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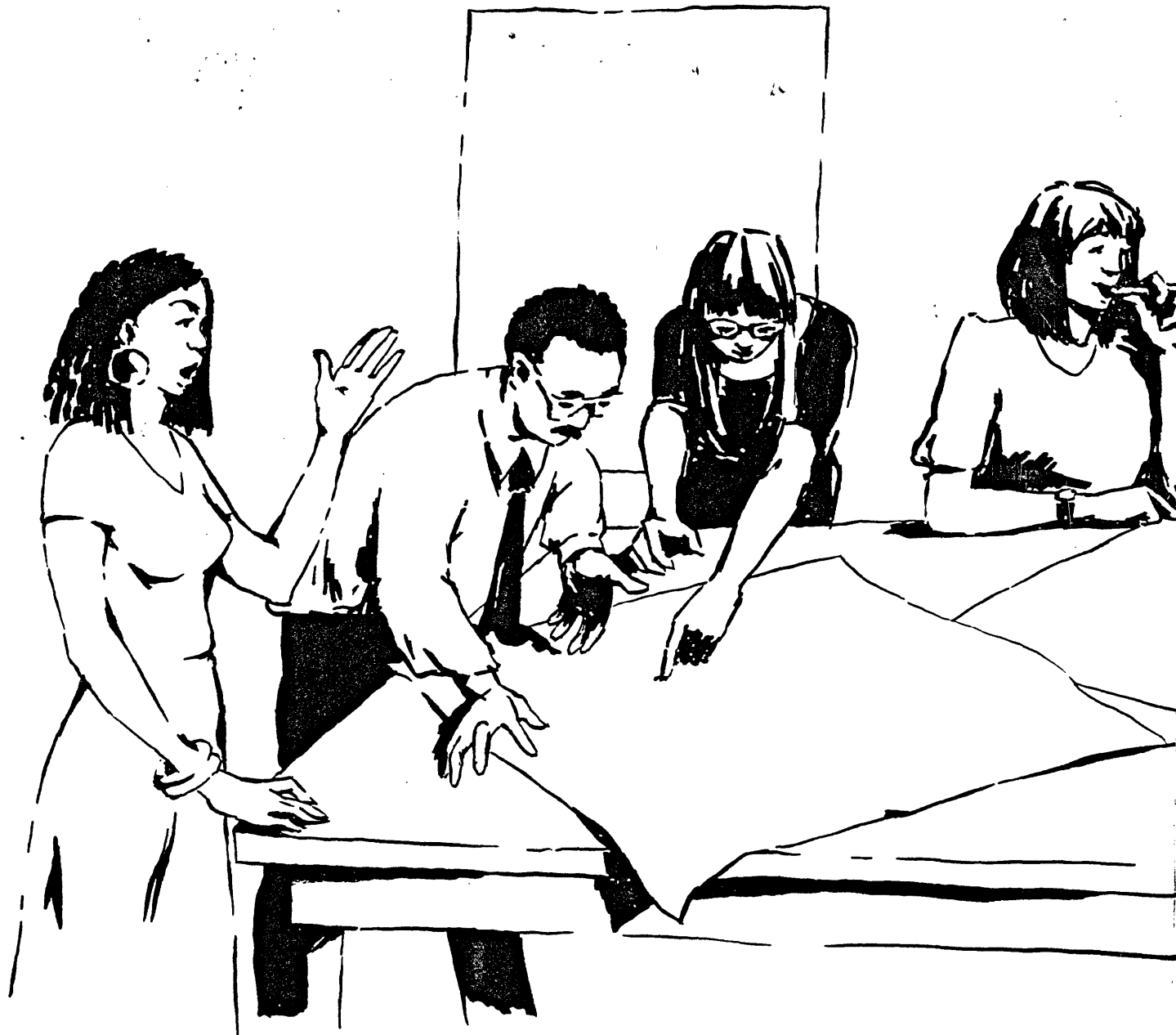
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What the Stellenbosch and Environs Sub-Regional Plan is all about

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To SDF from This DW





ABOUT THIS PAMPHLET

This pamphlet tells you about the proposed Stellenbosch and Environs Sub-Regional Plan. It has been written so that your organisation and other groups in the Stellenbosch area can learn about the Plan and get involved in its preparation.

