FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

Verw/Ref: **FP/1020/991** **20 April 2023** :Date/Datum

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Design Trust
PO Box 762
STELLENBOSCH
7599

For Attention: To whom it may concern

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address:	R44, Stellenbosch
Application Property Number:	Remainder Farm 1040 Stellenbosch, Remainder Farm 1480 Stellenbosch, Portion 2 Of Farm 374 Stellenbosch and Remainder Portion 2 (A Portion of Portion 1) Of Farm Valley Lustery 371 Stellenbosch
Applicant:	Firstplan Town and Regional Planners – 021 930 7183 - info@firstplan.co.za
Owner:	Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) and FLEURBAAI PTY LTD (Reg No. 1965/000852/07) – contact C. Havenga – 021 930 7183
Application Reference:	LU/15191

DESCRIPTION OF LAND USE APPLICATION AND DEVELOPMENT PROPOSAL

An application has been made in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an

Agricultural and Rural Zone (Remainder portions of the subject farms) and a site specific deviation from the approved Stellenbosch Municipality's Spatial Development Framework, 2019 to initiate an urban infill development outside the approved urban edge of Stellenbosch Municipality.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
    - Indicate the facts and circumstances that explain the comments;
    - Where relevant demonstrate the undesirable effect that the application will have if approved;
    - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
    - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: **(Firstplan Town and Regional Planners –info@firstplan.co.za**). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on **or before the closing date of 22 May 2023**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **073 1951 040/021 930 7183** during normal office hours.

Yours faithfully

CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GEïTRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Design Trust
Posbus 762
STELLENBOSCH
7599

Vir Aandag: Aan wie dit mag gaan

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom:	R44, Stellenbosch
Aansoek eiendom beskrywing:	Restant Plaas 1040, Stellenbosch, Restant Plaas 1480 Stellenbosch, Gedeelte 2 van Plaas 374 Stellenbosch En Restant Gedeelte 2 (`n Gedeelte van Gedeelte 1) van die Plaas Valley Lustery 371 Stellenbosch.
Aansoeker:	Firstplan Town and Regional Planners – 021 930 7183
Eienaar:	Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) and FLEURBAAI PTY LTD (Reg No. 1965/000852/07) – contact C. Havenga – 021 930
Aansoek Verwysing:	LU/15191

BESKRYWING VAN GRONDGEBRUIKAANSOEK EN ONTWIKKELINGSVOORSTEL

'n Aansoek in terme Artikel 15(2)(a) van die Stellenbosch Munisipaliteit: Grondgebruikbeplanning Verordening, 2015 vir die hersonering van Restant Plaas 1040, Restant Plaas 1480, Gedeelte 2 van Plaas 374, en Gedeelte 2 van Plaas 371, Stellenbosch vanaf Landbou en Landelike Sone na Onderverdelingsgebied om 'n Konvensionele Residensieel gesoneerde gedeelte (Gedeelte 1), 2 Gemengde Gebruik Sones (Gedeeltes 2 en 3), Openbare Paaie en Parkering Sone en 'n Landbou en Landelike Sone (Restant gedeeltes van die onderwerp plase) en 'n terrein spesifieke afwyking van die goedgekeurde Stellenbosch Munisipale Ruimtelike Ontwikkelingsraamwerk, 2019 om stedelike invul ontwikkeling te inisieer buite die goedgekeurde stedelike grens van Stellenbosch Munisipaliteit.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
    - Die feite en omstandighede aantoon wat die die kommentaar toelig;
    - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
    - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
    - Dat die insette voldoende inlgting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **(Firstplan Town and Regional Planners – info@firstplan.co.za).** Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of **op die laaste dag van die sluitings datum van 22 May 2022.**

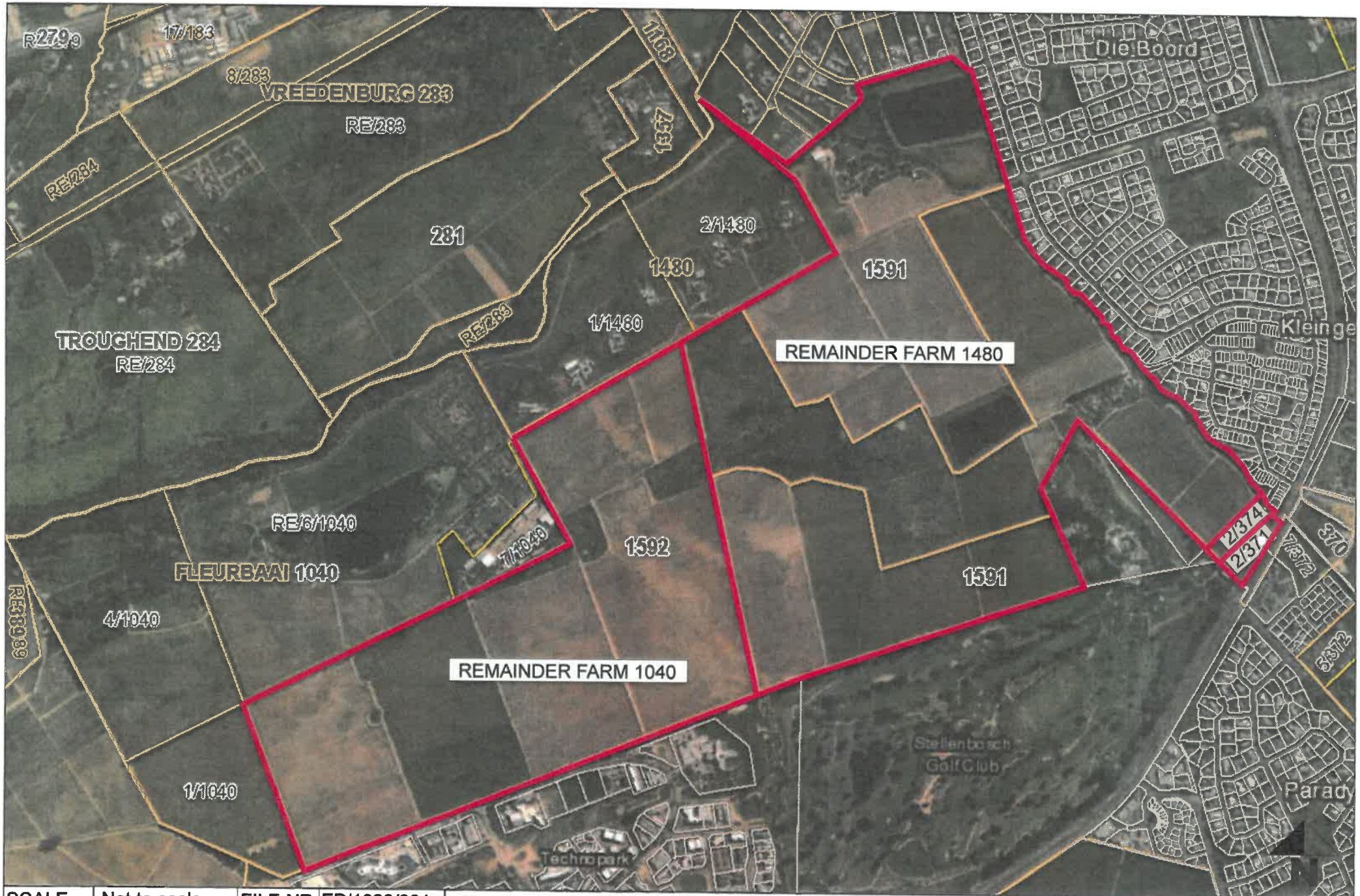
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 073 1951 040/021 930 7183 gedurende normale kantoor ure.

Die uwe

CHristine Havenga

CHRISTINE HAVENGA
FIRST PLAN TOWN AND REGIONAL PLANNERS



SCALE	Not to scale	FILE NR	FP/1020/991
DATE	June 2021	ANNEX	5
CLIENT	Fleurbaai (Pty) Ltd.		

LOCALITY PLAN

Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 371 & Portion 2 of Farm 374 - Stellenbosch

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
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REMAINDER FARM 1040 STELLENBOSCH, REMAINDER FARM 1480 STELLENBOSCH, PORTION 2 OF FARM 374 STELLENBOSCH AND REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY 371 STELLENBOSCH

SUMMARY OF APPLICATION

An application has been made in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an Agricultural and Rural Zone (Remainder portions of the subject farms) and a site specific deviation from the approved Stellenbosch Municipality's Spatial Development Framework, 2019 to initiate an urban infill development outside the approved urban edge of Stellenbosch Municipality.

This application will thus motivate a site-specific deviation from the Spatial Development Framework to allow for the inclusion of the subject properties within the urban edge. Although the development concept/proposal for the partial development of the subject farms is described and motivated in this application, detailed Subdivision and Site Development Plans would be submitted at a later stage. This application is informed and accompanied by the following specialist studies.

- A Heritage input
- A Landscape Architectural input (High Level Landscape Framework and a Visual Analysis)
- A Visual Impact Study and Visual Statement
- A Natural Environmental Baseline Report
- Urban Design Principles
- Engineering Services (Electrical and Civil) confirmation reports
- A Preliminary Traffic Impact Statement (also incorporating NMT linkages)
- Market Demand/Socio-economic Impact Assessment

The motivation report and the specialist reports are available on Stellenbosch Municipality's website at the underneath link.

https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements

REMAINDER FARM 1040, STELLENBOSCH
REMAINDER FARM 1480, STELLENBOSCH
PORTION 2 OF FARM 374, STELLENBOSCH
REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY 371, STELLENBOSCH

APPLICATION FOR DEVIATION FROM COUNCIL POLICY AND REZONING FROM AGRICULTURAL AND RURAL ZONE TO SUBDIVISIONAL AREA

Client: Fleurbaai (Pty) Ltd

Applicant: First Plan Town Planners

Reference: FP/1020/991

Date: JANUARY 2023 (REV 3)

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

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REMAINDER FARM 1040, STELLENBOSCH
REMAINDER FARM 1480, STELLENBOSCH
PORTION 2 OF FARM 374, STELLENBOSCH
REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY 371, STELLENBOSCH

APPLICATION FOR A REZONING FROM AGRICULTURE AND RURAL ZONE TO SUBDIVISIONAL AREA AND DEVIATION FROM COUNCIL POLICIES/BY-LAWS

EXECUTIVE SUMMARY

1. SUMMARY OF PROPERTY DETAIL

Table 1: Property details

Property description	• Remainder Farm 1040, Stellenbosch • Remainder Farm 1480, Stellenbosch • Portion 2 Of Farm 374, Stellenbosch • Portion 2 Of Farm 371, Stellenbosch
Property address	Adjacent to the R44, Stellenbosch
Application components/description	• An application for a Deviation from a Council Policy to allow development outside the urban edge as shown in the Stellenbosch Municipal Spatial Development Framework, 2019 • An application in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the Rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 Of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an Agricultural and Rural Zone (Remainder portions of the subject farms).
Site extent	• Remainder Farm 1040, Stellenbosch - 70.9579 ha • Remainder Farm 1480, Stellenbosch - 108.84 ha • Portion 2 Of Farm 374, Stellenbosch – 0.96 ha • Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery, 371 Stellenbosch – 0.9 ha
Title Deed Numbers	• Farm Fleurbaai No. 1040, Stellenbosch – T2011/1966

	• Farm Libertas No. 1480, Stellenbosch – T21113/2007 • Portion 2 Of Farm 374, Stellenbosch – T50628/1994 • - Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 – T50628/1994
Surveyor General ▪ **Erf Diagrams**	▪ Remainder Farm 1040, Stellenbosch - LG11561/65 ▪ Remainder Farm 1480, Stellenbosch - LG5176/2005 ▪ Portion 2 Of Farm 374, Stellenbosch – D562/1898 ▪ Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 – LG7838/54
Registered owner	▪ Farm Number 1480 – Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) ▪ Remainder Farm Number 1040 - FLEURBAAI PTY LTD (Reg No. 1965/000852/07) ▪ Ptn 2 Farm Number 374 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) ▪ Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)
Current zoning	Agriculture and Rural Zone
Current land use	Agriculture and vacant land with historical farmyard
Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law, 2019
Overlay Zone applicable	No

SECTION B

BACKGROUND INFORMATION

2. BACKGROUND FACTS

The development proposal for Remainder Farm 1040, Stellenbosch, Remainder Farm 1480, Stellenbosch, Portion 2 of Farm 374, Stellenbosch and Portion 2 of Farm 371, Stellenbosch is the result of various engagements between the owners, the applicant (and supporting project team of specialists) with officials of the relevant departments of the Stellenbosch Municipality and the Provincial Government Western Cape.

As the local authority and Provincial Government Western Cape Land Use Management and Spatial Planning Sections are aware of the challenges and lengthy timeframes encountered with obtaining decisions for complicated planning applications, involving various specialist studies and approval processes, it was agreed on a phased application process for this proposed development. The main intention and aim of this approach is to address the fact that although this application is currently not aligned with the local authority's Municipality's Spatial Development Framework (MSDF), discussions during the required pre-application consultation meetings with the relevant departments of the municipality indicated that they are in agreement that there are sufficient merits in a deviation of the approved spatial policy justified by site specific circumstances which will be addressed in this report.

The agreed phased submission process and approach will inter alia address the fact that in many instances (although not prescribed by any law) the application for Environmental Authorisation (EA) in terms of the National Environmental Management Act, 1998 needs to be done at the beginning of the process. This process requires planning input and a statement confirming whether or not the application is in line with the approved Spatial Development Framework. Where it is not (although there may be site specific circumstances to justify a deviation) the EA is likely to be refused due to the fact that there in nonalignment with the MSDF.

To prevent such a delay, it was agreed with the Municipality that the application for the proposed development of the subject farms would follow the underneath phased process, consisting of various applications which would be submitted in different phases, the one following the other to ensure a well-informed process and decisions:

(i) Firstly an application for a **deviation from a Council Policy** (MSDF) and **rezoning of the subject farms to Subdivisional Area. This is the aim of the current application.**

This application will motivate a site-specific deviation from the Spatial Development Framework to allow for the inclusion of the subject properties within the urban edge. Although the development concept/proposal for the partial development of the subject farms will be described and motivated in this application, detailed Subdivision and Site Development Plans would be submitted at a later stage. This application is informed and accompanied by the following specialist studies.

- A Heritage input
- A Landscape Architectural input (High Level Landscape Framework and a Visual Analysis)
- A Visual Impact Study and Visual Statement
- A Natural Environmental Baseline Report
- Urban Design Principles
- Engineering Services (Electrical and Civil) confirmation reports
- A Preliminary Traffic Impact Statement (also incorporating NMT linkages)
- Market Demand/Socio-economic Impact Assessment

(ii) **An application in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) to the National Department of Agriculture, Land Reform and Rural Development**

Once in principle approval has been obtained for the rezoning and the inclusion of the subject properties an application and motivation memorandum for consent to establish/enlarge the area of jurisdiction of the Stellenbosch Municipal Area and the subdivision of agricultural land would be submitted in terms of the Subdivision of Agricultural Land Act 70 of 1970 to the National Department of Agriculture, Land Reform and Rural Development.

(iii) **The submission of the necessary environmental and heritage applications to the Western Cape Provincial Government**

It is foreseen that various triggers within the regulations of the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999 would require the submission of a Heritage Impact Assessment and an Environmental Impact Assessment to the relevant Departments of the Western Cape Provincial Government. It is also foreseen that these studies would be accompanied by various specialist studies, e.g. an Aquatic Biodiversity Assessment, an Agricultural Assessment, Plant Species Compliance Statement, a Terrestrial Biodiversity

Compliance Statement, an Animal Species Compliance Statement, a Visual Impact Assessment and an Archaeological Assessment.

(iv) The submission of detailed Subdivision and Site Development Plans

As indicated above, the specialist studies accompanying the Environmental Impact Assessment and the Heritage Impact Assessment, and the comments received on these studies as well as further consultation with the relevant municipal services departments would then inform the detailed Subdivision and Site Development Plans.

The final design proposal would also be informed by site specific Form-Based Design Principles which would be prepared by the Architects/Urban Designers, *Urba*. These form-based design principles will also be supplemented by a volumetric, element-based code in which the possibilities of each development cluster is more accurately fixed prior to each opportunity being sold and designed.

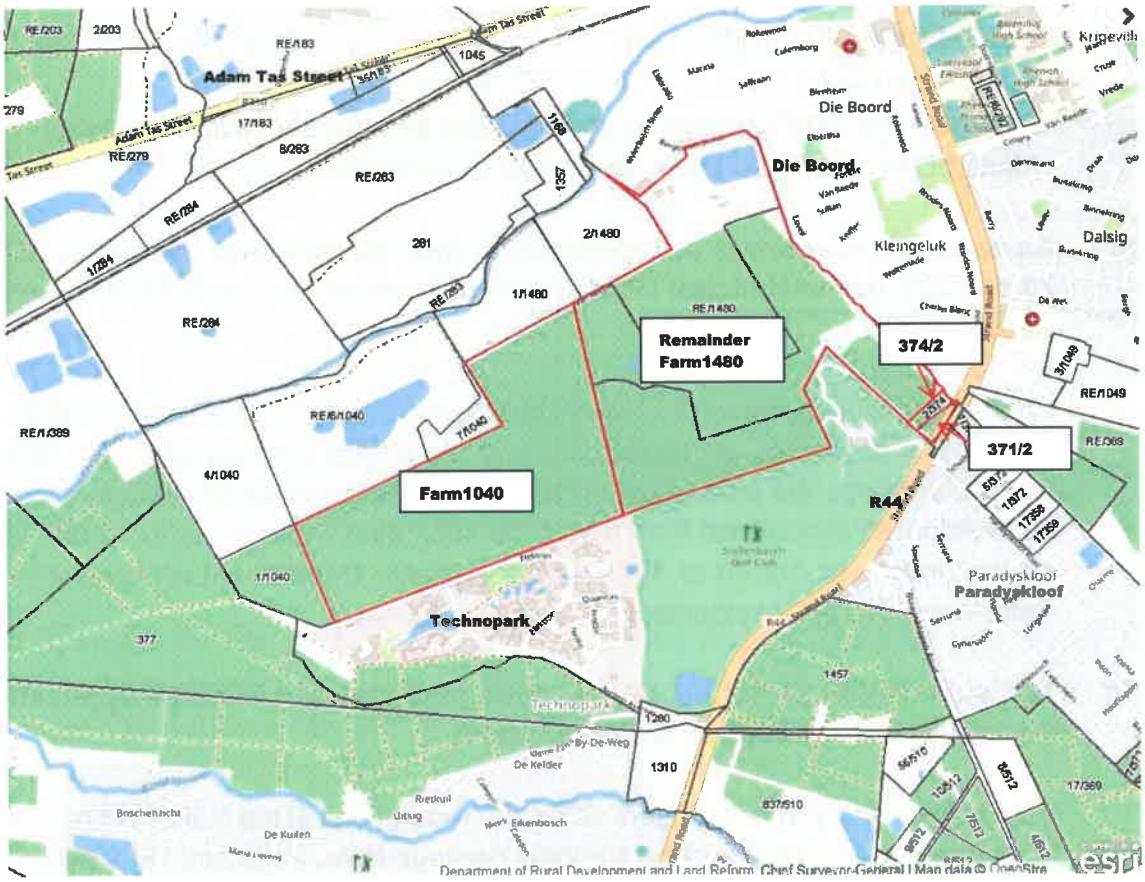


***Figure 1*: Location of the subject farms within the wider urban context**

The intention of this first phase application submission is thus to obtain approval for a deviation **from a Council policy** by including Remainder Farm 1040, Stellenbosch, Remainder Farm 1480, Stellenbosch, Portion 2 of Farm 374, Stellenbosch and

Portion 2 of Farm 371, Stellenbosch into the demarcated Stellenbosch urban edge as shown in the Stellenbosch Municipal Spatial Development Framework (2019). It also entails an application for the **rezoning** of Remainder Farm 1040, Remainder Farm 1480, Portion 2 Of Farm 374, and Remainder Portion 2 (A Portion Of Portion 1) of Farm Valley Lustery 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Mixed-Used development (±1 241 residential units, ±12 138 m² Retail/Office space and 9 408 m² Cultural/Institutional space and Agriculture/Rural land uses) comprising of three (3) portions on these farms.

The development proposal is based on an Urban Design Principles document by *Nuvorm* informed by development principles developed through a project team effort comprising of the following specialists and initial informing studies, as indicated earlier, to determine the context specific fit for development on the historic farm.

- A Heritage input
- A Landscape Architectural input (High Level Landscape Framework and a Visual Analysis)
- A Visual Impact Study and Visual Statement
- An Environmental Baseline Report
- Urban Design Principles
- Engineering Services (Electrical and Civil) confirmation reports
- A Preliminary Traffic Impact Statement (also incorporating NMT linkages)
- A Market Demand/Socio-economic Impact Assessment

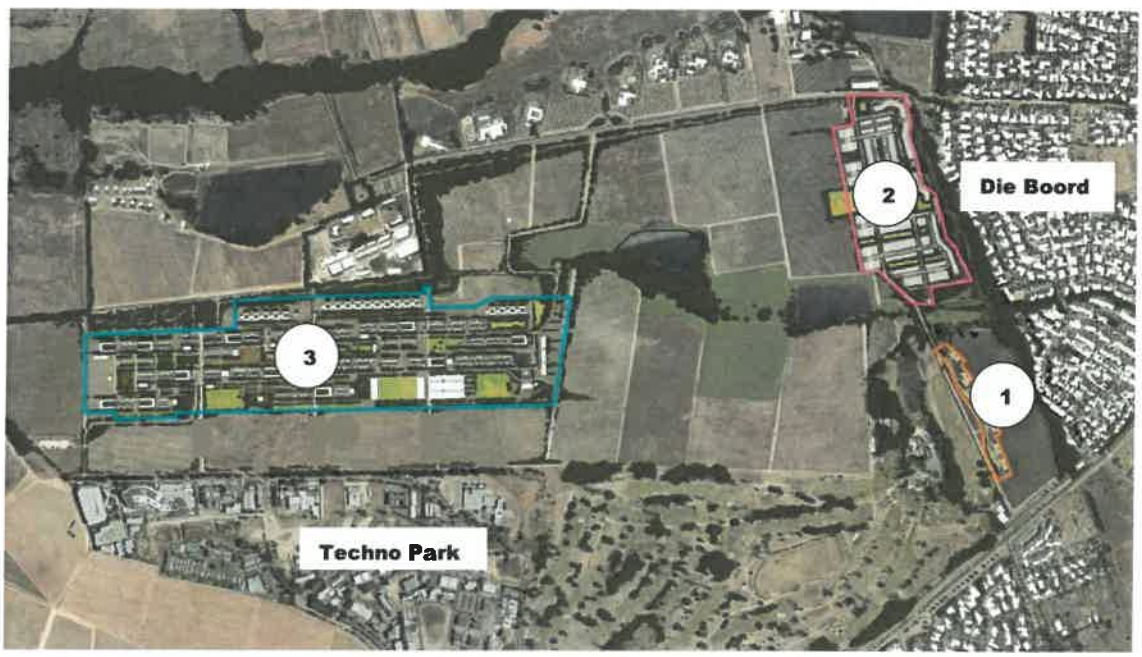


Figure 2: ***Extract from the Urban Design Principles indicating the position of the proposed 3 development portions.***

Table 2 underneath is a summary of the different components of the proposed development and ***Figure 2*** on the previous page shows the position of the proposed footprints of the different precincts.

Table 2: Summary of the components of the proposed development

Portion 1 (Conventional Residential)	
Category	**Total**
Housing	7 units
Retail/office	To be confirmed
Cultural/Institutional	To be confirmed
Portion 2 (Mixed Use)	
Category	**Total**
Housing	510 units
Retail/Office	1 472 m²
Cultural/Institutional	To be confirmed
Portion 3 (Mixed House)	
Category	**Total**
Housing	724 units
Retail/office	10 666 m²
Cultural/Institutional	9 408 m²
TOTALS	
Category	**Total**
Housing	1 241 units
Retail/Office	12 138 m²
Cultural/Institutional	9 408 m²
Agricultural and Rural (Remainder of farms)	135.1ha

3. NATURE OF APPLICATION IN TERMS OF THE STELLENBOSCH MUNICIPALITY, LAND USE PLANNING BY-LAW, 2015

In the light of the above-mentioned background information, our client, Fleurbaai (Pty) Ltd, appointed ***First Plan*** **Town and Regional Planners** under power of attorney to prepare and submit the following application in terms of the Stellenbosch Municipal Planning Bylaw of 2015: (Refer to **Annexure 1: Power of Attorney/Company Resolution** and **Annexure 2: Application Form**).

3.1 An application for **deviation from a Council policy** by including Remainder Farm 1040, Stellenbosch, Remainder Farm 1480, Stellenbosch, Portion 2 of Farm 374, Stellenbosch and Portion 2 of Farm 371, Stellenbosch into the demarcated Stellenbosch urban edge as shown in the Stellenbosch Municipal Spatial Development Framework (2019).

3.2 An application in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the **Rezoning** of Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate a Conventional Residential Zoned portion (Portion 1), two Mixed Use Zones (Portions 2 and 3), Public Roads & Parking Zone and an Agricultural and Rural Zone (Remainder portions of the subject farms).

4. PRE-APPLICATION CONSULTATION

The development proposal is the result of various engagements between the owners, the applicant, and various departments of the Stellenbosch Municipality and the Provincial Government Western Cape. A final meeting where the current proposal was presented, and the nature of the land use application was confirmed took place on 7 May 2021. On 22 October 2021 a meeting with officials from the Stellenbosch Engineering Department, Lands Use Planning Department and the Spatial Planning Department confirmed the future status of Van Rheede Road as a Class 4 future link road to Techno Park and the proposed Western By-pass Road, as indicated in the Stellenbosch Roads Masterplan.

Please see the attached **Land Use Pre-Application Scrutiny Form** attached as **Annexure 3**.

SECTION C

SITE DESCRIPTION

5. DESCRIPTION OF THE AREA AND SURROUNDING LAND USES

5.1 Property description and locality

The subject site comprises of the following two Stellenbosch farms:

Farm name	Extent	Diagram
Remainder Farm 1040, Stellenbosch	70.9579 ha	LG11561/65
Remainder Farm 1480, Stellenbosch	108.84 ha	LG5176/2005
Portion 2 of Farm 374	0.96 ha	D562/1898
Portion 2 of Farm 371, Stellenbosch	0.90 ha	LG7838/54

The subject farms are located alongside some developed urban areas of Stellenbosch. The residential areas of Kleingeluk, Die Boord and Fairways are located towards the east and the Patrys Vlei development directly to the north. Techno Park, the Stellenbosch Golf Course, De Zalze Golf Estate and the new De Waldorf Lifestyle Estate are located south of the subject properties. Further towards the west is agricultural land.

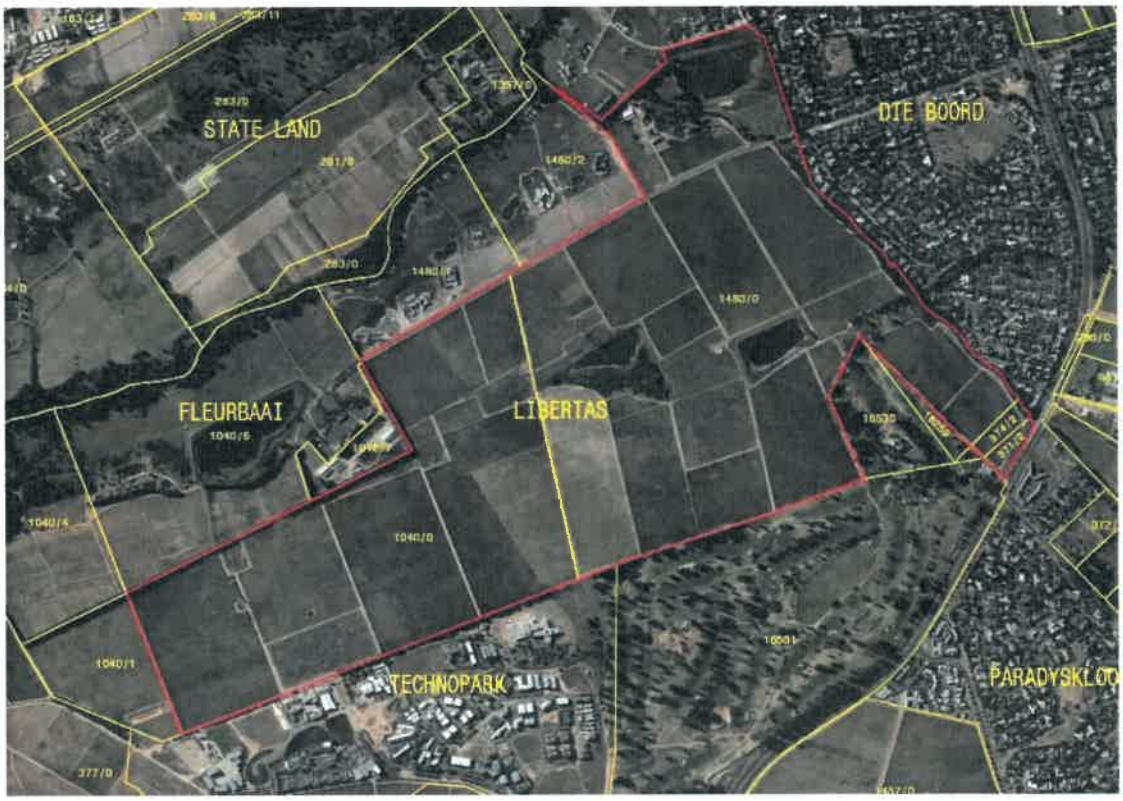


Figure 3: ***Location of the subject farms showing surrounding urban development***

Figure 3 on the previous page is an aerial photograph showing the location of the subject property as well as the attached **Annexure 4, Locality Plan.**

The current access to the site is from Van Reede Road via the R44. The site is in close proximity to the R44 (linking Stellenbosch and Somerset West) and Baden Powell Drive linking it with the wider Cape Town area. The planned Techno Park Link Road will connect Adam Tas/Baden Powell (R310) with the R44 road, whereas the proposed development will connect to this Link Road on the southern side of the site which would further enhance accessibility to the site in future.

The subject site is in close proximity of various community facilities such as schools and medical facilities and also close to the Stellenbosch CDB and Stellenbosch University Campus.

5.2 Zonings

The Stellenbosch Municipality Zoning Scheme By-Law, 2019 applies. The subject farms are zoned for Agriculture and Rural Zone purposes. On the next page is a Zoning Plan extract from the Stellenbosch Zoning Plan showing the local and surrounding zonings. Also please refer to the attached **Annexure 5, Zoning Plan.**

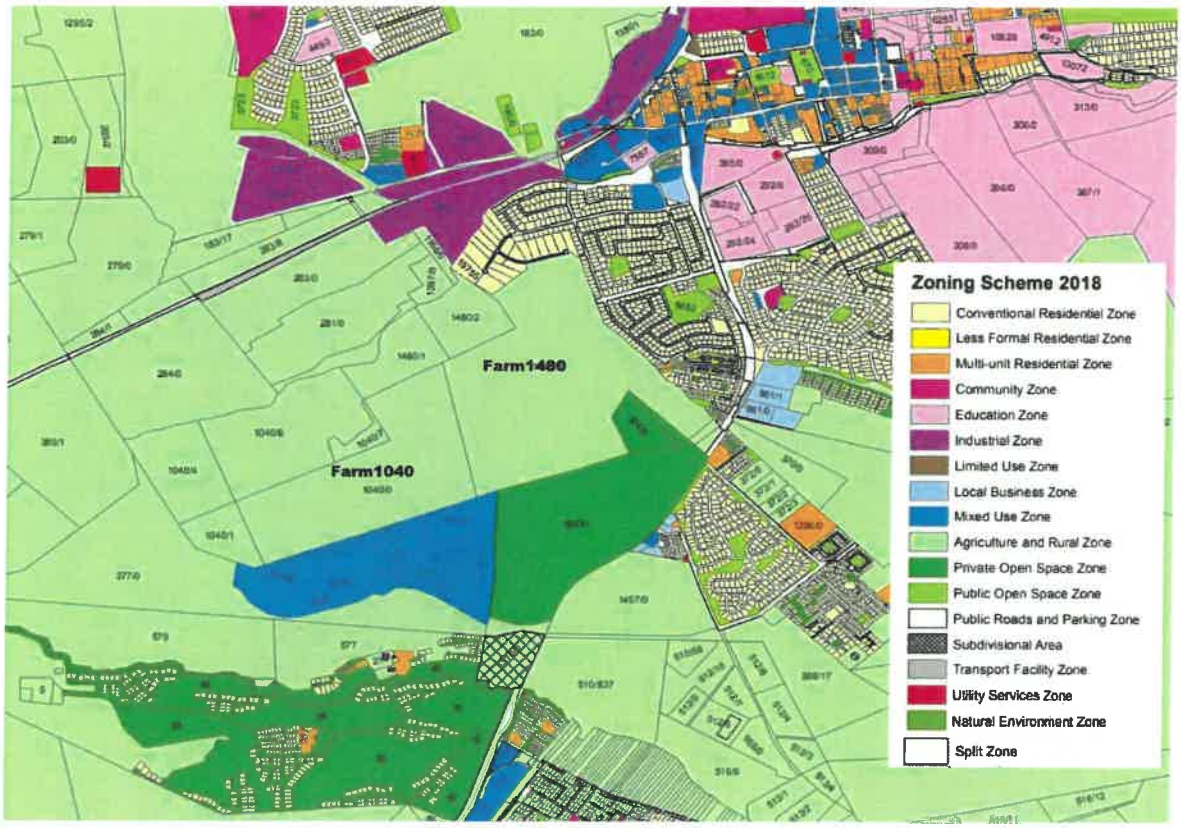


Figure 4: ***Zoning Map for subject sites and surrounding area***

The residential areas in Die Boord are primarily zoned for Conventional Residential Zone purposes while the Techno Park area has a Mixed-Use Zoning and the Stellenbosch Golf Club has a Private Open Space Zoning. The properties to the north and east are zoned for Agriculture and Rural Zone purposes.

5.3 Land uses

- **Surrounding land uses**

The land uses in the area are primarily in accordance with the zoning thereof. The residential areas of Patrysvallei, De Bosch and Die Boord towards the east are primarily lower density single residential properties containing primarily one dwelling unit per erf. The Patrysvlei development directly towards the north is an exclusive very low-density type of rural residential gated estate.

The Techno Park development abutting the subject site towards the south contains office blocks, some tertiary educational facilities, commercial land uses such as low scale restaurants/coffee shops and tourist facilities (Protea Hotel). The Stellenbosch Golf Course is a private open space. The De Zalze Golf Estate is a low density gated development while the new Waldorf Lifestyle Estate is a somewhat higher density gated development aimed at people older than 50 years.

On the next page is a plan (***Figure 4***) which gives an indication of the surrounding land uses. (Please refer to **Annexure 6, Land Use Plan.**)

Figure 5: ***Plan showing the land use of the surrounding area (subject properties demarcated in red)***

- **Land uses on the subject farms**

The subject farms are partially used for agricultural purposes with the original manor house and outbuildings located on the northeaster portion of Remainder Farm 1480. On the next page is an aerial photograph showing the existing land uses on the farm.

A large portion of the site has been transformed for cultivation purposes. There are areas which have not been cultivated in the last ten years and therefore may contain natural vegetation. These areas have been identified in the Natural Environmental Baseline Report. No development is proposed within these areas and the existing natural vegetation which is primarily Swartland Granite Renosterveld would be protected and will form part of the natural landscape corridors proposed in the development concept.

Although the existing farm werf (Libertas) carries a high heritage significance, the context of the manor house is eroded. The garden is in a state of neglect, and the original approach to the house has been compromised with the construction of an irrigation dam. These structures do not form part of the current development proposal, but the upgrading of this historical farm werf will be addressed. Future linkages to the historic farm werf are addressed in the Urban Design Principles.

***Figure 6:** Libertas Farm Werf*

On the next pages are some photographs of the subject farms viewed from respectively Devon Valley, the R44, Polkadraai Road, Van Reede Road and Techno Park.

Figure 7: ***Subject farms viewed from the R44***

Figure 8: ***View from Polkadraai Road towards Stellenbosch***

Figure 9: ***View from Devon Valley showing the context of the subject site in relation to Stellenbosch. Note the Techno Park development hidden behind the windbreak***

Figures 10 and 11: ***Views of the subject farm from Elektron Road in Techno Park***

Figure 12: Van Reede Road

Figure 13: A portion of the adjacent Patrysvlei

5.4 Legal status

Copies of the **Diagrams** for the subject farms are attached as **Annexure 7** The subject properties are owned by:

Farm name	Title Deed number	Diagram
Remainder Farm 1040, Stellenbosch	T2011/1966	LG11561/65
Remainder Farm 1480, Stellenbosch	T21113/2007	LG5176/2005
Portion 2 of Farm 374, Stellenbosch	T50628/1994	D562/1898
Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery 371, Stellenbosch	T50628/1994	LG7838/54

Copies of the **Title Deeds** are attached as **Annexure 8.**

Conveyancer Certificates for the properties were prepared by Werksmans Attorneys. Please refer to **Annexure 9: Conveyancer Certificate.** It has been confirmed that there are no restrictive title deed conditions prohibiting the proposed development while the identified servitudes will be accommodated within future development proposals.

SECTION D

DEVELOPMENT APPROACH, DESIGN PHILOSOPHY AND DEVELOPMENT CONCEPT

6. DEVELOPMENT APPLICATION APPROACH/PHASES OF APPLICATION PROCESSES

This chapter will describe the development approach and design philosophy of the proposed partial development of the subject farms. As indicated earlier in the report, the development application process would happen in various phases and would require several applications which would have to be submitted both separately and subsequently to the relevant delegated authorities.

It is foreseen that above-mentioned Development Application Approach/Phases of Application Processes would happen as described in paragraphs 6.1 – 6.4 below. This process was agreed to by the Land Use Management Department (Planning & Economic Development) of the Stellenbosch Municipality and the Provincial Department of Environmental Affairs and Development Planning and confirmed during the pre-application consultation process.

6.1 An application for a Deviation of Council Policy and the Rezoning of the subject farms to Subdivisional Area

This is the purpose of the current application, and the intent thereof is to motivate a deviation from a Council policy (Municipal Spatial Development Framework) to allow for the inclusion of the subject properties within the urban edge and the rezoning of the subject farms from Agricultural and Rural Zone to Subdivisional Area. Although the development concept/proposal for the partial development of the subject properties would be described and motivated in this application, detailed Subdivision and Site Development Plans would be submitted at a later stage. The current application would be accompanied by **Urban Design Principles**, attached as **Annexure 10** informed by a Landscape Master Plan, a Heritage Statement, a Visual Impact Study and Statement, Engineering Reports, a Traffic Impact Statement and a Natural Environmental Baseline Report.

6.2 An application in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) to the National Department of Agriculture, Land Reform and Rural Development

Once in principle approval has been obtained for the inclusion of the subject properties an application and motivation memorandum for consent to establish/enlarge the area of jurisdiction of the Stellenbosch Municipal Area would be submitted to the National Department of Agriculture, Land Reform and Rural Development.

6.3 The submission of the necessary environmental and heritage applications to the Western Cape Provincial Government

It is foreseen that various triggers within the regulations of the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999 would require the submission of a Heritage Impact Assessment and an Environmental Impact Assessment to the relevant Departments of the Western Cape Provincial Government. It is also foreseen that these studies would be accompanied by various specialist studies, e.g. an Aquatic Biodiversity Assessment, an Agricultural Assessment, Plant Species Compliance Statement, a Terrestrial Biodiversity Compliance Statement, an Animal Species Compliance Statement, a Visual Impact Assessment and an Archaeological Assessment to guide the details of future development. Please see the **Natural Environmental Baseline Report** prepared by Doug Jeffery Environmental Consultants attached as **Annexure 13** and a **Preliminary Identification of Heritage Related Statutory Constraints and a Heritage Response to the Development Proposal** prepared by the heritage consultant Liana Jansen attached as **Annexure 13**

6.4 The submission of detailed Subdivision and Site Development Plans

As indicated above, the specialist studies accompanying the Environmental Impact Assessment and the Heritage Impact Assessment and the comments received on these studies, further consultation with the relevant municipal services departments and conditions of approval imposed as part of the aforementioned applications and approvals, would then inform the detailed Subdivision and Site Development Plans.

The final design proposal would also be informed by site specific Form-Based Design Principles which would be prepared by the Architects/Urban Designers, Nuvorm. These form-based design principles will also be supplemented by a volumetric, element-based code in which the possibilities of each development cluster will be more accurately fixed prior to each opportunity being sold and designed.

7. COMPONENTS OF THE CURRENT APPLICATION

7.1 DEVIATION FROM A COUNCIL POLICY (STELLENBOSCH MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK)

The Municipal Systems Act (MSA), 2000 (Act 32 of 2000) requires in Section 25 that a Municipality adopt an Integrated Development Plan (IDP) as a single, inclusive, and strategic plan for the development of the municipality. In terms of Section 26(e) of the MSA a Municipal Spatial Development Framework (MSDF) is prescribed as a core component of the IDP.

The MSDF is the considered the main planning instrument in development planning of a municipality and consequently also an important input and required consideration in planning applications. It is important to note that the MSA and the associated Regulations on Municipal Planning and Performance Management (2001) also describes the intended character of such MSDF as "containing policies" in obtaining it's objectives and "basic guidelines" for a land use management system for the municipality.

In Section 12 (1)(d) and (2)(b) of the Spatial Planning and Land Use Management Act 2013 (Act No. 16 of 2013) (SPLUMA) the character of a SDF is further described as to [(1)(d)] "*guide planning and development decisions*..." and [(2)(b)] "... *guide and inform the exercise of any discretion or of any decision taken (on) land use and development of land*..."

The MSDF is accordingly in essence generally regarded as a guideline document. Contrary to the generally regarded status of policies and guidelines as non-statutory, the legislative prescripts of SPLUMA however elevates the status of the MSDF to a level of compulsory legislative compliance with a specific and narrow qualification to depart from the provisions of such MSDF if the subject application is not consistent with the MSDF.

Section 22(1) of SPLUMA prohibits a Municipal Planning Tribunal (MPT) from taking land use management decisions that are inconsistent with a Municipal Spatial

Development Framework (MSDF). This general rule is reinforced by the stipulation in SPLUMA that the Land Use Management Scheme adopted by a Municipality "*must give effect to Municipal Spatial Development Frameworks*". An exception to this general rule is however offered in Section 22 (2) of SPLUMA allowing for a departure from an MSDF if "*site-specific circumstances*" justify it.

Subsections (1) and (2) of Section 22 of SPLUMA thus respectively create a "general rule" and an "exception to the general rule". The two subsections must be read together to understand the power granted to the decision maker when considering a land use application and specifically if the application is inconsistent with the MSDF. Section 22 (2) offers both the applicant and the decision maker a degree of flexibility to depart from the general rule in deserving or appropriate cases.

Where there are site specific circumstances in a specific land development application, the decision-maker is obliged to consider those circumstances when deciding on the application. However, it should also be acknowledged that in terms of Section 42(1)(b) of SPLUMA, there are other relevant considerations to be considered as part of the decision-making process which enjoins a decision-maker to: "make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the Municipal Spatial Development Framework".

Although the relevant planning laws do not provide definite clarity on the concept of "*site-specific circumstances*", there are some definite boundaries in the application of these terms within the realm of both the relevant legislative prescripts and land use planning practice. An application must therefore motivate to justify the deviation. In such instances the unique and exceptional circumstances which are relevant and present in the context of the application in question, may render the applicable guidelines inappropriate.

The National Department of Agriculture, Land Reform and Rural Development prepared a guideline document to assist with the evaluation of applications for deviations from a MSDF, called "*Guideline on the Determination of Site-Specific*

Circumstances in terms of Section 22(2) of the Spatial Planning and Land use Management Act, (Act No. 16 of 2013), 2021".

These guidelines defined site-specific circumstances as "*any land use related condition that is applicable to a specific land parcel. A site-specific circumstance is by nature an attribute or characteristic or condition which is adjudged unique to or exceptionally related to the land which is the subject of a land development application*".

This may include circumstances where:

- the land use was contrary (but ideally compliant) at the time of approval of the MSDF e.g., the MSDF, due to (say) a matter of scale, has not picked up an existing authorized commercial node;
- changed land use has occurred over time necessitating a different or alternative development approach e.g., commercial or industrial land uses have crept into a former residential area and which have not been picked up the drafters of the MSDF or local area plan;
- the land use changes that have taken place are not deliberate, unauthorised and/or encouraged by the applicant e.g., similar to the above example, the MSDF has not recognized previously approved developments which are now technically contrary to the MSDF;
- the land development application is justifiable, not necessarily in terms of the MSDF, but in terms of the uniqueness and special attributes of the development proposal or its immediate environs, (e. g. social, economic and environmentally justification).

A draft guideline document is also in the process of being prepared by the Provincial Government Western Cape which has not yet been approved. This document inter alia states that the circumstances pertaining to "site-specific circumstances" can vary infinitely for each individual case and there will not be predetermined aspects when it comes to determining whether or not a departure from an SDF is justifiable by site-specific circumstances.

Notwithstanding the successful finding of clear and justifiable site-specific circumstances in support of such planning application, it should still be the overarching principle that the resulting development or land use should not explicitly or implicitly be in conflict with or undermine the overall purpose, intent and objectives of the MSDF development agenda to the extent that it would warrant the review and amendment of the development strategy of the MSDF. In the underneath motivation for a deviation from the Stellenbosch Municipality the above is demonstrated.

This report motivates the justification for the proposed deviation in the light of the unique and exceptional circumstances which are relevant and present in the context of the subject property and which renders the current guidelines of the Stellenbosch MSDF inappropriate. The motivation specifically addresses how the development proposal and thus the deviation from the MSDF will promote integration with and reinforce the functioning of the existing town centre, limit development locations that facilitates increased vehicular travel demand, reduce the occurrence of mono-functional, stand alone, introverted and isolated development forms and due to the nature and design of the development proposal ensures that there would be no intrusion into this relatively sensitive cultural and natural environment an does not promote fragmentation and sprawl;

In this regard we would also like to again refer to some recent judgements which confirmed that planning decision makers should consider the specific circumstances of each application. Judge Rodgers stated in his judgement in the Booth court case (William Booth & 2 Others NNO vs Minister of Local Government, Environmental Affairs and Development Planning and the City of Cape Town) that "*blind or rigid adherence to pre-existing policy was, in our common law of review, viewed as a circumstance showing that the decision-makers had failed properly to exercise the discretion vested in him by the empowering provision*".

The judgement confirmed that the formulation and adoption of policy documents, particularly after a process of public participation and with external expert assistance, is a valuable tool of government. This is considered especially true in the sphere of land use and planning as a properly researched and formulated policy aids rational,

coherent and consistent decision-making. It further provides a large measure of useful predictability to the public.

Judge Rogers, however, referred to two other judgements (Johannesburg Town Council v Norman Ansley & Co and Kemp NO vs Van Wyk) in which it was concluded "*that an applicant seeking a favourable decision which departs from a known policy may, while acknowledging the value of the policy, explain why a departure in his particular case should be allowed and why the overall objectives of the policy will not thereby be impaired. In such a case the decision-maker must consider whether there are any circumstances which render the application of the policy to the applicant's particular case undesirable or improper, or to express the same essential point differently, which makes the applicant's case an exceptional one*".

The proposed deviation from the Stellenbosch MSDF, 2019 and the Stellenbosch Draft Conservation Management Plan and Heritage Inventory (2019) are addressed in sub-paragraphs 7.1.1 and 7.1.2 on the next pages referring to the site-specific circumstances applicable to the subject properties which serve as justification for the development proposal.

7.1.1 Stellenbosch Spatial Development Framework (2019)

The subject farms are indicated as "Open Green" in the 2019 Stellenbosch Spatial Development Framework (2019). It is also located outside the urban edge.

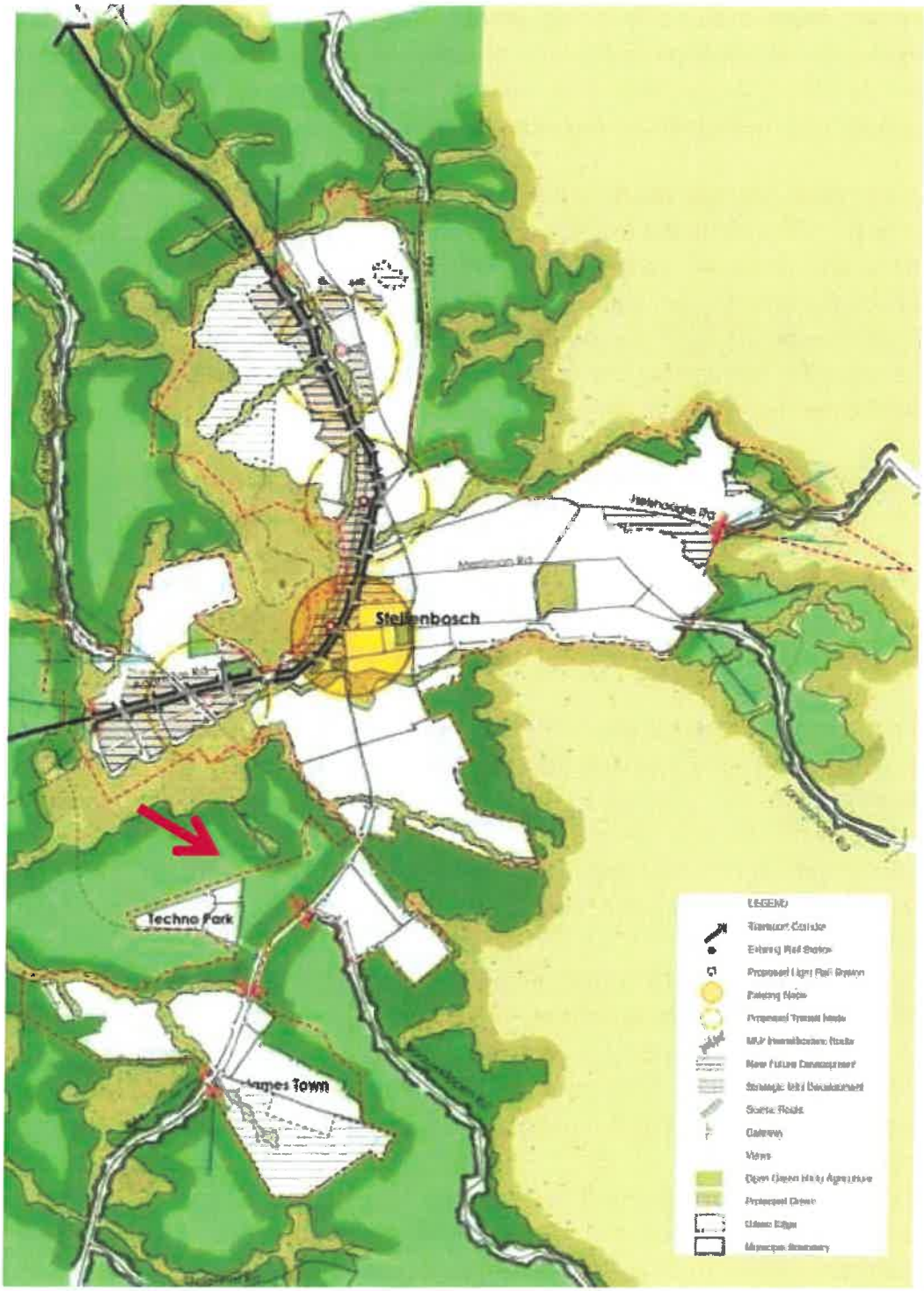


Figure 14: ***Extract from the Stellenbosch Spatial Development Framework. The red arrow shows the position of the subject farms.***

The intention of the identified urban edge is to contain the footprint of Stellenbosch town as far as possible while enable logical, small extensions. The MSDF and other relevant national and provincial spatial policies strive to create a compact settlement form while protecting a municipality's natural, cultural and agricultural assets. Urban development on the urban edge is in general likely to be focused on private vehicular use and caters exclusively for higher income groups (in gated developments). Such developments will often reduce the potential of initiatives to transform Stellenbosch town to offer a wider range of more affordable housing opportunities especially for younger and medium income residents working within the municipal area.

As a general principle the footprint of the Stellenbosch towns should be contained as far as possible within the existing urban edge, while enable logical, small extensions. There are, however, certain areas which are currently indicated in the MSDF as outside the urban edge, but which are bounded by developed areas and where there would thus be pressure for some form of development. In some cases there may be site specific circumstances which may make it desirable to consider limited development on these sites.

Urban edges could thus be adjusted, if it is proved that this would result in benefit to the overall settlement and community in multi-dimensional ways. If a developer/applicant can prove that a development proposal will be aligned to or benefit stated and agreed national, provincial, and local settlement development and management objectives, it should matter little whether the proposal is located outside the urban edge.

In evaluating such applications for incorporation of these sites within the urban edge and allowing some type of development the following needs to be taken into consideration:

- A development proposal needs to promote compact, dense, mixed use development which makes the best use of land, reduces car dependence, and enables public and NMT.
- The proposal needs to consider how it responds to and is integrated with public transport/ NMT and social facilities planning.
- The development proposal needs to be enterprising and transformative in that it is likely to stimulate desirable change within its broader precinct and context.
- The development proposal must expand housing opportunity for a broader range of groups.
- The development proposal must not "lock-out" desirable development and opportunity elsewhere by virtue of its location and scale (and through that attracting development energy in a direction not supported by the MSDF)
- The proposal must support inclusion, including providing a range of housing types and/ or opportunity for small/ emerging entrepreneurs.

- The proposal needs to make best use of existing structures on its site.
  Although indicated as "Open Green" in the MSDF and as "Green transitions" in the Stellenbosch Heritage Inventory, the subject farms are surrounding by urban development on all sides and the Municipality's. It is thus inevitable that there would always be some pressure for development.

  A further aspect which plays a role in this specific application is the proposed planned future road network in this area. The MSDF shows the proposed Techno Park Link Road as can be seen in ***Figures 14*** *(dotted red line)* and ***15***. This road link is to provide a second access to Techno Park, providing relief to the R44 and R44/Techno Avenue intersection, which currently accommodates access to Techno Park, as well as Kleine Zalze and the De Waldorf Development currently under construction.

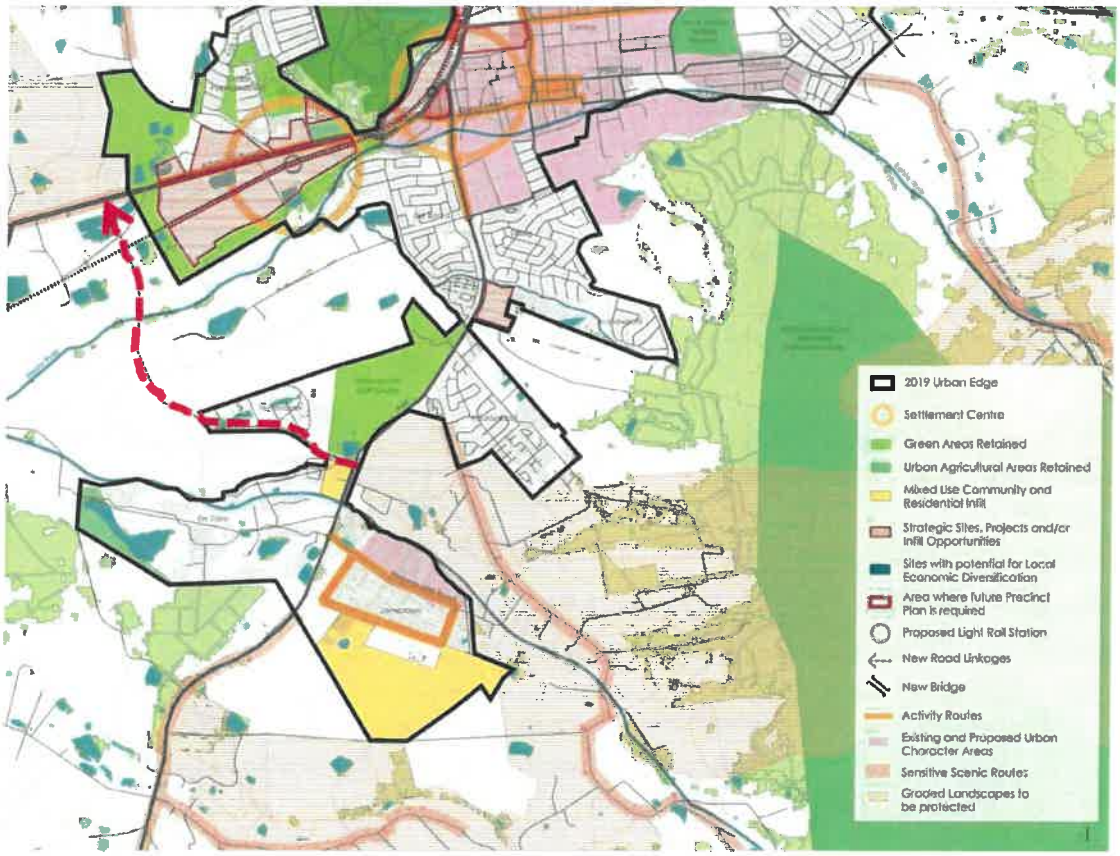


Figure 15: ***Extract from the Stellenbosch Spatial Development Framework showing the proposed Techno Park Link Road (dotted red line)***

The Stellenbosch Municipality's Draft Roads Master Plan, currently out for public comment, indicates Van Reede Road as a Class 4-road link between the Boord and Techno Park. See ***Figure 16*** on the next page. Also see **Annexure 15, Traffic Impact Statement.**

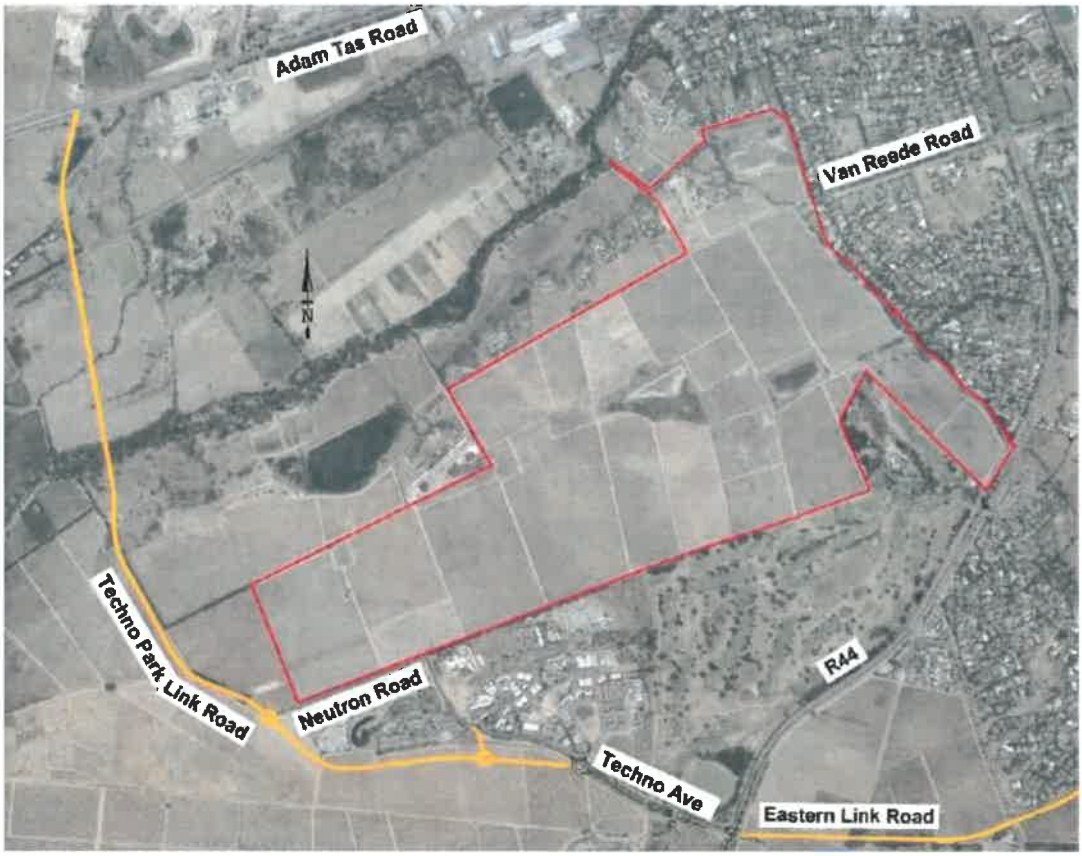


Figure 16: ***Future external road network in vicinity of the subject properties***

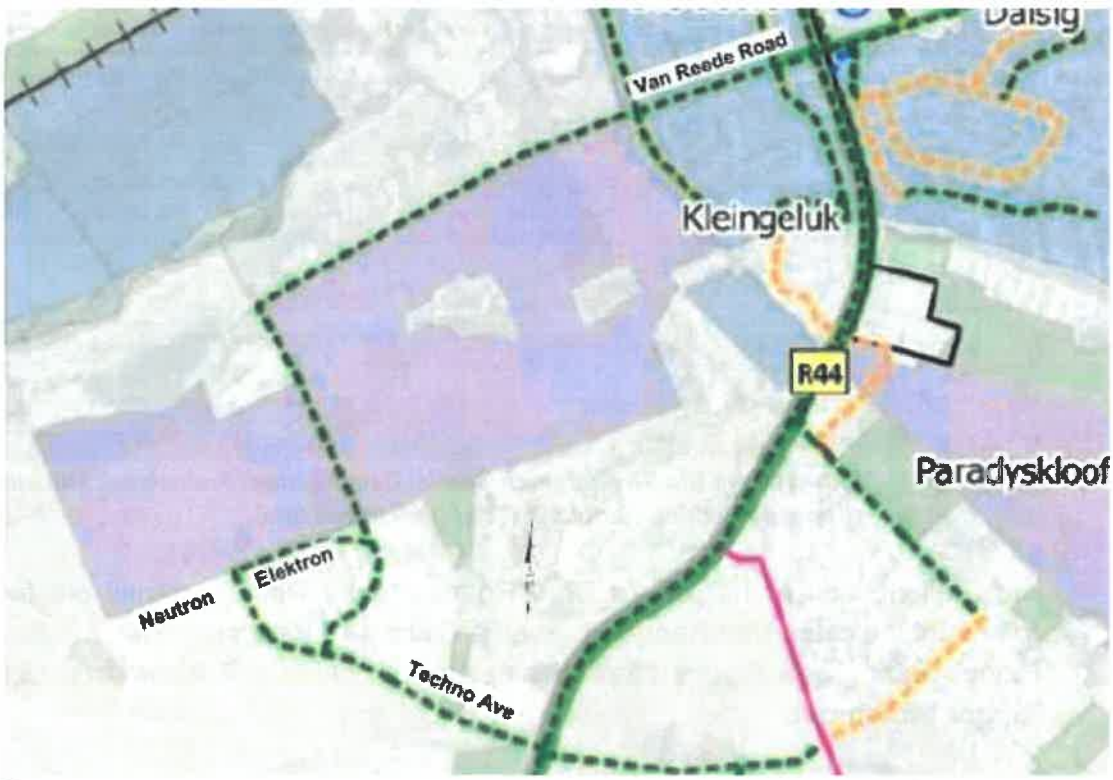


Figure 17: ***Stellenbosch Municipality's Draft Road Master Plan extract (with notes)***

Access is thus anticipated via Van Reede Road to the R44 and Techno Avenue/Neutron Road to the R44 and/or Techno Park Link Road (to Adam Tas Road). A road, traversing the subject property, will thus be required to connect Van Reede Road and Techno Avenue/Neutron Road, which will provide access to the development clusters/pockets.

Being classified as a Class 4-road in the Draft Roads Master Plan, the said road would thus be limited, i.e. no direct erf accesses will be allowed along the road. The cross-section of the road will also have minimum guidelines which should be adhered to, however, the detail of the cross-section ultimately proposed to accommodate the expected vehicles, as well as non-motorised transport, will be determined during further design stages.

Following discussions with the Engineering Department of the Municipality, various alternatives for an alignment of the required road link between Die Boord and Techno Park traversing the subject property were investigated. Based on inputs from the various project team members (engineering, visual, etc.), a proposed alignment was presented to the Municipality, on which the Engineering Department provided in principle support. (See **Traffic Impact Statement**, **Annexure 15**) The proposed alignment, in the context of the proposed development pockets, is schematically indicated in **Figure 18** below.

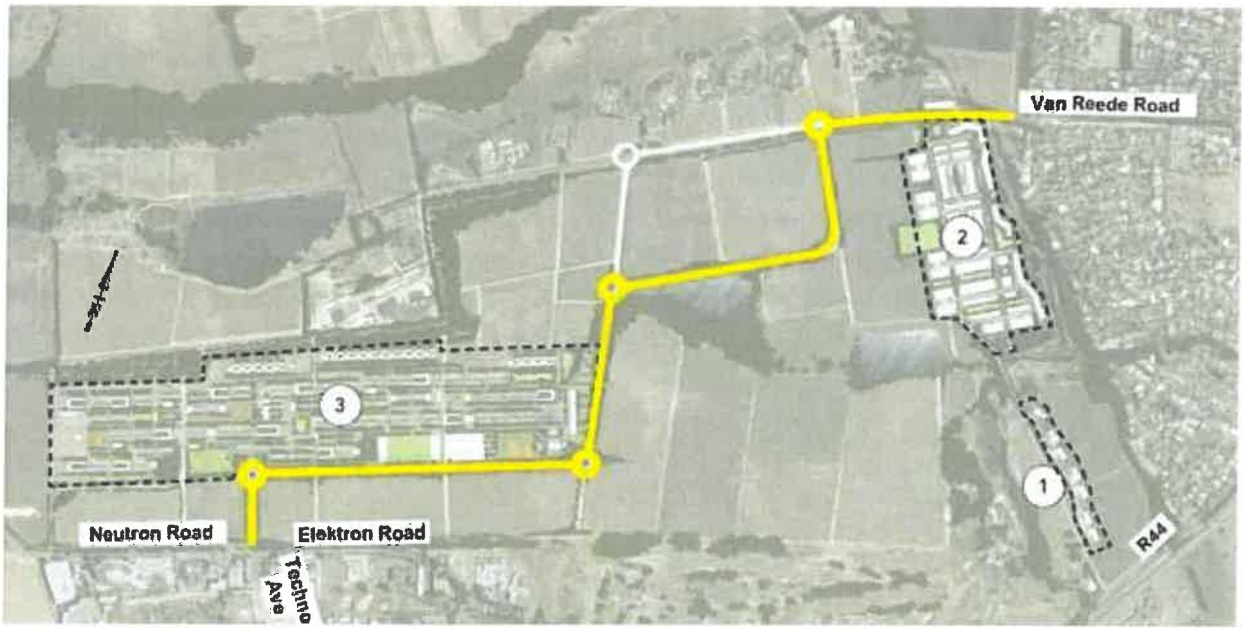


Figure 18: ***Proposed future road link delineation (Van Reede Road) between Die Boord and Techno Park traversing the subject property***

The alignment options are thus either the yellow line indicated, or an alternative where the route follows the corner formed by the white line instead of the yellow corner formed, with roundabouts provided at positions along the route.

Due to the proposed delineation of this link road, the proposed extension of Van Reede Road and the existing urban development at Technopark it can be accepted that there would be pressure for infill development between this new road link and the existing urban developments of Stellenbosch and thus the eventual amendment of the demarcated urban edge in this area.

This view was confirmed by Mr Bernabie de la Bat of the Spatial Planning Section at a meeting on 22 October 2021, arranged with the Municipality's Engineering, Land Use Management and Spatial Planning Sections, to discuss the future alignment and status of Van Reede Road. At this meeting he indicated that although development outside the demarcated urban edge is in general not supported, it should also be noted that the future expansion of Stellenbosch is limited by geographical factors and the position of existing suburbs. It is thus not considered desirable to for example develop further towards the Helderberg area and that infill development within the areas surrounded by urban development such as the subject farms is considered a better option.

Mr De la Bat further indicated that from a spatial planning point of view, it is considered more desirable to rather develop a total farm such as the subject site, than portions of several farms on the urban edge. Due to the specific location of the subject farms between existing urban developments, namely Die Boord and Technopark as well as the future extension of Van Reede Road as a class 4 link road to Technopark and the proposed future Western bypass, it has always been envisaged as a possible future development area of Stellenbosch. He is of the opinion that the visual impact of the proposed development on the Stellenbosch Cultural Landscape and from the identified scenic routes would be relatively low, except for certain areas, e.g. next to Technopark and a small portion next to the R44 as confirmed in the Visual Impact Study and Visual Statement submitted with this application. More detailed mitigation measures to lessen visual impact will be addressed in the more detailed Visual Impact Assessments for the proposed development and individual precincts which will be submitted during a later phase of the application process.

It is considered important to ensure that the nature of any development on the subject farms, which have cultural and heritage value, should benefit the wider Stellenbosch community and be in accordance with the principles set out earlier, e.g. it being a compact, dense, mixed use development which makes the best use of land, reduces car dependence, and enables and link with public and existing NMT networks, offering housing opportunities for a broader range of groups while acknowledging and

protecting the heritage and cultural value of the site. Such development should also not compromise the impetus for the development of other identified development nodes such as the Adam Tas Corridor.

The opinion is held that the current development proposal complies with the above as:

- The design of this development proposal, which will be limited to three precincts on the subject farm, of which the location and footprints thereof have been informed by various specialist studies which includes urban design, heritage (cultural landscape analysis), visual screenings and landscape/environmental inputs, has been explained earlier. The proposed development concept would ensure that a substantial component of the farms will remain agricultural and the existing green systems and the cultural and heritage significance thereof would be protected and enhanced.

- The proposed development and the detailed design proposals for the individual precincts would further be guided by strict Urban Design Principles which would be informed by further specialist studies such as a Heritage Impact Assessment, Visual Impact Assessment and an Environmental Impact Assessment.

- Provision has been made for linkages from the proposed development precincts and green areas with the proposed non-motorised transport network of Stellenbosch, the current and proposed green network of the wider Stellenbosch township area, the adjacent developed urban areas (Die Boord and Technopark) as well as the wider Stellenbosch township. This has been addressed in detail in the design proposal and Urban Design Principles to ensure that more people would have access to this important heritage and cultural asset which is currently not accessible to residents of Stellenbosch.

- The mixed-use activities (commercial, retail, institutional and educational) would be of a local nature, e.g. smaller offices and local shopping facilities which would allow opportunities for smaller scale entrepreneurs and businesses. This will also limit additional traffic through adjacent areas such as Die Boord.

- The approved Stellenbosch 2017 Integrated Human Settlement Plan has a target of ±18 775 residential units to cater for the current housing backlog. This municipal plan aims to guide and facilitate the development processes involved for housing projects aimed at informal settlement upgrade, social housing, formalized home ownership, employer housing and GAP housing. A key proposal was to utilize municipal land provided at reduced cost for formal home ownership in order to cross-subsidize other housing types. A cohesive effort has been made with Provincial and National Departments of Human Settlements to declare Stellenbosch a Restructuring Town with Restructuring Zones where economic, social and ecological sustainability are

promoted while improving the lives of communities through rental housing programs. This achievement will accelerate the processes and supply of housing development aimed at the lower income residents.

There is, however, a scarcity in formal guiding policies and plans specifically aimed at addressing the current and future housing demand for the middle to higher income households, which are predominantly attracted by the booming services sector. Developments, focused on providing much needed residential opportunities on this side of the economic spectrum, derives predominantly from the private sector on privately owned land. The IDP makes provision for possible amendments to the MSDF to accommodate for this need through the identification of infill and development areas. The subject property can be deemed desirable spatially as it will not perpetuate ad hoc or leapfrog development.

The Stellenbosch Municipality appointed Rode & Associates to draft a Stellenbosch Municipality Urban Development Strategy (UDS). The purpose of the report is to assist Council in understanding the Municipality's current urban context and to formulate strategies for urban growth and development. The UDS identified the subject property as a transformation zone; i.e. a transformation zone is an area where coordinated public and private sector investments are prioritised for urban intensification and expansion – see ***Figure 19*** on the next page. The Urban Design Strategy indicates the following adjusted demand for housing within Stellenbosch. "A total of 17 301 units forms part of the estimated demand over the next 20 years, e.g. 9 277 houses smaller than 80 m², 2793 houses larger than 80 m², 2402 flats and 2 829 town houses." Please refer to **Annexure 18**, **Market Demand/Socio-Economic Study**.

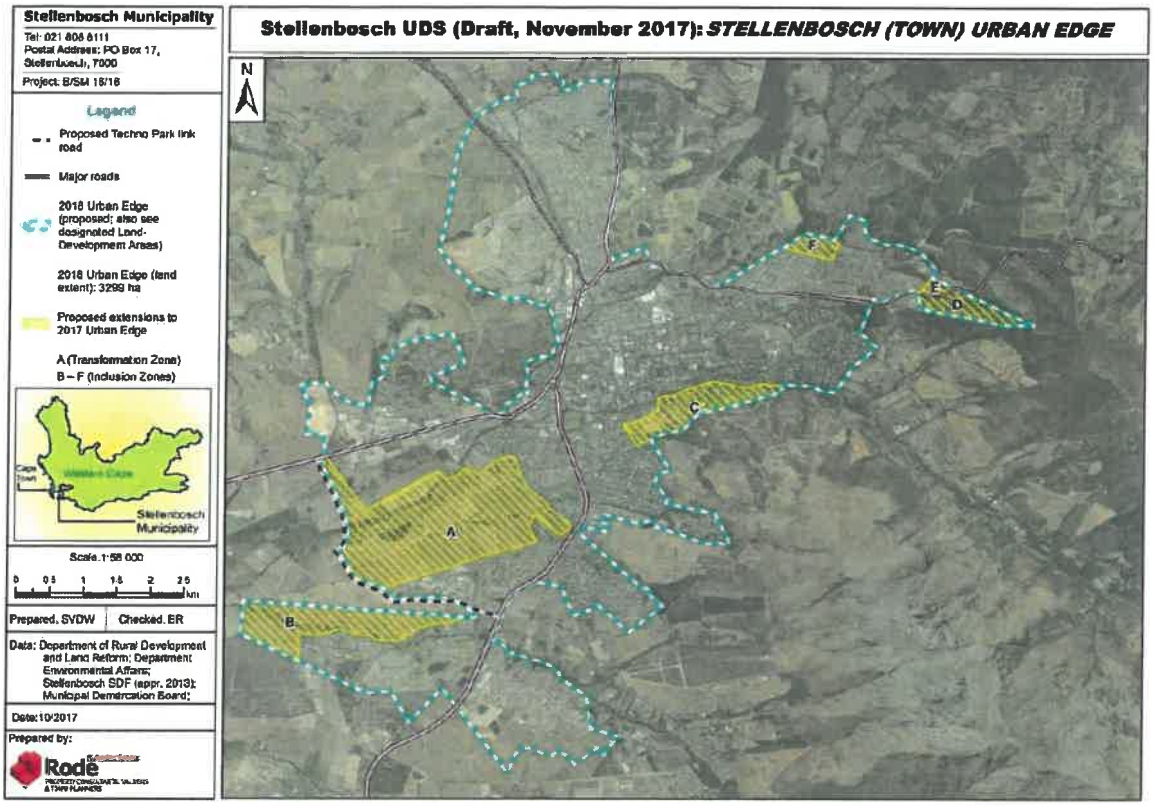


Figure 19: ***Extract of the Draft Stellenbosch Urban Development Strategy***

The development proposal would offer a range of housing opportunities which would primarily cater for a market segment for which there is little housing stock available within Stellenbosch and which is not the target market for e.g. the Adam Tas Corridor development.

Provision is made for 1 241 units of a medium density, non-suburban type distributed within three precincts A, B and C. These are interspersed with other uses. The units are predominantly either of duplex, simplex or triplex type arranged in groups found in Precincts A and B or of a low-rise medium density type/multi residential (3-4 storeys) found in precincts A and B. These types totalling 1215 units from a total of 1241 units or 97.9% will range from 50 – 100 m² GBA at an average of 70 m² GBA per unit. The balance of 26 units or 2.1% found in precincts A and C are larger Single Residential units. The target price for the 1 241 smaller units at an average of 70 m² GBA/ unit will average R2 million at current market value and the 26 units (2.1% of the total) at an average of 350 m² GBA a market value between R4 and R 12 million. These figures thus correlate well with the recommendations in terms of housing demand by type as outlined by the Urban Design Strategy.

As indicated earlier in the report, notwithstanding the absence of an approved Inclusionary Housing Policy by the Stellenbosch Municipality, our client recognizes the general need for inclusionary housing in an attempt to uplift and empower

previously disadvantaged individuals and/or families. In their endeavours to contribute to such efforts, it is their goal to formalise land tenure to families within the existing informal farm village on the subject property. Tenure options will be negotiated with the relevant families and the outcome and provisions to be agreed, will form part of the final subdivision applications still to be submitted and approved by the various authorities.

- The proposed development will have significant socio-economic benefits for Stellenbosch in the form of new employment opportunities, taxes, infrastructure upgrades, traffic improvements and new housing opportunities as well as commercial and community facilities. Please refer to **Annexure 18, Market Demand/Socio Economic Study**.

  The MSDF also addresses future transport planning. The Stellenbosch Municipality Comprehensive Integrated Transport Plan is a conceptual public transport network supporting the MSDF. It proposes the establishment of additional transport routes to address the backlog of an incomplete road network. These additional routes, such as the proposed new link roads would provide for a more effective distribution of traffic which would benefit broader communities as well as to the traveling public through all modes of transport (including public transport and NMT). It is also acknowledged that the proposed Techo Avenue Link Road will form the western boundary of Stellenbosch and help define a new compact urban form for Stellenbosch, containing future development.

  The proposed development of of the subject property is thus considered to be in line with the objectives of the Stellenbosch Municipality Spatial Development Framework for sites of this nature.

7.1.2 Stellenbosch Draft Conservation Management Plan and Heritage Inventory (2019)

Stellenbosch has a deep history and a rich and varied heritage. The Stellenbosch Winelands is a distinct and unique landscape with global significance in terms of natural and cultural typologies. The unique characteristics of its scenic quality are the dramatic mountain backdrops and the pattern of settlement of individual farms along the rivers. The Cape Dutch architectural style is unique to South Africa, as is the Fynbos vegetation.

Agricultural areas, particularly those under vineyards and orchards, thus attribute scenic value and character to the region, which is valued by both the local inhabitants and visitors. This is a significant contributor to the value of the area as one of South Africa's premier tourist destinations. It is therefore imperative that all land use

decisions should enhance the integrity of both the natural and the cultural environment as an important form of capital.

The National Heritage Resources Act (Act 25 of 1999) (NHRA) requires all municipalities to undertake or update inventories of the heritage resources in the area of their jurisdiction within 10 years (Sect. 9(3)(c)). Such a Heritage Inventory has been finalised for the Stellenbosch Municipal Area and has been approved by Heritage Western Cape.

Underneath (***Figure 20***) is an extract form the Stellenbosch Heritage Inventory describing the settlement typology of the area:

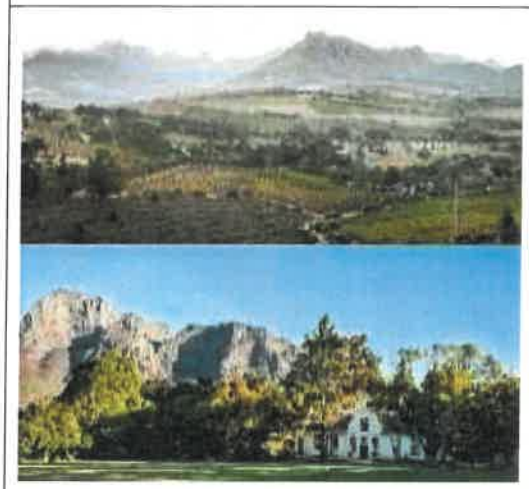
Stellenbosch Winelands	**Settlement Typology**	**Scenic Beauty (Land Form)**
	Settlement along rivers, individual farms with blocks of vineyards on each farm property. Each farm typically has a main farmhouse and workers' cottages in a row or a cluster.	Dramatic mountains as armature with rolling hills. Settlement at the confluence of rivers and routes on the valley bottoms

Figure 20: ***Extract from the Stellenbosch Heritage Inventory***

The Heritage Inventory is accompanied by a Heritage Management Plan which contains general principles derived from the heritage vision for the Stellenbosch Winelands, namely conserve/maintain, enhance, regenerate and intervene. From these principles a set of conservation systems and development criteria were developed for each of the identified "Landscape and Townscape Units" within the municipal area. It set out the minimum criteria that all proposals must satisfy in order to ensure that heritage significance is protected and through which the Municipality, landowners, and potential developers are informed about the heritage significance of each landscape unit, its context and components, and an indication of the degree of change that may be contemplated for each place in order to retain its particular character, and thereby its heritage significance.

The subject farms fall within Landscape Unit C15 (that stretches from Technopark towards the Eerste River), a well-defined landscape feature on the southwestern edge of Stellenbosch with vineyards and early farm complexes. The main heritage

aim for this unit is to conserve and enhance the existing character of this landscape unit that must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape. Where sites have been degraded, manage and regenerate these heritage environments into the future, to become more inclusive.

This Landscape Unit is located within the town-scale "green transition system", which aims to maintain the clear division between townscape and surrounding rural landscape and prevent suburban sprawl. Maintenance of the green and open agricultural character of this landscape unit is important.

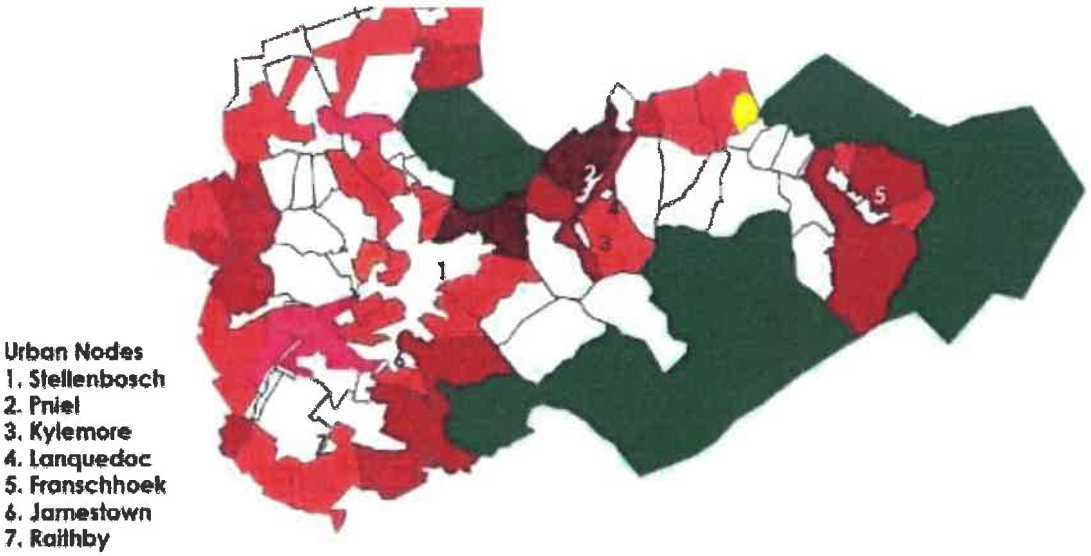


Figure 21: ***Extract from the Stellenbosch Heritage Inventory showing the "Green Transitions" (town and municipal scale) – green areas***

Deviated land use/uses that will likely erode landscape character are over scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. Large-scale business-park development and suburban expansion, together with increased transport infrastructure that threatens the significant historic pattern of settlement in this landscape cannot be supported.

