programme, dated 10 March 2017;

2.2.9 the Western Cape RSEP Programme (Phase 2): Implementation Framework, dated September 2017 (**Annexure 1**);

2.2.10 the Western Cape RSEP Programme (Phase 2): Co-funding Position Statement, dated August 2017 (**Annexure 3**);

- 2.3 The effective date of this Protocol is **1 July 2017** (notwithstanding the date of signature hereto), and in order to coincide with the Municipality's fiscal year, it remains in force until **30 June 2022**, unless otherwise agreed to between the Parties.

3. Roles and responsibilities of the Parties

3.1 The WCG

- 3.1.1 The WCG has the duties contained in this clause 3.1, in addition to any other obligation it has under this Protocol.
- 3.1.2 The WCG shall be responsible for oversight, facilitation and co-ordination of the RSEP Programme in the Municipality.
- 3.1.3 The WCG shall be responsible for providing appropriate governance structures for coordination and project management of the RSEP Programme.
- 3.1.4 The WCG shall be responsible for assigning relevant resources to the RSEP Programme in accordance with the provisions of clause 5 below, and actively participate in the implementation of the Programme. The WCG will, therefore, support the municipal project management team in the different RSEP/VPUU Programme streams included in **Annexure 1** through its DEA&DP RSEP/VPUU Programme Office, which in turn will, as far as possible, mobilise the inputs and support of different Provincial Departments for that purpose.
- 3.1.5 If required for the successful and sustainable implementation of the RSEP Programme in the Municipality or for general collaboration and coordination related to the RSEP

Programme, including any specific project, the WCG in consultation with the municipality may establish ad hoc committee(s). The committee(s) will operate under the guardianship of the Department of Environmental Affairs and Development Planning. The Terms of Reference for the committee(s) to be determined between the WCG and the Municipality.

- 3.1.6 If required and deemed necessary for a proper assessment of the current realities and structure of the municipal area or any part thereof, the WCG shall undertake, in conjunction with the Municipality, the necessary research, investigations, surveys and collection of relevant information. This may include, but is not limited to, pedestrian counts, pedestrian desire lines, perception surveys, land use, infrastructure and facilities' surveys, and traffic surveys. This required research information may be obtained and acquired by utilising photographs, satellite and aerial imagery of the municipal area or any part thereof. The WCG will make this required research information available at no cost to the Municipality.

3.2 The Municipality

- 3.2.1 The Municipality has the duties contained in this clause 3.2, in addition to any other obligation it has under this Protocol. The Municipality confirms and accepts its responsibilities in participating in the RSEP Programme, as a RSEP beneficiary, and as such, it is accepted that the Municipality:

- 3.2.1.1 commits to do all that is necessary to ensure the success of the Programme, and as such commit to abide by systems and policies adopted and to participate actively in structures set up for this purpose;

- 3.2.1.2 will take ownership of the future assets and where required, be responsible for operations and maintenance and inclusion of such assets in the Municipal Asset Register;
- 3.2.1.3 will follow due process as required in relevant and applicable legislation to ensure compliance with South African law;
- 3.2.1.4 acknowledges that the community is a partner in development, confirms acceptance of community structures and processes established for purposes of implementing the RSEP/VPUU Programme, and
- 3.2.1.5 agrees to provide the internal staffing and resources to ensure the successful implementation of the RSEP/VPUU Programme.
- 3.2.2 For the execution of the aspects mentioned in clause 3.1.6 hereto, the Municipality herewith grants all necessary permissions to the WCG to act accordingly.

4. Process for Implementing the RSEP Programme

- 4.1 The Parties agree to the Process for Implementing the RSEP Programme detailed in **Annexure 1** hereto.
- 4.2 The Parties may from time to time agree to the amendment of the Process for Implementation as detailed in **Annexure 1**.

5. Contributing Resources

5.1 Over and above the duties set out in clause 3 hereto, the Parties agree to contribute financial and non-financial resources to the RSEP/VPUU Programme as follows:-

5.1.1 WCG will provide funding for the RSEP Programme and has earmarked an amount to this effect. The current projection for Phase 2 of the RSEP Programme is set out in **Annexure 2**. The Municipality commits to provide the co-funding as referred to and guided by the Co-funding Position Statement, attached as **Annexure 3** hereto.

5.1.2 Failure on the part of the Municipality to demonstrate continued commitment to the RSEP Programme for the duration of the Programme, may lead to a situation where the Municipality can be compromised in receiving further RSEP resource allocations.

5.1.3 Disbursements will not be made until adequate milestones and deliverables are drafted, developed and agreed upon between the Municipality and the DEA&DP RSEP/VPUU Programme Office.

5.1.4 A “Management Plan” will be drafted for the project implementation process, and the “Guideline for Motivating New Projects and Monitoring Mechanisms for Implementation of Projects” (Concept Document), attached as **Annexure 4** hereto, will provide more detail in this regard.

6. Procurement of goods and services

6.1 The procurement of goods and services which are paid for by the Municipality, in whole or in part, shall remain subject to the provisions

of the MFMA, and the relevant procurement policy of the Municipality.

7. Managing this Protocol

7.1 The Parties undertake to establish the following institutional arrangements, including their composition and functions, for the effective management and implementation of the Protocol -

7.1.1 WCG

7.1.1.1 The WCG has set up a dedicated DEA&DP RSEP/VPUU Programme Office to support the implementation of the RSEP Programme in the Municipality.

7.1.1.2 The WCG will arrange quarterly RSEP Project Managers meetings for all Project Managers in the Western Cape Province or for regions in the Western Cape Province, as the case may be, in order to *inter alia* report on progress, discuss matters of mutual interest and concern, and to share knowledge and lessons learnt.

7.1.1.3 The following person or his/her successor shall be the WCG's contact person for the purposes of managing this Protocol:

Francois Wüst - RSEP/VPUU Programme Manager

Tel: 021-483-8376

7.1.2 Municipality

7.1.2.1 The Municipality will appoint a dedicated RSEP Project Manager or assign the responsibility to an existing staff member, and provide him/her with the necessary resources and support. The Municipality must provide the RSEP Programme Office with the name and contact details of the Project Manager as soon as the person has been appointed/assigned with the responsibility.

7.1.2.2 The RSEP Project Manager will participate and attend the Quarterly RSEP Project Managers meetings as per clause 7.1.1.2 above.

7.1.2.3 The Municipal Manager or his/her successor shall be the Municipality's contact person for the purposes of managing this Protocol:

.....

Tel:

7.2 The Parties will establish a RSEP Municipal Steering Committee, which will meet at least once every six months, to discuss progress in the implementation of the RSEP Programme and matters incidental thereto. The Municipal Manager and a senior representative of WCG (DEA&DP) will co-chair this committee on a rotational basis or as the case may be.

7.3 The Municipality must establish an internal Technical Task Team to liaise on a regular basis with internal municipal departments/directorates/ sectors, to coordinate actions and budgets, identify issues and risks, implement mitigating measures and to generally monitor and report on progress with the RSEP projects. The RSEP/VPUU Programme Office will form part of the Technical Task

Team. The Terms of Reference for the Technical Task Team to be determined between the WCG and the Municipality.

- 7.4 Neither of the Parties shall at any time during the term of this Protocol, release any statement to the press, or make any other public statement of any nature which could reasonably be expected to be published in any media regarding the relationship between the Parties or the subject matter of this Protocol, without the prior written consent of the other Party.
- 7.5 The Parties will appoint a designated person to ensure all communications and press releases are approved by both Parties within 2 working days, or such reasonable period, after receiving such press releases from either Party.
- 7.6 In their dealings with each other for the purpose of this Protocol, the Parties –
 - 7.6.1 undertake to act in good faith and reasonableness, and will take into consideration the impact of their decisions on the other Parties, and
 - 7.6.2 warrant that they shall not do anything or shall refrain from doing anything that might prejudice or detract from the statutory powers and functions of each other, as well as from their respective roles and responsibilities under this Protocol.
- 7.7 This Protocol does not in any way limit any statutory powers and functions of the Parties.

8. Dispute resolution

- 8.1 Any dispute which arises between the Parties in connection with the management of this Protocol shall be resolved amicably through consultation and negotiation.
- 8.2 Should a dispute mentioned in clause 8.1 above remain unresolved, the provisions of sections 41 to 45 of the IRF Act, shall apply.

9. Confidentiality

- 9.1 Except as otherwise provided in this clause and clauses 7.4 and 7.5 above, the terms and conditions of this Protocol, all data, reports, records and other information of any kind whatsoever developed or acquired by any Party in connection with the RSEP/VPUU Programme (“the confidential information”) shall be treated by the Parties as confidential.
- 9.2 Neither Party shall reveal or otherwise disclose such confidential information to any third party without the prior written consent of the other party and shall take all reasonable steps and precautions to ensure that such information remains strictly confidential and that any third party does not obtain access thereto or knowledge thereof.
- 9.3 The foregoing restrictions shall not apply to the disclosure of necessary confidential information to employees, agents or contractors of the Parties. Any third party that may become privy to such information shall first undertake in writing to protect the confidential nature thereof.
- 9.4 The confidentiality undertaking in this clause 9, shall not apply in respect of confidential information within the public domain or a party’s knowledge at the commencement of this Protocol or to disclosure required to satisfy the order of a court, to comply with the provisions of any law or regulation in force from time to time.

- 9.5 It is, however, recognised that one of the principles of the programme is transparency, coupled to public participation. As such, information should not be unnecessarily be classified as confidential.

10. Intellectual Property and Copyright

- 10.1 All intellectual property rights of whatsoever nature belonging to a respective Party prior to the commencement of this Protocol, including, without limitation, the Parties' logo, emblem or any other form of corporate identity, shall remain vested at all times in the Party.
- 10.2 Neither Party shall, under any circumstances whatsoever reproduce, copy or use the other Parties' corporate identity or permit the use of their intellectual property by any third party, except as otherwise provided for herein and with such Party's prior written consent.
- 10.3 A Party (including its representatives, agents and employees) will not at any time, or in any manner, lower the dignity, standing and reputation of the other Parties or in any way contest the validity of, or prejudice, any of the other Parties' Intellectual Property rights, including its corporate identity, emblem or logo.
- 10.4 Insofar as a Party is considered in law to be the original owner of the Copyright in any document, drawing, material or record developed or acquired by itself in the course of discharging its obligations under this Protocol, it hereby grants the other Parties the right to copy such document, drawing, material or record, for internal and external reporting and any other reasonable purpose.

11. Force Majeure

11.1 If either Party is prevented or restricted directly or indirectly from carrying out all or any of its obligations under this Protocol by any cause beyond the reasonable control of that Party, including, without limitations, acts of God, civil commotion, riots, insurrection, acts of government, fire, explosion, the elements, epidemics, governmental embargoes or like causes ("*force majeure*"), the Party so affected shall, to the extent so prevented, may be relieved of its obligations hereunder during the period of such events and might not be liable for any delay or failure in the performance of any obligations hereunder or loss or damage either general, special or consequential which the other Parties may suffer due to or resulting from such delay or failure; provided always that written notice of the occurrence constituting *force majeure* shall be given within 14 days by the affected Party to the other Party.

11.2 The Parties agree that, should a written notice mentioned in clause 11.1 be received, the Parties would meet and endeavour to ensure continuation and completion of the notice-giving Party's obligations in this Protocol.

11.3 The Parties agree that a guiding principle in such instances would be the re-allocation and re-utilisation of all resources, until the non-performance due to *force majeure* has been resolved.

12. General Provisions

12.1 Notwithstanding anything contained in this Protocol, the Parties' maximum liability shall be limited to the extent of the RSEP/VPUU Programme commitment.

12.2 The failure of either Party to insist upon the strict performance of any provision of this Protocol or to exercise any right, power or remedy consequent upon a breach hereof shall not constitute a waiver by

such Party to require strict and punctual compliance with each and every provision of this Protocol.

12.3 This Protocol constitutes the entire agreement between the Parties, and no amendment, alteration, addition or variation of any right, term or condition of this Protocol will be of any force or effect unless reduced to writing and signed by the Parties.

12.4 The Parties agree that there are no conditions, variations or representations, whether oral or written and whether expressed or implied or otherwise, other than those contained in this Protocol.

12.5 This Protocol replaces any other previous verbal or written agreement entered into between the Parties.

13. Notices and *Domicilium*

13.1 The Parties choose as their *domicilia citandi et executandi* the following addresses: -

13.1.1 The WCG

*The Head of the Department: The Department of
Environmental Affairs and Development Planning*

*Utilitas Building
1 Dorp Street
CAPE TOWN
8001*

13.1.2 Municipality

The Municipal Manager

.....

.....

.....

13.2 Either Party shall be entitled from time to time and by written notice to the other Parties, to vary its *domicilium* to any other physical address.

Read and agreed:

SIGNED AT _____ **ON** _____ **THIS** _____ **DAY** **OF** _____
2019

**THE DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT
PLANNING**

(Herein represented by **Mr PS van Zyl** in his capacity as Head of Department, duly authorised thereto)

AS WITNESSES:

Signature

Name in capital letters

Signature _____

Name in capital letters

SIGNED AT _____ **ON** _____ **THIS** _____ **DAY** **OF** _____
2019

THE BENEFICIARY

(Herein represented by in his / her capacity as Municipal
Manager, duly authorised thereto)

AS WITNESSES:

Signature

Name in capital letters

Signature

Name in capital letters

8.2.8	APPLICATION TO WRITE BACK THE AMOUNT LEVIED FOR PUNITIVE RATES: ERF 9194, TECHOPARK
-------	--

Collaborator No:

IDP KPA Ref No:

Good Governance

Meeting Date:

12 June 2019

1. SUBJECT: APPLICATION TO WRITE BACK THE AMOUNT LEVIED FOR PUNITIVE RATES: ERF 9194, TECHOPARK

2. PURPOSE

To consider the request received from ENS Africa Attorneys, on behalf of Elsabe Daneel Properties (Pty) Ltd, to write back the amount levied for punitive rates in relation to Erf 9194, TechnoPark.

3. DELEGATED AUTHORITY

For decision by Municipal Council.

4. EXECUTIVE SUMMARY

Following Council's decision to buy back Erf 9194, Technopark, a self-explanatory letter has now been received, requesting that the amount levied for punitive rates in relation to Erf 9194, be written back. Council must now consider this request.

5. RECOMMENDATIONS

- (a) that the amount of R145 008-00, levied for punitive rates for the period 1 November 2018 to 30 June 2019, in relation to Erf 9194, Technopark, be written back; and
- (b) that the Municipal Manager be authorised to sign all documents necessary to effect the transfer of Erf 9194 to Stellenbosch Municipality.

6. DISCUSSION / CONTENT

6.1 Background

6.1.1 Council resolution

Following Council's decision (2017.04.19) to enforce the buy-back clause in relation to Erf 9194, Technopark due to non-performance by the owner (duty to develop within a prescribed period), and following a written offer from ENS Africa Attorneys (2017) and a further letter in this regard during January 2019, Council considered the matter on 2019-02-27.

Having considered the matter, i.e. buy back of property as well as a request to write back the amount levied as punitive rates, Council resolved as follows:

- (a) *that Council resolves to buy back the property as per the Municipal evaluation and that this property be earmarked for empowerment of local black entrepreneurs within the Stellenbosch municipal area;*

-
- (b) *that Council makes provision for the purchase of the property within 2019/2020 budget; and*
 - (c) *that the Municipal Manager be mandated to **investigate and report back** to Council at the March 2019 Council meeting **as to whether outstanding municipal debt should be recovered.***

A copy of the agenda item that served before Council is attached as **APPENDIX 1**.

Following the above resolution ENS Africa was informed of the outcome of the Council meeting.

6.1.2 Draft Sales Agreement

On 12 April 2019 a letter was received from ENS Africa, informing the municipality that their client accepts the Offer from the Municipality, notwithstanding the fact they have a different view of the purchase prices/value of the property. A copy of their letter and a Draft Sales Agreement are attached as **APPENDIX 2**.

This acceptance, however is subject thereto that the amount of R145 008, being punitive rates levied for the period 1 November 2018 to 30 June 2019 in relation to Erf 9194, be written off (see clause 8 of the Sales Agreement).

Seeing that Council did not authorised the Municipal Manager to write off the said levy, but merely to investigate and report back on the matter, the Sales Agreement cannot be concluded prior to a decision being taken regarding the writing off of the punitive rated levied in relation to Erf 9194.

6.2. DISCUSSION

Taking into account that, following Council's resolution not to approve the anti-speculation clause, but to enforce the buyback clause (2017) Elsabe Daneel Properties (Pty) Ltd, through their Attorney ENS Africa, immediately offered to sell the property back to the Municipality, and taking into account that the matter was delayed until February 2019 to consider this offer, they should not be held responsible for the punitive rates. Should Council have considered their offer within a reasonable period, then the punitive rates would not have been levied in the first place.

In light hereof, it is therefore recommended that the punitive rates be written back.

***Please note:** The punitive rates referred to above does not include the normal rates and taxes payable by the owner.

6.3 Financial Implications

Should the recommendations be approved, then the amount of R145 0008.00 will have to be written back.

6.4 Legal Implications

None at this stage

6.5 Staff Implications

None

6.6 Previous / Relevant Council Resolutions

See par. 6.2 above.

6.7 Risk Implications

None

6.8 Comments from Senior Management**6.8.1 Director: Infrastructure Services**

In support of the recommendations.

ANNEXURES:

Appendix 1: Agenda Item that served before Council

Appendix 2: Letter from ENS Africa and a Draft Sales Agreement

FOR FURTHER DETAILS CONTACT:

NAME	Piet Smit
POSITION	Manager: Property Management
DIRECTORATE	Corporate Services
CONTACT NUMBERS	021-808 8189
E-MAIL ADDRESS	Piet.smit@ Stellenbosch.gov.za
REPORT DATE	2019-05-07

APPENDIX 1



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Collaborator No:
IDP KPA Ref No:
Meeting Date:

(To be filled in by administration)
Good governance
27 February 2019

1. SUBJECT:

**APPLICATION TO RELAX DEED OF SALE CONDITION: ANTI-SPECULATION
CLAUSE: ERF 9194, TECHNOPARK**

2 PURPOSE

To consider the offer received from ENS Africa Attorneys, on behalf of Elsabe Daneel Properties (Pty) Ltd, in relation to erf 9194, Techopark, following Council's decision not to approve the request for the relaxation of the anti-speculation clause, i.e. to enforce the by-back clause.

3. DELEGATED AUTHORITY

FOR DECISION BY MUNICIPAL COUNCIL

4. EXECUTIVE SUMMARY

Following Council's decision to enforce the buy-back clause in relation to erf 9194, due to non-performance by the owner (duty to develop within a prescribed period), a written offer has been received from the owner indicating that they are willing to sell the property to Stellenbosch Municipality for R19M. Our own valuator has valued the property at R15M (Excluding of VAT).

Further correspondence has now been received regarding the writing back of the amount levied for punitive rates, as well as a request to reconsider the relaxation of the deed of sale condition.

5. RECOMMENDATIONS

- 5.1 that Council consider the offer received from Elsabe Daneel Properties (Pty) Ltd, the owner of erf 9194, taking into account the valuation received from

Cassie Gerber Property Valuers CC, valuing the property at R15M (Exclusive of VAT);

- 5.2 that, should Council indeed decide to proceed with the transaction, that provision be made on 2019/20 Budget; and
- 5.3 that the Municipal Manager be authorised to sign all documents necessary to effect transfer of the property.
- 5.4 **Alternatively**, that Council reconsider its previous decision and allow for the relaxation of the anti-speculation clause.
- 5.5 **Alternatively**, that Council resolve to enforce the Buy-back clause as indicated in the contract.

6. DISCUSSION / CONTENTS

6.1. Background

6.1.1 Council Resolution

The property was bought from the municipality in February 2008 for a price of R8 436 000.00 (inclusive of VAT with a buy back clause.

On 2017-04-19, having considered a request to relax the anti-speculation clause contained in the Sales Agreement (obligation to develop within a specific period), Council resolved as follows:

“RESOLVED (majority vote with abstentions)

- (a) *that the request for the relaxation of the anti-speculation clause not be approved;*
- (b) *that clause 11 of the Sales Agreement be enforced, i.e. that the property be repurchased;*
- (c) *that an independent valuer be appointed to determine a fair escalation on the purchase price; and*
- (d) *that the necessary budgetary provisions be made on the 2017/18 budget”.*

A copy of the previous agenda item setting out the background, is attached as **APPENDIX 1**.

6.1.2 Letter informing applicant of outcome

On 2017-05-16 Mr Daneel was informed of the outcome of the Council's meeting. A copy of the letter is attached as **APPENDIX 2**.

6.1.3 Valuation

Following the above Council resolution an independent valuer has been appointed to determine a fair escalation, as provided for in clause 12 of the Sales Agreement, and as per the Council resolution.

Hereto attached as **APPENDIX 3** a valuation report compiled by Cassie Gerber Valuers, valuing the property at R15M (Exclusive of VAT).

6.1.4 Written offer received from owner

Before the valuation could be made available to the owner of Erf 9194, a letter was received from ENS Africa Attorneys, on behalf of Elsabe Daneel Properties (Pty) Ltd, informing the municipality that, although they do not agree with Council's opinion that they are entitled to exercise its right to repurchase, they are indeed willing to accept the Municipality's offer to repurchase the property.

