



**STRATEGIC FRAMEWORK FOR AFFORDABLE HOUSING  
IN THE FRANSCHHOEK VALLEY**

**Prepared by**

**PLANNING PARTNERS**

**On behalf of the  
Stellenbosch Municipality**

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## EXECUTIVE SUMMARY

The local authority and community of Franschhoek have been pro-active in the past about addressing the need for affordable and subsidized housing, and a number of initiatives have been successfully implemented. Many challenges however remain and a strategic framework is required to manage the process over the longer term. It is recognised that stability and prosperity in the valley depend on all citizens being able to live with dignity.

This document reviews past initiatives and investigates future options at a strategic level. A concise policy framework is presented which includes possible areas for development as well as recommendations about implementation. Some of these recommendations relate to low cost housing for the poor, while others concern medium cost houses to cater for people whose earnings exceed subsidy limitations, but who cannot afford market prices.

There is a proud record of housing delivery in the valley, with the social accord that was signed in 1998, and subsequent development of Mooiwater that was facilitated by cross subsidies from the sale of the Commonage. However some of the ideas generated at that time, including medium cost housing and land for restitution remain to be implemented. Changing socio-economic trends have generated urban inflows of people from the surrounding rural area and elsewhere, and an informal settlement at Langrug has emerged. Plans to upgrade Langrug have been formulated, but the project has not gained momentum. A related initiative at Erf 412 relocated squatters, but has also faltered, and needs to be revived.

The private sector has responded, including an initiative at Dennegeur where farmers have developed a high quality housing estate for their farm workers. This willingness to participate in the housing programme could provide further opportunities for partnerships between Council and the private sector.

It is important for Council to pursue a fair and rational policy in the delivery of housing. At a philosophical level issues are debated around how much housing should be provided and who should benefit, where the housing should be built, who is responsible for developing the housing, what type of housing should be built, and what levels of affordability should be targeted. The range of possible housing options and delivery mechanisms is briefly reviewed.

The report then looks at future possibilities for land to accommodate both low cost and mid-level housing. After completion of Mooiwater, Langrug provides the best short term option for subsidized housing, and an in-situ upgrading project is recommended. There are promising possibilities for some co-operation with the owners of the adjacent farm Dennegeur that could assist in unlocking the potential at Langrug. Some densification and infill could occur at Maasdorp and there is land next to this established area that could be used for mid-level housing. La Motte village provides the best long term opportunity, because there is an established settlement, which has been consolidated with recent housing built for contractors of the Berg River dam. The availability of land and proximity of bulk services make this a logical location. There is also benefit in expanding housing in this area from a spatial and linkages perspective. The tourist approach with a rural landscape on the southern side of the approach road is not compromised because La Motte village is not directly visible, and pressure is relieved from the historic core.

A conceptual diagram of possible sites is prepared which reveals that, despite appearances to the contrary, there is land in the valley that can be used for affordable housing. Recommendations are made for specific actions for each of the sites mentioned in this report,