None of the above is proposed. The submitted the design proposal is a collaboration between the urban designers/architects, the heritage/visual impact consultants, and the landscaping architects as well as an initial input form environmental consultants to ensure that it takes cognisance of the principles and recommendations of the Heritage Management Framework.

It is accepted that the only way development could be considered on the subject farms is with an ingenious design that challenges the existing status quo of our society through the proposed built fabric and adheres to all the indicators of the landscape. The opinion is held that the described development proposal is such a design concept and that the development proposal offers many opportunities by which the principles of the Heritage Management Framework for this area can be promoted, namely:

- Urban Design Principles, informed by more detailed heritage, environmental and landscape studies as well as furthermore detailed engineering reports will guide the future detail design of the development.

- Rather than proposing development over the whole farms, the development proposal defines four precincts of which the footprints, scale and massing have been determined and set by the above principles and specialist inputs. The remainder of the farms will be retained for agricultural purposes. The proposed development will further be guided by strict urban design codes by which development is only permitted to happen within predefined three-dimensional envelopes arranged in response to the surrounding cultural and historical landscape as per the principles of the Heritage Management Framework.

- As part of the concept development, a visual study and landscape character analysis of the site has been completed. Please refer to the **Visual and Landscape Character Analysis** and the **High Level Landscape Framework** prepared by TERRA Landscape Architects which is attached as **Annexure 13** and a **Visual Impact Study and Visual Statement** by FILIA, attached **Annexure 14.**

  TERRA Landscape Architects considered the site and the possible attributes that would address the visual, ecological, urban and heritage aspects and develop a sensible responsive design. These included comments raised by the heritage consultants and the Development Criteria as per the Stellenbosch Conservation Management Framework in particular Landscape Unit C15 EERSTE RIVER CENTRAL AREA (7.7) that has been awarded a Grade IIIB (heritage area).

- The rural quality of the area and the particular layout of the historical werf were both qualities that were deemed significant attributes to the site. Further to this the historic tree planting on site (and the visual buffer this provides) is another quality which can be built on and developed further to add to the particular identity and sense of place.

- The development concepts aim to steer away from a low density, one-dimensional and suburban (mostly gated) development approach that has become the norm in the extensions towards the south of the historic core. The design proposal thus aims to consciously erasing the site boundaries to give a holistic impression of fit. The

higher density of the development is offset by access to the large remaining portion of the farm.

- A non-motorised network weaves through the total site to support a walking, jogging and cycling on the greater site and beyond and which links Techno Park and Die Boord via the remainder of the farm. It will also offer an opportunity to open the agricultural fields for recreation for more Stellenbosch residents.

  Access across this piece of land will thus be beneficial to more individuals than a single landowner. The Urban Design Principles provides details regarding the recreational use of this space internally as well as linkages with external areas. This would be addressed in more detailed in the later Site Development Plan submission phase where the more details design proposal will have be informed by further specialist studies such as an Environmental Impact Assessment, containing specialist studies such as a Heritage Impact Assessment, a Visual Impact Assessment.

  The proposed motorised and non-motorised transport networks have been informed by the existing historical pattern of the vineyards as well as the historical wagon route which crossed the subject farms.

- Although the house (Libertas) itself is highly praised and carries a high significance, the context of the manor house is eroded. The garden is in a state of neglect, and the original approach to the house has been compromised with the construction of an irrigation dam. According to the Stellenbosch CMP (2019), this complex falls into a category 'Enhance' in which remedial action will be better than leaving it as is. The upgrading of the historical farm werf (manor house and associated buildings) is planned as a later stage of the current development proposal. A specific Site Development Plan informed by the Heritage Impact Assessment with inputs from a heritage architect will be prepared with recommendation about restoring and adaptable reuse of this complex and wider access to this significant heritage resource.

  The opinion is thus held by the heritage practitioner of the project team, Liana Jansen, that the design team presented a proposal that took cognisance of the significant heritage, landscape and visual context the site presents. The proposed development positively responds to the Development Criteria as per the Stellenbosch Conservation Management Plan (2019). The detailed historic, visual and archaeological studies to be undertaken for the HIA could potentially highlight further heritage concerns. If necessary, this will be addressed in consultation with the design teams during the detail design phases.

The **Preliminary Identification of Heritage Related Statutory Constraint** and the **Heritage Response** to the proposed development as well as a later (November 2021) **Assessment of the proposed Libertas Development on the Stellenbosch Cultural and Visual Landscape** are attached as **Annexure 13.**

These documents should also be read together with the **Landscape Character Study** of TERRA+ (contained in **Annexure 14**) and a **Visual Impact Study and Visual Statement** by FILIA, attached as **Annexure 15.**

7.2 APPLICATION FOR REZONING FROM AGRICULTURAL AND RURAL ZONE TO SUBDIVISIONAL AREA

7.2.1 DEVELOPMENT PHILOSOPHY

It is recognised that a town's urban form is dictated by biophysical factors such as topography, flood lines, infrastructure, major transport routes, etc. which may lead to an irregular form with tentacles and nodes. However, there will always be the natural inclination to follow a compact and regular form, striving towards optimum proximity and connectivity.

Although the subject site is currently indicated as outside the demarcated urban edge of the Stellenbosch Municipal area in the Stellenbosch Municipal Spatial Development Framework (2019), the subject property is ideally located close to the town's central business district and can be regarded as a logical infill development opportunity, as its most western boundary will more or less follow the natural western edge of the town as already dictated by De Zalze and Techno Park (and the proposed Techno Park Link Road). As indicated earlier in the report, this view is supported by the Spatial Planning Section of the Municipality.

This reality calls for a nuanced but clearly articulated and presented response in context and one that leaves no space for ambiguity in the way built form may fit into this historical and ecologically sensitive landscape. Integrative and interdisciplinary but mostly tangible and visually accessible urban design would provide the tools to achieve this through strategic and demonstrable three-dimensional design.

The Urban Design Principles, which will be discussed in paragraph 8, will thus attempt to strike a balance between retaining the special character of the farms, being identified in the Stellenbosch Heritage Inventory and Management Plan as part of the "Green Transitions" of the Stellenbosch Municipal area and limiting the development to certain footprints (Precincts) on the subject farm as a result of the inputs received from the various specialists on the project team.

Underneath is a summary of the aim of the urban design concept as well as the methods to achieve it.

Table 3: Urban Design Intent

	AIM	METHOD
(i)	A responsive, enquiry by design approach with no preconceived rights in mind.	Do not commence designing from a typical floor area/unit count perspective. Research/ demonstrate appropriate contextual fit at the highest possible level with demonstrable commitment towards using ecological and heritage concerns to build responsively and appropriately in this context.
(ii)	A predominantly topographical-, ecological- and heritage driven response with a high level of commitment towards achieving contextual fit and a proud legacy.	Front load, prioritise and resource these opportunities and constraints, even before any official EIA process commences. Engage in a wider debate early in the process and with specific reference to visual impact and the historic homestead
(iii)	Prioritisation of an accessible development which combines demonstrated development rights with public amenity that benefits the wider community.	By not limiting the conceptualisation of opportunities to the cadastral site boundaries, but see access to the redeveloped farm as a lateral opportunity for wider participation and enhanced public amenity/recreation. The design concept would clearly demonstrate this.
(iv)	Selective pockets of development informed by detailed research rather than seeking blanket rights across the full cadastral extent.	By acknowledging the fact that great discretion is required in what and how one builds on this site and that it all likelihood needs to be something that sensitively straddles urban and architectural by creating hybrid conditions.
(v)	Up-front three dimensional/volumetric fixing of all built form and statutory/compulsory adherence during subsequent developments (not superficial	Urban Design Coding would be used which would provide for the statutory fixing of built form envelopes 'in-place'. The logic of where and how each and every three-dimensional envelope is placed is deducted from the context specific arguments developed in (1) to (iv) above. Over and above the envelope fixes, guidance would extend into integrated landscape and material use.

The Stellenbosch Municipality is currently busy with the Adam Tas Corridor/ARC study. This project will provide high density residential opportunities in central

Stellenbosch. The Fleurbaai / Libertas development project will complement the Adam Tas Corridor initiative by providing alternative housing opportunities in close proximity to central Stellenbosch; i.e. a combination or medium to high density development as well as more family orientated plots as it cannot be expected that all families must reside in high-rise apartment blocks.

The development proposal thus aims to introduce limited and sensitive new development closely aligned with the principles introduced in the Stellenbosch Municipality's IDP Report dated April 2020, namely:

- To promote spatial integration and connectivity
- Facilitate people orientated development with maximum density, a mix of uses, non-motorised transport and public transport solutions
- Create walkable environments
- Financial sustainability Infrastructure - light and replicable
- Support place making, identity and sense of place
- Designed to be inclusive and developmental in nature by supporting flexible growth

From an environmental perspective and specifically from a visual impact perspective the success of a proposed development is not primarily related to the number of units but to the holistic footprint and fit of the total development in the extended landscape. A balance was thus sought between respecting the natural landscape and heritage character of the site and proposing an optimal footprint. This would be achieved through an iterative, principles-driven design process, by sculpting three-dimensional form in the landscape rather than merely subdividing the land into erven.

Once the footprint of the proposed development has been accepted, the detail design would be filtered through a set of Site Development Plans as well as other specialist studies such as the EIA and HIA with specific reference to the findings and recommendations of the Visual Impact Assessment. This will ensure the required level of synergy and balance that is required to protect both the natural and heritage landscape and the individual asset values of properties.

The proposed partial/conditional extension of urban development is considered in line with international principles of best practice. Rather than applying for subdivision/land splitting over the whole farm, the proposal defines three (3) development precincts while maintaining the "green transitions"/agricultural character of the remainder of the farms and historical farmyard while also addressing linkages with the already developed abutting areas and the green system of the town.

7.2.2 URBAN DESIGN PRINCIPLES AND APPROACH

- **Design Principles**

The site offers the opportunity to become an economic growth catalyst within the greater municipal region. The aim of the high level **Urban Design Principles** (**Annexure 10**) prepared by *Nuvorm* is to demonstrate the merits of a discretionary and responsive development on a historic farm immediately outside the existing urban edge of the Stellenbosch town.

The urban design concepts are informed by the underneath seven principles developed through a project team effort in terms of addressing issues of context specific fit on the historic Libertas Farm:

(i) Densify in clusters and with an appreciation of the specifics of the historic farm, rather than adopting a blanket sub-divisional approach. The specifics are a combination of cultural landscape and established natural features.

(ii) Extend the response to features and systems that are located or originates outside the site in recognition of the fact that cultural and ecological landscapes are not confined by artificial and often invisible site boundaries.

(iii) Incorporate optimal affordable housing (in the form of low rise, medium density housing as the dominant land use type and in support of the objectives of the SDP and IDP), supported by other functions but retain a bias in favour of housing. See this as an opportunity to compliment Techno Park, rather than competing with it.

(iv) Initiate typologies that offer opportunities for continuity of enclosure in the form of urban rooms rather than individual and competing form dotted throughout the landscape. Vary typologies in terms.

(v) Set up a logic by which the design of the spaces between the buildings are conceived as urban rooms and with care taken to prevent it becoming a car and parking dominant environment, with a focus rather on a people friendly and walkable environment.

(vi) Don't be obsessed with views from within units on the north facing and sloping site. Rather engage in a trade-off that facilitates the creation of a range of people friendly spaces between buildings and at the interface between buildings and landscape and/or natural features

(vii) Make resolution of specific challenges such as the future of the historic homestead, with access to the Eerste River and the future of the farm workers' housing the subject

of dedicated studies and proposal to follow, but in the context of the integrating framework presented here.

- **Layered Approach**

The proposal follows a layered approach in which the team indicates how identifiable conditions each generate what is believed to be an appropriate response. An iterative, interdisciplinary approach was followed which resulted in a proposal in which 'the whole is greater than the sum of the constituent parts'.

The following layers informed the concept design proposal: the **Visual and Landscape Character Analysis** and ***High Level Landscape Framework*** *by* Terra Landscape Architects **(Annexure 13)** and the ***Preliminary Identification of Heritage Related Statutory Constraints*** and a ***Heritage Response to the Development Proposal*** **(Annexure 13)** and shows the existing situation and how it would be affected by the development proposal.

- **Tree Structure**

This analysis indicates the prevalence of thickets of continuous and linear tree infrastructure along the riverbed and into the areas surrounding the site. This provides an opportunity for it to be reinforced and extended into new developments that is not exclusively vineyard.

The proposed tree structure is embedded in- and extends from the existing structure and acts as a spatial armature for movement and service infrastructure development that is integrated with nature on an expansive site.

Figure 22: ***Existing Tree Structure***

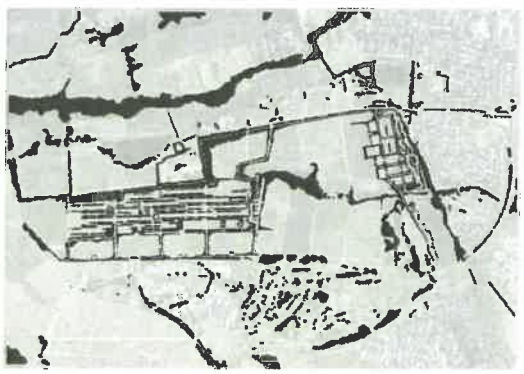


Figure 23: ***Proposed Tree Structure***

- **Agriculture (Vineyard Structure)**

The existing vineyards provide a historic structure with recognizable breaks. This offers an opportunity for this logic of breaks to be incorporated into the design, as well

as having retention of vineyards contribute to the character and retention of the legacy of the historic farm.

A large percentage of the existing vineyards are retained as a salient feature of the site and is interspersed with the compact development clusters to add to and retain a semi-rural character alongside other features such as contained orchards. The vineyards are protected in a broad strip towards the upper slopes, abutting Techno Park as well as against the R44 scenic route as one of the many vineyards experienced as one enters Stellenbosch.

Figure 24: ***Existing Vineyard Structure***

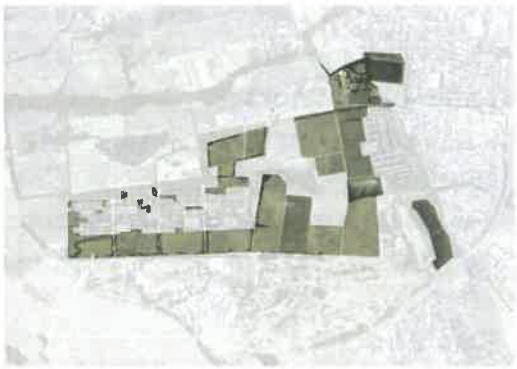


Figure 25: ***Remaining Vineyard Structure***

- **Natural/Ecological Corridors**

The natural/ecological open space corridors that cross into and over the site are easily recognizable and should be protected and reinforced by the development proposal.

The landscape architects and heritage practitioners have identified a system of green/ecological and open space corridors that extend into the wider hinterland beyond the Libertas site. This became an important informant towards identifying pockets of developable land that does not encroach on the open system.

Figure 26: ***Ecological Corridors***

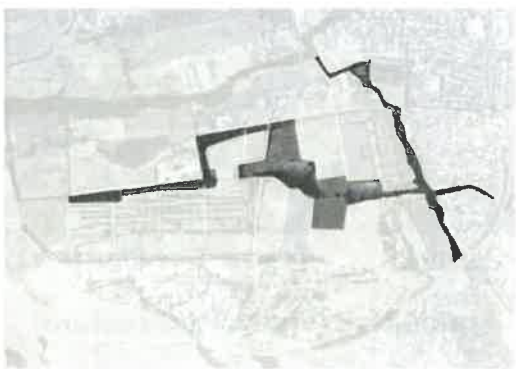


Figure 27: ***Reinforcing Ecological Corridors***

- **Internal Formal Green Structure**

The site benefits from an ecology of small wetlands, retained water bodies and rivulets feeding into the adjacent Eerste River. Apart from recognizing and protecting these in their own right, it offers an opportunity for integration with development proposals and to support contact with nature within a wider walkability network.

The primary network of trees and the identified ecological corridors, provide points of connection for a secondary, development-specific street- and tree network.

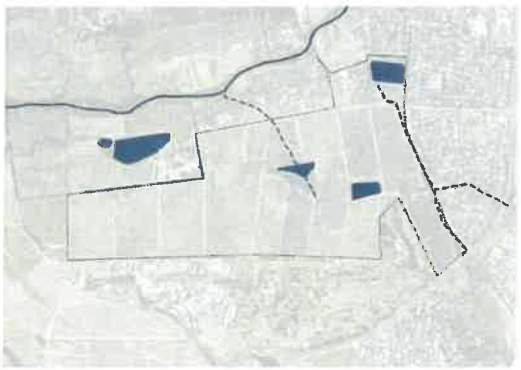


Figure 28: ***Existing water bodies and streams***

Figure 29: ***Proposed Informal Green Structure***

- **Roads Structure**

The existing and proposed road network feeds into the site from two ends. From the east via Die Boord and from the west via the proposed new Link Road. From an urban design point of view the aim should be to keep the footprint within the site to the minimum in the context of external capacity and given the proposed land use mix. Vehicular links to Techno Park is discouraged whilst pedestrian routes are encouraged.

The proposed internal roads- and street network extends from the existing connection through Die Boord in the east and the proposed Link Road towards the west. The internal network is consciously meandering and of limited width to support a semi-rural character and prevent rat-running through the site, whilst accommodating a public transport shuttle service.

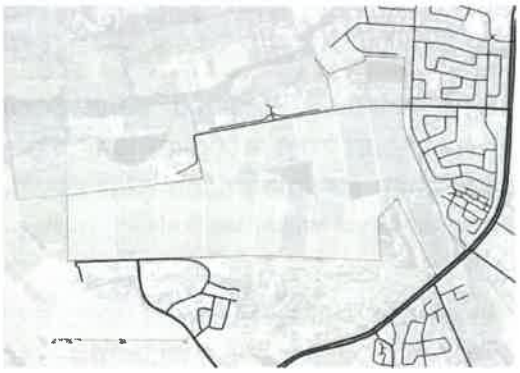


Figure 30: ***Existing Road Structure***

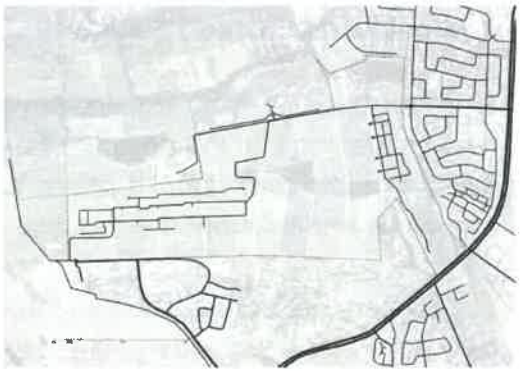


Figure 31: ***Proposed new internal Road Structure***

- **Building Typologies/New Built Form**

  Apart from the historic homestead that is of specific merit, the existing build form surrounding the historic farm is generally of a disappointing, mono-functional character not in keeping with contemporary urban design best practice. The aim should be to rebalance this through higher density combined with a mixed of uses and carefully considered three-dimensional built form. A form-based coding document will be prepared as a step in the approval process.

  New built form provides optimal density in three primary clusters nested within the logic of the wider open space system. Each of these clusters will have their own internal urban design and landscape qualities but are intimately linked with the vineyards and natural surroundings through a permeable open space network. The holistic approach is to improve walkability/cyclability within the total site. These connections extend into Techno Park.

  The **proposed building typologies** within the proposed development are demonstrated in the Urban Design Principles Document. The overall architectural design would, however, be based primarily on the guidelines of the **Stellenbosch Urban and Rural Conservation Overlay Zone**, and the following have been proposed by the Urban Design Team:

(a) Building height may not exceed 3 storeys/10 m from natural ground level to top of flat parapet or 3 storeys/12 m to mid apex of a typical 30 degree sloped roof . This will be fixed via three dimensional, built-form code prior to SDP approval.

(b) on the balance of the land unit (outside the 15 meters measured from a public road) the height of a building may not exceed 5 storeys or the maximum number of storeys permitted in the base zone, whichever is the lowest;

(c) the Municipality may withhold its permission if any increase in height of a structure would, in the opinion of the Municipality, interfere with the growth of any mature tree within the road reserve, or if it would necessitate the undesirable pruning or removal

of that tree or its branches; this will be addressed in the built form code with input from the landscape architect but generally not relevant to redeveloping a site that is currently mostly free of trees.

(d) the Municipality may enforce a street building line for a basement set back from the street boundary if, in the opinion of the Municipality, the structure will interfere with the root system and growth of any mature trees within the abutting public road; this will be addressed in the built form code with input from the landscape architect but generally not relevant to redeveloping a site that is currently mostly free of trees.

(e) face brick may not be visible from a public road; but flush-jointed and painted brickwork permitted.

(f) no pre-cast concrete walls of any kind, no barbed wire fencing or flat pressed industrial steel fences may be used which are visible from a public road.

(g) water tanks, solar panels, antennae and such similar attachments may not be visible from a public road; Water tanks in perforated brick enclosures.

(h) the following colours shall be used unless otherwise approved by the Municipality:

(i) plastered walls shall be white or off-white; but flush jointed and painted accepted.
(ii) outside woodwork, if painted, shall be green, brown or black; but white and grey also permitted.
(iii) piping and guttering shall be painted the same colour as the background.
(iv) roofing, if visible shall be black or thatch colour. (0) white and grey also permitted.

(i) notwithstanding the permitted land uses in the base zone, the following land uses shall be a consent use application and may be refused if in the opinion of the Municipality it will have a detrimental impact on the character of the street or area:

(i) motor showrooms, public parking areas and parking garages.
(ii) plant nurseries.
(iii) supermarkets, shopping centres (only small-scale retail proposed).

(j) The Municipality may also impose conditions on how buildings and land use activities should be positioned in relation to the public road or a public open space to mitigate negative impact. This will be addressed in the form based code, with proposed basket of rights overlay

(k) Notwithstanding the requirements of section 22 related to parking ratios, the Municipality may waive or reduce parking ratios and/or loading requirements on a land unit in this overlay zone or may impose a requirement for the provision of non-motorised transport provision in lieu of the provision of parking. Such alternative requirements shall be agreed to in writing and shall be deemed to be alternative development parameters applicable to the property. Parking extent will be integrated into the 3D form-based code to follow.

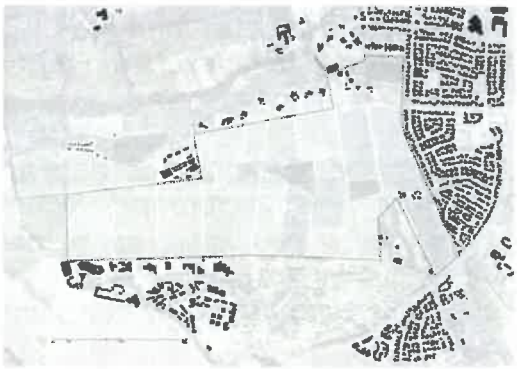


Figure 32: ***Existing Built Form***

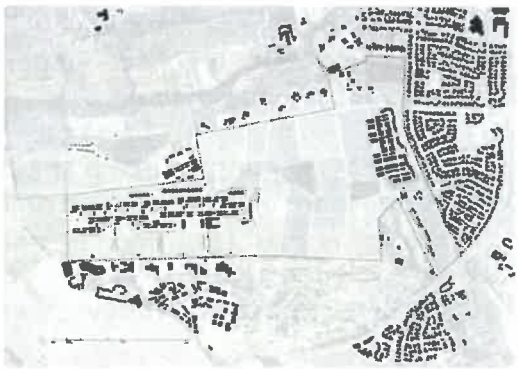


Figure 33: ***Proposed new Built Form***

7.2.3 DEVELOPMENT PROPOSAL (DESCRIPTION OF THE DEVELOPMENT PORTIONS)

Three Development Portions (1 – 3) are proposed as shown on the ***Figure 34*** underneath.

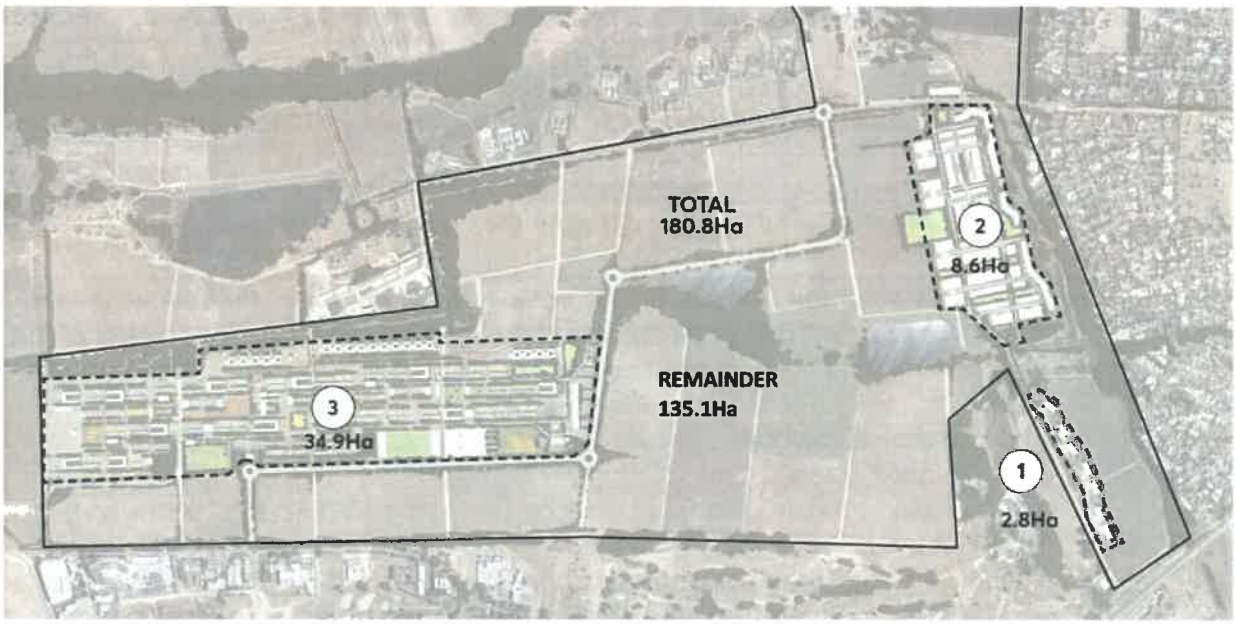


Figure 34: ***Map with Proposed Development Portions showing the areas to remain agriculture***

- Portions 1 and 2 are low rise medium density Residential typologies with some mixed land uses (Retail/Office and Cultural/Institutional)
- Portion 3 is a low-rise medium density courtyard Residential typology with mini apartment blocks with some mixed land uses (Retail/Office and Cultural/Institutional)

On the next page, ***Figure 35*** is a Zoning Plan depicting the proposed new land uses and the remainder of the farm which would stay agricultural. The **Zoning Plan** is also attached as **Annexure 11**.

Figure 35: ***Zoning Plan***

Underneath, ***Table 4***, is a summary of the land use mix of the proposed development.

Table 4: Summary of the land use mix of the proposed development

Portion 1 (Conventional Residential)	
Category	**Total**
Housing	7 units
Retail/office	To be confirmed
Cultural/Institutional	To be confirmed
Portion 2 (Mixed Use)	
Category	**Total**
Housing	510 units
Retail/Office	1 472 m²
Cultural/Institutional	To be confirmed
Portion 3 (Mixed Use)	
Category	**Total**
Housing	724 units
Retail/office	10 666 m²
Cultural/Institutional	9 408 m²
TOTALS	
Category	**Total**
Housing	1 241 units
Retail/Office	12 138 m²
Cultural/Institutional	9 408 m²
Agricultural and Rural (Remainder of farms)	135.1ha

The proposal entails to limit the footprint which would be controlled by Urban Design Principles for each Portion. These developments are further guided by strict urban design codes by which development is only permitted to happen within predefined three-dimensional envelopes arranged in response to the surrounding cultural landscape. The Urban Design Principles thus provides a detailed land use mix of each of the Precincts. The different land use mixes for the three Precincts are described underneath:

- **PORTIONS 1 AND 2**

Proposed development Portions 1 and 2 will abut the existing Die Boord residential area.

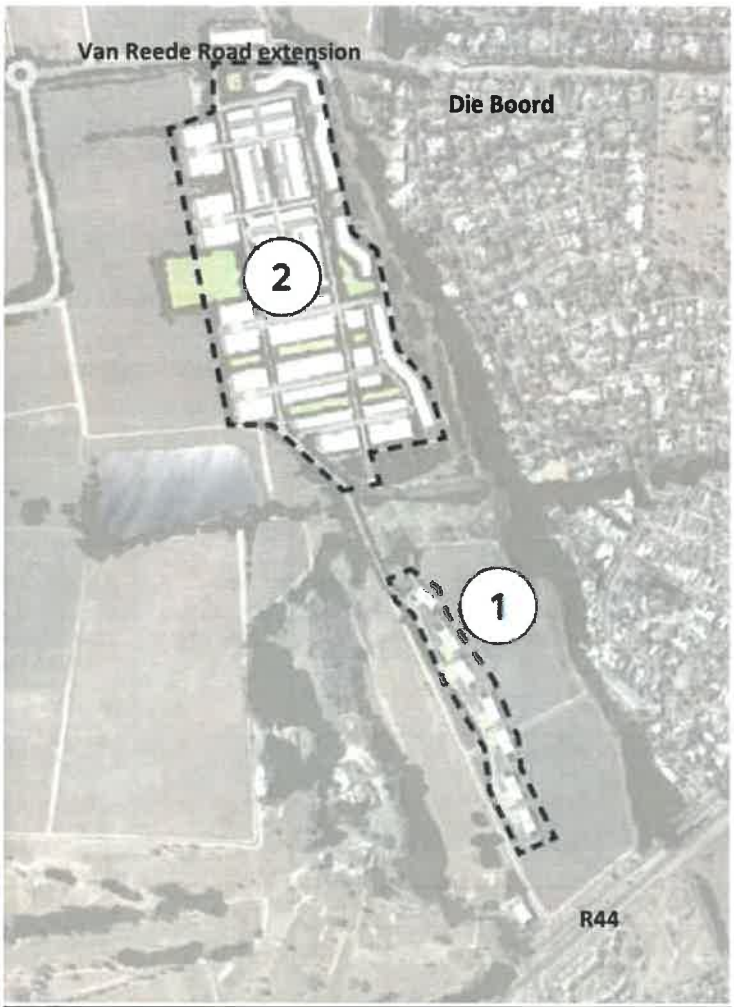


Figure 36: ***Portions 1 and 2***

PORTION 1

Portion 1 (see ***Figure 35***) is a proposed contour-following single residential typology which makes provision for 7 housing units.

PORTION 1 Land Use Mix (Total area of 3 780 m²)		
Category	**Total**	
Housing	7 units	Floor Area Ratio: 0.25 Units/ha: 4.6 Height: maximum 2 levels

The proposed Portion 1 will be located on the eastern side of the site. It would be located within a narrow strip of vineyards which continue from the workers cottages along the contour towards the R44. A small strip of buildings is currently proposed on the slope where the current road traverses.

PORTION 2

Portion 2 (± 48.5 ha) is a low-rise medium density courtyard residential typology with mini apartment blocks interspersed. Some mix land uses are also proposed – namely retail/office and cultural/institutional.

PORTION 2 Land Use Mix (Total area of 48.5 ha)		
Category	**Total**	
Housing	510 units	Floor Area Ratio: 0.42 Units/ha: 22.4 Height: maximum 3 levels
Retail/Office	1 472 m²	
Cultural/Institutional	To be confirmed	

Portion 2 has been specifically located next to the existing Die Boord residential area to extend this typology and localise higher density development to leave the majority of views to only include vineyards. In this section of the site, this type of development is considered appropriate in scale and height. The final height mix would be determined by the HIA and Visual Impact Assessment. Underneath are some images demonstrating the proposed residential typologies for Portions 1 and 2.

Figure 37: ***Proposed residential typologies for Portions 1 and 2***

- **PORTION 3**

Portion 3 (65.9 ha) is a low-rise medium density courtyard residential typology with mini apartment blocks with some mixed land uses (Retail/Office and Cultural/Institutional).

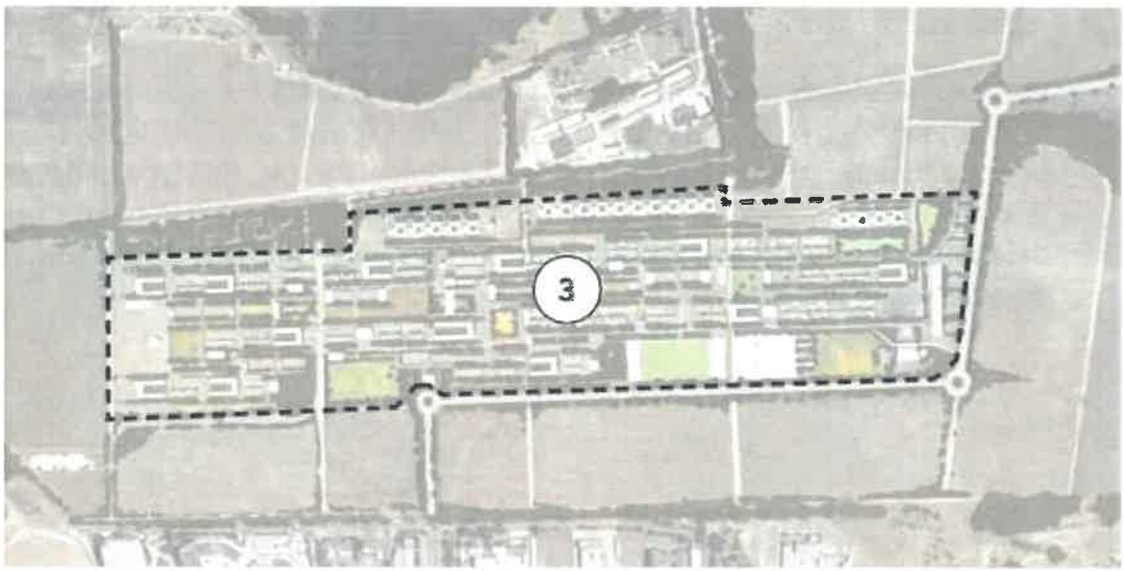


Figure 38: ***Portion 3***

PORTION 3 Land Use Mix Summary (Total area 65.9 ha)		
Category	**Total**	
Housing	724 units	Floor Area Ratio: 0.27
Retail/office	10 666 m²	Units/ha: 22.4
Cultural/Institutional	9 408 m²	Height: maximum 3 storeys

Figure 39: ***Image showing the nature of the building typologies for Portion 3 namely a low rise medium density courtyard residential typology with mini apartment blocks interspersed (maximum height of three levels)***

This proposed low rise medium density village has been moved lower down the slope to leave the highly visible upper slopes of the rise uninterrupted. It visually extends from the already developed Fleurbaix node, but is interspersed with parks to reduce visual impact. The final height mix would be determined by the HIA and Visual Impact Assessment.

8. ROAD CONNECTIONS WITHIN THE PROPOSED DEVELOPMENT

Road connections within the proposed development are conceived as being of two types. The first type is the main, higher order mobility connections. Access is anticipated via Van Reede Road to the R44 and Techno Avenue/Neutron Road to the R44 and/or Techno Park Link Road (to Adam Tas Road). A road, traversing the subject property, will also be required to connect Van Reede Road and Techno Avenue/Neutron Road, which will provide access to the development clusters/pockets. This future extension of Van Reede Road is classified as a Class 4-road in the draft Roads Masterplan of the Municipality..

The second type is the internal road structure links amongst the three Precincts and internally within these Precincts. The internal road links will be addressed in more detail in the next phases of the development application. The visual impact of the

proposed road network system will be addressed later in this report. Also see paragraph 10 which provides more detail regarding access and road structures as addressed in the Traffic Impact Statement.

8.1 NMT Proposals as described in Urban Design Principles document

A non-motorised network weaves through the total site to support a healthy lifestyle of walking, jogging and cycling on the greater site and beyond and which links Techno Park to Die Boord via the remainder of the farm and proposed Precincts. The Urban Design Principles also stress the importance of non-motorised transport as identified in the Stellenbosch MSDF and as also pointed out in the Heritage Input and Landscaping Reports.

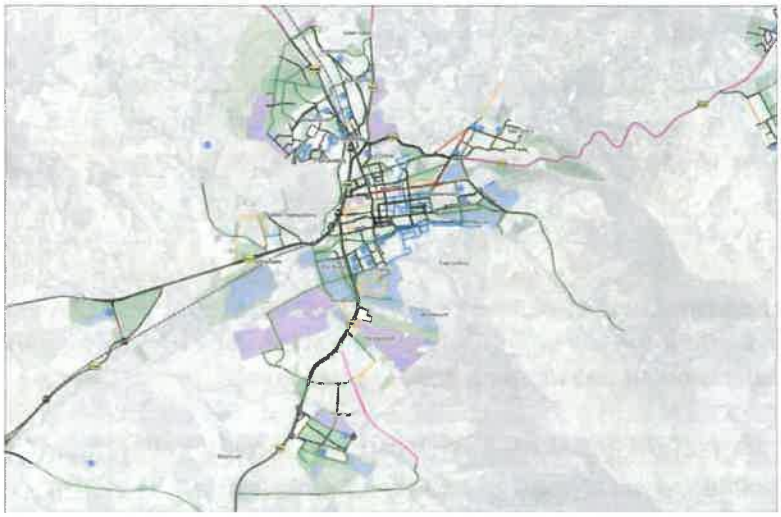


Figure 40: ***Stellenbosch Municipality NMT Masterplan: Existing & proposed pedestrian and cyclist infrastructure***

Figure 41: ***Proposed Non-motorised Transport Network***

1) Possible connection to the Adam Tas Corridor (through neighbouring properties)
2) Possible connection to Hottentots-Holland mountains (through neighbouring properties)
3) Pedestrian route along stream
4) Proposed recreational routes through site
5) Pedestrian links to Techno Park

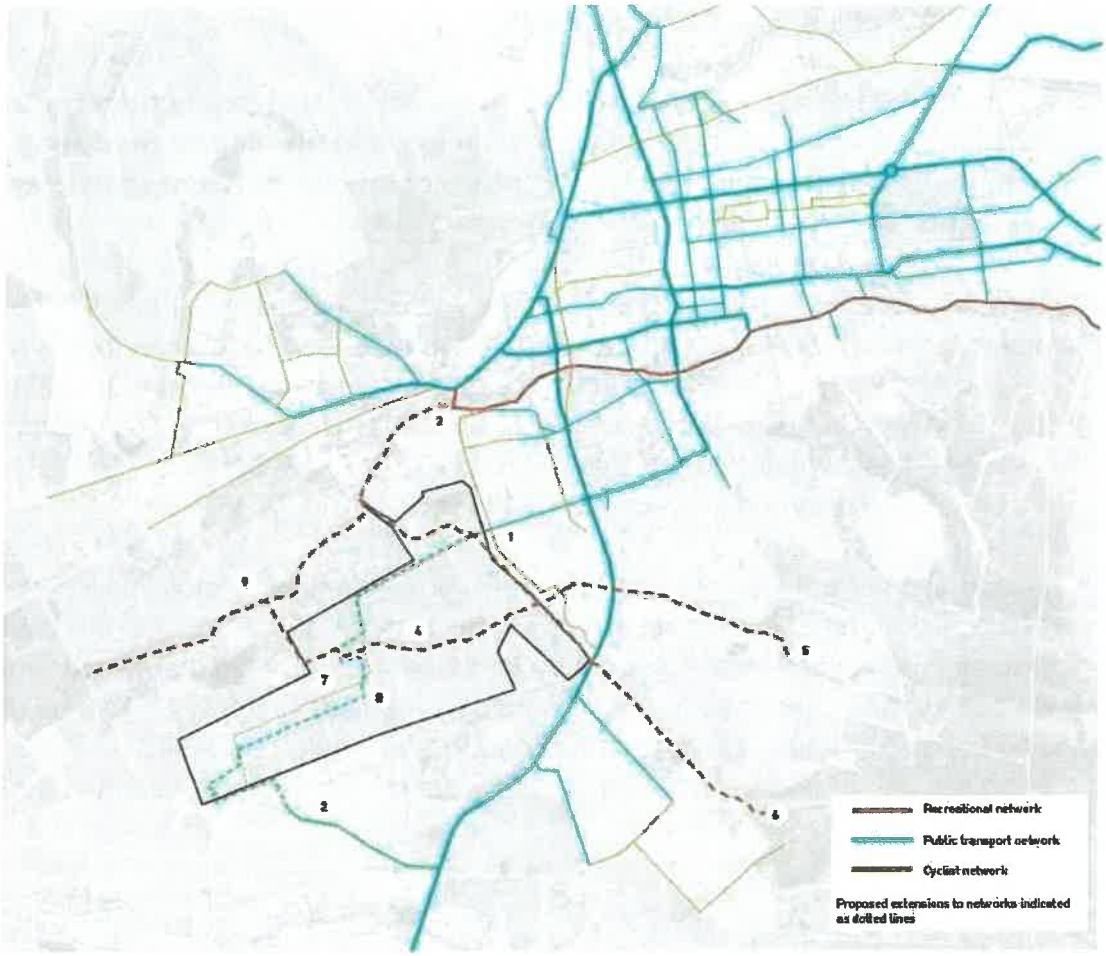


Figure 42: ***Proposed transport integration scheme including pedestrian, cyclist & public transport networks, based on the Stellenbosch Municipality integrated public transport plan***

1) Termination of proposed MNT network including cycle network at end of Van Reede Street
2) Termination of proposed MNT network including cycle network at in Technopark
3) Conceptual extension of recreational route system along Eerste River
4) Extension of recreational route through Libertas farm
5) Conceptual extension of recreational route through Brandwacht to Hottentots Holland mountains
6) Conceptual extension of recreational route through Paradyskloof to Hottentots Holland mountains
7) Extension of dedicated cycle route through Libertas farm connecting Die Boord with Techno Park
8) Extension of public transport route through Libertas farm connecting Die Boord with Techno Park
9) Conceptual extension of recreational route system from Libertas farm to route along Eerste River

9. LANDSCAPING AND VISUAL ANALYSIS

As part of the concept development, a visual study and landscape character analysis of the site has been completed. Please refer to the **Visual Impact Study and Visual Statement, Annexure 14** and the **High-Level Landscape Framework** attached as **Annexure 15**.

Terra Landscape Architects considered the site and the possible attributes that would address the visual, ecological, urban and heritage aspects and develop a sensible responsive design. These included comments raised by the heritage consultants and the Development Criteria as per the Stellenbosch Conservation Management Framework in particular Landscape Unit C15 EERSTE RIVER CENTRAL AREA (7.7) that has been awarded a Grade IIIB (heritage area).

The rural quality of the area and the particular layout of the historical werf were both qualities that were deemed significant attributes to the site. Further to this the historic tree planting on site (and the visual buffer this provides) is another quality which can be built on and developed further to add to the particular identity and sense of place. The following landscape recommendations and guidelines which respond to the complex web of social, cultural and ecological informants have informed the design proposal:

- Acknowledges typology of heritage remnants and facilitates ecological connectivity
- Agricultural patterning - acknowledges typology of heritage remnants and maintains semi-rural aesthetic
- Sequence of important nodes along eastern drainage edge
- The vineyards along the R44 is contact of agricultural pattern in urban setting
- Essential to re-establish and re-connect the eroded landscape patterns
- Re-connect to the ecological corridor
- Recognise the importance of the historical werf in the re-connection of the site to the Eerste River
- Future development to recognise the werf typology in layout and landscape response
- Retain a clear line of site from the werf to the site context
- Linear development on western portion of the site must use the contours to establish development pattern
- Possible higher intensity development along eastern edge
- Interstitial spaces - supports social and recreational opportunity

Underneath, ***Figure 43***, is the Composite High Level Landscape Framework Plan diagram indicating the different areas within the proposed development.

Figure 43: ***Composite High Level Landscape Framework Plan***

1) Entrance Avenue
2) Historic Landscape Patterns Embedded ecology and green systems - Development as per Urban Design Framework
3) Embedded ecology and green systems - Development as per Urban Design Framework
4) Connection to broader green network and ecology
5) Increased indigenous tree planting and fynbos planting -increased diversity and green connection
6) Embedded ecology and green systems - Development as per Urban Design Framework

10. TRAFFIC IMPACT STATEMENT

A **Traffic Impact Statement** was done by UDS Africa for the proposed development. A copy of this report is attached as **Annexure 16.**

10.1 Current access

Access to the subject property is currently obtained via Van Reede Road. The first section of the said access road, to the west of the existing Die Boord residential area, is currently a servitude providing access to the abutting properties – see ***Figure 44*** below.

Figure 44: ***Current Access – Right of Way (ROW) Servitude (yellow)***

10.2 Traffic generation

Access to the subject property is currently obtained from the extension of Van Reede Road, which intersects the R44 from the west, as indicated in the Urban Design Principles. Future access is anticipated to be via the said section of Van Reede Road to the R44, and via Techno Avenue/Neutron Road, which will provide further access to the R44, as well as to Adam Tas Road via the future Techno Park Link Road.

A Trip Generation Analysis was done, taking into consideration the proposed land uses as set out in the Urban Design Principles. This analysis confirms that the potential peak hour trip generation, based on the available development information at this stage, compares well with the previous EMME modelling conducted for former development proposals on the subject farms. Based thereon, it is anticipated that sufficient capacity would exist to accommodate the proposed development with the proposed Techno Park Link Road (between Techno Park and Adam Tas Road) in place.

According to preliminary comment received from Stellenbosch Municipality: *Infrastructure Services (Roads, Transport, Stormwater & Traffic Engineering)* on the proposed development, there would be capacity for development, without

overloading the road network, once the extension of Van Reede Road and the western link between Techno Park and Adam Tas Road are in place.

Detail on road reserves, road layouts/cross-sections, intersection lane layouts, etc. will be addressed during further design stages.

10.3 Future Road Network

It is well known that traffic in and through Stellenbosch is heavily congested during peak times. To address this, minor improvements have been implemented/are currently being implemented where funding is available.

These improvements to the current road network have been implemented/are currently being implemented where funding is available. The most recent road upgrades in the vicinity of the subject property are a) the duelling of Techno Avenue (between the R44 and Proton Street) which includes the upgrade of the R44/Techno Avenue intersection to increase stop-line capacity (three through lanes along the R44 at the intersection with additional turning lanes), and b) the extension of Schuilplaats Road in Paradyskloof to intersect Trumali Road, with the changing of the existing unsafe median break at the R44/Paradyskloof Road intersection to a butterfly-intersection (which accommodates right-turn With the abovementioned upgrades implemented and operational, relief can be expected during peak times for the next few years.

Traffic modelling, by way of the EMME modelling software, was previously conducted for a development concept on the subject property at that stage (base year 2019). The said concept included residential pockets accommodating about 460 units, a pocket accommodating about 15 000 m² Gross Leasable Area (GLA) offices, and a mixed-use pocket of about 110 000 m² GLA consisting of retail, offices, residential and educational.

The said modelling assessed three (3) scenarios, the first with access via Van Reede Road and the existing Techno Park road infrastructure, the second including the addition of the link to Adam Tas Road, but excluding the link bypassing Techno Avenue and Neutron Road, and ultimately, the third scenario including the full Techno Park Link Road (between the R44/Techno Avenue and Adam Tas Road). These scenarios are schematically indicated in ***Figure 46***on the next page:

***Figure 46*: Modelling of alternatives for the western bypass road**

The conclusion of the modelling was that a potential development of the mentioned extent would be possible with the Techno Park Link Road between Techno Park and Adam Tas Road in place – an extract of the AM peak hour volumes is indicated in ***Figure 47*** below.

Figure 47: ***EMME modelling conducted for previous development concept on the subject property, including Techno Park Link Road (between Techno Park and Adam Tas Road)***

The Techno Park Link Road (as second access to Techno Park) was thus identified as being required, and to be implemented by Stellenbosch Municipality by ± year 2022. The ultimate future road network in the area, as identified in the Municipality's Draft Roads Master Plan, includes some additional link roads and potential bypass roads to reroute existing pass-by traffic around Stellenbosch, as opposed to traveling through Stellenbosch as is currently the situation.

It is proposed that the identified Techno Park Link Road will provide a second access to Techno Park, providing relief to the R44 and R44/Techno Avenue intersection, which currently accommodates access to Techno Park, as well as Kleine Zalze and soon the De Waldorf Development currently under construction. It is anticipated that the intersection of the Techno Park Link Road with Adam Tas Road would most likely be a signalised intersection.

The proposed Eastern Link Road is to provide access to Stellenbosch CBD as alternative to the R44. The road intersects the R44 opposite Techno Avenue, at the existing access to the Blaauwklippen Farm, and links with Stellenbosch CBD. The majority of the alignment is a Proclaimed Provincial Main Road (Main Road 169).

The abovementioned roads are also included in the Stellenbosch Municipality's Draft Roads Master Plan, currently out for public comment. The final alignment of these roads is currently being finalised whereafter the required legal processes will follow. According to correspondence (1 December 2017) from Stellenbosch Municipality to Western Cape Government (WCG): Department of Transport and Public Works, during the approval process of the Capitec Head Office recently constructed in Techno Park, planning of the Techno Park access link to Adam Tas Road is being planned, the alignment fixed, and "*will be implemented with the start of the adjacent Libertas development, which will provide for development contributions of over R100m*", which "will be more than enough to cover the construction costs for the link road". The approval letter for the Capitec development received from WCG (26 February 2018), refers to the implementation of the second access to Techno Park to be implemented by Stellenbosch Municipality within a period of four years as condition. With this updated development proposal for the subject farms, which is noticeably smaller than the previous proposal, the possible Development Contributions payable can be expected to be considerably lower than the figure quoted above.

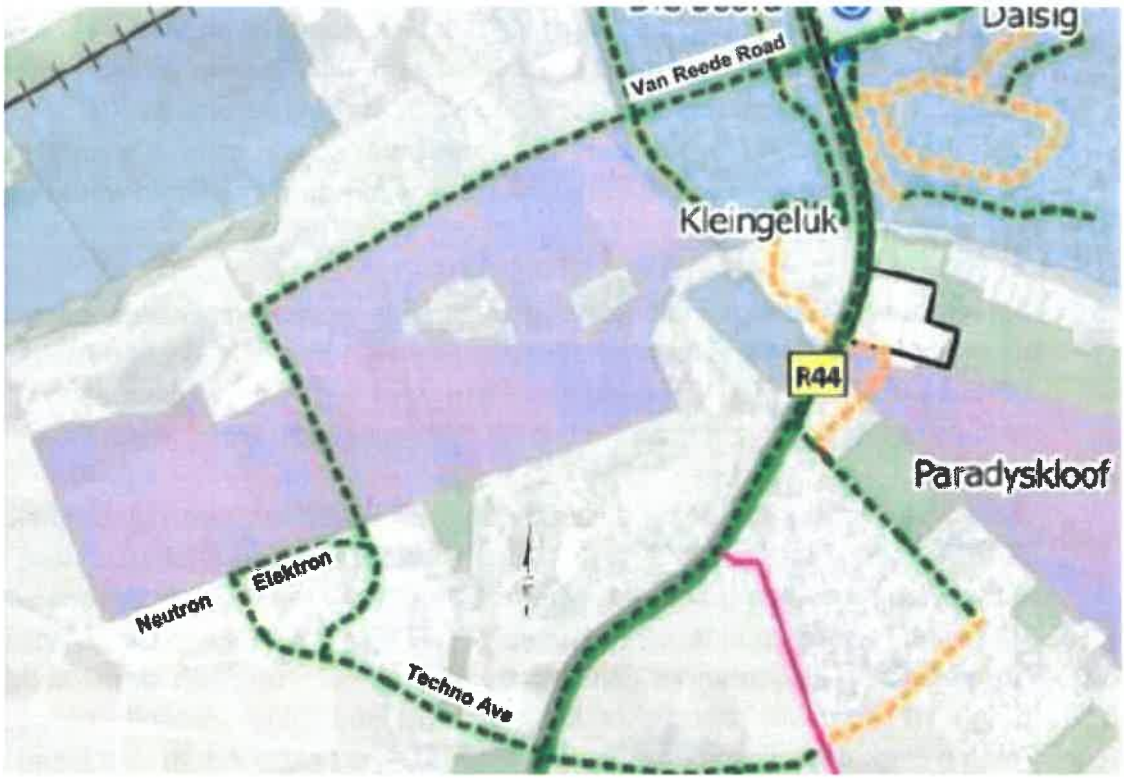


Figure 48: ***Extract from Stellenbosch Municipality Draft Road Master Plan (with notes from traffic engineers)***

10.4 Proposed Development Access/Roads

Access is anticipated via Van Reede Road to the R44 and Techno Avenue/Neutron Road to the R44 and/or Techno Park Link Road (to Adam Tas Road). A road, traversing the subject property, will thus be required to connect Van Reede Road and Techno Avenue/Neutron Road, which will provide access to the development clusters/pockets. According to information, Van Reede Road is classified as a Class 4-road.

The Draft Roads Master Plan previously referenced, also indicates the road traversing the subject property as a future Class 4-road. Based on this classification, access to the said road would thus be limited, i.e. no direct erf accesses will be provided along the road. According to the available minimum guidelines of Stellenbosch Municipality, access spacing of 65 metres (opposite approaches) and/or 80 to 90 metres (adjacent approaches) are applicable along a Class 4-road. Access to any proposed or future precincts should thus adhere to these guidelines, details of which will be addressed during further design stages. Similarly, the cross-section of the road will also have minimum guidelines which should be adhered to, however, the detail of the cross-section ultimately proposed to accommodate the expected vehicles, as well as non-motorised transport, will be determined during further design stages.

Following discussions with the Municipality's Engineering Department, various alternatives for an alignment of the required road link between Die Boord and Techno Park traversing the subject property were investigated. Based on inputs from the various project team members (engineering, visual, etc.), a proposed alignment was presented to the Municipality, on which the engineering department provided in principle support. The proposed alignment, in the context of the proposed development pockets, is schematically indicated in ***Figure 49*** underneath. The alignment options are thus either the yellow line indicated, or an alternative where the route follows the corner formed by the white line instead of the yellow corner formed, with roundabouts provided at positions along the route.

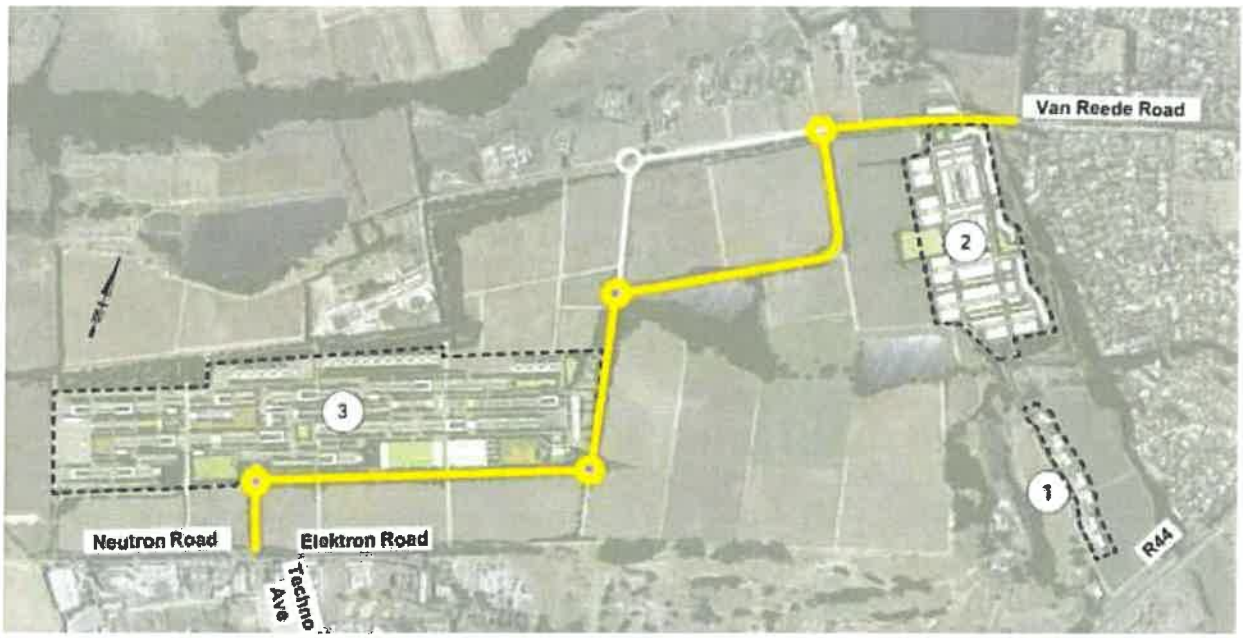


Figure 49: ***Proposed road link between Die Boord and Techno Park traversing the subject property***

10.5 Parking

Parking will be addressed during further design stages but will be provided in line with the requirements of Stellenbosch Municipality Zoning Scheme By-Law, 2019.

10.6 Public- and Non-Motorised Transport

Although details on the individual and overhead Site Development Plans will be addressed during further design stages, it is anticipated that public transport embayments will be required along the road traversing the subject farms, especially at the intersections of the accesses to the development clusters/pockets.

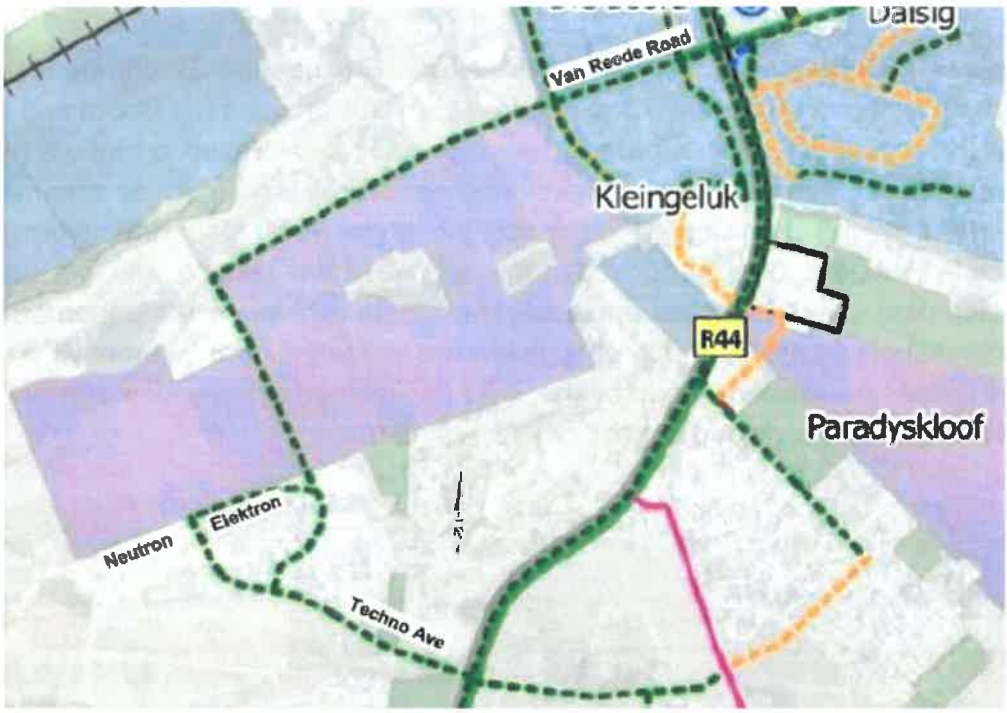


Figure 50: ***Stellenbosch Municipality's NMT Master Plan extract (with notes)***

Similarly, accommodation for non-motorised transport (NMT) is anticipated to be required along at least the road traversing the property. The NMT provided traversing the site will also be linked to the surrounding facilities in line with the proposals included in the NMT Master Plan of Stellenbosch Municipality. An extract of the said plan is indicated above (***Figure 50***), with the green lines traversing the subject property (between Van Reede Road and Techno Park) indicating proposed Class 2-NMT routes:

As per the abovementioned NMT Master Plan Report, the following is applicable to Class 2 routes: "Path which is located within the road reserve, located adjacent to the road way on the same alignment, but separated from the road way by level difference and / or kerb and reserved for either cyclists only or shared by pedestrians and cyclists. This is commonly referred to as a cycle path". Proposal for pedestrian and cycle routes are included in the Urban Design Guidelines.

10.7 Visual impact assessment of proposed road layouts (specifically with regard to the alignment of the future Van Reede Road link)

Following meetings held with the Engineering and Land Use and Spatial Planning Departments of the Municipality in 2022, the project team investigated several options to enable a road to traverse the subject site (connecting Die Boord and Techno Park).

In the 2021 URBA proposal, the sub-precincts were linked by a narrow meandering road, where access and circulation within the development proposal relied mostly on

the existing roads, with the aim of maintaining and strengthening the existing landscape patterns. Various access points negated the need for a central circulation route, allowing all roads to be reduced in scale and order, which resulted in no one major traffic link between Techno Park and the Libertas development.

As the Municipality's Engineering Department are in support of the through road (which will be a class 4 road with two lanes - one per direction) as shown in the Draft Road Management Plan of the Municipality, Filia Visual was tasked with undertaking a brief study to identify the suggested route with lowest visual impact. This study forms part of the **Visual Impact Study and Visual Statement** attached as **Annexure 15**.

Figure 51: ***Initially, Filia Visual was tasked with assessing 5 road alignment options, illustrated above (Smit, 2022,; Sources: URBA, 2022)***

Indicative "Simulation" graphics were generated to understand the position of various road layouts when viewed by the public. The findings of assessing the visual impact of the proposed road layout options are set out in detail in Paragraph 4.3(a), pages 18 – 22 of the Visual Impact Study and Visual Statement.

Observations and findings from the initial comparative road alignment study can be summarised as follows:

- The visual impact of the five proposed routes (A – to D indicated on Figure 51) are identical from the entrance at Sub-Precinct B up to the second circle.
  - Traffic circles would represent a node of higher visibility along the proposed routes but are expected to be less visually intrusive than a traffic lights.
  - The use of traffic circles rather than traffic light intersections is supported pending the findings of the Simulations anticipated in the VIA.

- In terms of overall visibility, based on site topography and the nature of the receiving environment:
  - A would be the most visible option;
  - B and C are comparable;
  - D and E are comparable, and will have slightly lower impact than B and C.

- The placement of the portion of the route that is identical to all the proposals could be improved if the route avoids cutting through the agricultural areas midslope. If possible, the route should hug the northern boundary, following the existing road until it must turn south to run along the eastern edge of Sub-precinct A.

- Proposals that route the new road through any portions of Sub-precinct A will generally have a lower visual impact because the buildings and vegetation of the proposed development will absorb the roadway, streetlights etc. visually from the vantage point of sensitive viewers (the Scenic route, specifically).
  - Routing any road along the southern edge of Sub-precinct A would be similarly screened from the Scenic route and other sensitive receptors to the north.

- In reference to the above, all of the options are routed through Sub-precinct A at some point, so their potential visual impact is dependent almost entirely on how the section between the southern edge of Sub-precinct A and the northern edge of Technopark is routed.

- Any roadway that runs perpendicular to the site contours and crosses the "buffer area" at the crest of the hill (between Sub-precinct A and the northern edge of Technopark) will be visible from Adam Tas Scenic route and increase the visual impact of the proposed development overall, especially at night due to streetlights (static, continuous light source) and car headlights (moving, short duration but noticeable).

  The "buffer area" illustrated in ***Figure 52*** on the next page is considered the most visually exposed part of the site, as well as being the portion of the site that makes the most significant contribution (from a visual point of view) to the legibility of the cultural landscape and the scenic significance of protected landscape features that maintain the relationship between the open agrarian landscape and the transitional areas and edges of the Stellenbosch settlement node/residential areas (from rural to urban). According to the Heritage practitioner, this buffer area should also be preserved as an important measure to prevent extensions and urban creep from Technopark's side 2

Figure 52: ***Graphic illustrating the "buffer area" which the visual and heritage assessments identified as a zone of no development, or minimal development under strict control to manage visual impact (Smit, 2022; Sources: URBA, 2022)***

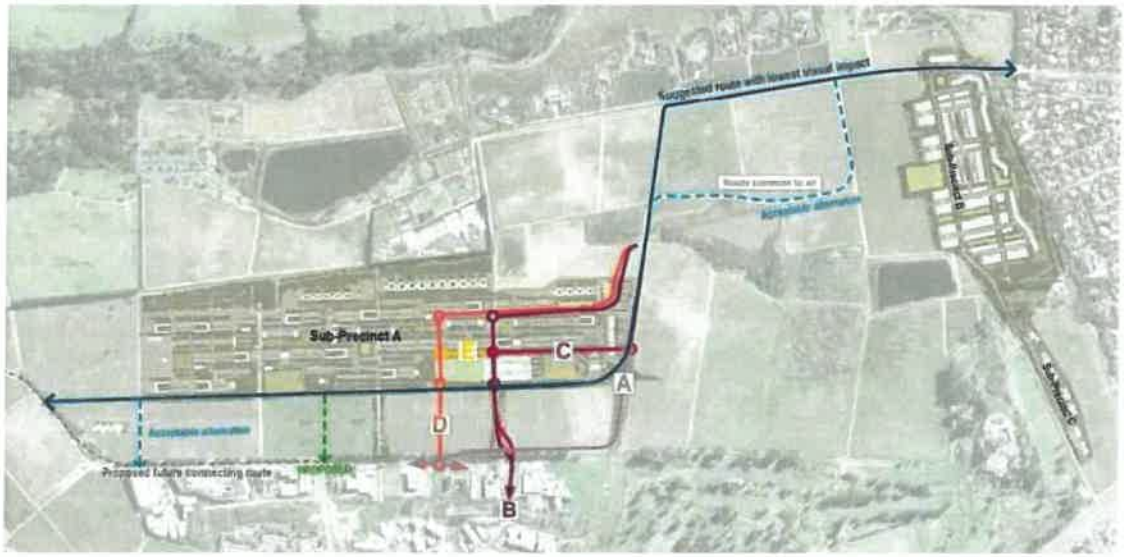


Figure 53: ***Graphic illustrating the suggested route with lowest potential visual impact and two acceptable alternatives form a visual impact point of view. It also indicates by means of the green dotted link, the preferred link from a traffic access point via Technopark (Smit, 2022; Sources: URBA, 2022 and UDS Africa, 2022)***

Currently all the route proposals include a portion of the proposed road that crosses the "buffer area". Therefore, none of the five proposed routes were supported outright by the visual specialist. The "buffer area" illustrated in ***Figure 53*** is the most visually exposed part of the site, as well as being the portion of the site that makes the most significant contribution (from a visual point of view) to the legibility of the cultural landscape (as described in Appendix 3: Conservation Systems of the CMP) and the scenic significance of protected landscape features that maintain the relationship

between the open agrarian landscape and the transitional areas and edges of the Stellenbosch settlement node/residential areas (from rural to urban).

The green dotted line indicated through the "buffer area" in ***Figure 53*** is the preferred link to Technopark, identified by the traffic engineers, taking into consideration existing roads and road intersections as well as sight distances.

The current road proposal for the future alignment of Van Reede Road will thus be of a higher order, and although it still meanders through the landscape somewhat and will largely support the semi-rural character, this is likely to become an important route connecting the various Stellenbosch urban areas to one another. The preliminary Impact Study and Visual Statement thus concluded that the visual impact of the overall development is likely to increase as a result of the proposed road alignment over the visually sensitive "buffer area". The development criteria do however only specify that buildings in the "buffer area" should be avoided and the future more detailed Visual Impact Assessment which would be part of the later submissions will make specific recommendations regarding mitigating the visual impact of the road over the "buffer area". The current visual study indicates that it would be possible to mitigate the impact of the road connection over the "buffer area"

11. AVAILABILITY OF MUNICIPAL SERVICES (CIVIL AND ELECTRICAL)

11.1 CIVIL ENGINEERING SERVICES

A Civil Services Availability Report was prepared by Integrate Structural and Civil Engineering. A copy of the **Engineering Services Report** (18 May 2021) is attached as **Annexure 17**. This report also addresses storm water management on the site.

Meetings were also held with the Engineering Department at the Stellenbosch Municipality on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of spare capacities in the external bulk water supply and sewerage.

Integrate Structural and Civil Engineering has investigated the proposed development layout and engineering constraints of the site and are satisfied that the site is suitable for the intended development from an engineering point of view.

The internal and external civil infrastructure will be designed to comply with the minimum standards contained in the "Guidelines for Installation of Engineering Services in Residential Areas", also known as the "Blue Book", as well as, standards and requirements of the Department of Water Affairs (DWA), the Stellenbosch Municipal Guidelines and Standards, and the Provincial Roads Engineer.

- **Site Geomorphology and Geology**

  A comprehensive Geotechnical Investigation will be undertaken by Professional Geologists and the findings will guide the foundation and structural design of the buildings as well as the design of the Civil Infrastructure.

- **Internal Roads**

  Internal roads will be surfaced with a combination of tar, paving and cobbling to suite the architectural theme. The road widths will be determined by the expected generated traffic and traffic calming measures will be implemented throughout to create an environment safe for pedestrians and cyclists.

- **Potable Water**

  Meetings were held with the Stellenbosch Municipality Engineering Department on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of spare capacities in the external bulk water supply system to serve the proposed development.

  It was confirmed that adequate spare capacity exist in the Raw Water Supply, Water Treatment, Potable Water Storage and Conveyance Systems to supply the development. The External Bulk Connection Points are indicated on appended Drawing Nr. C 20 001 / 120 / A, Bulk Water Supply Layout.

  The Annual Average Daily Demand (AADD) of the proposed development is calculated as 1,04 M l /day with an Instantaneous Peak Flow of 57 l/ s . The development will be supplied by two pressure zones from the Paradyskloof Reservoir with a TWL of 191,8 MSL and the Papegaaiberg Reservoir with a TWL of 137,1 MSL

- **Sewerage**

  The Annual Average Daily Wet Weather Flow (AADWWF) of the development is calculated as 0,94 Ml / day .

  Meetings were held with the Stellenbosch Municipality Engineering Department on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of spare capacities in the external sewerage system to serve the proposed development.

  It was confirmed that adequate spare capacity exists in the External Bulk Sewage Conveyance System as well as the Sewage Treatment Works to serve the proposed development.

The External Bulk Connection Points are indicated on appended Drawing Nr. C 20 001 / 130 / A, Bulk Sewer Connections.

The connection points are described as follows;

- The existing malfunctioning Baltron Sewage Pumpstation in Technopark will be abandoned and effluent will be diverted to connect with the proposed internal reticulation under gravity.
- A gravity connection will be made onto the existing Kleingeluk Gravity System.
- A gravity connection will be made to onto the existing Die Boord Gravity System.
- A new Pumpstation will be built on the lowest portion of the site to serve portions of the development that cannot gravitate to either the Kleingeluk or Die Boord gravity systems. The rising main will cross the Eerste River, either by attachment to an existing bridge crossing or via trenchless crossing at depth and will be installed in the existing servitude registered for the recently installed 355 mm dia De Zalze Sewer Rising Main. The approximate performance figures of the proposed pumpstation is as follows;
- Peak Incoming Flow: 35 l/ s
- Pumping Rate: 45 l/ s
- Starts / Hour: 5
- Rising Main Diameter: 250 mm

The performance figures will be finalized once the development proposals have been fixed.

- **Storm Water**

Stormwater run-off up to the 5 year storm event from hardened areas will be collected via catch pits and inlet grids and conveyed via a combination of open concrete channels and underground concrete pipework. The existing farm dams will be utilized as retention ponds to not exceed the predevelopment runoff rates, intercept solids and provide water polishing prior to release to the Eerste River. Adequate escape avenues exist for storms exceeding the 5-year event.

11.2 Electrical Services capacity and availability

An **Electrical Capacity Report**, dated 17 May 2021, was prepared by CKR Consulting Engineers addressing the impact of the proposed amendments. A copy thereof is attached as **Annexure 18** to this report.

Based on the above calculations for the current development proposal done by Urban Design Principles dated May 2021 an Estimate of 5.8MVA will be needed for the development which will be done in different phases.

Stellenbosch Municipality has confirmed on 13 October 2020 that they have 1MVA available form Golf Substation for the first phase of the development, once formal Electricity applications are made planning will start to upgrade this figure.

SECTION E

COMPLIANCE WITH DECISION CRITERIA OF SECTION 42 OF THE STELLENBOSCH MUNICIPAL PLANNING BYLAW, 2015

12. COMPLIANCE WITH SECTION 42(1)

12.1 Procedural requirements

The application complies with all the prescribed procedural requirements which were confirmed at the pre-application consultation meetings.

12.2 Compliance and consistence with the National, Provincial and Municipal Spatial Development Frameworks and Policies

Section 42(1)(b) requires that a proposed development should be consistent with the norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework: Compliance with the Stellenbosch Municipality Spatial Development Framework and other local spatial policies is motivated below.

12.2.1 Provincial Spatial Development Framework

The National Planning Commission (NPC) proposes a national focus on spatial transformation given the enormous costs imposed by existing spatial divides. It recognises that achieving this is a complex long-term process. The NDP's human settlement targets are: More people living closer to their places of work; better quality public transport; and more jobs in proximity to townships. To achieve these targets it advocates strong measures to prevent further development of housing in marginal places, increased urban densities to support public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the gap housing market. The NDP also targets the development of a more inclusive and integrated rural economy. Its rural strategy is based on land reform, agrarian transformation, livelihood and employment creation, and strong environmental safeguards.

The Provincial Spatial Development Framework of the Western Cape is based on the following guiding principles:

- **Spatial Justice**

A socially just society is based on the principles of equality, solidarity and inclusion. Inclusionary settlements focus on the public realm rather than on private enclaves; support civic interaction and equitable access throughout the public environment; and make urban opportunities accessible to all. Past spatial and other development imbalances should be redressed through improved access to and use of land by disadvantaged communities.

The development proposal will be a mixed-use development containing a combination of retail, office, cultural and educational land uses as well as a wide range of housing opportunities.

Provision is made for 1 241 units of a medium density, non-suburban type. These units will be distributed within three precincts A, B and C. These are interspersed with other uses. The units are predominantly duplex, simplex or triplex type arranged in groups found in Precincts A and B or of a low-rise medium density type/multi residential (3-4 storeys) found in precincts A and B. These types totalling 1215 units from a total of 1241 units or 97.9% will range from 50 – 100 m² GBA at an average of 70 m² GBA per unit. The balance (± 26 units or 2.1%) will be accommodated in precincts A and C and will be larger Single Residential units. The target price for the 1 241 smaller units at an average of 70 m² GBA/ unit will average R2 million at current market value and the 26 units (2.1% of the total) at an average of 350 m² GBA will average at a market value between R4 and R 12 million.

Irrespective of the absence of an approved Inclusionary Housing Policy by the Stellenbosch Municipality, our client recognizes the general need for inclusionary housing in an attempt to uplift and empower previously disadvantaged individuals and/or families. In their endeavours to contribute to such efforts, it is their goal to formalise land tenure to families within the existing informal farm village on the subject property. Tenure options will be negotiated with the relevant families and the outcome and provisions to be agreed, will form part of the final subdivision applications still to be submitted and approved by the various authorities.

- **Sustainability and Resilience**

Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. Resilience is about the

capacity to withstand shocks and disturbances such as climate change or economic crises, and to use such events to catalyse renewal, novelty and innovation. The focus should be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.

Although the subject site is currently zoned for Agricultural and Rural Purposes and shown as outside the demarcated urban edge of the Stellenbosch Municipal area, as indicated in the Stellenbosch Municipal Spatial Development Framework (2019), the subject property is bordered by urban development to the west and south. The proposed delineation of the future Techno Park Link Road (between Techno Park and Adam Tas Road) as well as the fact that the site is ideally located close to the town's central business district and community facilities such as schools and open spaces can be regarded as site specific circumstances to consider the site as a logical infill development opportunity, as its most western boundary will more or less follow the natural western edge of the town as already dictated by De Zalze and Techno Park.

Deviation from the provisions of the MSDF will be motivated in more detail in Section 14.3.1. In general it can be stated that the development proposal for the partial development of the Fleurbaai/Libertas Farms attempts to strike a balance between retaining the special character of the farms, being identified in the Stellenbosch Heritage Inventory and Management Plan as part of the "Green Transitions" of the Stellenbosch Municipal area and a sensitive development taking cognisance of this much valued local heritage resource by limiting development to four (4) precincts on the subject farms.
Densification will be in clusters and with an appreciation of the specifics of this site with high cultural and historical significance, rather than adopting a blanket sub-divisional approach. The specifics are a combination of cultural landscape and established natural features.

The footprints, nature and scale of the footprints of these precincts as well as the broader design concept have been informed by various specialist studies, of which the most important is the initial heritage, landscape and environmental inputs, to ensure the future sustainability and resilience thereof. The detail design of the development would further be informed by an Environmental Impact Assessment and a Heritage Impact Assessment which it is foreseen would also include a Visual Impact Assessment.

- **Spatial Efficiency**

Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and

prioritisation of public transport over private car use. When a settlement is compact higher densities provide thresholds to support viable public transport, reduce overall energy use, and lower user costs as travel distances are shorter and cheaper.

The Stellenbosch Municipality is currently busy with the Adam Tas corridor/ARC study. This project will provide high density residential opportunities in central Stellenbosch. The Fleurbaai/Libertas design proposal will complement the Adam Tas Corridor initiative by providing localised alternative medium to higher density residential development as well as localised commercial and community opportunities within an area of logical infill in close proximity to central Stellenbosch and Techno Park. This development would provide housing opportunities for a mark segment for which there is currently very little housing stock available within the Stellenbosch municipal area.

The development would be a mixed-use development limited to four compact fixed precincts on the subject farms. Due to the higher density nature of the development it would make future public transport options more viable. The design concept thus makes provision for internal and external non-motorised linkages to the remainder of the farms (remaining agricultural and green component) as well as to the bigger Stellenbosch area and surrounding green network of the town. It also allows for external linkages to the wider Stellenbosch and surrounding area.

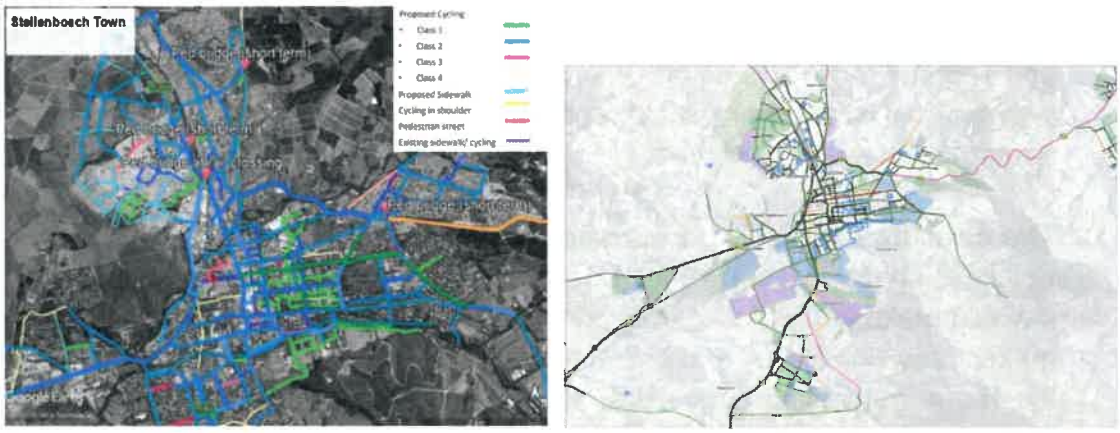
The proposed development concept would thus promote spatial efficiency.

- **Accessibility**

Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is considered essential. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility. Good and equitable access systems must prioritise the pedestrian, as well as provide routes for bicycles, prams, wheelchairs and public transport. An accessible system will offer a choice of routes supporting these modes and safe connections between places and communities. Visual access implies direct sight lines or unfolding views, signs or other visual cues, and being able to see other people - all of which help in negotiating places.

The proposed development will have a mixed-use character which would improve access to inter alia employment opportunities. Although close to existing community and education facilities, it will also accommodate such facilities as existing facilities are currently at capacity in Stellenbosch. It would at the same time offer a wider choice of residential opportunities for individuals and families who struggle to find affordable housing within the central Stellenbosch area.

As indicated in the Urban Design Principles, the Visual en Landscape Character Document and the Traffic Impact Statement, the proposed development would also offer a wider permeability network in the form of a non-motorised network which weaves through the total site to support a healthy lifestyle of walking, jogging and cycling on the greater site and beyond and which links Techno Park to Die Boord via the remainder of the farm and proposed Precincts. It also links with the municipality's non-motorised transport network as proposed in their draft Non-Motorised Transport Plans.



Figures 54 and 55: ***Extracts from Stellenbosch Municipality Draft Non-Motorised Transport Masterplan***

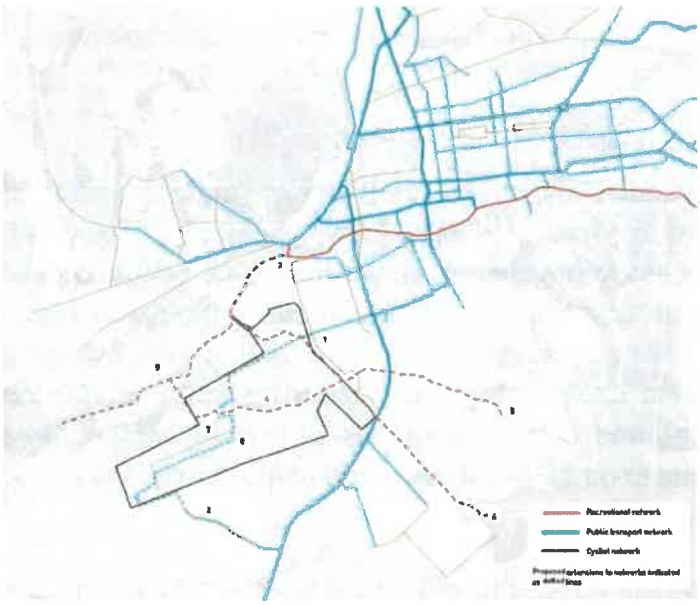


Figure 56: Extract from the Urban Design Principles indicating the proposed NMT network and its connection with the proposed Stellenbosch NMT network

- **Quality and Liveability**

The quality of an environment directly contributes to its liveability. A q quality-built environment is one that is legible, diverse, varied and unique. Legible built

environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks. Diverse built environments offer a variety of opportunities, experiences and choice. The more varied a place, the more it is distinguishable because of the individual qualities that make it distinctive from other places. Liveable settlements balance individual and community facilities and display a logic of order and random incident.