As to ensure that the Municipality indeed has the capacity and is authorised and empowered to conclude a purchase agreement with the owner of Erf 9194, they requested that Stellenbosch Municipality provide a legal opinion from a external and independent, reputable law firm, which confirms that, having regards to all applicable legislation, the Municipality indeed have the capacity and is authorised to conclude a Purchase Agreement at the asking price.

Regarding the purchase price, they indicated that they would not accept less than R19M. A copy of their letter and Sales Agreement is attached as **APPENDIX 4**.

6.1.5 Further correspondence from ENS Africa

On 24 April 2018 further correspondence was received from ENS Africa, acting on behalf of Elsabe Daneel Properties Proprietary Limited, *inter alia* requesting feedback from the Council meeting of March 2018, a copy of which is attached as **APPENDIX 5**.

A letter was send to them, informing them that the matter has not yet been considered by Council, a copy of which is attached as **APPENDIX 6**.

On 25 January 2019 further correspondence was received from them, *inter alia*:

- a) **informing** us that their client (Elsabe Daneel Properties Pty Ltd) received a tax invoice from Stellenbosch Municipality in an amount of R145 008.00, dated 15 November 2018, purportedly for rates as liquidated damages levied in respect of Erf 9194;
- b) **indicating** that their client is not liable for the punitive rates, and demanding that the invoice be reversed/or a credit note be issued in respect thereof, as they are of the view that the delay in this matter is caused by Stellenbosch Municipality in not dealing with the matter.

Under the circumstances they demand the following:

- a) that the invoice in respect of the Punitive Rates be reversed and/or a credit note be issued in respect thereof immediately, and that they be provided with confirmation that this has been done by no later than 15 February 2019;
- b) that the Stellenbosch Municipal Council be called upon to adopt a resolution, by no later than 31 March 2019, in terms of which:
 - i) the repurchase by the Stellenbosch Municipality of the Property at a purchase price determined in accordance with the Sales Agreement, which is in region of R15 million to R20 million excluding VAT is approved;
 - ii) its previous decision, to refuse issuing EDP with confirmation that it can sell the Property, is rescinded and set aside and replaced with a resolution confirming EDP's right to sell the Property to a third party purchaser;
 - iii) if the resolution adopted by the Stellenbosch Municipal Council in terms of (ii) above is for the Stellenbosch Municipality to rescind its previous decision, that appropriate amendments to the Sales Agreement be approved; and
 - iv) that if the resolution adopted by the Stellenbosch Municipal Council in terms of paragraph (i) above is for the Stellenbosch Municipality to repurchase the Property, EDP be provided with a formal, written opinion from the Stellenbosch Municipality's legal department confirming that the Stellenbosch Municipality has the power, capacity and authority to repurchase the Property for the relevant purchase price and on the terms and conditions detailed in the relevant sale and land agreement (having regard, *inter alia*, to the budget which has been approved for the repurchase), which opinion is to be provided to ENSafrica within 2 weeks of the Stellenbosch Municipal Council adopting the resolution; and
 - v) that if the resolution adopted by the Stellenbosch Municipal Council in terms of paragraph (ii) above is for the Stellenbosch Municipality to rescind its previous decision, then an appropriate addendum to the Sale Agreement be signed by the Municipal Manager on behalf of the Stellenbosch Municipality no later than 31 May 2019.

They further informed us that if the Stellenbosch Municipality does not adhere to the demands as set out above within the relevant timeframes set out above, EDPs right to approach the court to relief, and seek an appropriate punitive costs award, remains reserved.

A copy of the letter is attached as **APPENDIX 7**.

6.2 Discussion

Council should consider whether they would accept the written offer or whether they would like to reconsider their position, now that the market value has been determined.

6.3 Financial Implications

Should Council indeed proceed with the repurchase of the property, at the fair market value of R15M, then provision will have to be made in the 2019/20 financial year. The full financial implications (should the owner accept Council's financial offer) will then be R15M (Exclusive of VAT).

Alternatively, Council could reconsider its position on the anti-speculation clause, in terms whereof the new owner would immediately be responsible to pay rates as liquidated damages as per clause 10 of the Sales Agreement, estimated at R469 248 per annum (based on a deemed development value of R22 200 000.00 plus the value of the land).

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

As was indicated above, this matter was considered on 2017-04-19, where Council decided not to approve the application to relax the anti-speculation clause.

6.7 Risk Implications

This report has no risk implications for the Municipality, except maybe for some legal risk, should the parties be unable to reach consensus on a way forward.

6.8 Comments from Senior Management:

6.8.1 Director: Infrastructure Services

Agree with the recommendations.

6.8.2 Director: Planning and Economic Development

This directorate supports the recommendation to buy back the property at fair market value in terms of the relevant clause and for consideration of the property as a municipal asset and resource to satisfy various needs in Technopark.

6.8.3 Chief Financial Officer:

No comments received.

6.8.4 Legal Services:

The recommendations in clause 5.1 to 5.3 are supported.

ANNEXURES

Annexure 1:	Agenda item
Annexure 2:	Letter of outcome
Annexure 3:	Valuation Report
Annexure 4:	Purchase letter and Sales Agreement
Annexure 5:	Council report from March 2018
Annexure 6:	Letter send to Daneel
Annexure 7:	A copy of their letter

FOR FURTHER DETAILS CONTACT:

NAME	PIET SMIT
POSITION	MANAGER: PROPERTY MANAGEMENT
DIRECTORATE	CORPORATE SERVICES
CONTACT NUMBERS	021-8088750
E-MAIL ADDRESS	Piet.smit@ Stellenbosch.gov.za
REPORT DATE	2019-02-20

DIRECTOR: CORPORATE SERVICES

The contents of this report have been not been discussed with the Portfolio Committee Chairperson due to time constraints

8.2.6	APPLICATION TO RELAX DEED OF SALE CONDITION: ANTI-SPECULATION CLAUSE: ERF 9194, TECHNOPARK
-------	--

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good governance

27 February 2019

1. **SUBJECT: APPLICATION TO RELAX DEED OF SALE CONDITION: ANTI-SPECULATION CLAUSE: ERF 9194, TECHNOPARK**

2. **PURPOSE**

To consider the offer received from ENS Africa Attorneys, on behalf of Elsabe Daneel Properties (Pty) Ltd, in relation to erf 9194, Techopark, following Council's decision not to approve the request for the relaxation of the anti-speculation clause, i.e. to enforce the buy-back clause.

3. **DELEGATED AUTHORITY**

FOR DECISION BY MUNICIPAL COUNCIL

4. **EXECUTIVE SUMMARY**

Following Council's decision to enforce the buy-back clause in relation to erf 9194, due to non-performance by the owner (duty to develop within a prescribed period), a written offer has been received from the owner indicating that they are willing to sell the property to Stellenbosch Municipality for R19M. Our own valuator has valued the property at R15M (Excluding of VAT).

Further correspondence has now been received regarding the writing back of the amount levied for punitive rates, as well as a request to reconsider the relaxation of the deed of sale condition.

24TH COUNCIL MEETING: 2019-02-27: ITEM 8.2.6

RESOLVED (majority vote with 1 abstention)

- (a) that Council resolves to buy back the property as per the Municipal evaluation and that this property be earmarked for empowerment of local black entrepreneurs within the Stellenbosch municipal area;
- (b) that Council makes provision for the purchase of the property within 2019/2020 budget; and
- (c) that the Municipal Manager be mandated to investigate and report back to Council at the March 2019 Council meeting as to whether outstanding municipal debt should be recovered.

Councillor DA Hendrickse requested that his vote of dissent be minuted.

FOR FURTHER DETAILS CONTACT:

NAME	PIET SMIT
POSITION	MANAGER: PROPERTY MANAGEMENT
DIRECTORATE	CORPORATE SERVICES
CONTACT NUMBERS	021-8088750
E-MAIL ADDRESS	Piet.smit@ Stellenbosch.gov.za
REPORT DATE	2019-02-20

APPENDIX 2

Piet Smit

From: Lorica Elferink <lelferink@ensafrica.com>
Sent: 12 April 2019 03:40 PM
To: Lorelle Adams; Piet Smit
Subject: [EX] RE: Erf 9194 Technopark, Enforcement of Buy Back Clause
Attachments: 190412 Let to Municipality.pdf; 190412 Sale of Erf 9194.docx; Transfer Cost Quote - R15 000 000.00.pdf; Edward Nathan Sonnenberg Incorporated - Certificate.pdf

Dear Mr Smit

Please find attached, for your urgent attention, the following:

- 1) a letter dated 12 April 2019 from ENSafrica (on behalf of Elsabe Daneel Properties Proprietary Limited, **EDP**) to the Stellenbosch Municipality;
- 2) an updated draft sale agreement in respect of the sale of Erf 9194 from EDP to the Stellenbosch Municipality;
- 3) a fee quotation from ENSafrica for attending to the transfer of Erf 9194 Technopark; and
- 4) ENSafrica's B-BEE certificate.

We look forward to hearing from you.

Kind regards
 Lorica



Lorica Elferink
director
corporate commercial



+27 21 808 6620



+27 82 708 0402



lelferink@ENSAfrica.com



[ENSAfrica locations](#)



Africa's largest law firm

info@ENSAfrica.com
ENSAfrica.com



level 2 BBBEE rating

Edward Nathan Sonnenbergs Incorporated (registration number 2006/018200/21)

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variation is effected to any document or correspondence emailed unless that variation has been approved in writing by the attorney dealing with the matter.

From: Lorelle Adams <Lorelle.Adams@ Stellenbosch.gov.za>
Sent: 28 March 2019 02:30 PM
To: Lorika Elferink <lelferink@ensafrica.com>
Subject: Erf 9194 Technopark, Enforcement of Buy Back Clause

I'm using Mimecast to share large files with you. Please see the attached instructions.

I'm using Mimecast to share large files with you. Please see the attached instructions.

Dear Lorika Elferink

Attached a self-explanatory letter.



Kind regards,

Lorelle Adams

Property Management

**Human Settlements & Property
Management**

T: +27 21 808 8189 | Plein Street,
Stellenbosch, 7600
www.stellenbosch.gov.za



STELLENBOSCH
STELLENBOSCH • STIEL • FRANSCHHOEK
MUNICIPALITEIT • UMAMPAALA • MUNICIPALITY



About Stellenbosch Municipality

Our mission is to deliver cost-effective services that will provide the most enabling environment for civil and corporate citizens.

Our head office is at Town House Complex, Plein Street, Stellenbosch, 7600, South Africa. For more information about Stellenbosch Municipality, please call +2721-808-8111, or visit www.stellenbosch.gov.za

Disclaimer:

The information contained in this communication from lorelle.adams@stellenbosch.gov.za sent at 2019-03-28 14:30:31 is confidential and may be legally privileged. It is intended solely for use by lelferink@ensafrica.com and others authorized to receive it. If you are not lelferink@ensafrica.com you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the contents of this information is strictly prohibited and may be unlawful. Powered by [Afrovation](#)

ENSAfrica

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 docex 43 Stellenbosch
 tel +2721 808 6620
 info@ENSAfrica.com ENSAfrica.com

Stellenbosch Municipality
 Piet.Smit@stellenbosch.gov.org

L Elferink our ref
 P Smit your ref
 12 April 2019 date

WITHOUT PREJUDICE

Dear Mr Smit

RE: ERF 9194 TECHNOPARK, STELLENBOSCH (THE "PROPERTY")

1. We refer to your email of 28 March 2019 to which you attached the letter from the Stellenbosch Municipality to ourselves dated 26 March 2019 (the "**March 2019 Letter**"). We also refer to our letter to the Stellenbosch Municipality, written on behalf of Elsabe Daneel Properties Proprietary Limited ("**EDP**") and dated 25 January 2019 (the "**January 2019 Letter**").
2. Terms written with a capital letter in this letter shall bear the meaning ascribed thereto in the January 2019 Letter.
3. At the outset, we wish to thank you for your attempts to assist in bringing this matter to resolution. Your efforts in this regard are noted and are most appreciated.
4. In the March 2019 Letter the Stellenbosch Municipality has offered to repurchase the Property for a purchase price of R15 000 000 excluding VAT, provided that the earliest date upon which the Stellenbosch Municipality can take transfer of (and pay for) the Property is 1 July 2019 (the "**SM Proposal**").
5. For the reasons detailed in paragraphs 11 to 15 below, it is clear that an offer of R15 000 000 excluding VAT is not in accordance with the Sale Agreement which was concluded in 2008 and is woefully inadequate. However, due to the personal circumstances of Mr John Daneel, the sole director of EDP, and having regard to the extensive delays which have already occurred in resolving this matter, EDP wishes to resolve this matter quickly and by no later than the end of August 2019.



6 In the circumstances, EDP has indicated that it is in principle prepared to accept the SM Proposal of R15 000 000 excluding VAT for the Property on condition that:

- 6.1. the R145 008 Punitive Rates are written off;
- 6.2. the Amended 2019 Sale Agreement (referred to in paragraph 7 below) is signed by the Stellenbosch Municipality by no later than 15 May 2019;
- 6.3. ENS.africa attends to the registration of transfer of the Property;
- 6.4. the Stellenbosch Municipality signs all transfer documents required for the transfer of the Property by no later than 31 May 2019;
- 6.5. the Stellenbosch Municipality issues a rates clearance certificate in respect of the Property (to enable registration of transfer) by no later than 14 June 2019; and
- 6.6. registration of transfer of the Property occurs as soon as possible after 1 July 2019 and in any event by no later than 30 August 2019.

Bearing in mind the various flaws with regard to the SM Proposal and CG Valuation (as detailed in paragraphs 11 to 14 below) and the inordinate delays occasioned by the Stellenbosch Municipality in relation to this matter, the above conditions are eminently reasonable and essential to protect EDP's interests.

7. We have amended the draft sale agreement which was submitted to the Stellenbosch Municipality on 8 June 2017 to provide for paragraphs 6.1 to 6.6 above ("**Amended 2019 Sale Agreement**"). Attached is the Amended 2019 Sale Agreement which, once signed, will supercede and replace the Sale Agreement which was signed in 2008 in its entirety.

8. Please urgently consider the terms of the Amended 2019 Sale Agreement and let us have your comments. With regard to the appointment of ENS.africa as the transferring attorneys, we also attach:

- 8.1. ENS.africa's fee proposal for attending to the transfer, which has been prepared in accordance with the applicable tariff; and
- 8.2. ENS.africa's current B-BEE certificate reflecting its level 2 B-BEE contributor status.

9. We further mention that the disposal of the Property will constitute a disposal by EDP of all or a greater part of its assets and, as such, will require the approval of its sole shareholder, namely the trustees for the time being of the JD Trust, in terms of section 112 of the Companies Act. Bearing in mind the aforementioned personal circumstances of Mr John Daneel (the sole director of EDP and one of the trustees of the JD Trust), more specifically that he has great difficulty reading documents, we request that you please provide us with all comments which the Stellenbosch Municipality has in relation to



the Amended 2019 Sale Agreement urgently and before same is submitted to EDP and the trustees for approval and signature. Please let us have your comments by no later than 30 April 2019.

10. We turn now to the reasons why the SM Proposal is not in accordance with the Sale Agreement.
11. The purchase price of R15 000 000 in the SM Proposal is based on a written valuation of the Property issued by Cassie Gerber Property Valuers CC ("**CG Valuers**") on 25 May 2017 (the "**CG Valuation**"). The CG Valuation provides *inter alia* as follows:
 - 11.1. "property prices in general have escalated between 7% and 8% over the past 10 to 15 years" (paragraph 13.5 of the CG Valuation);
 - 11.2. applying an escalation of 7% to the price per square meter of the Property from the date of purchase by EDP (in 2008) to October 2018, the current per square meter price would be R4 006m² (paragraph 13.6 of the CG Valuation);
 - 11.3. based on comparable sales with necessary adjustments for location, size and the scarcity of land in Technopark, a current per square meter price of R4 000m² is market related (paragraph 13.7 of the CG Valuation); and
 - 11.4. having regard to the size of the Property (being 3 800m²) and at R4 000m², the market value of the Property is R15 200 000 which, rounded down, amounts to R15 000 000 excluding VAT (see paragraphs 14 and 15 of the CG Valuation).
12. We note the following with regard to the SM Proposal as read with the CG Valuation, namely:
 - 12.1. it does not accord with what was agreed between EDP and the Stellenbosch Municipality in the Sale Agreement concluded in 2008 and as amended by the MoA. In this regard, clause 11.1 of the Sale Agreement provides as follows: "... the [Stellenbosch Municipality] shall have the right/option to repurchase the Property at the same price that [EDP] has bought it from the [Stellenbosch Municipality], plus a fair escalation thereon, plus the cost of development by [EDP] up to that point, to be determined by an independent property valuer".
 - 12.1.1. The Sale Agreement contemplates that the purchase price at which the Stellenbosch Municipality is required to repurchase the Property should be the same price that EDP paid for it in 2008 (being an amount of R7 400 000 excluding VAT, the "**Initial Purchase Price**") "*plus a fair escalation*" and plus the development costs incurred by EDP. Notwithstanding the fact the CG Valuation deals with the "*genera*" escalation in property prices over the last 10 to 15 years (in paragraph 13.5 and 13.6 thereof), it concludes that the market value of the Property is R15 200 000 excluding VAT. The market value of the Property is, with respect, different to a calculation of a fair escalation on the Initial Purchase Price, which is what the Sale Agreement requires to be done;



12.1.2 The CG Valuation includes the comment that "*property prices in general have escalated between 7% and 8% over the past 10 to 15 years*" (paragraph 13.5 thereof), which is followed by the calculation that if the Initial Purchase Price, taken as a price per square meter of R1 947m², is escalated at 7% until October 2018, this results in a current per square meter price of R4 006m² (paragraph 13.6 of the CG Valuation). This statement immediately precedes the unrelated conclusion, in paragraph 13.7 of the CG Valuation, that R4 000m² is a market-related price for the Property. The question to be asked is whether CG Valuers first determined that the market-related price of the Property was R4 000m² and then reverse engineered the calculation of the escalation of 7% in order to achieve a similar current price per square meter of R4 006m². The CG Valuation gives no explanation why a 7% escalation is more appropriate than an 8% escalation, or even an escalation of 7.5%, all of which (according to CG Valuers) fall within the "*general*" range. The initial per square meter price of R1 947m² escalated at:

12.1.2.1. 7% over 11 years results in a current per square meter price of R4 099m² (amounting to R15 567 846 in total for 3 800m²); whereas

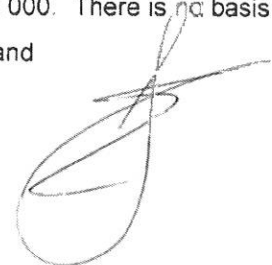
12.1.2.2. 8% over 11 years results in a current per square meter price of R4 539m² (amounting to R17 249 112 in total for 3 800m²).

This constitutes a significant difference in the current price, depending on whether an escalation of 7% or 8% is applied.

12.1.3 There is also no explanation in the CG Valuation, if an escalation of 7% is accepted (which is not conceded), why R4 006m² was rounded down to R4 000m². On a property of 3 800m², this results in a price difference of R22 800.

