

## STELLENBOSCH SPATIAL DEVELOPMENT FRAMEWORK

### 1. INTRODUCTION

#### 1.1 Background

A *draft structure plan* for the total urban area of Stellenbosch, extending over 15 000 ha, was compiled in terms of the Land Use Planning Ordinance of 1985 during the period 1988 to 1990.

As a result of the public response to the plan as well as the significant constitutional and other changes in the country since 1990, the Town Council decided in October 1991 not to finalize the draft structure plan, but to embark on an amended planning process which provides for maximum community participation at every stage.

The draft structure plan is presently viewed as a working document which supplies very useful information for the purposes of further planning, public participation, consultation and negotiations.

#### 1.2 Planning on regional level

Planning for the Western Cape region as a whole (including the Stellenbosch sub-region) are done through the *Metropolitan Development Framework* (MDF).

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.

Development goals and strategies for the Western Cape are set out in two documents, namely:

- \* *Metropolitan Development Framework: Proposed Principles for Planning and Development in the Cape Metropolitan Area: Second draft* (March 1993); and
- \* *Metropolitan Development Framework: The Way Forward: Draft report for discussion* (December 1993).

The Stellenbosch Spatial Development Framework will be prepared within the context provided by the above-mentioned frameworks.

#### 1.3 Planning on sub-regional level

The *Stellenbosch and Environs Sub-Regional Plan* is one of eight sub-regional plans initiated by the Western Cape Regional Services Council (RSC). The plan is prepared in accordance with the guidelines set by the MDF, and according to strategic planning principles with a commitment to full public participation.

The purpose of the sub-regional plan is to provide a policy framework for the social and economic development of the Stellenbosch and environs sub-region as well as guidelines for the future spatial development of the area in order to

promote the general welfare of the community concerned and the quality of the natural environment.

A first draft report named *Stellenbosch & Environs Sub-Regional Plan: Working Document: (Draft 1)* was published in May 1993.

#### 1.4 Why a Development Framework ?

The purpose of a Spatial Development Framework for Stellenbosch is to provide guidelines for managing the development of the town in order to most efficiently meet the needs of all its communities, encourage economic growth, protect the historical and architectural heritage and conserve the farming and natural environment. It is an appropriate forum to consider some fundamental questions about the future of Stellenbosch:

- Where urban development should not be permitted;
- How and where future growth could best be accommodated;
- Spatial actions which could improve the interaction between place of work, place of residence and community facilities;
- How to address the imbalances and backlogs created in the era of apartheid; and
- How to protect and enhance the unique historical, cultural and natural qualities of Stellenbosch.

The Framework provides a basis to guide decision making and has as object 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.

If the Spatial Development Framework is to be an effective planning tool, it must reflect the interests and concerns of all who live in the Stellenbosch area. The community of Stellenbosch therefore need to be involved in the process.

#### 1.5 Status of the Development Framework

This document should be seen as a draft for discussion which will be revised and amended during a process of public participation until consensus is reached on the proposals. A final draft will then be submitted to the Town Council and Stellenbosch Discussion Forum for adoption whereafter the Development Framework will serve as the decision making guide for development in Stellenbosch.

## 2. THE CORNER-STONE OF THE DEVELOPMENT FRAMEWORK

### 2.1 Planning ethics/philosophy

The approach to planning and development in Stellenbosch should be informed by certain basic values. The Municipality believes planning should be -

- people orientated;

- accountable;
- fair and reasonable;
- pro-active;
- striving for a balance between development and conservation; and
- purposeful and effective.

These values lays the foundation for the proposals in this document.

## **2.2 A Planning Vision**

### **- *What is a vision?***

A *planning vision* for the future development of Stellenbosch should express our most cherished hopes for what we think our town could and should become. A vision should convey the ideal towards which we strive, and it should begin to give an indication of how the vision could be achieved.

### **- *Whose vision should it be?***

If it is going to benefit from the collective energy and commitment of the people of Stellenbosch, the vision must truly reflect the concerns, aspirations and values of all the people of the town.

### **- *Why do we need a vision?***

We need to know where we would like to go before we can plan the best way of getting there.

Stellenbosch faces a wide range of development challenges which influences our decisions. These daily decisions have long term implications for the use of land, the investment of money, the development of infrastructure, the fate of natural resources, and, ultimately, the quality of life for the town's people.

These decisions need to be guided by a clear and collective vision that will ensure that all decisions contribute to a purposeful whole.

## **3. POSSIBLE CONTENTS OF THE DEVELOPMENT FRAMEWORK**

Introduction

Development challenges

Planning philosophy

Planning vision

Principles for spatial development

Objectives for spatial development

Proposals and action steps

Zones for special action

The road ahead