The development proposal is based on a set of urban design principles which inter alia requires the initiation of typologies that offer opportunities for continuity of enclosure in the form of urban rooms (containing mixed land uses and housing opportunities in a range of price classes) rather than individual and competing form dotted throughout the landscape.

The main thrust of the compilation of the development proposal has been based on reducing the aesthetics (visual impact) of the proposed development in the surrounding landscape which has much cultural and historical value in the Stellenbosch context. The form-based design approach would greatly enhance the quality of this development which would be sensitively placed within identified precincts in this "green transition area' as identified in the Stellenbosch Heritage Inventory.

Urban form will be enhanced and enforced by a form-based code approach as explained earlier in this report. This design approach would serve to create acceptable parameters in terms of footprint and typologies that are appropriate to the site. Once the footprint is accepted in terms of environmental legislation, the design needs to be filtered through a set of site-specific form-based codes for each cluster and each unit within this. This will ensure the required level of synergy and balance that is required to protect both the "green transition area" character of the subject farms and the individual asset values of future individual properties.

12.2.2 Western Cape Land Use Planning Guidelines Rural Areas (March 2019)

The Western Cape Guidelines for Rural Areas has been prepared to promote sustainable development in appropriate rural locations throughout the province and to protect agriculture as a primary land use in the rural landscape. Norms for the subdivision of agricultural land were established following a consultative process. The objective of these guidelines is to provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.

Guidelines are provided for development adjacent to existing urban settlements and outside the identified urban edges. It is indicated that when considering the desirability of development proposals in such areas the following inter alia needs to be taken into consideration.

- Accessibility and public transport availability, and access for the disabled.
- Infrastructure provision and cost and long-term maintenance costs.
- Environmental impact (e.g. waste management).
- Agricultural impact.
- Visual impact, especially on the rural landscape.
- Historical settlement patterns and form.
- Natural landscape and topographical form as design informants.
- New buildings and structures should conform to the massing, form, height and material use in existing settlements.
- When accommodating development in existing settlements, the following principles should be adhered to:
  - Maintain and enhance public spaces.
  - Reinforce the close relationship of settlements to the regional route structure.
  - Integrate new development into the settlement structure.
  - Respect socio-historical and cultural places.

These requirements and guidelines have all been addressed in the design proposal as motivated in this report. It has been informed by various specialist studies including engineering reports, environmental baseline input as well as landscaping and heritage inputs. Urban Design Principles have been prepared which provides information regarding the desirable massing, form, height and material use in the proposed development which took cognisance of the historical settlement and historical architectural patterns on the site and wider Stellenbosch area, the visual impact of the development from various viewpoints and using the natural landscape and topographical form as design informant. A substantial portion of agricultural land will be retained and the existing green structure on the farms will be extended and enhanced. Much thought has been given to linkages within the development through specifically the promotion of non-motorised transport as well as linkages with the wider township area and green spaces of Stellenbosch while simultaneously enhancing accessibility to the farms which is not currently the case.

This development would not impede the implementation and development of identified development nodes such as the Adam Tas Corridor. The Adam Tas Corridor aim to promote connections between the more effluent and less affluent areas in Stellenbosch and making housing opportunities and community facilities in the central area of Stellenbosch more accessible to lower income groups. While this is considered to be a priority it should also be recognised that there is currently very

little affordable housing opportunities available for the middle and higher middle-income groups in the Stellenbosch area and these people and their families often need to reside elsewhere while they have to spent a substantial amount of time and money to daily commute to their works places in the town. Please refer to **Annexure 19, Market Demand/Socio-Economic Study**.

12.3 Municipal Policies

12.3.1 Stellenbosch Municipality Spatial Development Framework (2019)

As this application is not fully compliant with the current proposals of the 2019 Stellenbosch MSDF a component of this application is to apply for a deviation from Council Policy and to motivate site specific circumstances why such a deviation would not be detrimental to the Stellenbosch Municipal area. This has been addressed in detail in Paragraph 7.1 of this report.

12.3.2 Stellenbosch Draft Conservation Management Plan and Heritage Inventory (2019)

As certain components of this application are not fully compliant with the current proposals of the Stellenbosch Draft Conservation Management Plan and Heritage Inventory (2019) a component of this application is to apply for a deviation from Council Policy. This has been addressed in detail in Paragraph 7.1 of this report and it was motivated why the specific design proposal, informed by various specialist studies by a heritage practitioner, a landscape architect and a visual analyst, will not have a detrimental impact on the heritage and landscape asset of the town. .

12.3.3 Stellenbosch Comprehensive Integrated Transport Plan (2016 - 2020) and the Stellenbosch Municipality Roads Master Plan (2018 Update)

The Stellenbosch Comprehensive Integrated Transport Plan makes proposals for the improvement of the major road network in and around the town of Stellenbosch including a western "by-pass" road intended to relieve traffic congestion in the town and to provide an alternative route for through traffic.

The motivations for the Techno Park Link Road proposal are inter alia:

- The Stellenbosch Roads Masterplan (2012) as well as the updated 2018 document indicate that the section of the R44 between Paradyskloof and the van Reede Street intersection and Adam Tas Road between the junctions with the R44 and Merriman Street are operating above their capacity. The congestion in the peak period on these critical sections of the road network means that the traffic comes to a virtual standstill.

- Additional road capacity is required and critical intersections along the Adam Tas Corridor need to be upgraded due to saturated peak hour traffic.

- There is also a significant proportion of through trips (in excess of 10%) between Paarl and Somerset West that use the road.

- The corridor provides access to the commuter rail service at the Stellenbosch and Du Toit Stations. The stations are accessed by public transport and a high volume of pedestrians that must cross the Adam Tas Corridor on the way to the town centre, giving rise to pedestrian / vehicle conflicts.

- Due to the traffic congestion on the Adam Tas Corridor, traffic seeks alternative routes through the historical part of the Stellenbosch town on roads that are not intended to carry high volumes of traffic.

- The congestion on the R44 leads to a number of unintended consequences such as: - Wasted time - Increased operating costs (fuel) - Raised pollution levels

- The net effect is that the reduced accessibility impedes any further development which is in conflict with the stated SDF goals. The Stellenbosch Municipality's intention is to promote "the right type of development at the right places". The right type of development is such that it can be supported by public transport, meaning densification along public transport corridors rather than urban sprawl. The right places are those that do not threaten the historical heritage part of the town. If nothing is done the pressure to redevelop the historical part of the town will intensify. Alternatively, random satellite developments may occur as developers explore cheaper alternatives, not necessarily supporting the stated SDF goals

  The proposal for the western bypass road is also included in the Stellenbosch Municipality's updated Draft Roads Master Plan (2018), currently out for public comment. This document also recommends the following with regarding to the western bypass road:

  - Stellenbosch Municipality should start the process to expropriate and purchase the land required to construct future roads, specifically the implementation of portions of the Western Bypass and Eastern Link Road, and other roads associated with proposed housing developments and catalytic projects as defined in the draft 2019 MSDF. Future road reserves should be formally registered with the Surveyor General to protect them.

  - The planning of the western bypass and/or a combination of substantial upgrading of the R44 must commence in conjunction with the PWCG. This

should ideally occur prior to the construction of the proposed intersection upgrades along the R44 to prevent abortive work.

- Planning for the funding of the road projects must commence to ensure that the short and medium term priority listing can be achieved.

- This updated Roads Master Plan should assist to plan future land-use developments within the Stellenbosch Municipal area. Future planning processes such at the SDF and IDP should complement this RMP, and vice-versa.

It is thus clear that the proposed western by-pass road is a priority for the municipality. The proposed development's development contributions would assist in the funding of these much needed road upgrading.

As motivated earlier, the construction of this road would also contribute to the site specific circumstances for deviation from the urban edge policy of the municipality Due to the proposed delineation of this link road and the existing urban development at Technopark, it can be accepted that there would be pressure for infill development between this proposed new road link and the existing urban developments of Stellenbosch and thus the eventual amendment of the demarcated urban edge in this area. Due to the nature of the proposed development and the proposed Urban Design Principles and coding approach the proposed development would benefit the wider Stellenbosch community and be in accordance with the spatial principles set out in the relevant legislation and spatial policies, e.g. it being a compact, dense, mixed use development which makes the best use of land, reduces car dependence, and enables and link with public and existing NMT networks, offering housing opportunities for a broader range of groups while acknowledging and protecting the heritage and cultural value of the site.

12.4 Public interest

Approval of the proposal will have a positive socio-economic impact in regard to providing additional employment opportunities during the construction period and thereafter. Please refer to **Annexure 19**, **Market Demand/Socio-Economic Study**.

12.5 Impact on existing rights and obligations

The impact of the proposed development on the immediately abutting properties is not considered negative and due to the design approach and layout thereof it can be successfully absorbed within the natural, cultural and scenic landscape of the surrounding area without any negative impact thereon. The proposed use will also not impact on the health or wellbeing of neighbours. It will also provide security and

stability for farm workers through the offered opportunity of inclusive housing and tenure for them.

12.6 Impact on the external engineering services

An initial Services Availability Report, an Electrical Capacity Report and a Traffic Impact Assessment confirm that there is suitable bulk infrastructure available in the area for the amended proposed development subject to certain upgrading.

12.7 Impact on safety, health and wellbeing of community

The subject property is currently not accessible to the general public. The proposed development will create opportunities for more people to utilise and have access to this historic and cultural asset of Stellenbosch. A non-motorised transport network which will include pedestrian and cycle links to the green open systems will contribute to the health and wellbeing of the wider community.

12.8 Impact on Environment

The impact on the environment has been addressed in a desktop **Natural Environmental Baseline Report** done by Doug Jeffery Environmental Consults, attached as **Annexure 13** to this report. An Environmental Baseline Study (EBS) helps to determine existing environmental conditions in an area, defining significant resources that may require protection from development or other forms of transformation. This sequentially assists in predicting and evaluating potential environmental impacts prior to any development.

According to the GIS data used, a small Critical Biodiversity Area and an Ecological Support Area are identified on the site. The site contains a natural drainage corridor and may contain localised wetland areas (Figures 2 & 5 in the report). Further, NFEPA wetland areas were identified but these wetlands are associated with the artificial dams located on site. A freshwater specialist will need to conduct a site investigation to confirm the presence of wetlands in this area of the site and the final plans for the subject property should take any confirmed wetland areas into account.

The original vegetation type of the site is Swartland Granite Renosterveld. The majority of the site has been transformed for agriculture purposes. From this desktop investigation, however, it is apparent that there are areas, identified in this report, that have not been cultivated in the last ten years and therefore may contain natural vegetation. It is recommended that a botanical specialist investigate the site to determine the status of the natural vegetation.

This report shows that the identified potentially sensitive vegetation areas coincide with the drainage line and wetland patches and are located in a discrete area of the site as identified in figure 4 of this report.

According to the Stellenbosch Municipality Composite Spatial Plan the site does not contain any A (Core) or B (Buffer) environmental areas.

The total site considered in this report is approximately 180 ha in extent. The identified potentially sensitive areas are restricted to less than 20 ha. Considering the limited area identified as potentially sensitive, these areas should be easily avoided by proper planning and layout design considering the size of the total property. From a Natural Environmental perspective there is no reason why this site should not be considered for development.

A more detailed environmental study would be done, if required in terms of the National Environmental Act, 1999, for the more detailed development proposal.

SECTION F

REASONS FOR SUPPORT

13. SUMMARY OF MOTIVATION/REASONS FOR SUPPORT

- The development proposal includes reference to sufficient site-specific circumstances to motivate a departure from approved policy and in so doing complies with the criteria for decision making and desirability as set out in Section 42 of the Stellenbosch Municipality Land Use Planning By-Law of 2015.

- The development proposal is in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

- The proposal allows for a broader range of housing opportunities in accordance with the guidelines and objectives of the Stellenbosch Integrated Development Plan, the Municipal Spatial Development Framework, the Stellenbosch Urban Development Strategy and the Integrated Human Settlement Plan.

- The development proposal is the result of inputs by various specialists which includes a Heritage input, a Landscape Architectural input, Visual Statement, an Environmental Baseline Report, Engineering Services (Electrical and Civil) confirmation reports and a Preliminary Traffic Impact Statement (also incorporating NMT linkages).

- The scale and nature of the proposed amended development proposal is considered to be compatible with the character of the surrounding area as being confirmed by the Heritage Report.

- The development proposal will not negatively impact on the heritage and cultural significance of the site as the recommendations of the Stellenbosch Municipality Heritage Inventory and Management Framework have been taken into consideration.

- The development is guided by an Urban Design Principles and would be further informed by form based codes for individual blocks and buildings which would ensure a high quality urban environment most suitable for this specific site.

- The development contributions will assist with the building of the proposed Techno Park Link Road which would be beneficial to the wider Stellenbosch community.

- The proposed development will create employment opportunities and thus socio-economic upliftment.

- There will be no negative impact on the bio-physical environment as identified in the Environmental Baseline Report as environmentally sensitive areas will be incorporated and enhanced in the proposed green structure of the development.

- Once the principle of development has been approved, further specialist studies would be conducted such as a Visual Impact Assessment, Heritage Impact Assessment and additional Environmental Studies.

SECTION G

CLOSING STATEMENT

14. CONCLUSION

It is the opinion of *FIRST PLAN* that sufficient motivation has been given for site-specific circumstances to deviate from approved policy and it can therefore be argued that this application should be considered to be in line with the criteria for decision making and desirability as set out in Section 42 of the Stellenbosch Municipality Land Use Planning By-Law of 2015. The development proposal should therefore also be viewed as in line with the land use development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014).

15. RECOMMENDATION

Due to the above-mentioned ***FIRST PLAN* Town and Regional Planners** therefore believes that the approval of the proposed development will ensure the sensitive and desirable development of limited areas of the subject properties.

It is therefore submitted herewith that there is no evidence that this proposal will impede on anybody's rights as it will lead the way for the optimum use and enhancement of the subject properties to the long-term benefit of all parties concerned.

The relevant decision body of the Stellenbosch Municipality is therefore respectfully requested to support this application for approval.

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

Verw/Ref: FP/1020/991 30 January 2023 :Date/Datum

For Attention: Mr Robert Fooy
Land Us Management: Department: Planning & Economic Development
3rd Floor, Stellenbosch Mall
Andringa Street
Stellenbosch 7600

Dear Mr Fooy

REMAINDER FARM 1040, STELLENBOSCH, REMAINDER FARM 1480, STELLENBOSCH, PORTION 2 OF FARM 374, STELLENBOSCH AND REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY 371, STELLENBOSCH

APPLICATION FOR DEVIATION FROM COUNCIL POLICY AND REZONING FROM AGRICULTURAL AND RURAL ZONE TO SUBDIVISIONAL AREA

I refer to your e-mail dated 26 August 2021 to Gideon Roos as well as a further meetings and discussions on 22 Oktober 2021 and 14 December and various telephonic discussions.

Please see our underneath response to the issues you raised in your feedback:

	COMMENT	RESPONSE
1	The first section of the report must contain a motivation that specifically addresses reasons as to why a Site-Specific Deviation from the Stellenbosch MSDF should be considered and supported.	The Town Planning Motivation Report has been revised as such. This section refers to the National Department of Agriculture, Land Reform and Rural Development "Guideline on the Determination of Site-Specific Circumstances in terms of Section 22(2) of the Spatial Planning and Land use Management Act, (Act No. 16 of 2013), 2021" as well as the draft document of the Provincial Government Western Cape. It was also discussed with Ms Chantel Hauptfleisch of the Spatial Planning Section of the Municipality.

2	The second part of the application must deal with the Rezoning portion of the application and the points raised in the underneath Section 3 must be included as part of the motivation with the relevant precinct plans providing the relevant information required to inform the reader as to what is proposed.	The Town Planning Motivation Report has been revised as such. See underneath paragraph 3 with regard to addressing the listed items.
3	A general overview must be provided with which addresses underneath is required.	
3.1	Main access roads to and in the development	The TIA prepared by UDS Africa was updated (January 2023) to provide more information regarding the main access roads to the proposed development, please see paragraph 4.3. Access is anticipated via Van Reede Road to the R44 and Techno Avenue/Neutron Road to the R44 and/or Techno Park Link Road (to Adam Tas Road). A road, traversing the subject property, will thus be required to connect Van Reede Road and Techno Avenue/Neutron Road, which will provide access to the development clusters/pockets. Van Reede Road is classified as a Class 4-road. The Municipality's Draft Roads Master Plan previously referenced, also indicates the road traversing the subject property as a future Class 4-road. Based on this classification, access to the said road would thus be limited, i.e. no direct erf accesses will be provided along the road. According to the available minimum guidelines of Stellenbosch Municipality, access spacing of 65 metres (opposite approaches) and/or 80 to 90 m (adjacent approaches) are applicable along a Class 4-road. Access to any proposed or future precincts should thus adhere to these

		guidelines, details of which will be addressed during further design stages. Detail on the road width, lane layout, etc. of this road will be determined during further design stages. The **revised TIS** is attached as **Annexure 16** to the town planning motivation report. The proposed future alignment of Van Reede Road over the subject properties is the result of investigations done by the project traffic engineers, an input from the heritage consultants and a visual assessment done to address the impact thereof on the landscape. A preferred alternative was presented to the Municipal Engineering Department who supports it. The more detailed Visual Impact Assessment, which will form part of a later phase of the application, will address mitigating measures to lessen the impact on the most visually sensitive portion of the farm – namely the link to the existing road network in Technopark via the so called "buffer area" at the crest of the hill where development is discouraged. This is addressed in detail in the Town Planning motivation report and the Visual Impact Study and Visual Statement submitted with the application.
3.2	Precincts that are to be created.	"Precinct D" which was shown on the previous plans has been removed from the development proposal due to the perceived negative visual impact thereof. The three proposed development portions (1 – 3) are described in Paragraph 7.2 of the town planning report which has been revised as requested.
3.3	Main Services available	Services Reports confirming availability of main services were prepared and submitted with the application. A **Civil Services Availability Report** was prepared by Integrate Structural and Civil Engineering. A copy of the Engineering Services Report (18 May 2021) is attached as

		Annexure 17 to the town planning submission documentation. This report also addresses storm water management on the site. An **Electrical Capacity Report**, dated 17 May 2021, was prepared by CKR Consulting Engineers addressing the impact of the proposed amendments. A copy thereof is attached as **Annexure 18** to the Town Planning Submission Documentation.
3.4	The Management of the Open space and Nature areas.	A Master Home Owner Association will be established for the proposed development which will be responsible for the management of the public open spaces. The remainder of the farm will still be utilized for agricultural purposes. The details in this regard will form part of later applications as explained earlier.
3.5	A broad discussion of impact that the proposal will have on the existing character of the area.	An **Assessment of the Proposed Development on the Stellenbosch Cultural and Visual Landscape** has beenwas done by the heritage consultant, Liana Jansen. This document is part of **Annexure 13** of the Town Planning Submission Documentation. This report has been revised as a result of the revised road proposal.
4	Visual Impact of the various components specifically from the Polkadraai Rd.	A revised **Visual Impact Study and Visual Statement** was prepared by Filia Visual which inter alia addresses the visual impact of the various components on Polkadraai Road and from elsewhere. It also addressed the proposed new alignment of Van Reede Road. This document is part of **Annexure 15** of the Town Planning Submission Documentation.
5	Each development must be discussed in detail if you intend to submit detailed subdivision plans and the following points should be discussed:	
	• Land uses proposed • Access roads and NMT • Density / Bulk • Height of buildings proposed (only been done for Precinct A) • Density / ha • Architectural Styles / typical	Preliminary information in this regard is given in the Town Planning Submission Documentation and revised Urban Design Principles (January 2023). It was, however, agreed with the municipality at various pre-application meetings that the application for the proposed development of the subject farms would follow a process consisting of various applications which would be submitted in different phase, the one following the other to

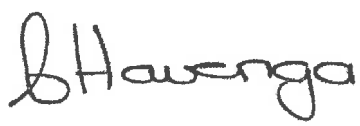
	house typology proposed if any, etc • Visual impact mitigation • NMT and public transport facilities if any.	ensure a well-informed process and decisions , namely: (i) Firstly an application for rezoning of the subject farms to Subdivisional Area. This is the aim of the current application. This application will also motivate a site-specific deviation from the Spatial Development Framework to allow for the inclusion of the subject properties within the urban edge. Although the development concept/proposal for the partial development of the subject farms will be described and motivated in this application, detailed Subdivision and Site Development Plans would be submitted at a later stage. This application is informed and accompanied by the above mentioned specialist studies. (ii) An application in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) to the National Department of Agriculture, Land Reform and Rural Development Once in principle approval has been obtained for the rezoning and the inclusion of the subject properties an application and motivation memorandum for consent to establish/enlarge the area of jurisdiction of the Stellenbosch Municipal Area and the subdivision of agricultural land would be submitted in terms of the Subdivision of Agricultural Land Act 70 of 1970 to the National Department of Agriculture, Land Reform and Rural Development. (iii) The submission of the necessary environmental and heritage applications to the Western Cape Provincial Government It is foreseen that various triggers within the regulations of the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999 would require the submission of a Heritage Impact

		Assessment and an Environmental Impact Assessment to the relevant Departments of the Western Cape Provincial Government. It is also foreseen that these studies would be accompanied by various specialist studies, e.g. an Aquatic Biodiversity Assessment, an Agricultural Assessment, Plant Species Compliance Statement, a Terrestrial Biodiversity Compliance Statement, an Animal Species Compliance Statement, a Visual Impact Assessment and an Archaeological Assessment. (iv) The submission of detailed Subdivision and Site Development Plans As indicated above, the specialist studies accompanying the Environmental Impact Assessment and the Heritage Impact Assessment and the comments received on these studies as well as further consultation with the relevant municipal services departments would then inform the detailed Subdivision and Site Development Plans. The revised **Urban Design Principles** and **Zoning Plan** (attached as **Annexures 10 and 11** to town planning report) provides information regarding the following for each of the e Precincts: • Land uses proposed • Access roads and NMT • Density / Bulk • Height of buildings proposed • Density / ha • Architectural Styles / typical house typology proposed if any, etc • Visual impact mitigation • NMT and public transport facilities
6	The consolidation of the various portions applicable.	It is intended to submit a consolidation application, if required, once the exact footprints of the individual development portions have been established. This will thus be done at a later stage after e.g. the required environmental and heritage processes.

7	Treatment / management of public open space area etc	A Master Home Owner Association will be established for the proposed development which will be responsible for the management of the public open spaces. The remainder of the farm will still be utilized for agricultural purposes. The details in this regard will form part of later applications as explained earlier.
8	Integration of development with its surroundings	An **Assessment of the Proposed Development on the Stellenbosch Cultural and Visual Landscape** has been done by the heritage consultant, Liana Jansen. This document is part of **Annexure 13** of the Town Planning Submission Documentation and address the integration of the development with the surrounding landscape context. A **Traffic Impact Statement** attached as **Annexure 16** to the Town Planning Submission Documentation address the integration with the motorised and non-motorised transport network of the municipality.
9	Diverse housing opportunities if any. (Affordable housing opportunities / SocialHousing opportunities etc)	A variety of housing opportunities is proposed. The detail in this regard would form part of later phases of the application process as explained earlier.

I trust that the above information and the revised Town Planning Submission Documentation have addressed your questions adequately. If you require any further information, please do not hesitate to contact the authori.

Yours faithfully



CHRISTINE HAVENGA

ANNEXURE 1:
POWER OF ATTORNEY AND TRUST RESOLUTIONS

FLEURBAAI (PTY) LTD
REGISTRATION NUMBER 1965/000852/07
("the Company")

WRITTEN RESOLUTION OF THE DIRECTORS ON 07 JULY 2021, ADOPTED IN ACCORDANCE WITH THE MEMORANDUM OF INCORPORATION OF THE COMPANY AND THE COMPANIES ACT NO. 71 OF 2008 ("COMPANIES ACT")

RESOLVED THAT

1. POWER OF ATTORNEY: FIRST PLAN TOWN PLANNERS

The company will sign a Power of Attorney to appoint First Plan Town Planners to apply, on behalf of the company, for the rezoning to subdivisional area and a deviation from a council policy, in respect of the following property:

Remainder Farm 1040 Stellenbosch

to en able the property to be developed/used for the following purposes:

Mixed uses, multi-unit residential units, private open spaces, private roads, utility services, agricultural activities and educational.

2. AUTHORISATION

John Conrad Burke, ID number 7911235144087, in his capacity as Chief Operations Officer of the Company be and is hereby authorized and directed from time to time to execute and deliver all documents, agreements or other writings, whether under the corporate seal of the Company or otherwise, as may be necessary or advisable, and to sign for and in the name and on behalf of the Company all such documents and writings and to take all such steps as in his or her opinion may be necessary or advisable for the purpose of giving effect to this resolution, and any documents pertaining to this resolution.

N VAN DER WESTHUIZEN
DIRECTOR

James Mason

JW MASON
DIRECTOR

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY
REGISTERED OWNER'S CONSENT FORM

I/WE FLEURBAAI PTY LTD (Reg No. 1965/000852/07)

Name of Registered Owner

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES):

Remainder Farm 1040 Stellenbosch

HEREBY CERTIFY THAT AUTHORITY HAS BEEN GRANTED TO:

FIRST PLAN CC (Reg no. 2000/002213/23)

TOWN & REGIONAL PLANNERS

Name of Applicant

TO APPLY FOR:

REZONING TO SUBDIVISIONAL AREA AND A DEVIATION FROM A COUNCIL POLICY

IN RESPECT OF THE ABOVE-MENTIONED PROPERTY(IES) TO ENABLE THE PROPERTY(IES) TO BE DEVELOPED/USED FOR THE FOLLOWING PURPOSE(S):

Mixed Uses, Multi-Unit Residential units, Private Open Spaces, Private Roads, Utility Services, Agricultural Activities and Educational

THE UNDERSIGNED THEREFORE NOMINATES, CONSTITUTES AND APPOINTS THE APPLICANT WITH POWER OF SUBSTITUTION TO BE THE REGISTERED OWNER'S LEGAL REPRESENTATIVE/AGENT AND TO ACT IN THE NAME, PLACE AND STEAD OF THE REGISTERED OWNER IN THE ABOVE REGARD. POWER OF ATTORNEY IS ACCORDINGLY HEREBY GRANTED TO THE APPLICANT TO SIGN ALL CORRESPONDENCE IN RESPECT OF MATTERS REFERRED TO ABOVE.

OWNER'S NAME	John Conrad Burke
OWNER'S SIGNATURE	
DATE	07 / 07 / 2021

HELLOSIGN

Audit trail

TITLE	FLEURBAAI - RESOLUTION & POA
FILE NAME	Resolution_...ty) Ltd.pdf and 1 other
DOCUMENT ID	f2d3eb0a57ad4cec6947c1a9f1134105fe75622b
AUDIT TRAIL DATE FORMAT	DD / MM / YYYY
STATUS	• Completed

Document history

SENT	**07 / 07 / 2021** 14:23:34 UTC+2	Sent for signature to Nico van der Westhuizen (nico@foundationcapital.co.za), James Mason (james@kalander.co.za) and Conrad Burke (conrad@foundationcapital.co.za) from marike@finleys.co.za IP: 102.39.53.142
VIEWED	**07 / 07 / 2021** 14:27:34 UTC+2	Viewed by Conrad Burke (conrad@foundationcapital.co.za) IP: 102.39.53.142
SIGNED	**07 / 07 / 2021** 14:27:50 UTC+2	Signed by Conrad Burke (conrad@foundationcapital.co.za) IP: 102.39.53.142
VIEWED	**07 / 07 / 2021** 14:29:57 UTC+2	Viewed by Nico van der Westhuizen (nico@foundationcapital.co.za) IP: 41.13.243.102

HELLOSIGN

Audit trail

TITLE	FLEURBAAI - RESOLUTION & POA
FILE NAME	Resolution_...ty) Ltd.pdf and 1 other
DOCUMENT ID	f2d3eb0a57ad4cec6947c1a9f1134105fe75622b
AUDIT TRAIL DATE FORMAT	DD / MM / YYYY
STATUS	Completed

Document history

SIGNED	**07 / 07 / 2021** 14:30:11 UTC+2	Signed by Nico van der Westhuizen (nico@foundationcapital.co.za) IP: 41.13.243.102
VIEWED	**07 / 07 / 2021** 15:16:37 UTC+2	Viewed by James Mason (james@kalander.co.za) IP: 197.185.117.123
SIGNED	**07 / 07 / 2021** 15:22:27 UTC+2	Signed by James Mason (james@kalander.co.za) IP: 197.185.117.123
COMPLETED	**07 / 07 / 2021** 15:22:27 UTC+2	The document has been completed.

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS

POWER OF ATTORNEY

REGISTERED OWNER'S CONSENT FORM

I/WE Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)

Name of Registered Owner

THE REGISTERED OWNER(S) OF THE FOLLOWING PROPERTY(IES):

Remainder Farm 1480 Stellenbosch, Portion 2 of Farm 374 Stellenbosch and Remainder Portion 2 (a portion of Portion 1) of Farm Valley Lustery Number 371 Stellenbosch

HEREBY CERTIFY THAT AUTHORITY HAS BEEN GRANTED TO:

FIRST PLAN CC (Reg no. 2000/002213/23)

TOWN & REGIONAL PLANNERS

Name of Applicant

TO APPLY FOR:

REZONING TO SUBDIVISIONAL AREA AND A DEVIATION FROM A COUNCIL POLICY

IN RESPECT OF THE ABOVE-MENTIONED PROPERTY(IES) TO ENABLE THE PROPERTY(IES) TO BE DEVELOPED/USED FOR THE FOLLOWING PURPOSE(S):

Mixed Uses, Multi-Unit Residential units, Private Open Spaces, Private Roads, Utility Services, Agricultural Activities and Educational

THE UNDERSIGNED THEREFORE NOMINATES, CONSTITUTES AND APPOINTS THE APPLICANT WITH POWER OF SUBSTITUTION TO BE THE REGISTERED OWNER'S LEGAL REPRESENTATIVE/AGENT AND TO ACT IN THE NAME, PLACE AND STEAD OF THE REGISTERED OWNER IN THE ABOVE REGARD. POWER OF ATTORNEY IS ACCORDINGLY HEREBY GRANTED TO THE APPLICANT TO SIGN ALL CORRESPONDENCE IN RESPECT OF MATTERS REFERRED TO ABOVE.

OWNER'S NAME	A C BLAKE
OWNER'S SIGNATURE	
DATE	6/07/2021

RESOLUTION PASSED AT A MEETING OF TRUSTEES OF THE

AC BLAKE FAMILY TRUST

Registration Number IT 918/1994

HELD AT STELLENBOSCH ON THE 6TH JULY 2021

IT WAS RESOLVED THAT:

1. The Trust in respect of the property(ies) known as :

   REMAINDER FARM 1480 STELLENBOSCH, PORTION 2 OF FARM NO. 374 STELLENBOSCH AND REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM NO. 371 STELLENBOSCH;

   authorise and empowers

   FIRST PLAN CC (Registration No. 2000/002213/23)
   TOWN & REGIONAL PLANNERS

   to apply for rezoning to subdivisional area and a deviation from a council policy in respect of the property(ies) to be developed or used for the following purposes:

   Mixed Uses, Multi-Unit Residential Units, Private Open Spaces, Private Roads, Utility Services, Agricultural Activities And Educational

2. **ANDRIES CHRISTOFFEL BLAKE** in his/her capacity as a Trustee be and is hereby authorised to sign the relevant Power of Attorney and/or document which may be necessary to give effect fo the above.

SIGNED BY ALL THE TRUSTEES

TRUSTEES	SIGNATURES
ANDRIES CHRISTOFFEL BLAKE (Identity no. 540412 5059 088)	
CARIN BLAKE (Identity no. 561106 0062 089)	
PETRUS DANIEL CARINUS CARINUS (Identity no. 570219 5099 086)	

ANNEXURE 2:
LAND-USE APPLICATION

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/
SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	**Christine**				
Surname	**Havenga**				
Company name *(if applicable)*	**First Plan Town and Regional Planners**				
Postal Address	**P O Box 15865**				
	Panorama			Postal Code	**7506**
Email	**christine.havenga@firstplan.co.za**				
Tel	**021 930 7148**	Fax		Cell	**073 1951 040**

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*

Registered owner(s)	▪ **Farm Number 1480 – Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)** ▪ **Remainder Farm Number 1040 - FLEURBAAI PTY LTD (Reg No. 1965/000852/07)** ▪ **Ptn 2 Farm Number 374 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)** ▪ **Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)**				
Physical address	**Adjacent to the R44, Stellenbosch. Between Die Boord and Techno Park**				
				Postal code	**7600**
E-mail	**Conrad@foundationcapital.co.za**				
Tel		Fax	**021 930 7210**	Cell	**827771228**

PART C: PROPERTY DETAILS *(in accordance with title deed)*

Farm No.	1040	**Portion(s) if Farm**	Remainder	**Allotment area**	Stellenbosch
Farm No.	1480	**Portion(s) if Farm**	Remainder	**Allotment area**	Stellenbosch
Farm No.	374	**Portion(s) if Farm**	2	**Allotment area**	Stellenbosch
Farm No.	371	**Portion(s)**	2	**Allotment**	Stellenbosch

		if Farm		**area**	
Physical Address	**Adjacent to R44**				
Current Zoning	**Rural and Agricultural**	Extent	• **Remainder Farm 1040, Stellenbosch - 70.9579 ha** • **Remainder Farm 1480, Stellenbosch - 108.84 ha** • **Portion 2 Of Farm 374, Stellenbosch – 0.96 ha** • **Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery, 371 Stellenbosch – 0.9 ha**	Are there existing buildings?	**Yes** / N
Applicable Zoning Scheme	**Stellenbosch Integrated Zoning Scheme**				
Current Land Use	**Agriculture and vacant land with historical farm yard**				
Title Deed number and date	T	• **Farm Fleurbaai No. 1040, Stellenbosch – T2011/1966** • **Farm Libertas No. 1480, Stellenbosch – T21113/2007** • **Portion 2 Of Farm 374, Stellenbosch – T50628/1994** • **Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 – T50628/1994**			
Attached Conveyance's Certificate	Y	**No**	Any Restrictions i.t.o. the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate		
Are the restrictive conditions in favour of a third party(ies)?	Y	**No**	If Yes, list the party(ies):		
Is the property encumbered by a bond?	Y	**No**	If Yes, list the bondholder(s):		
Is the property owned by Council?	Y	**No**	If Yes, kindly attach a power of attorney from the Manager Property Management		
Is the building	Y	N	Is the building	**YES** / N	Is the application **YES** / N If Yes, kindly

located within the historical core?			older than 60 years?			triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)[1]			indicate which section are triggered and attached the relevant permit if applicable. **Section 38 An HIA will be submitted to HWC**	

Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	**No**	If yes, is this application to legalize the building / land use[2]?	Y	**No**
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	**No**	Are there any land claim(s) registered on the subject property(ies)?	Y	**No**

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	**YES**	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	**YES**	N	If yes, please attach the written feedback received.

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE

APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)

Tick	Type of application: ***Cost are obtainable from the Council Approved tariffs***
X	15(2)(a) rezoning of Land
	15(2)(b) a permanent departure from the development parameters of the zoning scheme
	15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement
	15(2)(e) a consolidation of land that is not exempted in terms of section 24
	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit
	15(2)(g) a permission required in terms of the zoning scheme
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram
	15(2)(l) a permission required in terms of a condition of approval
	15(2)(m) a determination of a zoning
	15(2)(n) a closure of a public place or part thereof
	15(2)(o) a consent use contemplated in the zoning scheme
	15(2)(p) an occasional use of land
	15(2)(q) to disestablish a home owner's association
	15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services

[1] All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

[2] No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

	15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building
	15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

OTHER APPLICATIONS

X	Deviation from Council Policies/By-laws	R
	Consent / Permission required in terms of a title deed	R
	Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
	Other (specify): _____	R
	TOTAL A:	**R**

PRESCRIBED NOTICE AND FEES** *(for completion and use by official)*

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); *Provincial Gazette*; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	*Provincial Gazette*	R
	INTEGRATED PROCEDURES	T.B.C	R
		TOTAL B:	**R**
		TOTAL APPLICATION FEES* (TOTAL A + B)	**R**

**** The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.***

***** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.***

BANKING DETAILS

Account Holder Name:	Stellenbosch Municipality
Bank:	FIRST NATIONAL BANK (FNB)
Branch no.:	210554
Account no.:	62869253684
Payment reference:	LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	**FLEURBAAI PTY LTD (Reg No. 1965/000852/07)**
Postal Address	**Office 101, 1st floor Oude Bank Building, Church Street, Stellenbosch**
Vat Number (where applicable)	**4950281651**

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent/Conditional Use/Special Development To permit..... in terms of Section.....of the.....Zoning Scheme Regulations						
	Other (please specify)	_____ _____ _____					

Brief description of proposed development / intent of application:

An application in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the Rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 Of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate Mixed Uses, Multi-Unit Residential units, Private Open Spaces, Private Roads, Utility Services and Agricultural Activities and Educational.

An application for a Deviation from a Council Policy to allow development outside the urban edge as shown in the Stellenbosch Municipal Spatial Development Framework, 2019

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

YES	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)
YES	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned
YES	N	Written motivation pertaining to the need and desirability of the proposal		**YES**	N	S.G. diagram / General plan extract (A4 or A3 only)

YES	N	Locality plan (A4 or A3 only) to scale			Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale		
YES	N	Proposed subdivision plan (A4 or A3 only) to scale			Y	N	Proof of agreement or permission for required servitude		
Y	N	Proof of payment of application fees			**YES**	N	Proof of registered ownership **(Full copy of the title deed)**		
YES	N	Conveyancer's certificate			Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)		
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale		**YES**	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale	
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale						
YES	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale	
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent	
YES	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)		**YES**	N	N/A	Services Report or indication of all municipal services / registered servitudes	
Y	N	N/A	Copy of original approval and conditions of approval		Y	N	N/A	Proof of failure of Home owner's association	
Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	
YES	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify)	

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

YES	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989)		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
YES	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y	N/A	National Water Act, 1998 (Act 36 of 1998)

Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		Y	N/A	Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. *That the information contained in this application form and accompanying documentation is complete and correct.*
2. *I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.*
3. *I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.*
4. *Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.*
5. *I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.*
6. *I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.*
7. *It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.*
8. *The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.*
9. *Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.*
10. *The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.*
11. *Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.*
12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.*
13. *A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*
14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*

Applicant's signature:		Date:	**1 July 2021**
Full name:	**Christine Havenga**		
Professional capacity:	**Professional Town Planner A945/1997**		

FOR OFFICE USE ONLY

Date received: _____	Name and Stamp
Received By: _____	

ANNEXURE 3:
PRE-APPLICATION SCRUTINY FORM

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PRE-APPLICATION SCRUTINY FORM

1. *This Land Use Pre-Application Scrutiny Form must be submitted prior to the submission of any Land Use and Land Development application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015 (SLUPB).*
2. *Relevant documents can be accessed at: https://stellenbosch.gov.za/planning-portal/*
3. *The applicant will receive feedback per e-mail following a weekly internal technical discussion on the pre-application scrutiny submission.*
4. *A pre-application consultation meeting may be required in terms of Section 37 of the said Bylaw on receipt and consideration of this Pre-Application Scrutiny.*

PART A: APPLICANT, OWNERSHIP & PROPERTY PARTICULARS

Applicant Name	First Plan Town and Regional Planners
E-Mail Address	christine.havenga@firstplan.co.za
Tel/ Cell Number	073 1951 040
Registered Owner	▪ Farm Number 1480 – Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) ▪ Remainder Farm Number 1040 - FLEURBAAI PTY LTD (Reg No. 1965/000852/07) ▪ Ptn 2 Farm Number 374 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994) ▪ Remainder Portion 2 (A portion of portion 1) of Farm Valley Lustery Number 371 - Die Trustees indertyd van die AC Blake Familietrust (IT 918/1994)
Property Description (Erf / Farm Number)	• Remainder Farm 1040, Stellenbosch • Remainder Farm 1480, Stellenbosch • Portion 2 Of Farm 374, Stellenbosch • Portion 2 Of Farm 371, Stellenbosch

Physical / Street Address	Adjacent to the R44, Stellenbosch
Suburb & Town	Stellenbosch
Current Zoning	Agriculture and Rural Zone
Current Land Use Activities / Buildings	Agriculture and vacant land with historical farm yard

Are there existing buildings on the subject property(ies)?	(Yes)	No
Are there any existing unauthorized buildings and/or land use on the subject property(ies)?	Yes	(No)
If yes, is this application to legalize the building/ land use?	Yes	(No)
Are there any pending court case(s)/ order(s) relating to the subject property(ies)?	Yes	(No)
Is the property located in a heritage area or contains any heritage significant buildings?	(Yes)	No
Does the property fall inside the urban edge?	Yes	(No)

PART B: APPLICATION

1. WHAT LAND USE PLANNING APPLICATIONS ARE REQUIRED IN TERMS OF SECTION 15(2) OF THE SLUPB?

s15 (2)(a)	(Rezoning)	s15 (2)(f)	Removal / Suspension Amendment of restrictive conditions	1	Permission in terms of condition of approval	s15 (2)(q)	Disestablishment of HOA
s15 (2)(b)	Permanent Departure	s15 (2)(g)	Permission in terms of zoning scheme		Determination of a zoning	s15 (2)(r)	Rectify failure by HOA
s15 (2)(c)	Temporary Departure	s15 (2)(h)	Amendment of condition(s) of approval		Closure of a public place	s15 (2)(s)	Permission required for the reconstruction of a building
s15 (2)(d)	Subdivision	s15 (2)(i)	Extension of validity period of approval	2	Consent use		Other:

s15 (2)(a)	Consolidation	s15 (2)(b)	Amendment / cancelation of approved subdivision plan	s15 (2)(c)	Occasional use		Other: Deviation from a Council Policy

OTHER		s17 ZSBL	Technical Approval	24(2) SLUPB	Exemption	Title Deed	Title Deed consent / permissions

Details of the Proposal: (Brief description of development proposal. List expected land use activities. Short motivation of intended land use. Detail planned outcome. If change of zoning is required, list which zoning is applied for. Describe additional use planned for. List type of consent use applied for.)

- An application in terms of Section 15(2)(a) of the Stellenbosch Municipality: Land Use Planning By-Law, 2015 for the Rezoning of Remainder Farm 1040, Remainder Farm 1480, Portion 2 Of Farm 374, and Portion 2 of Farm 371, Stellenbosch from Agriculture and Rural Zone to Subdivisional Area to accommodate Mixed Uses, Multi-Unit Residential units, Private Open Spaces, Private Roads, Utility Services and Agricultural Activities and Educational.

- An application for a Deviation from a Council Policy to allow development outside the urban edge as shown in the Stellenbosch Municipal Spatial Development Framework, 2019

The development proposal makes provision for 4 Precincts as per the underneath Table and plan:

→ ***Table 2:-Summary of the components of the proposed development***¶

Precinct A	
Category	**Total**
Housing	724 units
Retail/office	10 666 m²
Cultural/Institutional	9408 m²
Precinct B	
Category	**Total**
Housing	510 units
Retail/Office	1 472 m²
Cultural/Institutional	To be confirmed
Precinct C	
Category	**Total**
Housing	7 units
Retail/office	To be confirmed
Cultural/Institutional	To be confirmed
Precinct D	
Category	**Total**
Housing	0 units
Retail/office	1 000 m²
Cultural/Institutional	To be confirmed
Remainder Farm¶	
Housing	2
Retail/Office	0
Cultural/Institutional	0
Agricultural	1.4 ha
TOTALS¶	
Category	**Total**
Housing	1 241 units
Retail/Office	13 138 m²
Cultural/Institutional	9 408 m²
Agricultural	135.1ha

2. RELEVANCE OF ANY PLANNING LEGISLATION/ POLICIES AND PLANS

RELEVANT PLANNING CONSIDERATIONS		
(a) Are any Municipal plans/policies/guidelines, or any restrictive title conditions, or other legislation / authorizations applicable to the application, and if yes, is the proposal consistent/ compliant with such?	**Yes**	**No**
		X
Details with reference to applicable plans/ policies/ guidelines: Stellenbosch Spatial Development Framework Stellenbosch Draft Conservation Management Plan and Heritage Inventory		
(b) Does the proposal require the following additional infrastructure / services? e.g. electricity; water; sewerage; road network; other?	**YES**	**NO**
	X	
Details on required infrastructure: **A Civil Engineering and Electrical Engineering Services Capacity Report are submitted with the application**		
(c) Does the development proposal include the provision of residential units, and if so, what is the target market re: range in income bracket/ selling price or rental for the units?	**YES**	**NO**
	X	
Details on target market: Provision is made for 1 241 units of a medium density, non-suburban type. These units will be distributed within three precincts A, B and C. These are interspersed with other uses. The units are predominantly duplex, simplex or triplex type arranged in groups found in Precincts A and B or of a low-rise medium density type/multi residential (3-4 storeys) found in precincts A and B. These types totalling 1215 units from a total of 1241 units or 97.9% will range from 50 – 100 m² GBA at an average		

of 70 m² GBA per unit. The balance (± 26 units or 2.1%) will be accommodated in precincts A and C and will be larger Single Residential units. The target price for the 1 241 smaller units at an average of 70 m² GBA/ unit will average R2 million at current market value and the 26 units (2.1% of the total) at an average of 350 m² GBA will average at a market value between R4 and R 12 million.

(d) **In addressing the SPLUMA principle of Spatial Justice and as it relates to prescripts on the provision of inclusionary housing, how will this development proposal target affordable market segments?**	**YES**	**NO**
	X	

Details on inclusionary housing provision:

Irrespective of the absence of an approved Inclusionary Housing Policy by the Stellenbosch Municipality, our client recognizes the general need for inclusionary housing in an attempt to uplift and empower previously disadvantaged individuals and/or families. In their endeavours to contribute to such efforts, it is their goal to formalise land tenure to families within the existing informal farm village on the subject property. Tenure options will be negotiated with the relevant families and the outcome and provisions to be agreed, will form part of the final subdivision applications still to be submitted and approved by the various authorities.

PART C: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF PRE-APPLICATION SCRUTINY

The following minimum documentation **must** be attached to this pre-application scrutiny form:

1. **Locality plan**
2. **Layout Plan of proposal** (e.g. copy of existing building plan, indicating proposal on site plan, etc.)
3. **Full copy of the title deed or Conveyance Certificate**

Note:

- The Municipality may request any other information deemed necessary for the purpose of this pre-application scrutiny.
- If an incomplete pre-application scrutiny form or the required minimum supporting documents are not submitted the pre-application scrutiny form will not be accepted by the Municipality.

DECLARATION:

I hereby confirm that the information contained in this pre-application scrutiny form and accompanying documentation is complete and accurate.

Applicant's signature: _____ Date: 30 June 2021

FOR OFFICE USE:

Municipal Stamp

Received by: _____

Date: _____

DETERMINATION BY AUTHORISED OFFICIAL

Additional Information		Pre-Application Consultation		Application Ready	

Sign: **Date:**

APPLICANT INFORMED BY RESPONSIBLE OFFICIAL

Sign: **Date:**

ANNEXURE 4:
LOCALITY PLAN

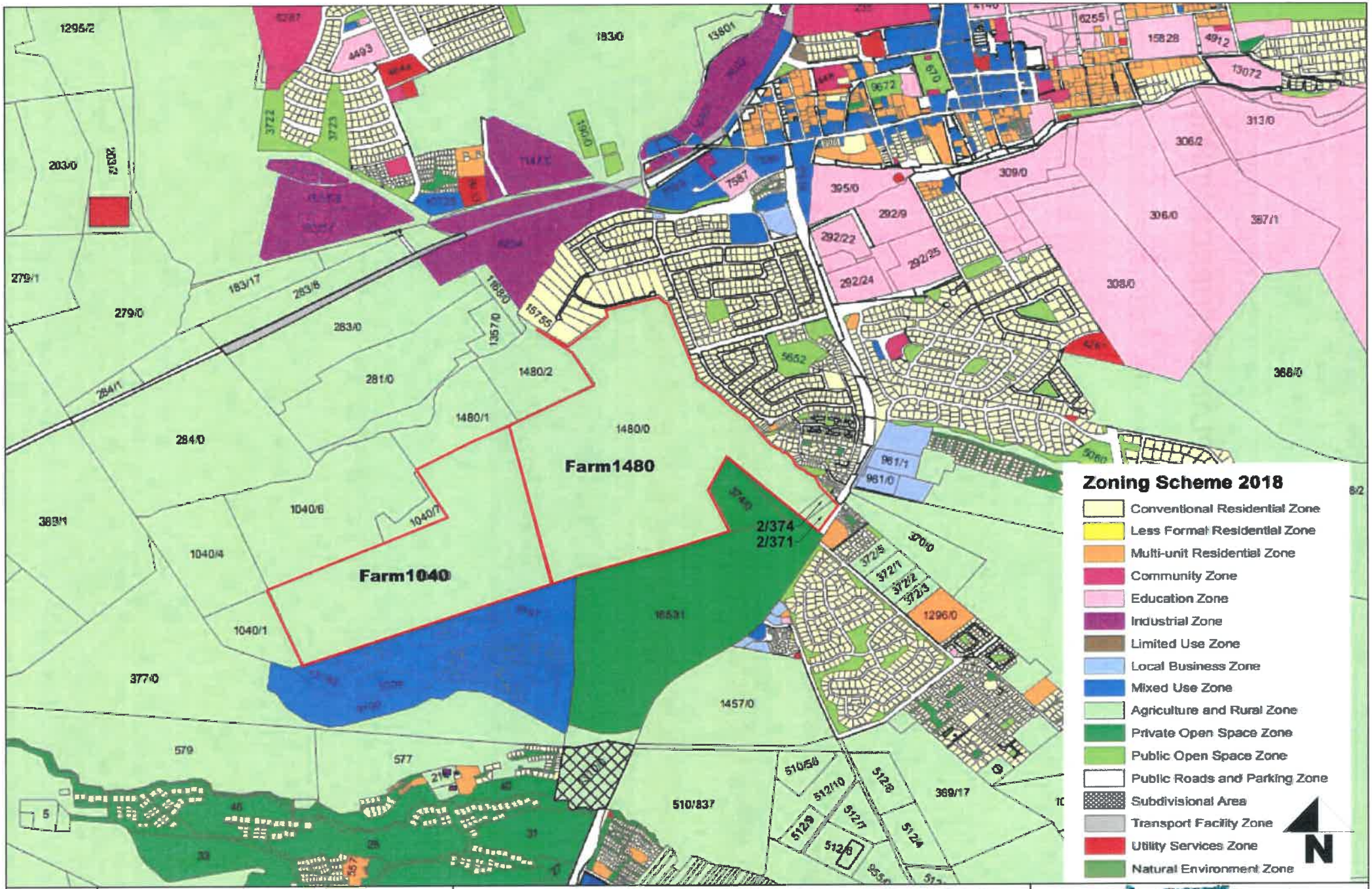
SCALE	Not to scale	FILE NR	FP/1020/991
DATE	June 2021	ANNEX	4
CLIENT	Fleurbaai (Pty) Ltd.		

LOCALITY PLAN

Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 371 & Portion 2 of Farm 374 - Stellenbosch

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

ANNEXURE 5:
ZONING PLAN OF SURROUNDING



SCALE	Not to scale	FILE NR	FP/1020/991
DATE	June 2021	ANNEX	5
CLIENT	Fleurbaai (Pty) Ltd.		

ZONING PLAN OF SURROUNDING AREAS

Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 371 & Portion 2 of Farm 374 - Stellenbosch

FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

ANNEXURE 6:
LAND USE PLAN

SCALE	Not to scale	FILE NR	FP/1020/991
DATE	June 2021	ANNEX	6
CLIENT	Fleurbaai (Pty) Ltd.		

LAND USE PLAN OF SURROUNDING AREAS

Remainder Farm 1040, Remainder Farm 1480, Portion 2 of Farm 371 & Portion 2 of Farm 374 - Stellenbosch

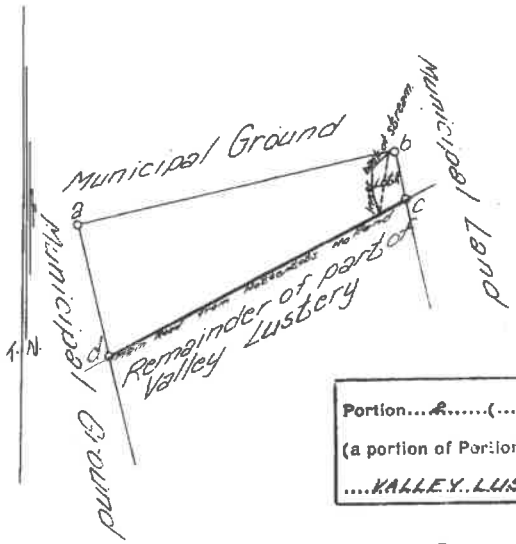
FIRST PLAN TOWN PLANNERS STADSBEPLANNERS
+27 (21) 930-7183 | info@firstplan.co.za | www.firstplan.co.za

ANNEXURE 7:
DIAGRAMS

S.G. Dgm. No. 562/1898. No. 562/1898.

The numerical data of this diagram are sufficiently consistent.
(Sgd) J.J. Bosman.
Examiner.

Sides. C.R.	
ab	50 . 00
bc	7 . 71
cd	51 . 76
da	21 - 10
Angles.	
a	90 . 00 . 00
b	90 . 00 . 00
c	104 : 59 . 30
d	75 · 00 . 30



Portion...A.....(.....)
(a portion of Portion.....) of the farm
....VALLEY LUSTERY.....No...370....

Scale: 20 Cape Roods - 1 Inch.

*Now known as Portion 2 of the farm Valley Lustery.

The above diagram a.b.c.d. represents 1 Mgr. 120 Sq.Roods of land, situated in the Division of Stellenbosch being portion of the part of the Freehold Farm Valley Lustery, transferred to Jacobus Johannes Delport on the 22nd October, 1874.

Bounded NE by Municipal Ground.
NW " Municipal Ground.
SW " Municipal Ground.
SE " Remainder of part of Valley Lustery.

Framed from actual survey by me,
(Sgd) H.E. Tindall.
Govt. Land Surveyor.
Nov., 1897.

Copied from the diagram relating to
Transfer.....Title Deed No....2234.....
dated.....24th March, 1898.....in favour of
.....Paul J.A. Roux.....
.....
for SURVEYOR-GENERAL,
7 APR 1955 CAPE TOWN.

Sh BH 8 DC 5 W S 3

For list of deductions see back of diagram

KN. 21/2.
C
A.V.L.

KANTOORAFSKRIF
OFFICE COPY

L. G. No. 7838/54

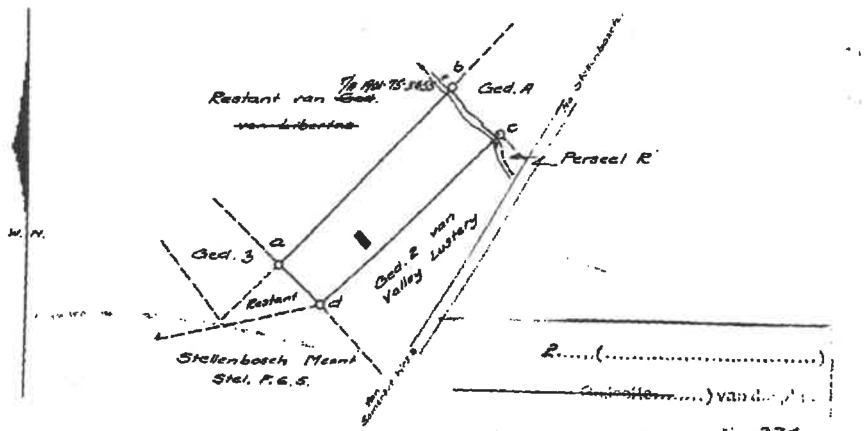
SYE Kaapse Voet		RIGTINGS-HOEKE	STELSEL Lo 19° KOORDINATE	y	x
				−	+ 11900000
ab	607.5	225.07.50	a	+ 43132.0	+ 37945.5
bc	165.3	317.03.30	b	+ 42701.5	+ 37516.9
cd	599.8	46.47.50	c	+ 42588.9	+ 37637.9
da	147.8	134.12.30	d	+ 43026.1	+ 38048.5
bx	10.0	45.07.50			
cy	12.0	46.47.50			

Goedgekeur.

Landmeter-generaal.
1-9-54.

Bakenbeskrywing.

a : Ingeplante klip wat 12" uitsteek.
d : Ingeplante klip wat 18" uitsteek.
b : Platysterpen wat 12" uitsteek.
c : Ysterpaal wat 12" uitsteek.



Skaal 1 : 4000.

Die figuur a x Regteroewer van Stroom y d

stel 1.0732 Morg *grond voor, synde*

GEDEELTE 2 van die plaas Perseel Nr.LV

geleë in die Afdeling en Munisipaliteit Stellenbosch
Provinsie Kaap die Goeie Hoop

Opgemeet in Junie 1947 en Mei 1954 *deur my*

Landmeter.

Hierdie kaart is geheg T/A. 5486/1955 *Registrateur van Aktes.*	*Die oorspronklike kaart is* No.1700/1907 *geheg aan* G/B. Stel. F. 8.7.	*Lêer No.* S 12134/5. *M.S. No.* E. 1830/54. *Graadvel:* BH-8D CB. BH-8DC/WS 3 KV. 374/2.

C

OFFICE COPY
KANTOOR AFSKRIF

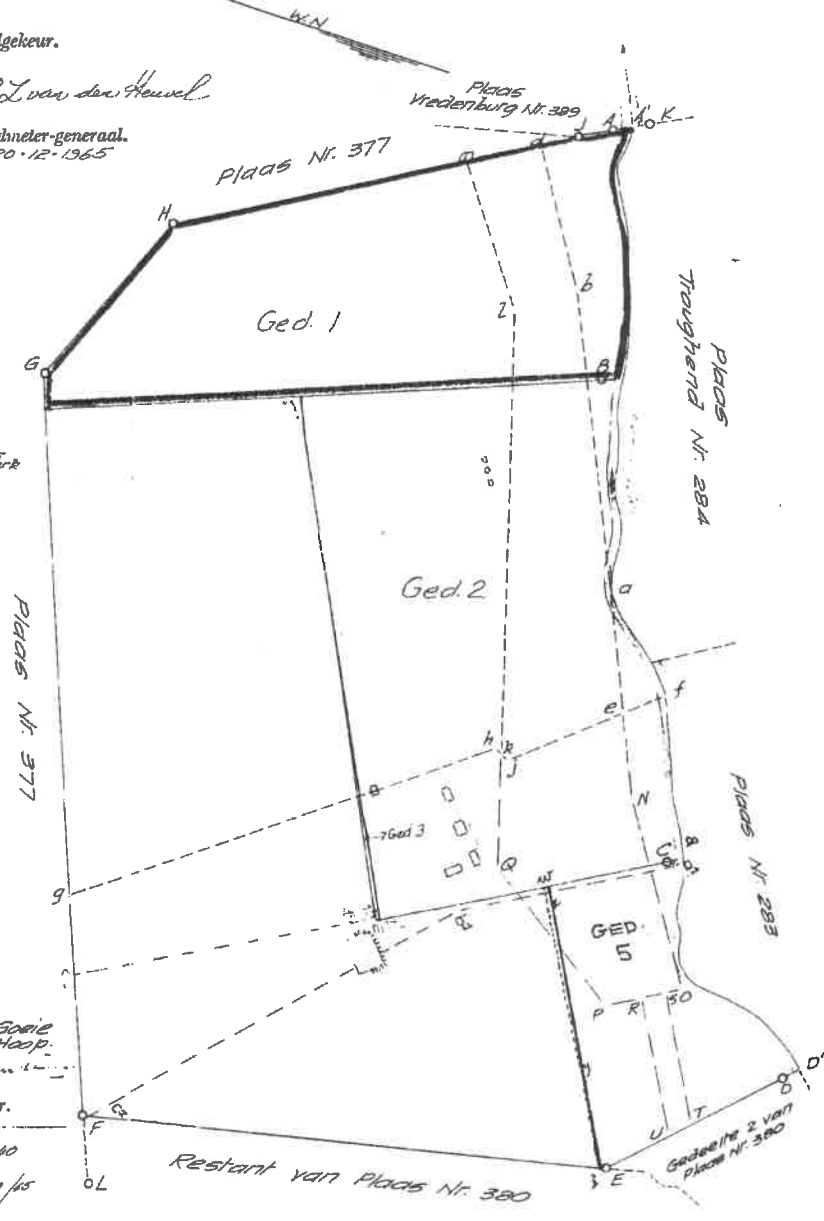
L.G. No. 11561/65

SYE Kaapse Voet		RIGTINGS	KO-ORDINATE			AMP. BEN.
				y	Stelsel Lº 19º	
			Kon.	0·0	+11900000·0	
AB	1310·6	254. 24. 30	A	+52399·1	+38085·0	
BC	2571·6	243. 55. 50	B	+51136·7	+37732·7	
CD	1307·0	223. 47. 50	C	+48826·7	+36602·6	
DE	1050·0	315. 24. 40	D	+47922·1	+35659·2	
EF	2766·7	347. 35. 10	E	+47185·0	+36407·0	
FG	3920·7	68. 45. 00	F	+46590·2	+39109·0	
GH	1041·2	112. 29. 10	G	+50244·3	+40530·0	
HJ	2189·0	149. 37. 00	H	+51206·3	+40131·8	
JA	180·0	151. 36. 40	J	+52313·5	+38243·4	
AK	198·0	151. 36. 40	K	+52493·2	+37910·9	
FL	365·5	248. 45. 00	L	+46249·5	+38976·5	
AA'		151. 36. 40				
DD'		135. 24. 40				
		Stel. 4	△	+56215·8	+29542·9	
		Stel. 5	△	+67670·2	+41638·4	

Goedgekeur.

P.A.L. van den Heuvel

Landmeter-generaal.
20·12·1965



Beskrywing van Bakens:

A.H = 4' Spoorstaaf wat 12" uitsteek.
B.C.D.E.F = Ingeplante klip 4'6" lank wat 18" uitsteek met kruis gemerk
G.K = Ingeplante klip 18" hoog.
J = Ysterpaal in ronde betonbaken 18" hoog.
L = Groot ingeplante klip 3' hoog.

1. Figuur A' middel van Eersterivier a.b.d.J wat die plaas Nr. 382, voorstel, Kaart Nr. 3023/59 geheg aan G/B Stel. Q. 4-43.
2. Figuur a middel van Eersterivier f.e wat die plaas Nr. 381, voorstel, Kaart Nr. 3022/59 geheg aan G/B Stel. Q. 4-43.
3. Figuur f middel van Eersterivier D'.E.F.g.h.j wat Restant van Gedeelte 1 van die plaas Nr. 380, voorstel, Kaart Nr. 879/1895 geheg aan T/A 1895-66-5318.
4. Figuur d.b.e.j.k.l.m wat Restant van Gedeelte 1 van die plaas Fleur Baay Nr. 378, voorstel, Kaart Nr. 7/1736 geheg aan T/A 1736-1-166.
5. Figuur m.l.k.h.g.G.H wat Restant van die plaas Nr. 379, voorstel, Kaart Nr. 3021/59 geheg aan G/B Stel. Q. 4-43.

Die figure eNOPQkj, dbejklm en RSTU stel Eiendomsgrond voor.

Skaal 1: 7500

Die figuur A' middel van Eersterivier D'E.F. G.H.J

stel voor 182·3000 morg grond, synde

Die plaas Fleurbaai No. 1040

~~van die plaas~~ soos hierbo aangewys

geleë in

Administratiewe Distrik Stellenbosch, Provinsie Kaap die Goeie Hoop.

Opgemeet in Oktober 1965 deur my

[signature]

Landmeter.

Hierdie kaart is geheg aan	Die oorspronklike kaart is	
S.V.T. No. 2011/1966	~~No.~~ soos in die beskrywing aangehaal.	l.êer No. Stel. 1040
gedateer	Transport/Grondbrief	M.S. No. E 849/65
i.g.o.	No.	Komp. BH-8DCB
Registrateur van Aktes.		Alg. Plan BH-8DC/W42(63T)

S.P.C.F.

1040

						Restant Plaas
E2669/65	11559/65	Gedeelte 1		35·8000 Morg	2012/1966	~~98 432~~
—"—	11560/65	" 2		50·0679 "	2013/1966	
E101/68	304/1968	" 3		3687sm	13012/76	
E2772/05	6173/2005	Gedeelte 5		11,2726 ha	21111/07	

SERWITUTE/MUURKONTRAKGEBIEDE				
MEETSTUKKE	KAARTNO.	BESKRYWING	AKTE	OPARAFEER
E1466/92	4759/92	Die lyn wysz stel die Noordelike grens van n Serwit uut pad, 9m wyd voor.	K557/95	
E 1026/96	2927/1996	Die lyn aangetoon stel voor die middellyn vann Pyplynservituut 6m wyd	K1087/96	
E1467/2013	3069/2013	[illegible]		

FILED AS PLAN NO. 6174/2005

The figure A middle of Eerste River [illegible] right bank of stream [illegible] represents 130,7970 hectares of land, being

FARM NO. 1480 and comprises 1. to 5. as below

Situate in the Stellenbosch Municipality
Administrative District of Stellenbosch
Compiled in October 2005
By [illegible]

Province of Western Cape

PLS 0098 D P Burger Pr Land Surveyor

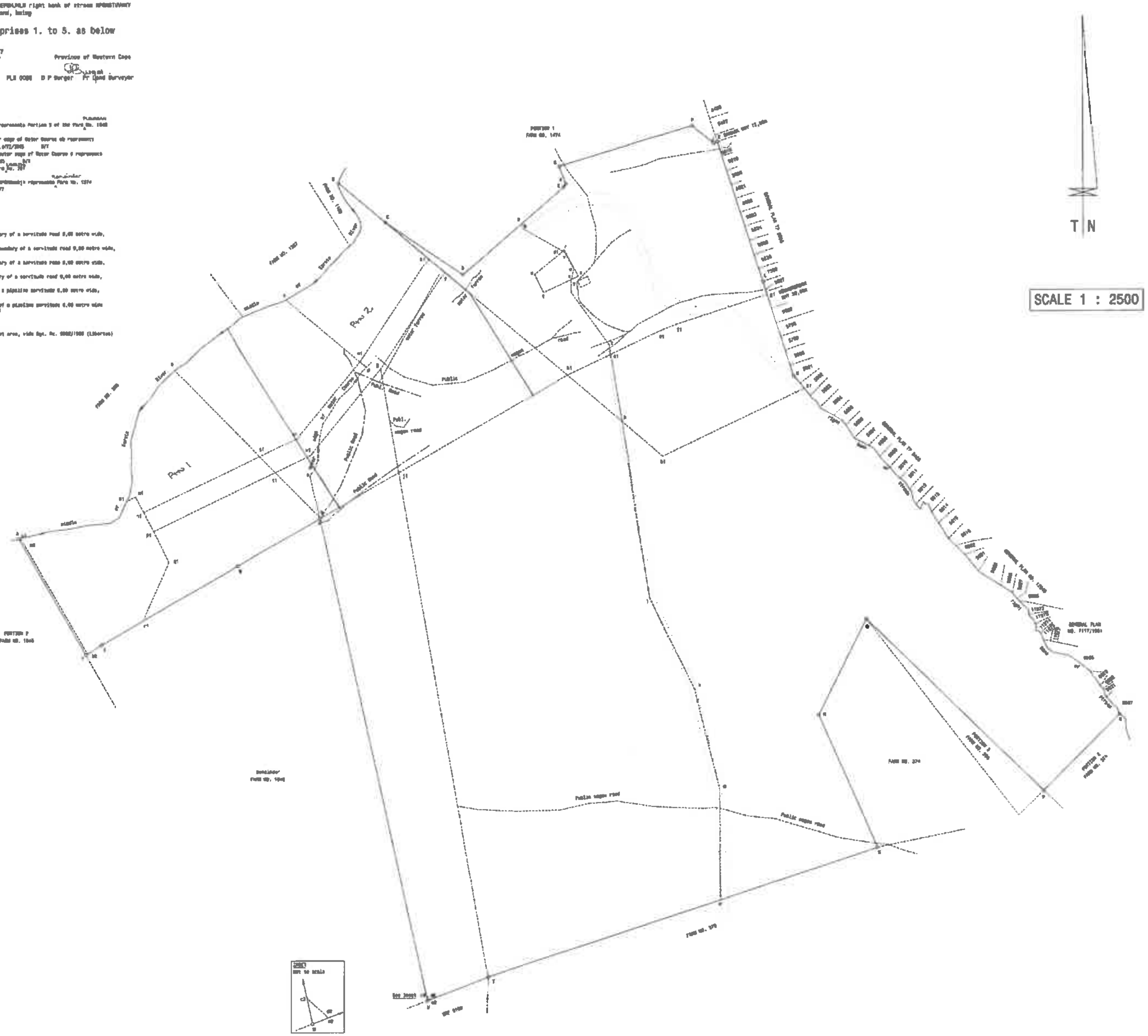
Components:

1. The figure A middle of Eerste River [illegible] represents Portion [illegible] of the Farm No. [illegible] vide Dgm. No. [illegible]/2005 D/T
2. The figure [illegible] middle of Eerste River [illegible] water edge of Water Course [illegible] represents Portion [illegible] of the Farm No. [illegible], vide Dgm. No. [illegible]/2005 D/T
3. The figure [illegible] middle of Eerste River [illegible] water edge of Water Course [illegible] represents Remainder Farm No. [illegible], vide Dgm. No. [illegible]/2005 D/T
4. The figure [illegible] represents Remainder Farm No. [illegible] vide Dgm. No. [illegible]/2005 D/T
5. The figure [illegible] right bank of stream [illegible] represents Farm No. [illegible] vide Dgm. No. [illegible], D/T [illegible]

Servitude notes:

1. The line [illegible] represents the northern boundary of a servitude road [illegible] metre wide, vide Diagram No. [illegible], D/T [illegible]
2. The line [illegible] represents the northern boundary of a servitude road [illegible] metre wide, vide Diagram No. [illegible], D/T [illegible]
3. The line [illegible] represents the northern boundary of a servitude road [illegible] metre wide, vide Diagram No. [illegible], D/T [illegible]
4. The line [illegible] represents the northern boundary of a servitude road [illegible] metre wide, vide Diagram No. [illegible], D/T [illegible]
5. The line [illegible] represents the centre line of a pipeline servitude [illegible] metre wide, vide Diagram No. [illegible], D/T [illegible]
6. The lines [illegible] represent the centre line of a pipeline servitude [illegible] metre wide vide Diagram No. [illegible], D/T [illegible]

Note:
The figure [illegible] represents a Historical Monument area, vide Dgm. No. [illegible] (Libertas)



SCALE 1 : 2500

S.G. No.
6174/2005
Approved.
for
Surveyor - General
Date : 2005-12-13

The following deductions have been made from this diagram

Survey Record	Diagram No.	Subdivision	Area	Transfer No.	Initials	Remainder
[illegible]	[illegible]	Ptn. 1	[illegible]	[illegible]		
[illegible]	[illegible]	Ptn. 2	[illegible]	[illegible]		

SERVITUDE & LEASEHOLD AREA

Survey Record	Diagram No.	Description	Deed	Initials

This diagram is annexed to No. [illegible] Dated i.f.o. Registrar of Deeds	The original diagram are as quoted above	File No. STEL [illegible] S.G. No. Compiled Comp. [illegible] LPI C0670000

6174/2005

Diagram filed as Plan

DUMMY TRIPLICATE

Designation	**Farm 1480**
Dgm nr	**6174/2005**
Admin. District	**Stellenbosch**

FILED AS

PLAN No. 6174/2005

Farm 1480 Stellenbosch

ANNEXURE 8:
COMBINED TITLE DEEDS

EVS/TRF/BLAKE.BLAKE

14

Van der Spuy
en Vennote
Tel: 419 3622

Opgestel deur my,

Transportbesorger
A LOUW

VIR ENDOSSEMENTE SIEN BLADSY
FOR ENDORSEMENTS SEE PAGE 15

22/7/94

T 50628 94

TRANSPORTAKTE

Hiermee word bekend gemaak dat

~~ANDRE GERHARD VAN DER SPUY~~ ANNECKE LOUW

Transportbesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n Volmag ten gunste van hom verly te STELLENBOSCH op die 20ste dag van JUNIE 1994 deur.-

ANDRIES CHRISTOFFEL BLAKE
IDENTITEITSNOMMER: 540412 5059 00 5
GETROUD BUITE GEMEENSKAP VAN GOED

EN DIE KOMPARANT ALDUS GEMAGTIG HET VERKLAAR DAT:

NADEMAAL/...

Para 3

ENDOSSEMENT KRAGTENS ARTIKEL 44 VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECTION 44 OF ACT 47 OF 1937
HEROPGEMEET	RESURVEYED
DIAGRAMNOMMER 6170/2005	DIAGRAM NUMBER
NOU/NOW 45, 2401	HA/HA
BO 0023260 2007	
20 MAR 2007	REGISTRATEUR/REGISTRAR

Para 3
Para 4 : Rest

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK CERTIFICATE OF CONSOLIDATED TITLE ISSUED	
NOU BEKEND AS Die Plaas Nr. 1480 = 136,7970 HA NOW KNOWN AS	
T 0021113 / 2007	
20 MAR 2007	REGISTRATEUR/REGISTRAR

NADEMAAL die hiernagemelde eiendom verkoop is aan die hiernagemelde Transportnemer op 20 JUNIE 1994.

NOU DERHALWE sedeer en transporteer die gemelde Komparant, in sy hoedanigheid voormeld, hiermee in volkome en vrye eiendom aan en ten gunste van:-

DIE TRUSTEES INDERTYD VAN DIE
A C BLAKE FAMILIETRUST
NR T 918/1994

Hul Opvolgers in Titel of Gemagtigdes

1. **GEDEELTE 2 VAN DIE PLAAS NR 374**
IN DIE AFDELING VAN STELLENBOSCH;

GROOT: **9 192 (NEGEDUISEND EENHONDERD TWEE EN NEGENTIG) vierkante meter;**

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 7338/1954 met 'n Kaart wat daarop betrekking het; en

GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T 5486/1955.

B. **ONDERHEWIG VERDER** aan die voorwaardes gemerk II en III vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Boekbriewe Volume 8 Nr 7) wat soos volg lees:-

" II. That all roads and thoroughfares being or existing on the said land, described in the plan or diagram of the same, shall remain free and uninterrupted; unless the same be closed or altered by competent authority.

III. That all rights to gold, silver and precious stones found or discovered at any time on or in the said land, shall be reserved to the State, together with a right of ingress to and egress from any mines or works undertaken for mining or prospecting purposes by any person or persons authorised by the Minister; but subject always to the provisions of any law for the time being regulating the prospecting and mining for precious stones and minerals."

C. **ONDERHEWIG VERDER** aan die voorwaardes vervat in Grondbrief gedateer 8 Januarie 1908 (Stellenbosch Boekbriewe Volume 8 Nr 7), naamlik:-

" subject, however, to all such Duties and Regulations as are either already or shall in future be established with regard to such lands."

2. **RESTANT VAN DIE PLAAS NR 286 IN DIE AFDELING VAN STELLENBOSCH;**

GROOT: 10,3265 (TIEN komma DRIE TWEE SES VYF) hektaar,

AANVANKLIK OORGEDRA kragtens Grondbrief gedateer 30 Junie 1693 met 'n Kaart wat daarop betrekking het; en
GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T 9218/1935.

B. **ONDERHEWIG AAN** en **GEREGTIG** op die voordele van die voorwaarde gemerk "C" vervat in die Aanhangsel tot Transportakte Nr T 5457/1901, wat soos volg lees:-

" C. Alle water tot het besproeien van de Plaats Libertas zullen gelykelyk worder vordeeld te weten: drie dagen per week, Maandag, Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel van de Plaats Libertas, en drie dagen Donderdag, Vrydag en Zaterdag, voor den eigenaar van het andere deel der plaats. Alle drinkwaters en dam waters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen er drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan."

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 14 Augustus 1974 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" By Notarial Deed of Servitude No K 525/1974 dated 3/7/74 the properties, paras 2 to 6 herein are entitled to (a) a servitude right of waterleading 1 metre wide over Erf 6064 a Portion of Erf 6084 Stellenbosch along the route indicated by the line u',v', v',w', w',x', x',y', on Diagram 9323/1973 annexed to Certificate of Registered Title No T (2) / 1974 registered this day, together with ancilliary rights, as will more fully appear from said Notarial Deeds (B) a temporary right of way over the said Erf 60. "

D. **ONDERHEWIG VERDER** aan die lewenslange vruggebruik in Notariële Akte van Sessie van Vruggebruik Nr K 1138/92 S, ten gunste van

YVONNE GERTRUDE BLAKE
Identiteitsnommer 290711 0034 00 0
Ongetroud

3. **RESTANT VAN DIE PLAAS LIBERTAS NR 291 IN DIE AFDELING VAN STELLENBOSCH;**

GROOT: **44,7013 (VIER EN VEERTIG komma SEWE NUL EEN DRIE) Hektaar;**

AANVANKLIK OORGEDRA kragtens Erfpag Grondbrief gedateer 1 Augustus 1822 met 'n Kaart wat daarop betrekking het; en
GEHOU *kragtens Transportakte Nr T 68793/1992.*

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T 9218/1935.

B. **ONDERHEWIG VERDER** aan en **GEREGTIG** op die voordele van die voorwaarde gemerk "C" vervat in die Aanhangsel tot Transportakte Nr T 5457/1901, soos

" C. Alle water tot het besproeien van de Plaats Libertas zullen gelykelyk worder vordeeld te weten: drie dagen per week, Maandag, Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel van de Plaats Libertas, en drie dagen Donderdag, Vrydag en Zaterdag, voor den eigenaar van het andere deel der plaats. Alle drinkwaters en dam waters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen er drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan."

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 14 Augustus 1974 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" By Notarial Deed of Servitude No K 525/1974 dated 3/7/74 the properties, paras 2 to 6 herein are entitled to (a) a servitude right of waterleading 1 metre wide over Erf 6084 a Portion of Erf 6084 Stellenbosch along the route indicated by the line u',v', v',w', w',x', x',y', on Diagram 9323/1973 annexed to Certificate of Registered Title No T (2) / 1974 registered this day, together with ancilliary rights, as will more fully appear from said Notarial Deeds (B) a temporary right of way over the said Erf 6085."

4. **RESTANT VAN DIE PLAAS NR 380**
IN DIE AFDELING VAN STELLENBOSCH;

GROOT: **18,1371 (AGTIEN komma EEN DRIE SEWE EEN) vierkante meter;**

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 44 gedateer 3 Augustus 1863 met 'n Kaart wat daarop betrekking het; en
GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T 9218/1935.

B. **ONDERHEWIG VERDER** aan en **GEREGTIG** op die voordele van die voorwaarde gemerk "C" vervat in die Aanhangsel tot Transportakte Nr T 5457/1901, soos

" C. Alle water tot het besproeien van de Plaats Libertas zullen gelykelyk worder vordeeld te weten: drie dagen per week, Maandag, Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel van de Plaats Libertas, en drie dagen Donderdag, Vrydag en Zaterdag, voor den eigenaar van het andere deel der plaats. Alle drinkwaters en dam waters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen er drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan."

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 14 Augustus 1974 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" By Notarial Deed of Servitude No K 525/1974 dated 3/7/74 the properties, paras 2 to 6 herein are entitled to (a) a servitude right of waterleading 1 metre wide over Erf 6084 a Portion of Erf 6084 Stellenbosch along the route indicated by the line u',v', v',w', w',x', x',y', on Diagram 9323/1973 annexed to Certificate of Registered Title No T (2) / 1974 registered this day, together with ancilliary rights, as will more fully appear from said Notarial Deeds (B) a temporary right of way over the said Erf 6085."

5. **GEDEELTE 2 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS NR 380 IN DIE AFDELING VAN STELLENBOSCH;**

GROOT: **4,3355 (VIER komma DRIE DRIE VYF VYF) Hektaar;**

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 643 gedateer 1 Februarie 1898 met 'n Kaart wat daarop betrekking het; en
GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte nr T 9218/1935.

B. **ONDERHEWIG VERDER** aan en **GEREGTIG** op die voordele van die voorwaarde gemerk "C" vervat in die Aanhangsel tot Transportakte Nr T 5457/1901, soos

" C. Alle water tot het besproeien van de Plaats Libertas zullen gelykelyk worder vordeeld te weten: drie dagen per week, Maandag, Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel van de Plaats Libertas, en drie dagen Donderdag, Vrydag en Zaterdag, voor den eigenaar van het andere deel der plaats. Alle drinkwaters en dam waters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen er drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan."

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 14 Augustus 1974 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" By Notarial Deed of Servitude No K 525/1974 dated 3/7/74 the properties, paras 2 to 6 herein are entitled to (a) a servitude right of waterleading 1 metre wide over Erf 6084 a Portion of Erf 6084 Stellenbosch along the route indicated by the line u',v', v',w', w',x', x',y', on Diagram 9323/1973 annexed to Certificate of Registered Title No T (2) / 1974 registered this day, together with ancilliary rights, as will more fully appear from said Notarial Deeds (B) a temporary right of way over the said Erf 6085."

6. **RESTANT VAN DIE PLAAS NR 295 IN DIE AFDELING VAN STELLENBOSCH;**

GROOT: **61,2114 (EEN EN SESTIG komma TWEE EEN EEN VIER)** Hektaar;

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 5455/1901 met 'n Kaart wat daarop betrekking het; en

GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T 10764/1913.

B. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 14 Augustus 1974 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" By Notarial Deed of Servitude No K 525/1974 dated 3/7/74 the properties, paras 2 to 6 herein are entitled to (a) a servitude right of waterleading 1 metre wide over Erf 6084 a Portion of Erf 6084 Stellenbosch along the route indicated by the line u',v', v',w', w',x', x',y', on Diegram 9323/1973 annexed to Certificate of Registered Title No T (2) / 1974 registered this day, together with ancilliary rights, as will more fully appear from said Notarial Deeds (B) a temporary right of way over the said Erf 6085."