12.1.4. It is also important to note that the Sale Agreement signed in 2008 contemplates that the development costs incurred by EDP in relation to the Property should be added to the Initial Purchase Price (duly adjusted for the fair escalation) in order to determine the (current) purchase price payable by the Stellenbosch Municipality to EDP. The CG Valuation does not allow for the development costs, in an amount of R386 362, which EDP incurred in respect of architectural plans, quantity surveyors and the like in relation the Property; and

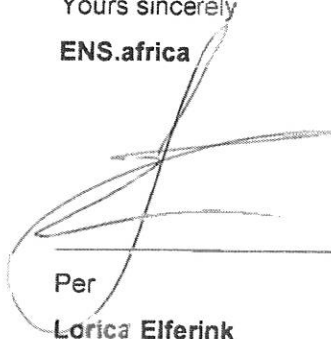
12.1.5. Finally, there is no explanation in the CG Valuation why the amount of R15 200 000 is summarily rounded down to R15 000 000. There is no basis for this rounding down in the Sale Agreement or in law; and



- 12.2. The SM Proposal relies on an out-dated valuation, which was issued in May 2017 purportedly in respect of the market value of the Property "as at October 2018" (although how the market value could be known some 18 months in advance of the relevant date is unclear). The CG Valuation is thus 2 years old or, at best (and assuming the soundness of calculating an anticipatory / forward-looking valuation), 5 months old and will be 8 months old by the earliest time the Stellenbosch Municipality can take transfer of and pay for the Property on 1 July 2019. Allowing for a conservative escalation of 7% to apply until July 2019 (without conceding that this is in fact the correct escalation to be applied), the current purchase price would increase to approximately R15 576 846 (excluding the development costs incurred by EDP) by 1 July 2019.
13. Thus, without conceding that the CG Valuation has determined the current repurchase price on the correct basis (i.e. in accordance with the Sale Agreement), if it were to be used as the point of departure for an offer in terms of clause 10 of the Sale Agreement concluded in 2008, the Stellenbosch Municipality would in fact be obliged to pay EDP an amount of at least R15,963,208 excluding VAT in terms of the Sale Agreement as read with the CG Valuation, and not the R15 000 000 which has been offered.
14. There are thus numerous grounds upon which the CG Valuation and the SM Proposal could be challenged. A further ground is the fact that EDP also procured the services of an independent valuer, who determined that a fair escalation of the Initial Purchase Price would be 8.95%, resulting in a current per square meter price of R5 000m². This results in a total of R19 000 000 excluding development costs, bringing the total current purchase price for the Property in terms of this valuation to R19 386 362 excluding VAT.
15. Please note that the submissions in paragraphs 12 to 14 above are not exhaustive of the concerns which EDP has with regard to the SM Proposal and the CG Valuation, and EDP's right to supplement and further expand on these points, should the need arise, remains reserved.
16. We look forward to hearing from you as a matter of urgency

Yours sincerely

ENS.africa



Per
Lorica Elferink



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 info@ENSafrica.com

LEE-ANN HOPLEY

our ref

04 April 2019

your ref

TRANSFER COSTS QUOTATION

PURCHASE PRICE: R15 000 000.00

Description	Fees	Disbursements	VAT
To fee for submitting to SARS		120,00	18,00
To rates clearance certificate fee		650,00	
To transfer fees	84 430,00		12 664,50
To Deeds Office fee		3 190,00	
To Deeds Office search	150,00		22,50
To all inclusive fee for correspondence, including but not limited to telephone calls, emails, faxes (if applicable) and postage (if applicable); travelling (if applicable); photocopying; and printing	1 950,00		292,50
To Electronic Document Generation Fee		700,00	105,00
To FICA identification and verification fee	950,00		142,50
Sub Total	R87 480,00	R4 660,00	R13 245,00
TOTAL AMOUNT DUE (incl. VAT)			R105 385,00

ENSafrica

La Gratitude 97 Dorp Street Stellenbosch 7600

P O Box 940 Stellenbosch South Africa 7599

docex 43 Stellenbosch

tel +2721 808 6620

info@ENSafrica.com ENSafrica.com

SALE OF PROPERTY AGREEMENT

entered into between

ELSABE DANEEL PROPERTIES PROPRIETARY LIMITED

(registration number: 2007/024963/07)

("Seller")

and

STELLENBOSCH MUNICIPALITY

("Purchaser")

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WHEREBY IT IS AGREED AS FOLLOWS:**1. INTERPRETATION AND PRELIMINARY**

The headings of the clauses in this Agreement are for the purpose of convenience and reference only and shall not be used in the interpretation of nor modify nor amplify the terms of this Agreement nor any clause hereof. Unless a contrary intention clearly appears:

1.1. the following terms shall have the meanings assigned to them hereunder and cognate expressions shall have a corresponding meaning, namely:

1.1.1. **"2008 Sale Agreement"** means the agreement titled *"Deed of Sale"* concluded between the Seller and the Purchaser on or about 4 February 2008 in terms of which the Purchaser sold the Property to the Seller, as amended by the agreement titled *"Memorandum of Agreement"* concluded between *inter alia* the Seller and the Purchaser on or about 1 November 2013;

1.1.2. **"Agreement"** means the agreement set out in this document and includes all schedules and annexures hereto;

1.1.3. **"Attorneys"** means Edward Nathan Sonnenbergs Inc., Stellenbosch, who conducts business as a firm of attorneys at 2nd floor, La Gratitude, 97 Dorp Street Stellenbosch, 7600;

1.1.4. **"Business Day"** means any day other than a Saturday, Sunday or public holiday in South Africa and **"Business Days"** has a corresponding meaning;

1.1.5. **"Deeds Office"** means the office of the Registrar of Deeds at Cape Town;

1.1.6. **"Parties"** means the Seller and the Purchaser and **"Party"** means either of them, as the context may indicate;

1.1.7. **"Property"** means Remainder Erf 9194, Technopark, Stellenbosch, Stellenbosch Municipality, Province of the Western Cape, measuring 3800 (three thousand eight hundred) square meters together with all buildings, erections and fixed improvements thereon, held by title deed number T19339/2008;

1.1.8. **"Prime Rate"** means the publicly quoted minimum lending rate of interest, calculated on a net annual compounded basis, charged by Nedbank Limited] on unsecured overdrawn current accounts of its most favoured corporate clients in the private sector from time to time (and in the case of a dispute as to the rate so payable, the rate shall be certified by any manager of any branch of the said bank, who's authority or appointment need not be proved and whose decision shall be prima facie proof of the said rate);

- 1.1.9. **"Punitive Rates"** means Rates levied by the Purchaser in respect of the Property in terms of clause 10 of the 2008 Sale Agreement;
- 1.1.10. **"Purchase Price"** has the meaning given in clause 3;
- 1.1.11. **"Purchaser"** means the Stellenbosch Municipality;
- 1.1.12. **"Rates"** means all municipal assessment rates and taxes, levies, sewerage charges, electricity and water charges, licences, municipal service fees and charges including surcharge on fees, interest, insurance premiums and like items, together with VAT on same, payable in respect of the Property by the Seller or any owner of the Property to the local authority or to any other competent authority entitled to levy and claim payment of any such charges and expenses;
- 1.1.13. **"Seller"** means Elsabe Daneel Properties Proprietary Limited (registration number 2007/024963/07), a company duly incorporated in accordance with the company laws of South Africa, and/or any of its nominees;
- 1.1.14. **"Signature Date"** means the date of signature of this Agreement by the Party signing last in time;
- 1.1.15. **"Transfer"** means the registration in the Deeds Office of the transfer of the Property into the name of the Purchaser;
- 1.1.16. **"Transfer Date"** means the date on which Transfer occurs;
- 1.1.17. **"VAT"** means value-added tax levied in terms of the VAT Act; and
- 1.1.18. **"VAT Act"** means the Value-Added Tax Act, No. 89 of 1991.
- 1.2. words importing
 - 1.2.1. any one gender include the other of masculine, feminine and neuter;
 - 1.2.2. the singular include the plural and *vice versa*; and
 - 1.2.3. natural persons include created entities (corporate or unincorporate) and the state and *vice versa*;
- 1.3. any reference to an enactment is to that enactment as at the Signature Date and as amended or re-enacted from time to time and includes any subordinate legislation made from time to time under such enactment. Any reference to a particular section in an enactment is to that section as at the Signature Date, and as amended or re-enacted from time to time and/or an equivalent measure in an enactment, provided that if as a result of such amendment or re-enactment, the specific requirements of a section referred to in this Agreement are

changed, the relevant provision of this Agreement shall be read also as if it had been amended as necessary, without the necessity for an actual amendment;

- 1.4. if any provision in a definition is a substantive provision conferring rights or imposing obligations on any Party, notwithstanding that it is only in the definition clause, effect shall be given to it as if it were a substantive provision in the body of the Agreement;
- 1.5. when any number of days is prescribed in this Agreement, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a Saturday, Sunday or public holiday in South Africa, in which case the last day shall be the next succeeding day which is not a Saturday, Sunday or public holiday in South Africa;
- 1.6. if figures are referred to in numerals and in words and if there is any conflict between the two, the words shall prevail;
- 1.7. expressions defined in this Agreement shall bear the same meanings in schedules or annexures to this Agreement which do not themselves contain their own conflicting definitions;
- 1.8. the use of any expression in this Agreement covering a process available under South African law such as a winding-up (without limitation *eiusdem generis*) shall, if any of the Parties to this Agreement is subject to the law of any other jurisdiction, be construed as including any equivalent or analogous proceedings under the law of such defined jurisdiction;
- 1.9. if any term is defined within the context of any particular clause in this Agreement, the term so defined, unless it is clear from the clause in question that the term so defined has limited application to the relevant clause, shall bear the meaning ascribed to it for all purposes in terms of this Agreement, notwithstanding that that term has not been defined in this interpretation clause;
- 1.10. the expiration or termination of this Agreement shall not affect such of the provisions of this Agreement as expressly provide that they will operate after any such expiration or termination or which of necessity must continue to have effect after such expiration or termination, notwithstanding that the clauses themselves do not expressly provide for this;
- 1.11. the rule of construction that a contract shall be interpreted against the party responsible for the drafting or preparation of the contract, shall not apply;
- 1.12. any reference in this Agreement to a party shall include a reference to that party's assigns expressly permitted under this Agreement and, if such party is liquidated or sequestrated, be applicable also to and binding upon that party's liquidator or trustee, as the case may be;

- 1.13. the words "include", "including" and "in particular" shall be construed as being by way of example or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding word/s;
- 1.14. any reference in this Agreement to any other Agreement or document shall be construed as a reference to such other Agreement or document as same may have been, or may from time to time be, amended, varied, novated or supplemented; and
- 1.15. the words "other" and "otherwise" shall not be construed *eiusdem generis* with any preceding words if a wider construction is possible.

2. THE SALE

The Seller hereby sells to the Purchaser, who hereby purchases, the Property subject to the terms of this Agreement.

3. PURCHASE PRICE

The purchase price payable by the Purchaser to the Seller in consideration for the Property is an amount of R15 000 000 (fifteen million rand) excluding VAT ("**Purchase Price**"), payable in accordance with the provisions of clause 4.

4. PAYMENT OF THE PURCHASE PRICE

- 4.1. The Purchase Price shall be paid by the Purchaser to the Seller in full on the Transfer Date against Transfer of the Property to the Purchaser.
- 4.2. The Purchase Price shall be secured by a bank guarantee ("**Bank Guarantee**") issued by a financial institution acceptable to the Seller. The Bank Guarantee shall:
 - 4.2.1. provide that payment in terms thereof shall be made:
 - 4.2.1.1. to the Attorneys (for credit of the Seller); and
 - 4.2.1.2. against receipt by the said financial institution of the original Bank Guarantee and written confirmation from the Attorneys of the Transfer;
 - 4.2.2. be delivered by the Purchaser to the Attorneys at their business address referred to in clause 1.1.3 above marked for the attention of Lorica Elferink, within 10 (ten) Business Days after the Signature Date.
- 4.3. All payments to be effected by the Purchaser to the Seller in terms of this Agreement shall be made in cash, by electronic funds transfer, free of any deductions, set-off, or charges of any

kind into the Attorneys' bank account, which account details shall be provided to the Purchaser by the Seller in writing on or before the Transfer Date.

5. **TRANSFER OF THE PROPERTY**

Transfer of the Property shall be effected by the Attorneys as soon as reasonably possible after the Signature Date.

6. **TRANSFER, POSSESSION AND OCCUPATION**

6.1. Transfer shall be given by the Seller, and taken by the Purchaser, with effect from the Transfer Date, from which date:

6.1.1. ownership; and

6.1.2. the sole risk in and to the Property,

shall pass to the Purchaser.

6.2. The Seller shall give and the Purchaser shall take vacant occupation of the Property on the Transfer Date.

6.3. The Parties agree that Transfer shall be registered as soon as possible after 30 June 2019 and in any event by no later than 30 August 2019.

7. **PAYMENT OF TRANSFER COSTS AND RATES AND TAXES**

7.1. Notwithstanding the date of payment of the Purchase Price in terms of clause 4, the Purchaser shall nonetheless and within 5 (five) Business Days of receipt of demand from the Attorneys, pay all the costs of and incidental to the Transfer plus VAT, if any, including the conveyancing fees and transfer duty or VAT, if any, in respect of the Property to the Attorneys.

7.2. From the Transfer Date the Purchaser will be liable for all Rates in relation to the Property. If the Seller pays for any Rates in respect of the Property for any period after the Transfer Date, the Purchaser shall, within 5 (five) Business Days of receipt of written demand, refund to the Seller the amount of any Rates so paid by the Seller in respect of the Property for any period after the Transfer Date.

8. **WRITE OFF OF PUNITIVE RATES**

8.1. It is recorded that the Purchaser has levied Punitive Rates in an amount of R145 008 for the period commencing on 1 November 2018 and terminating on 30 June 2019 ("**Historical Punitive Rates**"), which the Seller disputes that it is liable for.

8.2. The Parties hereby agree that:

8.2.1. the Purchaser shall write off, and the Seller shall not be liable to pay, the Historical Punitive Rates; and

8.2.2. subject to clause 8.3, the Purchaser shall not levy, and the Seller shall not be liable to pay, any Punitive Rates in respect of the Property for the period commencing on 1 July 2019 and terminating on the Transfer Date.

8.3. For the avoidance of doubt, it is recorded that the provisions of clause 8.2.2 shall not relieve the Seller from its obligation to pay 'normal' Rates (in other words Rates other than the Punitive Rates) in respect of the Property until the Transfer Date.

9. VOETSTOOTS

9.1. The Property is sold as described in the existing title deed thereof, and is subject to all conditions and servitudes (if any) attaching thereto or mentioned or referred to in the title deed.

9.2. The Property is sold "*voetstoots*" and as it stands and the Seller gives no warranties in respect of the Property.

9.3. The Seller shall not be liable for any defects in the Property, either latent or patent.

9.4. The Seller shall not be required to indicate to the Purchaser the position of the beacons or pegs upon the Property and/or boundaries thereof, nor shall the Seller be liable for the costs of locating same.

9.5. The Seller shall not be liable for any deficiency in extent which may be revealed on any re-survey of the Property, nor shall the Seller benefit by any possible surplus.

9.6. In the event of the Property having been erroneously described herein, such error shall not be binding on the Parties but the correct description of the Property shall apply, and in such instance the Seller shall be entitled to rectify such error by written notice given to the Purchaser advising him of such error and the required rectification.

10. WARRANTIES

10.1. Each of the Parties warrant to each other, to the extent applicable, as at the Signature Date:

10.1.1. it is duly incorporated and validly existing under the laws of South Africa;

10.1.2. it has the power and authority to sign this Agreement and all the necessary corporate, shareholder and other action will have been taken and not revoked to authorise such signature and the performance of its obligations under this Agreement;

10.1.3. this Agreement will create valid, legally binding obligations for the Parties (subject to applicable bankruptcy, insolvency, reorganisation, business rescue, moratorium, prescription or other laws affecting the enforcement of creditors' and shareholders' rights generally); and

10.1.4. the signature and terms of this Agreement do not and shall not:

10.1.4.1. contravene any law, regulation, directive, judgement or audit to which it is subject; or

10.1.4.2. result in any actual or potential breach or default under any obligation, agreement, instruction, or consent to which it is a party or by which it is bound or which is required for its business; or

10.1.4.3. contravene any provisions of its constitutional documents.

10.2. The Purchaser warrants to the Seller, as at the Signature Date:

10.2.1. Geraldine Mettler, in her capacity as municipal manager, is duly authorised to enter into this Agreement; and

10.2.2. all authorisations required to authorise the signature and performance of its obligations under this Agreement have been obtained or effected and are in full force and effect.

11. AGENT'S COMMISSION

It is recorded that this sale was not effected through the instrumentality of any agent.

12. RESOLUTIVE CONDITION

It is recorded that if:

12.1. this Agreement has not been signed by a duly authorised representative of the Stellenbosch Municipality by no later than 15 May 2019 (or such later date as EDP may in its sole election determine, which determination may be made after 15 May 2019); or

12.2. all transfer documents required for the registration of the transfer of the Property into the name of the Stellenbosch Municipality has not been signed by a duly authorised representative of the Stellenbosch Municipality by no later than 31 May 2019 (or such later date as EDP may in its sole election determine, which determination may be made after 31 May 2019); or

12.3. the Stellenbosch Municipality has not issued a rates clearance certificate in respect of the Property by no later than 14 June 2019 (or such later date as EDP may in its sole election determine, which determination may be made after 14 June 2019); or

12.4. registration of transfer of the Property and payment of the Purchase Price to EDP has not occurred by no later than 30 August 2019 (or such later date as EDP may in its sole election determine, which determination may be made after 30 August 2019),

then EDP shall, in its sole discretion, be entitled to elect whether:

12.5. to enforce specific performance of this Agreement; or

12.6. to terminate this Agreement,

in accordance with clause 13, in either event without prejudice to EDP's right to claim damages.

13. **BREACH**

Should either Party (the "**Defaulting Party**") commit a breach of this Agreement and/or fail to comply with any of the provisions hereof, then the other Party (the "**Aggrieved Party**") shall be obliged to give the Defaulting Party 7 (seven) Business Days written notice to remedy such breach and/or failure. If the Defaulting Party should fail to comply with such notice, the Aggrieved Party shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which the Aggrieved Party may have in law (including the right to claim damages), to claim immediate performance and/or payment of all the Defaulting Party's obligations in terms hereof, provided that no Party shall be entitled to cancel this Agreement after it has been implemented.

14. **DOMICILIUM CITANDI ET EXECUTANDI**

14.1. For the purposes of the giving of notices and the serving of legal process in terms of this Agreement, each of the Parties chooses the address set out below:

14.1.1. **Seller:**

Address: 174 Dorp Street
Stellenbosch
7600
E-mail: pieter@daneeldiamonds.co.za
Attention: Pieter Daneel

14.1.2. **Purchaser:**

Address: The Town Hall Complex
Plein Street
Stellenbosch
Email: Piet.Smit@stellenbosch.gov.za
Attention: Piet Smit

14.2. Any Party may at any time, by notice in writing to the other Parties, change its chosen address to any other address which is not a post office box.

14.3. Any notice given in connection with this Agreement shall, save where a particular form of notice is stipulated, be:

14.3.1. delivered by hand; or

14.3.2. sent by courier; or

14.3.3. sent by post; or

14.3.4. sent by email,

to the address chosen by the Party concerned.

14.4. A notice given as set out above shall be deemed to have been duly given (unless a disputing Party proves the contrary):

14.4.1. if delivered by hand, on the date of delivery; or

14.4.2. if sent by courier, on the date of delivery by the courier service concerned; or

14.4.3. if sent by post, on the 5th (fifth) Business Day after the date of posting; or

14.4.4. if sent by email, on the 1st (first) Business Day after the date of transmission.

14.5. Any written notice (including any electronic mail) actually received by a Party shall be valid, notwithstanding that it may not have been given in accordance with the preceding provisions of this clause 14.

15. **WHOLE AGREEMENT, NO AMENDMENT**

15.1. This Agreement constitutes the whole agreement between the Parties relating to the subject matter hereof and supersedes any other discussions, agreements and/or understandings regarding the subject matter hereof. In particular, this Agreement supercedes and replaces the provisions of the 2008 Sale Agreement in its entirety which, following signature of this Agreement, shall be of no further force or effect.

15.2. No amendment or consensual cancellation of this Agreement or any provision or term hereof or of any agreement, bill of exchange or other document issued or executed pursuant to or in terms of this Agreement and no settlement of any disputes arising under this Agreement and no extension of time, waiver or relaxation or suspension of or agreement not to enforce or to suspend or postpone the enforcement of any of the provisions or terms of this Agreement or of any agreement, bill of exchange or other document issued pursuant to or in terms of this Agreement shall be binding unless recorded in a written document signed by the Parties (or in the case of an extension of time, waiver or relaxation or suspension, signed by the Party granting such extension, waiver or relaxation). Any such extension, waiver or relaxation or

suspension which is so given or made shall be strictly construed as relating strictly to the matter in respect whereof it was made or given.

- 15.3. No oral *pactum de non petendo* shall be of any force or effect.
- 15.4. No extension of time or waiver or relaxation of any of the provisions or terms of this Agreement or any agreement, bill of exchange or other document issued or executed pursuant to or in terms of this Agreement, shall operate as an estoppel against any Party in respect of his/its rights under this Agreement, nor shall it operate so as to preclude such Party (save as to any extension, waiver or relaxation actually given) thereafter from exercising its rights strictly in accordance with this Agreement.
- 15.5. To the extent permissible by law no Party shall be bound by any express or implied or tacit term, representation, warranty, promise or the like not recorded herein, whether it induced the contract and/or whether it was negligent or not.

16. APPLICABLE LAW AND COURT

- 16.1. This Agreement shall in all respects be governed by South African law.
- 16.2. Either Party shall be entitled to institute all or any proceedings against the other in connection with this Agreement in the Magistrates' Court having territorial jurisdiction, notwithstanding that such proceedings are otherwise beyond its jurisdiction and each Party hereby consents and submits to the non-exclusive jurisdiction of that court and agrees that any costs awarded against a Party be awarded or paid in accordance with clause 17.2. This clause 16 shall be deemed to constitute the required written consent conferring jurisdiction upon the said Court pursuant to section 45 of the Magistrates' Court Act of 1944 or any amendment thereof.

17. COSTS

- 17.1. Each Party shall be responsible for its own costs in relation to the drafting and finalisation of this Agreement and attendances incidental thereto.
- 17.2. All legal costs, including costs as between attorney and own client, charges and disbursements incurred by the one Party in successfully enforcing any of the provisions of this Agreement and in collecting and endeavouring to collect all or any amounts payable by the one Party, hereunder or otherwise, and all collection commission, and all other fees and charges of a like nature, shall be for the account of the Party against whom the agreement was successfully enforced and be payable on demand.

18. **STIPULATIO ALTERI**

No part of this Agreement shall constitute a *stipulatio alteri* in favour of any person who is not a Party to the Agreement unless the provision in question expressly provides that it does constitute a *stipulatio alteri*.

