

# 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

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## 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 CITP 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 (CITP) and this is not yet done sufficiently. Significant work has been done already and is currently integrated within the current draft MSDF. The CITP 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 CITP 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 (BEPSA) 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 Klappmuts 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 (BEPISA) 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](mailto: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



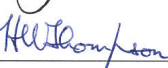


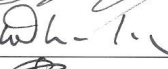




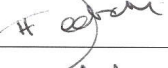
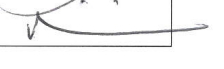
MEETING: IGSC MEETING: STELLENBOSCH MSDF

DATE: 23 April 2019 @ 09:00 – 11:00

VENUE: Stellenbosch Municipality Council Chambers, Plein Street, Stellenbosch

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