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 15 Oktober 1979 aangebring op Transportakte Nr T 14625/1956, welke endossement soos volg lees:-

" Endorsement in terms of Section 13(3) of Act 28/1969 (National Monuments Act).

In terms of Section 10(1) of Act 28/1969 the H-shaped main dwelling-house, the T-shaped dwelling-house, the stable and cattle kraal; the hens's nests, the old wine cellar, the former slave quarters, the historic cemetary and the new wine cellar on the farmyard of Libertas, situated in the District of Stellenbosch

has been proclaimed a monument by Proclamation No 1965 dated 7/9/1979 as published in Government Gazette of the same date.

For further particulars refer to said Proclamation and minute No RNG 10/2/706. Director N M C on File 24/4/6/16."

7. **RESTANT VAN GEDEELTE 2 ('N GEDEELTE VAN GEDEELTE 1) VAN DIE PLAAS VALLEY LUSTERY NR 371,**
IN DIE AFDELING VAN STELLENBOSCH;

GROOT: **9 807 (NEGEDUISEND AGTHONDERD EN SEWE) vierkante meter;**

AANVANKLIK OORGEDRA kragtens Transportakte Nr T 2234 gedateer 24 Maart 1898 met 'n Kaart wat daarop betrekking het; en
GEHOU kragtens Transportakte Nr T 68793/1992.

A. **ONDERHEWIG** aan sodanige voorwaardes soos na verwys word in Transportakte Nr T 3059/1966.

B. **ONDERHEWIG VERDER** aan en **MET DIE VOORDEEL VAN,** in soverre dit van toepassing is, die spesiale voorwaardes vervat in die Ooreenkoms aangegaan tussen Jacobus Petrus Roux en wyle Jacobus Paul Roux, op 13 Julie 1900, geskep in Akte van Verdelingstransport Nr T 5456/1902, wat soos volg lees:-

" VERDEELING VAN DE PLAATS LIBERTAS

Ooreenkomst getroffen tusschen de tegenwoordige eigenaars de heeren Jacobus Petrus Roux Jacobus Zoon en Jacobus Paul Roux, Paul Zoon te weten.

A De scheidslyn zal beginnen by de Eerste Rivier en zich uitstrekken in een rechte lyn met het pad bekend als den "Binnen wyngaards weg" die ook als scheidslyn en een gezamenlyke weg voor beide partyen dienen zal - tot aan de brug bekend als de Kelder Brug; van daar zal de lyn in een schuinsche richting loopen tot aan de Wilgelaan aan de onderzynde van het damwater voor de voordeur van het groote woonhuis; van daar in een rechte lyn zuid-waarts tot aan het watervat voorts in een schuinsche richting tot aan den ondersten bluegumboom van de drie staande aan de westzyde van het woonhuis van den tweeden ondergetekende Jacobus Paul Roux, Paul Zoon; van daar in een schuinsche richting tot aan het veehek vanwaar de lyn loopen zal met den weg strekkende naar Blauklip tot aan de limieten van de plaats Libertas met inbegrip van de munisipale gronden.

B Geen der eigenaars zal het recht hebben om op boven omschreven scheidslyn te bouwen doch zal toegelaten worden een scheidslyn van yzerdraad daar te stellen.
Verder zullen geene gebouwen of kralen mogen worden opgericht op de werf tegenover het origineele woonhuis van de plaats Libertas binnen de vyftig treden (yards) van de scheidslyn.

C Alle waters tot het besproeien van de plaats Libertas zullen gelykelyk worden verdeeld te weten: Drie dagen per week Maandag, Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel der plaats Libertas, en drie dagen Donderdag, Vrydag en Saterdag voor den eigenaar van het andere deel der plaats. Alle drinkwaters en damwaters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen erf drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan.

D Alle wegen loopende over die plaats Libertas zullen zyn gezamenlyke d.i. beide partyen zullen recht erop hebben.

E De eigenaar van het oorspronklyke deel der plaats Libertas zal aan den eigenaar van het andere deel het recht op de helft der stallen, wagenhuis en wynkelder moeten geven tot zyn gebruik vry en onbelemmerd tot tyd en wyle hy voor zichzelven zoodanige gebouwen zal hebben gebouwd en zoodra hy beginne zal te bouwen zal gezegde eigenaar van het oorspronklyke deel der plaats hem dadelyk de som van Vyf honderd ponden (£500) moeten uitbetalen.

F De meetkosten zullen gezamenlyk door beide partyen moeten gedragen worden.

G .....

H De eigenaar van het oorspronklyke deel zal het recht hebben op zes Huurkamers voor zyn werksvolk mits dat hy de huur ervan aan den eigenaar van het andere deel betaalt.

J De begraafplaats zooals die thans ommuurd is zal een familie begraafplaats zyn en als zoodanig aan de oude bepalingen en servituten onderworpen zyn. Verder zal de nieuwe Grafkelder gebouwd door den Heer Paul Ryk Roux D1 Zoon van Doornbosch als een begraafplaats voor hemzelven en familie moeten verstrekken en als zoodanig aan servituten onderworpen zyn.

Aldus gedaan en geteekend te Stellenbosch den 13den dag der Maand July 1900.

(Sd) JP Roux J z
(Sd) JP Roux P son

Getuigen:

(Sd) Geo E Rowan
(Sd) P Marais

Gesertifiseer 'n ware afskrif en juiste afskrif

(Get) G le Roux Groenwald
AKTEBESORGER

C. **ONDERHEWIG VERDER** aan die volgende endossement gedateer 15 Junie 1966 aangebring op Transportakte Nr T 3049/1966, welke endossement soos volg lees:

" ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET 47 VAN 1937 (SOOS GEWYSIG)

'n Gedeelte van die eiendom hierin vermeld groot ± 0,0020 HA is onteien deur die Afdelingsraad van Stellenbosch (nou bekend as die Wes-Kaapse Streeksdiensteraad) kragtens Art 130 van Ord 15/1952 soos gewysig

Vide onteieningskennisgewing Nr H/9/3 dd 2/6/1966 gellasseer as onteienings caveat 469/66 planne in tweevoud hiermee."

WESHALWE die Komparant afstand gedoen het van alle eiendoms- en ander regte wat die gesegde Transportgewer/s

tot op hede op gemelde vaste eiendom gehad het en gevolglik ook erken dat hy/sy/hulle/dit daarvan heeltemal onteien is, en geen eiendoms- en ander regte daarop besit nie; en dat, kragtens hierdie Akte, die gesegde Transportnemer/s
TRUST
Hul Opvolgers in Titel of Gemagtigdes tans is en voortaan op die volle eiendomsregte daarop geregtig sal wees, ooreenkomstig plaaslike gebruik, onder voorbehoud nogtans van die Regte van die Staat en eindelik erken het dat die volle Koopprys ten bedrae van R1 576 095,00 behoorlik betaal of verseker is.

AS BEWYS WAARVAN EK, die genoemde REGISTRATEUR, saam met die KOMPARANT, q.q. hierdie Akte onderteken het en die Ampseël daarop laat aanbring het.

ALDUS GEDOEN EN UITGEVOER in die Kantoor van die REGISTRATEUR VAN AKTES TE KAAPSTAD op hede die 20ste dag van Julie 1994.

q.q. SY PRINSIPAAL

In my teenwoordigheid

REGISTRATEUR VAN AKTES

Para 2.3.4 en 6

Kragtens Notariële Akte van Serwituut van Reg van Weg Nr. K.....551/95.....S. is die binnegemelde eiendom onderhewig aan 'n Reg van Weg 9 meter wyd ten gunste van:

(i) Gedeelte 2 van die Plaas Fleurbaai Nr. 1040
Groot: 42,8848 hektaar

(ii) Gedeelte 3 van die Plaas Fleurbaai Nr. 1040
Groot: 3667 ~~hektaar~~ vierkante meter

(iii) Gedeelte 4 van die Plaas Fleurbaai Nr. 1040
Groot 21,1352 hektaar

gehou kragtens T75361/1990 en T34431/1987

Welke reg van weg aangedui word op:

1.1 Kaart L.G. No. 4755/92 waarop die lyn AB die Noordelike grens van 'n Serwituutpad 9 (NEGE) meter wyd voorstel soos ~~aangetoon oor die Restant van die Plaas Nr. 286, Afdeling Stellenbosch;~~ tov Para 2 hiervan

1.2 Kaart L.G. No. 4756/92 waarop die lyn CB die Noordelike grens van 'n Serwituutpad 9 (NEGE) meter wyd voorstel soos ~~aangetoon oor die Restant van die Plaas Libertas Nr. 291, Afdeling Stellenbosch;~~ tov Para 3 hiervan

1.3. Kaart L.G. No. 4758/92 waarop die lyn AB die Noordelike grens van 'n Serwituutpad 9 (NEGE) meter wyd voorstel soos ~~aangetoon oor die Restant van die Plaas Nr. 380, Afdeling Stellenbosch;~~ tov Para 4 hiervan

1.4 Kaart L.G. No. ~~4756~~ 4757/92 waarop die lyn ABCD die Noordelike grens van 'n Serwituutpad 9 (NEGE) meter wyd voorstel soos ~~aangetoon oor die Restant van die Plaas Nr. 295, Afdeling Stellenbosch;~~ tov Para 1 hiervan welke kaarte geheg is aan gesegde Notariële Akte,

met bykomende regte

Soos meer volledig sal blyk uit gesegde Notariële Akte.

23 06 95

AKTEKANTOOR
KAAPSTAD

.....
REGISTRATEUR VAN AKTES

Vir verdere endossemente sien
For further endorsements see.....
/.

T.50628/1994.

Para 4.

Kragtens Notariele Akte van Serwituut No K 1088/96 geregistreer 26/8/1996 is die eiendom gehou onder para 4 hierin groot 18,1371 ha

ONDERHEWIG AAN

'n Serwituut pyplyn 6,00m wyd die middellyn waarvan voorgestel word deur die lyn ABC op Serwituutkaart LG No 2928/1996 daarby aangeheg

tgv

die Stellenbosch Besproeiingsraad (ingestel kragtens Art 74 Wet 54/1956.)

Registrasiekantoor/
Deeds Registry:
Kaapstad

Datum/Date:
16 10 96

Registrateur van Aktes
Registrar of Deeds

VIR VERKEERS EN OORDRAGKANTOOR GEBRUIK

PARA 2 t 6

SERTIFIKAAT VAN VERENIGDE TITEL UITGEREIK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED

NOU BEKEND AS Die Plaas 1374
NOW KNOWN AS GROOT : 71 5381 HA

T 019877 * 2001

2001-03-26

REGISTRATEUR/REGISTRAR

VA0[illegible]2158/2007

Certified a true copy of the duplicate original filed of record in this Registry, issued to serve in place of the original thereof under the provisions of Deeds Registries Regulation No. 68
Gecertifieer 'n ware afskrif van die duplikaat-oorspronklike in bewaring gegee op hierdie Regis-trasiekantoor, uitgereik om te dien die plek van die oorspronklike daarvan onder die bepalings van die Registrasiekantore Registrasie No. 68

Deeds Registry / Registrasiekantoor
Cape Town / Kaapstad

20 MAR 2007

602257

Para 4

ENDOSSEMENT KRAGTENS ARTIKEL 44 VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECTION 44 OF ACT 47 OF 1937
HEROPGEMEET	RESURVEYED
DIAGRAMNOMMER 6171/2005	DIAGRAM NUMBER
NOU/NOW 18,2555	HA/ha
BO 0000023259 2007	
20 MAR 2007	REGISTRATEUR/REGISTRAR

Para 4
Ged. 2 = 5,9087 HA

SERTIFIKAAT VAN GEREGISTREERDE TITEL UITGEREIK
CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN Ged. 2 van die Plaas Nr. 380 = 5,9087 HA
IN RESPECT OF
RESTANT 12,3468 HA
REMAINDER

T0000021112/2007

20 MAR 2007

REGISTRATEUR/REGISTRAR

FOR FURTHER ENDORSEMENTS SEE THE PREVIOUS ENDORSEMENTS OVER

T3880/1903

5877

3880

Form No. 4.

Deed of Transfer

PASSED IN FAVOUR OF

THOMAS ~~FREDERIK~~ FREDERIK BRINK

Registered at Deeds Office,

Cape Town, on the _____ *day of* _____

FINDLAY & TAIT,
Attorneys, Notaries,
and Conveyancers,
Cape Town.

Deed of Transfer

BY VIRTUE OF A POWER OF ATTORNEY.

Know all Men whom it may concern,

That HAROLD JONES appeared before me, Registrar of Deeds, at the said Appearer, being duly authorised thereto by a Power of Attorney dated the 17th day of February 1943, drawn up at Stellenbosch and granted to him by

JACOBUS PETRUS ROUX

And the said Power of Attorney has this day been exhibited to me.

And that the said Appearer declared that his said Principal had truly and legally sold, and that He, in his Capacity as Attorney aforesaid, did, by these Presents, Cede and Transfer, in full and free Property to and on behalf of

THOMAS FREDERIK BRINK

His Heirs, Executors, Administrators or Assigns 1. Certain piece of freehold land, situate in the Division of Stellenbosch, at Koddersat, being the remaining extent of a portion of the farm "Fleurbaai":
Measuring as per remaining extent eleven (11) morgen and forty-seven (47) square roods;
Extending as the Deed of Transfer, with a diagram annexed, made in favour of the widow Pieter van der Byl on the 9th. November 1736 and several subsequent deeds of transfer, the last of which was made in favour of the Appearer's Principal on the 9th. May 1902, will more fully point out, and further subject to such conditions as are therein mentioned or referred to.

2. Certain piece of perpetual quitrent land, situate as above, being the remaining extent of a portion of the farm "Fleurbaai" (Audit Office folio 239);
Measuring as per remaining extent eighty-two (82) morgen and one hundred and fourteen (114) square roods;
Extending as the original quitrent grant, with a diagram annexed, made in favour of Paul Roux, Jacobus' son, on the 15th December, 1818, and several subsequent deeds of transfer the last of which was made in favour of the Appearer's Principal on the 9th. May 1902, will more fully point out, and further subject to such conditions as are therein mentioned or referred to.

3. Certain piece of land, partly freehold and partly quitrent (Audit Office folio 239), with the buildings thereon, situate as above, being the remaining extent of portion of the farm "Fleurbaai";

Measuring

Endorsement under Reg. 20.

TRANSFERRED 13-4-1944 (4724) A.H. Brink

Measuring as per remaining extent sixty-seven (67) morgen and four hundred and forty-nine (449) square roods (whereof 12 morgen and 66 square roods are freehold, and 55 morgen and 383 square roods are perpetual quitrent land):
Extending as the Deed of Transfer, with a diagram annexed, made in favour of Poul Ryk Roux, P son., on the 14th. September 1895 and a subsequent deed of transfer made in favour of the Appearer's Principal on the 9th. May 1902, will more fully point out, and further subject to such conditions as are therein mentioned or referred to.

Wherefore the Appearer, q.q., renouncing all the Right and Title which his said Principal heretofore had to the Premises, on behalf as aforesaid, did, in consequence, also acknowledge his said Principal to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these Presents the said

THOMAS ~~FREDERICK~~ FREDERIK BRINK

His Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be, entitled thereto, conformably to local custom; moreover promising to free and warrant the Property thus sold and transferred, as also to clear it from all Encumbrances and Hypothecations, according to the Laws respecting the Purchase and Sale of Landed Property;—Government, however, reserving its Right;—and, finally, acknowledging his said Principal to have been satisfactorily paid the whole of the Purchase Money, amounting to a Sum of

Five thousand and five hundred pounds (£5500) Sterling

In Witness whereof, I, the said Registrar, together with the Appearer, q.q., have subscribed to these Presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds, in Cape Town, in the Colony of the Cape of Good Hope, on the [illegible] Day of the Month of [illegible] in the Year of our Lord One Thousand Nine Hundred and [illegible] (1903).

q.q., his Principal.

Registrar of Deeds.

T9218/1935

921
(39A)

17663

BONDS

...for Cancellation
...for Release
...for Waiver
...for Substitution

DEED OF TRANSFER.

9218
1936

EXECUTED
28-10-1936

SEMPERS & VAN RYNEVELD,
Attorneys, Notaries
and Conveyancers,
Church Square,
CAPE TOWN.

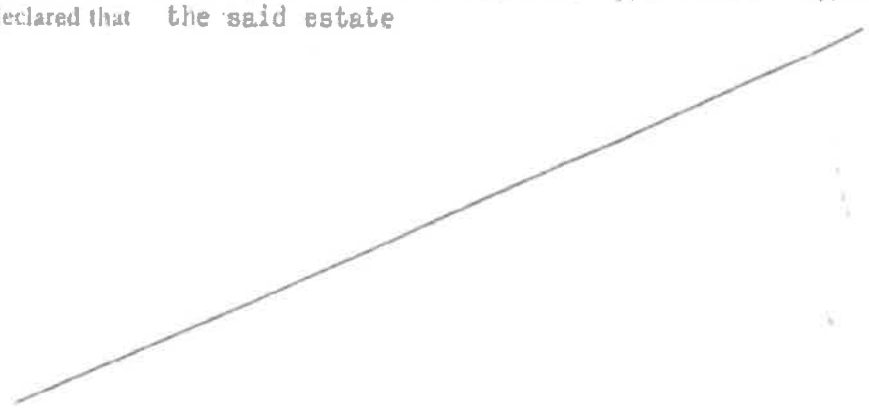
Prepared by me
Conveyancer.

Know all Men whom it may concern,

That ~~CORNELIUS NICOLAAS GROENEWALD~~ Reginald Clive Beryange van Ryneveld appeared before the Registrar of Deeds, in Cape Town, Province of the Cape of Good Hope, he, the said appearer, being duly authorised thereto by a Power of Attorney, witnessed in accordance with Law, dated the 26th day of July 1935 drawn up at Stellenbosch,
and granted to him by
(1) August Friedrich Markotter in his capacity as Secretary for the time of The Stellenbosch Board of Executors Limited, and as such one of the assumed Executors in the ESTATE of the late JACOBUS PETRUS ROUX J/son, (2) the said August Friedrich Markotter duly authorised thereto by a power of attorney dated at George, the 23rd December 1933, and granted by JACOBUS ROUX in his capacity as one of the assumed Executors in the said Estate; and (3) CONSTANT DANIEL JOHANNES de WIT ROUX in his capacity as the surviving Executor Testamentary in the said Estate.

TRANSFERRED

were
which Power of Attorney was exhibited to me on this day, and the said appeared declared that the said estate



hath truly and legally sold, and that he in his said capacity as Attorney aforesaid, did, by these presents Cede and Transfer, in full and free Property to and on behalf of

EMILY ROUX, born Hoal, married without community of property to Constant Daniel Johannes de Wit Roux,

her Heirs, Executors, Administrators, or Assigns

1. The remaining extent of certain four pieces of freehold farms called "Libertas (1)", "Libertas (2)", "Doornbosch" and "Patryze Valley", situate in the division of Stellenbosch, at the Eerste River,(a rateable area in the Lower Eerste River River and Irrigation ~~District Board~~). ewl

MEASURING AS SUCH:- twelve (12) morgen, thirty three (33) square roods, one hundred and twelve (112) square feet.

EXTENDING as the Freehold Grant dated 30th June 1693 with a diagram thereto annexed, made in favour of A. Voormeester (Stellenbosch Freeholds Vol. 1 No. 87) and subsequent deeds of transfer the last whereof made in favour of the said now late J.P.Roux, J/son, on the 27th July 1901 No. 5457 will more fully point out and (1) subject to such conditions as are referred to in such lastmentioned deed of transfer; and (2) subject and entitled to the benefits of the condition marked "C"

contained.....

contained in the Annexure to the said deed of transfer No. 5457 dated 27th July 1901, and therein reading as follows:-

"C. Alle waters tot het besproeien van de Plaats Libertas zullen gelykelyk worder verdeeld te weten: Drie dagen per week, Maandag Dinsdag en Woensdag voor den eigenaar van het oorspronkelyke deel van de Plaats Libertas, en drie dagen Donderdag, Vrydag en Zaterdag voor den eigenaar van het andere deel der plaats. Alle drinkwaters en damwaters zullen voor gemeenzaam gebruik zyn. Het watervoor of de watervoren zal of zullen door beide partyen in orde moeten worden gehouden, alsmede zullen er drie voeten gronds moeten gelaten worden aan beide zyden van het watervoor of de watervoren tot het schoonmaken ervan".

The conditions marked B,D,E and H in the said annexure to the said deed of transfer No. 5457 dated 27th July 1901 have lapsed by merger, the said now late J.P.Roux J/son, having acquired the portion of the said J.P.Roux P.J.son, by deed of transfer dated 2nd December 1913 No. 10764; condition G has lapsed by reason of the death of the beneficiaries and condition J in the said annexure does not apply to this land by reason of the situation of the "begraafplaats" and " nieuwe Grafkelder".

II. The remaining extent of certain piece of quitrent (payment whereof has been abolished in terms of Act 54/1934) land situate as , and adjoining the above, a rateable area in the Lower Eerste River River and Irrigation ~~Board~~ District and Measuring .....

MEASURING AS SUCH:- fifty two (52) morgen, one hundred and thirteen (113) square roods, thirty two (32) square feet.

EXTENDING as the Quitrent Grant with a diagram annexed made in favour of J.P.de Villiers on the 1st August 1822 (Stellenbosch Quitrents Vol.6 No. 5) and subsequent deeds of transfer the last whereof made in favour of the said now late J.P.Roux, J/son, on the 27th July 1901 No. 5457 will more fully point out and (1) subject to such conditions as are referred to in such lastmentioned deed of transfer; and (2) subject and entitled to the benefits of the condition marked C in the annexure to the said deed of transfer No. 5457 dated 27th July 1901, hereinabove under paragraph I, ~~condition~~ ~~(2)~~ fully set out; The conditions marked B,D.E and H in the said Annexure to the said deed of transfer No. 5457 dated 27th July 1901 have lapsed by merger, the said now late J.P.Roux,J/son, having acquired the portion of the said J.P.Roux, P.J.son, by deed of transfer dated 2nd December 1913 No. 10764; condition G has lapsed by reason of the death of the beneficiaries and condition J in the said annexure does not apply to this land by reason of the situation of the "begraafplaats" and "nieuwe Grafkelder".

III. Certain piece of land, partly freehold and partly quitrent (payment whereof has been abolished in terms of Act 54/1934), situate in the division of Stellenbosch, at Moddergat, being part of the farm "Fleurbaai", a rateable area in the Lower Berste River River and Irrigation ~~Board~~ District.

MEASURING :- twenty one (21) morgen, one hundred and five (105) square roods (whereof 1 morgen 236 square roods 72 square feet is freehold and 19 morgen 468 square roods, 72 square feet is quitrent).

EXTENDING as the deed of transfer with a diagram annexed made in favour of P.R.Roux, sr. on the 3rd August 1863 No. 44 and subsequent deeds of transfer the last whereof made in favour of the said now late J.P.Roux, J/son, on the 27th July 1901 No. 5457 will more fully point out and (1) subject to such conditions as are referred to in such lastmentioned deed of transfer; and (2) subject and entitled to the benefits of the condition marked C in the annexure to the said deed of transfer No. 5457 dated 27th July 1901 hereinabove under paragraph I, ~~condition (2)~~ fully set out. The conditions marked B,D,E and H in the said annexure to the said deed of transfer No. 5457 dated 27th July 1901 have lapsed by merger, the said now late J.P.Roux,J/son, having acquired the portion of the said J.P.Roux, P.J.son, by deed of transfer No. 10764 dated 2nd December 1913; condition G has lapsed by reason of the death of the beneficiaries and condition J in the said annexure does not apply to this land by reason of the situation of the "begraafplaats" and "nieuwe Grafkelder".

IV. Certain piece of land, partly freehold and partly quitrent (payment whereof has been abolished in terms of Act 54/1934) situate as last above, being

part.....

part of portion of the farm "Fleurbaai",a rateable area in the Lower Eerste River River and Irrigation ~~Board~~ Division, transferred to P.R.Roux, P/son, on the 14th September 1895.

MEASURING :- five (5) morgen, thirty seven (37) square roods (whereof 554 square roods is freehold).

EXTENDING as the deed of transfer with a diagram annexed, made in favour of P.J.Roux and J.P.Roux on the 1st February 1898 No. 643 and subsequent deeds of transfer the last whereof made in favour of the said now late J.P.Roux, J/son, on the 27th July 1901 No. 5457 will more fully point out and (1) subject to such conditions as are referred to in such lastmentioned deed of transfer and (2) subject and entitled to the benefits of the condition marked C contained in the annexure to the said deed of transfer No. 5457 dated 27th July 1901 hereinabove under paragraph 1, ~~condition (2)~~ fully set out.

The conditions marked B.D.E and H in the said annexure to the said deed of transfer No. 5457 dated 27th July 1901 have lapsed by merger the said now late J. P.Roux J/son, having acquired the portion of the said J.P.Roux, P.J.son, by deed of transfer dated 2nd December 1913 No. 10764, condition G has lapsed by reason of the death of the beneficiaries and condition J in the said annexure does not apply to this land by reason of the situation of the "begraafplaats" and "nieuwe Grafkelder".

V. Certain piece of land, partly quitrent (payment whereof has been abolished in terms of Act 54/1934)

and .....

and partly freehold, situate in the division of Stellenbosch, being the remaining extent of portion of the farm Libertas, a rateable area in the Lower Eerste River River and Irrigation ~~Board~~ District.

MEASURING AS SUCH:- seventy three(73) morgen , twenty (20) square roods.(29 morgen 29 sq. roods freehold)

EXTENDING as the deed of transfer with a diagram annexed made in favour of J.P.Roux, P.J.son, on the 27th July 1901 No. 5455 and a subsequent deed of transfer made in favour of the said now late J.P.Roux, J/son, on the 2nd December 1913 No. 10764 will more fully point out and subject to such conditions as are referred to in such lastmentioned deed of transfer.

Wherefore the said Appearer, q.q., renouncing all the Right and Title the said Estate heretofore had to the Premises, did, in consequence, also acknowledge it to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these Presents, the said transferee her Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom; Government however, reserving its Rights; **And finally**, acknowledging to be satisfactorily paid the whole of the Purchase Money, amounting to a sum of Seven thousand five hundred pounds (£7500).

In Witness whereof, I the said Registrar, together with the Appearer, q.q. have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds in CAPE TOWN, Province of the Cape of Good Hope, on the 28th Day of the Month of October in the Year of Our Lord One Thousand Nine Hundred and thirty five (1935)

Before me

Registrar of Deeds.

For Mortgages, if any, see bending of Deed.

Registered on the Date Hereof in / Geregistreer op die Datum Hiervan in the Register of / die Register van Farms

Bk. 1 Fol. 537 / 538 Bk. 3 Fol. 50.

F1 51

250

Registrar van Aktes

T10764/1913

16740

Loan BOND

..Do. to be lapsed

R Fol. 6711

10764

LODGED.
28 OCT 1913

LODGED.
19 NOV 1913. D.

EXECUTED
9 DEC 1913

DEED OF TRANSFER

PASSED IN FAVOUR OF

Jacobus Petrus Roux J. son R 6711

Registrar of Deeds Office,
Cape Town, ... 19.......

DEMPERS & VAN RYNEVELD,
Attorneys, Notaries and Conveyancers,
Kent Chambers,
37, Church Street,
Cape Town.

Reg L³ 50

DEED OF TRANSFER,

BY VIRTUE OF POWER OF ATTORNEY.

Prepared by
DEMPERS & VAN RYNEVELD,
Conveyancers.

Know all Men whom it may concern,

That CORNELIUS NICOLAAS GROENEWALD appeared before me, Registrar of Deeds, he being duly authorised thereto by a Power of Attorney, dated the 7 day of October 1913, drawn up at Stellenbosch and granted to him by

Jacobus Petrus Rouse, Jacobus son, in his capacity as Executor testamentary in the estate of the late Jacobus Paul Rouse, Paul Jacobus son

which Power of Attorney has this day been exhibited to me;—and the said Appearer declared that whereas the said now late Jacobus Paul Rouse P.son by his will dated 3rd February 1913 provided that his uncle Jacobus Petrus Rouse P.son could purchase his farm known as Libertas situate in the F.C. of Environs of Stellenbosch for the sum of £2000 stg; and whereas the said farm was so purchased in terms of the said will, Now therefore

~~had truly and legally sold~~ and He, the said Appearer, in his capacity as Attorney, aforesaid, did, by these Presents, Cede and Transfer in full and free Property, to and on behalf of

Jacobus Petrus Rouse, Jacobus son,

his Heirs, Executors, Administrators, or Assigns certain piece of land being partly quitrent and partly freehold, being the remainder of portion of the farm Libertas situate in the Division of Stellenbosch Folio 337.

Measuring as per remainder seventy three morgen and twenty square roods

Extending as the Deed of Transfer with a diagram annexed made in favour of the said now late J. P. Rouse P.J. son, on the

Sec. 2-3 (3) October 8/1913

MORTGAGED 2nd day of Dec 1913 for £ 5,000 D. E. L. ... Fol. ...
REGISTRAR OF DEEDS

The 27th Ju... out and ... ditions ... referred

Wherefore the App... said esta... acknowledged and ... to be entirely dispo... Presents, the said ...
Jaco...
his Heirs, Executors, ... thereto, conformabl... Property thus sold ... Hypothecations, ac... finally acknowledg... the whole of the ... Pounds ...
In Witness ... subscribed to these ...

the 27th July 1901, will more fully point out and further subject to such conditions as are therein mentioned and referred to

Wherefore the Appearer, in his said capacity, renouncing all the right and Title the said estate *heretofore had to the Premises: acknowledged and declared* the said estate *to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said*

Jacobus Petrus Rowe, Jacobus son,

his Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom; moreover promising to free and warrant the Property thus sold and transferred, as also to clear it from all Encumbrances and Hypothecations, according to Law;—Government, however, reserving its right;—and finally acknowledging the said estate *to be satisfactorily paid the whole of the Purchase Money, amounting to a sum of* three thousand pounds stg

In Witness whereof, I, the said Registrar, together with the Appearer, q.q., have subscribed to these Presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds, in Cape Town, Cape of Good Hope, on the Second *Day of the Month* December *in the Year of our Lord One Thousand Nine Hundred and* thirteen

[signature]

In my presence,

[signature] *Registrar.*

MORTGAGED 2nd day of Dec. 1913, for £ 5,000 D. R. La. Fol. 6 REGISTRAR OF DEEDS.

DEEDS OFFICE CAPE TOWN

INFORMATION SECTION
REQUEST FOR COPES OF DEEDS AND DOCUMENTS

rural development
& land reform

Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

Office of the Registrar of Deeds CAPE TOWN, 90 Plein Street, Private Bag X9073, Cape Town Tel (021) 464 7600 Fax (021) 464 7725

REQUEST FOR COPIES OF DEEDS AND DOCUMENTS

Please complete the following:

1. NAME OF APPLICANT....TANIA VOLSCHENK
2. NAME OF CONVEYANCING FIRM/INSTITUTION...WERKSMANS ATTORNEYS
3. YOUR REFERENCE (7 Characters)....FLEURBAAI
4. METHOD OF PAYMENT: Account number CTN....12.....and BOX..12.....
5. Please complete the following:

The Deeds Office will conduct a search to determine the microfilm or scanning reference of the document required	Please mark with an X			
DOCUMENT NUMBER (Please indicate Deeds Office serial reference eg. T1/2015)	**Reg 66** (Information)	**Reg 67** (Judicial)	**Reg 70** (ANC)	**Reg 68** (VA)
1. T3880/1903 (Deed Nr 3880 dated 23 March 1903)	X			
2. T9218/1935	X			
3. T10764/1913	X			
4.				
5.				
Application for Reg 68 (VA copy) must be accompanied by a signed copy of affidavit (RC3/2016)				

.....
Applicants Signature

10 November 2020
Date

For office use

		Quantity	Amount
Search Fee	**(R12)***		R
Copy Fee	**(R70)***		R
Pages Fee	**(R12)***		R
	Total		R 234.00

APPROVED BY ..... DATE.....

***Fees reflected above is in terms of GOVERNMENT GAZETTE 40649 DATED 28-02-2017 and subject to change.**

L.

ANNEXURE 9:
CONVEYANCER CERTIFICATE

STELLENBOSCH

CONVEYANCER CERTIFICATE

I/We TANIA VOLSCHENK

(conveyancer's name and surname)

Practising at:

WERKSMANS ATTORNEYS at STELLENBOSCH

(firm and place of practice)

In respect of:

FARM NUMBER 1480

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT 108,0084 HA

(full property description (erf / farm) as it appears in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. CERTIFICATE OF CONSOLIDATED TITLE NUMBER T21113/2007
2. DEED OF TRANSFER NUMBER T3880/1903
3. DEED OF TRANSFER NUMBER T9218/1935
4. DEED OF TRANSFER NUMBER T10764/1913
5. NOTARIAL DEED OF SERVITUDE NUMBER K1087/1996S
6. NOTARIAL DEED OF SERVITUDE NUMBER K525/1974S
7. NOTARIAL DEED OF SERVITUDE NUMBER K557/1995S as mended by K394/2007S & K100/2016S
8. NOTARIAL DEED OF SERVITUDE NUMBER K1088/1996S
9. NOTARIAL DEED OF CESSION OF USUFRUCT NUMBER K1138/1992

(for example Deed of Transfer T12345/2000 or Certificate of Registered Sectional Title ST1234/2000 (description of title deed (number and date))

STELLENBOSCH

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	T21113/2007: Clause I.B, Clause II.C, Clause III.C, Clause III.D, Clause III.E, Clause IV.C, Clause IV.D, Clause V.I.C, Clause V.I E, Clause V.II.B', Clause V.II.D, Endorsement on pg 15: K394/2007S, Endorsement on pg 16: K100/2016S * Please see below
9.	Other Restrictive Conditions	Y	N	T2113/2007: Clause V.I.D - lifelong usufruct as recorded in K1138/1992 Clause V.II.C - Endorsement in terms of Act 28/1936 - declaration of National Monuments These conditions will be taken into consideration and will not prohibit proposed development.

* The location of the servitudes will be taken into consideration by the site layout and will thus not prohibit the proposed development. Need need not to be removed/amended.

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (If any)

In respect of which it was found that there are/are no restrictive conditions with reference to section 33(4) (a, c or e) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application)

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	MRS YVONNE GERTRUDE BLAKE (ID 290711 0034 000) Mrs Blake is entitled to a lifelong usufruct over the residential house located on the Property.Her right will not be impacted on by the proposed development.

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at STELLENBOSCH (Place) on this 23rd (Day) JUNE (Month) of 2021

Full names and Surname: TANIA VOLSCHENK

Signature:

Werksmans Attorneys
2nd Floor, Block B
De Wagenweg Office Park
Stellentia Street, Stellenbosch.
~~Ref: H.A. Kotze / Nelmarie~~

TANIA VOLSCHENK
LPCM 03559

Tel: 021 809 6000

Email: tvolschenk@werksmans.com

Cell: 084 424 0925

STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We TANIA VOLSCHENK

(conveyancer's name and surname)

Practising at:

WERKSMANS ATTORNEYS at STELLENBOSCH

(firm and place of practice)

In respect of:

PORTION 2 OF FARM NUMBER 374
IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH
PROVINCE OF THE WESTERN CAPE
IN EXTENT 9 192 SQUARE METRES

(full property description (erf / farm) as it appear in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current ~~and earlier title deeds/pivot deeds/deeds of transfer)~~:

1. DEED OF TRANSFER NUMBER T50628/1994
2.
3. Note: Earlier deeds have been requested from the Deeds Office. We do not expect any
4. additional restrictive conditions but undertake to supplement this Conveyancer Certificate
5. should it be required.
6.
7.
8.

(for example Deed of Transfer T12345/2006 or Certificate of Registered Sectional Title ST1234/2006 (description of title deed number and date)

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (If any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	
9.	Other Restrictive Conditions	Y	N	

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (If any)

*In respect of which it was found that there *are/are no restrictive conditions with reference to Section 33(4) (a), (b) or (c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application):*

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at STELLENBOSCH (Place) on this 23rd (Day) JUNE (Month) of 2021

Full names and Surname: TANIA VOLSCHENK

Signature:

Werksmans Attorneys
2nd Floor, Block B
De Wagenweg Office Park
Stellentia Street, Stellenbosch
~~Reg: H.A. Kotze / Nelmarie~~

TANIA VOLSCHENK
LPCM 93559

Tel: 021 809 6000

Email: tvolschenk@werksmans.com

Cell: 084 424 0925

STELLENBOSCH

CONVEYANCER CERTIFICATE

I/We TANIA VOLSCHENK

(Conveyancer's name and surname)

Practising at:

WERKSMANS ATTORNEYS at STELLENBOSCH

(firm and place of practice)

In respect of:

REMAINDER PORTION 2 (A PORTION OF PORTION 1) OF FARM VALLEY LUSTERY NUMBER 371

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT 9 807 SQUARE METRES

(full property description (erf / farm) as it appear in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current ~~and earlier title deeds/prior deeds/deeds of transfer~~):

1. DEED OF TRANSFER NUMBER T50628/1994
2.
3. Note: Earlier deeds have been requested from the Deeds Office. We do not expect any
4. additional restrictive conditions but undertake to supplement this Conveyancer Certificate
5. should it be required.
6.
7.
8.

(for example Deed of Transfer T12345/2000 or Certificate of Registered Settlement Title ST1234/2000 (description of title deed number and date))

STELLENBOSCH

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	
9.	Other Restrictive Conditions	Y	N	

B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (If any)

*In respect of which it was found that there *are/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilised/developed for the following purposes (as elaborated in the accompanying application)*

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at STELLENBOSCH **(Place) on this** 23rd **(Day)** JUNE **(Month) of 2021**

Full names and Surname: TANIA VOLSCHENK

Signature: [signature]

Werksmans Attorneys 2nd Floor, Block B De Wagenweg Office Park Stellentia Street, Stellenbosch. ~~Ref: H.A. Kotze / Nolmarie~~	[signature] *Kindly endorse certificate by affixing official stamp here and initial here* **TANIA VOLSCHENK** LPCM 93559

Tel: 021 809 6000

Email: tvolschenk@werksmans.com

Cell: 084 424 0925

STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

CONVEYANCER CERTIFICATE

I/We TANIA VOLSCHENK

(conveyancer's name and surname)

Practising at:

WERKSMANS ATTORNEYS at STELLENBOSCH

(firm and place of practice)

In respect of:

RERAMINDER FARM FLEURBAAI NUMBER 1040

IN THE MUNICIPALITY AND DIVISION OF STELLENBOSCH

PROVINCE OF THE WESTERN CAPE

IN EXTENT 70,9579 HA

(full property description(s) / (form) as it appears in title deed of same)

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. CERTIFICATE OF CONSOLIDATED TITLE NUMBER T2011/1966
2. DEED OF TRANSFER NUMBER T3880/1903
3. NOTARIAL DEED OF SERVITUDE NUMBER K557/1995S as mended by NOTARIAL DEED
4. NUMBER K394/2007S
5. NOTARIAL DEED OF SERVITUDE NUMBER K1087/1996S
6. NOTARIAL DEED OF SERVITUDE NUMBER K1139/2014S
7. NOTARIAL DEED OF SERVITUDE NUMBER K100/2016S
8.

(for example Deed of Transfer T.../2000 or Certificate of Registered Sectional Title ST.../2000 (description of title deed number and date)

STELLENBOSCH

A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (If any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	N	
2.	Building lines	Y	N	
3.	Height	Y	N	
4.	Number of Dwellings	Y	N	
5.	Bulk floor area	Y	N	
6.	Coverage/built upon area	Y	N	
7.	Subdivision	Y	N	
8.	Servitudes that may be registered over or in favour of the property	Y	N	Endorsement on pg 5: K557/1995S Endorsement on pg 6: K1087/1996S Endorsement on pg 7: K394/2007S Endorsement on pg 8: K1139/2014S Endorsement on pg 9: K100/2016S * Please see below
9.	Other Restrictive Conditions	Y	N	

* The location of the servitudes will be taken into consideration by the site layout and will thus not prohibit the proposed development. Need need not to be removed/amended.

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B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (If any)

*In respect of which it was found that there *are/are no restrictive conditions with reference to Section 33(4) (a, b or c) of the Land Use Planning By-law (2015) registered against such property (ies) prohibiting it from being utilized/developed for the following purposes (as elaborated in the accompanying application)*

a.	Organ(s) of State that might have an interest in the restrictive condition	
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	

C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify

Signed at STELLENBOSCH **(Place) on this** 23rd **(Day)** JUNE **(Month) of 2021**

Full names and Surname: TANIA VOLSCHENK

Signature:

Werksmans Attorneys
2nd Floor, Block B
De Wagenweg Office Park
Stellentia Street, Stellenbosch.
~~[illegible]~~

Kindly endorse certificate by affixing official stamp here and initial here

TANIA VOLSCHENK
LPCM 93559

Tel: 021 809 6000

Email: tvolschenk@werksmans.com

Cell: 084 424 0925

ANNEXURE 10:
REVISED URBAN DESIGN PRINCIPLES NUVORM

LIBERTAS

STELLENBOSCH

HIGH LEVEL URBAN DESIGN PRINCIPLES

REMAINDER OF FARM NO. 1040, REMAINDER OF FARM NO 1480,

PORTION 2 OF FARM NO 374 AND PORTION 2 OF FARM NO 371

AS INFORMATION TO THE REZONING APPLICATION BY FIRSTPLAN TOWNPLANNERS

2022 12 05 (Rev 2)

nuorm

INTRODUCTION

This high-level proposal provides background to a land use rights application as submitted by FIRSTPLAN by demonstrating how the proposed land rights positioning and quantities have been deducted from a qualitative and integrated urban design proposal.

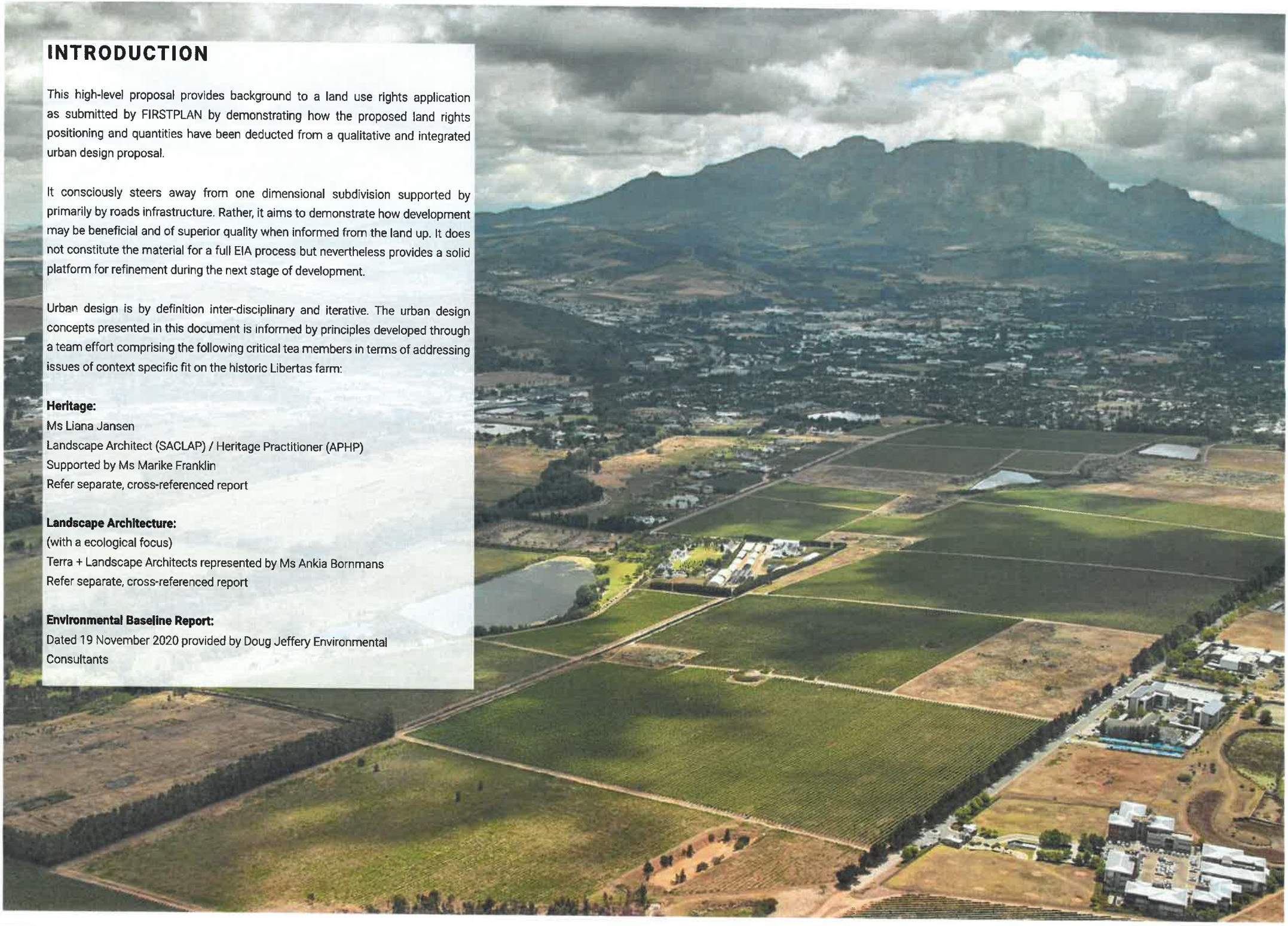
It consciously steers away from one dimensional subdivision supported by primarily by roads infrastructure. Rather, it aims to demonstrate how development may be beneficial and of superior quality when informed from the land up. It does not constitute the material for a full EIA process but nevertheless provides a solid platform for refinement during the next stage of development.

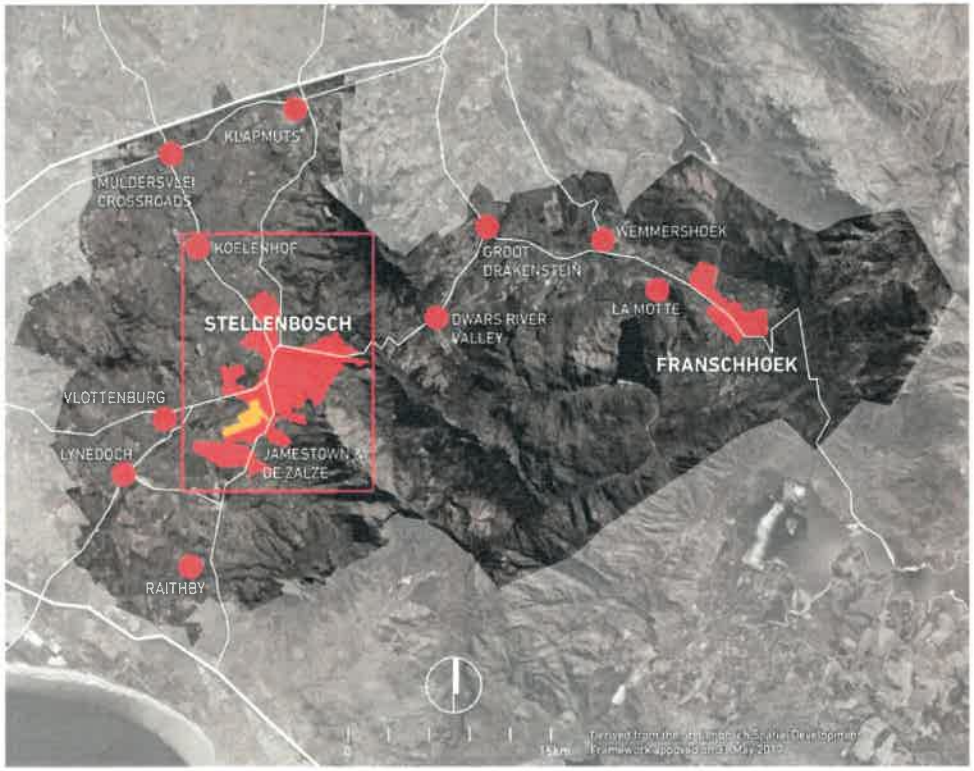
Urban design is by definition inter-disciplinary and iterative. The urban design concepts presented in this document is informed by principles developed through a team effort comprising the following critical tea members in terms of addressing issues of context specific fit on the historic Libertas farm:

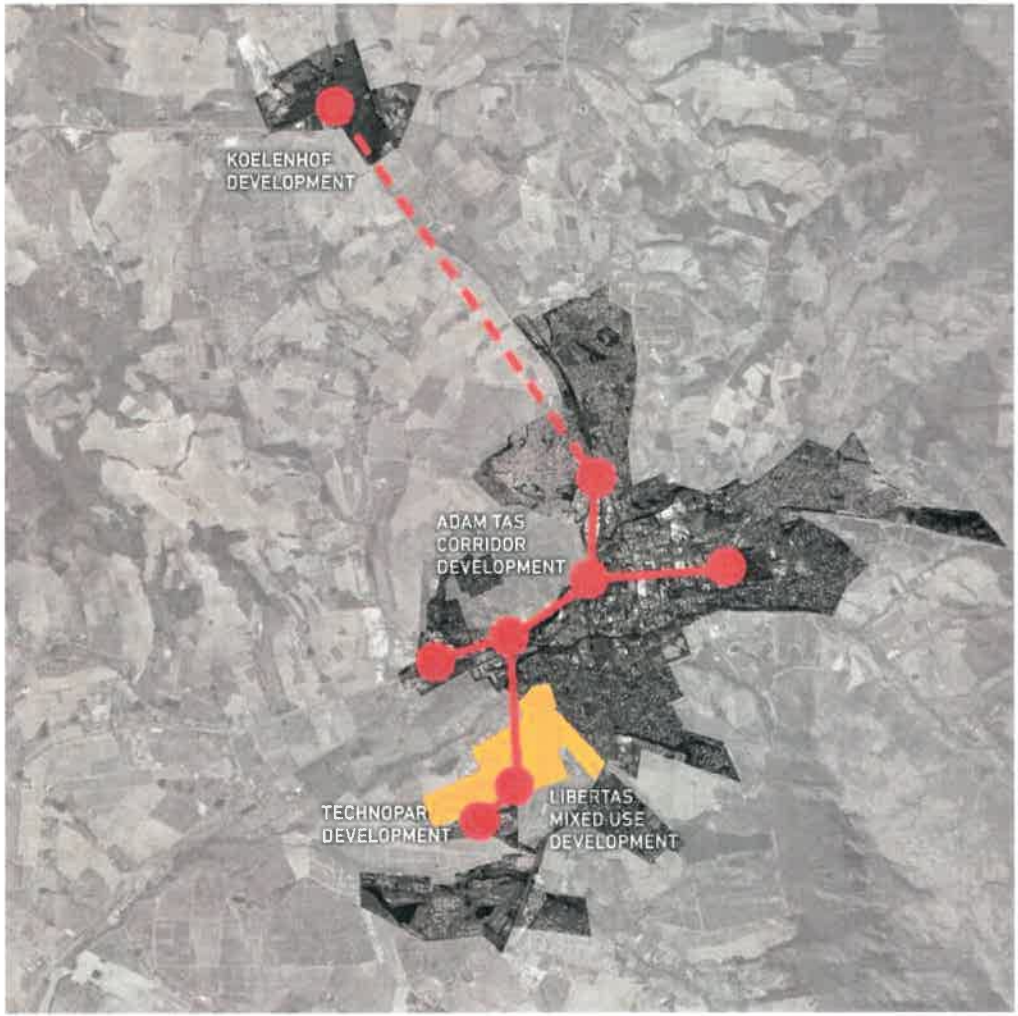
Heritage:
Ms Liana Jansen
Landscape Architect (SACLAP) / Heritage Practitioner (APHP)
Supported by Ms Marike Franklin
Refer separate, cross-referenced report

Landscape Architecture:
(with a ecological focus)
Terra + Landscape Architects represented by Ms Ankia Bornmans
Refer separate, cross-referenced report

Environmental Baseline Report:
Dated 19 November 2020 provided by Doug Jeffery Environmental Consultants

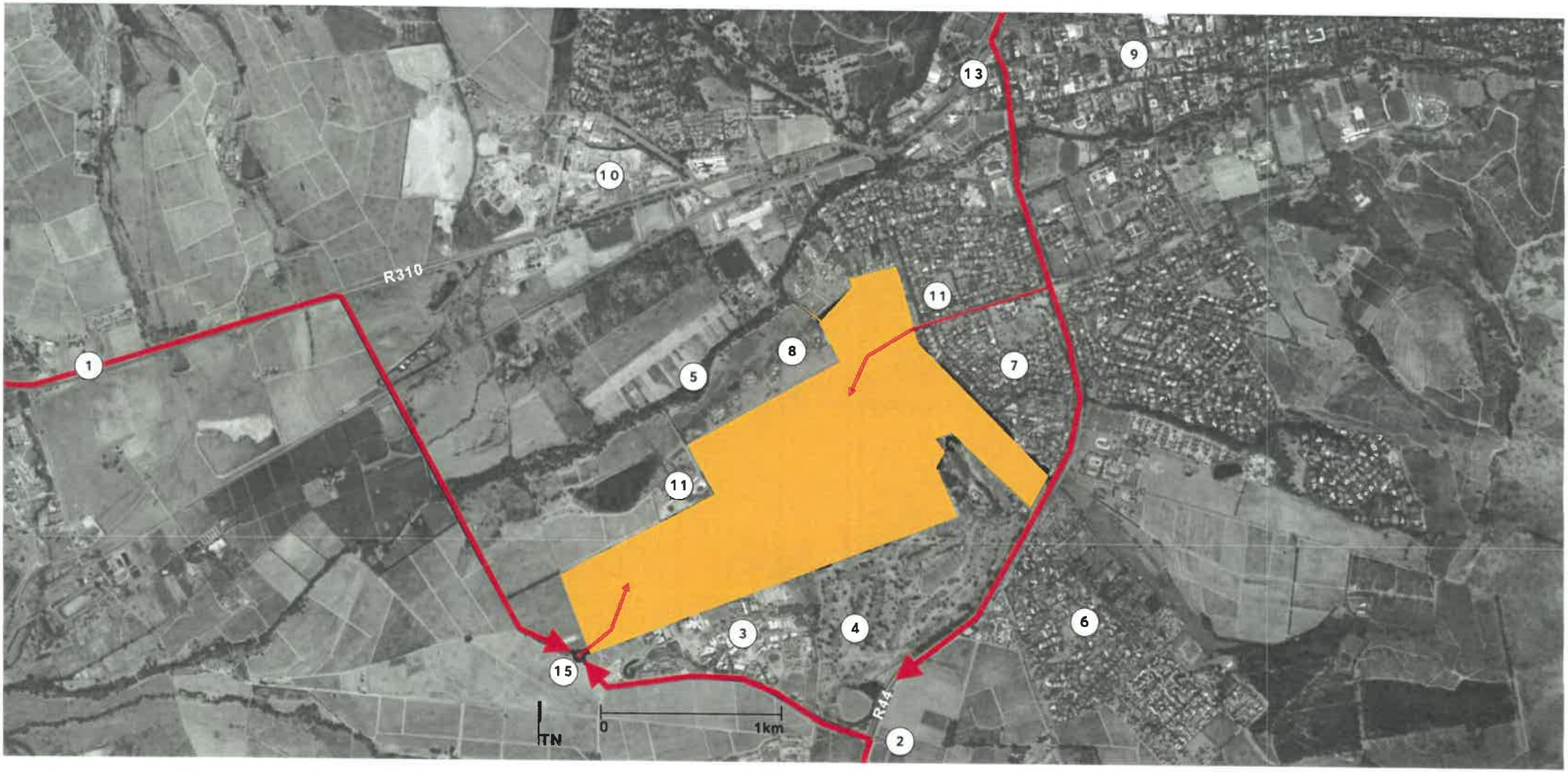






LOCALITY & CONTEXT

The site offers the opportunity to become a housing driven node within the greater municipal region. The enlarged image on the right indicates its connectedness in terms of a possible public transport shuttle route that establishes a ring which connects the site to the larger system, via Die Boord on the east to the proposed Link Road on the west.



LOCALITY & CONTEXT

The abstracted mapping of the site below presents a platform for recognizing the prominent components associated with the site at a one-dimensional level. Other than confirming these features, it is intended as a reference image for use during commenting on the level of proximity and connectivity to opportunities. The proposed link road (item 15) is an important future element that is key to unlocking the development potential towards the west of the site.

1. R300 to N2 Freeway – Cape Town & Summerset West
2. R44 to Summerset West
3. Techno Park
4. Stellenbosch Golf Club
5. Eerste River
6. Paradyskloof
7. Die Boord
8. Patrysvlei
9. Stellenbosch CBD
10. Devonvalley
11. SOPA Trust/Flearbaix
12. Libertas Farmstead
13. R310 to N1 Freeways – Cape Town & Paarl
14. Access via Die Boord
15. Access via Techno Park

KEY DESIGN PRINCIPLES

This overarching aim is to demonstrate the merits of discretionary and responsive development on a historic farm immediately outside the existing urban edge of the Stellenbosch town.

The demonstration of such merits is informed by the principles listed to the right. The proposal follows a layered approach in which the team indicates how identifiable conditions each generate what we believe to be an appropriate response.

The layers have been separated for ease of interpretation, but following urban design best practice have been developed through an iterative, interdisciplinary approach resulting in a proposal in which 'the whole is greater than the sum of the constituent parts'.

It is important to note that the approach is not sub-divisional but holistic. Quantities and land uses have been deducted from the integrated, three-dimensional layout concerned with contextual fit and appropriate scale.

QUALITY BUILT ENVIRONMENT

- Emphasis on beauty, aesthetics, human comfort, and creating a sense of place.
- Special placement of uses and sites within community.
- Human scale architecture & beautiful surroundings nourish the human spirit.

MIXED-USE & DIVERSITY

- A mix of shops, offices, apartments, and homes on site.
- Mixed-use within neighbourhoods, within blocks, and within buildings.
- Diversity of people – of all ages, income levels, cultures, and race.

CONNECTIVITY

- Well connected street network disperses traffic and eases walking. A hierarchy of primary, secondary and tertiary routes.
- High quality pedestrian network and public realm makes walking pleasurable.

WALKABILITY

- Connectivity and amenities within a 10-minute walk of home and work.
- Pedestrian friendly street design (buildings close to street; patio's, windows and doors street facing; tree-lined streets; on-street parking; slow speed streets)

INCREASED DENSITY

- Interconnected street grid network disperses traffic and eases walking.
- A hierarchy of primary, secondary and tertiary routes.
- High quality pedestrian network and public realm makes walking pleasurable.

LEGIBLE NEIGHBOURHOOD STRUCTURE

- Interconnected street network disperses traffic and eases walking.
- A hierarchy of primary, secondary and tertiary routes.
- High quality pedestrian network and public realm makes walking pleasurable.

SMART TRANSPORTATION

- A network of high-quality of public transport connecting cities, towns, and neighbourhoods together.
- Pedestrian-friendly design that encourages a greater use of bicycles, motorcycles, and walking as daily transportation.

SUSTAINABILITY

- Minimal environmental impact of development and its operations.
- Environmental technologies, respect for ecology and value of natural systems.
- Energy efficiency and economic inclusion.
- Local production and biodiversity.
- More walking, less driving.
- Heritage and increased life cycle cost.

QUALITY OF LIFE

- Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

INTEGRATED MASTER PLAN

The composite framework drawing below indicates integration of various form and open space layers in context. As with any proper urban design process the various layers were also each considered in the context of the other layers and adjusted through an iterative design process. The product of this process of iteration is a three dimensionally conceived framework in which the whole is greater than the parts. This offers the opportunity for fixing the higher order structure and total fit on the site while offering opportunity for finer grained and people-oriented design resolution at the scale of the buildings and the open spaces contained between them.

1. Access from future planned eastern bypass
2. Existing vineyards visible from R310
3. Precinct park
4. Village square
5. Forrest meander
6. Low rise medium density courtyard residential typology with mini apartment blocks interspersed.
7. Courtyard house nested in trees
8. Development nodes previously proposed to Techno Park being removed
9. School & fields
10. Natural landscape corridors
11. Dams
12. SAPO Trust, Fleurbaix
13. Techno Park
14. Patrysvlei
15. Stellenbosch Golf Club
16. Libertas Farmstead
17. Access from Die Boord
18. Low rise medium density village
19. River meander
20. Working vineyards
21. Contour-following residential units

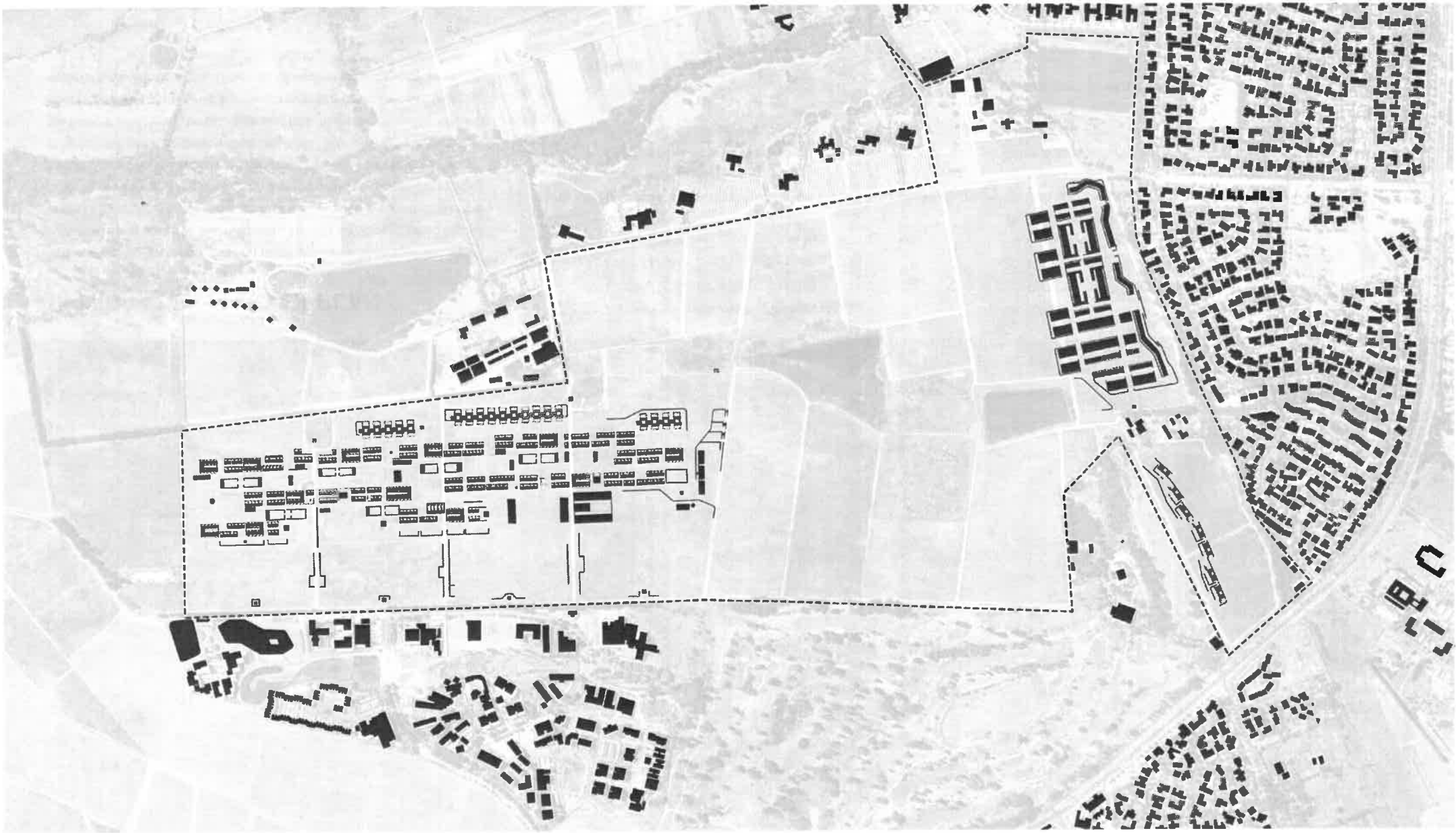
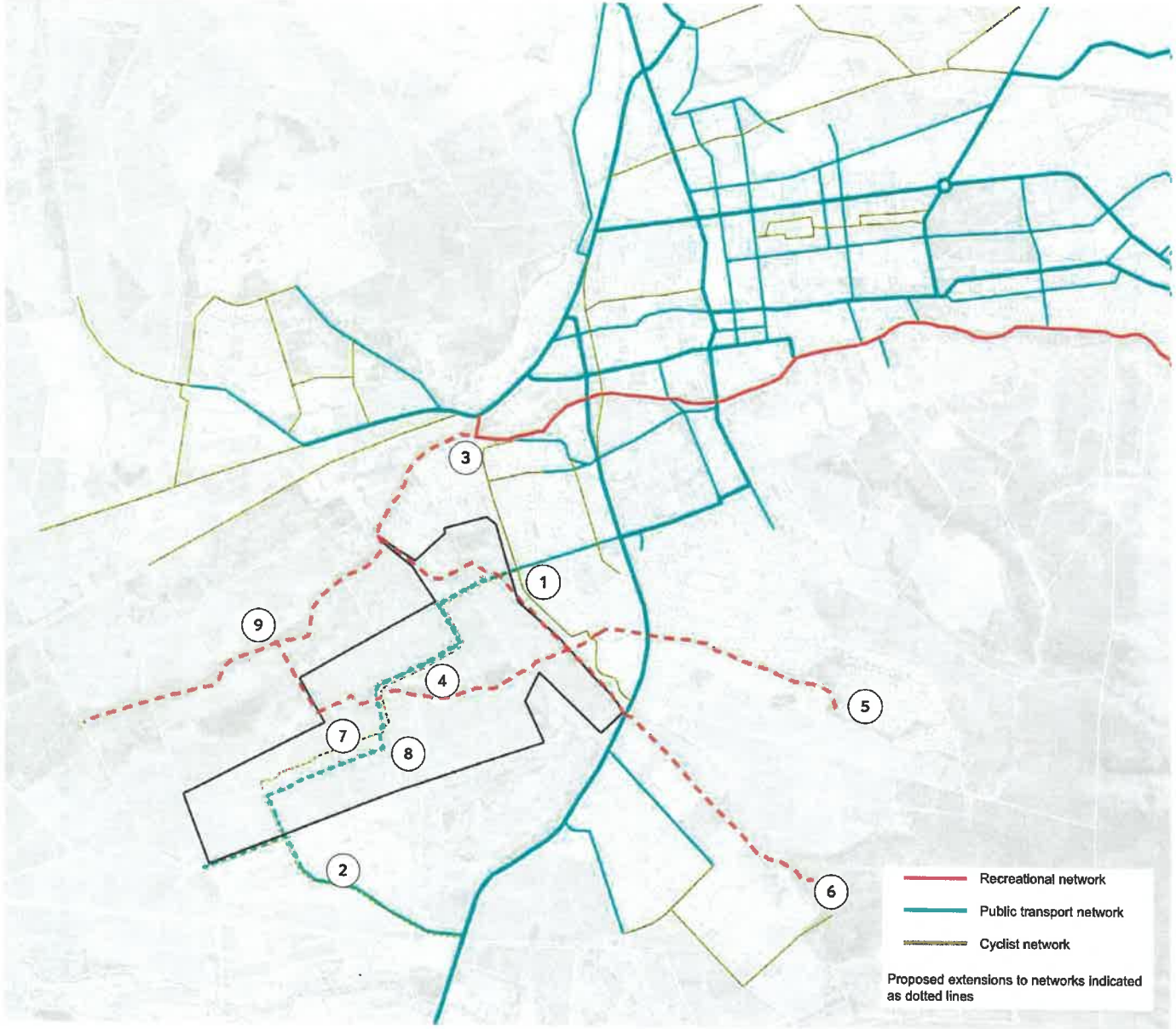
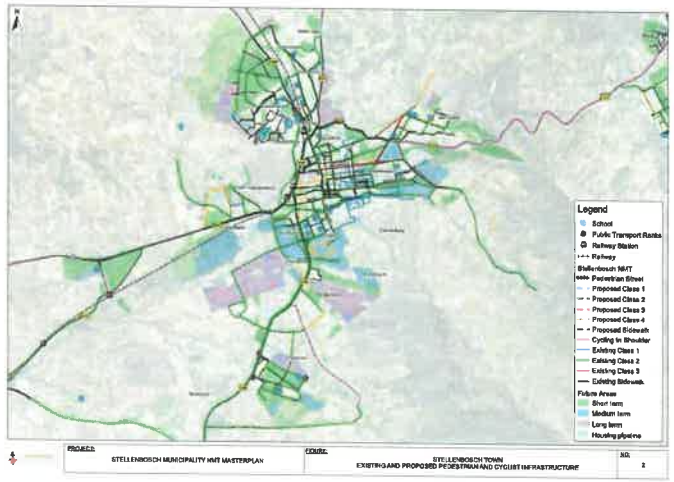


FIGURE GROUND

Illustrating existing and proposed built form





INTEGRATED PUBLIC TRANSPORT, PEDESTRIAN & CYCLIST NETWORK

Proposed transport integration scheme including pedestrian, cyclist & public transport networks, based on the Stellenbosch Municipality integrated public transport plan.

1. Termination of proposed MNT network including cycle network at end of Van Reede Street.
2. Termination of proposed MNT network including cycle network at in Techno Park.
3. Conceptual extension of recreational route system along Eerste Revier
4. Extension of recreational route through Libertas farm
5. Conceptual extension of recreational route through Brandwacht to Hottentots Holland mountains.
6. Conceptual extension of recreational route through Paradyskloof to Hottentots Holland mountains.
7. Extension of dedicated cycle route through Libertas farm connecting Die Boord with Techno Park.
8. Extension of public transport route through Libertas farm connecting Die Boord with Techno Park.
9. Conceptual extension of recreational route system from Libertas farm to route along Eerste Revier

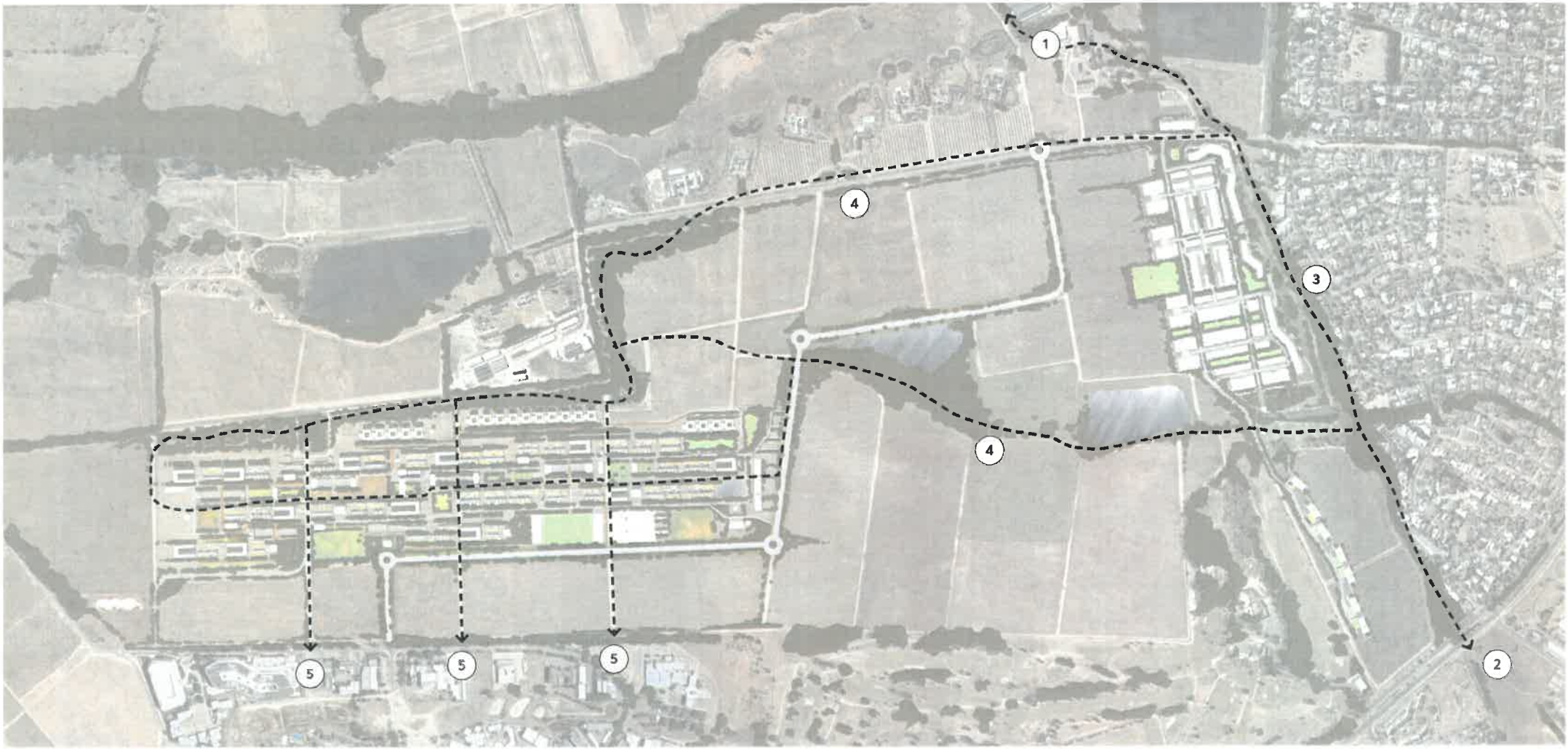


FIGURE GROUND

Illustrating existing and proposed built form

1. Possible connection to the Adam Tas Corridor (through neighbouring properties) refer Fig. 16 of the LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS by TERRA+ Landscape Architects
2. Possible connection to Hottentots-Holland mountains (through neighbouring properties), refer Fig. 17 of the LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS by TERRA+ Landscape Architects
3. Pedestrian route along stream
4. Proposed recreational routes through site
5. Pedestrian links to Techno Park

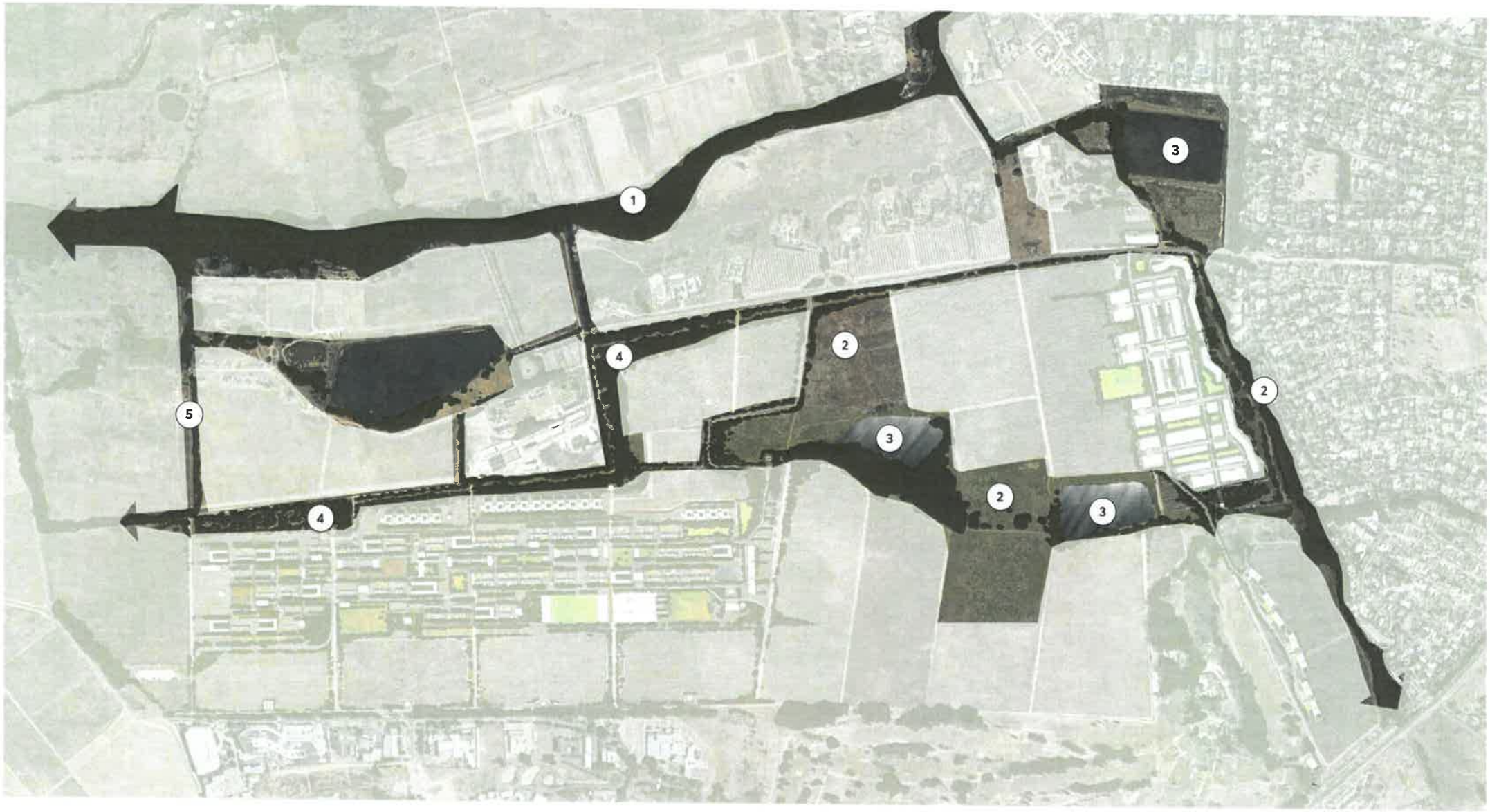


FIGURE GROUND

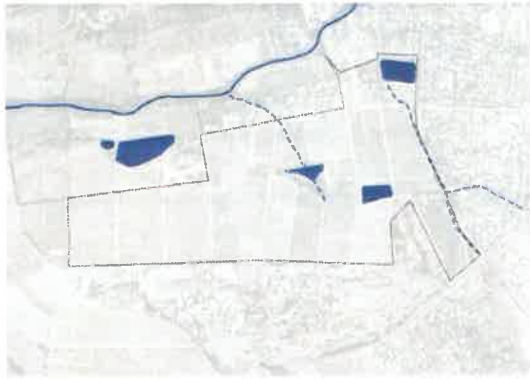
Illustrating existing and proposed built form

1. Eerste River corridor
2. Ecological corridors & green open space to be retained & form part of historical & recreational assets
3. Existing dams
4. Extension of existing ecological network as part of recreational assets
5. Proposed links of ecological corridors (on other properties)

Refer to the LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS by TERRA+ Landscape Architects for supplementary information on the ecological corridors and possible future connections.

EXISTING TREE STRUCTURE

This analysis indicates the prevalence of thickets of continuous and linear tree infrastructure along the river bed and into the areas surrounding the site. This provides an opportunity for it to be reinforced into and extended into new developments that is not exclusively vineyard.

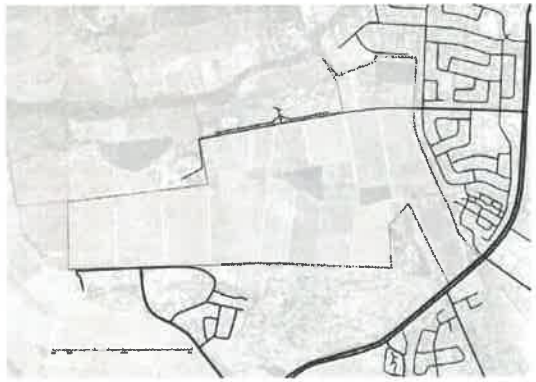


EXISTING WATER BODIES & STREAMS

The site benefits from an ecology of small wetlands, retained water bodies and rivulets feeding into the adjacent Eerste Rivier. Apart from recognizing and protecting these in their own right, it offers an opportunity for integration with development proposals and to support contact with nature within a wider walkability network.

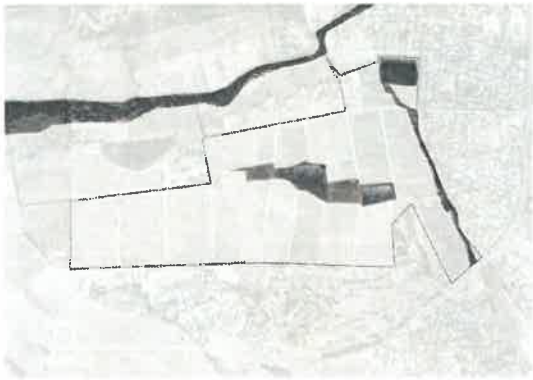
EXISTING VINEYARD STRUCTURE

The existing vineyards provide a historic structure with recognizable breaks. This offers an opportunity for this logic of breaks to be incorporated into the design, as well as having retention of vineyards contribute to the character and retention of the legacy of the historic farm.



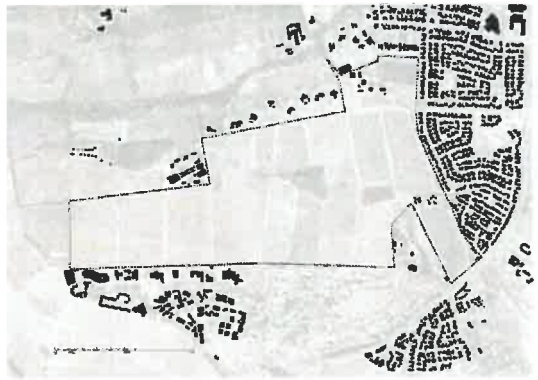
EXISTING ROAD NETWORK

The existing and proposed road network feeds into the site from two ends. From the East via Die Boord and from the West via the proposed new Link Road. From an urban design point of view the aim should be to keep the footprint within the site to the minimum in the context of external capacity, and given the proposed land use mix. Vehicular links to Techno Park is discouraged whilst pedestrian routes are encouraged.



EXISTING NATURAL CORRIDORS

The natural/ecological open space corridors that cross into and over the site are easily recognizable and should be protected and reinforced by the development proposal.