19. **COUNTERPARTS**

This Agreement may be executed in counterparts and by each Party in a separate counterpart, each of which so executed shall be an original, but all of which shall together constitute one and the same instrument.

Seller: **ELSABE DANEEL PROPERTIES PROPRIETARY LIMITED**

Signature: _____
who warrants that he / she is duly authorised thereto

Name: _____

Date: _____

Place: _____

Witness: _____

Witness: _____

Purchaser: **STELLENBOSCH MUNICIPALITY**

Signature: _____
who warrants that he / she is duly authorised thereto

Name: _____

Date: _____

Place: _____

Witness: _____

Witness: _____

8.2.9	TO APPROVE THE TRANSFER OF FUNDS TO THE STELLENBOSCH WINE ROUTES AND STELLENBOSCH 360
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Collaborator No:

IDP KPA Ref No:

Good Governance

Meeting Date:

12 June 2019

1. SUBJECT: TO APPROVE THE TRANSFER OF FUNDS TO THE STELLENBOSCH WINE ROUTES AND STELLENBOSCH 360

2. PURPOSE

To obtain Council's approval to transfer funds to Stellenbosch Wine Routes and Stellenbosch 360 in the current financial year.

3. DELEGATED AUTHORITY

Municipal Council

4. EXECUTIVE SUMMARY

To obtain approval to transfer funds to the Stellenbosch Wine Routes (R120 000.00) to design and manufacture a mobile tourism kiosk (equipped with tourism information, booking technology and Wi-Fi) and to Stellenbosch 360 (R120 000.00) to keep their Visitor's Information Centre operational for the remainder of current financial year

5. RECOMMENDATIONS

That Council approves the transfer of funds to the following organisations:

Stellenbosch Wine Routes	R120 000.00
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Stellenbosch 360	R120 000.00
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6. DISCUSSION / CONTENTS

6.1 Background

The Stellenbosch Wine Routes and Stellenbosch 360 approached the Stellenbosch Municipality for additional funds in the current financial year.

Stellenbosch Wine Routes requested funds (**APPENDIX 1**) for consultancy fees to conceptualise and re-imagine a new cooperative body and to design and manufacture a mobile pedal-powered tourism kiosk equipped with tourism information, booking technology and Wi-Fi.

Stellenbosch 360 requested financial assistance in order to keep their Visitor's Information Centre operational. More detail on the reasons for the request for financial assistance is contained in **APPENDIX 2**.

6.2 Discussion

The requests for financial assistance was made during the current financial year but unfortunately the allocations of funds was not dealt with in the adjustment budget. Funds has now become available and approval is requested to transfer funds to assist the above organisations. Cognisance should be taken that funds to assist with the

conceptualization of a new cooperative body (Visit Stellenbosch) could only be dealt with once the organisation has been registered.

6.3 **Financial Implications**

That funds be transferred to the following organisations:

Stellenbosch Wine Routes R120 000.00

Stellenbosch 360 R120 000.00

6.4 **Legal Implications**

None

6.5 **Staff Implications**

This report has no staff implications to the Municipality.

6.6 **Previous / Relevant Council Resolutions:**

None

6.7 **Risk Implications**

This report has no risk implications for the Municipality.

6.8 **Comments from Senior Management:**

6.8.1 **Director: Planning & Economic Development**

Agree with the recommendation

6.8.2 **Chief Financial Officer:**

Agree with the recommendation

6.8.3 **Municipal Manager:**

Agree with the recommendation

ANNEXURES

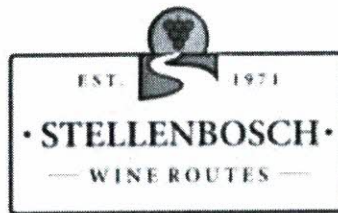
APPENDIX 1: Funding proposal from Stellenbosch Wine Routes

APPENDIX 2: Funding proposal from Stellenbosch 360

FOR FURTHER DETAILS CONTACT:

NAME	Widmark Moses
POSITION	MANAGER: LED & TOURISM
DIRECTORATE	PLANNING AND ECONOMIC DEVELOPMENT
CONTACT NUMBERS	021 808 8974 / 082 879 8490
E-MAIL ADDRESS	Widmark.moses@ Stellenbosch.gov.za
REPORT DATE	6 June 2019

APPENDIX 1



GROWING WINE AND TOURISM FOOTPRINT FOR STELLENBOSCH AND ITS WINE ROUTES FUNDING PROPOSAL

The Stellenbosch Wine Routes (SWR), established in 1971, is seen as the first organised tourism attraction and the start of Wine Tourism in South Africa.

The co-operative nature of the SWR operations and marketing activities bodes well for the future of tourism promotion in Stellenbosch; implementing a single entity that will be responsible for the overall growth of tourism in Stellenbosch.

SWR is seen as the leader in South African wine tourism and the country's foremost wine route in terms of quality wines, tourism offerings, professionalism, reputation, innovation and community involvement.

Stellenbosch Winelands is currently the **second** biggest visitor attraction after Cape Town with 40% of visitors heading to the winelands and wine and food are the biggest attractions.
(Wesgro visitor statistics for 2016/2017)

SWR currently consists of 103 wine farms and 20 primary producers, with five sub-routes (Bottelary Hills, Greater Simonsberg, Helderberg, Stellenbosch Valley and Stellenbosch Berg). All offering cellar door experiences and more than 60% offering food of some sort. The Stellenbosch Winelands is also home to five of the Top 20 Eat-Out awarded restaurants making this the leading region for culinary distinction.

Besides its reputation for marketing excellence, SWR has led the way in transformation and empowerment endeavours. This includes wine appreciation courses for farm workers, contributing to farm worker events and hosting educational visits to Stellenbosch by BEE travel agents and hospitality students. The ethos of transformation and inclusive marketing is a golden thread that sits at the core of the way we do business and our tourism marketing programmes.

Tourism is a major contributor of economic growth for South Africa, but the sector is under pressure globally. According to the World Travel and Tourism Council the direct contribution of travel and tourism to GDP was ZAR113.4bn (3.0% of total GDP) in 2016/2017, and is forecast to have risen by 3.8%.



BID PREPARATION TO POSITION A NEW TOURISM SERVICE PROVIDER FOR STELLENBOSCH

Re-imagine and conceptualise a competitive and innovative proposal for a cooperative body servicing all tourism products for Stellenbosch and its Wine Routes

The Stellenbosch Wine Routes (SWR) intends to bring the wine and tourism sectors together within a dynamic new delivery vehicle that will grow tourism for Stellenbosch in a single organisation.

SWR will curate a unified association that will operate as a streamlined and centralised operational unit under which two programme areas would function in a well-aligned way namely Stellenbosch Wine Routes with tourism services.

Setting up a new body which will bid to Centralising operational functions and resources will enable the new association to operate more cost-effectively over the long run enabling it to invest more resources into programme funding, in particular tourism marketing, and innovation in visitor services.

Stellenbosch Wine Routes brings a well-established structure, significant marketing resources, a collective voice and an experienced team to the table. In the 2017/2018 financial year Stellenbosch Wine Routes contributed in excess of R3million towards Stellenbosch destination marketing.

SWR will contract the support of a specialised destination and tourism- marketing agency to work with the Board of Stellenbosch Wine Routes, the management team and the Municipality to ensure a smooth transition.

Once-off Project Funding required:	
Consultation, conceptualisation and legal: <ul style="list-style-type: none"> - Contract a tourism destination specialist to re-design the tourism strategy and dynamics for Stellenbosch. - Extensive role-player consultations in order to position and grow Stellenbosch as a unified hub from where to explore and experience the winelands. - Legal consultations to secure all cooperative partners - Financial consultation for new structures and framework 	R180,000
Time-line: <ul style="list-style-type: none"> - To be used of a 6-month period ending 30 June 2019 	
Objectives: <ul style="list-style-type: none"> - To conceptualise a fresh, innovative strategy and united action plan for Stellenbosch - To finalise the bid and secure the funding as official DMO for Stellenbosch - To position a unified structure with one voice and one message from 1 July 2019 	

“To remain relevant, we need to challenge ourselves to introduce fresh experiences that inspire and drive tourism trends.”

Mike Ratcliffe – Chairman Stellenbosch Wine Routes

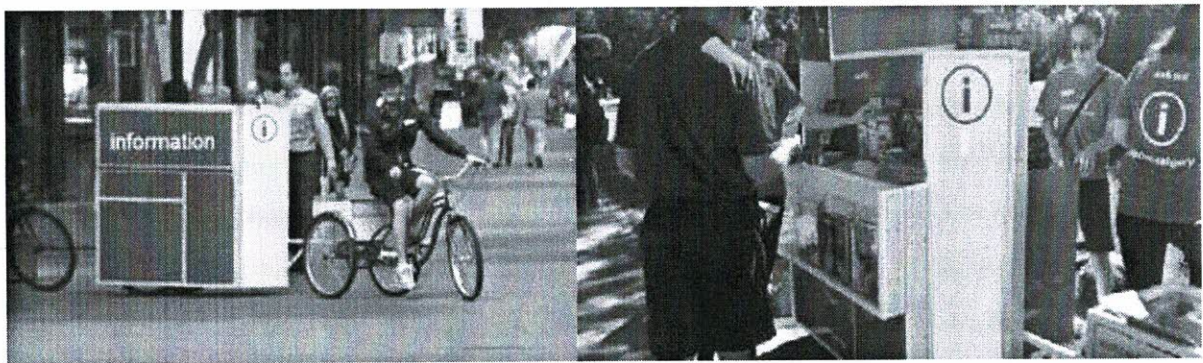
INNOVATION AS STELLENBOSCH WINE ROUTES GOES MOBILE

Design and manufacturing of a mobile tourism kiosk, kitted with information, booking technology and Wi-Fi

To move forward, renew and remain relevant, the Stellenbosch Wine Routes will deploy a pedal-powered mobile information kiosk for visitors and locals looking for information on what's going on in and around town.

The Wi-Fi-enabled kiosk is towed by a bike and will be hitting the streets for events, festivals and attractions, offering itinerary planning and suggestions for things to see and do.

Once-off Project Funding required:	
<ul style="list-style-type: none"> - Design and Manufacturing: - Design and build a lightweight trailer unit that can be pulled by a trike or bicycle. - The unit will provide free wi-fi for a radius of a few metres and be equipped with technology to make a booking or research information. - It will also contain smart storage for brochures, maps and other tools to provide a tourism information service. 	R120,000
Time-line: <ul style="list-style-type: none"> - Anticipated roll-out of mobile information kiosk and service 	By end January
Objectives: <ul style="list-style-type: none"> - To provide a innovative tourism information services, in line with current trends and needs - Take tourism information to where the people are - To assist tourist with access to wi-fi needed for research where they need it 	



THANK YOU

APPENDIX 2

Sharon Pedro

From: Geraldine Mettler
Sent: 04 June 2019 02:51 PM
To: Widmark Moses
Subject: FW: [EX] Request for additional funding: Stellenbosch 360

Hello widmark,

See this



Kind regards,
Geraldine Mettler
 Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:
http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

From: annemarie@stellenbosch360.co.za [mailto:annemarie@stellenbosch360.co.za]
Sent: Tuesday, 04 June 2019 14:49
To: Geraldine Mettler
Cc: Mayor Pa (Carmen Saville); Mayor (Gesie Van Deventer); 'Jan Scannell'
Subject: [EX] Request for additional funding: Stellenbosch 360

Dear Ms Mettler

During recent correspondence to Mayor van Deventer and to yourself and the recent meeting in your office, it was mentioned that, following the water crisis resulting in cancellations in especially our source markets in Europe, Stellenbosch 360 suffered a marked reduction in income from commission and sales. This has led to a deficit in operational income to the value of R196,000, impacting our budget negatively, to the point where we face closure of the Visitor Information Centre owing to lack of funds. In order to keep the doors open, especially in the light of foreseen positive outcomes between Stellenbosch 360 and the Stellenbosch Wine Routes, we kindly request additional funding to the amount of R196,000.

Your assistance in the above regard is highly appreciated.

Best wishes

Annemarie



Annemarie Ferns

CEO: Stellenbosch360



www.stellenbosch.travel

annemarie@stellenbosch360.co.za

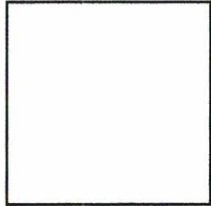
T: +27 (21) 883 3584

C: +27 (0) 82 309 7400

F: +27 (21) 882 9550

36 Market Street, Stellenbosch, 7600

P.O. Box 368, Stellenbosch, 7599



This email has been checked for viruses by Avast antivirus software.

www.avast.com

8.2.10	INTEGRATED DEVELOPMENT PLAN (IDP) AND SPATIAL DEVELOPMENT FRAMEWORK(SDF)AMENDMENT PROCESS 2019
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Collaborator No:

IDP KPA Ref No:

Good Governance

Meeting Date:

12 June 2019

1. SUBJECT: INTEGRATED DEVELOPMENT PLAN (IDP) AND SPATIAL DEVELOPMENT FRAMEWORK (SDF) AMENDMENT PROCESS 2019

2. PURPOSE

To obtain Council's approval for the Integrated Development Plan (IDP) and Spatial Development Framework (SDF) amendment process 2019 as outlined in the attached IDP/ SDF amendment process in terms of section 34 and section 29 of the Municipal Systems Act.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

By virtue of the fact that a municipality is in a state of readiness to adopt the new municipal Spatial Development Framework (SDF) in accordance with section 20 (2) and 21 of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), an IDP Amendment process has been necessitated. The proposed amendments to the SDF, therefore provides an opportunity to advertise the Revised Draft mSDF and IDP Amendment to provide the public a further opportunity to comment on the mSDF and the IDP Amendment for a period of 21 days.

It is therefore necessary for Council to adopt an IDP Amendment Process Plan to give effect to the IDP Amendment, which is anticipated to be tabled in Council August 2019 (as per the annexed IDP/SDF Amendment Process Plan).

The Draft *mSDF* has undergone a first phase of public consultation of 60 days which commenced on 8 March and ended on 8 May 2019. An additional 21 days public consultation will be undertaken alongside the IDP Amendment Process.

The process for amending a municipal integrated development plan is outlined in regulation 3 of the Local Government Municipal Planning and Performance Management Regulations of 2001 (MP&PMR).

5. RECOMMENDATION

that Council approves the Integrated Development Plan (IDP) and Spatial Development Framework (SDF) Amendment Process Plan of 2019.

6. LEGAL CONTEXT

In terms of section 34(b):

A municipal council-

(b) may amend its integrated development plan in accordance with a prescribed process.

In terms of the Local Government: Municipal Planning and Performance Management Regulations, 2001, Chapter 2(3).

Process for amending integrated development plans.

- (1) Only a member or committee of a municipality council may introduce a proposal for amending the municipality's integrated development plan in the council.*
- (2) Any proposal for amending a municipality's integrated plan must be-*
 - (a) accompanied by a memorandum setting out the reason for the proposal; and*
 - (b) aligned with the framework adopted in terms of section 27 of the Act.*
- (3) An amendment to a municipality's integrated development plan is adopted by a decision taken by a municipal council in accordance with the rules and orders of the council.*
- (4) No amendment to a municipality's integrated development plan may be adopted by the municipal council unless-*
 - (a) all the members of the council have been given reasonable notice;*
 - (b) the proposed amendment has been published for public comment for a period of at least 21 days in a manner that allows the public an opportunity to make representation with regards to the proposed amendment;*
 - (c) the municipality, if it is a district municipality, has complied with sub regulation (5); and*
 - (d) the municipality, if it is a local municipality, has complied with sub regulation (6).*
- (5) A district municipality that considers an amendment to an integrated development plan must-*
 - (a) consult all the local municipalities in the area of the district municipality on the proposed amendment; and*
 - (b) take the local comment submitted to it by local municipalities in that area into account before it takes a final decision on the proposed amendment.*
- (6) A local municipality that considers an amendment to its integrated development plan must-*
 - (a) consult the district municipality in whose area it falls on the proposed amendment; and*
 - (b) take all comments submitted to it by the district municipality into account before it takes a final decision on the proposed amendment.*

Section 20 (3) of SPLUMA requires that "before adopting the municipal SDF.

- (2) and any proposed amendments to the municipal spatial development framework, the Municipal Council must—*
 - (a) give notice of the proposed municipal spatial development framework in the Gazette and the media;*
 - (b) invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a); and*
 - (c) consider all representations received in respect of the proposed municipal spatial development framework.*

7. DISCUSSION / CONTEXT**7.1 Background**

The MSA stipulates that the planning undertaken by a Municipality must be aligned with, and compliment, the development plans and strategies of other affected municipalities and other organs of state by, amongst others, by:

- i. Identifying all known projects, plans and programs to be implemented within the municipality by any organ of state. (MSA Section 24(1); MSA Regulation 2(1).

Additionally, several sector plans, such as those listed below, must be aligned and/or integrated into the IDP for example;

- ii. Spatial Development Framework (SDF): "a core component of" the IDP (MSA, SPLUMA & LUPA).

Should any budgetary implications arise from the IDP Amendment; these will be considered and referred for inclusion with the adjustment budget process in January 2020, where necessary.

7.2 Discussion

By virtue of the fact that a municipality is in a state of readiness to adopt the new municipal Spatial Development Framework (SDF) in accordance with section 20 (2) and 21 of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), an IDP Amendment process has been necessitated. The proposed amendments to the SDF, therefore provides an opportunity to advertise the Revised Draft mSDF and IDP Amendment to provide the public a further opportunity to comment on the mSDF and the IDP Amendment for a period of 21 days.

It is therefore necessary for Council to adopt an IDP Amendment Process Plan to give effect to the IDP Amendment, which is anticipated to be tabled in Council August 2019 (as per the annexed IDP/SDF Amendment Process Plan).

These changes will be effected with the amendment process of the IDP 2017-2022 to be submitted to Council for approval during August 2019.

7.3 Financial Implications

Cost related to advertisement and facilitating public comment, where applicable.

7.4 Legal Implications

Compliance with relevant legislation.

7.5 Staff Implications

Human resource capacity of the Governance Office, IDP Office and Spatial Planning Office.

7.6 Previous / Relevant Council Resolution

None.

7.7 Risk Implications

Non-compliance with relevant legislation and regulations.

7.8 Comments from Senior Management

The Municipal Manager and Senior Managers are in support of this item.

ANNEXURES**Annexure A: IDP/BUDGET/SDF PROCESS PLAN (TIME SCHEDULE)****FOR FURTHER DETAILS CONTACT:**

<i>NAME</i>	Shireen de Visser
<i>POSITION</i>	Senior Manager Governance
<i>DIRECTORATE</i>	Office of the Municipal Manager
<i>CONTACT NUMBERS</i>	021 – 808 8035
<i>E-MAIL ADDRESS</i>	shireen.devisser @ Stellenbosch.gov.za
<i>REPORT DATE</i>	5 June 2019

ANNEXURE A

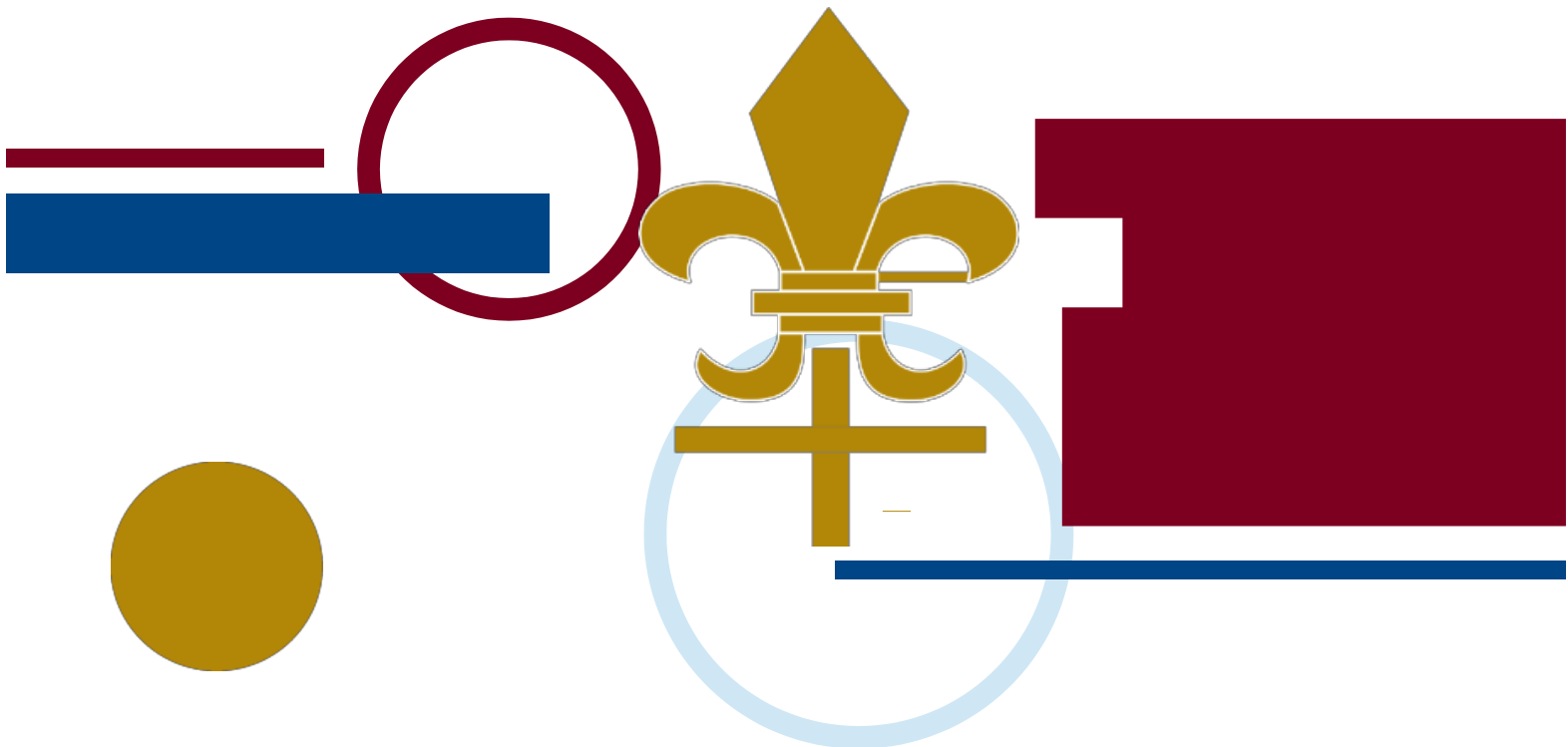


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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

IDP/SDF PROCESS PLAN (TIME SCHEDULE)

To guide the planning, drafting, adoption and review of
the

**First Amendment of the 4th
Generation Integrated
Development Plan (2017/18 -
2021/22)**



June 2019

Context

In terms of section 34(b) of the Local Government: Municipal Systems Act 32 of 2000 (MSA):

“A municipal council may amend its integrated development plan (IDP) in accordance with a prescribed process.”