In this pamphlet we explain

- what planning involves, and why it is important;
- what the Stellenbosch and Environs Sub-Regional Plan aims to achieve and what area it will cover;
- how your organisation could become involved in preparing the Stellenbosch and Environs Sub-Regional Plan;
- some issues for your organisation to consider so that you can make an input into the planning process; and
- how the Stellenbosch and Environs Sub-Regional Plan fits into development plans for the entire Western Cape.



WHY DO WE NEED TO PLAN?

Before telling you more about the Stellenbosch and Environs Sub-Regional Plan, we need to explain what planning is all about.

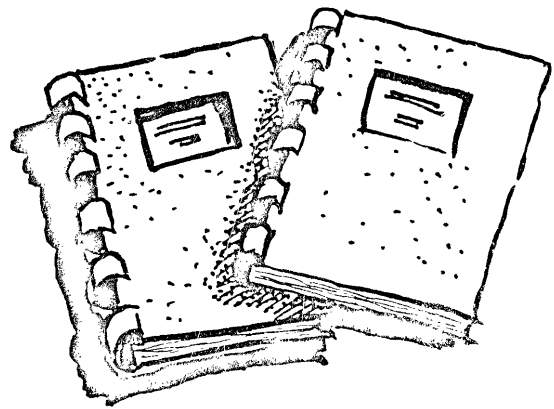
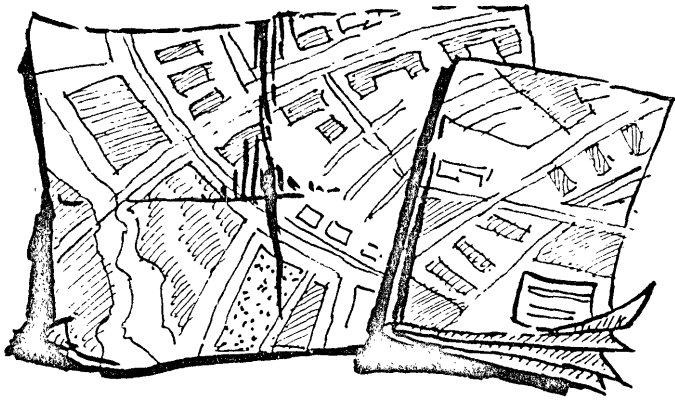
Future harmony in our country depends on how we plan to use our resources such as land, finances, water, etc.

When we make plans it means we can make decisions on the basis of clear long-term goals. When the broad community is involved in planning it means that all are involved in setting goals and deciding on what should happen in their area.

Planning seeks to promote the development of towns and regions, in order to most efficiently meet the needs of all communities in the area, encourage economic growth and protect the natural environment.

In order to have a decent life, everyone needs to be housed and have their homes serviced by water, sanitation and electricity. They need to have easy access to job opportunities and schools, with a cheap and efficient transport system. Their refuse needs to be removed and they need to be near health services, shops and sports fields, parks and other recreational facilities. They need to have cemeteries to bury their loved ones.

In order to ensure that we start working towards meeting people's needs, we must have plans. To make those plans a reality, we need funds and institutional backing. So it is important to investigate what finances are available when we make plans.



WHAT IS A SUB-REGIONAL PLAN?

A sub-regional plan is different from a town plan.

Town planning provides a detailed guideline as to where houses, factories, shops, schools, roads, hospitals and parks should be built.

A sub-regional plan is not as detailed. It does not spell out which land in a town should be used for housing, shops and factories, unless these are of special importance to the region.

A sub-regional plan deals with all the available land in a region. It is concerned with the relationship and linkages between the town and its surrounding region.