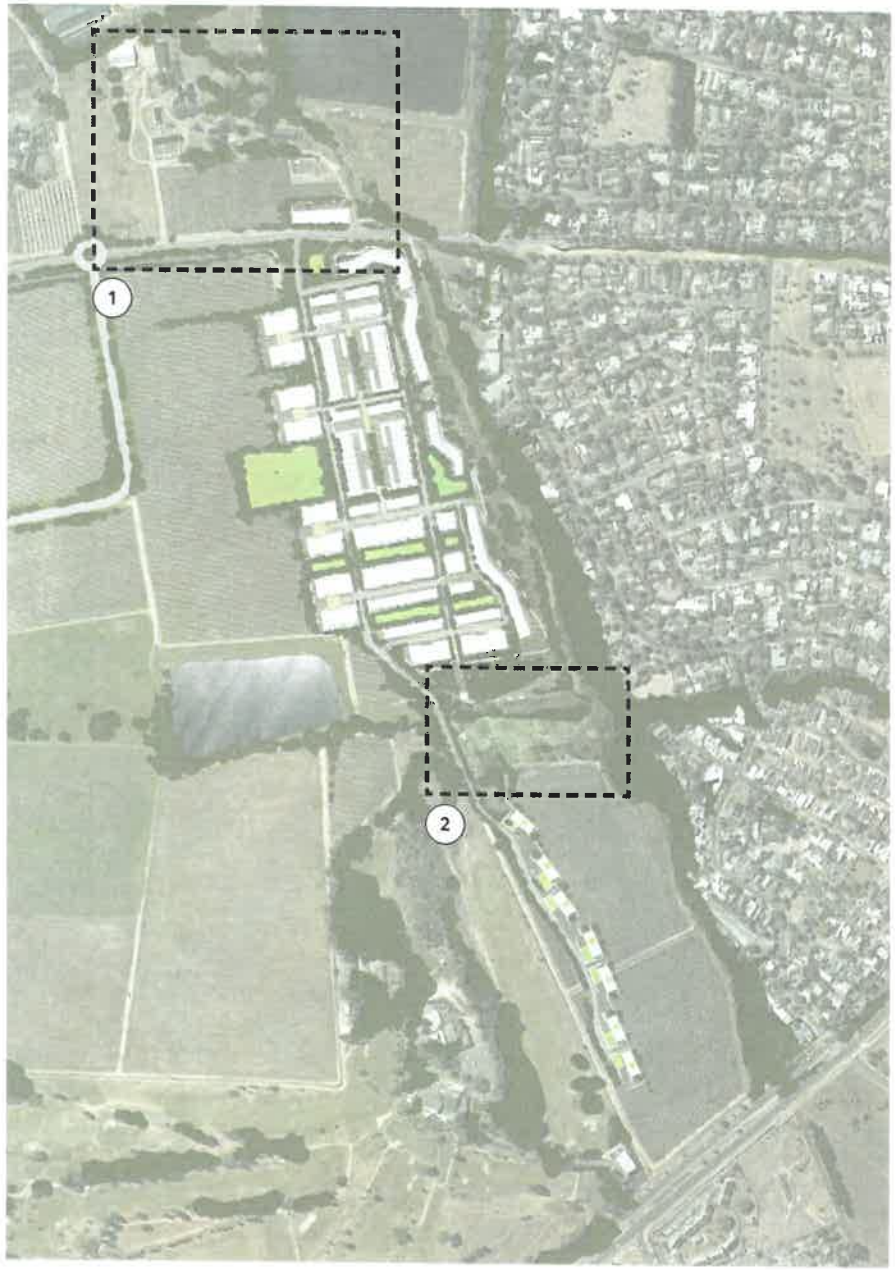
EXISTING BUILT FORM

Apart from the historic homesteads that is of specific merit, the existing build form surrounding the historic farm is generally of a disappointing, monofunctional character not in keeping with contemporary urban design best practice. The aim should be to rebalance this through higher density combined with a mixed of uses and carefully considered three dimensional built form. A form-based coding document should be prepared as a step in the approval process.

EXISTING LAYERS

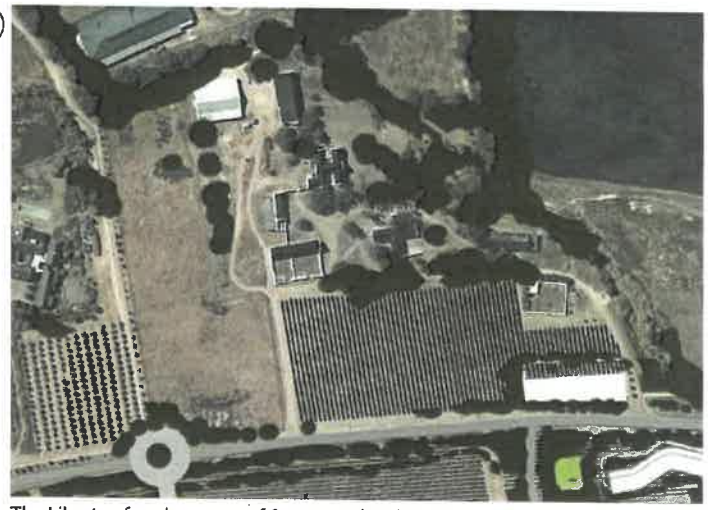
EXISTING SPATIAL STRUCTURE/STATUS QUO OF LAYERS WITH ASSOCIATED OPPORTUNITIES

Also refer Visual and landscape Character Analysis by Terra + Landscape Architects (refer LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS)



HISTORICALLY SENSITIVE AREAS

1

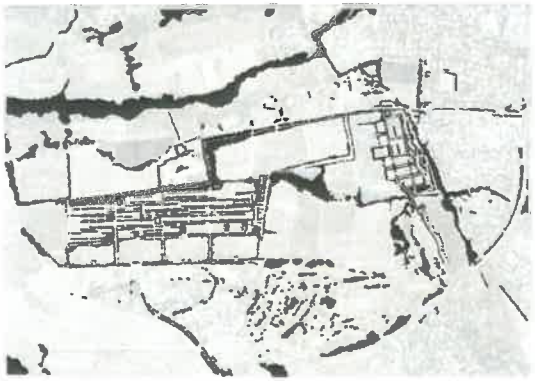


The Libertas farmhouse, werf & surrounding buildings

2

The farmworkers houses

Refer to the LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS by TERRA+ Landscape Architects further cultural landscape & heritage indicators and guidelines.

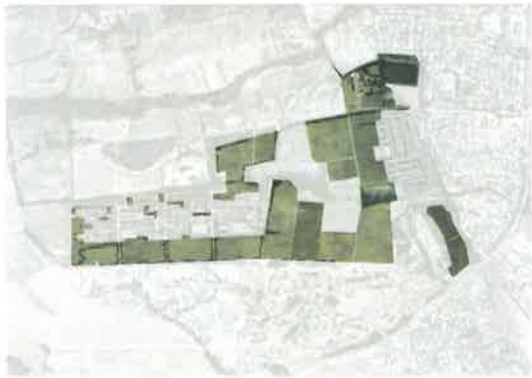


PROPOSED TREE STRUCTURE

The trees structure is embedded in- and extends from the existing structure and acts as a spatial armature for movement and service infrastructure development that is integrated with nature on an expansive site.

INTERNAL FORMAL GREEN STRUCTURE

The primary network of trees and the identified ecological corridors, provide points of connection for a secondary, development-specific street- and tree network.

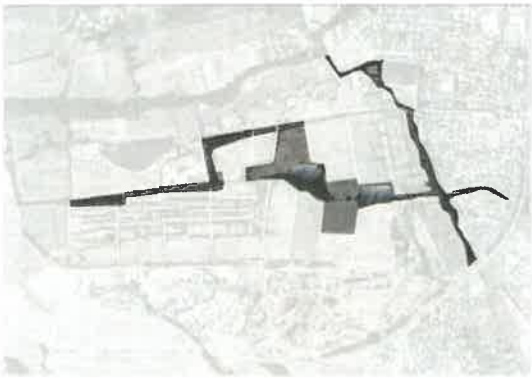


AGRICULTURAL LAND

A large percentage of the existing vineyards are retained as a salient feature of the site and is interspersed with the compact development clusters to add to and retain a semi rural character alongside other features such as contained orchards. The vineyards are protected in a broad strip towards the upper slopes, abutting Tecno Park as well as agains the R44 schenic route as one of the many vineyards experianced as one enters Stellenbosch.

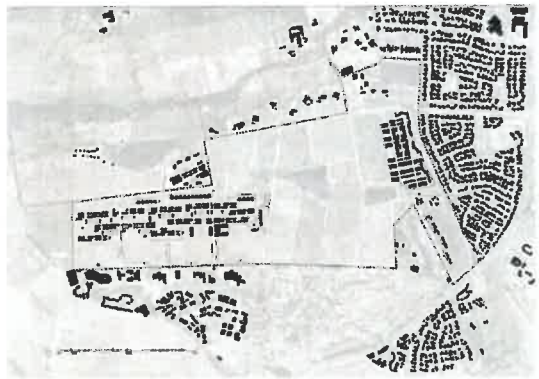
ROADS STRUCTURE

The internal roads- and street network extends from the existing connection through Die Boord in the east and the proposed Link Road towards the west. The internal network is consciousl meandering and of limited width to support a semi rural character and prevent rat-running through the site, whilst accommodating a public transport shuttle service.



REINFORCING OF ECOLOGICAL CORRIDORS

The landscape architects and heritage practitioners have identified a system of green/ecological and open space corridors that extend into the wider hinterland beyond the Libertas site. This became an important informant towards identifying pockets of developable land that does not encroach on the open system.



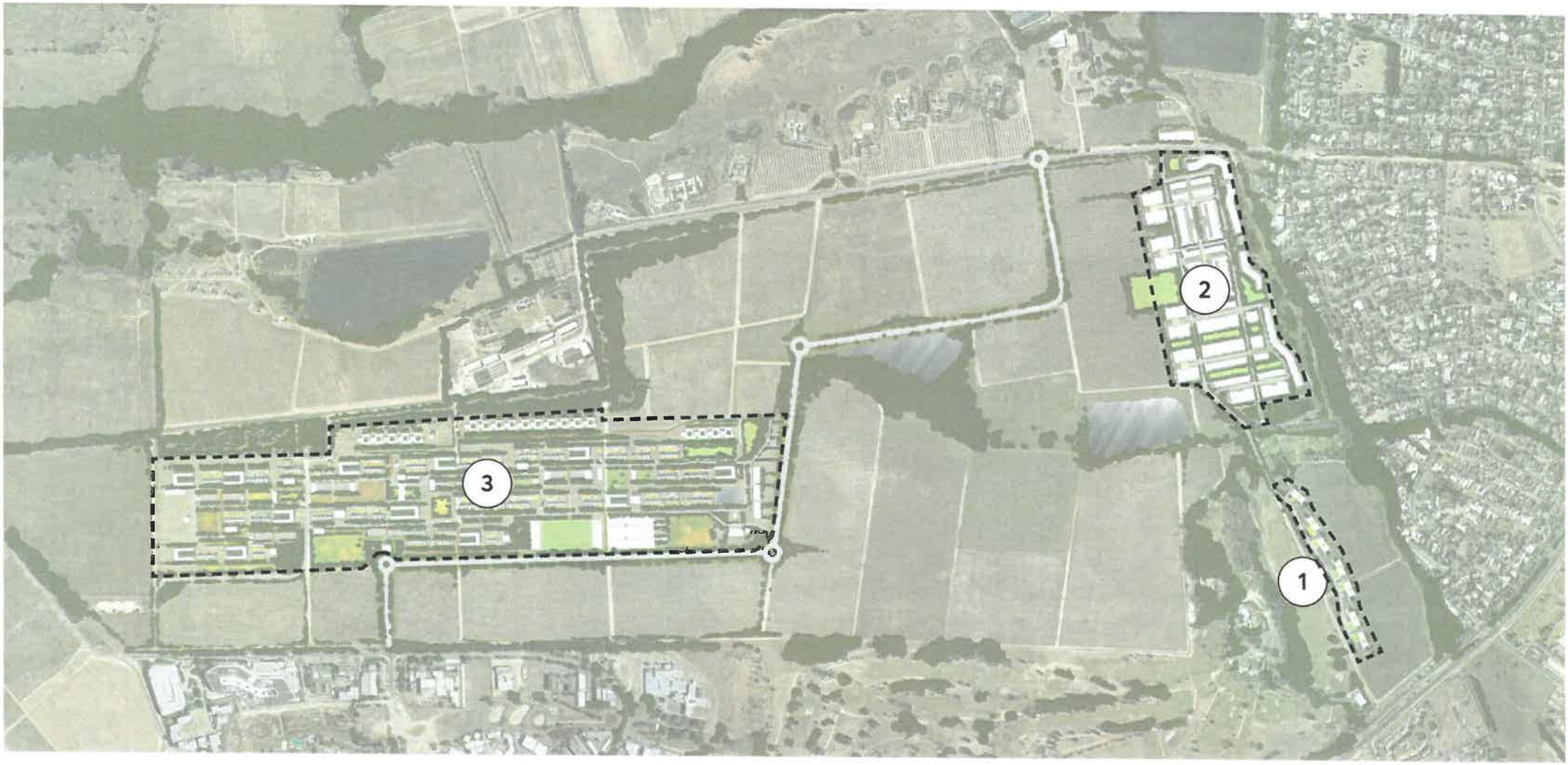
NEW BUILT FORM

New built form provides optimal density in three primary clusters nested within the logic of the wider open space system. Each of these clusters have their own internal urban design and landscape qualities but are intimately linked with the vineyards and natural surroundings through a permeable open space network. The holistic approach is to improve walkablity/cyclebility within the total site. These connections extend into Techno park.

PROPOSED NEW

NEW URBAN & LANDSCAPE DESIGN LAYERS AS A RESPONSE TO THE EXISTING

Also refer Visual and landscape Character Analysis by Terra + Landscape Architects (refer LIBERTAS VISUAL & LANDSCAPE CHARACTER ANALYSIS)



PORTIONS

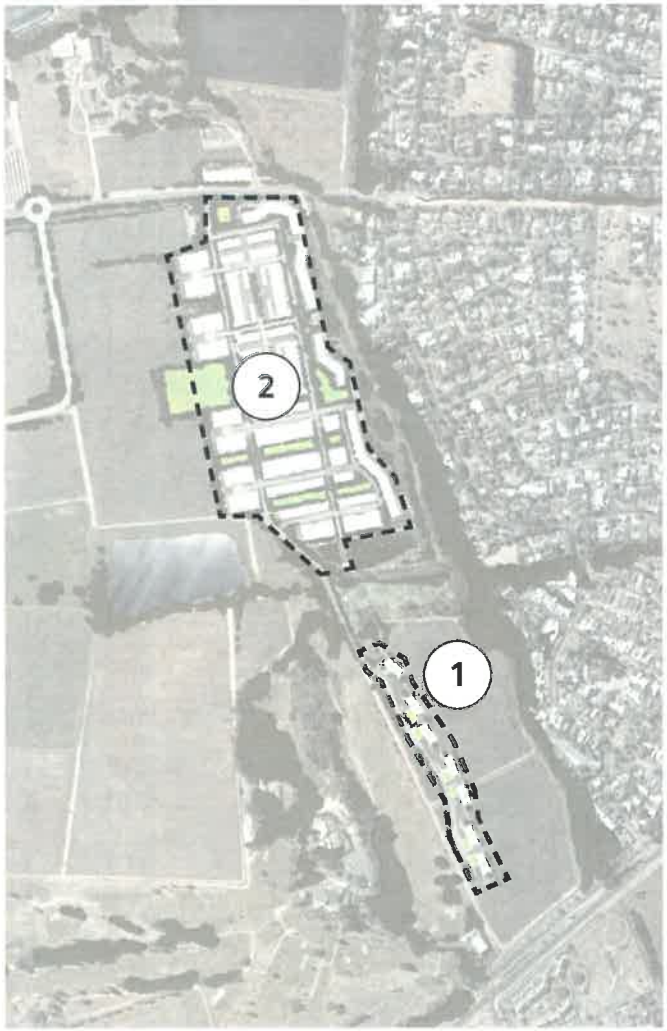
NEW URBAN & LANDSCAPE DESIGN LAYERS AS A RESPONSE TO THE EXISTING CONTEXT

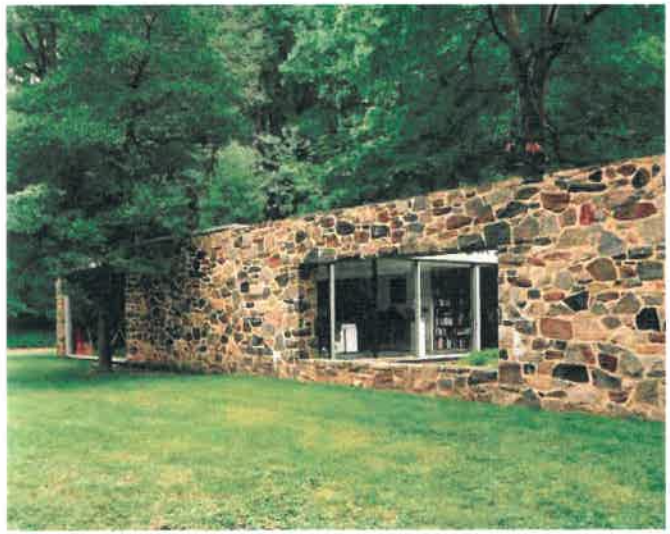
PORTION 1

Low rise medium density residential typology

PORTION 2

Contour-following single residential typology





PORTION 1 & 2

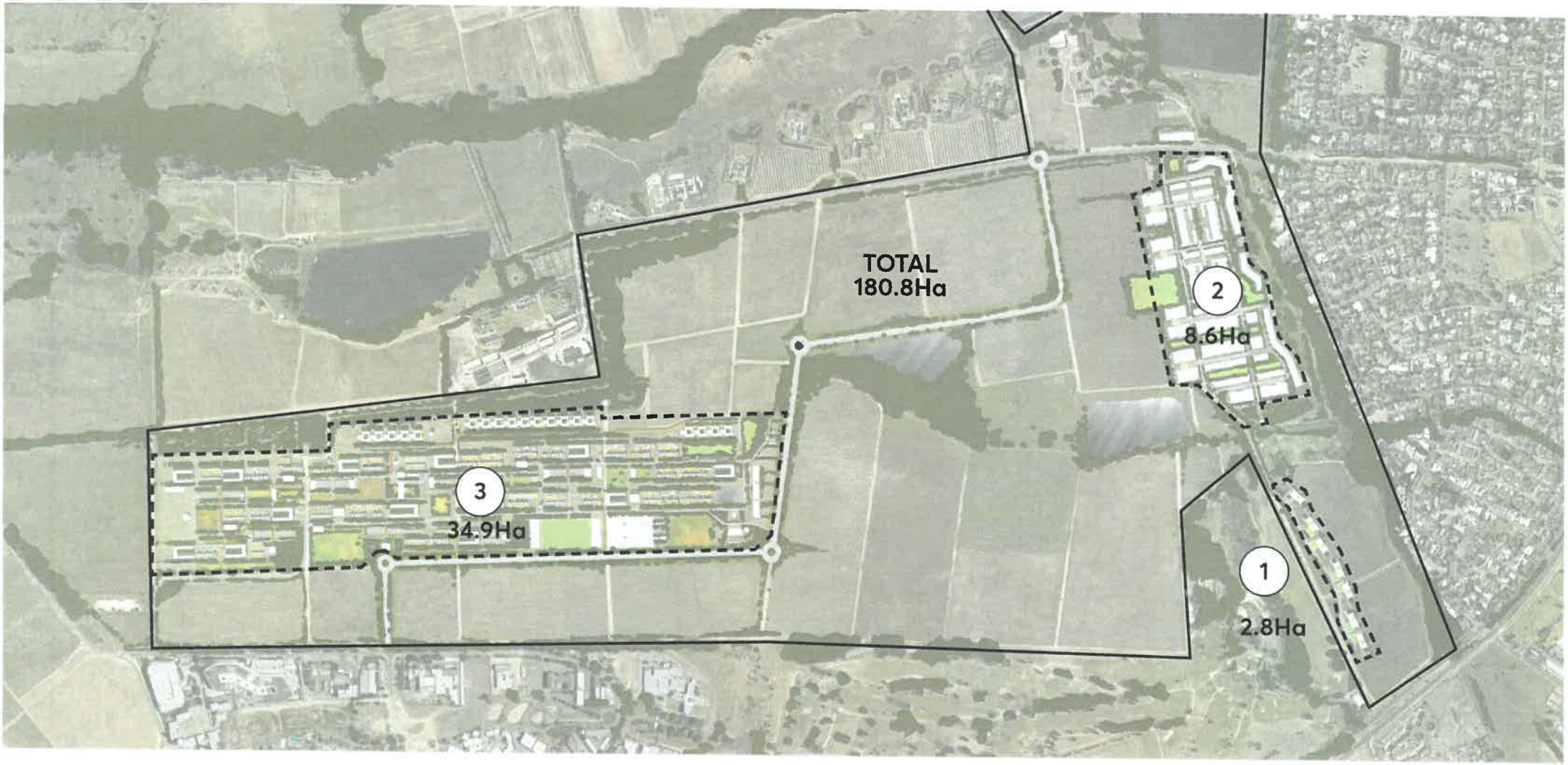
Low rise medium density courtyard residential typology with mini apartment blocks interspersed.

PORTION 3 - TYPICAL BUILDING TYPOLOGIES

Low rise medium density courtyard residential typology with mini apartment blocks interspersed.

PORTION 3 - LANDSCAPE CHARACTER

Low rise medium density courtyard residential typology with mini apartment blocks interspersed.



PORTION 1

Residential	7 units
FAR	**0.12**
Density	**2.5 units/Ha**

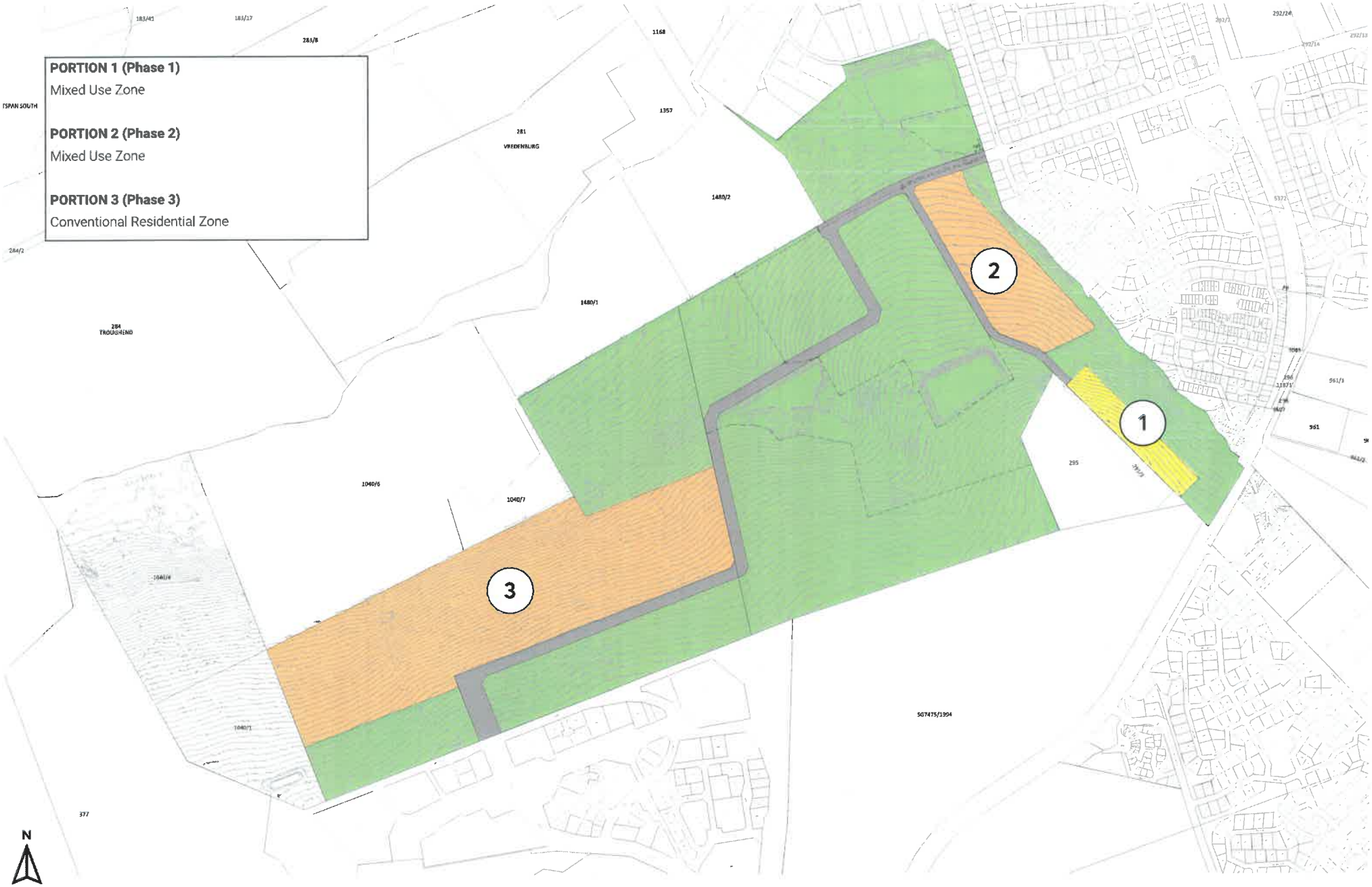
PORTION 2

Residential	500 units
Retail / Offices	1 500m²
FAR	**0.71**
Density	**58 units/Ha**

PORTION 3

Residential	750 units
Retail / Offices	10 500m²
Cultural / institutional	9 500m²
FAR	**0.23**
Density	**21 units/Ha**

LAND-USE MIX



PRECINCTS & PHASING

ZONING TABLE

PORTION		ZONE	LAND USE	SIZE	%	DEV AREA OTHER	DEV AREA RESIDENTIAL	UNITS	DENSITY	HEIGHT LIMIT
Portion 1		Conventional Residential Zone	Individual Residential Units	2.88ha	1.6%	-	3 500m²	7	2.5 u/ha	2 levels
Portion 2		Mixed Use Zone	Residential, Offices and Retail	9.98ha	5.5%	1 500m²	27 500m²	500	50 u/ha	3 levels
Portion 3		Mixed Use Zone	Residential, Offices, Retail, Cultural and Institutional	34.92ha	19.3%	20 000m²	41 250m²	750	21 u/ha	3 levels
Portion 4		Public Roads & Parking Zone	Class 5 Public Road	1.34ha	0.7%	-	-	-	-	-
Remainder		Agricultural and Rural Zone	Agriculture & Open Space	124.95ha	69.1%	-	-	-	-	-

ZONING CONCEPT

nuvorm

URBAN DESIGN | ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN

Stellenbosch, Western Cape | studio@nuvorm.com

ANNEXURE 11:
ZONING PLAN

ZONING TABLE

PORTION		ZONE	LAND USE	SIZE	%	DEV AREA OTHER	DEV AREA RESIDENTIAL	UNITS	DENSITY	HEIGHT LIMIT
Portion 1		Conventional Residential Zone	Individual Residential Units	2.88ha	1.6%	-	3 500m²	7	2.5 u/ha	2 levels
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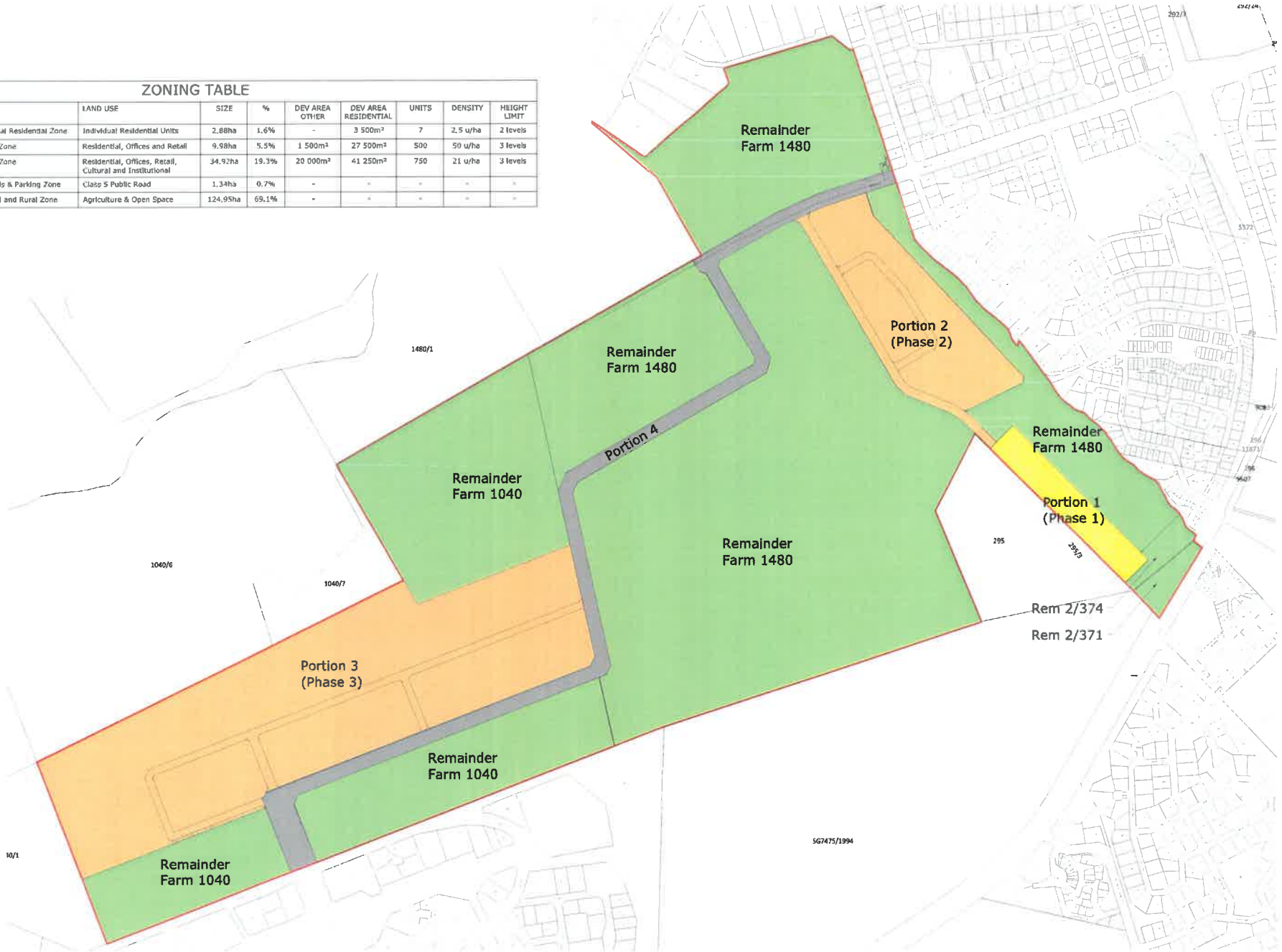
Remainder		Agricultural and Rural Zone	Agriculture & Open Space	124.95ha	69.1%	-	-	-	-	-



ZONING CONCEPT

ANNEXURE 12:
NATURAL ENVIRONMENTAL BASELINE REPORT

DOUG JEFFERY ENVIRONMENTAL CONSULTANTS (PTY) LTD
High Acres Farm, Simondium Road, Klapmuts
PO Box 44
Klapmuts, 7625
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REMAINING EXTENT OF FARM 1040 AND REMAINING EXTENT OF FARM 1480

NATURAL ENVIRONMENTAL BASELINE REPORT

19th November 2020

1. INTRODUCTION

Doug Jeffery Environmental Consults (DJEC) have been appointed to conduct a desktop Natural Environment Baseline Study for the remaining extent of Farm 1040 and the remaining extent of Farm 1480 (Figure 1). An Environmental Baseline Study (EBS) helps to determine existing environmental conditions in an area, defining significant resources that may require protection from development or other forms of transformation. This sequentially assists in predicting and evaluating potential environmental impacts prior to any development. By understanding the existing environmental conditions as well as potential impacts of transformation, future development strategies can incorporate project design that not only protects significant environmental resources, but also reduces the costs incurred from attempting to mitigate any adverse effects.

The scope of this EBS is limited to the natural environment, and does not cover land use, socio-economic, or heritage aspects. The focus of this study is on ecosystem components- including but not limited to water resources, flora and fauna. This EBS investigates the presence of potentially sensitive biodiversity areas located within the study area with the use of Geographic Information Systems (GIS), including Critical Biodiversity Areas and Ecological Support Areas. It goes on to review relative environmental policies in order to explore management strategies and objectives that could pertain to the site.

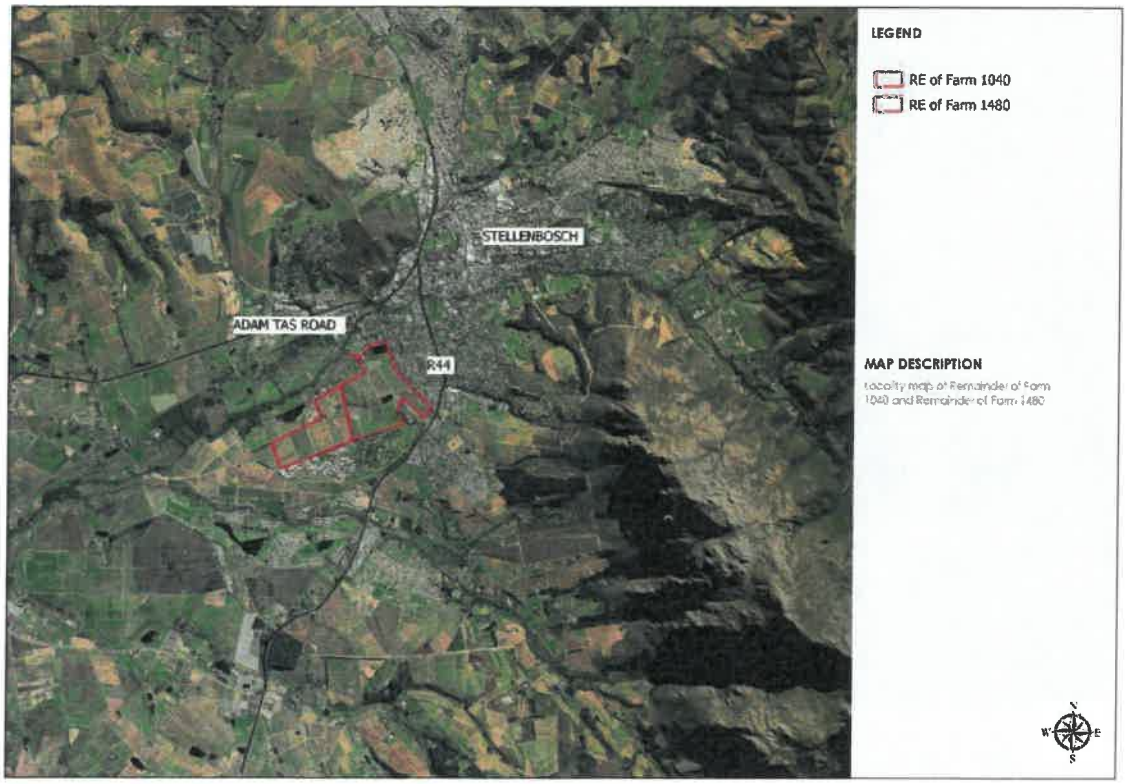


Figure 1: Locality of Remaining Extent of Farm 1040 and Remaining Extent of Farm 1480

2. SCREENING FOR SENSITIVE ENVIRONMENTAL FEATURES

A range of environmental GIS data sources were used to investigate the sensitivity of the environmental features across the site.

2.1 Sensitive Areas as Identified in the Western Cape Biodiversity Spatial Plan

The presence of the following environmental features was investigated:

Feature	Data Source	Figure number
Critical Biodiversity Areas (CBA1)	CapeNature (WCBSP)	2
Ecological Support Areas (ESA2)	CapeNature (WCBSP)	2

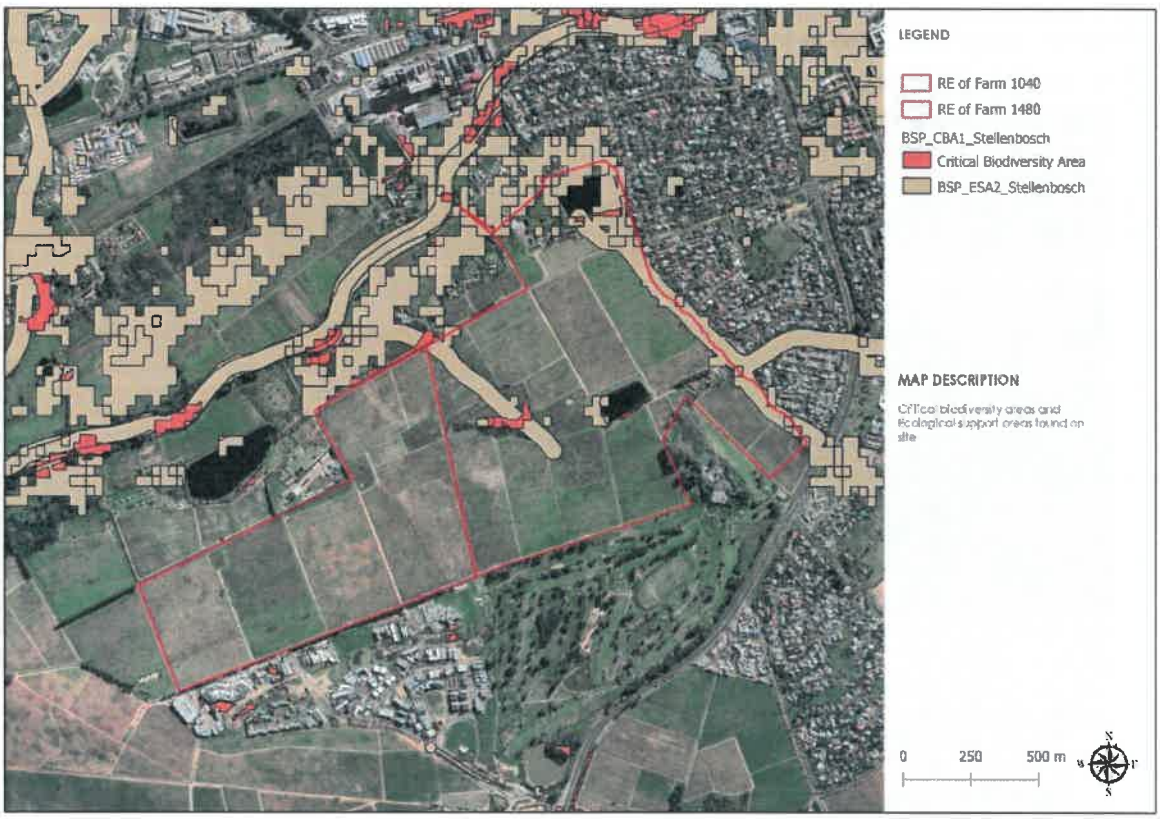


Figure 2: Sensitive Areas as Identified in the Western Cape Biodiversity Spatial Plan

There is a small CBA of approximately 7000 m² located on site. Further, the site contains an ecological support area associated with a drainage corridor. There are no protected areas or other natural areas identified in the Western Cape Biodiversity Spatial Plan located on site.

2.2 Natural Vegetation on Site

According to the South Africa National Biodiversity Institute National Vegetation Database, the site historically contained the following vegetation types:

- Swartland Granite Renosterveld- Critically Endangered (CR) (Figure 3)

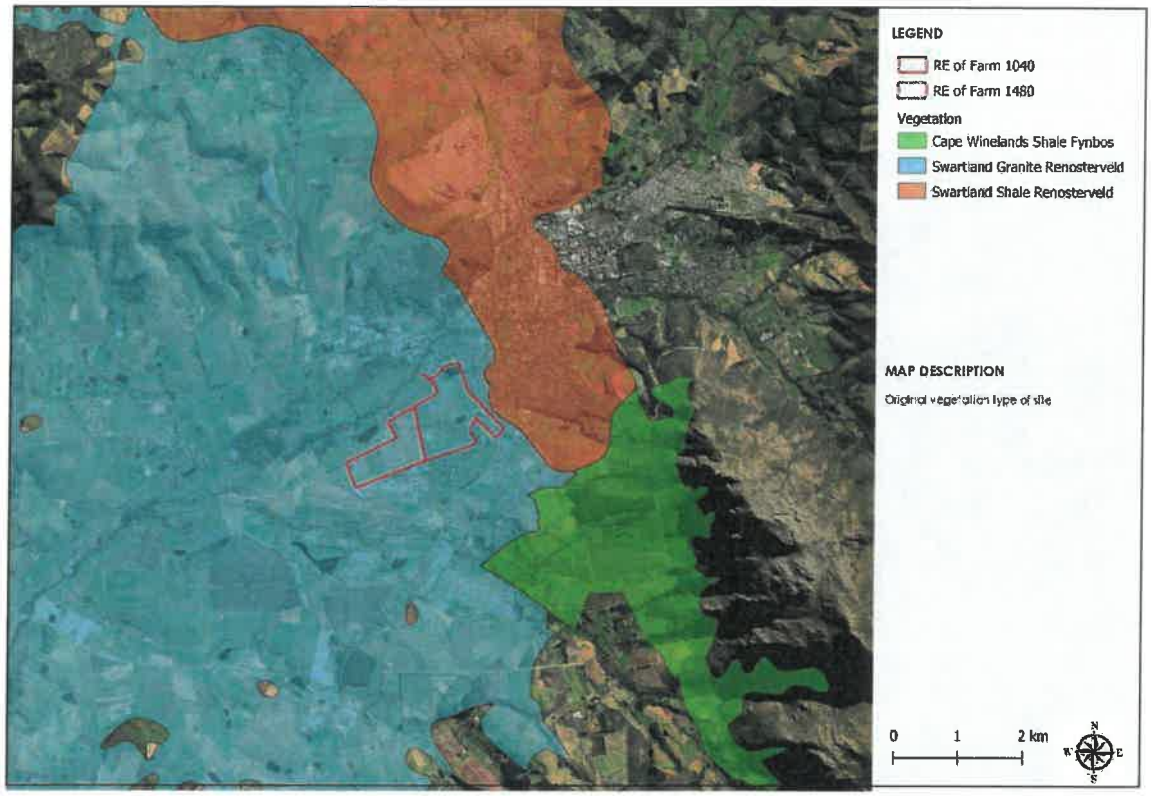


Figure 3: Natural vegetation on site

A large portion of the site has been transformed for cultivation purposes. However, from desktop investigation it is apparent that there are areas that have not been cultivated in the last ten years and therefore may contain natural vegetation. See Figure 4 for the identified areas. It is recommended that, should these areas be considered for development, a botanical specialist investigate the site to determine the status of the natural vegetation in these areas.

Figure 4: Areas that may contain natural vegetation

2.3 Wetlands On Site

The National Freshwater Ecosystem Priority Areas (NFEPA) project provides strategic spatial priorities for conserving South Africa's freshwater ecosystems and supports sustainable use of water resources. These priority areas are called Freshwater Ecosystem Priority Areas, or 'FEPAs'. The NFEPA wetland map therefore identifies important or sensitive wetlands and wetland clusters. Figure 5 shows the NFEPA wetlands in the area. The site contains NFEPA wetlands associated with the artificial dams. There is a drainage corridor running through the site that is likely to contain wetland areas. These areas coincide with the areas identified as natural vegetation in figure 4 above.

Figure 5: NFEPA wetlands located on site

3. POLICY REVIEW

3.1 Stellenbosch Spatial Development Framework (2019)

Figure 6 below shows the Stellenbosch Town Concept Plan. In terms of this plan the site is classified as an open green and agriculture area. A portion of the site is classified as protected green. This is the only area of the site identified as environmentally sensitive and in need of environmental protection in the 2019 SDF. This area coincides with the areas identified as CBA and ESA in figure 2 above.

The spatial proposal in terms of the Stellenbosch SDF for protected land is to:

i. Maintain and improve the nature areas surrounding Stellenbosch town.
ii. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the town and its hinterland area.

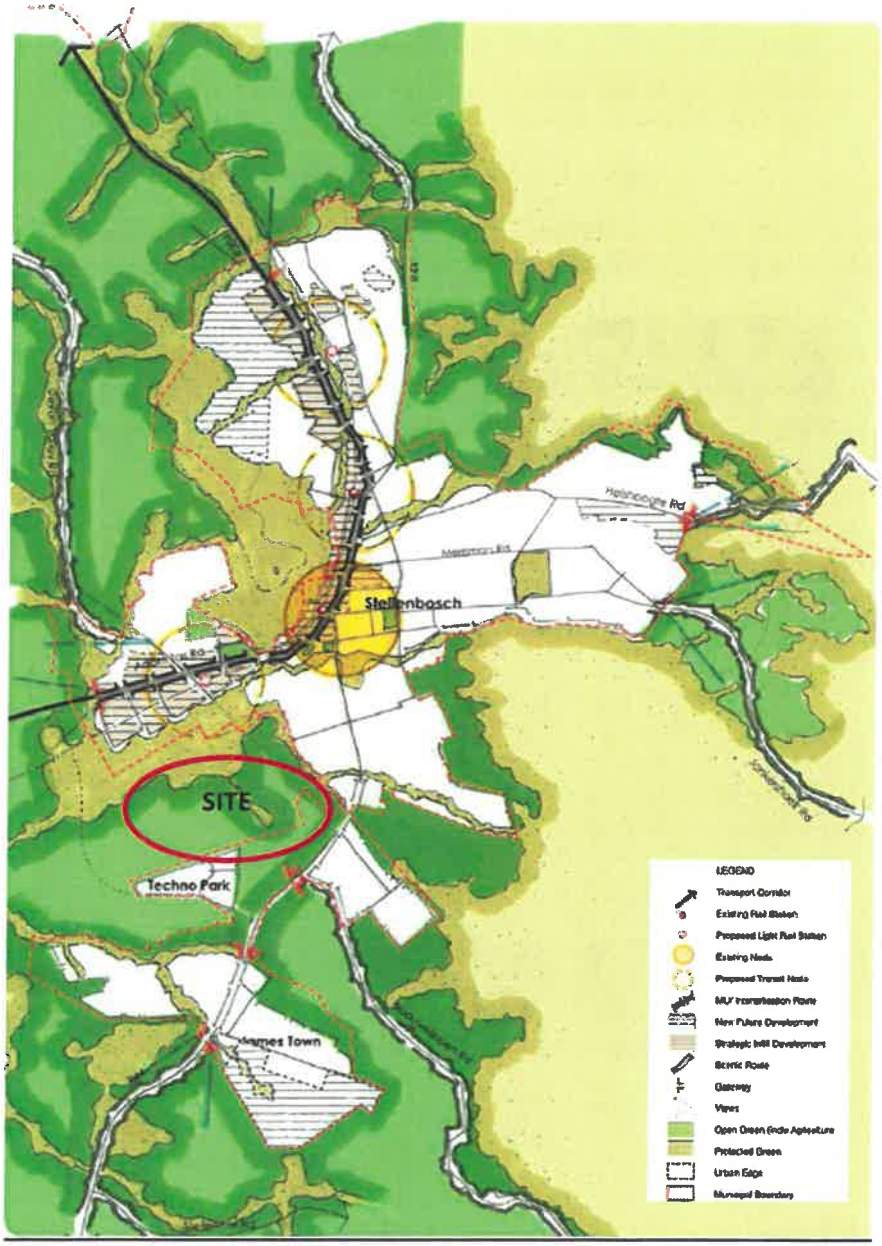


Figure 6: Stellenbosch Town Concept Plan

3.2 Stellenbosch Strategic Environmental Management Framework (2018)

A composite spatial plan was developed to serve as a first level broad guide to environmental management, spatial planning, and land-use throughout the Municipality. The spatial plan is

divided into 6 categories illustrating the desired land-uses throughout the Municipality. See Figure 8.

Figure 8: Spatial Planning Categories

A comprehensive set of Sub-Categories has been created to serve as a guide for more detailed land-use planning as required for the SDF. See Figure 9.

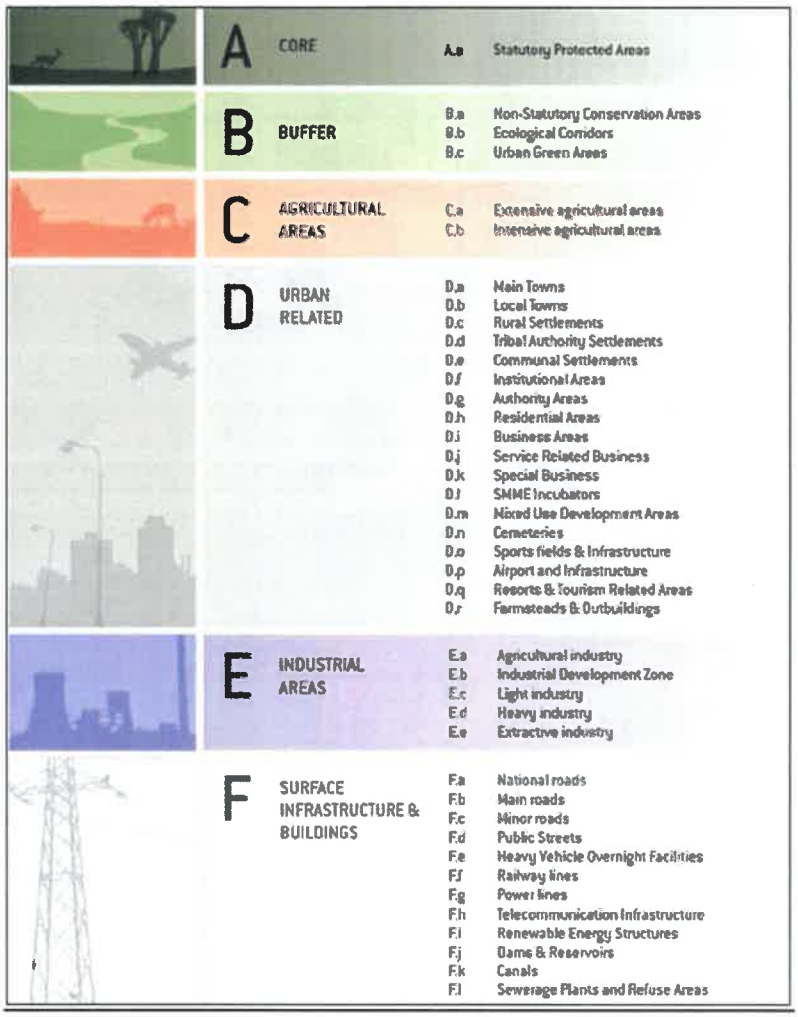


Figure 9: Spatial Planning Subcategories Categories

Figure 10 shows the Stellenbosch Municipality Composite Spatial Plan. According to the Composite Spatial Plan the site does not contain any A (Core) or B (Buffer) environmental areas

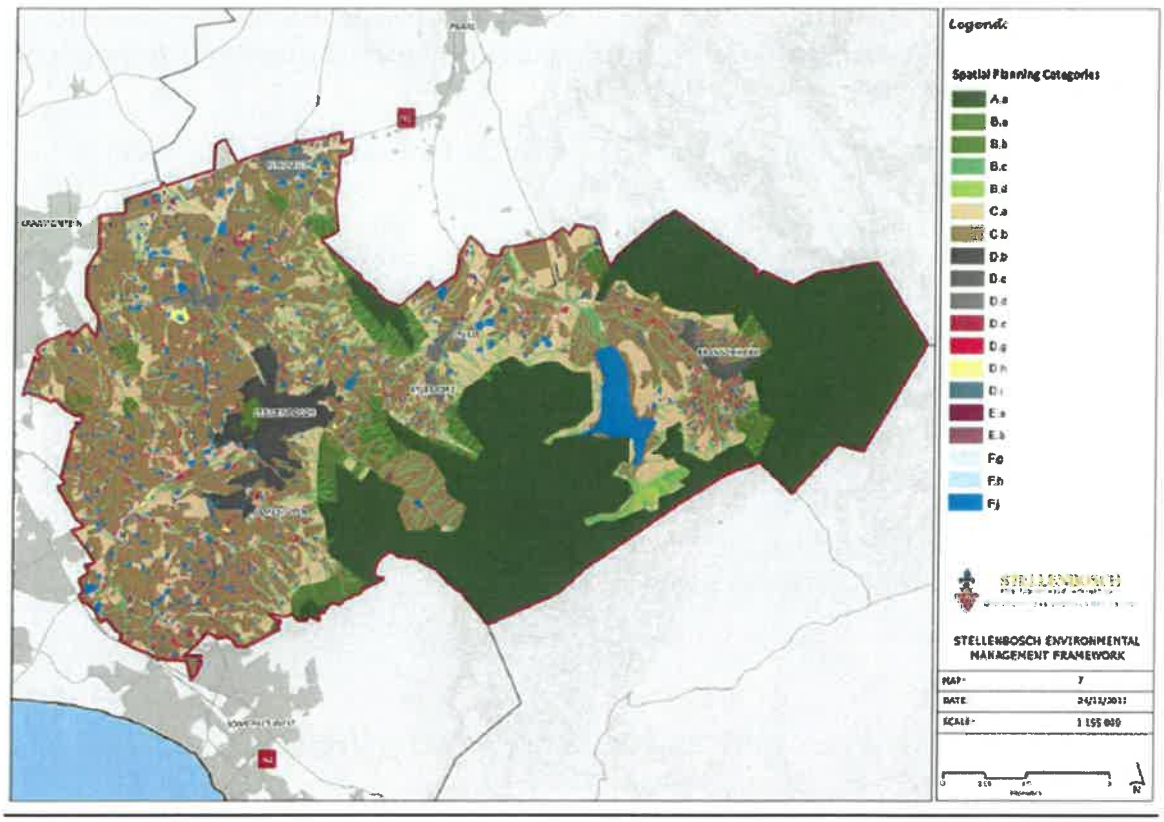


Figure 10: Stellenbosch Municipality Composite Spatial Plan

4. REQUIRED BIOPHYSICAL STUDIES IDENTIFIED IN THE DEA SCREENING TOOL

Should the proposed development trigger the need for environmental authorisation, it is a requirement to use the Screening Tool developed by the Department of Environmental Affairs (DEA) to screen the proposed site for environmental sensitives. The tool further identifies studies required to be conducted based on whether they have identified the sensitivities on site as high/ medium/ low. These studies/reports need to be included in the application for authorisation.

The following studies were identified by the Screening Tool as being necessary to inform development on the site:

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture	X			
Animal Species			X	
Aquatic Biodiversity	X			
Archaeological and Cultural Heritage		X		
Civil Aviation		X		
Plant Species			X	
Defence				X
Terrestrial Biodiversity	X			

Based on the status quo of the site, the following reports/studies will most likely be required when undertaking an application for environmental authorisation but the need for these will depend on the development layout proposed:

1. Reports pertaining to the natural environment that will need to be undertaken by a specialist:
   - Aquatic Biodiversity Assessment
   - Agricultural Assessment
   - Heritage, archaeological and cultural heritage Impact assessment including a visual assessment
   - Plant Species Compliance Statement
   - Terrestrial Biodiversity Compliance Statement
   - Animal Species Compliance Statement

2. Reports pertaining to the natural environment that can be undertaken by an EAP
   - Defence Compliance Statement
   - Civil Aviation Compliance Statement

5. CONCLUSION

According to the GIS data, a small Critical Biodiversity Area and an Ecological Support Area are identified on the site.

The site contains a natural drainage corridor and may contain localised wetland areas (Figures 2 & 5). Further, NFEPA wetland areas were identified but these wetlands are associated with the artificial dams located on site. A freshwater specialist will need to conduct a site investigation to confirm the presence of wetlands in this area of the site and the final plans for the subject property should take any confirmed wetland areas into account.

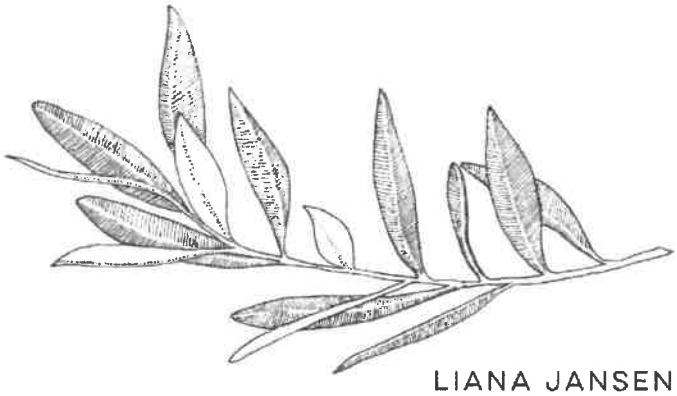
The original vegetation type of the site is Swartland Granite Renosterveld. The majority of the site has been transformed for agriculture purposes. From this desktop investigation, however, it is apparent that there are areas, identified in this report, that have not been cultivated in the last ten years and therefore may contain natural vegetation. It is recommended that a botanical specialist investigate the site to determine the status of the natural vegetation.

This report shows that the identified potentially sensitive vegetation areas coincide with the drainage line and wetland patches and are located in a discrete area of the site as identified in figure 4 of this report.

According to the Stellenbosch Municipality Composite Spatial Plan the site does not contain any A (Core) or B (Buffer) environmental areas.

The total site considered in this report is approximately 180ha in extent. The identified potentially sensitive areas are restricted to less than 20ha. Considering the limited area identified as potentially sensitive, these areas should be easily avoided by proper planning and layout design considering the size of the total property. From a Natural Environmental perspective there is no reason why this site should not be considered for development.

ANNEXURE 13:
HERITAGE COMMENT REV 4



LIANA JANSEN

LANDSCAPE ARCHITECT . HERITAGE PRACTITIONER

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29 May 2022

CULTURAL LANDSCAPE AND HERITAGE COMMENT ON PROPOSED LIBERTAS DEVELOPMENT, RE/1480; RE/1040, STELLENBOSCH

1. INTRODUCTION

1.1. Purpose of the Report

This heritage comment provides a response to the PRE-APPLICATION SCRUTINY FEEDBACK of the Stellenbosch Municipality, most specifically addressing the following:

- A broad discussion of impact that the proposal will have on the existing character of the area.
- Visual Impact of the various component specifically from the Polkadraai Rd
- Each precinct of the proposed design must be discussed in detail with regards to:
    - Visual impact mitigation
    - Integration of development with its surroundings

Filia Visual undertook a VISUAL IMPACT STUDY AND VISUAL STATEMENT (Smit 2022) and its findings support and elaborate on this document.

2. LANDSCAPE CHARACTER OF THE AREA AND SITE

(Please also refer to the Landscape Character Study of TERRA+ and Visual Statement by FILIA)

As per the Stellenbosch Heritage Inventory and Conservation Management Plan (CMP 2019), the proposed site falls within Landscape Unit C15, which is a Grade IIIb Heritage Resource (landscape) within a Green Transition Conservation System:

> The landscape unit is characterised by distinct rectilinear vineyards on a gradual slope that sits as a rural finger on the southwestern edge of Stellenbosch. Wedged between the Eerste River, Technopark and De Zalze Estate, the slope rises toward Technopark on the crest, where most of this office park is hidden behind a tree line. The rise to the south of this landscape shields the R44 and suburban development from view, creating a visual continuum between the Eerste River corridor, the agricultural fields in the foreground, and the foothills and high peaks of the Helderberg Range beyond. The service roads between the vineyards also lie perpendicular to the slope, directing views towards the dramatic mountains as an uninterrupted view. The central area of the northern slopes has high soil suitability, declining towards the eastern edge. Smaller blocks in an irregular pattern of field crops and vineyards denotes the western and southern edge of this land unit, referring to historic commonage. A large, significant historic freehold farm, Libertas, is located in close proximity to Die Boord. The historic Fleurbaix site is particularly vulnerable to agri-industrial development which has already impacted the site. The suburban sprawl of Stellenbosch is a threat to this unique heritage site and its broader landscape. Agricultural landscape attributes a specific rural character to the town of Stellenbosch with significant views from the Polkadraai Road entering Stellenbosch. Any development in this land unit would compromise the rural character of Stellenbosch. The landscape unit demonstrates the relationship between river corridor and settlement, as well as the rural patterns of use and the wilderness beyond. This interplay is extremely characteristic of the Cape Winelands, and key to its high cultural significance.
>
> The main heritage aim for this unit is to conserve and enhance the existing character of this landscape unit, that must be conserved (maintained). This requires protection and maintenance of significant buildings, trees, avenues of trees and other landscape elements such as vineyards. It may also require appropriate re-development of other historic places in the landscape.
>
> This landscape unit is located within the town-scale green transition system, which aims to maintain the clear division between townscape and surrounding rural landscape, and prevent suburban sprawl. Maintenance of the green and open agricultural character of this landscape unit is important.
>
> Deviated land use/uses that will likely erode landscape character are over scaled private dwellings, cluttered properties, gated residential estates, large-scale industrial structures, suburban development, mining, landfill or sewage plant, parking lot, business park, isolated shopping centre. Large-scale business-park development and suburban expansion, together with increased transport infrastructure that threatens the significant historic pattern of settlement in this landscape.

Figure1: View from Polkadraai Road towards Stellenbosch

Figure 2: View from Devon Valley showing the context of this landscape unit in relation to Stellenbosch. Note Technopark hidden behind the windbreak.

The site has a distinctly rural, agricultural character typical of the agricultural continuum/domain that traditionally surrounds settlements within the Winelands. For this site, the visual continuity between natural setting (mountains and foothills), green linkages (agricultural landscape, landscape patterns of vineyard, orchard and stands or avenues of trees) and various forms of urbanity of the suburbs and town edges in the valley bottoms is critical in preserving and protecting the key elements of the landscape character and the sense of place from which it derives its significance.

According to the Visual Statement by Filia Visual (Smit 2022), the site, being large, is visually significant within its context when/where visible, especially along some portions of the M12 Polkadraai road, and the portion of Adam Tas Street (R310) directly north of the site, both of which are Scenic Routes. The most visually prominent parts of the site consist of the upper slopes of the low hill, visible from the M12/R310 Scenic route.

It is proposed that a "buffer area" as illustrated in Figure 3 should be considered for the most visually exposed part of the site, as well as being the portion of the site that makes the most significant contribution (from a visual point of view) to the legibility of the cultural landscape and the scenic significance of protected landscape features that maintain the relationship between the open agrarian landscape and the transitional areas and edges of the Stellenbosch settlement node/residential areas (from rural to urban). This buffer area should also be preserved as an important measure to prevent extensions and urban creep from Technopark's side.

Figure 3: Graphic illustrating the "buffer area" which should be seen as a zone of no development, or minimal development under strict control to manage visual impact (Smit, 2022; Sources: URBA, 2022)

3. POTENTIAL IMPACT OF THE DEVELOPMENT ON THE CHARACTER OF STELLENBOSCH

The initial heritage comments on the proposed development highlighted several concerns pertaining to design aspects that could negatively impact on the heritage significance of the property. The client, Urban Designers, URBA and Landscape Architect, TERRA+, all thoroughly addressed the concerns in a number of team meetings. We were present at these meetings and offered design and approach guidance throughout the process.

The development is localised in two areas of the site, and it will change the character of the site from a predominantly agricultural land unit to one that includes two condensed urban nodes of a medium density, located amongst existing vineyards with environmental corridors.

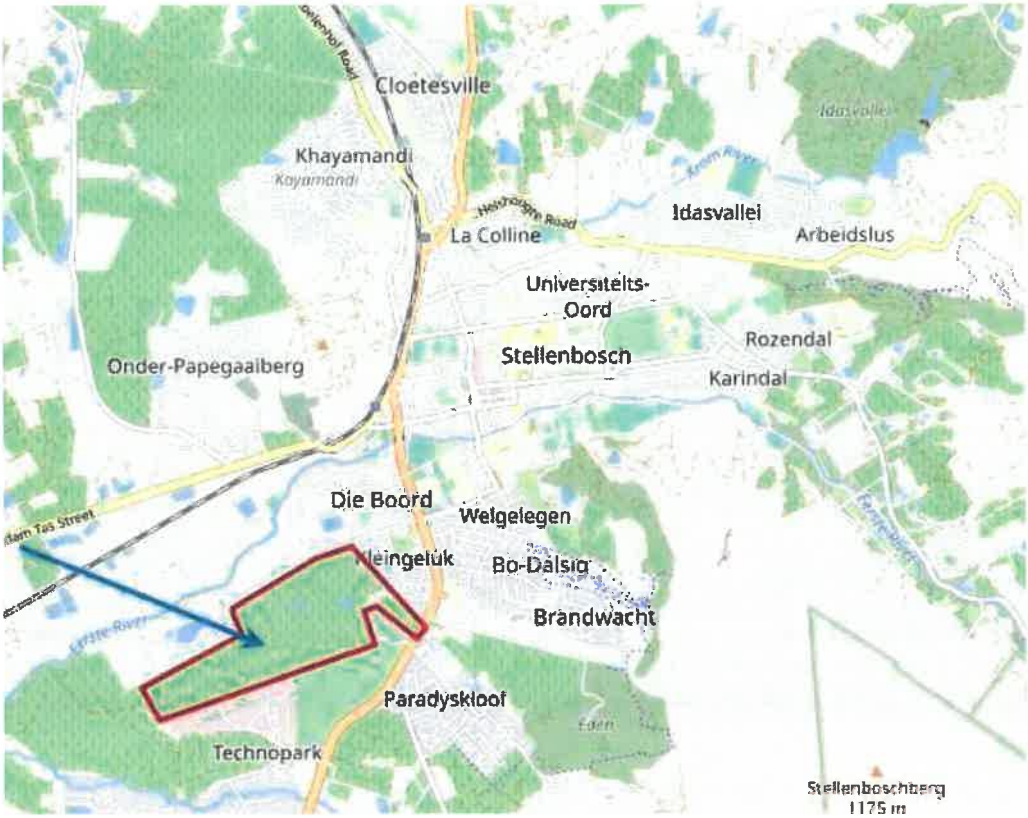


Figure 4: Indicating position of the Landscape Unit in relation to the town of Stellenbosch

3.1 Precincts within the Agricultural Character Landscape

The **proposed low rise medium density village (PRECINCT A)** has been moved lower down the slope to leave the highly visible upper slopes of the rise uninterrupted. It visually extends from the already developed Fleurbaix node, but is interspersed with parks to reduce visual impact. The coding for Precinct A is acceptable, apart from a few of the central buildings that could potentially be of less storeys to minimise visual impact (see Visual Statement 2021).

The proposed **low rise medium density courtyard residential typology with mini apartment blocks interspersed (PRECINCT B)** has been specifically located next to the existing Die Boord residential area to extend this typology and localise higher density development to leave the majority of views to only include vineyard. In this section of the site, this type of development is appropriate in scale and height. The coding for Precinct B is acceptable, apart from a few of the buildings that could potentially be of less storeys to minimise visual impact (see Visual Screener 2021).

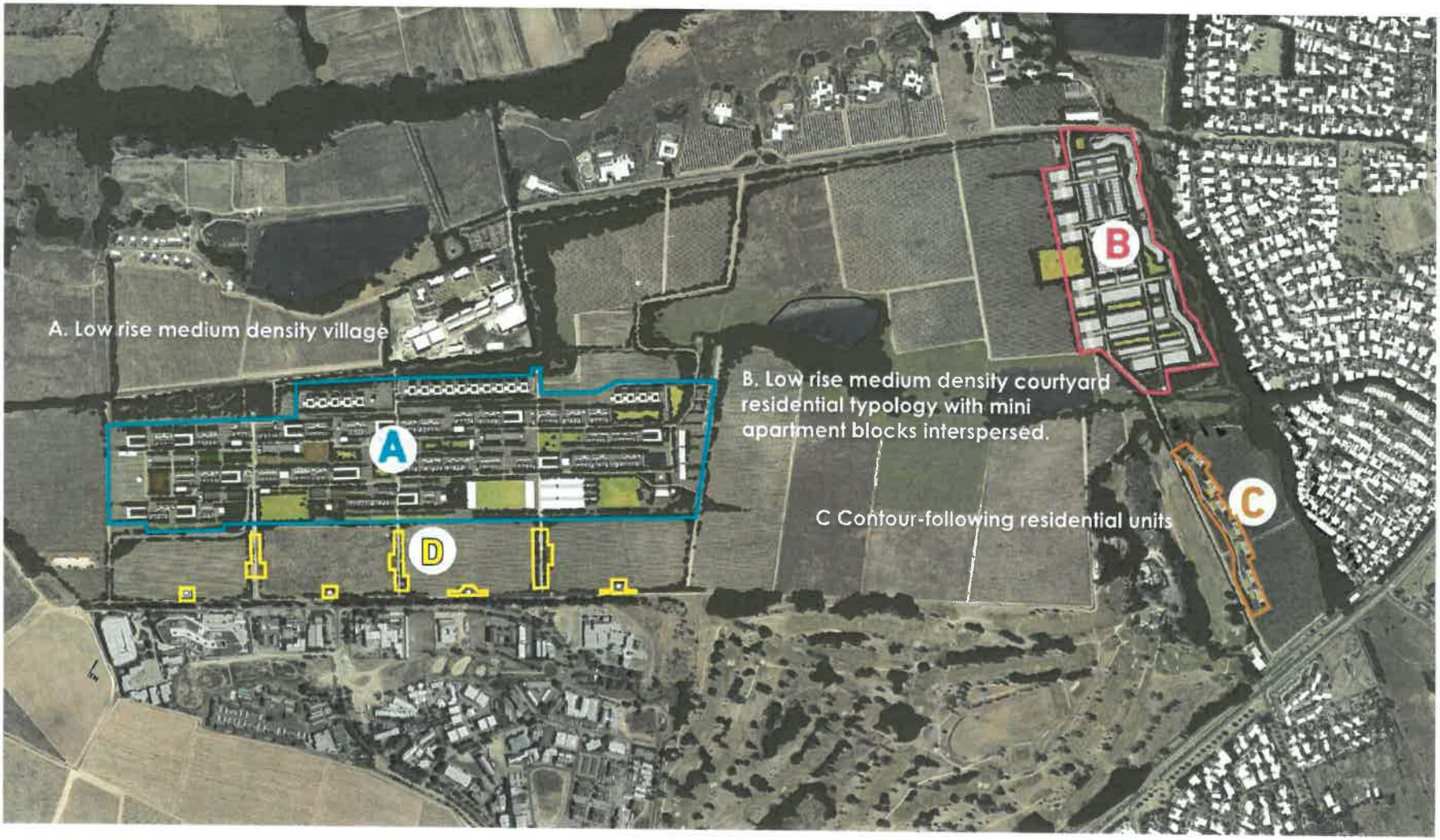


Figure 5: LIBERTAS URBAN DESIGN PRINCIPLES: MASTERPLAN – URBA MAY 2021

On the **eastern side of the site (PRECINCT C)**, a narrow strip of vineyards continues from the workers cottages along the contour towards the R44. This specific finger forms part of a typology of vineyards that are interwoven into the urban fabric of Stellenbosch, and upholds the rural character of the town (figure 6). A small strip of buildings is currently proposed on the slope where the current road traverses, but it is advisable that no buildings be allowed within the vineyard block to retain the vineyard's contribution to the agricultural character of Stellenbosch. Also, as per the Visual Study (2022), this entire strip is highly visible and sensitive to views.

Figure 6: Figure showing the typology of vineyards interwoven into the built fabric of the town of Stellenbosch.

Figure 7: Vineyards against the Adam Tas Road in front of the Ou Libertas building

Figure 8: Vineyards on the corner of Dorp Street and the R44

Figure 9: Vineyards on the proposed development site (4)

3.2 Roads

An opportunity presented itself with regards to the existing service roads around the vineyards, and the alignment of the old wagon route to inform the 'meandering/stepped' road linking Die Boord and Technopark as alternative route. The CMP guidelines direct the design principles in the construction of roads to always make use of existing infrastructure before establishing new ones. The historic map highlights the position of the old wagon route to incorporate as a possible palimpsest:

Figure 10: Historic map showing the wagon route alignment, and freehold farms

Guideline by CMP 2019: *The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.*

i) New roads (as far as possible) should be placed along existing farm and landscape unit boundaries to avoid unnecessary fragmentation of agricultural land. (ii) New roads tend to promote speculative urban development, which can have negative impacts on landscape units with heritage significance. Instead, innovative design solutions should seek out new opportunities. (iii) Infrastructure improvement including new roads, and upgrades to road infrastructure need to be appropriate to their rural context (scale, material etc.). Out of scale flyovers and bridges should be avoided, as they detract from the rural character of the Winelands (iv) The design of street furniture and street lighting should be carefully considered so that it positively responds to the specific character of the landscape/townscape unit within which they are situated, and avoid light pollution.

URBA and TERRA+ made the most of the opportunities that the site presented and followed a design approach that is within the recommendations of the CMP (2019). It features a sensitive internal street network (NOTE: not ROAD) that responds to the landscape character and the proposed people-centred use of the site. It follows the existing service roads layout and opted to not introduce a new road aligned to the old Wagon Route to minimise visual impact in the day and especially the evening. It was originally proposed that the internal vehicular routes do not physically link up with Technopark to reduce rat-running through this significant landscape unit. It is noteworthy that the proposed design encourages public transport, recreational routes and a separate cyclist network (different from a NMT concept).

The existing and proposed road network feeds into the site from two ends. From the East via Die Boord and from the West via the proposed new Link Road. From an urban design point of view the aim should be to keep the footprint within the site to the minimum in the context of external capacity, and given the proposed land use mix. Vehicular links to Techno Park is discouraged whilst pedestrian routes are encouraged. (URBA 2021)

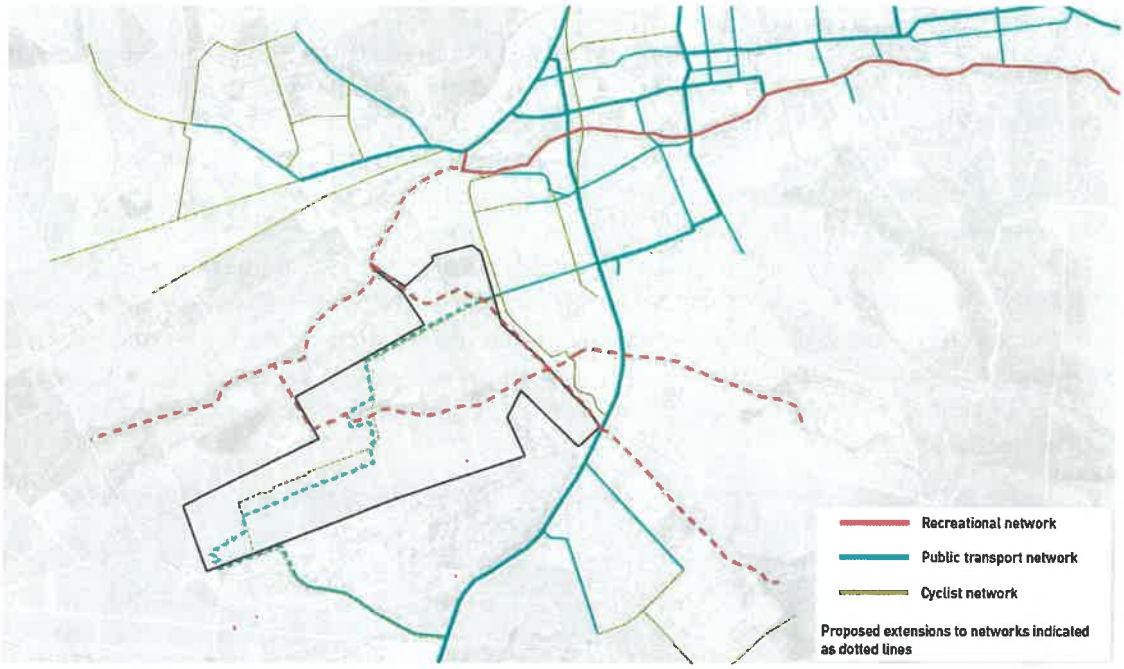


Figure 11: INTEGRATED PUBLIC TRANSPORT, PEDESTRIAN & CYCLIST NETWORK – URBA 2021

In 2022, it became clear that the Municipality requires a class 4 link road between Van Reede Road and Techno Park. Following meetings held with the engineering and planning departments of Stellenbosch Municipality in 2022, the project team investigated a number of options to enable a road to traverse the subject site. According to the latest TIA and development proposal Design Guidelines, future access to the proposed development is anticipated to be via Van Reede Road (exiting the suburb of die Boord and connecting to the R44 in the east), and via Techno Avenue/Neutron Road (exiting Technopark in the south), as well as to Adam Tas Road (MR177) via the future Techno Park Link Road. The proposed route crosses the "buffer area" further west of the previous proposals, but not far enough west to satisfy the recommendations of the preceding study in terms of acceptable alternatives (see Figures 12 below).

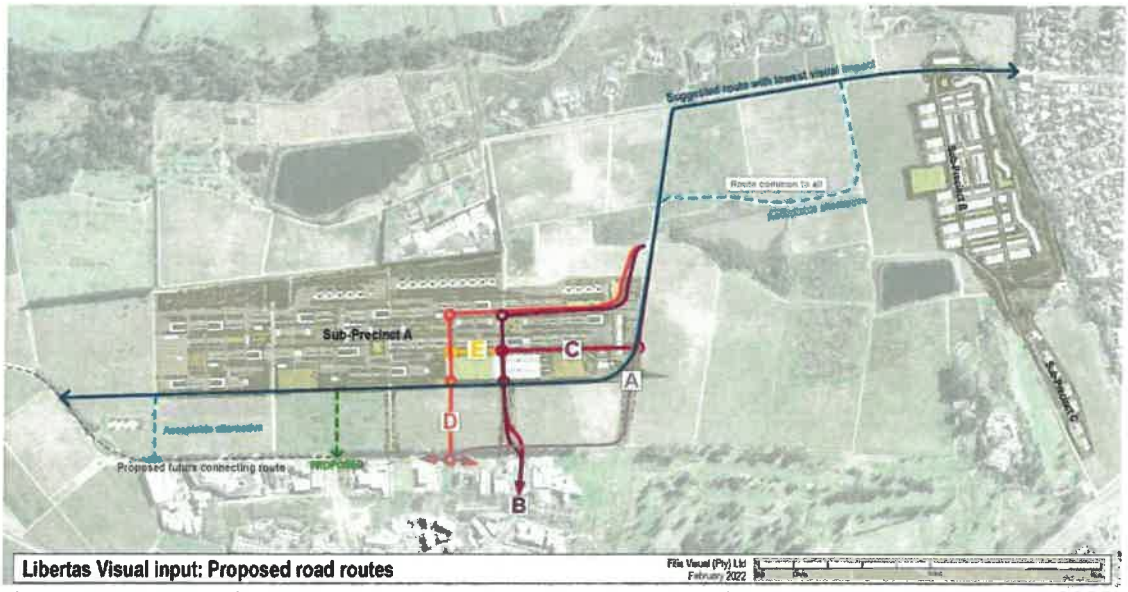


Figure 12: Graphic illustrating the proposed route in green (Smit, 2022; Sources: URBA, 2022)

3.3 Heritage Features: Libertas Farm

Although the house (Libertas) itself is highly praised and carries a high significance, the context of the manor house is eroded. The garden is in a state of neglect, and the original approach to the house has been compromised with the construction of an irrigation dam. According to the Stellenbosch CMP (2019), this complex falls into the category 'Enhance' in which remedial action will be better than leaving it as is. Action includes restoring or change (adaptable reuse). Even though the proposed development excludes the farm werf, it is proposed that a long-term plan should include its adaptive reuse possibilities. In the current proposal, the central area of site (more or less around the central dam and ecological corridor) remains free from development allowing views from within the Libertas homestead to connect to its agricultural context, supporting views over vineyards all the way to the dramatic mountains in the distance. The condition and use of the Werf is integral to the heritage significance of the site as a whole.

Figure13: Libertas Werf

Guideline by CMP 2019: *Encourage intervention to revive heritage features in decline, by engaging with innovative development proposals where appropriate, and considering sensitive adaptive reuse strategies for each, specific heritage resource. Development and adaptive re-use that caters for the integration of different modes of access and a greater diversity of users should be encouraged.*
Adaptive strategies need to take the surroundings as well as the structures into account.

3.4 Heritage Features: Existing Workers' Houses

In the 18th and early 19th century, housing for slaves was usually provided in buildings that formed part of the farm werf. A tangible consequence of Emancipation in 1838 was two entirely new forms of settlement, the mission village and the cottages cluster (usually linear in form). Farm workers are now being relocated off the farms and their homes have been demolished or converted to guest cottages. The loss of typology, results in a loss of authenticity within the cultural landscape. We suggested that the proposed development would need an Oral History study (specifically focussing on the existing workers community), and an Archaeological Assessment. The Oral History Study will form part of the Socio-Economic Study

by Jonathan Bloom. The Visual Impact and Archaeological Assessments will form part of the Heritage Impact Assessment.

Figure 14: Existing workers' houses and community located on site.

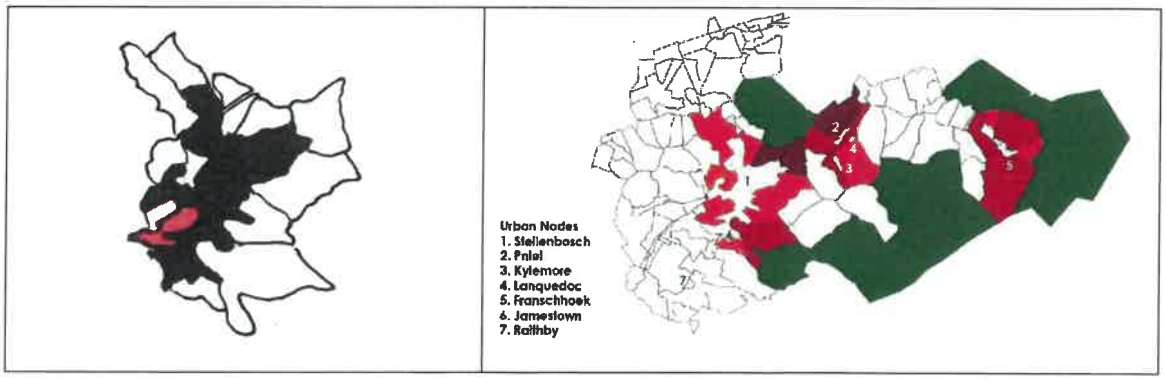
The CMP 2019 offers some guidance:
Respect existing patterns, typologies and traditions of settlement-making by promoting the continuity of heritage features. These include: (a) indigenous; (b) colonial; and (c) current living heritage in the form of tangible and intangible associations to place.

The relocation of farm employees to housing settlements can result in loss of heritage value (authenticity) for workers houses and associated features.

Gentrification of rural settlements through lifestyle 'rural' estates should be discouraged.