The process for amending a municipal integrated development plan is outlined in regulation 3 of the Local Government: Municipal Planning and Performance Management Regulations of 2001 (MP&PMR).

By virtue of the fact that the municipality is in a state of readiness to adopt the new municipal Spatial Development Framework (*mSDF*) in accordance with section 20 (2) and 21 of the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA), an IDP Amendment process has been necessitated. Section 20(3) of SPLUMA requires that “before adopting the municipal SDF:

- (1) and any proposed amendments to the municipal spatial development framework, the Municipal Council must—
 - (a) give notice of the proposed municipal spatial development framework in the Gazette and the media;
 - (b) invite the public to submit written representations in respect of the proposed municipal spatial development framework to the Municipal Council within 60 days after the publication of the notice referred to in paragraph (a); and
 - (c) consider all representations received in respect of the proposed municipal spatial development framework.

The Draft *mSDF* has undergone a first phase of public consultation of 60 days which commenced on 8 March 2019 and ended on 8 May 2019. An additional 21 days public consultation will be undertaken alongside the IDP Amendment Process.

The process started in 2018 with the development of the Draft *mSDF*, which has been carefully consulted with the WC Department of Environmental Affairs and Planning. The Draft *mSDF* was tabled in Council and consulted for 60 days. Revision were made to the Draft *mSDF* after considering the various comments received. Having taken the feedback into account, it was agreed that the Draft *mSDF* should be revised and taken on an additional round of public comment, which is outlined in the processes following from June 2019. The processes prior to June, includes some of the key process undertaken to date as part of the development of the Draft *mSDF*.

The Draft *mSDF* and the IDP Amendment will run concurrently.

FEB – JULY 2019

ACTIVITY	DATE	DESCRIPTION	LEGAL
Draft <i>mSDF</i> tabled in Council	27 Feb 2019	<ul style="list-style-type: none"> Draft <i>mSDF</i> tabled in Council to release for public comment. 	Section 20(2)(b) of SPLUMA
Advertise for public comments over 60 days	8 March 2019	<ul style="list-style-type: none"> Advertise in local newspapers and on municipal platforms. Receive feedback from the public, interest groups, stakeholders and provincial departments. 	Section 20(3)(b) of SPLUMA
<i>mSDF</i> updates	May 2019	<ul style="list-style-type: none"> Update <i>mSDF</i> after considering all comments received. 	Section 20(2)(c) of SPLUMA
Table <i>mSDF</i> in Council	12 June 2019	<ul style="list-style-type: none"> Table <i>mSDF</i> in Council to recommend further actions to be taken in line with various recommendation received as part of 1st round of comments. 	SPLUMA section 20
Table IDP, SDF Amendment Process	12 June 2019	<ul style="list-style-type: none"> Table IDP, SDF Amendment Process in Council. Member of Council to introduce the proposal for the IDP Amendment in Council. Memo to Council setting out the reasons for IDP Amendment with sufficient notification to members of Council. 	<p>Section 29 and 34(b) of the MSA</p> <p>Regulation 3(2) and 3(4)(a) of the MP&PMR</p> <p>Regulation 3(4)(b) of the MP&PMR</p>
Advertise the Draft <i>mSDF</i> and IDP Amendment Process Plan	June 2019	<ul style="list-style-type: none"> Place the Draft <i>mSDF</i> on Municipal Website and advertise in local newspapers and on municipal platforms. Publish notice of the proposal to amend the IDP in two of the official languages of the Province, most spoken in the area, in two newspapers circulating in the area and advertise in local newspapers and on municipal platforms. 	Section 21B MSA

FEB – JULY 2019

ACTIVITY	DATE	DESCRIPTION	LEGAL
<i>mSDF</i> Update and Finalisation	June – July 2019	<ul style="list-style-type: none"> Inform the Provincial Minister in writing of the intention to amend the <i>mSDF</i>. Consult Cape Winelands District Municipality and consider all comments before finalising <i>mSDF</i> Consult with Drakenstein Municipality. 	
IDP – Amendment Updates	July 2019	<ul style="list-style-type: none"> Preparation and Compilation of Draft IDP Amendment Document. 	Regulation 3 of the MP&PMR
<i>mSDF</i> a updates taking into account comments received.	Jul 2019	<ul style="list-style-type: none"> Receive feedback from the provincial departments – additional components recommended to finalise <i>mSDF</i>. Preparation and Compilation of Final <i>mSDF</i> taking all comments into account. 	Section 20(3)(c) of SPLUMA
Intergovernmental Steering Committee (IGSC) meeting to discuss the SDF	July 2019	<ul style="list-style-type: none"> IGSC meeting to discuss SDF with updates and public comments. 	July 2019
Final <i>mSDF</i>	24 July 2019	<ul style="list-style-type: none"> Table final <i>mSDF</i> in Council for adoption. 	Section 35 of the MSA
Report and make public the Final <i>mSDF</i>	Jul - Aug 2019	<ul style="list-style-type: none"> Submit <i>mSDF</i> to the MEC of Local Government in the province. Place final approved documents at all major municipal buildings, libraries and offices. 	Section 21B MSA
Table Draft IDP Amendment in Council	24 July 2019	<ul style="list-style-type: none"> Table Draft IDP Amendment in Council for adoption taking revisions to <i>mSDF</i> into account. 	Section 34(b) and section 35 of the MSA
Advertise and distribution Draft IDP Amendment for 21	Jul-Aug	<ul style="list-style-type: none"> Place Draft IDP Amendment Document on Municipal 	Section 21B

FEB – JULY 2019

ACTIVITY	DATE	DESCRIPTION	LEGAL
days	2019	<p>Website.</p> <ul style="list-style-type: none"> Advertise in local newspapers and on municipal platforms. Submit Draft IDP Amendment document to the District Municipality and Provincial MEC for Local Government. 	Section 29 of the MSA MSA, Regulation 3 of the MP&PMR
IDP – Amendment Consultation	Jul–Aug 2019	<ul style="list-style-type: none"> Consult Cape Winelands District Municipality and consider all comments before finalising <i>mSDF</i> Consult with Drakenstein Municipality. Consult with any other stakeholders as might be required 	<p>Regulation 3 of the MP&PMR</p> <p>Regulation 3(6) of the MP&PMR</p>
Adopt Final IDP Amendment	Aug 2019	<ul style="list-style-type: none"> Council to adopt Final IDP Amendment taking comments from 21 days consultation into account. 	Section 34(b) MSA
Advertise and distribution IDP Amendment	Aug–Sept 2019	<ul style="list-style-type: none"> Place approved IDP Amendment on Municipal Website. Advertise in local newspapers and on municipal platforms. Submit approved IDP Amendment to District Municipality and Provincial MEC for Local Government. Distribute and place in main municipal buildings, libraries. 	<p>Section 21B</p> <p>Section 29 of the MSA MSA</p>

Abbreviations

IDP	Integrated Development Plan
IGSC	Intergovernmental Steering Committee
mSDF	Municipal Spatial Development Framework
MSA	Municipal Systems Act 32 of 2000
MP&PMR	Municipal Planning and Performance Management Regulations of 2001
SPLUMA	Spatial Planning and Land Use Management Act

8.2.11	APPROVAL OF DEBT AGREEMENT
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Collaborator No:

IDP KPA Ref No:

Good Governance and Compliance

Meeting Date:

12 June 2019

1. SUBJECT: APPROVAL OF DEBT AGREEMENT**2. PURPOSE**

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

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

During April 2019 an advertisement was placed inviting interested parties to make submissions regarding the financing of the proposed loan of R160 million. Submissions were received from 6 authorized financial institutions:

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

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

5. RECOMMENDATIONS

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

6. DISCUSSION / CONTENTS**6.1 Background**

In May 2108 Council resolved to take up an external loan to fund critically needed refurbishment of infrastructure to the amount of R 160 million for the 2018/2019 financial year.

6.2 Discussion

The following infrastructure projects, as included in the capital budget and approved by Council on 28 May 2018, requires external loan funding, but it can possibly be used on other capital items as well:

PROJECT NAME	IDP OBJECTIVE	EXTERNAL LOAN FUNDING
Upgrade Transformers - Stellenbosch	Valley of Possibility	R826 711
New 66kV substation - Dwars Rivier	Valley of Possibility	R2 000 000
New Plankenburg Main Outfall Sewer	Valley of Possibility	R41 885 097
Extention Of WWTW: Stellenbosch	Valley of Possibility	R53 097 037
Idas Valley Merriman Outfall Sewer	Valley of Possibility	R14 141 852
Bulk Sewer Outfall: Jamestown	Valley of Possibility	R6 000 000
Upgrade of WWTW: Pniel & Decommissioning Of Franschhoek	Valley of Possibility	R10 019 204
Bulk water supply Klapmuts	Valley of Possibility	R7 000 000
Water Treatment Works: Paradyskloof	Valley of Possibility	R11 283 301
Relocation/Upgrading main water supply line	Valley of Possibility	R13 746 798

During April 2019 an advertisement was placed inviting interested parties to make submissions regarding the financing of the proposed loan of R160 million. Submissions were received from 6 authorised financial institutions:

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

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

6.3 Financial Implications

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

DESCRIPTION	10 YEAR TERM
Capital	R160 000 000
Interest	R97 154 217
Total	R257 154 217

6.4 Legal Implications

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

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

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

Comment: A copy of the information statement is attached as **APPENDIX 2** and was published in the Eikestadnuus. In the information statement the public was invited to submit written comments in respect of the proposed loan. National Treasury and the Provincial Treasury were invited by letter to submit their comments in respect of the proposed loan.

- s.46(3)(b) The information statement must be submitted to Council at least 21 days prior to the Council meeting at which Council is to consider taking up the loan.

Comment: The information statement, as well as other supporting documentation, was distributed to each individual councillor on or before 15 May 2019.

The closing date for comments was 6 June 2019 and all comments received will be distributed and included for Council's consideration.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

Council approved the external loan at the Council meeting held on 28 May 2018.

6.7 Risk Implications

This report has no risk implications for the Municipality.

Annexure 1: Debt Agreement

Annexure 2: Information statement

Annexure 3: Comments (will be distributed)

FOR FURTHER DETAILS CONTACT:

NAME	Kevin Carolus
POSITION	Chief Financial Officer
DIRECTORATE	Finance
CONTACT NUMBERS	021 808 8528
E-MAIL ADDRESS	Kevin.carolus@ Stellenbosch.gov.za
REPORT DATE	

ANNEXURE 1



(TERM LOAN: _____)

DRAFT LOAN AGREEMENT

entered into between

NEDBANK LIMITED

(Registration Number 1951/000009/06)

and

STELLENBOSCH MUNICIPALITY

NEDBANK

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1. DEFINITIONS AND INTERPRETATION

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

1.1.1. **"Accounting Officer"** will have the meaning given to it in the MFMA;

1.1.2. **"Advance Date"** means _____;

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

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

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

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

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

1.1.8. **"Base Rate"** means Nedbank's internal funding rate from time to time;

Base Rate	_____ % (_____ percent)
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The said Base Rate is indicative and will be fixed on Advance Date.

1.1.9. **"Basis Point"** means 1/100 (one hundredth) of 1 (one) percentage point;

1.1.10. **"Borrower"** means _____ Municipality;

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

1.1.12. **"Breakage Costs"** means the aggregate of all loss, premiums, penalties, fees, costs, charges, expenses and disbursements incurred or suffered by Nedbank or successful claims made against Nedbank in closing out, settling or unwinding any hedging arrangements, including, *inter alia*, any loan, swap, forward interest rate agreement, foreign exchange contract or other financial instrument relating directly or indirectly to the financing in terms of the Agreement;



- 1.1.13. **"Breakage Gains"** means the aggregate of all gains, premiums, penalties, fees, costs, charges, expenses and disbursements saved by Nedbank in closing out, settling or unwinding any hedging arrangements, including, *inter alia*, any loan, swap, forward interest rate agreement, foreign exchange contract or other financial instrument relating directly or indirectly to the financing of the Loan;
- 1.1.14. **"Business Day"** means any day other than a Saturday, Sunday or an official public holiday in the Republic of South Africa;
- 1.1.15. **"Capital"** means an amount of R_____ (_____ Rand);
- 1.1.16. **"Capital Budget"** shall have the meaning ascribed to it in the MFMA, as approved in terms of Section 5, 16, 17, 19 and 24;
- 1.1.17. **"Capital Outstanding"** means that portion of the Capital that is at any time outstanding, reduced in accordance with any repayment thereof made in terms of this Agreement;
- 1.1.18. **"Capital Projects"** means the Borrowers capital projects for the ____ / ____ financial year (which commences on _____ to _____), as contemplated in the Capital Budget;
- 1.1.19. **"Capital Project Assets"** means the assets that will be acquired by the Borrower as identified in the Capital Project;
- 1.1.20. **"Capital Repayments"** means the bi-annually repayments of the Capital Outstanding as per the Amortising Schedule;
- 1.1.21. **"Companies Act"** means the Companies Act, 71 of 2008;
- 1.1.22. **"Confidential Information"** shall have the meaning set out in clause 22;
- 1.1.23. **"Default Rate"** means the applicable Interest Rate plus 300 (three hundred) Basis Points per annum expressed as a NACS rate;
- 1.1.24. **"Dispose"** means to sell, transfer, cede, assign, lease, alienate, donate, renounce, surrender, waive, relinquish, exchange or otherwise dispose of;
- 1.1.25. **"Encumbrance"** means any mortgage, pledge, hypothecation, lien, lease, option restriction, right of first refusal, right of pre-emption, right of retention, right of set-off, right of consolidation or merger (excluding any right of set-off, consolidation or merger arising in favour of Nedbank by operation of law) third party right or interest, assignment, title extension, trust arrangement, cession, security interest or any kind or any other encumbrance or any other type of preferential arrangement having the effect of creating a security interest or right of retention;
- 1.1.26. **"Event of Default"** means any of the events described in clause 12;
- 1.1.27. **"Final Repayment Date"** means _____ as stipulated in the Amortising Schedule;
- 1.1.28. **"GRAP"** means Generally Recognised Accounting Practice;
- 1.1.29. **"Indebtedness"** shall be construed as widely as possible so as to include any obligation (whether incurred as principal or surety) for the payment or repayment of money, whether present or future, actual or contingent and shall include, without limitation –

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- 1.1.29.1. monies borrowed or raised;
- 1.1.29.2. the outstanding principal amount of any bond, note, loan stock, debenture or similar instrument;
- 1.1.29.3. any amount raised pursuant to any issue of shares which are expressed to be redeemable; and
- 1.1.29.4. deferred payments for assets or services acquired;
- 1.1.30. **"Integrated Development Plan"** will have the meaning given to it in Chapter 5 of the Local Government: Municipal Systems Act No 32 of 2000;
- 1.1.31. **"Interest Rate"** means an all in percentage fixed rate equal to ____% (_____ percent);
- 1.1.32. **"Interest Rate Quotation Date"** means the day on which Nedbank advises the Borrower of the Interest Rate applicable to the Loan;
- 1.1.33. **"Interest Period"** means –
 - 1.1.33.1. the period commencing on the Advance Date and ending on the first Repayment Date thereafter;
 - 1.1.33.2. each period after the period described in clause 1.1.33.1 commencing on the previous Repayment Date and ending on the next Repayment Date, inclusive of the final Interest Period commencing on the last Repayment Date and ending on the Final Repayment Date;
- 1.1.34. **"JIBAR"** means, on any applicable date and in respect of the relevant period described in this Agreement –
 - 1.1.34.1. the arithmetic mean (rounded, if necessary, to the nearest 3rd (third) decimal place) of the mid-market rates for Rand deposits for the relevant period as they appear on the Reuters display page designated as "SAFEY" (or such other page as may replace such page on such service) at or about 11:00am Johannesburg time on such date; or
 - 1.1.34.2. if no such service is available, "JIBAR" shall mean the arithmetic mean (rounded, if necessary, to the third decimal place and excluding (to the extent applicable) the 2 (two) highest rates and the 2 (two) lowest rates) of the mid-market deposit rates, as supplied to Nedbank and confirmed by Nedbank to the Borrower in reasonably sufficient detail, quoted by the JIBAR Reference Banks in the ordinary course of business in the Johannesburg interbank market at or about 11:00am (Johannesburg time) on such date for Rand deposits for the relevant period, provided that if any of the JIBAR Reference Banks shall be unable or otherwise fail to supply such rate by 11:00am (Johannesburg time) on the required date, JIBAR for the relevant period shall be determined, on the basis of the quotation(s) of the remaining JIBAR Reference Bank(s), on the same basis, to the extent possible, as set out above;
- 1.1.35. **"JIBAR Reference Banks"** means the principal Johannesburg offices of the banks that quote deposit rates to the South African Futures Exchange from time to time, it being recorded that as at the Signature Date the JIBAR Reference Banks are Standard Bank of South Africa Limited, First National Bank of Southern Africa Limited, Absa Bank Limited and Investec Bank Limited;
- 1.1.36. **"Loan"** means the term loan in an amount equal to the Capital which is made available by Nedbank to the Borrower in terms of this Agreement;

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- 1.1.37. **"Margin"** means ____% (_____ percent) per annum expressed as an NACS rate;
- 1.1.38. **"Market Disruption Event"** means an event or circumstance specified as such in clause 6.
- 1.1.39. **"Market Disruption Premium"** means the difference between the Nedbank Liquidity Premium on the Interest Rate Quotation Date and the Nedbank Liquidity Premium on the Advance Date;
- 1.1.40. **"Material Adverse Change"** means an event, circumstance or matter or combination of events, circumstances or matters, including but not limited to:
- 1.1.40.1. Serious Financial Problems
- The criteria for determining serious financial problems shall be those stipulated in section 138 of the MFMA, singularly or in combination occurs or the criteria for determining serious or persistent material breach of financial commitments occurs as contemplated in section 140 of the MFMA.
- 1.1.40.2. Provincial Intervention
- It is necessary for a provincial intervention in terms of section 136 of the MFMA, whether it is a discretionary intervention (section 137) or a mandatory provincial intervention (section 139).
- 1.1.40.3. Financial Recovery Plan
- A financial recovery plan, as contemplated in Chapter 13 of the MFMA, is in relation to the Borrower.
- 1.1.40.4. Stay of Legal Proceedings
- If the Borrower applies for an order to stay legal proceedings and/or for extraordinary relief, as contemplated in Chapter 13 of the MFMA.
- which has or, in the reasonable opinion of Nedbank, will have or would be likely to have a material adverse effect on –
- 1.1.40.5. the business, operations, property, assets, condition (financial or otherwise) or prospects of the Borrower; or
- 1.1.40.6. the ability of the Borrower to conduct its business in the normal, regular and ordinary course; or
- 1.1.40.7. the ability of the Borrower to perform its obligations under this Agreement; or
- 1.1.40.8. the legality, validity or enforceability of this Agreement;
- without derogating from the foregoing, **"Material Adverse Change"** will also include any significant change in the MFMA and/or other Applicable Laws;
- 1.1.41. **"Mayor"** will have the meaning given to it in the MFMA;
- 1.1.42. **"MFMA"** means the Local Government Municipal Finance Management Act, No. 56 of 2003;
- 1.1.43. **"NACS"** means nominal, annual, compounded bi-annually in arrears on the first day of the month immediately following the calendar period in which the interest has accrued;



