

6.2 Discussion

There are three key issues with existing SDF work.

- (a) The first is that the approved SDF required more detailed work on the spatial planning of rural areas of the municipality, including agricultural areas and areas of landscape, cultural, scenic, and heritage value. Without this input, the SDF arguably had an “urban” bias. This work is nearing completion and can inform a more comprehensive, integrated SDF.
- (b) The second issue is that there has been inadequate alignment between the SDF and other sector plans. In this regard, transport planning is critical. Considerable progress has been made over the last year developing a strategy for sustainable transport planning, infrastructure provision, and management in Stellenbosch. This work should be fully integrated with the SDF.
- (c) The third is that the significance of the implementation framework for the SDF has possibly been underestimated. Instead of doggedly working to align services and the private sector around the chosen spatial strategy and direction – working out what needs to be done, by whom, and by when – there have been instances where the direction established over years is questioned, and associated work to start analysis afresh.

In addressing these challenges, the SDF has two tasks. The first relates to how activities should be organized and accommodated in space to best address challenges. The second is to guide how other sectors, services, or functional areas, should adjust their focus and work to support the recommended organization and accommodation of activities in space.

6.2.1 Comments received from public:

	<u>Received from:</u>	<u>Comment:</u>
1.	TV3 Architects and Town Planners (<i>On behalf of Braemar developments</i>)	Inclusion of Farm 742/2 and Farm 748/2 Klapmuts to rezone and subdivide two school sites. Considered to be a matter of urgency as further delay in commencement of formal rezoning and subdivision process arising from current SDF could bring provision of sale agreement into question. Environmental Authorisation granted will also lapse.
2.	Sustnet	Technopark Strategy & Proposal
3.	TV3 Architects and Town Planners	Inclusion of the further area of the northern extension in Kayamandi
4.	CK Rumboll & Partners	<p><i>Inclusion of portions of land in La Motte and Kylemore for housing backlog and housing pipeline.</i></p> <ul style="list-style-type: none"> • <i>Kylemore: provision for 1112 houses over the short term of which 150 is transitional housing, 432 is subsidized housing, 150 are social housing, 380 formalised home ownership</i> • <i>La Motte: provision of 476 houses is required of which 426 are subsidized houses and 50 is transitional housing. The provision of these houses are earmarked as medium term projects to be provided for over the next 4 years</i>

5.	TV3 Architects and Town Planners	MSDF to be amended to include a ±14ha portion of the Farm No. 1166 (Mountain Breeze) Stellenbosch within the amended urban edge for Stellenbosch, and to earmark this portion for future urban development purposes.
6.	Councillor Joubert	During community engagement on 17 April 2018 officials informed community that meeting will not deal with SDF process hence no consultation took place. The municipality ignored the SDF, which is a core component of IDP and neglect public participation. A proper public participation session should be held in ward 5 to address SDF with community and proposed amendments.
7.	Hans Eggers (Friends of Stellenbosch Mountain)	Concern and questions with regards to the Western Bypass and proper public participation.
8.	Dupré Lombaard (Development Management Consultant)	The objective of this submission is to address the following matters: <ul style="list-style-type: none"> • Economic development program implementation; • Creating opportunities for collaboration, interaction and dialogue between community-based organisations, non-government organisations and government; • To support the spatial development policy direction for densification in development; • To present alternatives to be considered, planned and used for integrated human settlement purposes; and • Promotion of the need to focus on business tourism as an additional economic activity.
9.	Ingrid de Jager	Mostly IDP issues of Wards 18 & 19 with regards to transport, road safety and housing
10.	TV3 Architects and Town Planners	Request for Stellenbosch town's urban edge to be amended to include the Remainder of Farm Brandwacht No. 1049, Stellenbosch in the urban edge and to earmark the subject property for future urban development.
11.	Conrad Burke (late submission – 1 May 2018) Subsequently withdrawn.	Request for the inclusion of Libertas and Fleurbaix in the urban edge of Stellenbosch for the protection of the historical asset and to make provision for the link road to Technopark to assist with the traffic congestion.

6.2.2 Minor Amendments

Section 5(1)(b) of Spluma makes provision for the review of the MSDF to address urgent needs and/or requirements and to rectify known anomalies. During the 2016/17 review of the MSDF two amendments to the urban edge were effected in order to allow for the expansion of the urban area of Stellenbosch to the north (Kayamandi) and to the South (Jamestown) respectively. These amendments were included in the approved 2017 MSDF.