Sub-regional plans make proposals on the provision of essential infrastructure, such as major transport and communication routes, the bulk provision of water, electricity and other services. They also identify recreation and nature sites, areas which provide building materials and energy sources for the towns, and broadly ways in which informal trade and manufacture can be promoted.

A sub-regional plan points out which land should be reserved for urban development

and which land should be set aside for farming or nature conservation. It proposes which areas need to be upgraded, how economic activities can be stimulated and how the various parts of the town can better be linked with each other.

A sub-regional plan has two parts:

- A written report which sets out the overall goals and policies for development in the sub-region. It could also make proposals about how the goals and policies could be implemented; and
- a series of maps setting out the various ways in which the available land should be used.

To come fully into effect, a sub-regional plan has to be adopted either by the provincial or regional levels of government. However, whether it is officially adopted or not, it will serve as a guideline for local authorities and others in the area to manage development, and zone different pieces of land for different uses.

WHAT ARE THE AIMS OF THE PLAN?

The Stellenbosch and Environs Sub-Regional Plan aims to provide guidelines for future development in your sub-region. It will focus especially on how land is to be used.

It will show what kind of development is needed, and where it should happen: whether railways, roads, new urban areas, industrial areas, dumps, cemeteries and other major facilities are needed, and where they should be situated. The Plan also needs to show what land should be conserved, where the towns should grow, and what need there is for such services as water, electricity and sewerage. The Plan could also suggest how the proposals can be turned into reality.

What can't the Plan achieve?

Planning can only get results if decision-makers are prepared to follow the planners' advice and take the necessary decisions about where to provide facilities and encourage investment. Planning can

also only get results if it is supported by the community and takes their needs into account. Planners can say where towns could be expanded or new areas built, and can propose which land is suitable. But planners cannot build them. The relevant authorities must do this.

A plan also does not guarantee that private-sector investment will follow. It only provides a framework within which development can take place.

The Plan cannot deal with day-to-day issues of administration and management, such as meter readings or the distribution of dustbins.

WHO DOES THE PLANNING?

Although this Plan was initiated by the Western Cape Regional Services Council, it will be prepared in co-operation with as many local organisations and groups as possible. These will include the Stellenbosch Discussion Forum, which is made up of most representative groups in Stellenbosch including civic organisations, the Stellenbosch Municipality, ratepayers' organisations and business associations. We would also like to involve people and groups who are not members of this Forum.

It is hoped that a steering committee, representing all these groups, will be established to manage and develop the

project. This will ensure that the Plan meets the needs of local communities.

There are also consultants, who have been appointed by the Western Cape Regional Services Council, to prepare the Plan. They are from the firms:

- Dennis Moss Partnership (Architects, Town and Regional Planners); and
- Zille Shandler Associates (Public Participation Facilitators).

HOW CAN YOU OR YOUR ORGANISATION GET INVOLVED IN THE PLAN?

If the Stellenbosch and Environs Sub-Regional Plan is to be an effective planning tool, it must reflect the interests and concerns of all who live in the sub-region. To achieve this, the planners are committed to maximum community participation at every stage of the planning process.

It is important that you or your organisation becomes involved in preparing the Plan.