- 1.1.44. **"Nedbank"** means Nedbank Limited, (registration number 1951/000009/06), a company registered and incorporated in accordance with the Companies Act and registered as and conducting the business of a bank in terms of the Banks Act;
- 1.1.45. **"Nedbank Liquidity Premium"** means, at 9h00 on a specified date, the difference between the 1 (one) year NCD rate as quoted on the Reuters NEDMM screen, as a nacq (nominal annual compounded quarterly) rate and the 1 (one) year swap rate as quoted on the Reuters NDIRS screen, as a nacq (nominal annual compounded quarterly).
- 1.1.46. **"Outstanding Capital"** means the balance of the Capital from time to time as it is reduced in terms of clauses 7 and 8;
- 1.1.47. **"Outstandings"** means at any given time, and from time to time, the aggregate of –
- 1.1.47.1. the Outstanding Capital;
- 1.1.47.2. any other amounts due from time to time under this Agreement which have not been paid; and
- 1.1.47.3. any unpaid interest accrued or capitalised on the amounts described in clauses 1.1.47.1 and 1.1.47.2 in terms of this Agreement;
- 1.1.48. **"Parties"** means Nedbank and the Borrower;
- 1.1.49. **"Permitted Encumbrances"** means any encumbrance which is existing prior to the advance date of the Agreement and which has been disclosed to Nedbank prior to the advance date or provided for in the audited annual financial statements of the Borrower;
- 1.1.50. **"Permitted Indebtedness"** means –
- 1.1.50.1. indebtedness accruing from capital and operational expenditure, incurred in implementation of approved budgets of the Borrower; and
- 1.1.50.2. indebtedness which complies in all respects with the provisions of the MFMA and other Applicable Laws;
- 1.1.51. **"Potential Event of Default"** means any event which may become (with the passage of time, the giving of notice, the making of a determination hereunder or any combination thereof) an Event of Default;
- 1.1.52. **"Prepayment Date"** shall have the meaning set out in clause 8.1.2;
- 1.1.53. **"Repayment Dates"** means, with the exception of the Final Repayment Date, the date on which the Borrower has the obligation to make payment of Capital plus interest as specified in the Amortising Schedule, provided that where such dates fall on a date which is not a Business Day, the relevant Repayment Date shall be the immediately preceding Business Day;
- 1.1.54. **"Signature Date"** means the date on which this Agreement is signed by the Party signing last in time;
- 1.1.55. **"Suspensive Conditions"** means the suspensive conditions described in clause 2;
- 1.1.56. **"Taxes"** means any tax, charge, impost, duty, deduction, withholding, fee or levy of any kind whatsoever (or any amount payable on account of or as security for any of the foregoing) levied, imposed, collected, withheld or assessed, or which may after the Signature Date become levied, imposed, collected,

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withheld or assessed by any central, provincial or local government body or other organ of state on any other person, whether under the Income Tax Act, 58 1962 or any other present or future legislation, including any interest, additions, fines, surcharges or other penalties imposed by the applicable body in respect thereof, and "Tax" shall have a corresponding meaning;

- 1.1.57. "Term" means the period of ____ (_____) years commencing on the Advance Date and terminating on the Final Repayment Date or such earlier date on which this Agreement is otherwise terminated in accordance with its terms;
- 1.1.58. "Unpaid Sum" means any sum due and payable but unpaid by the Borrower under this Agreement;
- 1.1.59. "VAT" means value added tax levied in terms of the Value Added Tax Act 89 of 1991; and
- 1.1.60. "Warranties" shall have the meaning set out in clause 10.
- 1.2. any reference to a statute or statutory provision includes a reference to that statute or statutory provision as amended, extended or re-enacted and to any regulation, order, instrument or subordinate legislation under such statute or statutory provision;
- 1.3. any reference to any other agreement, document or instrument shall be to that agreement, document or instrument as amended, varied, novated or replaced from time to time;
- 1.4. words and expressions defined in any clause shall, notwithstanding that they are not defined in clause 1.1, bear the meanings assigned to such words and expressions in such clause wherever they are used in this Agreement;
- 1.4.1. when any number of days is prescribed, such number shall be calculated inclusively of the first and exclusively of the last day;
- 1.4.2. any reference to days (other than a reference to Business Days), months or years shall be a reference to calendar days, months or years, as the case may be;
- 1.4.3. where any act is to be performed on a day which is not a Business Day, such act shall be performed on the next Business Day save for Repayment Dates;
- 1.5. words importing the singular shall include the plural and vice versa;
- 1.6. words referring to one gender shall include a reference to the other genders;
- 1.7. any reference to a person shall include a reference to an individual, a firm, a body corporate, a trust, an unincorporated association, government or a partnership and that person's legal representatives and successors;
- 1.8. if any provision in clause 1.1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to that provision as if it were a substantive provision in the body of this Agreement;
- 1.9. clause headings have been inserted for convenience only and shall not be taken into account in its interpretation;
- 1.10. the rule of construction that a contract or any term thereof shall be interpreted against the party responsible for the drafting of or preparation of that contract or term, shall not apply; and



- 1.11. the use of the word "including" followed by a specific example shall not be construed as limiting the meaning of the general wording preceding it.

2. **SUSPENSIVE CONDITIONS**

- 2.1. The rights and obligations of the Parties under this Agreement (other than those set out in this clause 2, and clauses, 14 and 17 to 23, which shall be of immediate force and effect) are subject to and conditional upon the fulfilment of the following Suspensive Conditions on or before the Advance Date ("**Fulfilment Date**") or such later date as may be determined in terms of clause 2.3 –
- 2.1.1. Nedbank has been provided with a certified copy of a resolution of the Municipal Council, signed by the Mayor approving the Transaction contemplated by this Agreement and authorising the Accounting Officer, on its behalf, to sign this Agreement and all documents and notices to be signed by it under or in connection with this Agreement, such resolution must include confirmation of the approved total debt to revenue ratio;
- 2.1.2. receipt by Nedbank of a specimen of the signature of each person authorised by the resolution referred to in clause 2.1.1;
- 2.1.3. written confirmation by the Borrower that it has complied with the requirements of the MFMA and all other Applicable Laws in so far as it relates to the Agreement inclusive of copies of:
- 2.1.3.1. an information statement, setting out the particulars of the debt, the amount, the purpose of the debt and that the public, the national treasury and the provincial treasury has been invited to submit written comments to the council, has been made public 21 (twenty one) days prior to the meeting of the council;
- 2.1.3.2. a copy of the information statement has been submitted to the municipal council 21 (twenty one) days prior to the meeting together with particulars of the repayment terms, the anticipated payment schedule and the anticipated total costs.
- 2.1.4. Execution of necessary legal documentation relating to the funding by all parties;
- 2.1.5. the Borrower having complied with all requests for information made by Nedbank in terms of the Financial Intelligence Centre Act, No. 38 of 2001, the Prevention of Organised Crime Act, No 121 of 1988, the Banks Act and any other money laundering legislation applicable at the time such requests are made;
- 2.1.6. written confirmation by the Borrower that no Event of Default or Potential Event of Default or Material Adverse Change has occurred and is continuing.
- 2.2. the Borrower shall use its best endeavours to procure the fulfilment of the Suspensive Conditions.
- 2.3. The Suspensive Conditions are stipulated to be for the benefit of Nedbank, which shall, by written notice to the Borrower to that effect given by not later than the Fulfilment Date, be entitled to waive some or all of the Suspensive Conditions and/or to extend the date by which some or all of the Suspensive Conditions are to be fulfilled.
- 2.4. If any of the Suspensive Conditions are not fulfilled (and fulfilment thereof is not waived in terms of clause 2.3) on or before the Fulfilment Date, this Agreement will terminate and be of no further force or effect and, to the



extent that this Agreement may have been partially implemented, the Parties shall be restored as nearly as may be possible to the positions in which they would have been had this Agreement not been entered into and neither Party shall have any claim against the other Party as a result of the failure of the Suspensive Conditions, save for such claim as may arise out of a breach of this clause 2 or under any clause which remains in force and effect.

3. PURPOSE

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

ADVANCE

- 4.1. Nedbank, relying upon each of the representations, undertakings and Warranties included in this Agreement, hereby agrees to lend and advance to the Borrower, which agrees to borrow, an amount equal to the Capital.
- 4.2. On the Advance Date, Nedbank shall advance the Capital to the Borrower by paying to the credit of the Borrower Account an amount equal to R_____ (_____ Rand).
- 4.3. The payment by Nedbank of this amount as aforesaid shall discharge the obligation of Nedbank to make the advance described in clause 4.1.
- 4.4. Against payment by Nedbank of the Capital in terms of clause 4.2 Nedbank shall be deemed to have advanced the entire Loan to the Borrower.
- 4.5. The aggregate of the Capital will be disbursed in full on the Advance Date. No terms pertaining to the separate draw downs of the Capital will be allowed.

5. INTEREST

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

6. MARKET DISRUPTION

- 6.1. a Market Disruption Event is deemed to have occurred if:
 - 6.1.1. because of circumstances affecting the Johannesburg interbank market generally, reasonable and adequate means do not exist for ascertaining JIBAR and less than 2 of the Reference Banks quote JIBAR for the relevant period; or
 - 6.1.2. matching deposits are not available to Nedbank in the Johannesburg interbank market in the ordinary course of business to fund the Loan; or



- 6.1.3. Nedbank advises the Borrower before close of business in Johannesburg on the Advance Date, that the cost to Nedbank of obtaining matching deposits in the Johannesburg interbank market would be in excess of the JIBAR; or
- 6.1.4. if for the period between the Interest Rate Quotation Date and the Advance Date, the Market Disruption Premium is in excess of 25 (twenty five) Basis Points; or
- 6.1.5. at or about noon on the quotation day for the relevant Interest Period the screen rate is not available and none or only one of the reference banks supplies a rate to determine JIBAR for the relevant Interest Period.
- 6.2. If, for any Interest Period, a Market Disruption Event occurs as contemplated in terms of clauses 6.1.1, 6.1.2, 6.1.3 and 6.1.5 in respect of the Loan then the Interest Rate shall be the percentage rate which is the sum of:
 - 6.2.1. the rate notified to the Borrower by Nedbank as soon as practicable and in any event before interest is due to be paid in respect of that Interest Period, to be that which expresses as a percentage rate per annum the cost to Nedbank of funding its participation in that loan from whatever source it may reasonably select;
 - 6.2.2. mandatory costs (cost of funds plus liquid asset cost); and
 - 6.2.3. the Margin.
- 6.3. If a Market Disruption Event occurs in terms of clause 6.1.4 then the Margin will be increased by the Market Disruption Premium.
- 6.4. Notwithstanding anything to the contrary contained in this Agreement, the Market Disruption provisions may only be applied in the event that the Interest Rate Quotation Date is a date other than the Advance Date.

7. CAPITAL REPAYMENTS

- The Outstandings in respect of the Loan shall be repaid by the Borrower to Nedbank, in the amounts and on the Repayment Dates set out in the Amortising Schedule. The Repayment Dates will be bi-annually.
- 7.2. Once the whole or any part of the Capital has been repaid in accordance with this clause 7, Nedbank will not be obliged to re-advance any such repaid amount.
- 7.3. Notwithstanding the provisions of clause 7.1, the Borrower shall ensure that all Outstandings in respect of the Loan, have been repaid in full by no later than the Final Repayment Date.
- 7.4. Should any payment of the Outstanding Capital or Interest as set out in the Amortising Schedule not be made on a Repayment Date or Final Repayment Date, the Interest Rate shall be amended to the Default Rate, which shall be calculated and levied in the same manner as the Interest Rate until date of payment of any amounts due which have not been paid ("the arrears"). After the arrears have been settled, the Default Rate will be amended to the Interest Rate.

8. PREPAYMENT OR EARLY SETTLEMENT

- 8.1. **Prepayment**



- 8.1.1. Subject to the clauses hereunder, the Borrower shall be entitled to prepay any part of the Outstandings not then due for payment.
- 8.1.2. Should the Borrower wish to prepay any part of the Outstandings it shall, not less than 1 (one) month prior to the date on which it wishes to prepay any part of the Outstandings, furnish Nedbank with written notice to that effect and shall specify the date on which any part of the Outstandings shall be prepaid ("**Prepayment Date**") and the amount of its intended prepayment. Once such written notice of prepayment has been issued by the Borrower, it shall be irrevocable and the amount stipulated in such notice shall be due and payable on the Prepayment Date specified therein.
- 8.1.3. No amount shall be deemed to have been prepaid unless and until Nedbank has irrevocably received payment of all amounts due but not paid in terms of this Agreement.
- 8.1.4. No prepayment shall be made in terms hereof unless such amount is at least R1 000 000,00 (One Million Rand) or a multiple thereof.
- 8.1.5. The Borrower shall be entitled to prepay any part of the Outstandings subject to the payment of a prepayment penalty of-
- 8.1.5.1. 2% (two percent) of the amount prepaid if the prepayment is made within 12 (twelve) months from the Advance Date; or
- 8.1.5.2. 1% (one percent) of the amount prepaid if the prepayment is made on a date which falls within the period which is more than 12 (twelve) months from the Advance Date but less than the full Term of the Loan.
- 8.1.6. In addition to the prepayment penalty contemplated in clause 8.1.5, the Borrower will be liable for such Breakage Costs as Nedbank may have incurred or will incur as a consequence of such prepayment, whilst Nedbank shall pass on any Breakage Gains to the Borrower. Within 10 (ten) Business Days of receipt by Nedbank of any notice in terms of clause 8.1.2, Nedbank shall certify in writing to the Borrower the amount of any Breakage Costs, or Breakage Gains, as the case may be, arising in respect of the prepayment so notified.

8.2. **Settlement**

- 8.2.1. Subject to the clauses hereunder, the Borrower shall be entitled to settle the whole of the Outstandings not then due for payment.
- 8.2.2. Should the Borrower wish to settle the whole of the Outstandings it shall, not less than 1 (one) month prior to the date on which it wishes to settle the whole of the Outstandings, furnish Nedbank with written notice to that effect and shall specify the date on which the whole of the Outstandings shall be settled ("**Settlement Date**"). Once such written notice of settlement has been issued by the Borrower, it shall be irrevocable and the settlement amount in such notice shall be due and payable on the Settlement Date specified therein.
- 8.2.3. No amount shall be deemed to have been settled unless and until Nedbank has irrevocably received payment of all amounts due but not paid in terms of this Agreement.



- 8.2.4. No settlement shall be made in terms hereof unless the settlement amount is at least R1 000 000,00 (One Million Rand) or more.
- 8.2.5. The Borrower shall be entitled to settle the Outstandings subject to the payment of a settlement penalty of-
- 8.2.5.1. 2% (two percent) of the settlement amount if the settlement is made within 12 (twelve) months from the Advance Date; or
- 8.2.5.2. 1% (one percent) of the settlement amount if the settlement is made on a date which falls within the period which is more than 12 (twelve) months from the Advance Date but less than the full Term of the Loan.
- 8.2.6. In addition to the settlement penalty contemplated in clause 8.2.5, the Borrower will be liable for such Breakage Costs as Nedbank may have incurred or will incur as a consequence of such settlement, whilst Nedbank shall pass on any Breakage Gains to the Borrower. Within 10 (ten) Business Days of receipt by Nedbank of any notice in terms of clause 8.2.2, Nedbank shall certify in writing to the Borrower the amount of any Breakage Costs, or Breakage Gains, as the case may be, arising in respect of the settlement so notified.

9. PAYMENTS

- 9.1. Any payments to be made by the Borrower in terms of this Agreement shall be made before 12h00 on due date to the credit of the following Nedbank account number _____ or in such other manner as Nedbank may timeously notify the Borrower in writing from time to time.
- 9.2. Any payment made by the Borrower under this Agreement shall be made free of exchange or right of deferment, avoidance or set-off and without deduction for or on account of any Tax unless the Borrower is, under law, required to make such payment subject to the deduction or withholding of Tax, in which case the amount payable by the Borrower in respect of which such deduction or withholding is required to be made shall be increased to the extent necessary to ensure that, after the making of the required deduction or withholding, Nedbank receives and retains (free from any liability in respect of such deduction or withholding) a net amount equal to the amount which it would have received and so retained had no such deduction or withholding been required to be made.
- 9.3. All amounts received in terms of this Agreement shall be appropriated, first to the payment of costs (including Breakage Costs) and any other amounts other than Capital and interest outstanding in terms of this Agreement, then towards the payment of interest (whether interest or default interest) and thereafter in reduction of the Outstanding Capital.
- 9.4. The Borrower's obligation to repay the Outstandings in accordance with this Agreement shall be unconditional (except as otherwise expressly provided herein or prohibited by law) irrespective of any contingency whatsoever including, but not limited to –
- 9.4.1. any right of set-off, counterclaim, recoupment, defence or other right unless and to the extent that the law entitles such right to be exercised;



- 9.4.2. any insolvency, bankruptcy, administration, judicial management, reorganisation, arrangement, readjustment of debt, dissolution, liquidation or similar proceedings by or against Nedbank;
- 9.4.3. any invalidity or unenforceability of any part of this Agreement, or lack of due authorisation of any signatory to this Agreement,
- 9.5. Once the whole or any part of the Outstandings has been repaid or prepaid in terms of this Agreement, Nedbank shall not be obliged to re-advance any such repaid or prepaid amount.
- 9.6. While the funds drawn down by the Borrower in terms of this Agreement are to be used solely for the purpose of funding the Borrower's Capital expenditure programme, Nedbank's recourse in terms of this facility is to be to the Borrower and is in no way limited by the success or progress of the Integrated Development Plan.

10. REPRESENTATIONS AND WARRANTIES

- 10.1. The Borrower represents and warrants on a continuous basis from the Signature Date for the duration of the Term to Nedbank that –

10.1.1. Status

It is a Municipality, as contemplated in section 155 of the Constitution of the Republic of South Africa Act no. 108 of 1996.

It is compliant with the terms of the Financial Intelligence Centre Act No. 38 of 2001 and to the best of its knowledge, all Applicable Laws.

The obligations assumed by it in terms of this Agreement are legal and valid obligations binding upon it and enforceable against it in accordance with the terms hereof;

10.1.2. Non-conflict with other Obligations

- 10.1.2.1. The entry into and performance by it of and the transactions contemplated by this Agreement to which it is a party do not and to the best of its knowledge, will not –

- 10.1.2.1.1. conflict with or result in a breach of any of the terms or provisions of, constitute a default under any agreement, deed, mortgage, bond or other instrument or treaty to which it is a party or which is binding upon it or any of its assets or revenues; and/or

- 10.1.2.1.2. does not and to the best of its knowledge, will not conflict with any Applicable Laws, including, without limitation, the MFMA.

10.1.3. Power and Authority

It has taken all necessary action and has complied with Applicable Laws and relevant applicable procedures to authorise, and has obtained all necessary authorisations in respect of its entry into, performance and delivery of this Agreement and the transactions contemplated by this Agreement.

10.1.4. Long-term debt

The Borrower undertakes to incur long term debt in accordance with the provisions of the MFMA and such long term debt shall be raised after approval by the Borrower's bid adjudication committee and a



resolution by the Borrower's Municipal Council passed at a duly constituted meeting approving the debt agreement.

10.1.5. **No Proceedings pending or threatened**

No litigation, arbitration or administrative proceedings are presently current or pending against the Borrower or, to the knowledge of the Borrower, threatened against it which, if adversely determined, would result in a Material Adverse Change.

10.1.6. **No Misleading Information**

10.1.6.1. All of the information supplied by it in connection with this Agreement is true, complete and accurate in all material respects.

10.1.6.2. It has disclosed to Nedbank any and all material information relating to the Borrower as well as such other information within its personal knowledge which, in the reasonable opinion of Nedbank would have affected Nedbank's decision to advance the Loan.

10.1.6.3. Nedbank can rely on any representation made by any person on behalf of the Borrower that has interacted with Nedbank for the purpose of this Agreement and disclosed information, as being true and correct and has furnished such information with the due authorisation.

10.1.7. ***Pari Passu* Ranking**

Its payment obligations under this Agreement rank at least *pari passu* with the claims of all its other unsecured and unsubordinated creditors, except for obligations preferred solely in terms of chapter 13 of the MFMA.

10.1.8. **Assets**

As at the Signature Date and subsequent to such date, it has not sold or otherwise disposed of its assets which disposal may directly or indirectly impact on the Borrower's ability to operate as a going concern, save as are disclosed in writing to Nedbank prior to the Signature Date, or as may be disposed of in the ordinary course of its operations, the nature of which it shall fully disclose to Nedbank.

10.1.9. **Financial Statements**

Its financial statements will be prepared in accordance with GRAP and in line with the National Treasury guidelines (as updated from time to time) for the ____ / ____ financial year and thereafter.

10.1.10. **Compliance with Laws**

It has complied in all material respects with all Applicable Laws to the extent that a failure to comply would result in the Borrower not being able to comply with its payment obligations to Nedbank in terms of this Agreement.

10.1.11. **Compliance with MFMA**

Notwithstanding anything to the contrary contained herein, it has complied with the MFMA in respect of the provisions pertaining to the conclusion and enforceability of this Agreement.

10.1.12. **Indebtedness**

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All Indebtedness incurred by the Borrower shall constitute Permitted Indebtedness.