3.5 Green Transitions

As mentioned earlier, this site is located within the town-scale green transition system, which aims to maintain the clear division between townscape and surrounding rural landscape, and prevent suburban sprawl. Maintenance of the green and open agricultural character of this site is important and has therefore been incorporated into the design proposal through retaining most vineyard blocks, establishing ecological corridors and an open space network.



Position of agricultural fields to the town of Stellenbsoch	Green Transition Conservation System around the town of Stellenbosch as per the 2019 CMP

Figure 15: Green Transition Conservation System

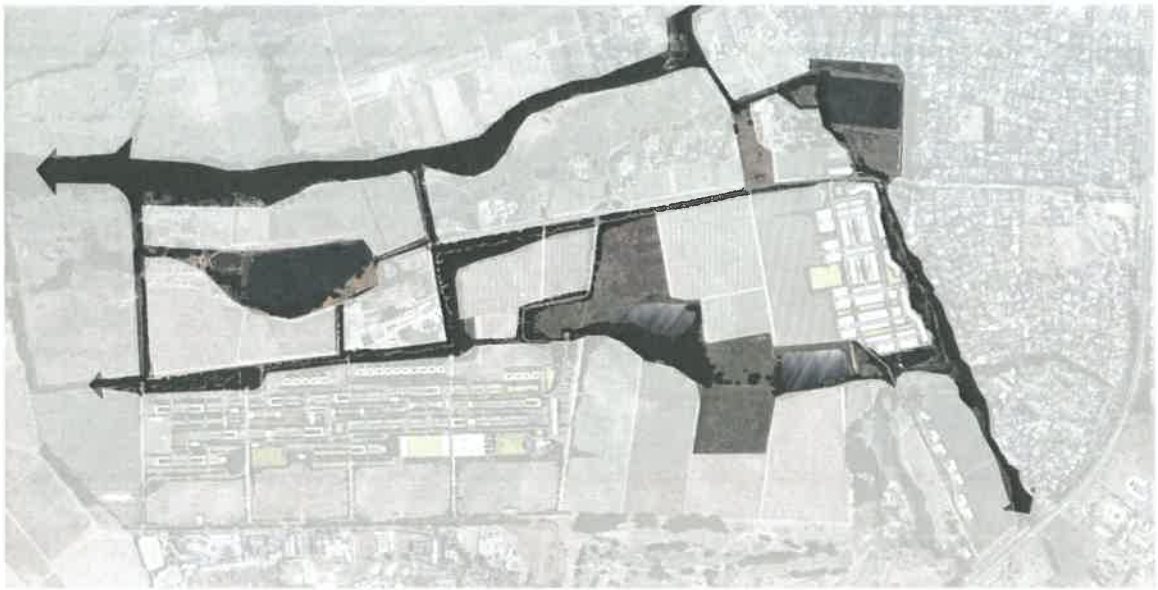


Figure 16: ECOLOGICAL CORRIDORS & OPEN SPACE NETWORK – URBA 2021

Figure 17: Pockets of remaining ecologically rich, critical biodiversity and support areas

Figure 18: Critical biodiversity and Ecological support areas (Cape Farm Mapper 2020)

Guideline by CMP 2019: *Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character.*

Guidelines from the Green Transitions Conservation System (CMP 2019):

Encourage new development proposals to facilitate new linkages (access), and respect existing linkages, from within the urban nodes to the mountain tops through the Foothills Conservation System (refer to CMP). It is proposed that preference should be given to development proposals that support this vision. Where traditional linkages exist (like Stellenbosch berg), they should preferably be protected, and any development that threatens its current, and historic right of way should be discouraged.

Encourage access to opportunity, as an example, by promoting cycle routes as alternative options to get to places of employment.

Encourage opportunity for interaction between different users. Here the landscape should fulfill a primary role of integration. Innovative ideas should explore the 'rubbing of shoulders' between different users of the public.

The concept of Green Infrastructure should be explored here with open spaces and network routes that improve quality of life.

The following table has been drawn up from the Green Transitions Guidelines from the CMP 2019 to illustrate the Proposal's response:

Green Transitions	
Aim 1-4 Promoting Rural Character. Guidelines (applicable to all scales): Green transitions on a town-scale aim to: 1. Uphold the rural character of Stellenbosch, and to uphold significant vistas towards the agricultural landscape from within these settlement nodes. 2. Prevent urban sprawl from eroding the significant landscape units situated directly adjacent to the historic town. 3. Maintain a clear transition between the townscape and its surrounding rural landscape. 4. Protect a diverse range of heritage values, not only the tangible heritage sites.	
Guideline as per CMP	**Libertas Impact**
Development or rezoning of productive agricultural lands and fragmentation of farmland should be avoided to protect the agricultural landscape, which is key to the unique sense of place of the Cape Winelands. Development should be discouraged on high potential agricultural soil (please refer to the layer on the online map on the Stellenbosch Municipality website).	The proposed development is located on medium to low soil suitability for viticultural use, where Mr Blake retained all vineyards on the high soil suitability areas.
Discourage any large-scale development that constitutes urban sprawl and therefore impedes on the openness or purpose of the green transitions.	The character of Stellenbosch town is intimate, based on a single or double story, flat roofed building typology, located in the valley of the town. This typology has been recognised in the less dense node Precinct A adjacent to Fleurbaix. The higher density Precinct B of the proposed development is located adjacent to Die Boord.
Any development proposals that threaten significant views, vistas and landmarks should be discouraged.	The Visual Screener confirmed that most of the areas visible from surrounding areas have been kept free from development, therefore supporting uninterrupted views towards the mountainous backdrop. These are views specifically relevant to the approach and entrance to Stellenbosch from the Polkadraai and Baden Powel Road respectively. A full VIA will be conducted to assess the impact of the proposed development within a landscape of landmark quality that upholds the rural character as one of the green fingers of Stellenbosch.
Stimulate innovative and sustainable solutions (like urban regeneration) to cater to the demand for new development, and promote the increased use and viability of public transport for greater access to underutilized urban areas.	The design is intentional and incorporate innovation in the sculpting of the built structures within the landscape.

Aim 5-6 Relating to Quality of life Guidelines (applicable to all scales).	
5. Stimulate innovative development that is focused on urban regeneration and densification, such that brownfields sites should always be considered first before greenfield sites can be developed. 6. Become connectors for the public to gain access to larger natural landscapes, which promotes connectedness with their landscape setting, and improves quality of life.	
Green transitions should:	
Encourage new development proposals to facilitate new linkages (access), and respect existing linkages, from within the urban nodes to the mountain tops. It is proposed that preference should be given to development proposals that support this vision. Where traditional linkages exist (like Stellenbosch berg), they should preferably be protected, and any development that threatens its current, and historic right of way should be discouraged.	The opportunity to restore public access from the Eerste Rivier/ Distell cricket ground and the proposed Adam Tas development corridor, all the way to Stellenbosch mountain via a strip of commonage (on the mountain side of the R44) has been responded to in the design proposal. The agricultural fields have also been opened for recreation (walking/ jogging/ cycling). Access across this piece of land will be beneficial to more individuals than a single landowner. *Guideline by CMP 2019: It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals. (a) Promote public footpaths across the cultivated landscape. (b) Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate. (c) Prevent privatisation of natural places that form part of the historical public open space resource network. (d) Allow for sustainable, traditional use of natural places for recreational, spiritual and resource collection purposes.*
Encourage access to opportunity, as an example, by promoting cycle routes as an alternative option to get to places of employment.	The current design proposal indicates a formal response to these routes and continues throughout the site (see ROADS above).
Encourage opportunity for interaction between different users. Here the landscape should fulfil a primary role of integration. Innovative ideas should explore the 'rubbing of shoulders' between different users of the public.	The Precinct B adjacent to the boundary of Die Boord is designed as a higher density development for lower to middle income units. Historically, development patterns occurred next to the Eerste River. In this

	location, the development has least impact.
The concept of Green Infrastructure should be explored here with open spaces and network routes that improve quality of life.	The Landscape Architectural proposal by TERRA+ describes this in detail

3. CONCLUSION

It is our opinion that the present urban design team, URBA in consultation with TERRA+ Landscape Architects, presented a proposal that took cognisance of the significant heritage, landscape and visual context the site presents. The proposed development will result in a change to the landscape and scenic character of the site. Any form of urban development within this agricultural landscape will result in the erosion of scenic resources, but the nature of the development demonstrates a high level of sensitivity to the visual, heritage, cultural etc. indicators that the professional team have uncovered over time. Therefore, based on the current proposal, it believed that the proposed development will not result in significant loss of the agricultural character of this landscape unit (the C15 Eerste River Central Area Landscape Unit) if the necessary guidelines are followed. The detailed historic, visual and archaeological studies to be undertaken for the HIA could potentially highlight further heritage concerns, but we are confident that these will be addressed in consultation with the design teams during the detail design phases.

Thank you,

Liana Jansen

PrLArch SACLAP 20156, APHP PHP, ICOMOS ISSCL Vice President Africa, ICOMOS ICICH Expert Member

ANNEXURE 14:
HIGH LEVEL VISUAL ANALYSIS AND LANDSCAPE FRAMEWORK

LIBERTAS

HIGH LEVEL LANDSCAPE FRAMEWORK

(Remainder Farm No. 1040 and 1480; Portion Two Farm of No. 374; Portion Two of Farm No. 371)

JUNE 2021

TERRA+

LIBERTAS

HIGH LEVEL LANDSCAPE FRAMEWORK

CONTENTS:

TERRA+

The proposed development lies in a valley delineated by the rolling hills of Papegaaiberg, composed of malmesbury shale, to the west and the sharp ascent of Stellenbosch Mountain's table mountain sandstone, to the east. The surrounding lowlands are composed of rich alluvial soils supporting agriculture, primarily viticulture, and are dissected by a prominent water course to the north, the Eerste river and to the south the lesser Blouklip river.

The property is bounded by the nearby R44 'Strand/ Broadway Boulevard' to the south and east, and the R310 'Adam Tas Street' to the north. Access to the property directly from Stellenbosch passes through the suburb Die Boord via Van Reede Road. Alternative access is off Baden Powell Drive, via the inconspicuous Van Ryn road, to the south of the property. Both of these access routes cross water courses and pose a problem since their capacity would require upgrades. Alternative access points will be considered as part of the traffic engineering exercise.

The property is described by landscape remnants of both cultural and ecological significance. The historic Libertas 'werf', a farm homestead on the estate, is a significant heritage site due to it's long-standing association with Stellenbosch is populated with a number of alien trees and indigenous trees. Currently the river course requires rehabilitation to reduce the impact of the alien vegetation and improve the quality.

The site has a natural gradient towards the river course, with north and north-west slopes currently planted with vineyard.

The farm dam and surrounding seep area has been allowed to re-wild to the natural occurring fynbos of the area.

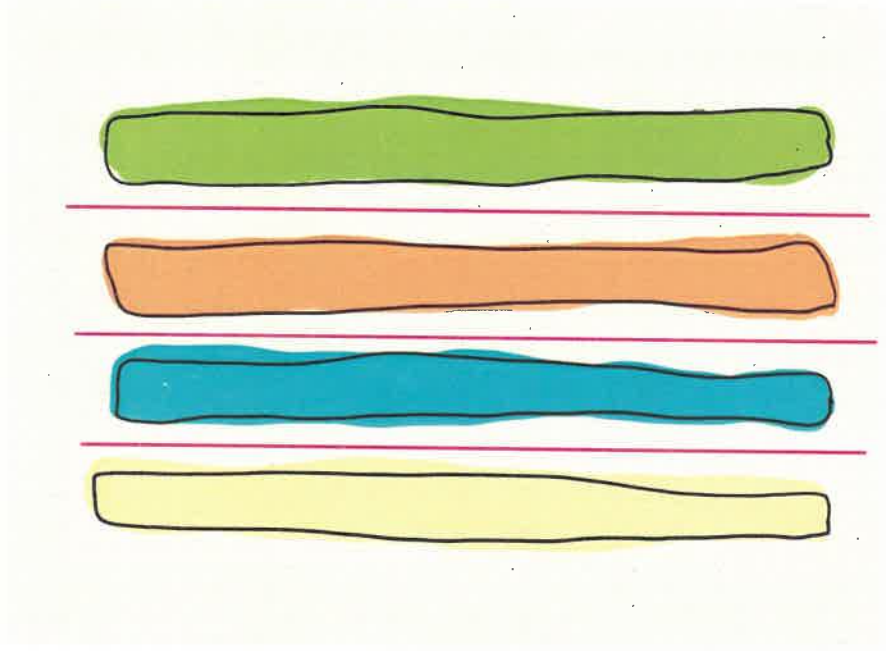


Fig. 1 Diagram depicting relationship of systems according to traditional design thinking

TRADITIONAL DESIGN

The traditional systems thinking and design approach takes the concept of the "layer cake" of systems and the interactions of these systems to find the areas of potential for development and to inform development. In principle this application of knowledge gathering and informative design is not intrinsically incorrect however the following reasons:

1. Parts are often designed in isolation and outcome or result is a sum of the parts
2. There are assumed interaction and a reliance on incidental interactions
3. The design is often mono-functional and determined
4. The outcome of design has a visual value only

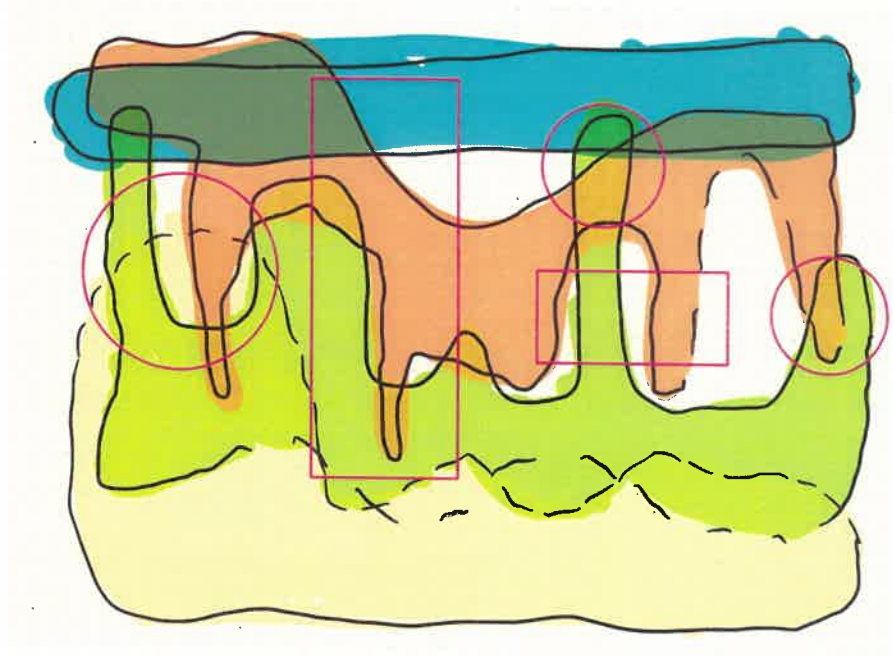


Fig. 2 Diagram depicting relationship of systems according to interactive and responsive design thinking

INTERACTIVE AND RESPONSIVE DESIGN

The interactive and responsive design approach is in essence a systems model too, but with notable differences in the approach and the recognition of intrinsic complexity of each system and their interactions and to allow for the design to respond to these crucial aspects, most notably the following:

1. The approach accepts and understands that systems are in essence in flux
2. The design allows for possible and intentional interactions
3. That as a premise, it also allows in the design for serendipitous and unintentional interactions by virtue of the recognition of complexity
4. The ultimate value and amenity of the design lies not only in the eidetic qualities but an integration of all aspects, both visual and functional
5. The whole is an integration of the parts

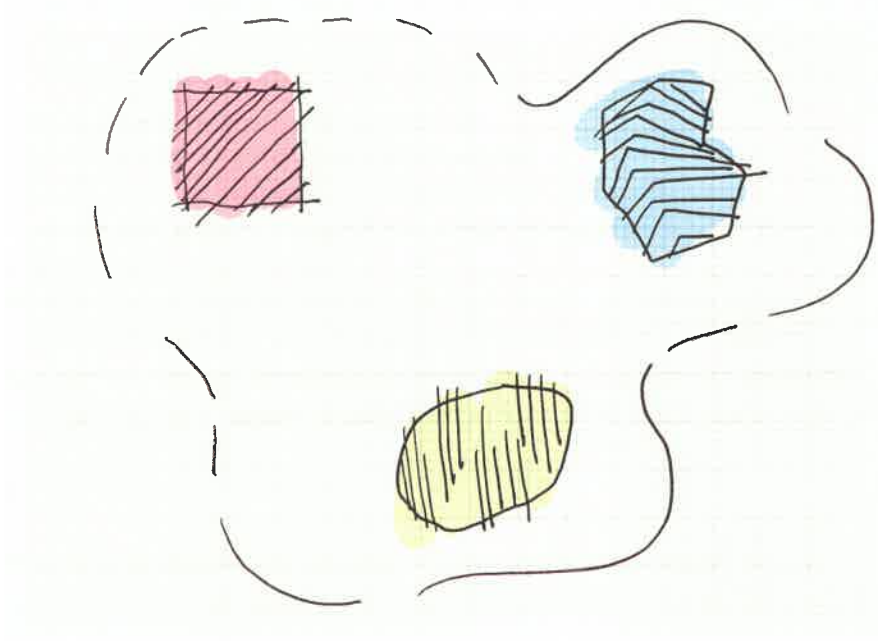


Fig. 3 Diagram of relationship of spaces

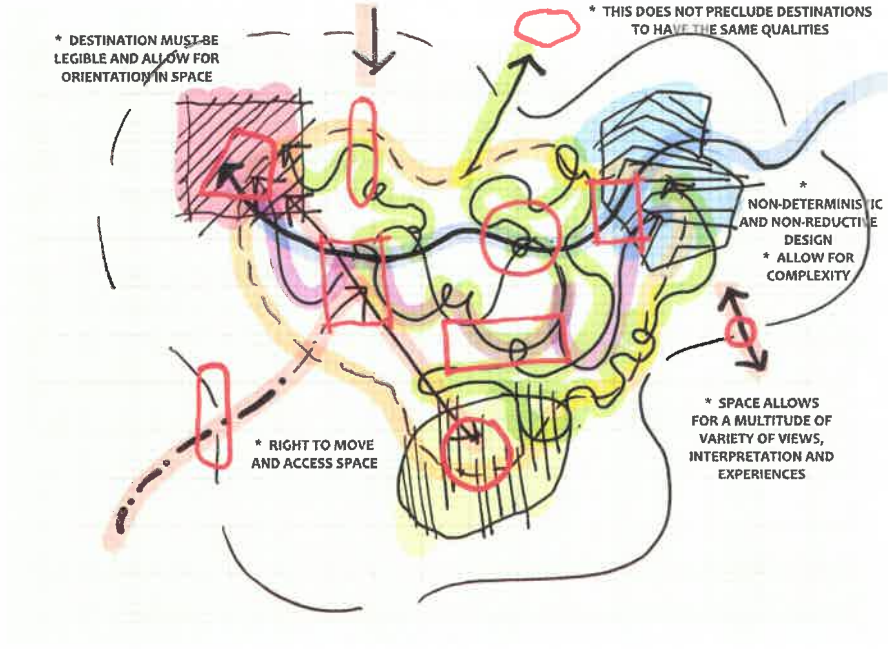


Fig. 4 Diagram of principles of spatial integration

WHAT DOES THIS MEAN?

The recognition of the complexity of spaces and the role of designing within a space forces the designer to re-assess and re-calibrate their views and challenge the accepted constructs. Design takes place in a continuum and the outcomes and interactions are not always determined. There are the possibilities of a variety of functions and qualities that can be developed and explored. The implications for ecological, social and spatial integrations lies at the core of this shift in thinking and the approach to designing in the space for people inhabiting the space. These layers and interactions of layers are also what underpin the concept of the Cultural Landscape. This was thoroughly explored and documented in the VISUAL AND LANDSCAPE CHARACTER ANALYSIS dated May 2021, and iterative discussions with the appointed Urban Designers, URBA with Henri Comri at the creative helm.

ANALYSIS AND CONCEPT DEVELOPMENT

As part of the concept development, a visual study and landscape character analysis of the site has been completed. The rural quality of the area and the particular layout of the werf were both qualities that were deemed significant attributes to the site. Further to this the historic tree planting on site (and the visual buffer this provides) is another quality which can be built on and developed further to add to the particular identity and sense of place.

Together with the appointed professional team, consisting of:
URBA (Henri Comri) - Urban Designers and Architects
Liana Jansen and Marike Franklin - Heritage
Firstplan (Gideon Roos)- Town Planners
Doug Jeffrey - Doug Jeffrey Environmental Planners

TERRA+ Landscape Architects considered the site and the possible attributes that would address the visual, ecological, urban and heritage aspects and develop a sensible responsive design. This included comments raised by Liana Muller and Marike franklin dated 02.02.2021 and the issues raised as part of the analysis and recommendations. These include the Development Criteria as per the Stellenbosch Conservation Management Plan (2019) in particular Landscape Unit C15 EERSTE RIVER CENTRAL AREA (7.7) that has been awarded a Grade IIIb (heritage area).

Fig. 5 Diagram depicting access to ecological system constraints (red); significant heritage zones (amber) and important historic green matrix connections (purple)

Fig. 6 Diagram of agricultural mosaic depicting heritage nodes

Fig. 7 Diagram depicting movement and access

- SEQUENCE OF IMPORTANT NODES ALONG EASTERN DRAINAGE EDGE
- WERF IS SIGNIFICANT IN THE CONNECTION TO THE RIVER
- VINEYARD ALONG THE R44 IS CONTACT OF AGRICULTURAL PATTERN IN URBAN SETTING

SYNOPSIS OF LANDSCAPE INDICATORS - EXTRACT FROM VISUAL AND CHARACTER ANALYSIS DOCUMENT

TERRA+

Fig. 8 Diagram of framework exploring re-connection and re-ocreating the eroded landscape patterns on site

Fig. 9 Diagram of two different character zones on site

Fig. 10 Discussion diagram of framework plan

ESSENTIAL TO RE-ESTABLISH AND RE-CONNECT ERODED LANDSCAPE PATTERNS

RE-CONNECT TO THE ECOLOGICAL CORRIDOR

RECOGNISE THE IMPORTANCE OF THE WERF IN RE-CONNECTING THE SITE TO THE RIVER

Fig. 11 Diagram of indicative framework plan development with important areas to retain to allow for visual an heritage connections

Fig. 12 Development of framework plan discussion diagram

- FUTURE DEVELOPMENT TO RECOGNISE THE WERF TYPOLOGY IN LAYOUT AND LANDSCAPE RESPONSE
- LINEAR DEVELOPMENT ON WESTERN PORTION OF THE SITE USING THE CONTOURS TO ESTABLISH DEVELOPMENT PATTERN
- POSSIBLE HIGHER INTENSITY DEVELOPMENT ALONG EASTERN EDGE
- RETAIN AN CLEAR LINE OF SITE FROM THE WERF TO THE SITE CONTEXT

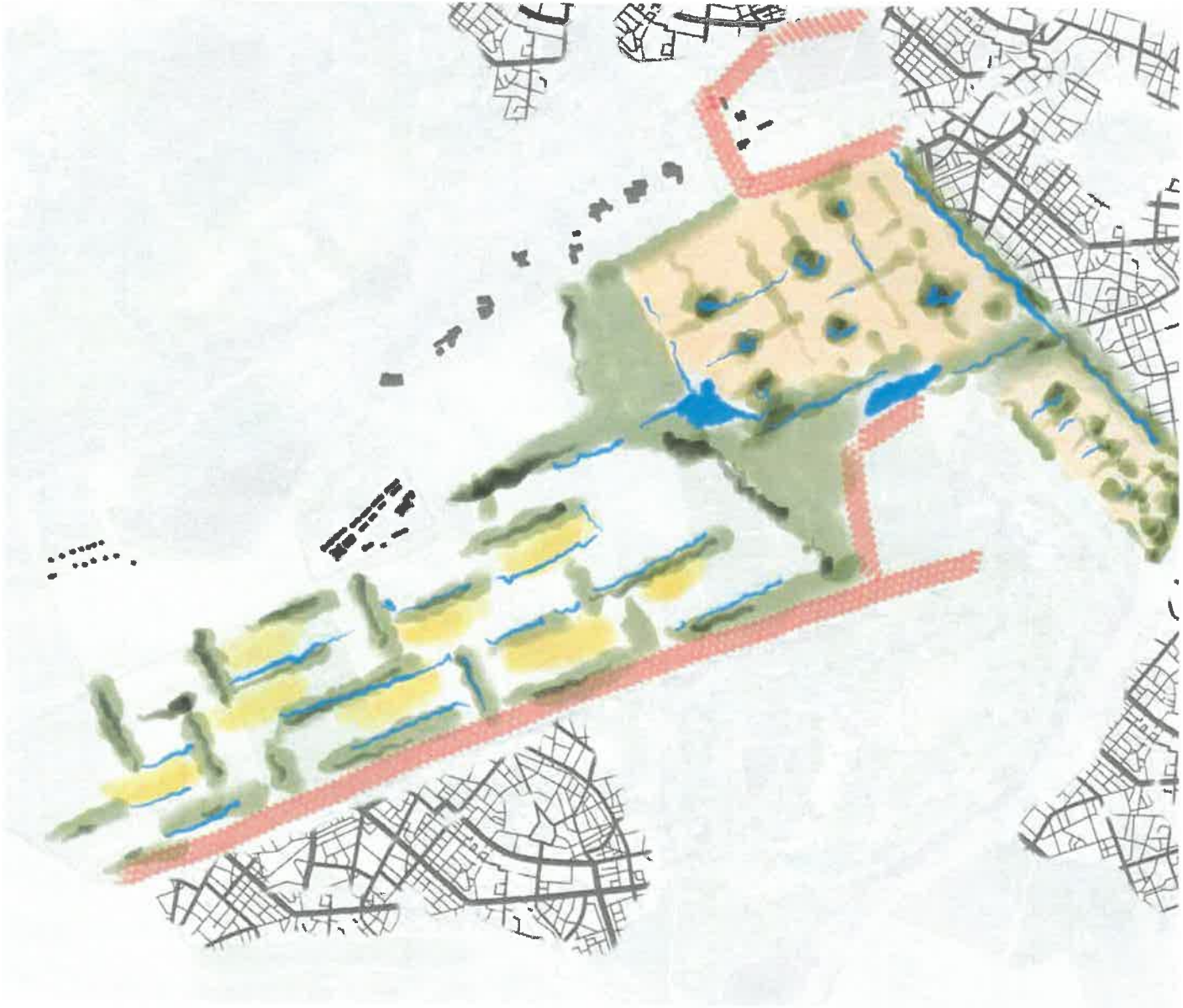


Fig. 13 Design response to historic landscape identity

- **DEVELOPMENT ON** SITE IN TWO DISTINCT DEVELOPMENT TYPES
- RED AREAS INDICATE "NO-GO" AREAS FOR DEVELOPMENT
- ECOLOGY EMBEDDED IN THE DEVELOPMENT
- DEVELOPMENT **EMBEDDED** IN ECOLOGY
- RECOGNISE HERITAGE TYPOLOGY

SYNOPSIS OF LANDSCAPE INDICATORS - EXTRACT FROM VISUAL AND CHARACTER ANALYSIS DOCUMENT

TERRA+

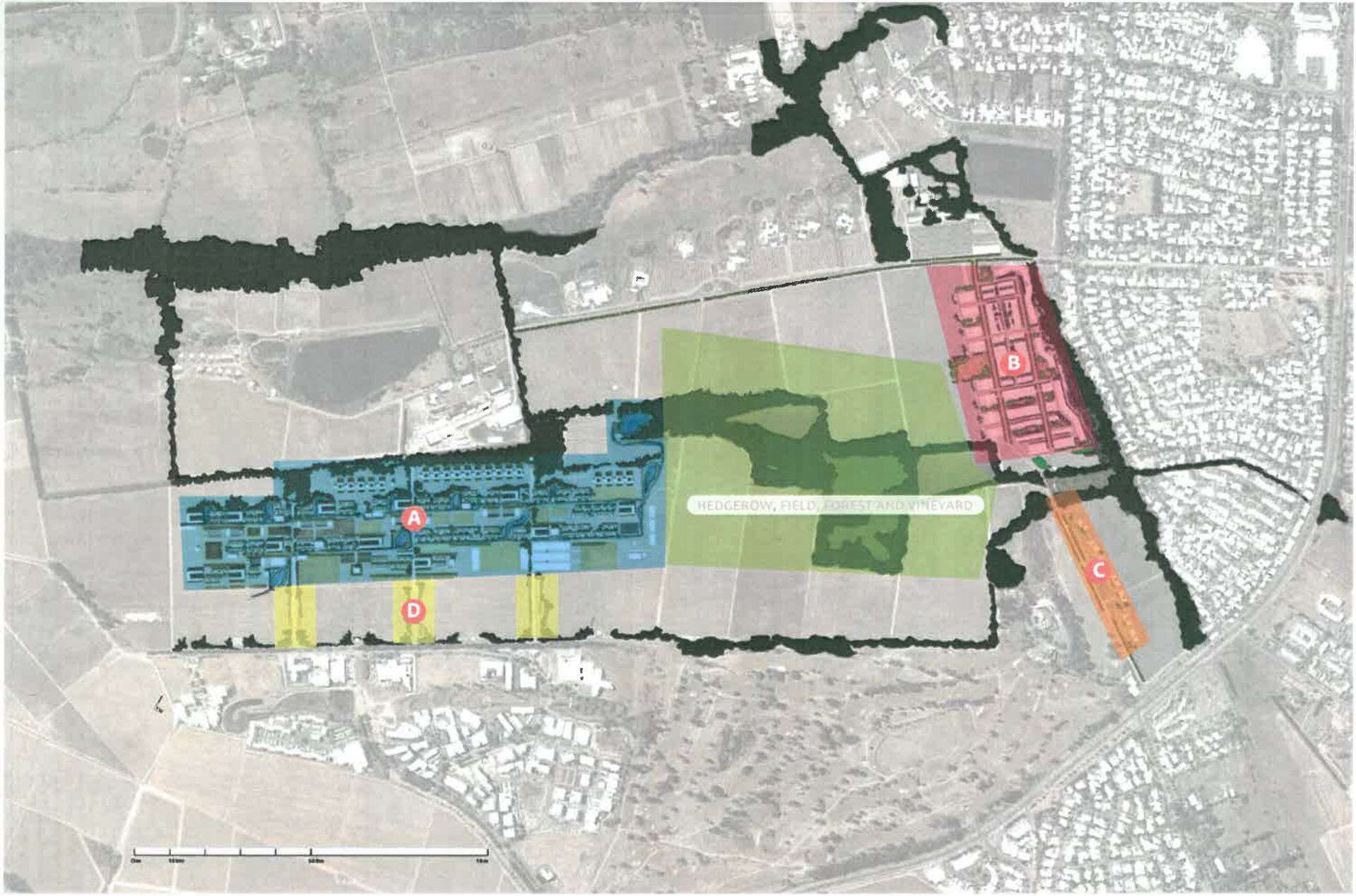


Fig. 14 Overall HLFP indicating the various areas* as described in the Urban Design Framework by URBA

HIGH LEVEL LANDSCAPE FRAMEWORK PLAN PRECINCTS

* FOR THE PURPOSE OF SYNERGY THE SAME PRECINCT NAMING AND NUMBERING UTILISED BY THE URBAN DESIGNERS WILL BE USED TO DESCRIBE THE VARIOUS LANDSCAPE AREAS

TERRA+

1 _ PRECINCT A AND ASSOCIATED CONNECTED GREEN SPACES

PRECINCT LANDSCAPING

The landscape approach is a strategy of management of various spaces, transition spaces, connection and systems rather than over-design elements that have little to no contributing value to the overall precinct. To this end the following aspects will be explored:

Natural River Course and Ecological Connections

Although the site has no direct boundary to the river, the presence of the river is an important link to the broader context and connection to the river is essential for developing a sound ecological matrix for the development. The river is one of the most valuable assets and potential amenities for the proposed development and requires rehabilitation to a more natural state, closer to an functional, healthy ecological system.

The success of this will determine the future use and potential of this amenity and positive connection to the broader context.

Man-made connections and Storm-water Management

Storm-water management of the development is intended to be managed through a system of swales, channels and detention ponds prior to being discharged into the river system. The management of storm-water will follow the SUDS principles developed for the City of Cape Town. These systems will be planted with suitable plant material endemic and indigenous to the area. This will ensure the crucial biodiversity connectivity and continuity.

There will be a hierarchy of systems connecting the storm-water management at the source and connecting continuously to the larger detention facilities allowing recharge of the ground-water.

Fig. 15 Examples of path design, construction, materiality and planting

Pathways, Edges and Accessibility

Accessibility of the river and other green corridors is essential to the success and integration of the development to the context. These linkages are also integral to the heritage layer and heritage response of the development. Further linkages can be strengthened by providing pedestrian access to the river. The footpaths will connect to the overall pedestrian infrastructure. To ensure the survival of the natural systems the pathways and routes will be fixed and determined, constructed from natural material in a in a contemporary rendition of a traditional path.

Fig. 16 Example of seasonal mowing regime in practice, where meadow space becomes social amenity

Fig. 17 diagram depicting relationship between forest and meadow, illustrating hedgerow biodiversity

Meadows and Hedgerows

An important aspect of the farm and the rural nature is the presence of meadows or fallow fields and vineyards edged by the clusters of trees and/or forest. From the major approach road,the buildings of this precinct are seen in the distance with the vineyards, fields and a farm dam in the foreground. This is one of the landscape typologies that provides such a strong rural character to the site. As with the river corridor and development of the ecological corridors, this aspect must be developed to become a real amenity for the development. The vegetation around the existing farm dam can be further enhanced with rehabilitated fynbos planting to create a diverse ecology for the site and seasonal interest and amenity for the inhabitants.

The mono-culture nature of the fallow fields can be re-rehabilitated to closer resemble clearings which would naturally occur between densely planted areas. The transition between one landscape type to another will provide seasonal variety and diversity which is currently lacking in the landscape.

This would provide a further extension of the ecological connection, with re-planted fynbos hedgerows as edging to the forested areas. Pathways through the meadows and forests can be less structured and follow seasonal whims and notions, with mown paths that are allowed to disappear during transitions between seasons.

Where these fynbos hedgerow edge the intended food gardens species can be chosen that are naturally edible and forage plants. It is a landscape of transition and seasonal interest with a strong ecological back-bone and connection to the context.

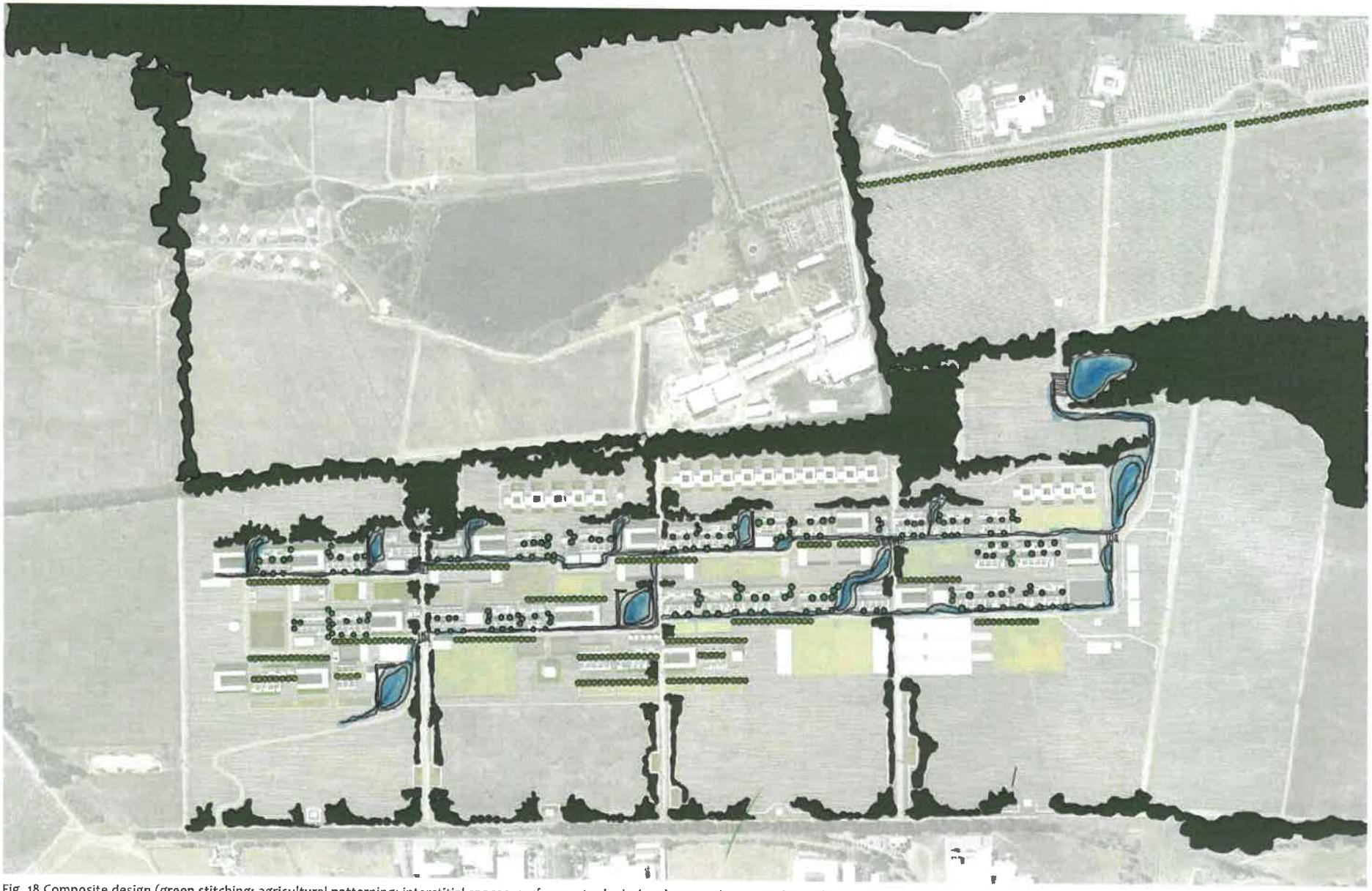


Fig. 18 Composite design (green stitching; agricultural patterning; interstitial spaces; surface water hydrology) responds to complex web of social, cultural and ecological informants

Fig. 19 Green stitching - acknowledges typology of heritage remnants, facilitates ecological connectivity

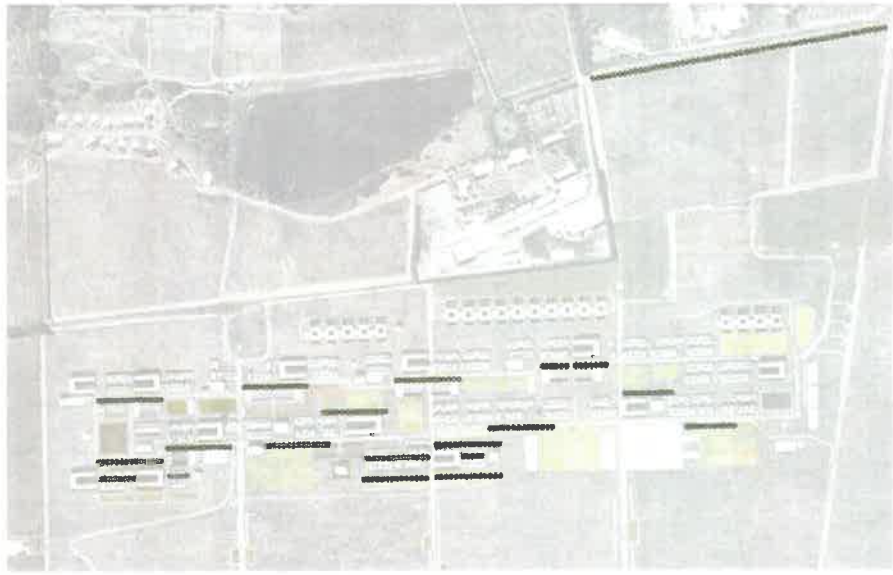


Fig. 20 Agricultural patterning - acknowledges typology of heritage remnants, maintains semi-rural aesthetic

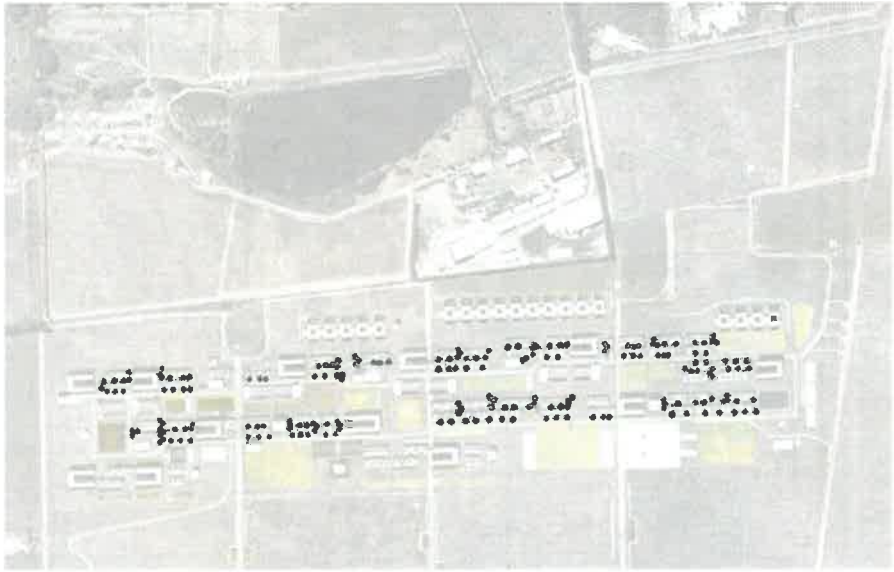


Fig. 21 Interstitial spaces - supports social and recreational opportunity, merges development typologies

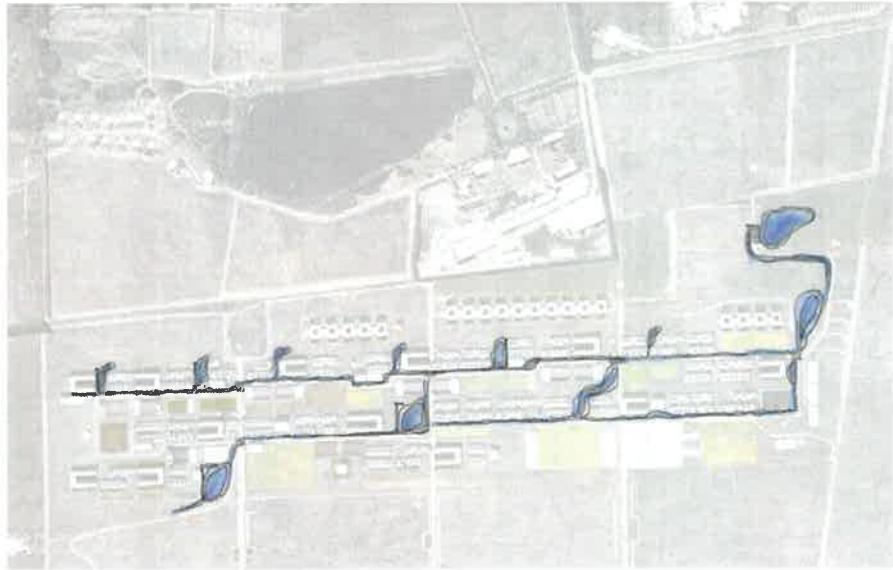


Fig. 22 Storm-water hydrology - facilitates ecological connectivity, provides amenity

Fig. 23 Streetscape diagram of main order street with movement network linking residential development, parking, public open space, green space and agriculture

Fig. 24 Site with residential area indicated in red

Fig. 25 Residential area with street-scape indicated in red

- MAIN CIRCULATION ROAD
- MIXED-USE EDGE
- PEDESTRIAN WALKWAY
- TRAIL THROUGH GREEN BELTS

GREEN CONTINUITY

* Flowing lines of movement, green corridors and SUDS systems combine in a robust, cohesive fabric

MULTIDIMENSIONAL

* Edges and canopy are crucial in shaping dynamic spaces that people experience with all their senses.

SHARED ACCESS

* Non-hierarchical movement and soft edges support an inclusive approach to access and transit

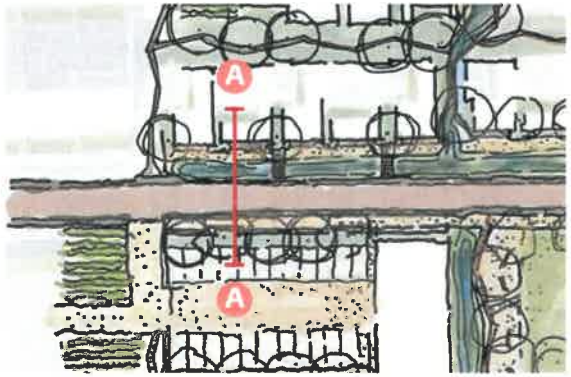


Fig. 27 Streetscape excerpt with section line A indicated in red

CREATING PLACE

* Contoured slopes mediated by permeable strata: roadway, parking platforms stitched with walkways and seating

Fig. 26 Section A, typical section through storm-water swale and main order street, from residential development to embankment and parking

GREEN MATRIX

* Integrated Ecological Corridor/Storm-Water Management matrix provides a functional recreational amenity

SHARED ROUTES

* Shared-space movement networks shift hierarchy from vehicle dominant to community orientated

TRANSITION

* Agricultural/green development mosaic (semi-rural landscape domain) stitches rural and urban typologies

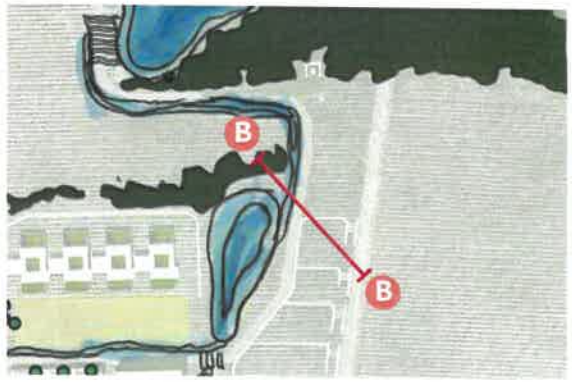


Fig. 29 Streetscape excerpt with section line B indicated in red

Fig. 28 Section B, typical section through secondary order road, from storm water swale to permeable stone drainage channel and agricultural vineyards

STREETSCAPE - INDICATIVE SECTION B

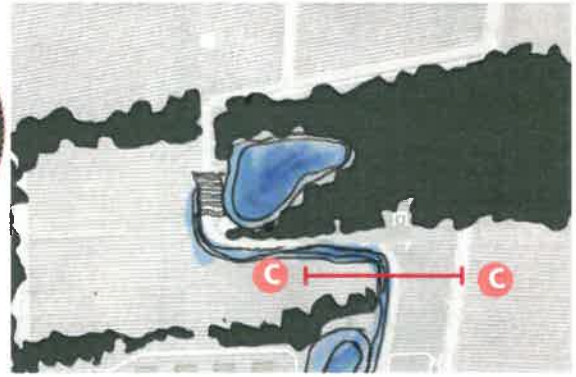


Fig. 31 Streetscape excerpt with section line indicated in red

UNIQUE CHARACTER

* Identification and preservation of cultural and ecological heritage resources contributes to place making

HEALTHY STREETS

* Design to support healthy environments and lifestyle choices. by integrating active and 'green' engagement

PROTECT VIEWS

* Develop experience and identity through identification and preservation of site views and vistas

Fig. 30 Section C, typical section through second order road, passing between agricultural vineyards

Fig. 32 Composite design (green stitching; agricultural patterning; interstitial spaces; surface water hydrology) responds to complex web of social, cultural and ecological informants

Fig. 33 Storm-water hydrology - facilitates ecological connectivity, provides amenity

HIGH LEVEL FRAMEWORK - PRECINCT B AND C

TERRA+

Fig. 34 Green stitching - acknowledges typology of heritage remnants, facilitates ecological connectivity

Fig. 35 Agricultural patterning - acknowledges typology of heritage remnants, maintains semi-rural aesthetic

Fig. 36 Interstitial spaces - supports social and recreational opportunity, merges development typologies

2_ PRECINCT B AND ASSOCIATED SPACES

The higher intensity development on the eastern portion will provide a more dense configuration of dwellings units and therefore the internal green spaces and their connection to the broader landscape is of utmost importance.

Visual and Physical Connections

Due to the density envisaged for this portion the inhabitants will require ample outdoor space and should be allowed to access the broader site as a direct amenity. Clear visual line and physical connectivity will be integrated with the storm-water management systems. Footpaths and pedestrian links will continue to the broader pedestrian network.

It is important that a continuous green seam runs through the development and so anchors this portion to the broader identity and sense of place albeit a much higher density.

Streets and Storm-water Management

The street verges will play a crucial part in the green connectivity. A hierarchy in street parameters will provide a variety of applications to ensure pedestrian dominance and connection the overall pedestrian network of the site and overall development.

Certain conscious design decisions such as limiting pavements in the secondary streets and narrowing the hard-surface will further provide traffic calming and pedestrian friendly environments. Storm-water is integrated in the street design to connect to the proposed green corridors which also function as storm-water management systems.
Subtle shifts in the alignment forces motorists to slow down and provides traffic calming without the need for obtrusive speed-bumps.

Paving and other materials will be chosen to enhance the rural quality of the development, but with a contemporary application and design intent.

Pathways, Edges and Accessibility

The design intent is to provide ample pedestrian pathways and connectivity to the entire site. This will allow for active surveillance of open spaces. Where street reserves are less than 12 m the intent is not to have any pavements but rather treat the streets as pedestrian dominant zones.

Pedestrian paths and board-walks will connect to the internal streets to provide a continuous pedestrian system and will be managed as insertions in the natural landscape where these paths are determined and permanent. The areas such as the meadows where there is a seasonal quality pathways can be mown and have a seasonal interest and adaptability.

Ecology and People

In all instances where soft-landscaping is applied the recognition of the broader ecology is paramount. The influence of ecology on the daily life should be celebrated and the diversity of various ecosystems on the site must be enhanced and developed. It should be understood that the health of the micro system is dependant on the health of the macro system and visa-versa. Maintenance then becomes self evident and the strategy to retain and maintain verges and other green spaces are crucial for a sustainable and resilient landscape.

Where erven are adjacent to the river corridor, meadow or forest, the interface must be managed with long-term landscape strategies to retain the natural interactions of a healthy ecology. This may require certain erven to have a ecological servitude as an extension to the erf boundary.

Fig. 37 Typical section of the relationship of planting and accessibility to edible and fragrant plants

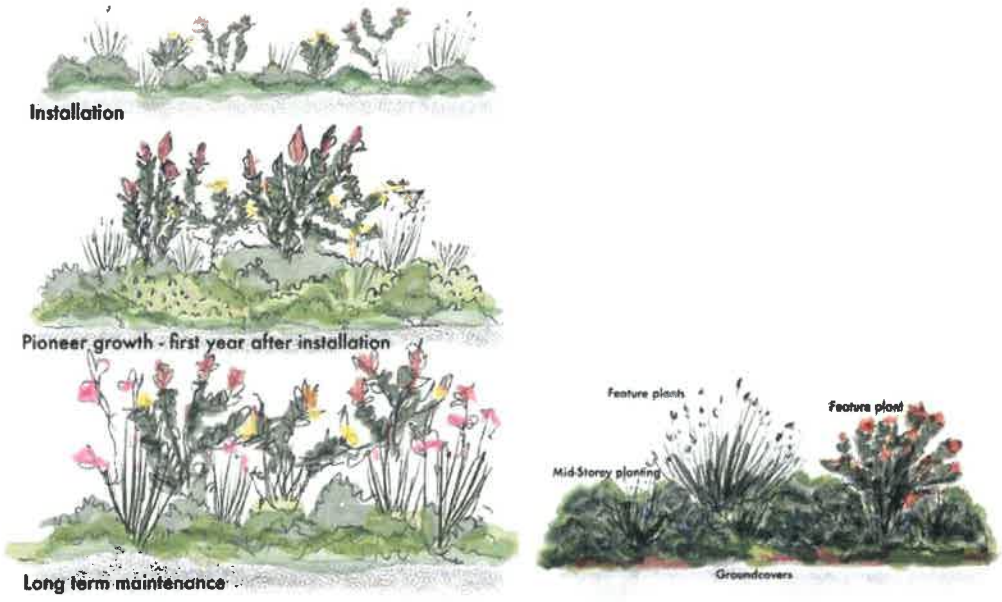


Fig. 38 A series of illustrations explaining the concept of design through maintenance and recognising the role that the natural senescence plays in developing a resilient planting strategy.

Edge conditions and buffer areas

The unique setting of this portion or parcel of the development is that it is adjacent to an number of varying ecological conditions and the potential to provide an internal spine as connection to the broader context and ecology. The use of allotments and an accessible, sustainable, and harvestable landscape allows for the implementation of interesting and unusual landscape typologies.

Senescence and the landscape

The landscape approach and strategy or methodology will be one of mimicking the planting and grouping of plants in their natural setting and allowing for the active development and action of senescence to take place. This implies that the maintenance period is an active part of the design process and future implementation of soft-landscaping should take this into account.

It is a landscape where the seasonal qualities of the landscape is understood and enhanced to allow for a year long change and interest in the landscape.

Edible gardens and harvestable landscapes

Due to the nature of the site and the rural qualities that must be enhanced and developed, the notion of an edible garden or harvestable landscape is useful. The site lends itself to the structured planting of such a landscape and the various transition zones between urban and agriculture, Forest and meadow, Meadow and vineyard allows for these zones to be occupied by hedgerow planting and a transition to more agricultural planting to encompass this idea of a garden with variety and bounty.

GREEN BUFFER

* Agriculture to function as buffer between development and ecologically sensitive areas

SOCIAL AMENITY

* Integrate sensitive, interactive recreational opportunities to consolidate urban and rural typologies

GREEN LINKS

* Identify local eco-systems and areas of ecological importance to be protected and enhanced.

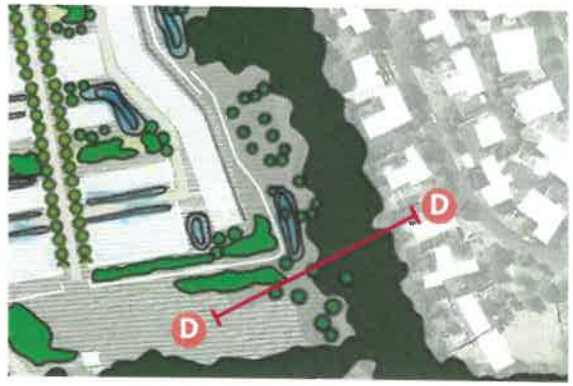


Fig. 40 Landscape excerpt with section line D indicated in red

RIVER CORRIDORS

* Preserve the functional integrity of natural hydrological systems and support associated biodiversity.

Fig. 39 Section D, typical section through recreational path and boardwalk, passing between agricultural vineyards

INTERFACES AND EDGE CONDITIONS - INDICATIVE SECTION D

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Fig. 42 Landscape excerpt with section line E indicated in red

URBAN EDGE/WALL

* Building edge and connection to intense urban development
* Active surveillance
* Opportunity to engage with green systems

ACCESS PATHWAYS

* Pedestrian pathways as part of overall pedestrian network
* Connect werf and historical green system to ecological network

ECOLOGY

* Rehabilitate and protect ecological systems
* Connection to the broader green network and historical outspan and green infrastructure

EXISTING URBAN EDGE

* Recognition of existing urban edge
* Public access to green system and context

Fig. 41 Section E, typical section of recreational path and terrace interface between development and greenbelt with stream frontage

INTERFACES AND EDGE CONDITIONS - INDICATIVE SECTION E

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RE-WILDING

* Re-planting of indigenous forest species
* Create a connection to the green matrix
* Forest edge and hedgerow

SEASONAL

* Natural fields and meadows
* Seasonal interest with variation
* Amenity with incidental pathways

INTERACTIONS

* Increased interaction between agriculture and natural vegetation
* Interesting edges with increase potential for biodiversity and ecological connections i.e. beetle banks

DIVERSITY

* Establish a landscape identity through connection to wilderness
* Natural hedgerows facilitate an increase of biodiversity

Fig. 43 Section F, typical section of meadow and mown recreational paths between woodland and green belt

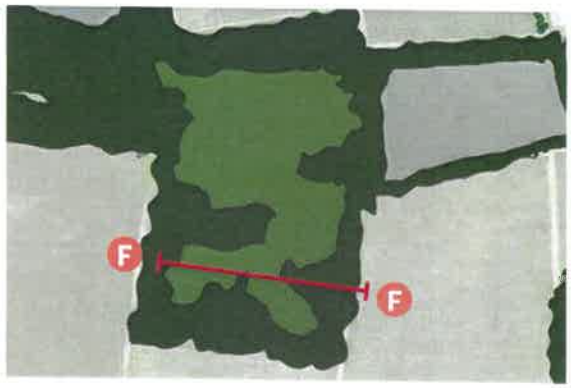

Fig. 44 Landscape excerpt with section line F indicated in red

INTERFACES AND EDGE CONDITIONS - INDICATIVE SECTION F

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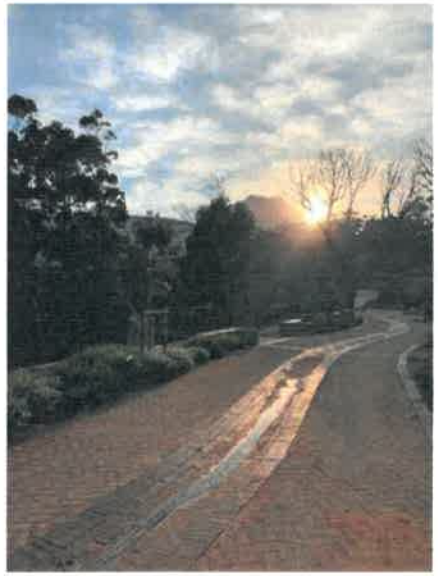

Fig. 45 Path design with central drainage channel

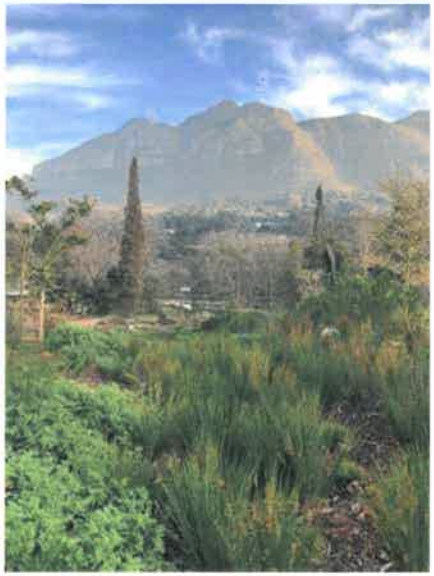

Fig. 46 Indigenous fynbos planting in swale

Fig. 47 Detention pond planting

Fig. 48 Swale planting on verge of path

Fig. 49 Indigenous planting in seasonal pond

Fig. 50 Indigenous planting on verge of path

Fig. 51 Composite high level framework plan diagram indicating areas

OVERALL HIGH LEVEL LANDSCAPE FRAMEWORK PLAN

1. Entrance Avenue
2. Historic Landscape Patterns
3. Embedded ecology and green systems - Development as per Urban Design Framework
4. Connection to broader green network and ecology
5. Increased indigenous tree planting and fynbos planting - increased diversity and green connection
6. Embedded ecology and green systems - Development as per Urban Design Framework

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LIST OF FIGURES

LIBERTAS

VISUAL AND LANDSCAPE CHARACTER ANALYSIS

(Remainder Farm No. 1040 and 1480; Portion Two Farm of No. 374; Portion Two of Farm No. 371)

JUNE 2021

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LIBERTAS

VISUAL AND LANDSCAPE CHARACTER ANALYSIS

CONTENTS:

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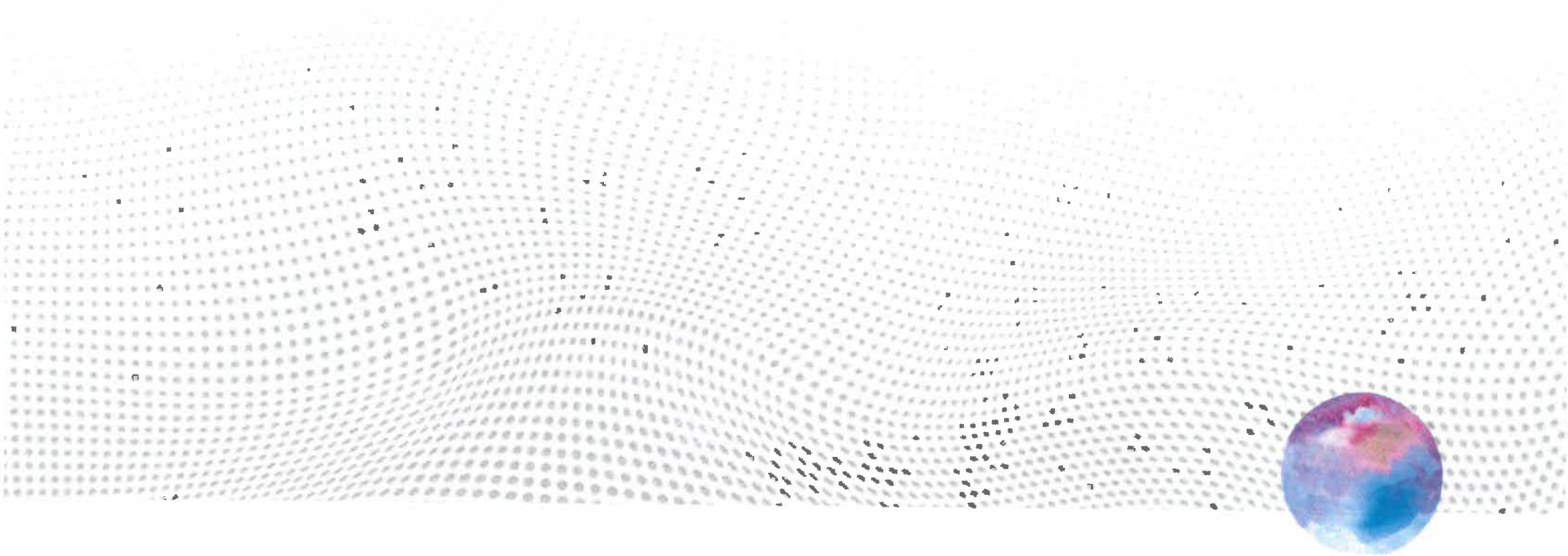

LIBERTAS

METHODOLOGY

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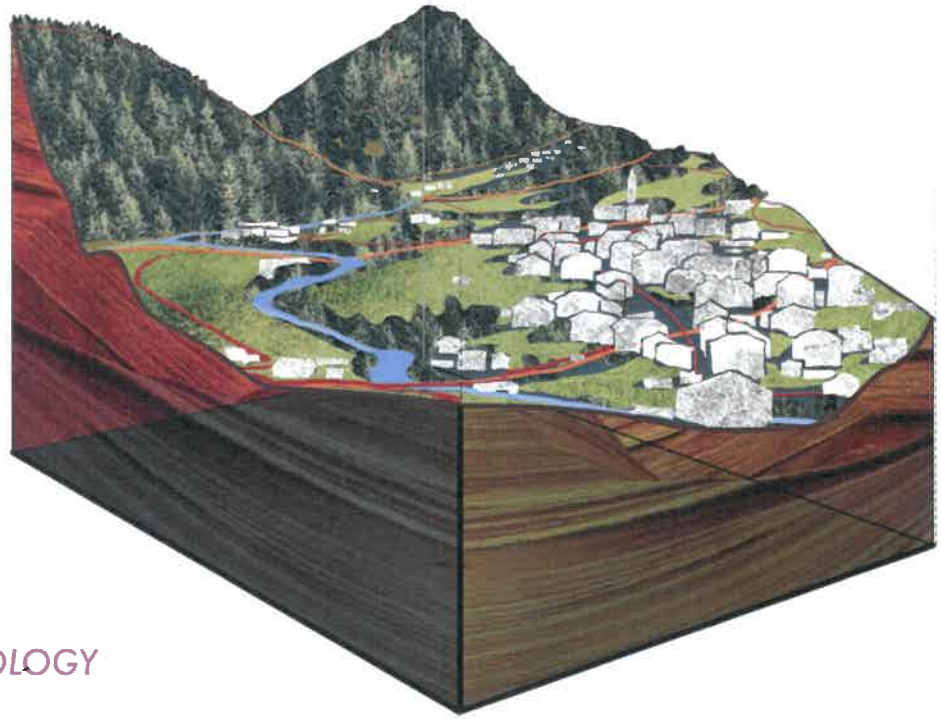
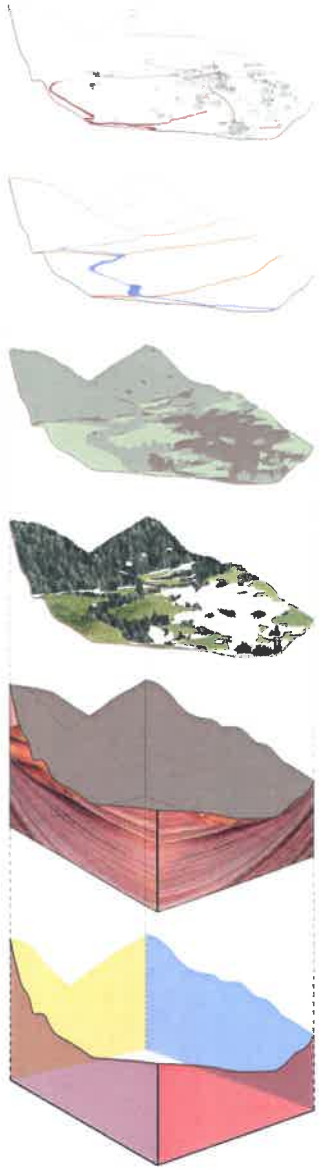
Methodology:

The analysis starts with the macro context, exploring the significance of the site within the city context, and then narrows into the local and site context. The environmental, physical and historical context is evaluated at these different scales.
Capturing of cultural landscape elements runs parallel to this exercise, as the environment in which the site is located is rich in cultural heritage and scenic significance.





- DEVELOPMENT
- HYDROLOGY
- LAND USE
- VEGETATION
- GEOLOGY
- SITE EXTENT

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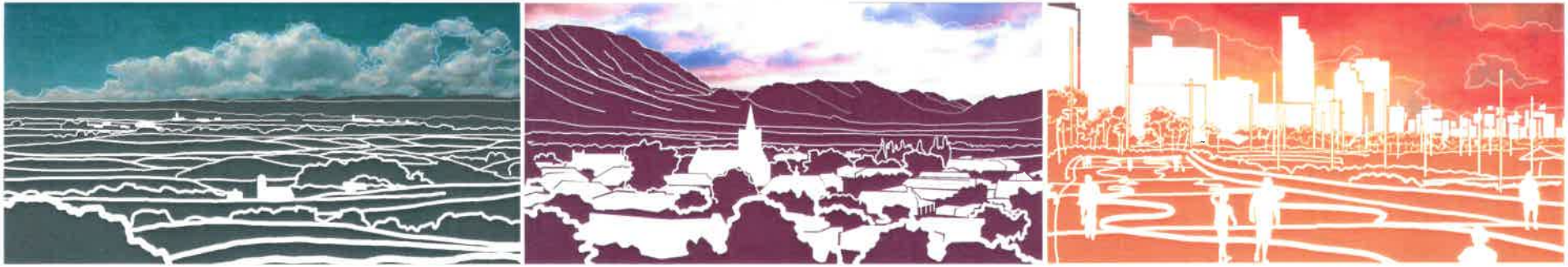
Cultural Landscapes Continuum

DESIGNED LANDSCAPES	VERNACULAR LANDSCAPES	ASSOCIATIVE LANDSCAPES		
CONSCIOUSLY ORDERED	ORGANICALLY EVOLVED		ETHNOGRAPHIC LANDSCAPES	HISTORIC SITES
Gardens and parklands constructed for aesthetic reasons, often associated with religious spaces and/or monumental buildings/ and ensembles	Rural historic districts and agricultural landscapes - single farm complexes or entire districts of historic farmsteads along river valleys Relic (fossil) / continuing	Hunting grounds, initiation sites, ancestral lands, significant by virtue of powerful religious, artistic or cultural associations with natural elements rather than material cultural evidence	Ancient rock art sites; sacred religious sites, massive geological formation sites, and contemporary settlements containing a variety of natural and cultural elements identified as heritage resources by the people with which they are associated	Battlefields, burial sites, presidential homes and properties deemed significant by their virtue of their association with historic events, activities, practices, persons or groups of people

LANDSCAPE DOMAIN TYPOLOGY



RURAL
Unaltered to green altered landscape

BUILT
Green altered to green developed landscape

SITE SPECIFIC
Concentrated developed landscape

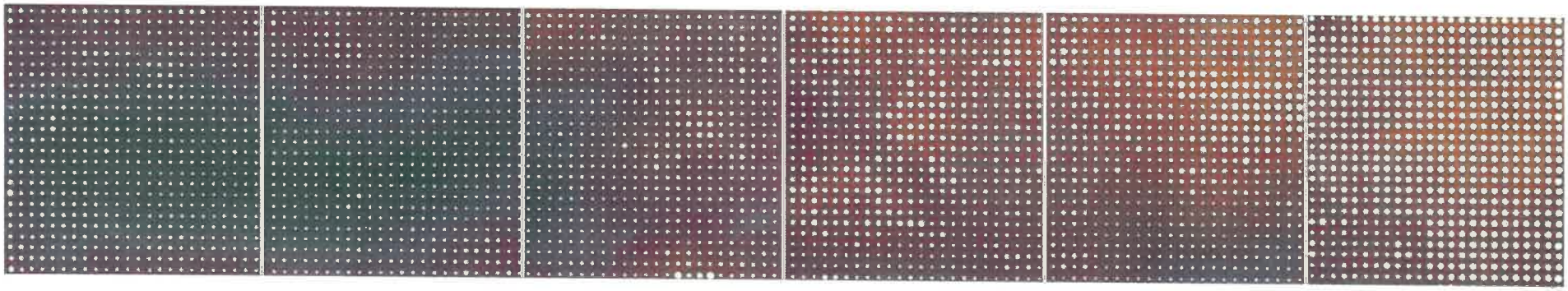
LANDSCAPE DOMAIN CONTINUUM

WILDERNESS

TRANSITION

URBAN

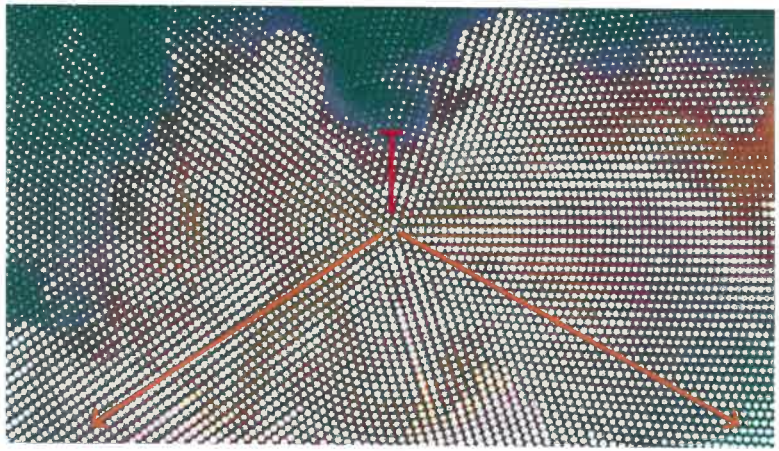
LANDSCAPE DEVELOPMENT CONTINUUM



UNSUITABLE / UNFAVOURABLE

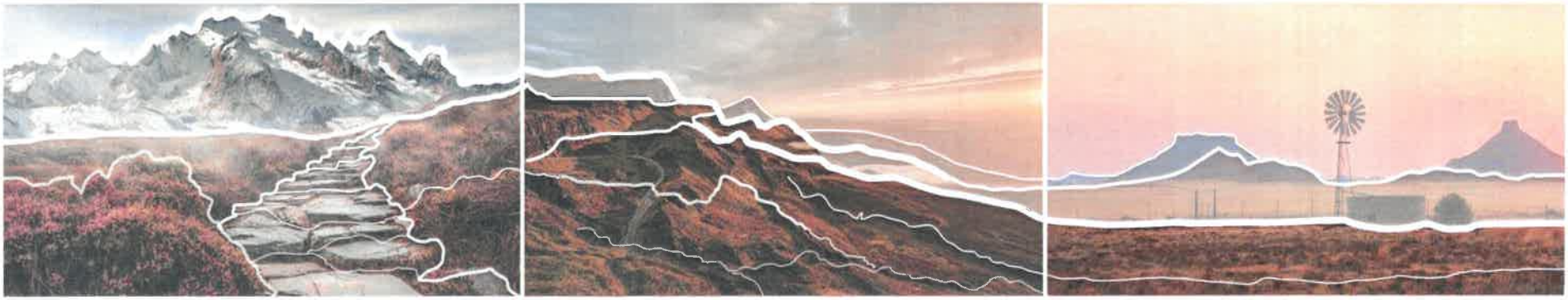
TRANSITION

SUITABLE / HOSPITABLE



DEVELOPMENT PRESSURE: POTENTIAL FOR EXPANSION

LANDSCAPE DOMAIN TYPOLOGY



ROMANTIC
Earth-dominated landscape

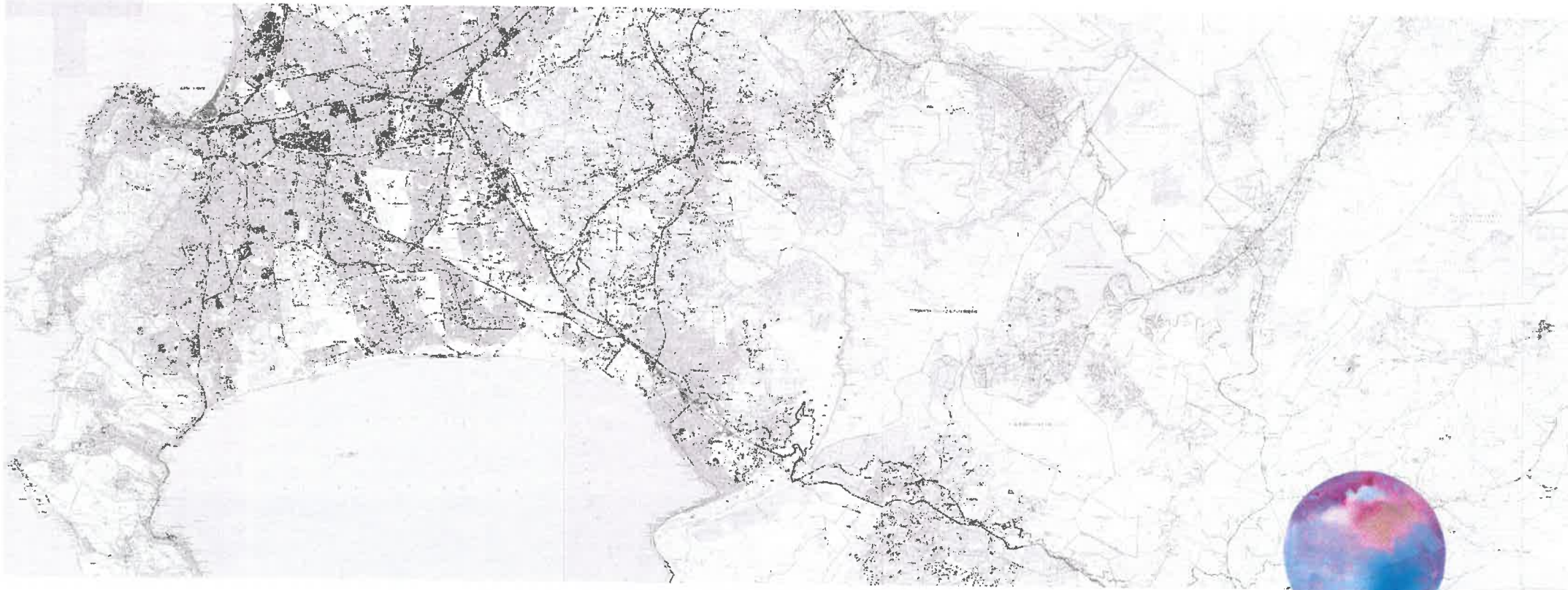
CLASSIC
Earth-sky balanced landscape

COSMIC
Sky-dominated landscape

LANDSCAPE DOMAIN CONTINUUM

'Complex' landscapes contain various combinations of the Cosmic, Classic and Romantic types

ROMANTIC CLASSIC COSMIC



LIBERTAS

CONTEXT: MACRO

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Fig. 1 Macro context with Libertas site shaded in purple

CONTEXT

The site for proposed development lies in a valley formed by rolling hills composed of malmesbury shale, to the west, and the sharp ascent of Stellenbosch mountains to the east. This basin in the landscape creates a natural "room" where the rural cultivated farmlands meet the urban development of the town of Stellenbosch.

This is also the start of the Hottentots Mountains and a gateway to the mountainous region of Stellenbosch, Franschoek and Paarl which is the receiving landscape after leaving the Cape Flats.

The threshold moment is significant and is further illustrated by the following figures and diagrams.