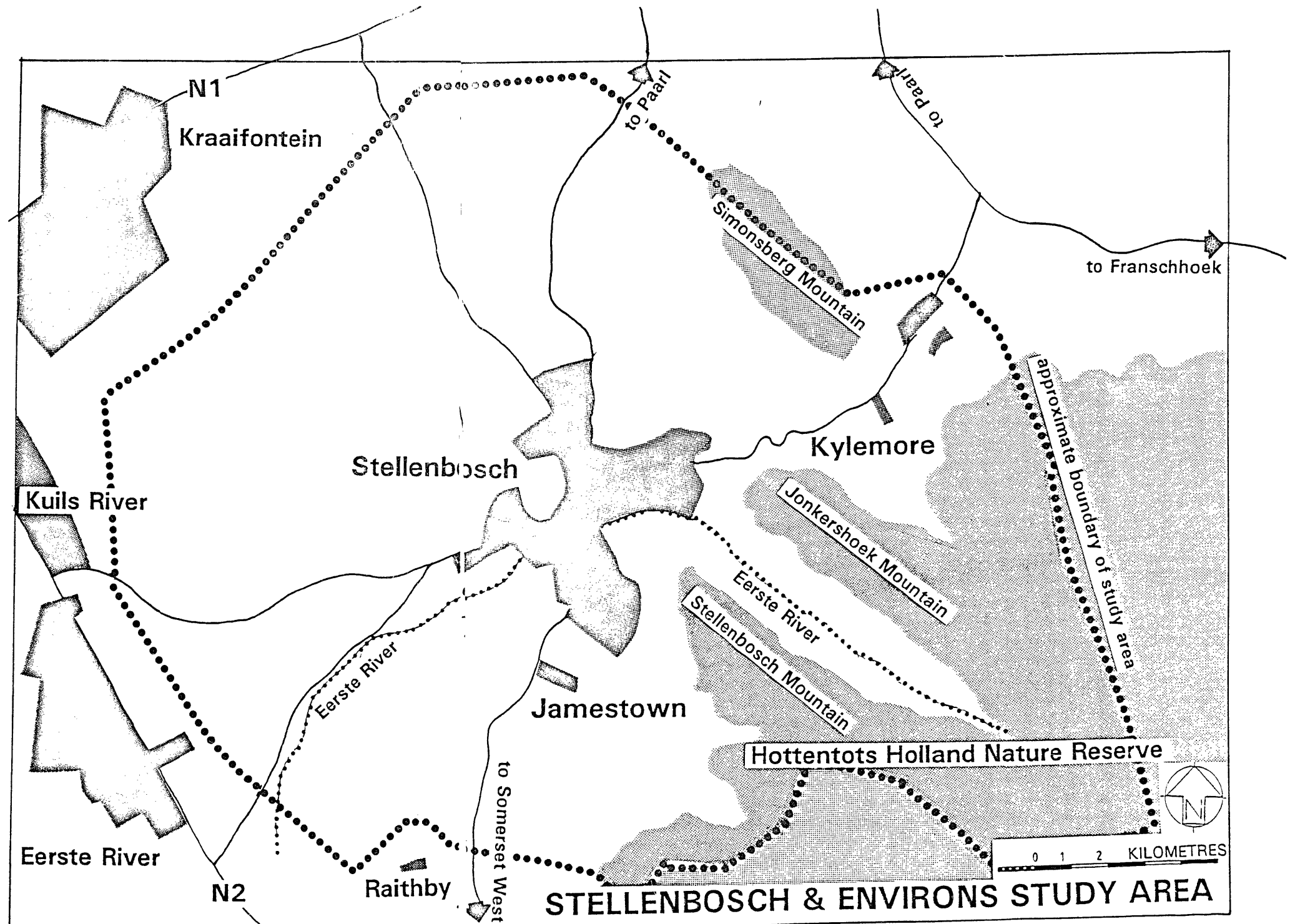
With the involvement of you or your organisation and other organisations the planners want to:

- Identify problems and issues which need to be dealt with in the Plan, and clarify the planning process;
- agree on goals and objectives for development and nature conservation in the Stellenbosch sub-region;
- formulate policies and strategies to achieve the objectives agreed on; and
- monitor and update the development policies and strategies which are agreed to.

WHAT AREA WILL BE COVERED BY THE STELLENBOSCH AND ENVIRONS SUB-REGIONAL PLAN?

The map shows the proposed area to be covered by the Plan.

It includes Stellenbosch and the surrounding districts of Koelenhof, Simonsberg, Devonvale, Bottelary, Lyndoch, Faure and the Blaauwklippen area. Within this sub-region are the villages of Pniel, Johannesdal, Jamestown and Kylemore.



WHAT ARE THE OPPORTUNITIES, PROBLEMS AND ISSUES IN THE SUB-REGION?