10.1.13. **Serious Financial Problems**

As at the Signature Day, none of the factors contained in sections 138 and 140 of the MFMA, indicating serious financial problems and/or persistent material breach of financial commitments, has occurred in relation to the Borrower.

10.1.14. **Provincial Intervention**

As at the Signature Date, no steps have been taken to bring about any provincial intervention whatsoever in relation to the Borrower, whether or not discretionary or mandatory, as contemplated in Chapter 13 of the MFMA.

10.1.15. **Financial Recovery Plan**

As at the Signature Date, no financial recovery plan, as contemplated in Chapter 13 of the MFMA, is being prepared in relation to the Borrower.

10.1.16. **Stay of Legal Proceedings**

As at the Signature Date, the Borrower has not applied for an order to stay legal proceedings and/or for extraordinary relief, as contemplated in Chapter 13 of the MFMA.

10.1.17. **No Default**

10.1.17.1. No Event of Default or Potential Event of Default has occurred and is continuing or might reasonably be expected to result from any utilisation of the Loan.

10.1.17.2. No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it or to which its assets are subject which might result in a Material Adverse Change.

10.1.18. **Withdrawal of Municipal Bank Accounts**

Any withdrawal from the Borrower's bank accounts for the purpose of payment in terms of this Agreement, complies with section 11 of the MFMA in that the official withdrawing the money is duly authorised and that such withdrawal is for an authorised purpose.

10.1.19. **Approved Expenditure**

The expenditure incurred for the payment in terms of this Agreement has been incurred in terms of an approved budget and within the limits of the amounts appropriated for the different votes in an approved budget.

The long term debt is consistent with the Borrower's Capital Budget as stipulated in its annual budget.

10.1.20. **Proceeds of the Agreement**

The proceeds of the Agreement is solely to be spent on Capital Projects that have been approved in compliance with section 19 of the MFMA.

10.1.21. **Maintenance of Systems**



The Accounting Officer has taken all reasonable steps to ensure compliance with subsection 63(2)(a), (b) and (c) (the maintaining of information systems, the correct valuation of the Borrower's assets and liabilities and the maintaining of internal control of assets and liabilities) of the MFMA.

10.1.22. **Encumbrance**

No Encumbrance exists in respect of Capital Project Assets except for permitted Encumbrances.

10.2. Each of the Warranties and representations ("**Warranties**") given by the Borrower in terms of clause 10.1 shall

10.2.1. *prima facie* be deemed to be a Warranty of fact inducing Nedbank to enter this Agreement;

2.2. insofar as any of the Warranties is promissory or relates to a future event, be deemed to have been given as at the due date for the fulfilment of the promise or the happening of the event, as the case may be; and

10.2.3. be a separate Warranty and in no way limited or restricted by reference to or influence from the terms of any other Warranty.

11. **UNDERTAKINGS**

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

11.1. **Financial Statements**

The Borrower shall supply to Nedbank:

11.1.1. as soon as the same are available (and in any event by the end of October each year) its unaudited annual consolidated financial statements; and

11.1.2. the audited annual consolidated financial statements within 6 (six) months after the end of its financial year; and

11.1.3. such material information as Nedbank may from time to time require in respect of the financial condition of the Borrower within 30 (thirty) calendar days of request being made therefore, or such earlier date as agreed in writing between Nedbank and the Borrower.

11.2. **Compliance with Applicable Laws**

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

11.3. **Proof of Compliance**

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

11.4. **Capital Budget**



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

11.5. **Notification of Default**

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

11.6. **Information : Miscellaneous**

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

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

11.7. **Authorisations**

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

11.8. **Disposals**

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

11.9. **Positive Undertakings**

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

- 11.9.1. to make provision in its budgets for the payment of its financial obligations in terms of this Agreement, including Capital and interest;
- 11.9.2. to retain revenues, other charges, fees or funds at a level sufficient to meet its financial obligations in terms of the Agreement;
- 11.9.3. to ensure that the Accounting Officer furnishes a copy of a report written to the municipal council (in compliance with section 70 of the MFMA) in respect of impending shortfalls, overspending and overdrafts to Nedbank;



- 11.9.4. to furnish Nedbank by no later than 10 (ten) working days after the end of each month with a copy of a statement in the prescribed format (as prescribed in section 71 in respect of monthly budget statements) on the state of the Borrower's budget;
- 11.9.5. to furnish Nedbank with a copy of the midyear budget and performance assessment (in compliance with section 72 of the MFMA);
- 11.9.6. to furnish Nedbank with the information that must be placed on the website as referred to in section 21(A) of the Municipal Systems Act within 5 (five) days after its tabling in the council or on the date on which it must be made public, whichever occurs first as contemplated in section 75 of the MFMA;
- 11.9.7. to furnish Nedbank with an annual report in accordance with Chapter 12 of the MFMA and within 7 (seven) days after the adoption of the oversight report in respect of aforementioned annual report, furnish Nedbank with same;
- 11.9.8. to notify Nedbank, prior to encumbering any of the Capital Project Assets as security for its creditors, that the Borrower intends to do so.

12. EVENTS OF DEFAULT

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

12.2. **Non-Payment**

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

12.3. **Misrepresentation**

A representation, warranty, statement made or deemed to be made or repeated, or undertaking given in connection with this Agreement or in any document delivered by or on behalf of the Borrower under or in connection with this Agreement, is or proves to have been incorrect or misleading in any material respect when made or deemed to be made or repeated or given and as a consequence results in a Material Adverse Change.

12.4. **Material Adverse Change**

Any event (or any series of events) or circumstance occurs (or any existing circumstance continued) which will result in a Material Adverse Change provided that such Material Adverse Change will have or would be likely to have a material adverse effect on the Borrower's ability to perform its obligations under this Agreement.

12.5. **Cessation of Delivery of Minimum Level of Basic Municipal Services**

The Borrower becomes unable or ceases, for any reason whatsoever, to deliver a minimum level of Basic Municipal Services, or any material part thereof, as contemplated in section 73(1)(c) of the Local Government: Municipal Systems Act, No. 32 of 2000, in an ordinary and regular manner provided that such cessation will have or would be likely to have a material adverse effect on the Borrower's ability to perform its obligations under this Agreement..

12.6. **Repudiation**



The Borrower repudiates this Agreement or does or causes to be done any act or thing evidencing an intention to repudiate this Agreement.

12.7. Cross Default

Any material Indebtedness or obligation or any loan, debt or guarantee constituting Indebtedness of the Borrower becomes due and payable prior to its specified maturity by reason of default, or is not paid when due, whether or not Nedbank is concerned therewith or any creditor of the Borrower becomes entitled to declare any Indebtedness due and payable prior to its specified maturity.

12.8. Judgements

Any judgement to the value of R500 000 (Five Hundred Thousand Rand) or more, of any court or arbitration awarded against the Borrower, respectively, remains unsatisfied for a period of 10 (ten) Business Days after it has been granted against the Borrower, respectively, and has not been the subject of an application for rescission or review or appealed against within the period allowed for such rescission, review or appeal, which in each instance is diligently pursued and, in the event of such application, review or appeal being unsuccessful, the Borrower, respectively, fail to make immediate payment thereof.

12.9. Unlawfulness

It be or become unlawful for the Borrower to perform or comply with any or all of their obligations under this Agreement or any of the obligations of the Borrower not be or cease to be legal, valid, binding and enforceable.

12.10. Adverse Determination by the Auditor General

If the Auditor General or its successor after performing its audit on the Borrower raises a going concern issue with regards to the affairs of the Borrower.

12.11. Other Obligations

The Borrower does not comply with any provision of this Agreement (including for the avoidance of doubt, any of the undertakings set out in clause 11 of this Agreement).

In the event the Borrower fails to comply with the undertakings set out in clause 11, and fails to provide a written proposal to Nedbank setting out the remedial action to be taken in respect of such non compliance within 10 (ten) Business Days after delivery by Nedbank to the Borrower of a written notice requiring the Borrower to provide such a proposal and in the event that such a proposal is received by Nedbank within the stated period, the Borrower failing to remedy such non compliance within the period stipulated in the Borrower's written proposal or such other period as may be agreed by the Parties.

12.12. Additional Default Events

It would be an Event of Default if:

- 12.12.1. the municipal council of the Borrower has not approved the annual budget by the start of the budget year or any revenue raising measures necessary to give effect to the budget;
- 12.12.2. the national treasury stop the transfer of funds to the Borrower as contemplated in section 38(1) of the MFMA (funds due to the Borrower as its share of the local government's share or transfer of funds due to the Borrower as an allocation referred to in section 214(1)(c) of the Constitution;

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- 12.12.3. the Borrower faces any serious financial problems as contemplated in section 54(2) of the MFMA, in terms of which the Mayor must respond to and initiate steps;
- 12.12.4. the Accounting Officer fails to submit financial statements to the auditor general in accordance with section 126(1) or (2) of the MFMA or if the Mayor fails to table the annual report of the Borrower in accordance with section 127(2).

13. ACCELERATION

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

- 13.1. cancel the Loan; and/or
- 13.2. re-price the Loan; and/or
- 13.3. immediately claim and recover from the Borrower –
 - 13.3.1.1. the Outstandings; and/or
 - 13.3.1.2. Breakage Costs arising on the Event of Default; and/or
 - 13.3.1.3. any other charges, costs or expenses incurred by Nedbank and/or payable in terms of this Agreement, including but not limited to arrear payments and any default interest; and/or
- 13.3.2. subject to clause 7.4, levy finance charges calculated in accordance with the Default Rate, if the Borrower does not remedy a breach within 20 (twenty) days of written notice to do so;
- 13.3.3. enforce compliance with the terms and conditions of all or part this Agreement and claim such damages as Nedbank may have suffered as a result of the Event of Default.

INDEMNITIES

- 14.1. Without prejudice to the other remedies of Nedbank under this Agreement and/or in law, the Borrower hereby irrevocably indemnifies and holds Nedbank harmless against any costs, claim, loss, expense (including legal fees on the scale as between attorney and own client) or liability, together with any VAT thereon, which may be suffered or incurred by Nedbank as a result of the occurrence of any Event of Default or the operation of clause 13.
- 14.2. For the purposes of this clause 14, "loss" shall include (but not be limited to) any amounts of Capital, interest, fees, Break Costs or other sums whatsoever paid or payable on account of any funds borrowed by Nedbank in order to enable Nedbank to advance the Loan to the Borrower.
- 14.3. The rights of Nedbank in respect of the indemnities contained in this clause 14 shall continue in full force and effect in favour of Nedbank for a period terminating on the 3rd (third) anniversary of the last day of the Term.

15. CHANGE IN COSTS

- 15.1. If, at any time during the Term, there occurs –
 - 15.1.1. any adoption, amendment, variation, replacement or change in interpretation of any of the Applicable Laws or of any authorisation with which commercial banks generally in the Republic of South Africa are



required to comply or any change in circumstances occurs or any duties are imposed on such commercial banks at any time after the Signature Date; and/or

- 15.1.2. any directive, requirement, request or guidance (whether or not having the force of law but if not having the force of law, one which applies generally to a class or category of financial institutions and/or financial service companies directly or indirectly) of any central bank or any other fiscal, monetary, regulatory or other authority in the Republic of South Africa; and/or
- 15.1.3. any change in banking practice, as it affects or is applied generally to or by any financial institution directly or indirectly in the Republic of South Africa; and/or
- 15.1.4. a requirement by any statutory or monetary authority in the Republic of South Africa, to –
 - 15.1.4.1. pay levies or any other amounts whatsoever or to maintain special deposits or reserve assets, in addition to those paid or maintained or reserved by Nedbank as at the Signature Date; or
 - 15.1.4.2. comply with any reserve, cash ratio, special deposit or liquid requirements (or any other similar requirements) in respect of this Agreement in addition to those anticipated by Nedbank at the Signature Date; or
 - 15.1.4.3. to pay any Tax; and/or
- 15.1.5. any compliance by Nedbank with any capital adequacy, reserve, cash ratio, special deposit, liquidity or similar requirements of a statutory or monetary authority, howsoever arising in South Africa in respect of this Agreement, including any increase in the amount of the Capital to be allocated by Nedbank to the amount advanced under this Agreement or a change of weighting of the commitment under this Agreement; or
- 15.1.6. any compliance by Nedbank with "International convergence of capital measure and capital standards, a revised framework" published by the Basel Committee on banking supervision in June 2004 in the form existing hereof (Basel II) or any other law or regulation which implements Basel II (whether such implementation, application or compliance is by government, regulator or Nedbank but excluding any increases as would ordinarily be excluded), incurred by it in making, maintaining or funding its obligations under the Agreement arising by reason of a change in law or the interpretation thereof, or compliance with any central bank or similar request occurring after the Interest Rate Quotation Date ; or
- 15.1.7. any other event attributable to a statutory or monetary authority which is beyond control of Nedbank, with the result that –
 - 15.1.7.1. Nedbank is subjected to any Tax, duty or other charge in respect of the Loan or a change in the basis of taxation of Nedbank in respect of amounts payable to Nedbank in terms of this Agreement; or
 - 15.1.7.2. any reserve, special deposit or similar requirement is imposed against the assets or deposits with or for the account of, or credit extended by Nedbank; or
 - 15.1.7.3. any other obligation or condition directly affecting the cost of Nedbank is imposed on Nedbank of maintaining or funding its commitment under this Agreement; or



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

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

If no agreement is reached within 10 (ten) days after receipt of aforesaid notification by the Borrower in respect of any dispute in terms of this clause 15.1, including the amount of aforesaid increased cost or reduction or the means of reducing their impact, either party may request the Executive President of the South African Institute for Chartered Accountants (SAICA) or his nominee to appoint a member of SAICA to resolve the dispute acting as an expert and not as an arbitrator.

"acting as an expert and not an arbitrator" means, in the context of such appointee making a determination in terms hereof, such person doing so on the following basis:

- 15.1.8.1. such person shall investigate the matter or dispute in such manner as he in his sole discretion considers appropriate, provided that each party to the dispute shall have the right to make written representations to such person in relation to the matter or dispute;
- 15.1.8.2. In carrying out his investigations, such person shall be entitled to consult with any or all of the Parties, or with any other person and to take advice from any third party;
- 15.1.8.3. such person shall issue his ruling, within 20 (twenty) days of his appointment or as soon as may be reasonably possible thereafter.
- 15.1.8.4. the determination of such person shall be final and binding on the Parties;
- 15.1.8.5. the costs and charges (including but not limited to the attorney and own client costs) of such person shall be borne by that party which, in the sole discretion of such person, is the appropriate party to bear such costs and charges, provided that such person shall be entitled to direct that the costs and charges be borne by all or certain of the Parties, in such ratios as such person may determine.

- 15.2. This clause 15 does not apply to any increased cost arising in terms of clause 15.1 –



- 15.2.1. on account of Tax payable on any income, profits or gains of Nedbank to the extent arising from amendments or changes which affect corporate taxpayers generally; or
- 15.2.2. resulting from any breach or violation by Nedbank of, or breach by Nedbank of any limits imposed by, any provision of any law, ruling, regulation or practice by any relevant monetary or fiscal authority or court or competent official, arising as a consequence of any action or omission by Nedbank after the introduction of such provision and/or imposition of such limits or after the relevant change in the interpretation thereof has become known to Nedbank and/or generally known amongst banks operating in the Republic of South Africa.
- 15.3. If Nedbank is entitled to any tax benefit by reason of any circumstance in respect of which the Borrower has paid the fee as contemplated in clause 15.1, Nedbank shall pay to the Borrower such amount, limited to the maximum of the fee paid by the Borrower as aforesaid, as will leave Nedbank with the same net after Tax return as it would have received in respect of maintaining or funding its commitment under this Agreement had the tax benefit not been granted. Payment of such sum shall be made within 10 (ten) Business Days of Nedbank becoming entitled to such tax benefit.
- 15.4. If any of the events or circumstances envisaged in clause 15.1 occur with the result that the net after Tax cost to Nedbank of maintaining or funding its commitment under this Agreement reduces or the net after Tax return to Nedbank in respect of maintaining or funding its commitment under this Agreement increases, then Nedbank shall pay to the Borrower such fee as would be necessary to place Nedbank in the same position in which it would have been if such increase or reduction had not taken place, which fee shall be payable within 10 (ten) Business Days of receipt by Nedbank of a written demand from the Borrower, and accompanied by the requisite documentation to substantiate the Borrower's entitlement to such fee.

16. ILLEGALITY

16.1. Nedbank Illegality

- 1.1. If, at any time, it becomes unlawful, or contrary to any request from or requirement of any fiscal, monetary or other similar authority compliance with which is in accordance with the general practice of persons to whom such request or requirement is intended to apply, for Nedbank to make, fund or allow to remain outstanding all or any of the Outstandings then Nedbank shall, as soon as reasonably practicable after becoming aware of the same, deliver to the Borrower a certificate to that effect and if Nedbank so requires, the Borrower shall on such date as Nedbank shall have specified repay all the Outstandings. The Borrower shall be liable for any Breakage Costs arising as a consequence of such prepayment, which Breakage Costs the Borrower shall be required to pay to Nedbank within 10 (ten) days of receipt of such certificate.
- 16.1.2. If Nedbank becomes entitled to give notice pursuant to clause 16.1.1, it will endeavour to avoid the circumstances therein referred to, but nothing in this clause 16.1.2 shall oblige Nedbank to incur any costs or expenses or to take or refrain from taking any action where, in its reasonable opinion, to take or refrain from taking (as the case may be) such action would be materially prejudicial to its interests.



16.2. Borrower Illegality

- 16.2.1. If at any time it is or becomes unlawful for the Borrower to perform or comply with any or all of its obligations hereunder the Borrower shall as soon as reasonably possible notify Nedbank in writing. If the Borrower is unable, within 10 (ten) days of the aforesaid notice of the performance becoming unlawful, to procure that a replacement Borrower is substituted for it on such terms as may be reasonably acceptable to Nedbank, then Nedbank shall, after the expiry of such 10 (ten) day period be entitled to deliver to the Borrower a notice requiring the Borrower to repay all Outstandings on a date specified in such notice and the Borrower shall on such date as Nedbank shall have specified repay all Outstandings together with any Breakage Costs arising as a result of the early termination.
- 16.2.2. If Nedbank becomes entitled to give notice pursuant to clause 16.2, it will endeavour to avoid the circumstances therein referred to, but nothing in this clause 16.2.2 shall oblige it to incur any costs or expenses or to take or refrain from taking any action where, in its reasonable opinion, to take or refrain from taking (as the case may be) such action would be materially prejudicial to its interests.

17. CERTIFICATE OF INDEBTEDNESS AND OTHER NOTICES

- 17.1. A certificate signed or purporting to be signed by a manager or director of Nedbank (whose appointment it shall not be necessary to prove) shall be *prima facie* proof of –
- 17.1.1. the amount of any debt owing by the Borrower to Nedbank (including, without limitation, accrued interest and default interest) in terms of this Agreement;
 - 17.1.2. the due dates of performance in respect of any obligations of the Borrower in terms of this Agreement;
 - 17.1.3. any Interest Rate; or
 - 17.1.4. the fact that the debts are due and owing and have not been paid or otherwise discharged.
- 17.2. In addition to and in application of the provisions of clause 17.1, any schedule, certificate or other document provided by Nedbank in terms of this Agreement shall, if signed by any manager or director of Nedbank, be deemed to be *prima facie* proof of the correctness of its contents.

18. ASSIGNMENT

- 18.1. This Agreement shall be binding upon and enure to the benefit of each Party and its or any subsequent successors-in-title.
- 18.2. The Borrower shall not be entitled to cede, delegate or assign (as the case may be) all or any of its rights, benefits and obligations under this Agreement to any person, without the prior written consent of Nedbank.
- 18.3. Nedbank may, at any time after the Advance Date, sell down all (and not part) of the Outstandings, and assign its corresponding rights and obligations under this Agreement, provided that such transfer will not result in any increased costs to the Borrower in terms of clause 15. Nedbank shall promptly notify the Borrower of any such assignment (including the identity, address and facsimile number for notices and the *domicilium citandi et executandi* of the assignee).



19. RENUNCIATION OF BENEFITS

The Borrower hereby renounces any benefits to which it is entitled in law, including without in any way limiting or affecting the generality of the foregoing the benefits of the legal exceptions "*non numeratae pecuniae*", "*exceptio non causa debiti*", "revision of accounts", "*beneficio ordinis seu excussionis*", splitting of claims and "*de duobus vel pluribus reis debendi*" and declares itself to be fully acquainted with the full meaning and effect of the same.

20. DOMICILIUM CITANDI ET EXECUTANDI

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

20.1.1. Nedbank

Physical Address: 135 Rivonia Road
Corporate Place Block F
Sandown
Sandton
2196
Current Fax no: 011 2941333
Attention: The General Manager Corporate Credit

20.1.2. the Borrower:

Physical Address: _____

Current Fax no: _____
Attention: _____

20.2. Any notice or communication required or permitted to be given in terms of this Agreement shall be valid and effective only if in writing. It shall be acceptable to give notice by fax provided that proof of such fax transmission is provided to the Party to whom notice is addressed and physical copies of the notice or communication are delivered to the aforesaid address of the Party to whom such notice is addressed within 3 (three) Business Days of such fax transmission.

20.3. Any Party may by written notice to the other Parties change its chosen address to another physical address, provided that the change shall become effective on the 7th (seventh) day after delivery of such notice to the addressee.