Fig. 2 Sentinal aerial map scale 1:100 000

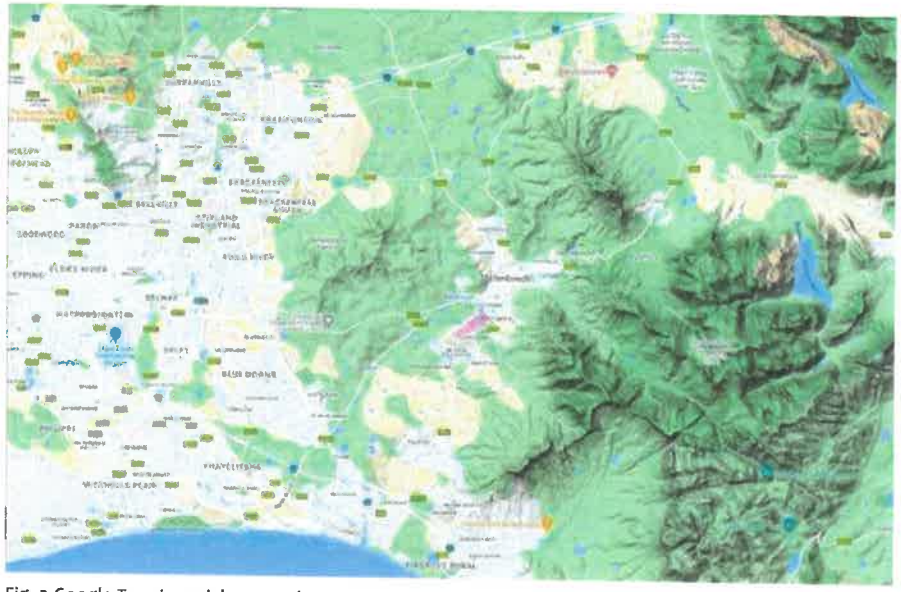

Fig. 3 Google Terrain aerial map scale 1:100 000

GEOGRAPHIC CONTEXT & LANDFORMS

- GEOGRAPHIC LOCATION - COMBINATION OF ROMANTIC, CLASSIC AND COSMIC DOMAIN TYPOLOGIES
- SIGNIFICANT LANDSCAPE UNIT OR "ROOM"
- TOPOGRAPHY AND ORIENTATION - SITE IS HELD IN THE LANDSCAPE WITH SIGNIFICANT PEAKS AND HILLS THAT PROVIDE ORIENTATION IN THE LANDSCAPE
- SIGNIFICANT IDENTITY DUE TO UNIQUE PLACEMENT AND RELATIONSHIP IN THE LANDSCAPE

Fig. 4 Graphic representation of site location in relation to immediate and broader terrain character

Fig. 5 Topocadastral map indicating site location in relation to City of Cape Town Metropolitan Municipality

Fig. 6 Topocadastral map indicating site location in relation to Stellenbosch Municipality

LANDSCAPE DEVELOPMENT CONTEXT

- GREATER METROPOLITAN AREAS
- FAST GROWING AREA
- DEVELOPMENT PRESSURES
- CUSP OF AGRICULTURE AND URBAN DEVELOPMENT
- THRESHOLD IN THE LANDSCAPE
- TRANSITION FROM RURAL TO URBAN

Fig. 7 Graphic representation of site location in relation to expanding Stellenbosch development pressure

LIBERTAS

CONTEXT: LOCAL

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Fig. 8 Local context with Libertas site outlined in purple

CONTEXT

The site ...
Within a river basin shaped by distinct geology and edged by river
Views across to both edges of the valley
Relatively flat site
Site visible from paarl mountain
Connection to the river and river corridor of utmost importance

Visual connection to wilderness areas
Strong agricultural patterns of rows of vineyards and fields create a tapestry of textures in the landscape
Landscape patterns of planes of agricultural fields a dominant element in the landscape
Disconnected from agricultural/rural landscape along the northern edge
Combination landscape - romantic and classical (norberg-schulz definition)

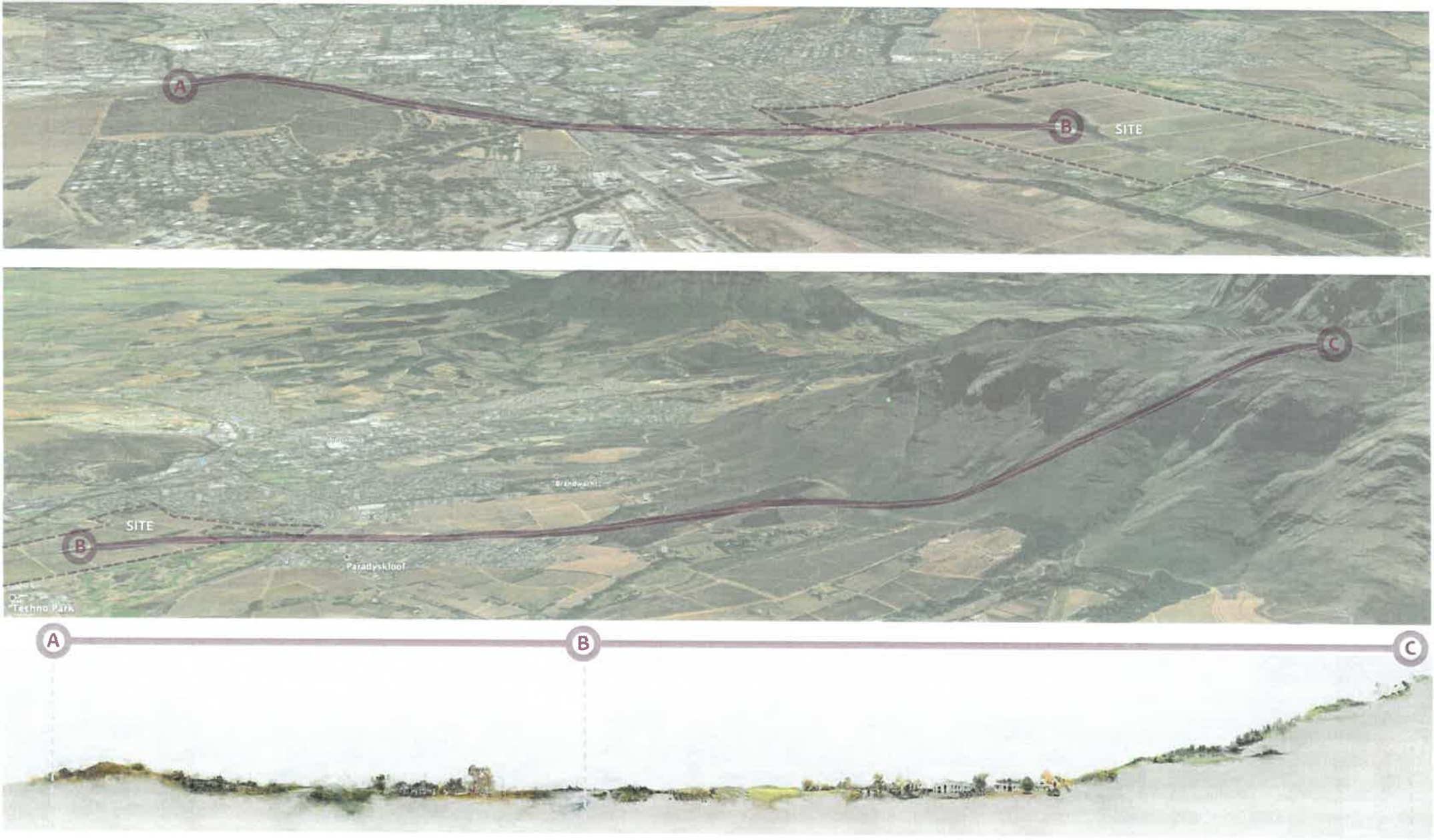
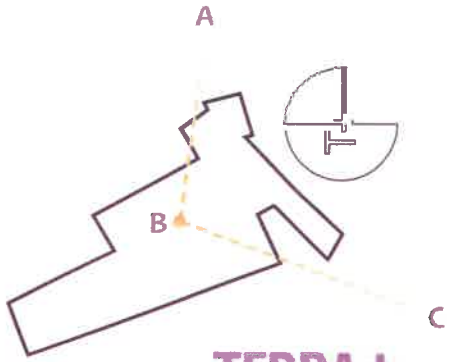


Fig. 9 Illustrative section through Libertas site (B) from Papegaaiberg (A) to Stellenbosch Berg (C) with Google Earth panoramas of segments A-B and B-C

Fig. 10 Illustrative section A-B from Papegaaiberg (A) to Libertas site (B) complimented by Google Earth aerial photograph of segment A-B



CONTEXT: LOCAL

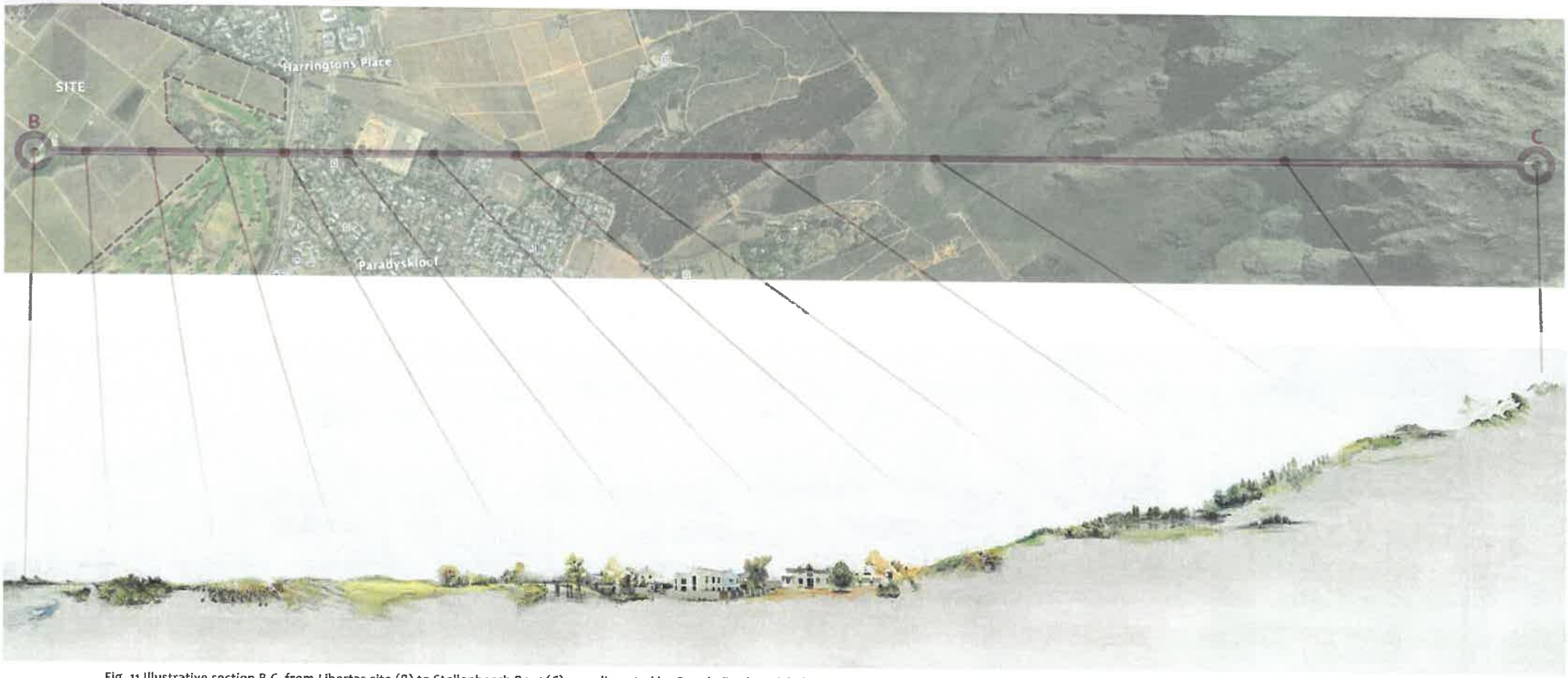
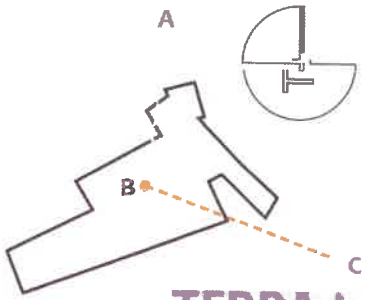


Fig. 11 Illustrative section B-C from Libertas site (B) to Stellenbosch Berg (C) complimented by Google Earth aerial photograph of segment B-C



CONTEXT: LOCAL

TERRA+

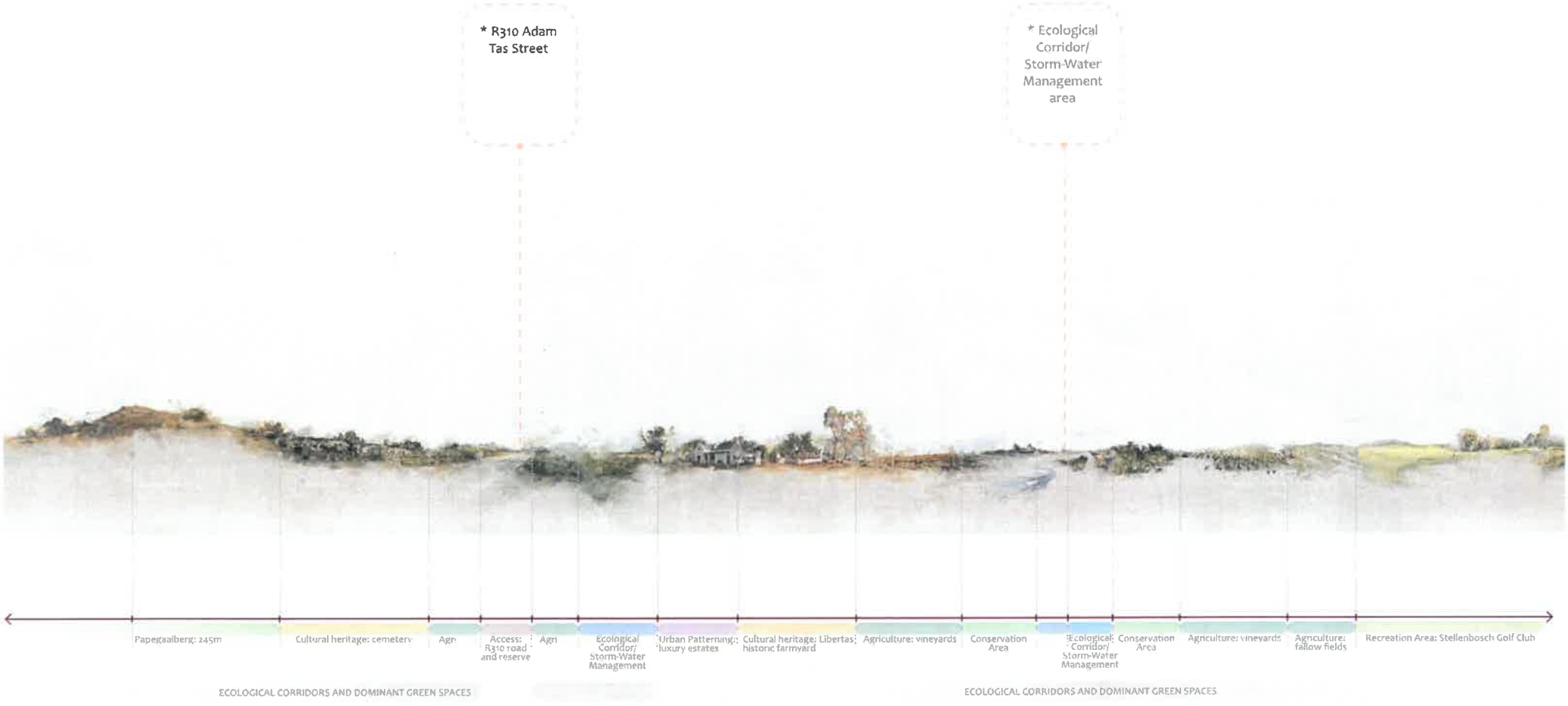


Fig. 12 Illustrative section A-B from Papegaaiberg (A) to Libertas site (B)

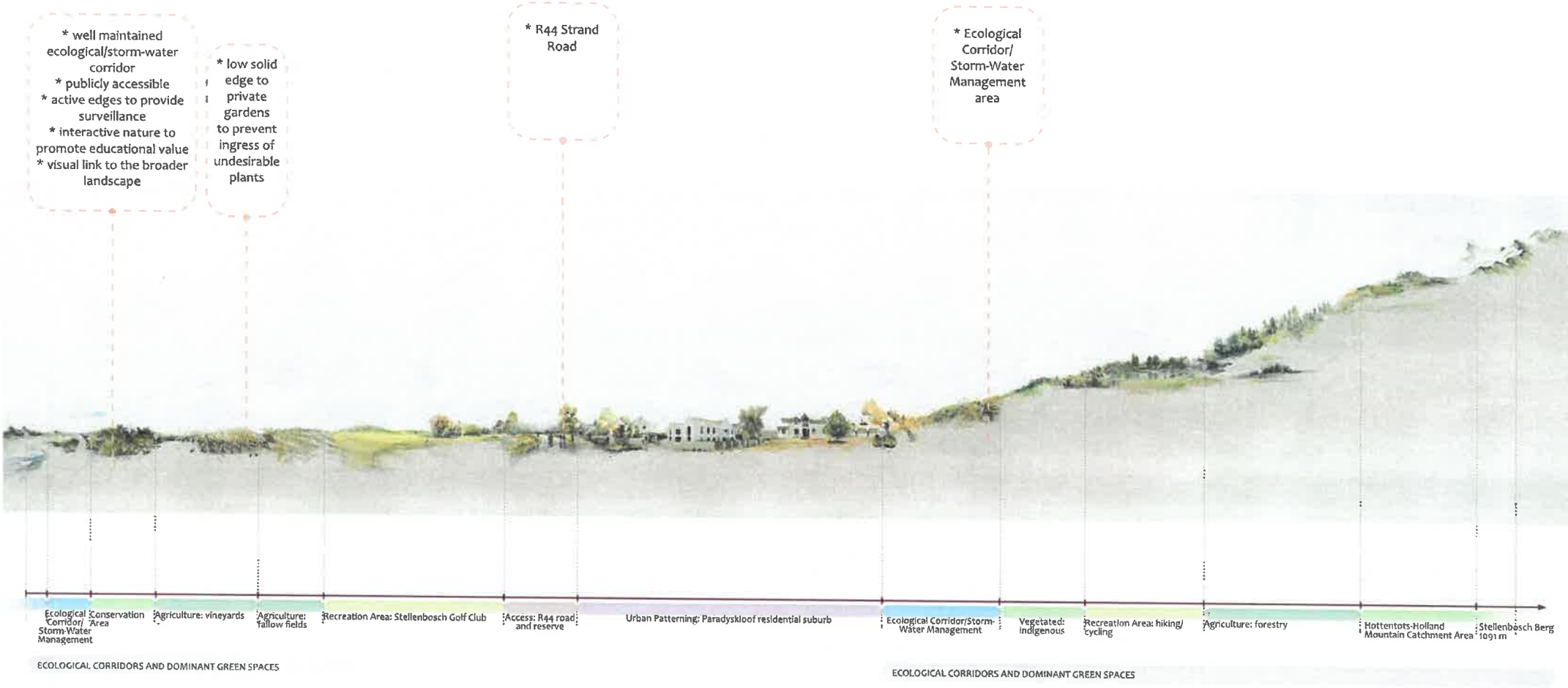


Fig. 13 Illustrative section B-C from Libertas site (B) to Stellenbosch Berg (C)

WILDERNESS URBAN WILDERNESS

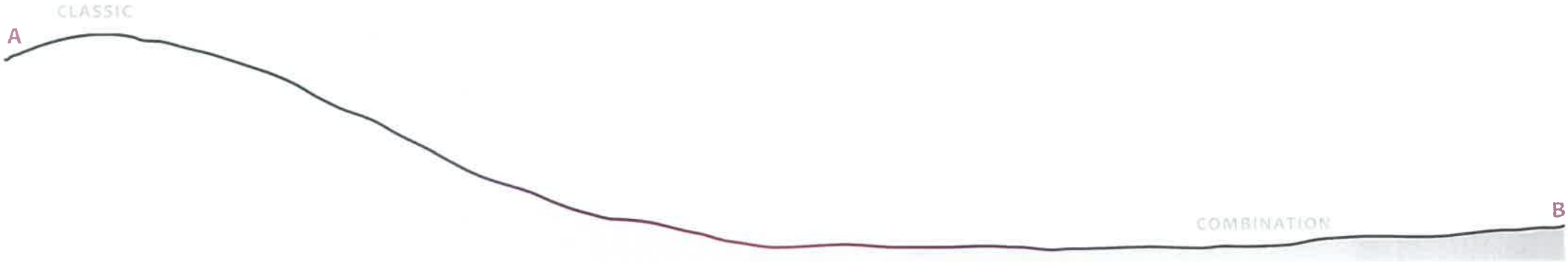
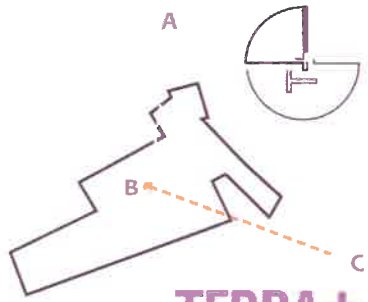


Fig. 14 Section A-B from Papegaaiberg (A) to Libertas site (B) with Google Earth aerial panorama of segment A-B at a northerly orientation



CONTEXT: LOCAL

TERRA+

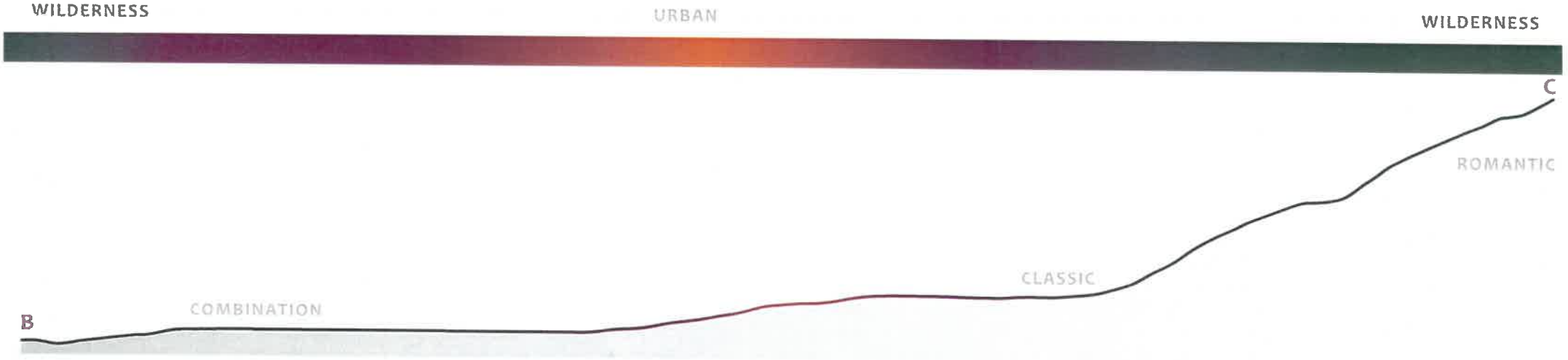
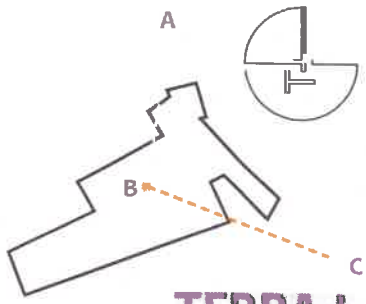


Fig. 15 Section B-C from Libertas site (B) to Stellenbosch Berg (C) with Google Earth aerial panorama of segment A-B at a northerly orientation



CONTEXT: LOCAL

TERRA+

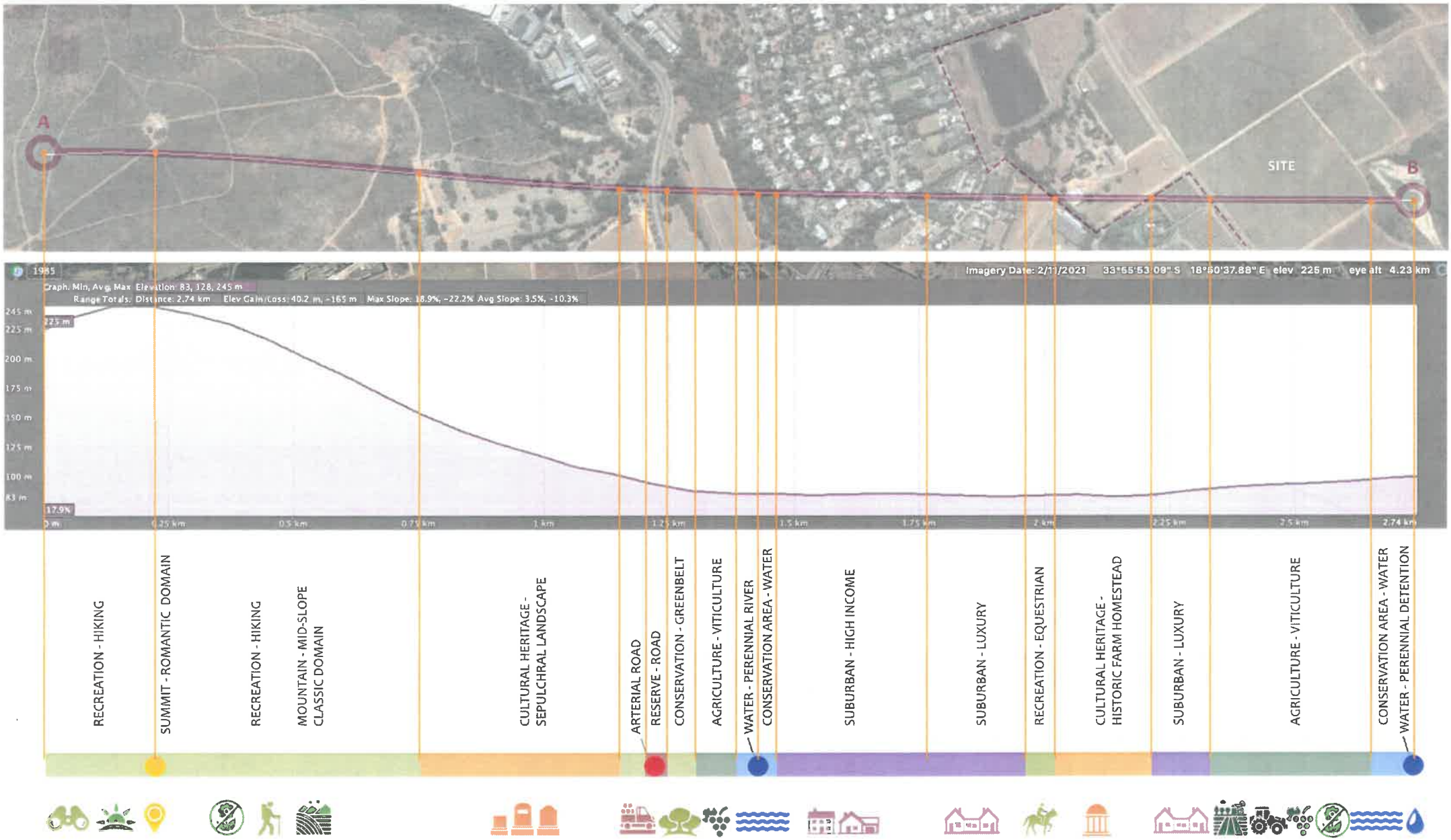


Fig. 16 Unpacking of section A-B, from Papegaaiberg to Libertas site: identification and classification of landscape resources

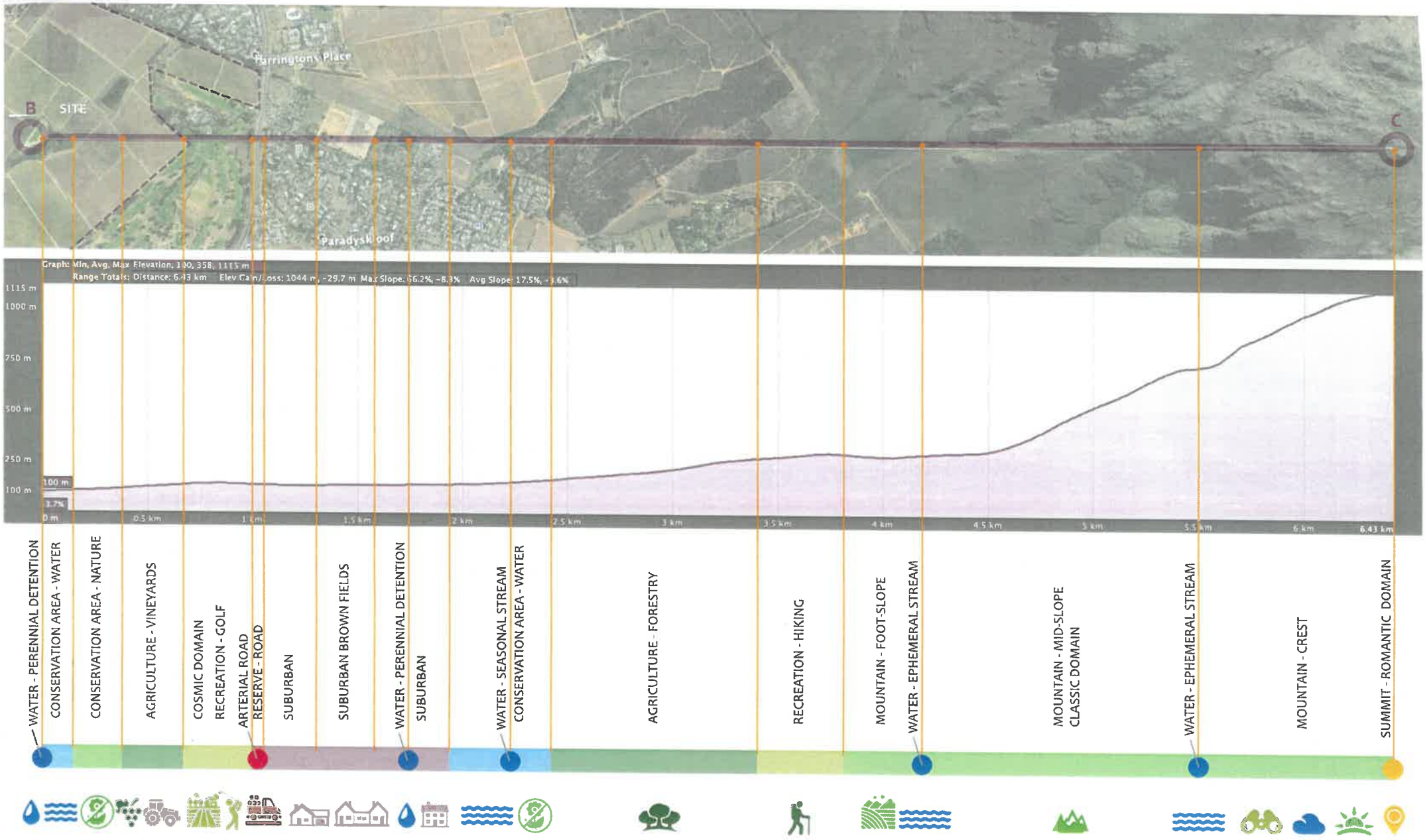


Fig. 17 Unpacking of section B-C, from Libertas site to Stellenbosch Mountain: identification and classification of landscape resources

CONTEXT: LOCAL

TERRA+

LIBERTAS

RELATIONSHIP TO THE BROADER LANDSCAPE

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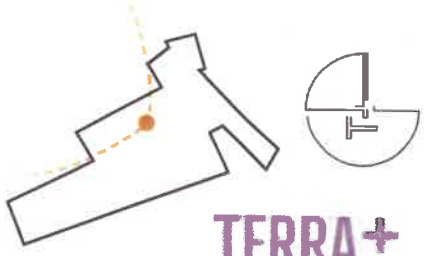
Fig. 18 West-ward panoramic photograph of site from internal road

SIGNIFICANT VIEWS

The views to the north-west from the access road within the site show the rolling hills typical of eroded malmesbury shale and granite. These are gentle hills with typical cultivated fields, orchards and vineyards and are typical of the rural character of the area.



VIEWS LOOKING NORTH-WEST

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Fig. 19 East-ward panoramic photograph of site from internal road

SIGNIFICANT VIEWS

The views to the south-east from the access road within the site are of the imposing and dramatic sandstone mountains of the Hottentots-Holland mountain range with peaks and valleys dominating the landscape. These mountains are predominantly vegetated with natural fynbos and are the wilderness areas bounding the site and holding the site in the broader context.

VIEWS LOOKING SOUTH-EAST

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ELEMENTS IN THE LANDSCAPE

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Fig. 20 Google satellite photograph of study site with contour overlay indicating site location in relation to valley and surrounding landforms

LANDFORMS

- SITE LIES IN ALLUVIAL VALLEY
- VALLEY DEFINED BY RIVER CORRIDOR
- DOMINANT SLOPE IS NORTH - NORTH-WEST FACING
- ON THE SLOPE OF A MID-HEIGHT PROMONTORY
- DRAMATIC MOUNTAINS TO THE SOUTH-EAST
- ROLLING CULTIVATED HILLS TO THE NORTH-WEST

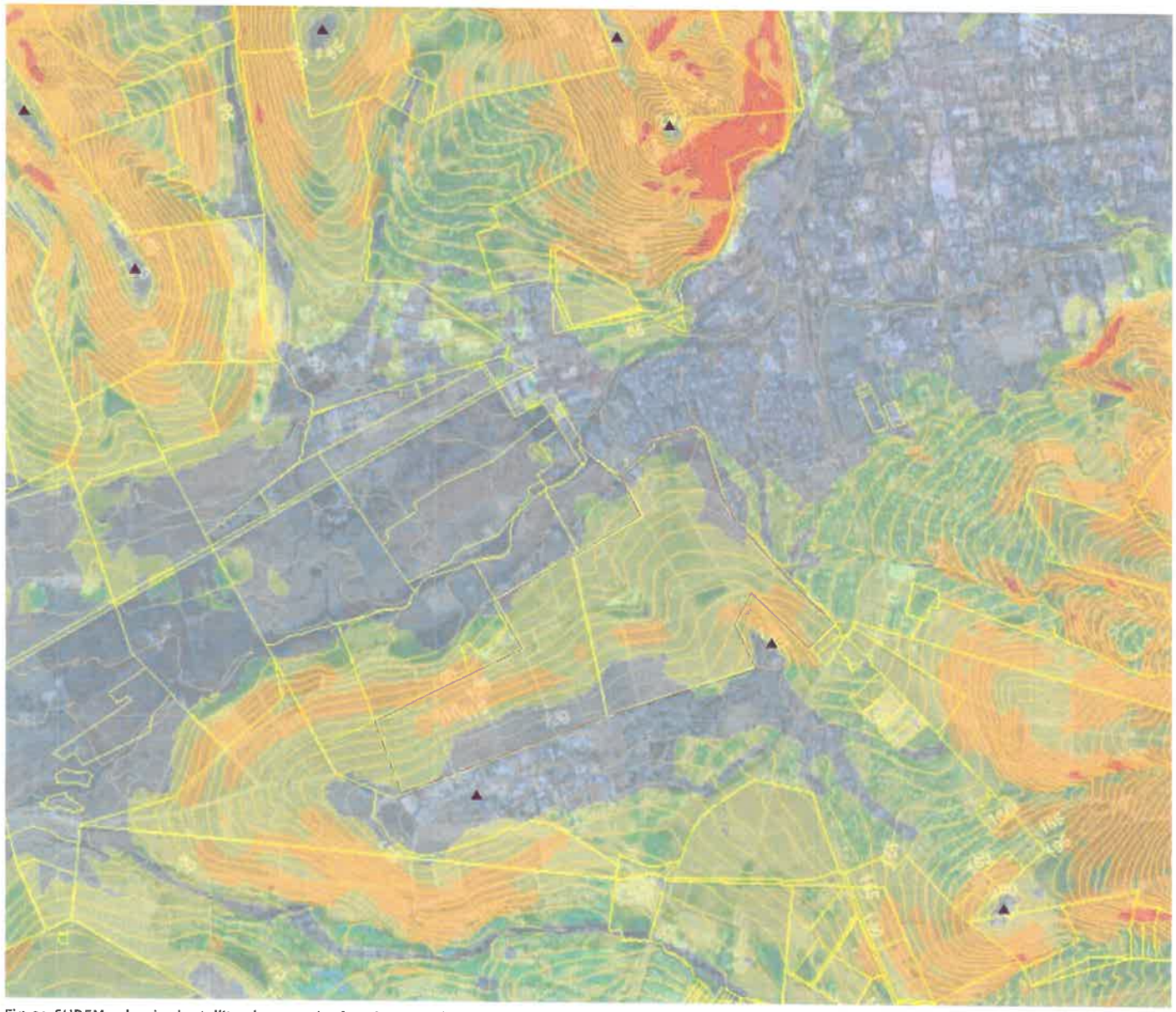

Fig. 21 SUDEM colourised satellite photograph of study site with contour overlay indicating site position in relation to aspect and slope

LAND FEATURES

- THE SLOPES ARE PREDOMINANTLY WARM NORTH-WEST SLOPES
- NORTH ASPECT PROVIDES IDEAL AGRICULTURAL POTENTIAL
- NORTH ASPECT IDEAL FOR COMFORTABLE DWELLING UNITS
- NATURAL SLOPE AND ASPECT ACROSS THE SITE

LAND FEATURES: ASPECT AND SLOPE

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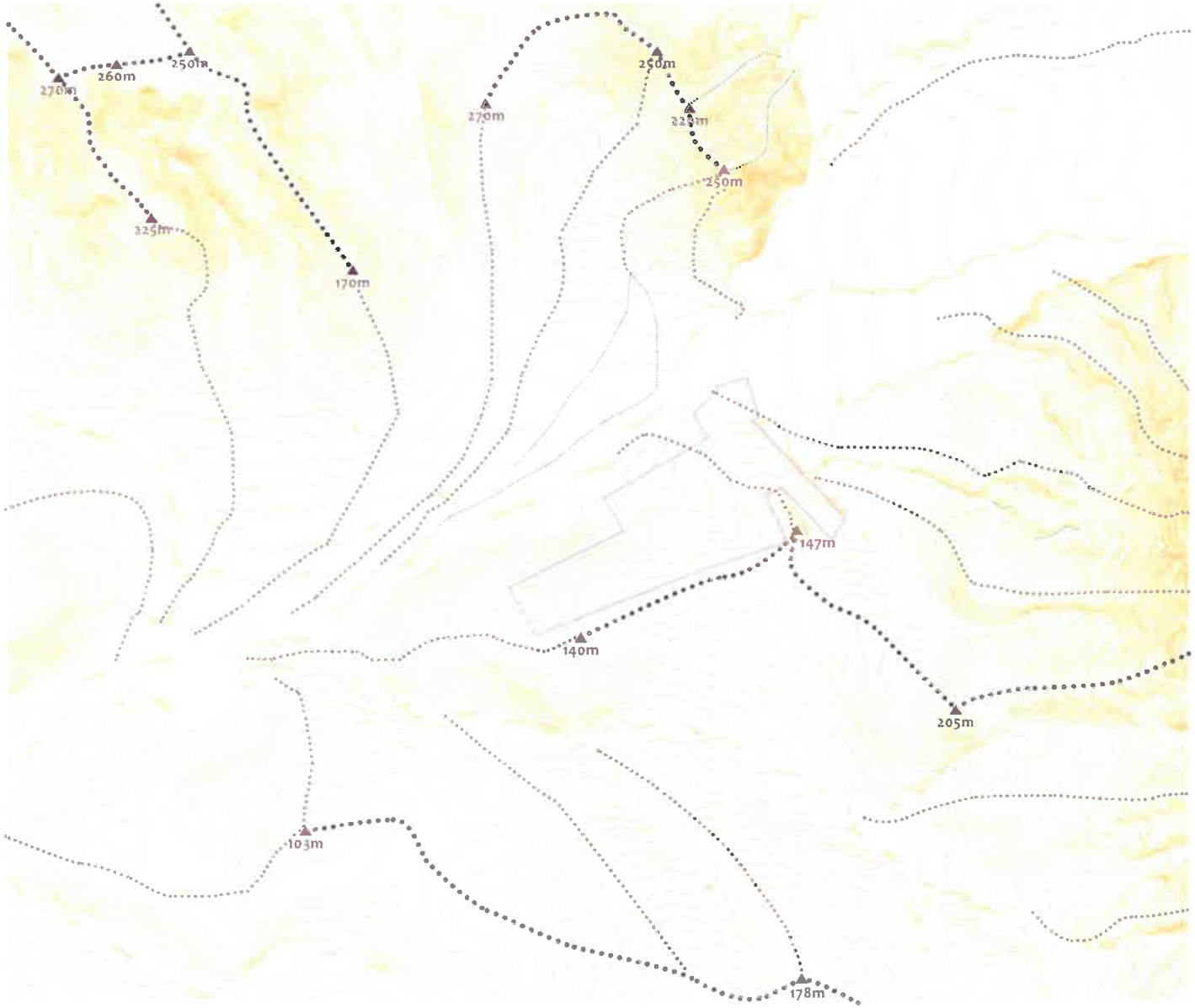

Fig. 22 Contour overlay indicating site location in relation to ridge lines and surrounding peaks

LAND FEATURES

- SIGNIFICANT RIDGES AND PEAKS
- SOUTHERN EDGE LIES ON A RIDGE
- VIEWS TO THE DOMINANT PEAKS AND MOUNTAIN RANGES
- THESE VIEWS ARE ESSENTIAL TO THE SENSE OF PLACE AND IDENTITY OF THE SITE
- CONNECTIONS TO THESE VIEWS MUST BE MAINTAIN AND CELEBRATED

LAND FEATURES: PEAKS, RIDGES AND VALLEYS

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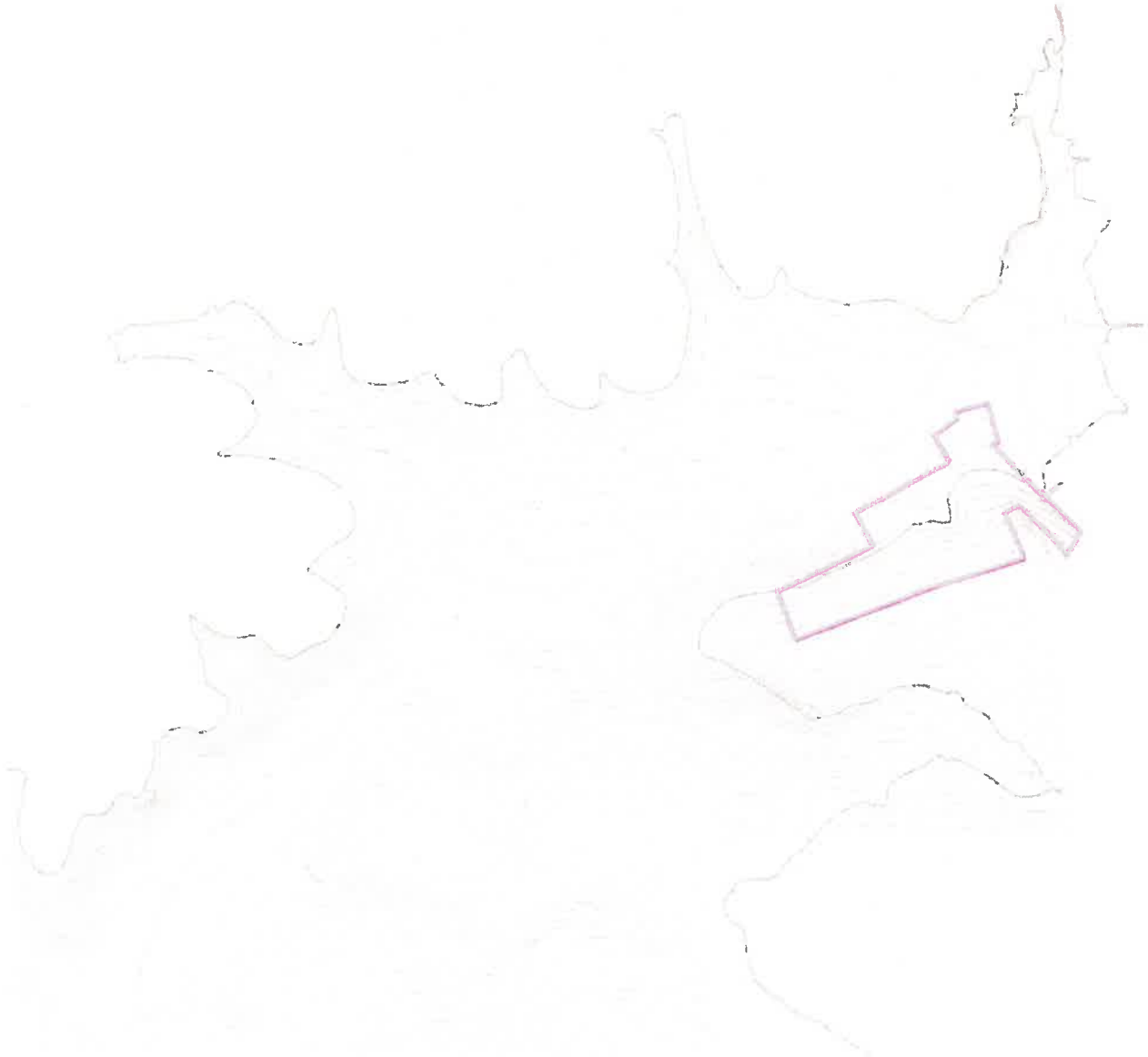

Fig. 23 Contour overlay indicating site location in relation to valley and surrounding landforms

LANDFORMS

- SITE IS SITUATED AT **A PINCH POINT**
- PINCH POINT CREATE BY OVERALL LANDFORMS
- PERCEPTION OF THIS POINT TRAVELLING TOWARDS STELLENBOSCH ON THE R310
- SITE IS VISIBLE ALONG THIS ROUTE

ON THE EDGE OF A PINCH-POINT

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LANDFORMS

- SITE IS SIGNIFICANT WITHIN THE CONTEXT
- THIS CAN BE DEVELOPED TO FURTHER ESTABLISH A UNIQUE IDENTITY AND SENSE OF PLACE
- CREATE A POINT OF ORIENTATION AND CONTEXTUAL SIGNIFICANCE IN THE LANDSCAPE

Fig. 24 5m contour map derived from Cape Farm Mapper, with graphic overlay indicating height intervals of 25m, and arrow heads marking pinch points

ON THE EDGE OF A PINCH-POINT

TERRA+

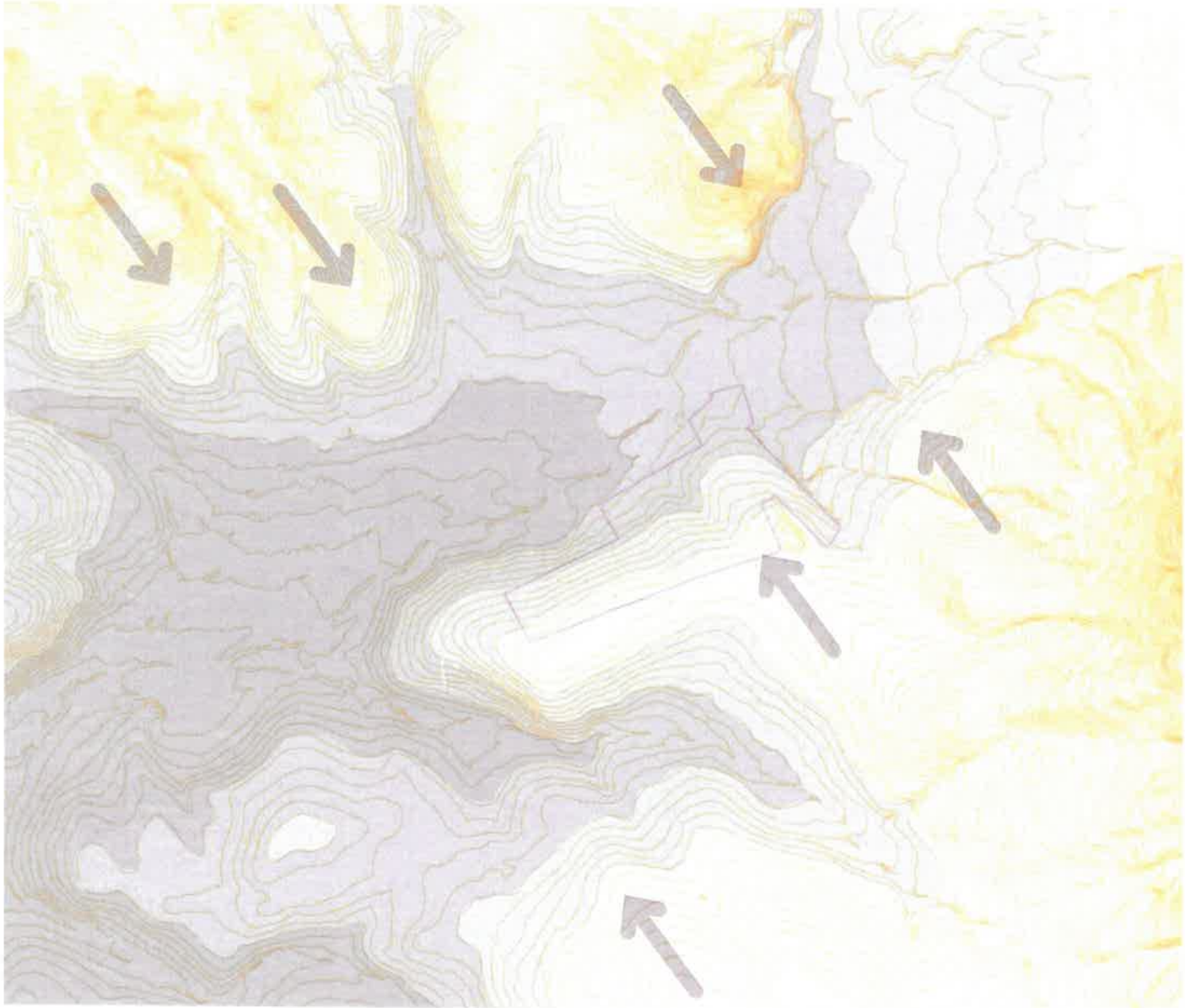
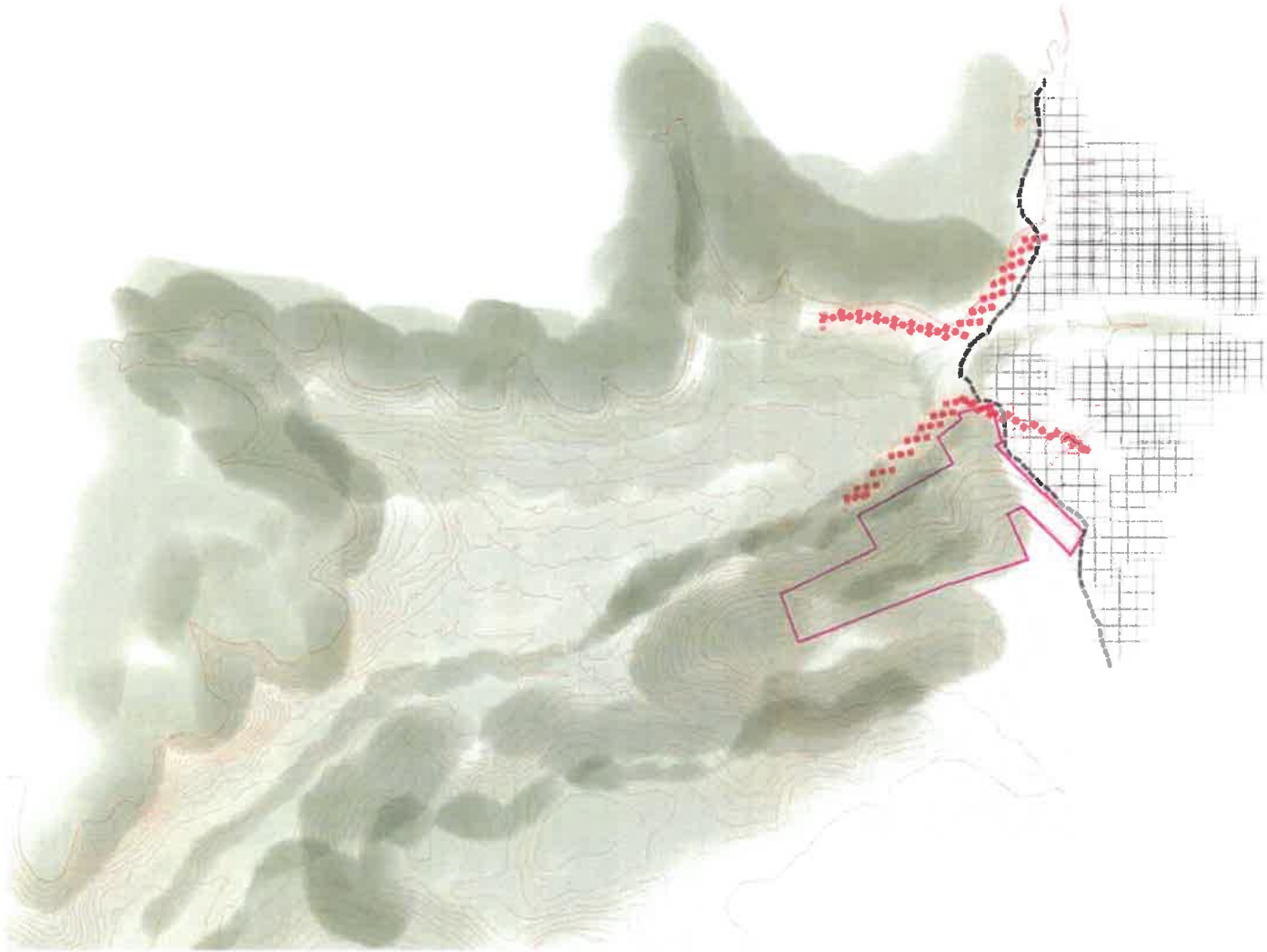


Fig. 25 5m contour map derived from Cape Farm Mapper, with graphic overlay indicating height intervals of 25m, and arrow heads marking pinch points

LANDFORMS

ON THE EDGE OF A PINCH-POINT

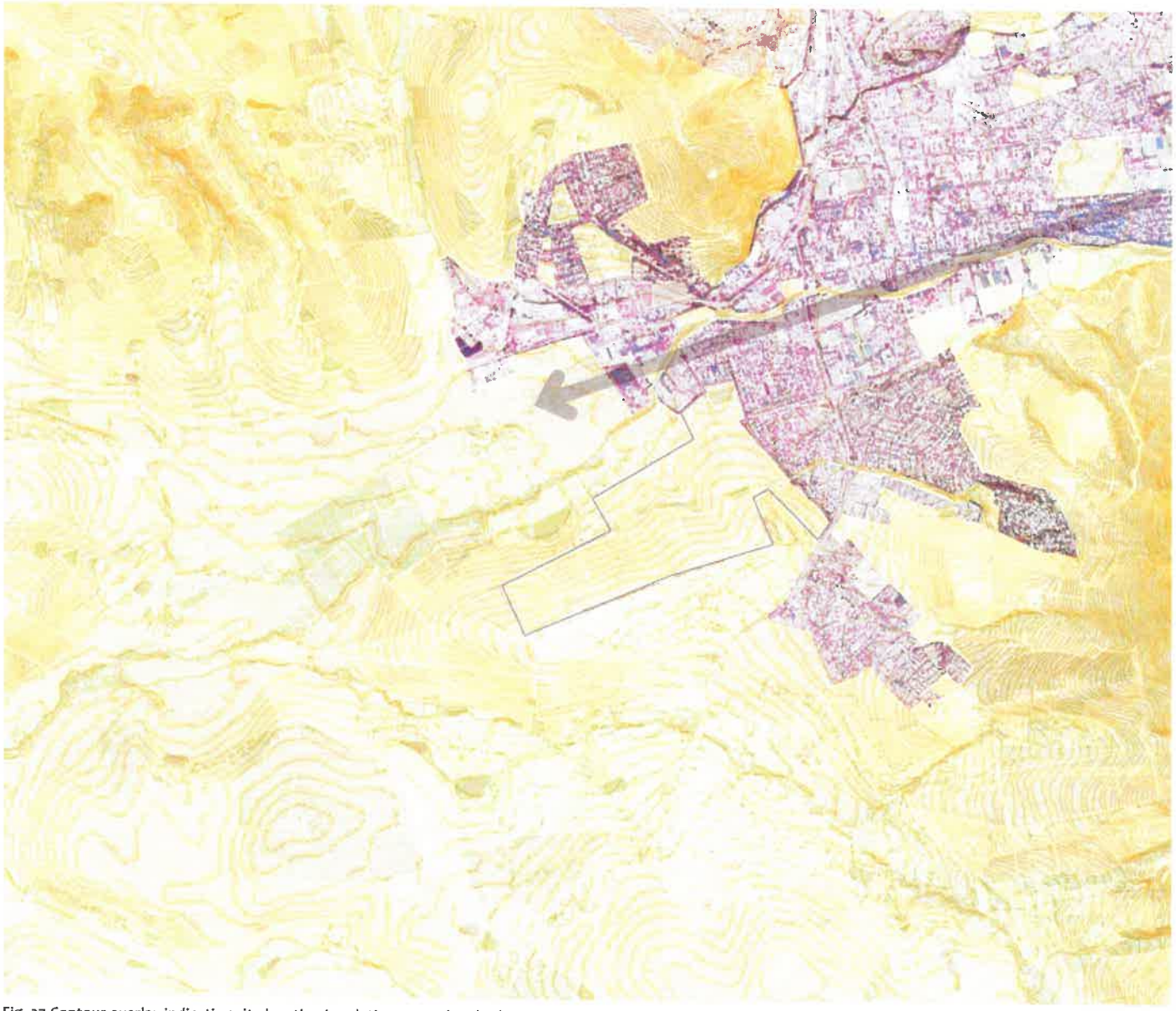
TERRA+



AGRICULTURE

- SITE LIES ON THE CUSP BETWEEN AGRICULTURE AND URBAN DEVELOPMENT
- DUALITY OF IDENTITY
- AGAIN DEVELOPMENT SHOULD HARNESS THESE QUALITIES AND DEVELOP THEM FURTHER
- DEVELOPMENT RESPONSE AND PLACING OF BUILDINGS SHOULD RECOGNISE THIS DUALITY
- THIS MAKES THE SITE UNIQUE!

Fig. 26 Illustration on contour map showing the significant position and cusp of the site



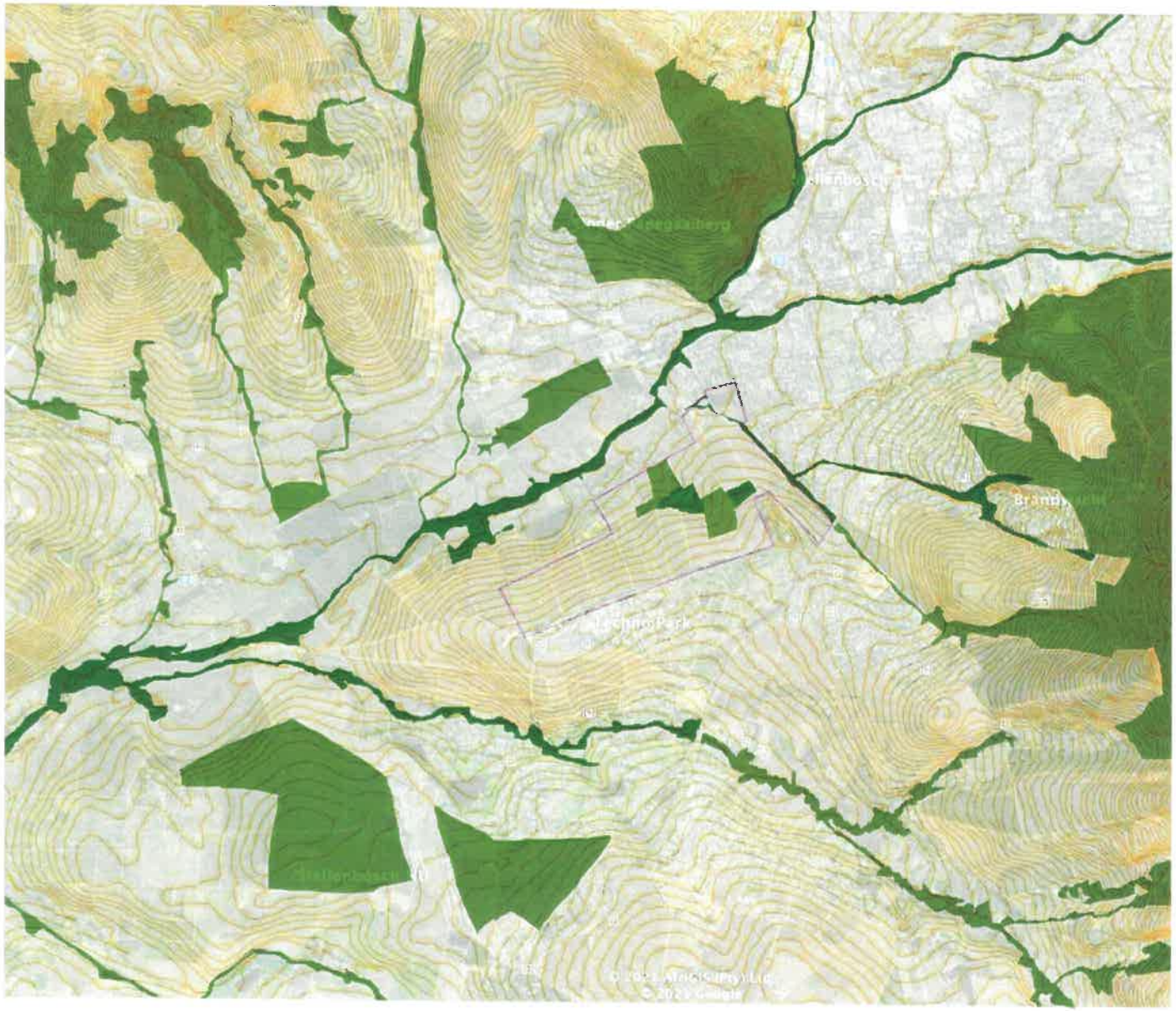
URBAN PATTERN

- SITE IS A GATEWAY TO THE BOTH THE URBAN CONTEXT AND RURAL CONTEXT
- FUTURE ORGANISATION OF DEVELOPMENT MUST RECOGNISE AND RESPOND TO THIS DUALITY
- UNIQUE CHARACTER IS AN AMENITY AND MUST BE DEVELOPED

Fig. 27 Contour overlay indicating site location in relation to rural and urban and the unique situation of threshold and gateway

It is important to note that an experience is recalled from memory and generally memory of a place is exaggerated and enhance by specific qualities of the landscape and place. This illustration from memory illustrates that the natural features of the context are enhance and these attributes of place and character are what remain.

Fig. 28 Illustrative impression of memory and experience in approach to Libersas and Stellenbosch



- MOUNTAIN AREAS ARE NATURAL WILDERNESS AREAS
- WATERCOURSES ARE NATURAL ECOLOGICAL CORRIDORS AND CONNECTORS TO THE WILDERNESS AREAS
- CONSERVATION OF UPPER CATCHMENT AREAS ARE ESSENTIAL
- NATURAL OCCURRING AREAS ON SITE ARE DISCONNECTED TO THE **BROADER** CONTEXT

Fig. 29 Contour overlay indicating site location in relation to natural vegetation and wilderness areas

GREEN MATRIX - WILDERNESS AND ECOLOGY

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AGRICULTURE

- DOMINANT AGRICULTURAL PATTERNING ADDS TO RURAL CHARACTER OF SITE
- AGRICULTURE CONNECTIVITY AND HERITAGE
- TYPICAL PATTERNS AND TREE-LINES/WINDBREAKS
- AGRICULTURAL PATTERNS FOLLOW CONTOUR LINES

Fig. 30 Contour overlay indicating site location in relation agricultural patterning

GREEN MATRIX - AGRICULTURE

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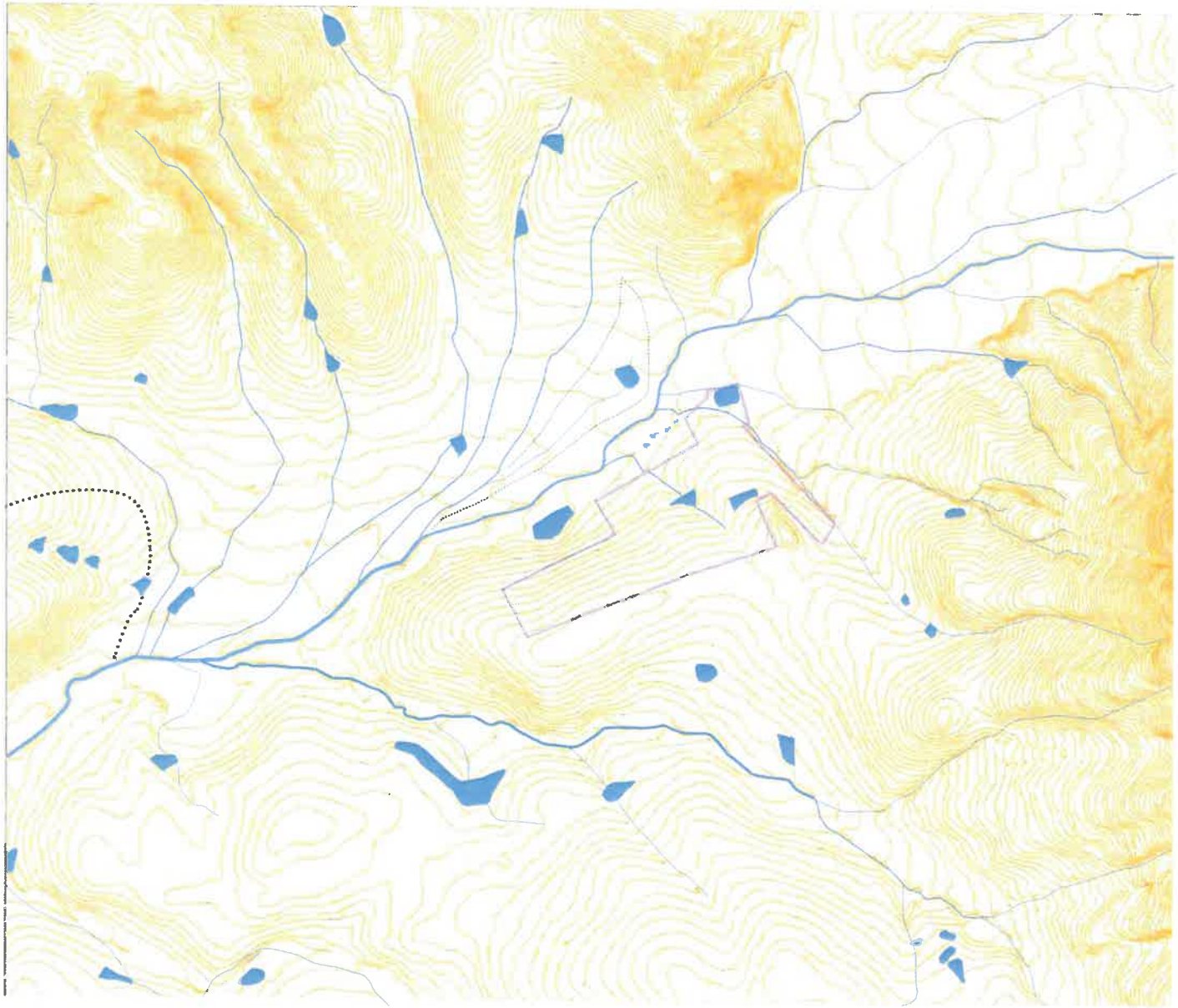

HYDROLOGY

- WINTER RAINFALL
- FERTILE VALLEY **ALONG** RIVER-**COURSE**
- DAMS OCCUR IN THE NATURAL DRAINAGE LINES ON THE SITE
- **SECONDARY RIVERS/STREAMS** CONNECTS SITE TO THE DOMINANT RIVER SYSTEM

Fig. 31 Contour overlay indicating site location in relation to dams, river and ephemeral streams

HYDROLOGY: RIVERS, EPHEMERAL STREAMS AND DRAINAGE - WATER ON THE EDGE AND OVERLAND

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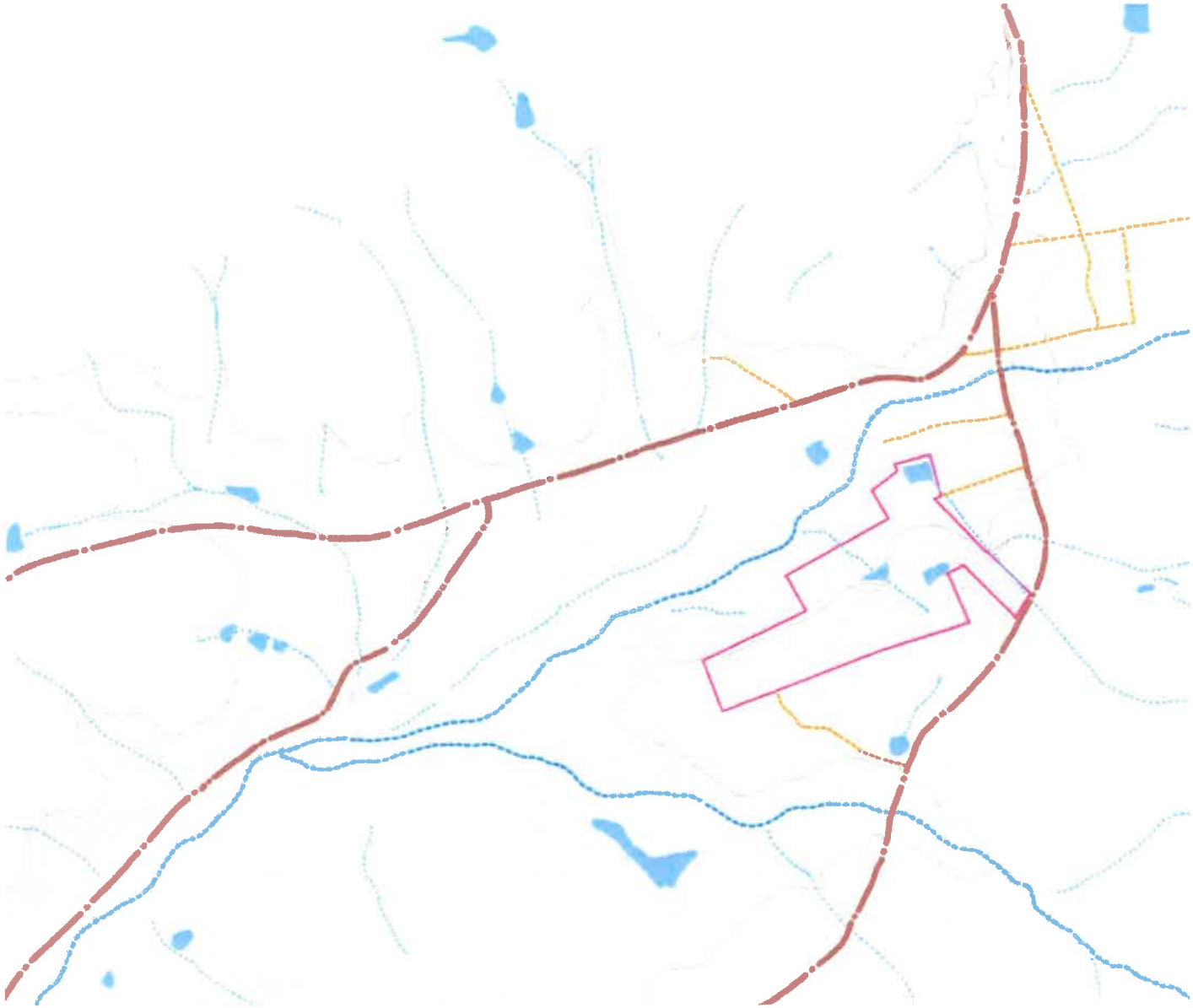
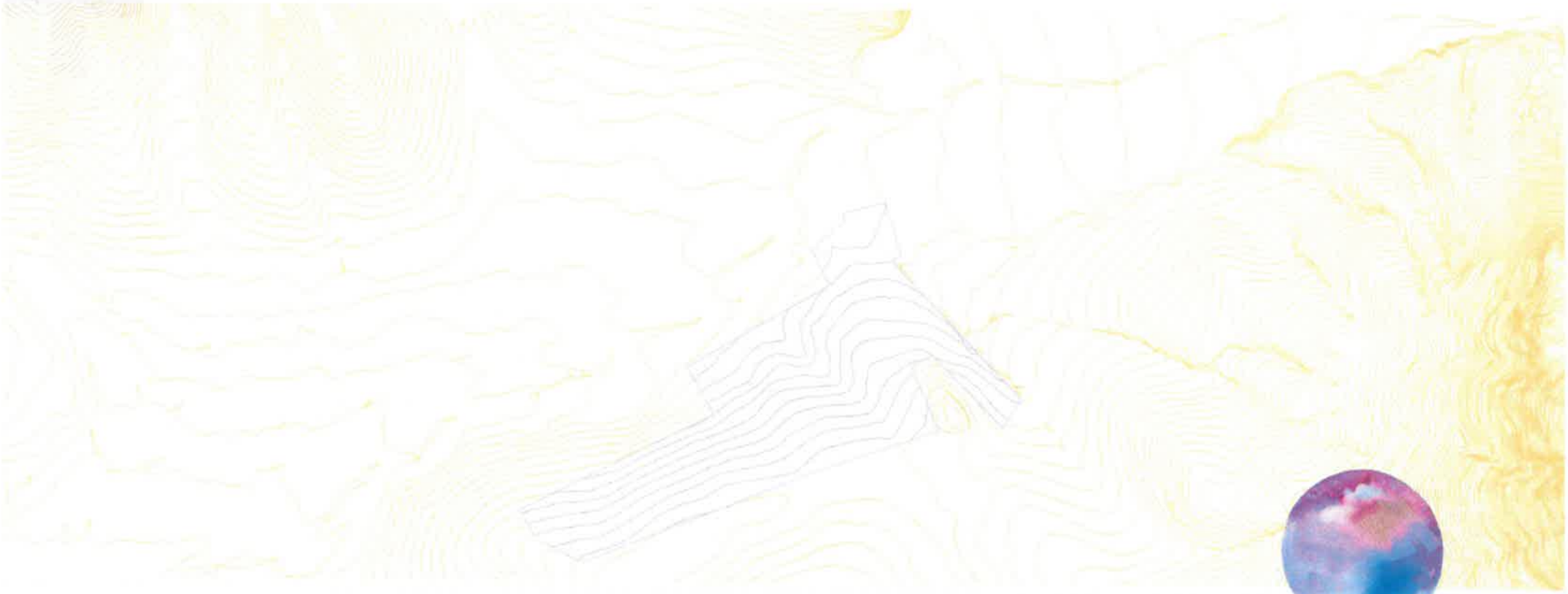


- THE SITE IS AT A CONFLUENCE OF ACCESS ROUTES
- SIGNIFICANTLY THERE IS BUT ONE DOMINANT ACCESS ROUTE TO THE SITE AND THIS IS THROUGH A RESIDENTIAL AREA
- THE ACCESS TO THE HISTORIC WERF IS A-TYPICAL

Fig. 32 Contour overlay indicating site location in relation to access routes and major roads



LIBERTAS

CONTEXT: SITE

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CONSERVATION

- RIVER CORRIDOR IS A DOMINANT GREEN ELEMENT IN THE LANDSCAPE
- TREE-LINES ARE FRAGMENTED
- REMNANTS OF AVENUE ALONG ACCESS ROAD
- CLUSTERS OF TREES IN HISTORIC WERF AREA
- CLUSTERS OF TREES ALONG DRAINAGE LINES AND BUILDINGS ASSOCIATED WITH THE FARM
- SITE IS DOMINATED BY VINEYARDS AND FIELDS

Fig. 33 Green matrix study overlay indicating vestiges of historic planting in relation to reinvigorated remnants of indigenous vegetation, woods and agriculture

GREEN MATRIX - TREE LINES, ECOLOGY AND AGRICULTURE

TERRA+

Fig. 34 Water and hydrological study overlay indicating perennial and ephemeral surface water in relation to site

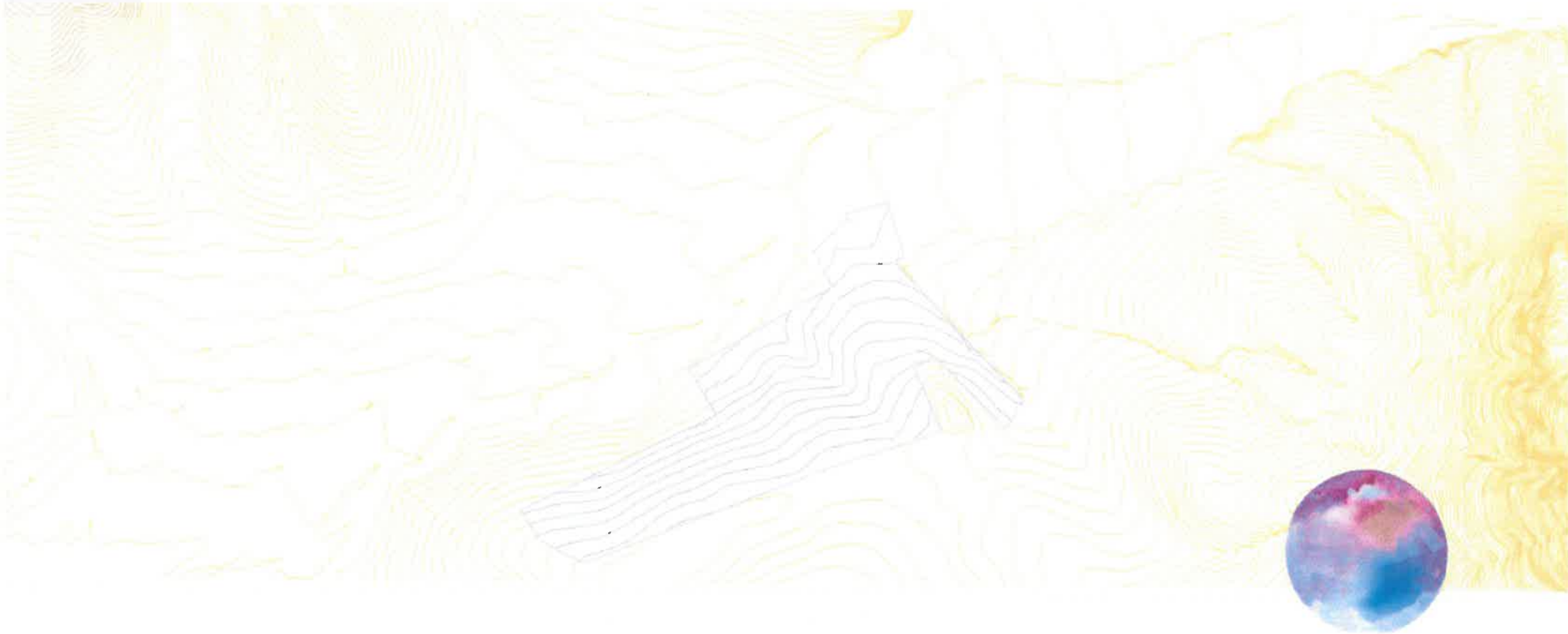
HYDROLOGY

- FARM DAMS **FOLLOW THE DRAINAGE PATTERNS** ON SITE
- THERE IS A DISCONNECTION ON SITE BETWEEN THE DRAINAGE PATTERNS AND THE RIVER SYSTEM
- SEEP AREAS ARE LEFT TO NATURALLY REHABILITATE

URBAN PATTERN

- SITE IS BOUNDED BY URBAN DEVELOPMENT TO THE EAST AND COMMERCIAL DEVELOPMENT TO THE SOUTH
- ACCESS TO THE SITE IS THROUGH SUBURBAN DEVELOPMENT
- VARYING EDGE CONDITIONS OF THE SITE

Fig. 35 Existing urban fabric study overlay indicating expansion of urban development in relation to site



LIBERTAS

SITE POTENTIAL AND RESPONSE

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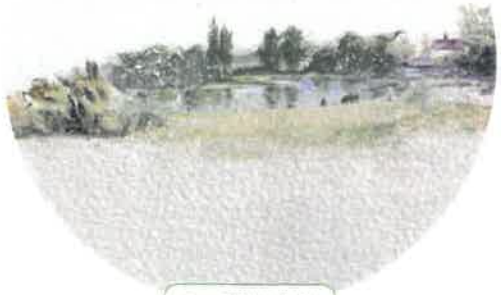

CONSERVATION

- RECREATE THE GREEN CONNECTIONS AND CONNECT TO THE BROADER ECOLOGICAL SYSTEM
- ENHANCE ECOLOGICAL SYSTEM ON SITE
- RECOGNISE HISTORIC PATTERNS
- CREATE AMENITIES OF GREEN SYSTEMS

Fig. 36 Green corridors study overlay in relation to site

CONNECTING AND MAKING SENSE OF ECOLOGY

HYDROLOGY

- CREATE AN INTEGRATED HYDROLOGICAL AND ECOLOGICAL SYSTEM
- STORM-WATER SYSTEMS TO FOLLOW "SUDS" PRINCIPLES
- STORM-WATER AS ORGANISING ELEMENT TO FUTURE DEVELOPMENT
- STORM-WATER SYSTEM AN AMENITY TO THE **FUTURE DEVELOPMENT**

Fig. 37 Proposed green corridors and hydrological network overlay indicating how integrated systems provide opportunity for amenities

STORM-WATER - INTEGRATED AMENITY AND VALUE

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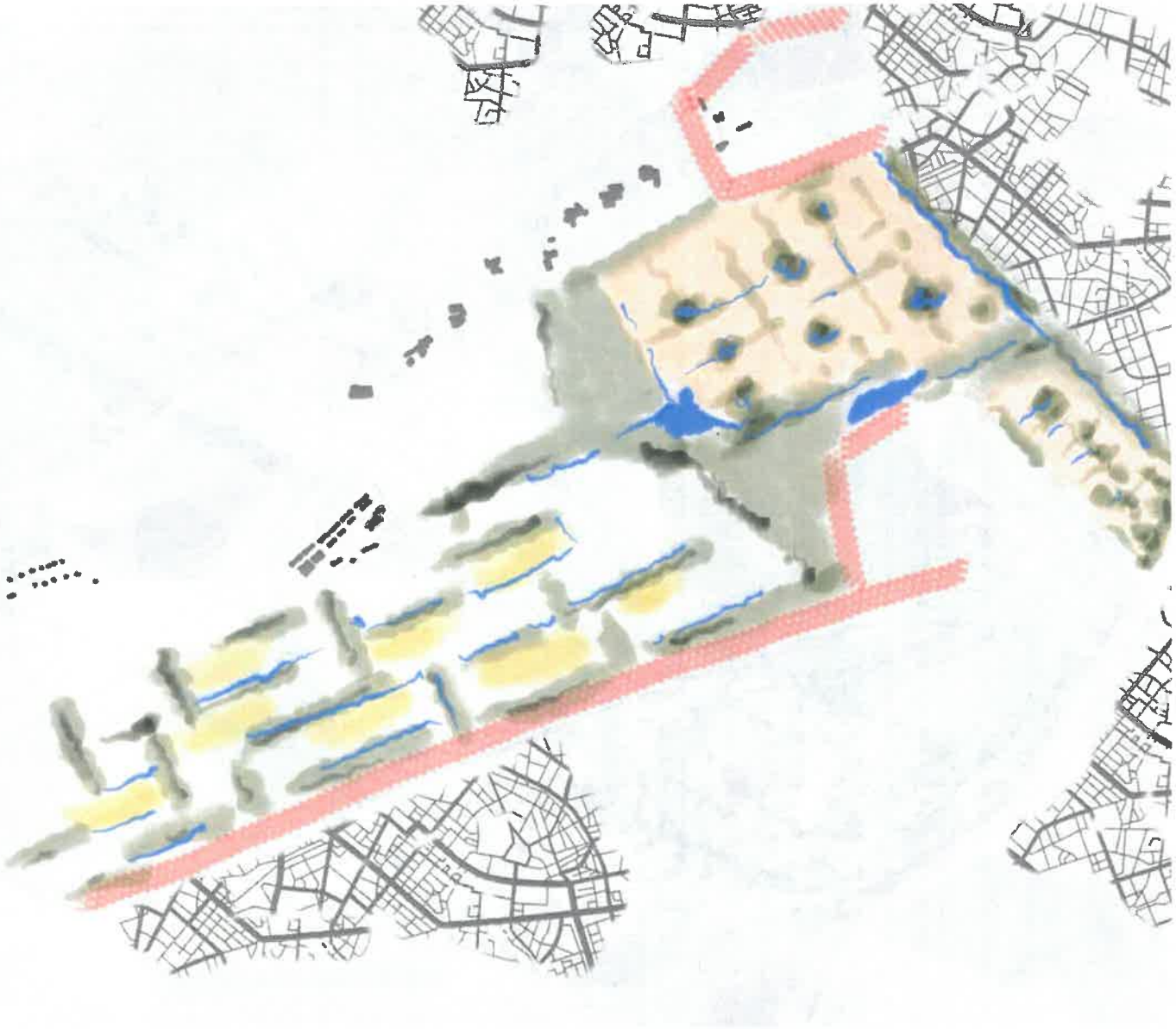

URBAN PATTERN

- DEVELOPMENT ON SITE IN TWO DISTINCT DEVELOPMENT TYPES
- RED AREAS INDICATE "NO-GO" AREAS FOR DEVELOPMENT
- ECOLOGY EMBEDDED IN THE DEVELOPMENT
- DEVELOPMENT EMBEDDED IN ECOLOGY
- RECOGNISE HERITAGE TYPOLOGY

Fig. 38 Emerging concept design responding to site characteristics

Fig. 39 Cohesive relationship between functional and aesthetic design

ILLUSTRATIVE PANORAMA OF VIEW TO THE SOUTH-EAST

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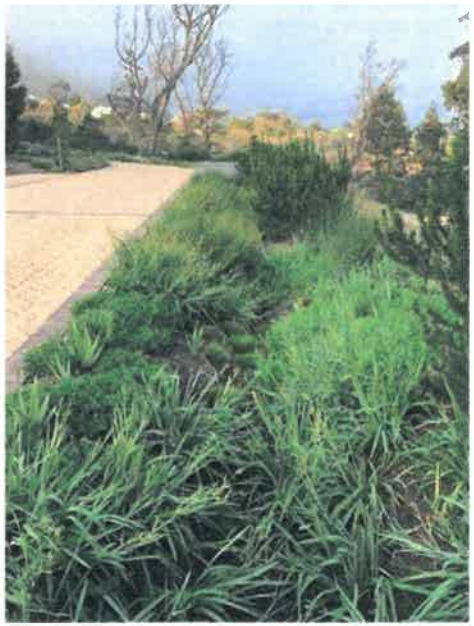

Fig. 40 SUDS design for storm water management

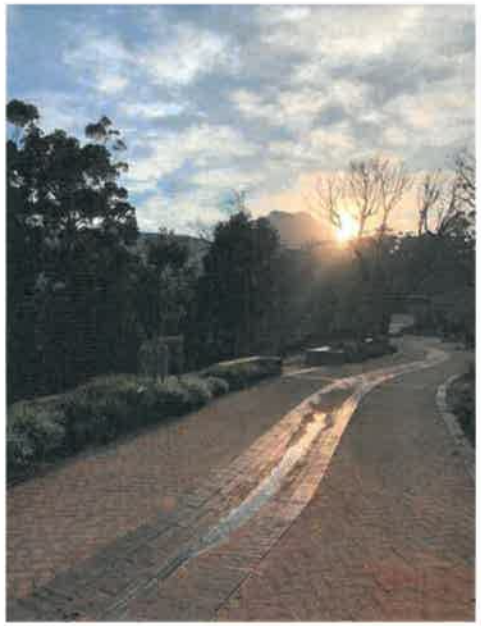

Fig. 41 Integrated Storm-water design

Fig. 42 Indigenous aquatic planting for water filtration

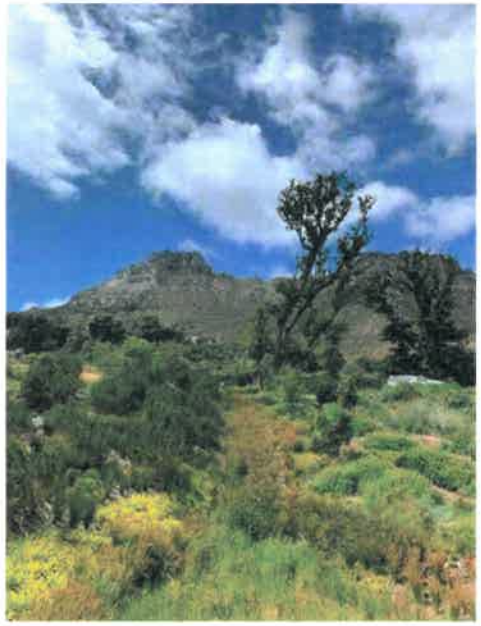

Fig. 43 Indigenous fynbos planting adapted to climate

Fig. 44 Storm-water as amenity - dynamic relationship between landscape, planting and climate

Fig. 45 Storm-water as an amenity - movement through site

PRECEDENT IMAGES - MATERIALITY AND PLANTING

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LIBERTAS
LANDSCAPE HERITAGE

* IN ADDITION TO THE DIAGRAMS AND ANALYSIS DEVELOPED AS PART OF THE LANDSCAPE HERITAGE ANALYSIS OF THE CONTEXT AND THE SITE, THE COMMENTS RAISED BY LIANA MULLER AND MARIKE FRANKLIN DATED 02.02.2021 WERE TAKEN INTO ACCOUNT. THE ISSUES RAISED WERE ADDRESSED AS PART OF THE ANALYSIS AND RECOMMENDATIONS. THESE INCLUDE THE DEVELOPMENT CRITERIA AS PER THE STELLENBOSCH CONSERVATION MANAGEMENT PLAN (2019) IN PARTICULAR LANDSCAPE UNIT C15 EERSTE RIVER CENTRAL AREA (7.7) THAT HAS BEEN AWARDED A GRADE IIIB (HERITAGE AREA).