We would like your organisation to consider the opportunities, problems and issues which should be dealt with in the Plan. Among issues which could be critical to the future development of the area are the following:

Agricultural development

The agricultural sector is of considerable importance in this region, providing approximately 25 per cent of jobs in the area and a quarter of all agricultural products in the Western Cape. Yet, with the population of the Cape Metropolitan Area expected to double in three decades, farmland could be swamped by new settlements. The Plan will need to look at how farmland can be conserved and developed so that everyone in the region benefits.

For instance if members of disadvantaged communities have access to farmland, it could help with job creation and social upliftment.

Among issues which may be examined are:

- Financial support for the agricultural sector.
- How to provide access to new technology and the most modern methods of agricultural production so that farming can be improved.
- How to improve utilisation of scarce water, particularly for irrigation. Also, how to prevent pollution of the rivers and dams.
- How to conserve the natural environment and prevent further soil erosion.
- Identifying areas suitable for small intensive farming or market gardens.

- Developing the best markets. Should there be one central market for fruit and vegetables from the region or a system of market outlets through the region?
- Controlling urban development so that it does not swamp the fertile farmlands of the region.

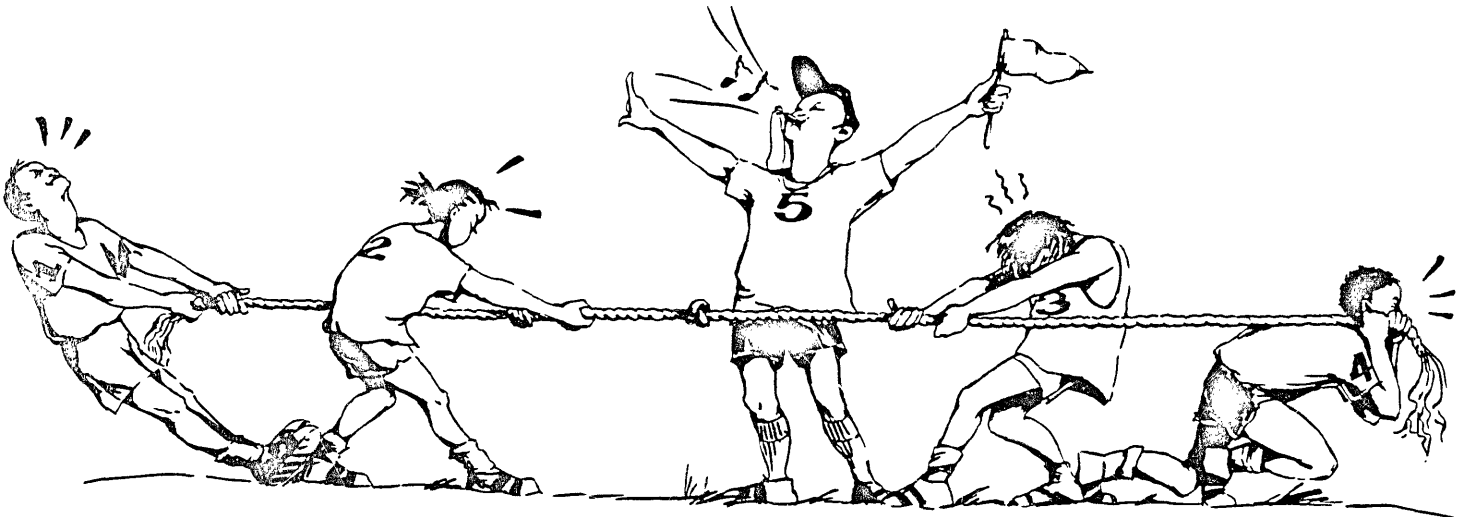
Urbanisation

With the population of the sub-region expected to increase from approximately 90 000 people in 1992 to approximately 130 000 people by the year 2010, there will be increasing demands for housing as well as health, education and welfare services.