20.4. Any notice to a Party contained in a correctly addressed envelope and delivered by hand to a responsible person during ordinary business hours at its chosen address shall be deemed to have been received, unless the contrary is proved, on the first Business Day after delivery.

20.5. Notwithstanding anything to the contrary contained in this clause 20, a written notice or communication actually received by a Party shall be an adequate written notice or communication to it, notwithstanding that it was not sent to or delivered at its chosen address.

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21. COSTS AND EXPENSES

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

22. CONFIDENTIAL INFORMATION

The Parties acknowledge that for the duration of this Agreement information will be required and furnished in terms of this Agreement.

The Parties undertake to utilise such information solely for the purpose of the administration of this Agreement. This undertaking will be effective for the duration of this Agreement and will survive the termination of this Agreement. It will be irrespective for what reason the Agreement is terminated.

23. MISCELLANEOUS

23.1. Partial Invalidity

The illegality, invalidity or unenforceability of any provision of this Agreement under the law of any jurisdiction will not affect its legality, validity or enforceability under the law of any other jurisdiction nor the legality, validity or enforceability of any other provision.

23.2. Waivers and Remedies Cumulative

Unless condoned in writing, no failure to exercise, and no delay in exercising on the part of either Party, of any right, power or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof, or the exercise of any other right, power or privilege. No waiver by either Party shall be effective unless it is in writing and duly executed by the Party granting such waiver.

23.3. Entire Contract

This Agreement contains all the express provisions agreed on by the Parties with regard to the subject matter of the Agreement and the Parties waive the right to rely on any alleged express provision not contained in this Agreement.

23.4. Duration

This Agreement shall endure for the Term.

23.5. No Partnership

Nothing in this Agreement shall be deemed to constitute a partnership, or establish a relationship of principal and agent or any other relationship of a similar nature between any of the Parties or, unless expressly provided, entitle either Party to commit or bind the other Party in any manner.

23.6. No Representations

A Party may not rely on any representation or warranty which allegedly induced it to enter into this Agreement, unless the representation or warranty is recorded in this Agreement.



23.7. **Variation, Cancellation and Waiver**

No contract varying, adding to, deleting from or cancelling this Agreement, and no waiver of any right under this Agreement, shall be effective unless reduced to writing and signed by or on behalf of the Parties.

23.8. **Indulgences**

The grant of any indulgence by a Party under this Agreement shall not constitute a waiver of any right by the grantor or prevent or adversely affect the exercise by the grantor of any existing or future right of the grantor.

23.9. **Severability**

Any provision in this Agreement which is or may become illegal, invalid or unenforceable in any jurisdiction affected by this Agreement shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be treated *pro non scripto* and severed from the balance of this Agreement without invalidating the remaining provisions of this Agreement or affecting the validity or unenforceability of such provision in any other jurisdiction.

23.10. **Applicable Law**

This Agreement is to be interpreted and implemented in accordance with the law of the Republic of South Africa.

23.11. **Jurisdiction**

Each of the Parties irrevocably agrees that the High Court of the Republic of South Africa shall have jurisdiction to hear and determine any suit, action or proceeding, and to settle any disputes, which may arise out of or in connection with this Agreement and, for such purposes, irrevocably submits to the non-exclusive jurisdiction of such court.

23.12. **Counterparts**

This Agreement may be executed in any number of counterparts and all of such counterparts taken together shall be deemed to constitute one and the same instrument.

23.13. **Independent Advice**

The Parties hereby acknowledge and agree that they have been free to secure independent legal and other professional advice (including legal, financial and taxation advice) as to the nature and effect of the provisions of this Agreement and the Security Documents and that they have either taken such independent advice or has dispensed with the necessity of doing so.

Signed at _____ on this the _____ day of _____

As Witnesses:

1. _____ **For: Nedbank Limited**

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2. _____

Name: _____

Capacity: _____

Name: _____

Capacity: _____

Signed at _____ on this the _____ day of _____

As Witnesses:

1. _____

For: Stellenbosch Municipality

2. _____

Name: _____

Capacity: _____

Name: _____

Capacity: _____



AMORTISING SCHEDULE

DRAFT

ANNEXURE 2

INFORMATION STATEMENT: RAISING OF EXTERNAL LOAN

In terms of Section 46(3) of the Local Government: Municipal Finance Management Act (Act 56 of 2003) read together with Section 21A of the Local Government Municipal Systems Act (Act 32 of 2000), the following information statement is made public.

AMOUNT	R160 000 000		
PURPOSE	Stellenbosch Municipality has approved a budget on 28 May 2018 and made provision for incurring long-term debt to the amount of R160 000 000 for the funding of capital projects.		
	PROJECT NAME	IDP OBJECTIVE	EXTERNAL LOAN FUNDING
	Upgrade Transformers - Stellenbosch	Valley of Possibility	R826 711
	New 66kV substation - Dwars Rivier	Valley of Possibility	R2 000 000
	New Plankenburg Main Outfall Sewer	Valley of Possibility	R41 885 097
	Extention Of WWTW: Stellenbosch	Valley of Possibility	R53 097 037
	Idas Valley Merriman Outfall Sewer	Valley of Possibility	R14 141 852
	Bulk Sewer Outfall: Jamestown	Valley of Possibility	R6 000 000
	Upgrade of WWTW: Pniel & Decommissioning Of Franschhoek	Valley of Possibility	R10 019 204
	Bulk water supply Klapmuts	Valley of Possibility	R7 000 000
	Water Treatment Works: Paradyskloof	Valley of Possibility	R11 283 301
	Relocation/Upgrading main water supply line	Valley of Possibility	R13 746 798
	PROPOSED BORROWING DETAIL	REPAYMENT PERIOD	10 Years
FINANCIAL INSTITUTION		NEDBANK LTD	
TYPE OF INSTRUMENT		Long Term Loan	
AMOUNT OF PROPOSED DEBT		R160 000 000	
SECURITIES TO BE PROVIDED		None	
INTEREST RATE		10.01%	
- BASE RATE		8.08%	
- CREDIT MARGIN		1.93%	
INSTALMENTS		Six Monthly (Interest And Redemption)	
NUMBER SIX MONTHLY INSTALMENT		20 Payments	
ESTIMATED SIX MONTHLY INSTALMENTS		R12 857 711	
ESTIMATED INTERST REPAYMENTS		R97 154 217	
ESTIMATED REDEMPTIONS REPAYMENTS		R160 000 000	
ESTIMATED TOTAL REPAYMENTS		R257 154 217	
SCHEDULE OF CONSULTATION	Written comments or representations are invited from the public and can be lodged with the Municipal Manager on the 3rd Floor, Town House Complex, Plein Street, Stellenbosch on or before 06 June 2019. Enquiries in this regard can be directed to Adele Wagenaar at 021 808 8512 or Adele.Wagenaar@stellenbosch.gov.za		

Bank	Nedbank
Loan Amount	R 160 000 000
Term	10
Total PMT payments	20
Interest Rate	10.01%
PMT	R 12 857 711
Total PMT/Cost	R 257 154 217

Start Date	End Date	Period	Days	Opening Capital	Interest	Capital	Repayment	Closing Balance
28-Jun-19	31-Dec-19	1	186	R 160 000 000	R 8 161 578	R 4 696 133	R 12 857 711	R 155 303 867
31-Dec-19	30-Jun-20	2	182	R 155 303 867	R 7 751 663	R 5 106 048	R 12 857 711	R 150 197 819
30-Jun-20	31-Dec-20	3	184	R 150 197 819	R 7 579 188	R 5 278 523	R 12 857 711	R 144 919 296
31-Dec-20	30-Jun-21	4	181	R 144 919 296	R 7 193 595	R 5 664 116	R 12 857 711	R 139 255 181
30-Jun-21	31-Dec-21	5	184	R 139 255 181	R 7 027 007	R 5 830 704	R 12 857 711	R 133 424 477
31-Dec-21	30-Jun-22	6	181	R 133 424 477	R 6 623 008	R 6 234 703	R 12 857 711	R 127 189 774
30-Jun-22	30-Dec-22	7	183	R 127 189 774	R 6 383 289	R 6 474 422	R 12 857 711	R 120 715 352
30-Dec-22	30-Jun-23	8	182	R 120 715 352	R 6 025 250	R 6 832 460	R 12 857 711	R 113 882 892
30-Jun-23	29-Dec-23	9	182	R 113 882 892	R 5 684 223	R 7 173 488	R 12 857 711	R 106 709 404
29-Dec-23	01-Jul-24	10	185	R 106 709 404	R 5 413 967	R 7 443 743	R 12 857 711	R 99 265 660
01-Jul-24	31-Dec-24	11	183	R 99 265 660	R 4 981 858	R 7 875 853	R 12 857 711	R 91 389 808
31-Dec-24	30-Jun-25	12	181	R 91 389 808	R 4 536 465	R 8 321 246	R 12 857 711	R 83 068 562
30-Jun-25	31-Dec-25	13	184	R 83 068 562	R 4 191 753	R 8 665 957	R 12 857 711	R 74 402 604
31-Dec-25	30-Jun-26	14	181	R 74 402 604	R 3 693 243	R 9 164 467	R 12 857 711	R 65 238 137
30-Jun-26	31-Dec-26	15	184	R 65 238 137	R 3 292 006	R 9 565 705	R 12 857 711	R 55 672 432
31-Dec-26	30-Jun-27	16	181	R 55 672 432	R 2 763 503	R 10 094 208	R 12 857 711	R 45 578 224
30-Jun-27	31-Dec-27	17	184	R 45 578 224	R 2 299 940	R 10 557 771	R 12 857 711	R 35 020 453
31-Dec-27	30-Jun-28	18	182	R 35 020 453	R 1 747 972	R 11 109 739	R 12 857 711	R 23 910 713
30-Jun-28	29-Dec-28	19	182	R 23 910 713	R 1 193 452	R 11 664 258	R 12 857 711	R 12 246 455
29-Dec-28	29-Jun-29	20	182	R 12 246 455	R 611 256	R 12 246 455	R 12 857 711	R 0
Total Cost of Borrowing					R 97 154 217	R 160 000 000	R 257 154 217	

8.2.12	SALARY AND WAGE INCREASE 2019/2020
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Collaborator No: 4/12/1/1
 IDP KPA Ref No: Good Governance
 Meeting Date: 12 June 2019

1. SUBJECT: SALARY AND WAGE INCREASE 2019/2020

2. PURPOSE

To inform Council in regard to the SALGBC Salary and Wage increases 2019/2020.

3. DELEGATED AUTHORITY

For notification.

4. EXECUTIVE SUMMARY

The 2019/20 salary and wage increase is contained in the SALGBC Collective Agreement to which Stellenbosch Municipality is bound as a member of SALGA. Should the Municipality not be able to afford the increase, exemption must be applied for. There is no need to apply for an exemption as enough funding was budgeted in the approved budget for 2019/20 to accommodate the increase.

The parties to the South African Local Government Bargaining Council (SALGBC) concluded a multi-year Salary and Wage Collective Agreement for the period of 01 July 2018 until 30 June 2021. The agreement contains the provisions of the increase for 2019/2020 financial year indicating inter alia CPI plus 1, 5% culminating in a 6.5% increase on salary and wages. Attached is a letter received from the SALGBC (circular 01/2019) setting out the increase for 2019/2020 (**APPENDIX 4**).

This matter served before the Local Labour Forum and the Forum supports the recommendations.

5. RECOMMENDATIONS

- (a) that the Salary and Wage Collective Agreement for the period of 01 July 2018 until 30 June 2021 as well as Circular 01 of 2019, be noted;
- (b) that it be further noted that implementation will take place with the July 2019 salary run; and
- (c) that it be further noted that the increases do not apply to the Municipal Manager and the Section 56 Managers reporting directly to the Municipal Manager.

6. DISCUSSION / CONTENTS

6.1 BACKGROUND

The parties to the SALGBC conducted a multi-year Salary and Wage Collective Agreement for the period 01/07/2018 to 0 June 2021.

The SALGBC distributed Circular 01 of 2019 which reflects that the parties at the SALGBC met on the 19th of March 2019 and agreement was reached on the salary and

wage increases to be implement for the 2019/2020 financial year. Circular 01 of 2019 is attached as **APPENDIX 4**.

The agreement reached between the collective bargaining parties at the SALGBC regarding the implementation of the salary and wage increases are as follows:

- a) The salary and wage increase, in terms of Clauses 6.3 and 6.5 of the Salary and Wage Collective Agreement shall be six comma five percent (6.5%), with effect from 01 July 2019.
- b) Any linked benefits or conditions of service, as per clause 6.9 of the Salary and Wage Collective Agreement shall increase by the rate of six comma five percent (6.5%), with effect from 01 July 2019.
- c) The minimum wage as stipulated in clause 7.3 of the Salary and Wage Collective Agreement shall increase by the same rate of 6.5% from R7360.86 to R7831.31. The minimum wage shall be R7839.31, with effect from 01 July 2019. The new minimum wage is calculated on the minimum wage of R7360.86 as per clause 7.2 of the Salary and Wage Collective Agreement.
- d) The flat rate home owners' allowance, in terms of clause 9.1.1.2 of the Salary and Wage Collective Agreement, shall increase by the same rate of 6.5% from R852.37 to R970.77, with effect from 01 July 2019.
- e) The gap market employees/non-pensionable allowance, in terms of clause 9.3.3.1 to be read with clauses 9.3.1 and 9.3.2 of the Salary and Wage Collective Agreement shall increase by the same rate of 6.5%, from R350.00 to R372.75, with effect from 01 July 2019.
- f) In respect of medical aid, the maximum employer contribution rate to an employee's accredited medical aid scheme as set out in clause 10.1.2 of the Salary and Wage Collective Agreement shall increase by the same rate of 6.5%, from R4218.17 to R4492.35, with effect from 01 July 2019.
- g) The CPI projected (forecast) figures, from the South African Reserve Bank are used to calculate the salary and wage related increases (See **APPENDIX 4**).

The current Salary and Wage Collective Agreement stipulates that CPI be calculated on projected (forecast) figures from the Reserved Bank. The data from Statistics South Africa, the previous method of calculation, is no longer applicable.

Accordingly all municipal officials who are responsible for implementing the Salary and Wage Collective Agreement were advised to ensure the correct implementation of the relevant clauses in the Salary and Wage Collective Agreement for the 2019/2020 financial year.

6.2 DISCUSSION

The SALGBC distributed Circular 01 of 2019 which reflects that the parties at the SALGBC met on the 19th of March 2019 and agreement was reached on the salary and wage increases to be implemented for the 2019/2020 financial year. Circular 01 of 2019 is attached as **APPENDIX 4**.

6.3 Financial Implications

The 2019/2020 Salary and Wage increases falls within the draft budget of the Stellenbosch Municipality.

6.4 Legal Implications

The recommendations in this report comply with all applicable legislation.

6.5 Staff Implications

The increase is not applicable to the Municipal Manager and section 56 Managers. Their increases are determined by the Minister.

6.6 Previous / Relevant Council Resolutions:**6.7 Risk Implications**

Not applicable.

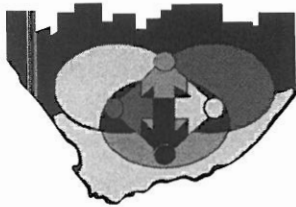
RECOMMENDED BY THE LLF: 2019-06-04

- (a) that the Salary and Wage Collective Agreement for the period of 01 July 2018 until 30 June 2021 as well as Circular 01 of 2019, be noted;
- (b) that implementation will take place with the July 2019 salary run; and
- (c) that it be noted that these increases do not apply to the Municipal Manager and the Section 56 Managers reporting directly to the Municipal Manager.

APPENDIXES**Appendix 4 - SALGBC Circular 01 of 2019****FOR FURTHER DETAILS CONTACT:**

NAME	<i>Annalene De Beer</i>
POSITION	<i>Director Corporate Services</i>
DIRECTORATE	<i>Corporate Services</i>
CONTACT NUMBERS	<i>021-808 8018</i>
E-MAIL ADDRESS	<i>Annalene.Debeer@ Stellenbosch.gov.za</i>
REPORT DATE	<i>20 May 2019</i>

APPENDIX 4



SOUTH AFRICAN LOCAL GOVERNMENT BARGAINING COUNCIL

HEAD OFFICE

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MUSGRAVE
4062

Tel: (031) 201-8210
Fax: (031) 201-9788

461 King Dinuzulu Road
DURBAN
4001

E-mail: info@salgbc.org.za
Web-site: www.salgbc.org.za

20 March 2019

To All Municipal Managers

The Parties:

SALGA	Mr. X George	(012) 369-8001
SAMWU	Mr. S Mathe	086 542 7473
IMATU	Mr. J Koen	(012) 460-8444

And To Regional Secretaries:

Gauteng/Johannesburg/Tshwane Division	Ms. M Nduli	(012) 665 1014
Eastern Cape Division	Mr. C Gqeke	(041) 581-3648
KwaZulu-Natal/eThekweni Division	Mr. V. Nzuza	(031) 201 9752
Western Cape/ Cape Metro Division	Mrs. W Brink	(021) 917 1145
Northern Cape/Free State Division	Mr. T Mqobongo	(053) 831-3608
North West/Mpumalanga/Limpopo Division	Ms. N Hlangwani	(012) 342-7015

Dear Sir/Madam

CIRCULAR NO.: 01/2019

SALARY AND WAGE INCREASE FOR THE PERIOD 1 JULY 2019 TO 30 JUNE 2020

The parties, SALGA, IMATU and SAMWU, at the Executive Committee meeting held on 19 March 2019, agreed that the salary and wage increases for the 2019/2020 financial year as per the Salary and Wage Collective Agreement dated 15 August 2018 shall be, as follows:

1. The salary and wage increase, in terms of clauses 6.3 and 6.5 of the Collective Agreement shall be six comma five percent (6.5%), with effect from 1 July 2019.
2. Any linked benefits or conditions of service, as per clause 6.9 of the Collective Agreement shall increase by the same rate of six comma five percent (6.5%), with effect from 1 July 2019.
3. The Minimum Wage as stipulated in clause 7.3 of the Collective Agreement shall increase by the same rate of 6.5%, from R 7360.86 to R7839.31. The new Minimum Wage shall be R7839.31, with effect from 1 July 2019. The new minimum wage is calculated on the minimum wage of R7360.86 as per clause 7.2 of the Collective Agreement.

4. The flat rate Home Owners Allowance, in terms of clause 9.1.1.2 of the Collective Agreement, shall increase by the same rate of 6,5% from R 852.37 to R907.77, with effect from 1 July 2019.
5. The gap market employees / non-pensionable allowance, in terms of clause 9.3.3.1 to be read with clauses 9.3.1 and 9.3.2 of the collective agreement shall increase by the same rate of 6.5%, from R350 to R 372.75, with effect from 1 July 2019.
6. In respect of medical aid, the maximum employer contribution rate to an employee's accredited medical scheme as set out in clause 10.1.2 of the Collective Agreement shall increase by the same rate of 6.5%, from R4218.17 to R4492.35, with effect from 1 July 2019.
7. The following CPI projected (forecast) figures, from the South African Reserve Bank, are used to calculate the salary and wage related increases:

Summary of selected forecast results											
<i>*Figures below the forecast in parentheses represents the previous MPC forecast</i>											
Selected forecast results (quarterly)											
Percentage change (year-on-year)	Actual					2018	Forecast				
	2017	1	2	3	4		1	2	3	4	2019
Headline CPI	5.3	4.1	4.5	5.0	4.9	4.6	4.6	4.7	4.8	4.8	4.8
	(5.3)	(4.1)	(4.5)	(5.0)	(5.3)	(4.7)	(5.4)	(5.6)	(5.6)	(5.3)	(5.5)

It must be noted that the current collective agreement stipulates that CPI be calculated on projected (forecast) figures from the Reserve Bank. The data from Statistics South Africa, the previous method of calculation, is no longer applicable.

The parties accept and agree that the deemed CPI for this period is 5% in terms of clause 6.5 of the Collective Agreement, noting that the forecasted CPI from the Reserve Bank is 4.8% (FINCOM request).

8. The Council requests all municipalities to adhere and implement the above. This circular must be published on all notice boards.

Yours faithfully


 MR. S S GOVENDER
 GENERAL SECRETARY

9.	MATTERS FOR NOTIFICATION
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9.1	REPORT BY THE EXECUTIVE MAYOR
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NONE

9.2	REPORT BY THE SPEAKER
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NONE

9.3	REPORT BY THE MUNICIPAL MANAGER
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NONE

10.	CONSIDERATION OF NOTICES OF QUESTIONS AND NOTICES OF MOTIONS RECEIVED BY THE SPEAKER
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NONE

11.	CONSIDERATION OF URGENT MOTIONS
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NONE

12.	URGENT MATTERS SUBMITTED BY THE MUNICIPAL MANAGER
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NONE

13.	CONSIDERATION OF REPORTS
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13.1	REPORTS SUBMITTED BY THE SPEAKER
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NONE

13.2	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

THE AGENDA HAS BEEN DISCUSSED WITH THE SPEAKER, CLLR WC PETERSEN (MS), AND SHE AGREES WITH THE CONTENT.