Housing and urban development

Approximately 12 000 new houses will be needed in the area by the year 2010. Most of the new housing will be needed by the poorest people. Among questions to be considered are:

- Where can public housing projects be sited so that they can use existing infrastructure and give easy access to jobs and social services?
- What kind of public housing projects should there be in the area; for instance, do people want serviced sites or ready-built housing developments?
- What should the cost of shelter be?
- What kind of tenure should be provided?
- Should denser housing development be allowed in existing residential areas so that farmland and natural areas can be conserved?
- Where should small businesses and the informal sector be accommodated?



Transport

Because many residents do not have private means of transport the public transport system is critical. It will be necessary to consider the improvement of public transport, possible effects of pollution and the capacity of roads.

Services

Issues to consider include:

- The lack of basic services to informal housing areas and hostels; and
- better ways of utilising bulk sewage, storm water drainage and other facilities.

Social and educational facilities

The town of Stellenbosch has a well-developed social infrastructure with institutions like the University of Stellenbosch, the Technical College and theatres serving people beyond the region. But the needs of disadvantaged residents in the Stellenbosch sub-region have been insufficiently addressed. In view of this it is necessary to investigate:

- The needs of people in disadvantaged areas; and
- ways of dealing with imbalances in resources between the different communities. This may include looking

at ways to best utilise existing educational, cultural and sporting facilities.

Tourism

The magnificent scenic area around Stellenbosch and the historic character of the town attracts tourists. Tourism could be developed considerably, but only if the natural environment and the historical buildings of the town and farms of the area are conserved and developed.

Ways of developing new tourist facilities should be investigated. For example, there is a shortage of certain types of accommodation, like youth hostels.

The natural environment

The Stellenbosch and environs area has a unique environment. Issues to consider may include:

- How to protect and manage the fynbos vegetation, which belongs to the richest Floral Kingdom on earth. The fynbos, which is unique to the Cape, is valuable in attracting tourists. Yet it is threatened by farming, alien vegetation and urban development; and
- preventing pollution of the environment, including the Eerste River.

THE PROCESS

The people of the Stellenbosch and environs area need to be involved in the process so that the Plan can reflect their needs and interests. It is hoped that a steering committee representing the major bodies and organisations in the area will be established to lead the process.

Meetings and workshops will be organised to involve the people of the area in the planning. These gatherings will provide more information about the planning process and allow the planners to be guided by the views and wishes of the community.

The community will also be kept informed through local newspapers and be requested to give input.



PROGRESS TO DATE

To assist in the preparation of the Sub-Regional Plan, the planners are conducting initial research into the geography and socio-economic make-up of the sub-region, its existing infrastructure, as well as the constraints on and opportunities for development.

***LET US PLAN OUR
REGION TOGETHER!***

THE BIGGER PICTURE: THE METROPOLITAN DEVELOPMENT FRAMEWORK

The Stellenbosch and Environs Sub-Regional Plan, which has been initiated by the Western Cape RSC, is being prepared within a broader context.

Effective planning for the Stellenbosch sub-region must fit in with development plans for the surrounding areas, and for the Western Cape as a whole.

Development goals and strategies for the Western Cape region as a whole (including the Stellenbosch sub-region) are to be set out in the Metropolitan Development Framework (MDF).

The Stellenbosch and Environs Sub-Regional Plan will be prepared within a context to be provided by the MDF. Finality on the MDF is to be reached in the near future in consultation with all major players in the region.

Major Western Cape organisations and authorities are involved in the preparation

of the MDF. They are doing this through their involvement in the Western Cape Economic Development Forum (WCEDF).

The WCEDF brings together the major stakeholder groups in the Western Cape – central and local government structures, community and political organisations, private-sector and labour organisations and service, environmental, development and funding organisations. Its task is to achieve consensus on planning and development among these bodies.

An important element of the MDF is a set of Interim Principles for Planning and Development. The Interim Principles provide a framework for short-term decisions before the MDF is finalised. The Stellenbosch and Environs Sub-Regional Plan is being prepared within the framework of the Interim Principles.

For further information and additional documentation please contact:

- Dennis Moss of Dennis Moss Partnership at 887 0124
- David Shandler of Zille Shandler Associates at 448 3073