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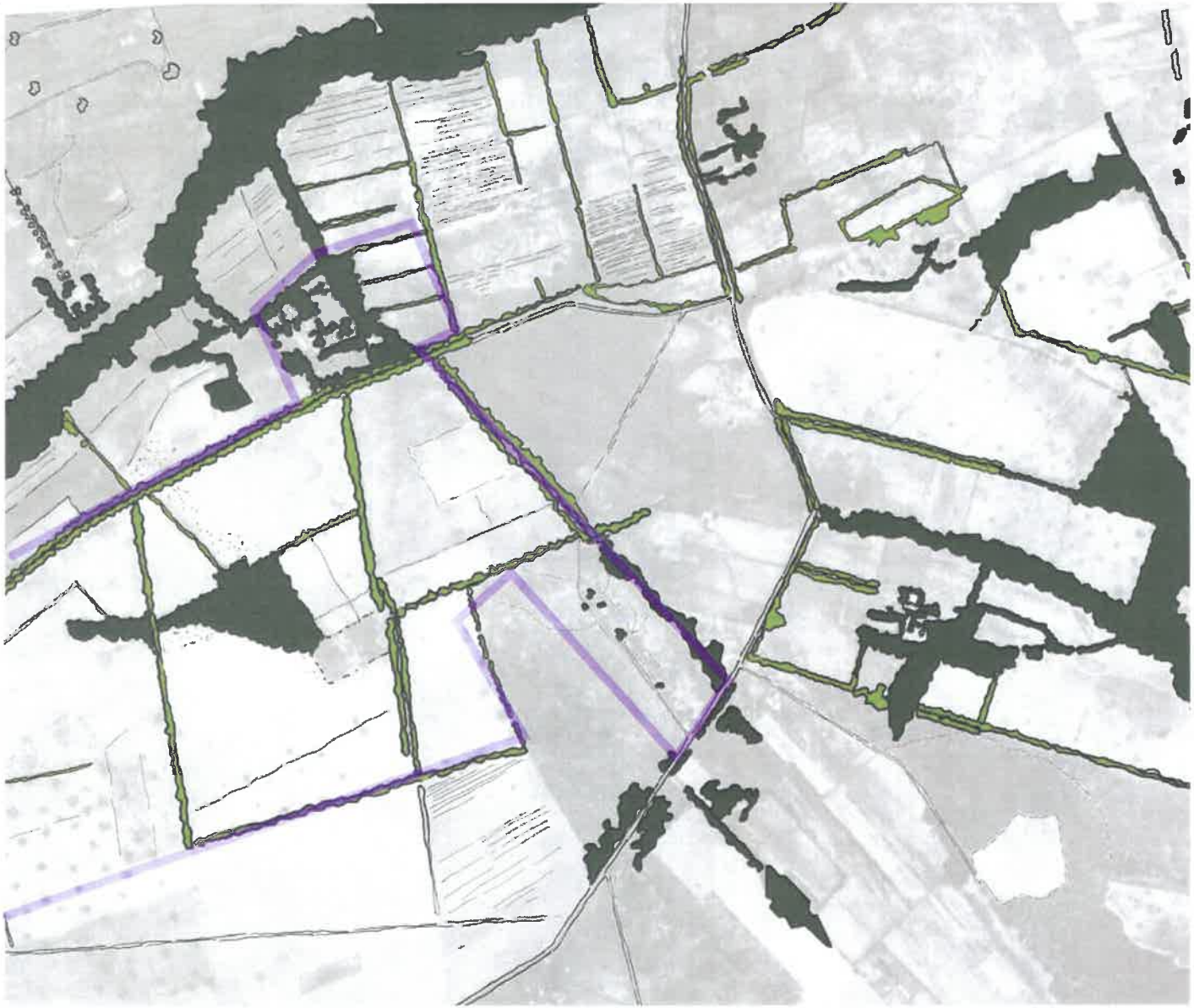

Fig. 46 Aerial photograph of site and immediate context, 1938, with graphic overlay identifying historic landscape character

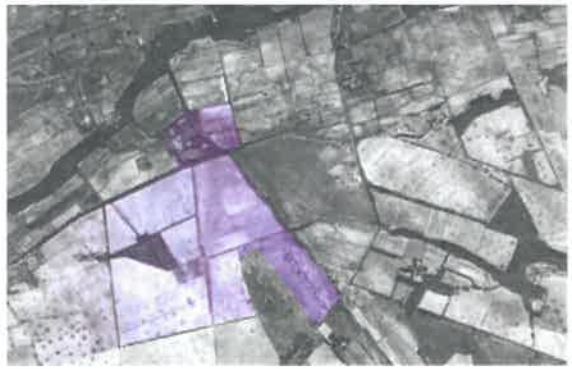

Fig. 47 Aerial photograph of site and immediate context, 1938

Fig. 48 Graphic study of historic landscape structural features

- HISTORIC PATTERNS ARE INTEGRATED AGRICULTURAL PATTERNING
- STRONG PATTERNS OF TREE-LINES AND WIND-BREAKS
- RIVER CORRIDOR IS CONNECTED TO THE SITE
- RIVER CONNECTION OF HISTORIC WERE IS CLEAR AND WELL ESTABLISHED

HERITAGE - LANDSCAPE PATTERNS

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Fig. 49 Diagram depicting access to ecological system constraints (red); significant heritage zones (amber) and important historic green matrix connections (purple)

Fig. 50 Diagram of agricultural mosaic depicting heritage nodes

Fig. 51 Diagram depicting movement and access

- SEQUENCE OF IMPORTANT NODES ALONG EASTERN DRAINAGE EDGE
- WERF IS SIGNIFICANT IN THE CONNECTION TO THE RIVER
- VINEYARD ALONG THE R44 IS CONTACT OF AGRICULTURAL PATTERN IN URBAN SETTING

HERITAGE - RELATIONSHIP TO AGRICULTURE

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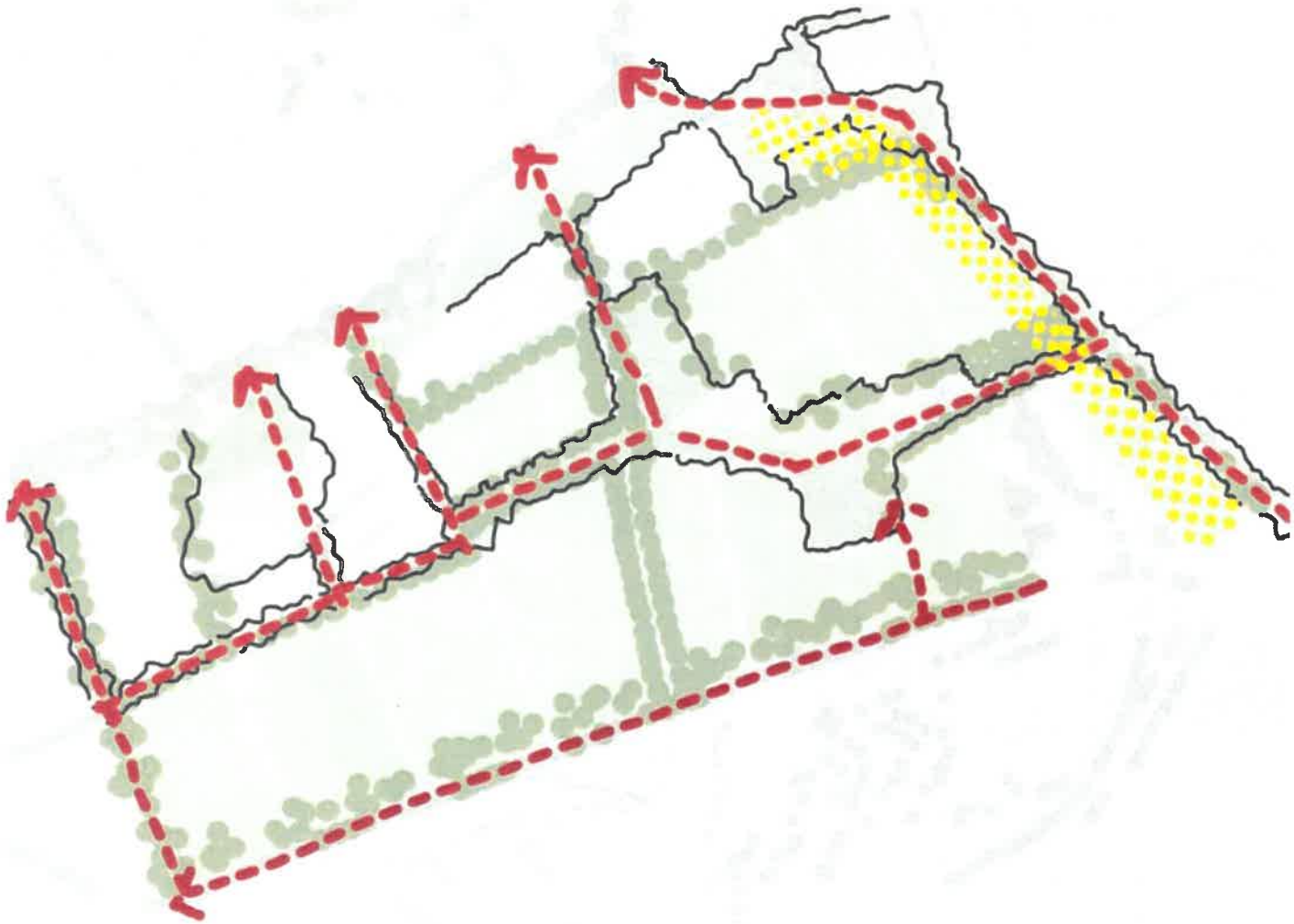

Fig. 52 Diagram of framework exploring re-connection and re-ocreating the eroded landscape patterns on site

Fig. 53 Diagram of two different character zones on site

Fig. 54 Discussion diagram of framework plan

- ESSENTIAL TO RE-ESTABLISH AND RE-CONNECT THE ERODED LANDSCAPE PATTERNS
- RE-CONNECT THE ECOLOGICAL CORRIDOR
- RECOGNISE THE IMPORTANCE OF THE WERF IN RE-CONNECTING THE SITE TO THE RIVER

HERITAGE - RE-CONNECTION OF GREEN

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Fig. 55 Diagram of indicative framework plan development with important areas to retain to allow for visual an heritage connections

Fig. 56 Development of framework plan discussion diagram

- FUTURE DEVELOPMENT TO RECOGNISE THE WERF TYPOLOGY **IN LAYOUT AND** LANDSCAPE RESPONSE
- LINEAR DEVELOPMENT ON WESTERN PORTION OF THE SITE USING THE CONTOURS TO ESTABLISH DEVELOPMENT PATTERN
- POSSIBLE HIGHER INTENSITY DEVELOPMENT ALONG EASTERN EDGE
- RETAIN AN CLEAR LINE OF SITE FROM THE WERF TO THE SITE CONTEXT

HERITAGE - VIEWS AND VISUAL CONNECTION

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LIST OF FIGURES

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ANNEXURE 15:
VISUAL IMPACT STUDY AND VISUAL STATEMENT REV 1 MAY 2022

FILIA VISUAL

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Attention: Conrad Burke
Reset properties Pty (Ltd)
PO Box 3469
Matieland
7602
(*Per email:* conrad@foundationcapital.co.za)

26-05-2022

To whom it may concern

VISUAL IMPACT STUDY AND VISUAL STATEMENT FOR THE PROPOSED DEVELOPMENT: LIBERTAS DEVELOPMENT, RE/1480; RE/1040, STELLENBOSCH

Filia Visual was appointed by Reset Properties (Pty) Ltd to prepare an independent Visual Impact Statement for the abovementioned project, to be submitted along with the Libertas development proposal for rezoning to be submitted to the Stellenbosch Municipality.

The Stellenbosch Municipality have requested more detail of the applicant regarding the potential visual impact that the proposed development may have on the existing (specific heritage) character of the area, with specific reference to the development proposal's integration with the surroundings and potential visual impacts from the local scenic routes (especially Polkadraai Road).

Figure 1: *View over Libertas Farm towards Simonsberg (URBA: Urban Design Principles document, 2021)*

The purpose of the Visual Statement is to determine the potential Visual[1] Impact of the proposed development on the visual and scenic environment; and to ensure that the visual & aesthetic consequences of the proposed project are understood and adequately considered in the land use planning process.

According to the DEA+DP Guideline and the brief provided by the project team, the service required calls for specialist involvement in the **Pre-application planning stage** (to identify scenic resources and visually sensitive areas or receptors, which may determine site selection, and layout of the project; and to determine potential fatal flaws, possible significant negative impacts and possible mitigation measures) and the **Screening stage** (to determine if a more detailed visual assessment is required).

1. Desktop study

The subject site is located within the Stellenbosch municipality, outside of the Council Approved Urban Edge, and within the Eerste River Central Area Landscape Unit (C15) according to the Stellenbosch Municipality Heritage Inventory [Survey] and Conservation Management Plan (HS&CMP) (Stellenbosch Municipality, 2016). The Libertas project has the benefit of being subject to a number of previous studies relating to visual and aesthetic aspects, as well as local policy governing appropriate development within the subject site and the area.

The site is large (just under 180 Ha), with a predominantly north and northwest facing aspect (a small, isolated portion is northeast facing). The majority of the site slopes gently from a roughly east/west ridge, which slopes down consistently to the Eerste river's course. The site is currently under cultivation (vineyards), comprising some fallow land and three large irrigation dams. The subject site also houses a small complex of workers cottages and the historic Libertas Agricultural werf (Grade II).

Figure 2: *Site photograph illustrating current site and Receiving environment land uses (Smit, 2021)*

[1] *Please note the following key principles and concepts that are considered and described in terms of visual input* (Oberholzer, 2005)*:*
– 'Visual' implies the full range of visual, aesthetic, cultural & spiritual aspects of the environment contributing to sense of place;
– Both the natural and the cultural landscape and their inter-relatedness including all scenic resources, protected areas, and sites of special interest, together with their relative importance in the region are considered part of the visual resource;
– Visual studies are underpinned by an understanding of the landscape processes, including geological, vegetation and settlement patterns, which give the landscape its character or scenic attributes;
– Both quantitative and qualitative criteria are included when describing visual aspects.

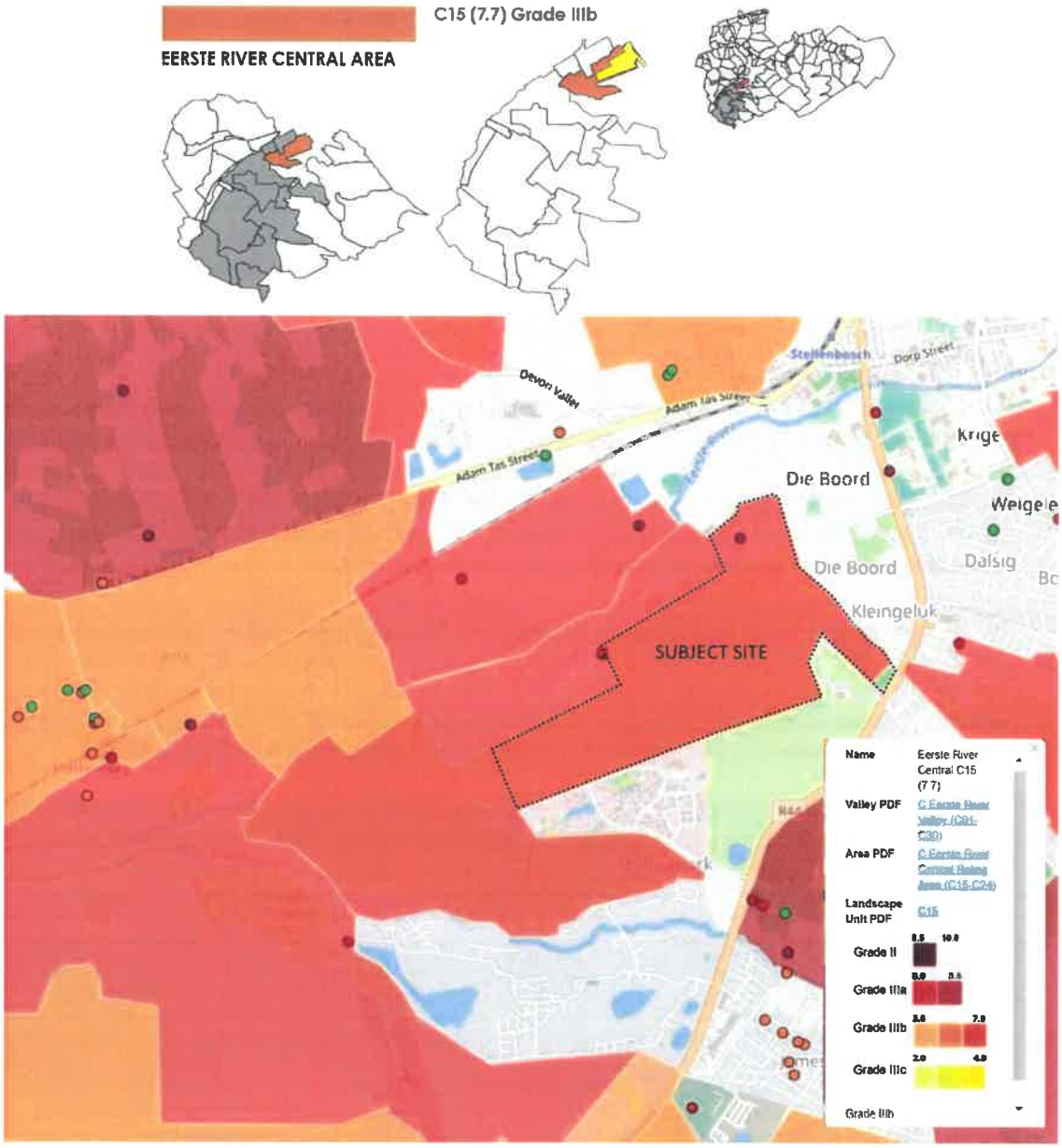


Figure 3: *Extract from the Stellenbosch Heritage Inventory and Conservation Management Plan (HS&CMP) showing C15 Eerste River Central (Source: HS&CMP)*

Figure 4: *Extract from the Stellenbosch Heritage Inventory and Conservation Management Plan (HS&CMP) showing photograph of the C15 Eerste River Central Landscape Unit. Note that the subject site is located to the left of the white dotted line (Source: HS&CMP)*

The site, being large (just under 180 Ha) has a number of edge conditions. Flanked on its eastern boundary by Die Boord (an established and densely treed middle-class suburb of Stellenbosch - mostly single storey residential), the urban fabric is separated from the subject site by a small tributary of the Kleingeluk river (referred to in the project documentation as the "eastern drainage edge") which in turn terminates in the irrigation dam in the north easternmost corner of the site. A narrow tarred road, Van Reede Street, runs along the northern edge of the site, taking access off Van Reede Road in Die Boord, and terminates at the SAPO trust entrance. Neighbouring private properties delineate the northern boundary (these are the private residential development of Patrysvlei, the Fleurbaix estate and historic homestead, and the business park housing the SAPO Trust). To the west, the site is flanked by the continuation of the agricultural landscape and vineyards north of Kleine Zalze. The northern boundary is shared with the Technopark and Stellenbosch Golf club property boundaries.

According to the Terra+ Visual Analysis, the receiving environment within which the site is located is "rich in cultural heritage and scenic significance" (Terra+ Landscape Architects, 2020). Additionally, the Stellenbosch HS&CMP states that "the site holds extremely high levels of historical, architectural, archaeological, landmark/scenic, aesthetic/contextual significance", contributing to the "understanding of the historic pattern of settlement" in the area and the "interplay between built environment, the rural landscape and the wilderness beyond" (Stellenbosch Municipality Heritage Inventory and Conservation Management Plan, 2016). It bears mention however that the context of the manor house is eroded (Jansen, 2020). The Heritage consultant notes that the heritage resource falls into the category 'Enhance', meaning that remedial action to restore or change the heritage resource through adaptable reuse would be an appropriate intervention.

Figure 5: *Site photograph of the Libertas werf (Jansen, 2021)*

The proposed development triggers the Green Transition Conservation Systems in terms of the HS&CMP, which recognizes that the rural landscapes of Stellenbosch are significant cultural landscapes within the context of the Western Cape (Appendix 3: Conservation Systems (Municipal scale), 2019, p. 7). The Green Transition Conservation System "looks at the horizontal transition of development within the landscape, with the focus more on the open agrarian landscape and the transition from urban to rural, than the distant wilderness landscape" (Stellenbosch Municipality, 2019, p. 1). According to the HS&CMP any development in the C15 land unit would compromise the rural character of Stellenbosch (Stellenbosch Municipality Heritage Inventory and Conservation Management Plan, 2016). Additionally, the C15 Landscape unit features more than 70% visibility from Grade II scenic routes. According to Liana Jansen, "The only way development could be considered on this site is with an ingenious design that challenges the existing status quo of our society through the proposed built fabric, and adheres to all the indicators of the landscape, as highlighted in the Stellenbosch Conservation Management Plan (2019)." (Jansen, 2020).

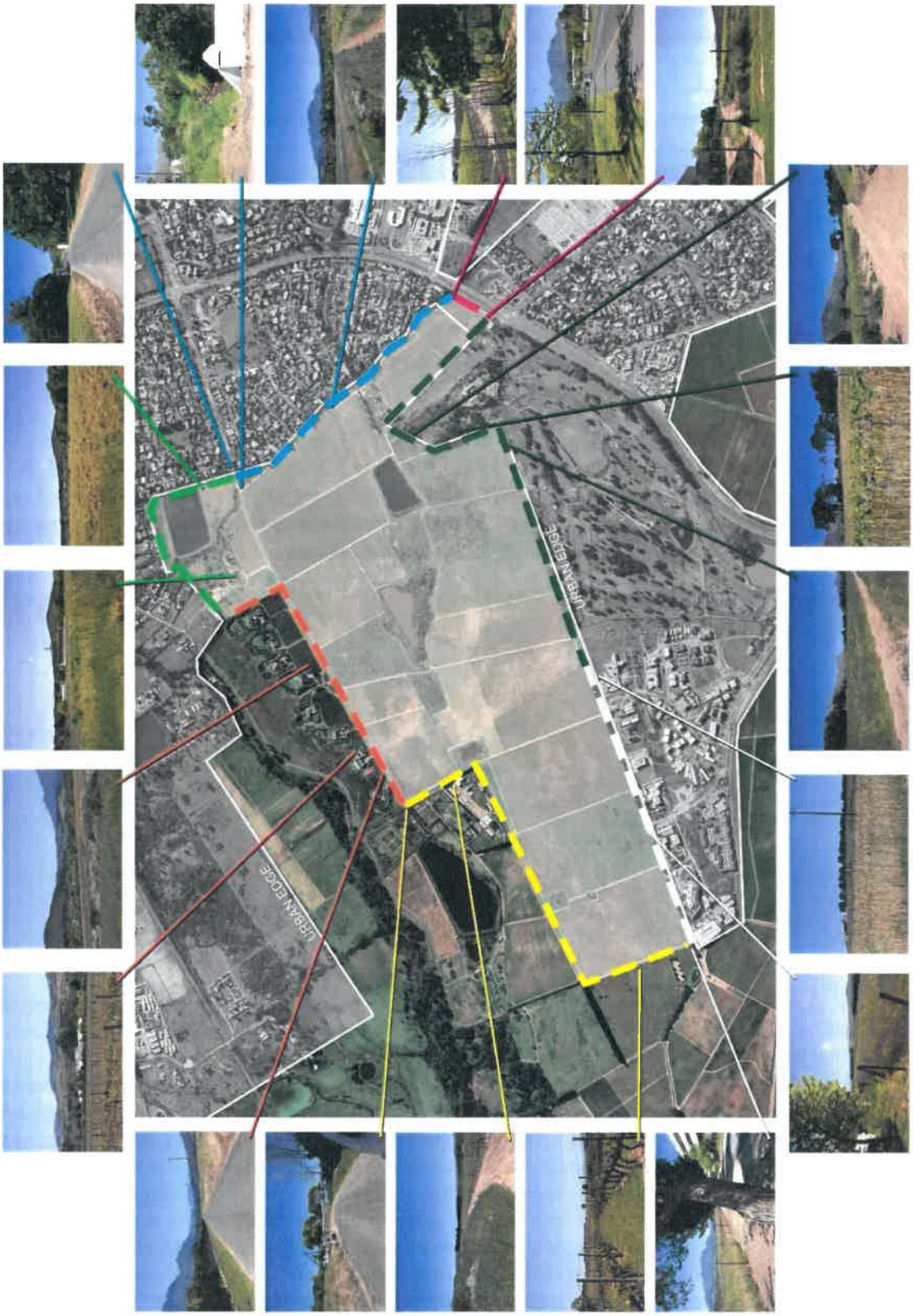


Figure 6: *Site photographs illustrating edge conditions (Smit, 2021; Aerial Source: Google Earth, 2021)*

2. Sense of place and Landscape character

Distinct rectilinear vineyards on a gradual slope contribute to the sense of place, and a key feature of the site and receiving environment is the openness of views. This is true for views from the site outward as well as from views within the Viewshed areas that affording the visual receptor "views across the predominantly viticultural landscape towards the dramatic mountains in one harmonious frame" (Appendix 3: Conservation Systems (Municipal scale), 2019, p. 5). It should however be noted that views from the receiving environment onto the subject site are often interrupted (refer to Section 00 of this report); and views are not recorded at all from within the urban edge and residential areas within 1,5km of the subject site. According to the HS&CMP, "where landscape units with a coverage of 70% or more intersect with the ... Green Transition Conservation System, it heightens the importance of those landscape units for their open quality" (Appendix 3: Conservation Systems (Municipal scale), 2019, p. 15).

Figure 7: *Site photograph taken from the M12 at the only place along the Polkadraai road where the subject site is located directly within the line of sight of the viewer. Note that this section of the M12 is not classified as a Scenic Route. The photograph is taken just east of the entrance to the Longlands Country Estate (Smit, 2021)*

Figure 8: *Site photograph taken from the R310 overlooking Droedyke farm, Ou Stal, and the course of the Eerste River. The entire SAPO trust complex, Patrysvlei and the extensive gardens at Fleurbaix are screened by the dense vegetation in the fore- and middle ground. The avenue of trees along the Technopark and Stellenbosch Golf Club boundaries are a landmark feature in the visual field (Smit, 2021)*

The subject site has a distinctly rural, agricultural character typical of the agricultural continuum/domain that traditionally surrounds settlements within the Winelands. For this site, the visual continuity between natural setting (mountains and foothills), green linkages (agricultural

landscape, landscape patterns of vineyard, orchard and stands or avenues of trees) and various forms of urbanity of the suburbs and town edges in the valley bottoms is critical in preserving and protecting the key elements of the landscape character and the sense of place from which it derives its significance.

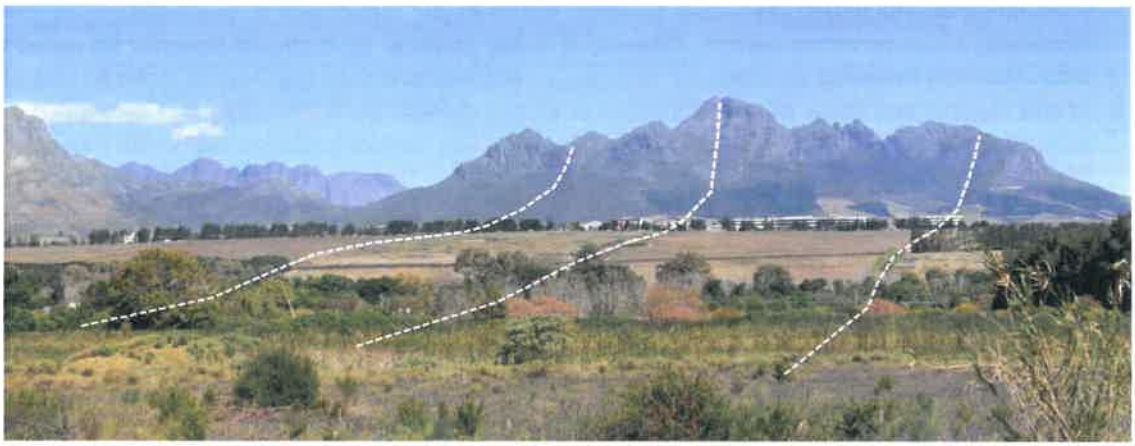


Figure 9: *Site photograph of the landscape patterns across the site created by the service roads between the vineyards that lie perpendicular to the slope (Jansen, 2021)*

The HS&CMP identifies the landscape patterns across the subject site (i.e.; the service roads between the vineyards that lie perpendicular to the slope) as a well-defined landscape feature and rural landmark entering into Stellenbosch from the Polkadraai Road. These patterns direct views towards the dramatic mountain backdrop, reinforcing the scenic experience of continuity between the "cosmic", "classic" and "romantic" landscape domain typologies comprising a complex landscape, according to the Terra+ Visual Analysis (Terra+ Landscape Architects, 2020, p. 8).

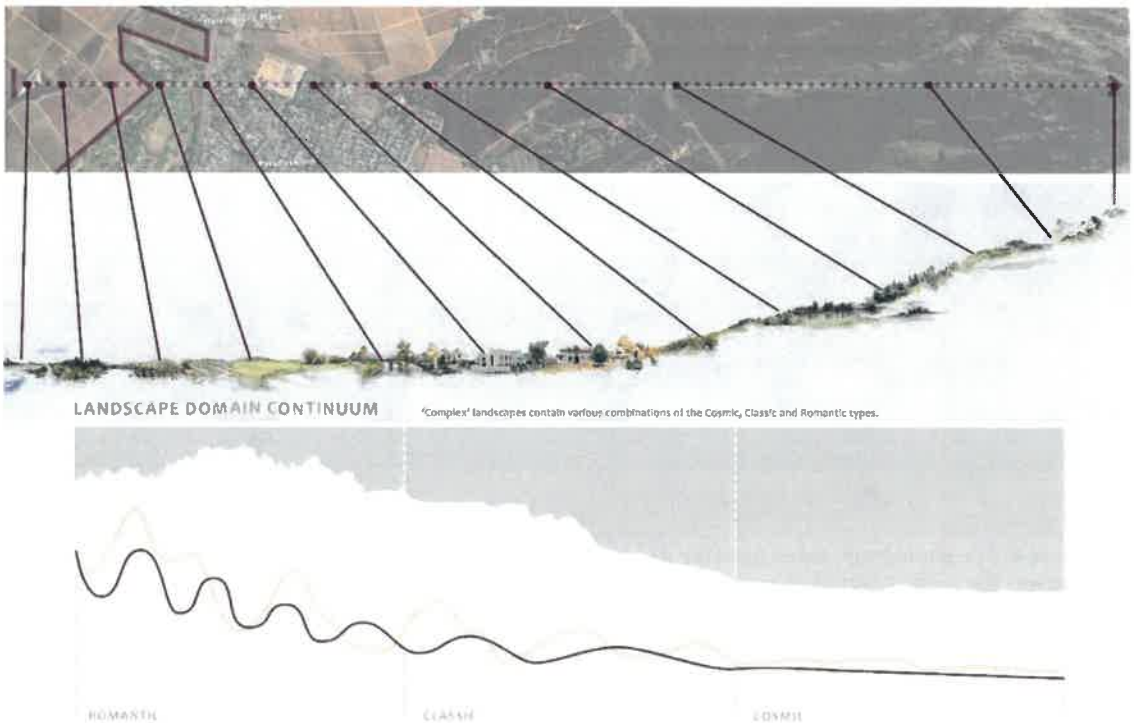


Figure 10: *Graphic illustrating the Landscape domain continuum that creates visual continuity between the natural setting, green linkages, and town edges (Jansen, 2021)*

3. Site Visit and Visibility Study

The site visit was conducted on the 14th of October 2021 under sunny and clear weather conditions. Fieldwork, Line of sight testing and visibility analysis resulted in the following observations:

- The proposed development will not generally be visible from the **south**, as it is screened by the Technopark ridge and avenue of trees.
- Views from the **east** (except at higher elevation and at distances of more than 1,5km) are limited by screening elements in the immediate foreground of viewers such as buildings and existing vegetation i.e.; views from within the urban edge are very limited.
- Views from the **north** onto the site are generally screened by foreground elements from within 2 – 2,5km of the subject site, including undulating topography. Additionally, there are relatively few sensitive receptors located to the north of site.
- Views from the **west** should be considered the most sensitive, given the aspect of the site's topography and the openness of views from Polkadraai road (M12 Scenic route) and the surrounding landscape to the north west over the subject site.
- The subject site is visible (and proposed development will be visible) from the surrounding mountains which are highly valued recreational and ecological resources. Refer to Figure 13 for a representative view from Tokara wine estate at the top of the Helshoogte pass.
- The site, being large, is visually significant within its context when/where visible, especially along some portions of the M12 Polkadraai road, and the portion of Adam Tas Street (R310) directly north of the site, both of which are Scenic Routes (the HS&CMP identifies the subject site as part of a Landscape unit with more than 70% visibility from Grade II scenic routes).
    - Please refer to Figures 44 and 45 for an indication of the site's visibility from surrounding Scenic routes.
- The viewshed shows that the proposed development will be visible from the majority of the surrounding urban areas, however line of sight testing during fieldwork indicated that the areas from which the proposed development will be visible are significantly fewer than illustrated (the viewshed does not take into consideration the significant screening capacity of existing buildings and vegetation for viewers 1,8m above the ground level).
- Being on the southern side of the ridge from the subject site, views from Technopark are limited to those on the property boundary itself, and no other views from within the Blouklip river valley were recorded.
- Views from the surrounding residential areas will be limited significantly by the density of the surrounding suburban vegetation together with the relatively flat or lower topography of the urban areas.
- Only a small portion of the total subject site (a small vineyard) will be visible from the R44. This vineyard is the most embedded aspect of the agricultural landscape on the site that is visible from the surrounding urban setting. The proposed buildings will be visible but screened by the existing avenue of trees. Commuters travelling south will view the proposed buildings from a slightly lower elevation, and viewers travelling north towards Stellenbosch only have perpendicular views.
- Sub-precinct B is only visible from about 100m of the R310 Scenic route but will mostly be screened by topography and vegetation in the foreground.
- Sub-precinct C is not visible from the M12 and R310 Scenic routes at all.
- The landscape viewed from west to east (travelling towards Stellenbosch along the scenic routes north of site) is more sensitive than the landscape viewed from east to west. This is because of the framed and layered views across the agricultural landscape that gains elevation and scenic value up towards the natural landscape over the encircling mountains that viewers looking east have access to. Additionally, the site is either perpendicular to or behind the viewer from any location further west than the landfill site along these roads

- Libertas itself, and the Sub-precinct B area are not visually prominent from the north and north west, which account for the most sensitive views.
- Sub-precinct A is located at the base of the most visually prominent parts of the site.
- The most visually prominent parts of the site consist of the upper slopes of the low hill, visible from the M12/R310 Scenic route.

Figure 11: *Site photograph illustrating the most visually prominent/exposed/sensitive portion of the subject site (Smit, 2021)*

The proposed development is distributed across the site in sub-precincts, leaving much of the landscape undeveloped and open, where land use and land cover will remain largely unchanged. Therefore, the visibility of the proposed development differs depending on which sub-precinct is being referred to.

i. Please see Appendix A which containing viewsheds for each sub-precinct at 1km, 5km and 10km distances.
ii. Figure 12 illustrates the combined viewshed for all aspects of the proposed development together.
iii. Figures 13 to 22 illustrate the visibility of the subject site from various distances and vantage points within a 10km radius of the subject site.

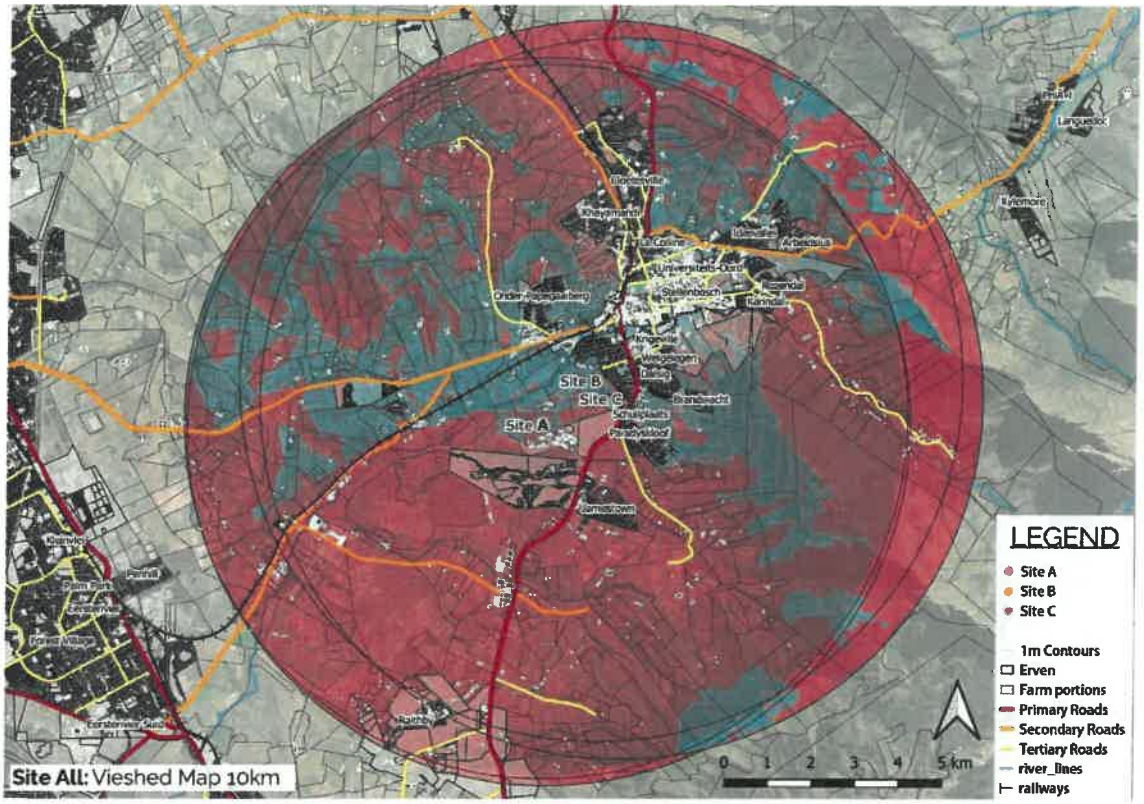


Figure 12: *Viewshed 10km radius with four transmission points representing the proposed development areas. Please note that a blue overlay indicates visibility, and a red overlay indicates areas from which the proposed development will not be visible. Refer to Appendix A for individual viewsheds (Smit, 2021)*

Figure 13: *Site visit photograph taken from Tokara wine estate at the top of Helshoogte pass at approximately 8,4km away (all measurements are taken from the centre of the subject site), looking south west (Smit, 2021)*

Figure 14: *Site visit photograph taken from the M12 Polkadraai road at approximately 8km away, looking east. Only a small sliver of the site is visible to commuters travelling towards Stellenbosch (Smit, 2021)*

Figure 15: *Site visit photograph taken from the M12 Polkadraai at approximately 5,2km away from the centre of the subject site, looking east. Note that the vegetation patterns in the landscape run perpendicular to the viewer and are not perceptible from this vantage point. The site forms part of the middle ground agricultural landscape (Smit, 2021)*

Figure 16: *Site visit photograph taken from the entrance to Neethlingshof at approximately 3,5km away, looking east. Note the existing mature vegetation screening the westernmost portion of the site and the avenue of trees behind which the Technopark buildings are visible (Smit, 2021)*

Figure 17: *Site visit photograph taken from the R310 Baden Powell Drive. This view location marks the limits of the subject site's visibility from this scenic route, according to line of sight testing during the site visit. This view is located 3km away, looking east. Also note the proposed development the tree avenues along the subject site's westernmost edge (Smit, 2021)*

Figure 18: *Site visit photograph taken from the entrance to Asara on the R310 Adam Tas Street, at approximately 2,8km away, looking south east. Note that the vineyard-derived landscape patterns are still not particularly noticeable from this vantage point, but that the agricultural landscape nevertheless reinforces the scenic experience of continuity between the different landscape domain typologies and protects the rural/agricultural landscape setting of the entrance to the town (Smit, 2021)*

Figure 19: *Site visit photograph taken from the R310 Adam Tas Street at approximately 2km away from the centre of the subject site, looking south over the Eerste River course in the foreground. Note how the landscape patterns are now visible, running perpendicular to the slope, the R310 and the direction of travel of the viewer (Smit, 2021)*

Figure 20: *Site visit photograph taken from the R44 at the easternmost edge of the subject site (+- 1,2km from its centre) looking north west. Notice that only the vineyard on this portion of the site is visible (Smit, 2021)*

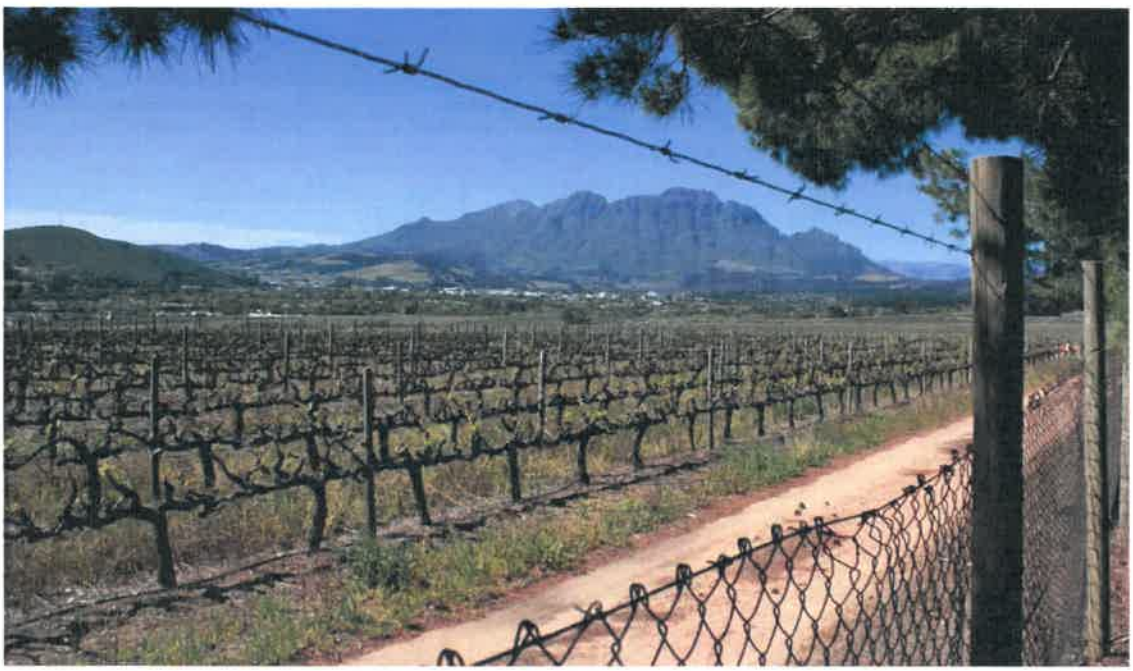


Figure 21: *Site visit photograph taken from the southern boundary of the subject site looking north east towards Simonsberg over the vineyards. Notice the density of the vegetation within the urban edge, and the urban typology that is predominantly single storey residential – invisible from this vantage point. Libertas is visible in the left of the image, and the fact that the Distell industrial complex is barely visible from this location is testament to the visual absorption capacity of the Eerste River Valley landscape (Smit, 2021)*

Figure 22: *Site visit photograph taken from within the site, looking south west up the slope towards the irrigation dams (not visible here due to topography). Note Van Reede Street in the far right and the stand of trees indicating the position of the notch in the property boundary that accommodates the Stellenbosch Golf Club (Smit, 2021)*

4. Proposed development

4.1 Previous proposals

The 2017 proposal took the approach of a business-as-usual continuation of suburban sub-division. The bubble map below earmarks the majority of the subject site for Residential estate development, with a hotel precinct surrounding the Libertas werf, extensions to Technopark's land uses along an extended Techno Avenue, as well as a Private school and University on the north and north west facing slopes. The civil engineering/proposed roadways (chiefly, a central access route) appear to drive much of the spatial design decision making, and the scheme gives the impression that much of its *raison d'etre* is based upon the assumption that the Western Bypass would be constructed.

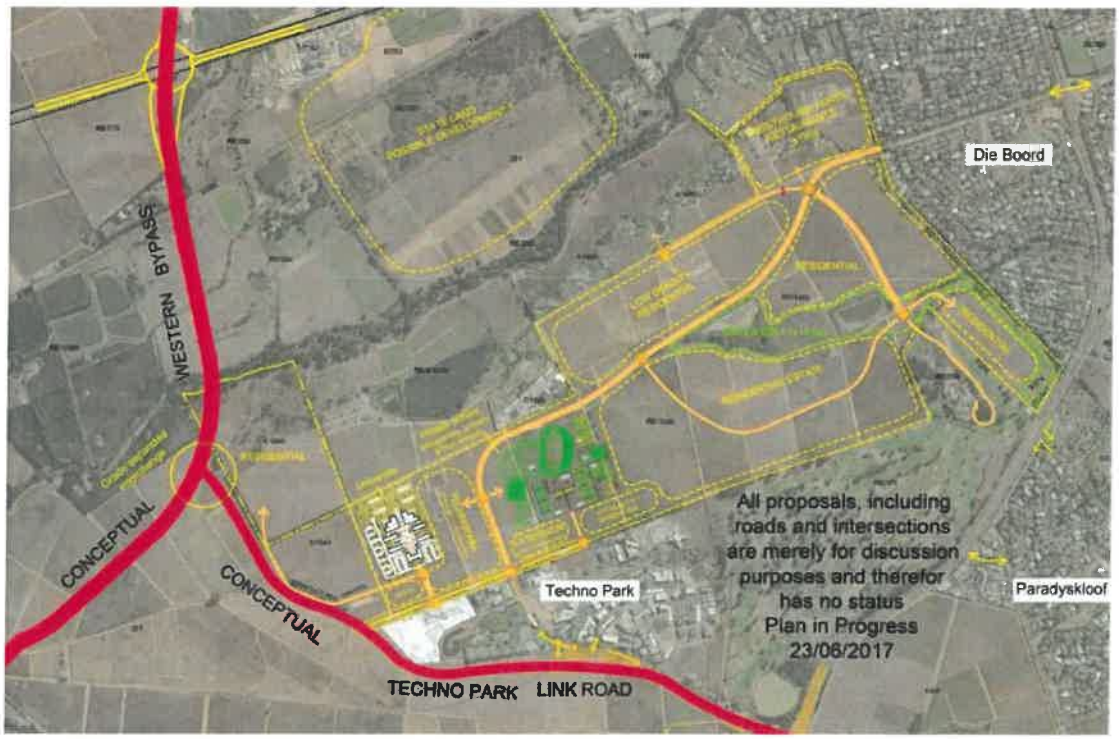


Figure 23: *2017 (conceptual) development proposal (Source: URBA, 2021, authors unknown)*

In the absence of a more detailed proposal, not much comment can be given regarding layout, massing, and architectural typology, but it is clear that this initial proposal amounts to a conventional development proposal that would erode the urban edge and add to urban sprawl. As stated in the Heritage comment letter: "... it remains questionable whether another high-density development

node is necessary that is historically, spatially, and topographically contrary to the proposals as per the SDF." (Jansen, 2020).

Figure 24: *URBA's first development proposal (URBA, 2021)*

URBA's initial proposal did away with the central road, and developed a scheme based on the idea that the whole site did not need to be (and in fact should not be) developed. The scheme proposed access and circulation that could function independently of the controversial Western Bypass. The proposal was to retain the majority of the vineyards, and cluster development along the existing urban edges – one precinct along the Die Boord suburb, and the bulk of the development directly alongside Technopark. According to URBA, the architectural resolution focused on typology and fit rather than optimizing planning parameters. Access would be taken of the adjoining urban areas, with a narrow, meandering, serpentine lower order roadway winding through the landscape.

Land use would be a mix or residential, commercial, retail, and institutional, with building massing stepping down from a high street (3 storeys) into single storey and then into agricultural landscape. Low density residential clusters at Sub-precinct A were designed to sit on plinths in the landscape, alongside low slung walls, and integrated landscaping to further mute fairly quiet architecture. The entrance precinct at Sub-precinct B would consist of three storeys walk up apartments, with some medium density residential drawn out int o the landscape alongside. Sub-precinct C would accommodate clusters of residential units within the vineyard. This proposal already vastly improved on the previous proposal in terms of scale, concept, massing, urban design approach and a more sensitive response to contextual heritage and visual sensitivities in general.

4.2 Design development and notes on conceptual approach

The proposed development has since undergone an inter-disciplinary and iterative design process informed by Urban Design, Heritage, Visual and Landscape Architectural professionals on the design team. Please refer to the Heritage Comment letter dated 3 December 2020 by Liana Jansen for a summary of the professionals who have been approached to provide input, comment and

professional opinions (Jansen, 2020), as well as page 2 of the Urban Framework document (URBA, 2021).

The **conceptual approach** was to formulate a sensitive response the elements of the cultural landscape identified both within the site and the surrounding context. The URBA team's understanding of the role of the site within the scenic environment is communicated in the conceptual diagram below indicating the conceptual design response in the foreground, middle ground, and background. The layering of landscape and architectural elements aim to result in a development that is built in and not on the landscape. According to the Visual Analysis that accompanied this design phase, the proposed development aims to create a point of orientation and contextual significance in the landscape to establish a unique identity and sense of place, especially for views from the R310.

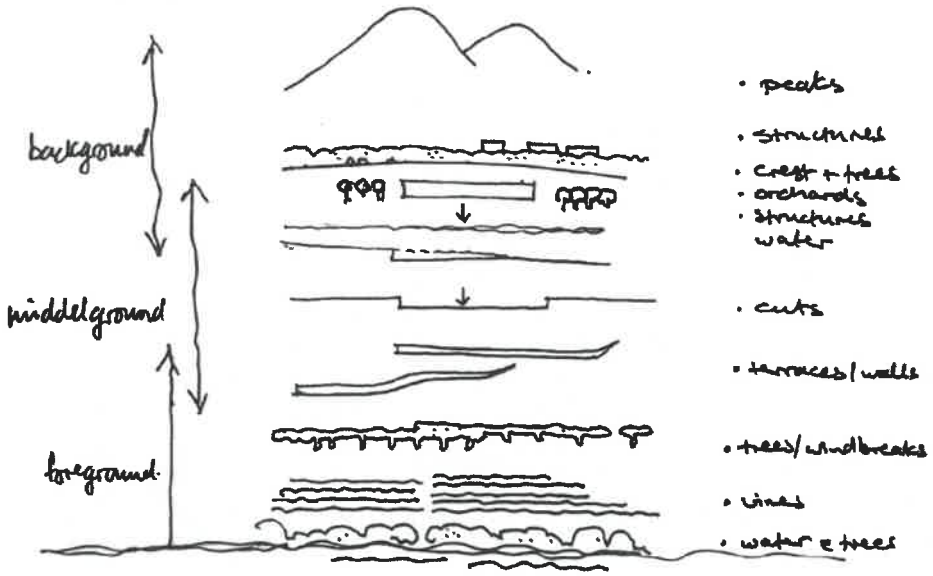


Figure 25: *URBA Conceptual approach diagram (URBA, 2021)*

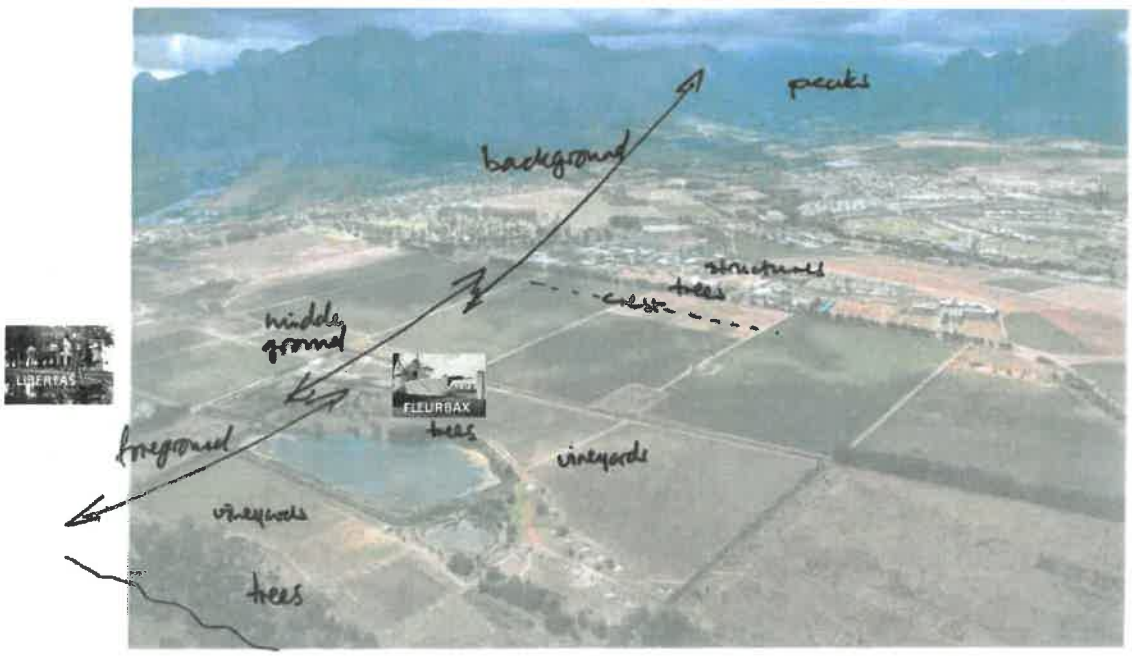


Figure 26: *URBA Elements of the Cultural Landscape (URBA, 2021)*

4.3 Current proposal

Following an investigation into social, historical, and cultural significance, URBA reworked the proposal to incorporate these findings. The current proposal is localised in two areas of the site:

- Sub-precinct A in the western portion, parallel to the northern boundary of Technopark;
- and Sub-precincts B & C in the east, adjacent to the Die Boord neighbourhood and the R44.

The development proposal consists of 1 241 residential opportunities, 12 138 m2 retail/offices, and 9 408 m2 cultural/institutional facilities. In this proposal, integrated heritage, visual and cultural landscape, and other spatial patterns are more legible as primary structuring mechanisms in the design and layout. The high street model for Sub-precinct A was dialed back in terms of massing and function and moved further down the slope to ensure that the most visible upper part of the subject site on the ridge crest would be less impacted.

FIGURE 6.01: PUTTING IT ALL TOGETHER. The masterplan and its elements

1. Access from future planned eastern bypass
2. Winding route through vineyards
3. Precinct park
4. Village square
5. Forrest meander
6. Low rise medium density courtyard residential typology with mini apartment blocks interspersed.
7. Courtyard house nested in trees
8. Links to Techno Park
9. School & fields
10. Natural landscape corridors
11. Dams
12. SAPO Trust, Fleurbaix
13. Techno Park
14. Patrysvlei
15. Stellenbosch Golf Club
16. Libertas Farmstead
17. Access from Die Boord
18. Low rise medium density village
19. River meander
20. Working vineyards
21. Contour-following residential units

URBA

Figure 27: *URBA's current development proposal (URBA, 2021)*

The architectural mix of buildings and typologies was also changed to be more fluid, more responsive to landscape and reminiscent of a farm village typology. Sub-precinct B also shows a more considered response to the existing edge, with buildings stepping down from 3 storeys along the river, to two storeys, to single storey buildings as the topography rises and the agricultural landscape resumes. Sub-precinct C's units were consolidated, shifted back up the slope and sunk behind low stone walls that connect the landscape and the houses to one another, minimizing visual intrusion.

Building footprints and heights were reduced to achieve a finer grain, so that views from surrounding scenic routes would not perceive continuous and large buildings. This approach maintains the view cone from Libertas to the encircling mountains and makes better use of the natural visual absorption capacity of the receiving environment. The Landscape proposal uses banks of trees to stitch the built fabric back into the landscape to visually break up the development and blend it into its surroundings using existing landscape patterns and materials.

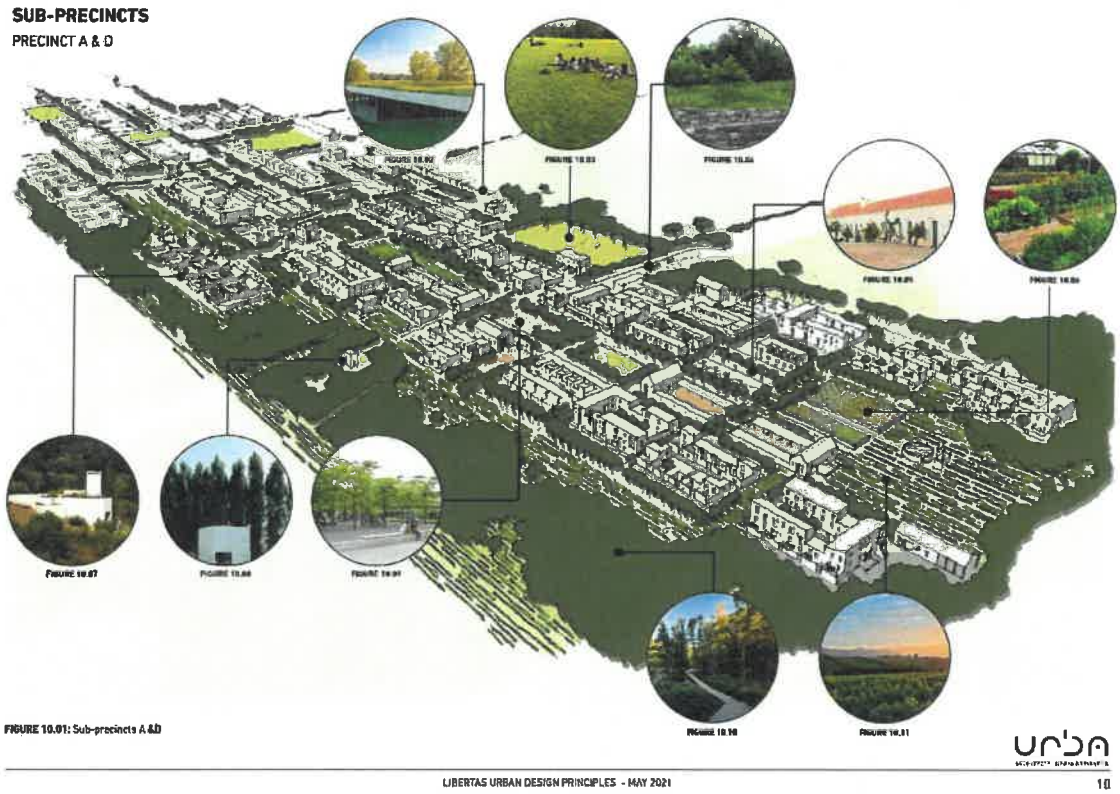


Figure 28: *3D sketch of URBA's current development proposal (URBA, 2021)*

a. Roads alignment study

Following meetings held with the engineering and planning departments of Stellenbosch Municipality in 2022, the project team investigated a number of options to enable a road to traverse the subject site (connecting Die Boord and Techno Park). See below the EMME modelling undertaken as part of the Traffic Impact Assessment.

Figure 29: *Diagram 2, TIA, showing modelling of the Techno Park Link Road through and around the subject site (UDS Africa, 2022)*

In the 2021 URBA proposal, the sub-precincts were linked by a narrow meandering road, where access and circulation within the development proposal relied mostly on the existing roads, with the aim of maintaining and strengthening the existing landscape patterns. Various access points negated the need for a central circulation route, allowing all roads to be reduced in scale and order, which resulted in no one major traffic link between Techno Park and the Libertas development.

As the Municipality's Engineering Department were in support of the through road (which will be a class 4 road with two lanes - one per direction), Filia Visual was tasked with undertaking a brief study to identify the suggested route with lowest visual impact.

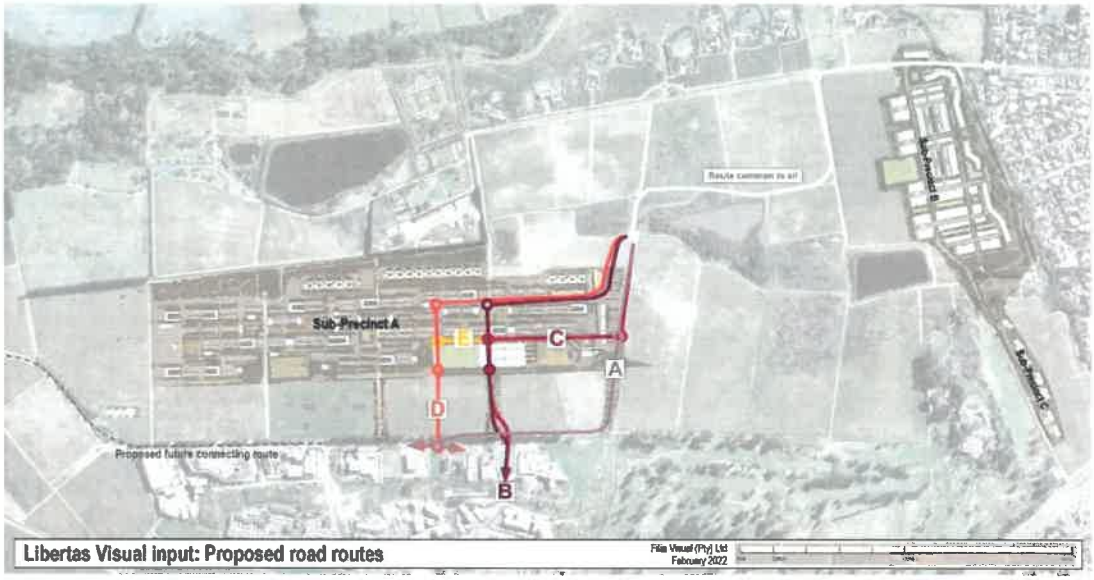


Figure 30: *Initially, Filia Visual was tasked with assessing 5 road alignment options, illustrated above (Smit, 2022,; Sources: URBA, 2022)*

Figure 31: *All five (5) initial road alignment options, view from the Scenic route R310 Adam Tas Street (Smit, 2022)*

Figure 32: *All five (5) initial road alignment options, view from Tokara (Smit, 2022)*

Indicative "Simulation" graphics were generated to understand the position of various road layouts when viewed by the public. The site photograph in Figure 31 was chosen not necessarily for an accurate representation of typical views from the scenic route, but to show the proposed new road routes in the landscape with the least amount of foreground screening as possible. Figure 32 illustrates the routes from higher elevation overlooking the receiving environment generally.

Observations and findings from the initial comparative road alignment study were as follows:

- The five proposed routes are identical from the entrance at Sub-Precinct B up to the second circle.
    - Traffic circles would represent a node of higher visibility along the proposed routes but are expected to be less visually intrusive than a traffic lights.
    - The use of traffic circles rather than traffic light intersections is supported pending the findings of the Simulations anticipated in the VIA.
- In terms of overall visibility, based on site topography and the nature of the receiving environment:
    - A would be the most visible option;
    - B and C are comparable;
    - D and E are comparable, and will have slightly lower impact than B and C.
- The placement of the portion of the route that is identical to all the proposals could be improved if the route avoids cutting through the agricultural areas midslope.
    - If possible, the route should hug the northern boundary, following the existing road until it must turn south to run along the eastern edge of Sub-precinct A (indicated in a blue dotted line in Figures 34 – 36).
- Proposals that route the new road through any portions of Sub-precinct A will generally have a lower visual impact because the buildings and vegetation of the proposed development will absorb the roadway, streetlights etc. visually from the vantage point of sensitive viewers (the Scenic route, specifically).
    - Routing any road along the southern edge of Sub-precinct A would be similarly screened from the Scenic route and other sensitive receptors to the north.
- In reference to the above, all of the options are routed through Sub-precinct A at some point, so their potential visual impact is dependent almost entirely on how the section between the southern edge of Sub-precinct A and the northern edge of Technopark is routed.
- Any roadway that runs perpendicular to the site contours and crosses the "buffer area" at the crest of the hill (between Sub-precinct A and the northern edge of Technopark) will be visible from Adam Tas Scenic route and increase the visual impact of the proposed development overall, especially at night due to streetlights (static, continuous light source) and car headlights (moving, short duration but noticeable).
    - Currently all the route proposals include a portion of the proposed road that does so. Therefore, none of the five proposed routes were supported outright by the visual specialist.

The "buffer area" illustrated in Figure 33 is the most visually exposed part of the site, as well as being the portion of the site that makes the most significant contribution (from a visual point of view) to the legibility of the cultural landscape (as described in Appendix 3: Conservation Systems of the CMP) and the scenic significance of protected landscape features that maintain the relationship between the open agrarian landscape and the transitional areas and edges of the Stellenbosch settlement node/residential areas (from rural to urban).

According to the Heritage practitioner, this buffer area should also be preserved as an important measure to prevent extensions and urban creep from Technopark's side[2].

Figure 33: *Graphic illustrating the "buffer area" which should be seen as a zone of no development, or minimal development under strict control to manage visual impact (Smit, 2022; Sources: URBA, 2022)*

Figures 34 to 36 illustrate the suggested route with lowest potential visual impact, and two acceptable alternatives, based on the findings of the fieldwork and sensitivity analysis undertaken to date.

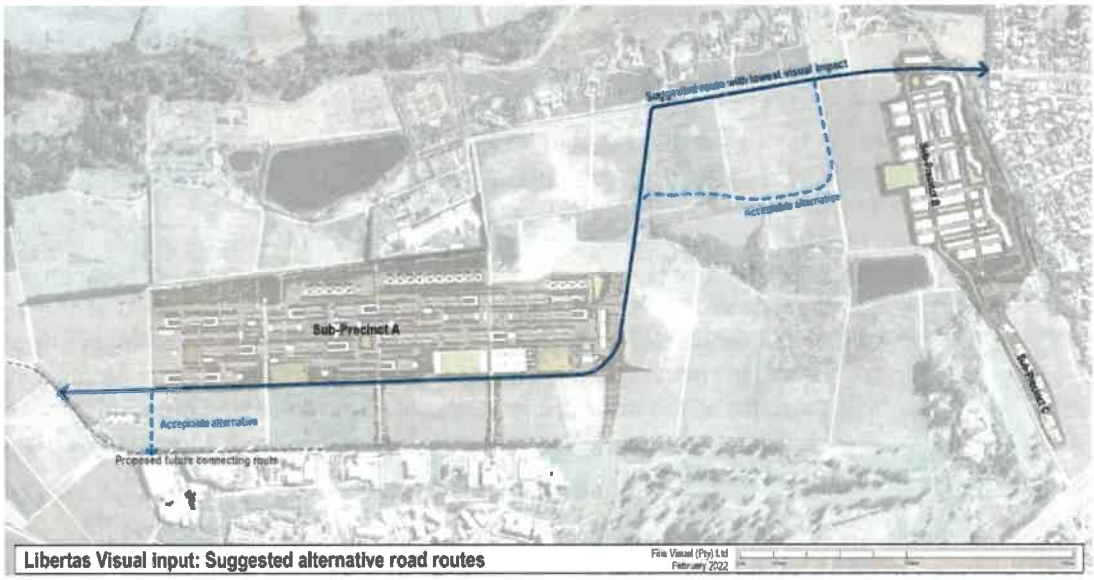


Figure 34: *Graphic illustrating the suggested route with lowest potential visual impact and two acceptable alternatives form a visual impact point of view (Smit, 2022; Sources: URBA, 2022)*

[2] As the Heritage Practitioner has pointed out previously, there should perhaps never have been development on the Techno Park ridge, and erosion of the receiving landscape any further will cause the cumulative visual impact to spill over to this valley too, beyond the Technopark ridgeline.

Initial findings and observations:

i. The potential visual impacts described above would be largely avoided if the proposed road were to be routed along the southern edge of Sub-precinct A, exiting the property along the western boundary of the site (areas which are slightly less sensitive visually).
ii. The possibility of linking up with the future Techno Park Link Road should remain an alternative to all the current and future proposals which propose vehicular connection to Technopark across the most visually exposed parts of the site.
iii. There is also a short route perpendicular to the contours on the far western side of the site (over the most visually sensitive parts of the site) that may be considered as an alternative. Topography and existing vegetation screen this part of the site a little more than areas more to the east.

Figure 35: *Suggested and acceptable alternative routes, view from the Scenic route R310 Adam Tas Street (Smit, 2022)*

Figure 36: *Suggested and acceptable alternative routes, view from Tokara (Smit, 2022)*

b. Current Road alignment proposal

According to the latest TIA and development proposal Design Guidelines, future access to the proposed development is anticipated to be via Van Reede Road (exiting the suburb of die Boord and connecting to the R44 in the east), and via Techno Avenue/Neutron Road (exiting Technopark in the south), as well as to Adam Tas Road (MR177) via the future Techno Park Link Road.

The proposed route crosses the "buffer area" further west of the previous proposals, but not far enough west to satisfy the recommendations of the preceding study in terms of acceptable alternatives (see Figures 38 and 39 below).

Figure 37: *Diagram 7, TIA, showing Proposed road link between Die Boord and Techno Park traversing the subject property (UDS Africa, 2022)*

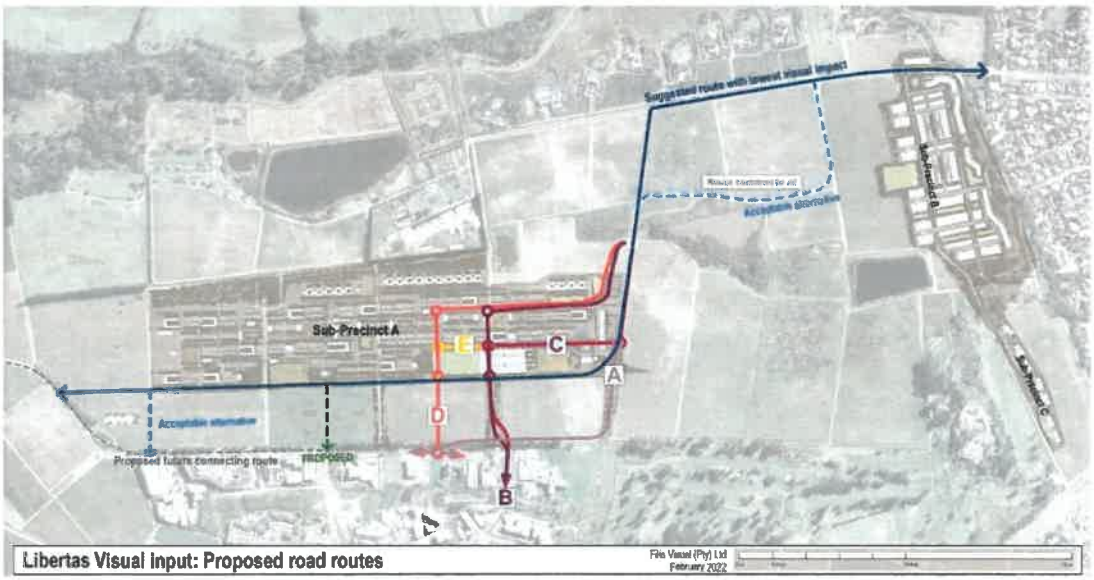


Figure 38: *Graphic illustrating the proposed route in green (Smit, 2022; Sources: URBA, 2022)*

Figure 39: *Enlarged illustration of the proposed route, showing the previously identified acceptable alternative routes (Smit, 2022)*

4.4 Simulations

Simulated photomontages use photographs of an actual scene modified by the insertion of an accurate representation of the visible changes brought about by the proposed development (The Landscape Institute, 2011). The visual simulations thus enable 'before' and 'after' comparisons of the proposed development within the receiving environment (Oberholzer, 2005, p. 18). 3D modelling allows the specialist to navigate through the 3D environment with a visual representation of the height, massing and building configuration of the proposed development in its three-dimensional context. This enables more accurate identification of sensitive views, viewers, and view corridors before fieldwork, to be tested and verified during and after the site visit is undertaken. Understanding the scale and potential visibility of the proposed development in relation to its context enables more accurate simulation and impact assessment.

Site photograph: Receiving environment - photograph taken from the Adam Tas Road (R310) scenic route, 2.5km from the property boundary at Sub-precinct A.

Simulation: Development proposal - architectural proposal modelled as white massing model only.

Simulation: Development proposal - with landscaping proposal and approximation of the proposed materials & finishes.

Figure 40: *Simulation A (Smit, 2021)*

The Simulations were selected to represent typical views onto the project site from the locations of potentially sensitive viewers, and where the proposed development would be likely to have notable visual impact. Please note that the proposed roadway has not yet been simulated[3].

Site photograph: Receiving environment - photograph taken from the Thelema Country Vineyard avenue above Tokara at the top of the Helshoogte pass, looking west over Stellenbosch, the agricultural landscape and the Cape Flats towards the Peninsula.

Simulation: Development proposal - architectural proposal modelled as white massing model **only**.

Figure 41: *Simulation B (Smit, 2021)*

[3] To be simulated as part of the ViA.

Site photograph: Receiving environment - photograph taken from the R44 Strand Road, less than 50m from the property boundary at Sub-precinct C.

Simulation: Development proposal - architectural proposal modelled as white massing model **only.**

Simulation: Development proposal - with landscaping proposal and approximation of the proposed materials & finishes.

Figure 42: *Simulation C (Smit, 2021)*

5. Responsiveness to development criteria and sensitivities of the receiving environment

The current proposal now tabled has responded to a number of visual indicators and visual sensitivities in the Receiving Environment that are both site and context specific. This finding is in agreement with the Heritage practitioner, who found that "the proposed development positively responds to many of the Development Criteria as per the Stellenbosch Conservation Management Plan (2019)" (Jansen, 2020).

Key responses are:

- The conceptual approach and design principles:
    - densify in clusters and with an appreciation of the specifics of the historic farm (cultural landscape and natural features), rather than adopting a blanket sub-divisional approach.
    - Recognition and integration of the greater cultural, ecological, and scenic landscape in the design response.
    - Preference for low rise, medium density housing as the dominant land use type rather than high density and commercial etc. land uses and typologies.

  - Typologies that act as urban rooms that offer enclosure and continuity with landscape rather than individual and competing forms dotted throughout the landscape.
  - The emphasis on liveability and walkability of the spaces between buildings.
- The logic of the landscape is incorporated into the design by retaining vineyards and reinforcing existing breaks and patterns that contribute to the character and sense of place.
- Mixed of uses and carefully considered three dimensional built form giving attention to appropriate heights and density in response to context as well as careful massing and footprint/grain considerations evident in the proposal.
- The strong conceptual move away from traditional sub-divisional urban sprawl and infill resulting from wall-to-wall development proposals.
- Placement of higher density proposals along the already developed Die Boord urban edge (least sensitive visually), where topography and existing vegetation absorb parts of the development from most viewers.
- Proposal for Sub-precinct C is appropriate in scale, form, and character, without detracting from the agricultural character of the vineyard.
- The clear direction that the layout of the design takes from the strongly defined, linear landscape patterns and blocks of vineyards, which are a landmark feature of this Landscape Unit according to the HS&CMP.
- The landscape, existing natural corridors and a continuous "green system" permeates the proposed built form.
- Overall, the proposed development does protect 'visual permeability' and 'openness' within the receiving environment, as well as 'physical permeability' between the (sub)urban areas and their agricultural and wilderness surrounds.
- The proposal has avoided construction of new buildings on visually sensitive, steep, elevated, or exposed slopes, ridgelines, and hillcrests. However, the new road alignment proposal does propose the routing of a Class 4 road over an exposed ridgeline/hillcrest.

Considering that the CMP document states the concern that any development within the C15 Landscape Unit's would compromise the rural character of Stellenbosch, the proposed development must be responsive to the specific guidelines provided in the Stellenbosch HS&CMP to determine the extent to which the character of the Receiving environment will be compromised.

Criteria	Response
Being proposed within a Green Transition Conservation area, does the proposed development:	
At Town scale:	
Uphold the rural character of Stellenbosch, and to uphold significant vistas towards the agricultural landscape from within these settlement nodes?	*The proposed development does not affect views from within the Stellenbosch settlement node/residential areas.* *While the proposed development will have a visual impact on the rural character of Stellenbosch, the potential visual impacts have been addressed and reduced throughout the evolution of the proposal. Magnitude and significance of the visual impacts should be determined during the VIA to identify specific mitigation measures where necessary.*
Prevent urban sprawl from eroding the significant landscape units situated directly adjacent to the historic town?	*The question is: can the proposed development be described as "large-scale development that constitutes urban sprawl?".* *While the development itself is large in scale, it has been pared down significantly to ensure that the landscape as a container for development is preserved, retaining*

	large tracts of viable agricultural land undeveloped and undisturbed. Higher density and building heights are grouped along the Die Boord urban edge, minimizing the visual and physical impact of Sub-precinct B to a limited footprint in an area with high VAC and lower visual sensitivity from the receiving environment (specifically, from scenic routes). *While Sub-precincts A & C do not adhere to the urban edge (as was the case in the first URBA proposal), the decision to redesign and move the proposed sub-precinct A further down the slope was taken with visual, cultural landscape and heritage amenity sensitivity in mind.* *The current proposal will erode the purity of the agricultural landscape unit, but not necessarily to negative effect, because of the nature of the proposal. Over time, and by virtue of the proposal's emphasis on integration and embeddedness with the landscape (in terms of building placement on slope, landscape pattern emulation, material, and typology choice), the proposal will most likely become an integrated feature of the landscape and prevent further urban sprawl/inappropriate future development in this sensitive landscape based on the development limitations it will be subject to.*
Maintain a clear transition between the townscape and its surrounding rural landscape?	*Sub-precinct B achieves this. Sub-precinct A and B take an innovative conceptual approach, and the proposal argues that the chosen form of development will evolve and enhance the special heritage character and sense of place of the subject site, as well as that of the greater landscape unit (in a positive way).*
Protect a diverse range of heritage values, not only the tangible heritage sites?	*The project team undertook to uncover and understand various social, cultural, historical visual etc. indicators. The application of this knowledge is evident in the evolution of the proposed development, from a visual and aesthetic point of view.* *Refer to Heritage practitioners' comments for further detail. Public access to the site is also prioritized, and the road network will accommodating a public transport shuttle service.*
Stimulate innovative development that is focused on urban regeneration and densification, such that brownfields sites should always be considered first before greenfield sites can be developed?	*It is unclear whether the subject site would be considered a greenfields of brownfields site. Being outside of the urban edge, the proposed development is not generally in line with this criterion.*
Become connectors for the public to gain access to larger natural landscapes, which promotes connectedness with their landscape setting, and improves quality of life?	*The proposed development makes provision for pedestrian routes and puts a great deal of emphasis on the quality of both natural and urban open space, as well as walkability and cyclability through the proposal.* *"The landscape architects and heritage practitioners have identified a system of green/ecological and open space corridors that extend into the wider hinterland beyond the Libertas site." (URBA, 2021, p. 8)*

Development Criteria according to the C1 Land Unit Guidelines. Does the proposed development:	
Prevent construction of new buildings on visually sensitive, steep, elevated, or exposed slopes, ridgelines, and hillcrests.	*Due to the careful placement of the proposed buildings (especially Sub-precinct A), the proposed development will only have an effect on the Eerste River Valley, by avoiding the upper slopes of the site, and the interruption of the ridge line beyond from most viewers within the receiving environment.* *Visual impact of the overall development is likely to increase as a result of the proposed road alignment over the visually sensitive "buffer area". The development criteria do however only specify that buildings should be avoided and does not provide further guidance on roads.*
Retain the integrity of the distinctive and predominantly agricultural landscape character.	*"A large percentage of the existing vineyards are retained as a salient feature of the site and is interspersed with the compact development clusters to add to and retain a semi-rural character alongside other features such as contained orchards. The vineyards are protected in a broad strip towards the upper slopes, abutting Techno Park." (URBA, 2021, p. 8)* *"The trees' structure is embedded in- and extends from the existing structure and acts as a spatial armature for movement and service infrastructure development that is integrated with nature on an expansive site." (URBA, 2021, p. 8)* *The proposed development will bring about changes to the rural agricultural landscape character. These changes appear to have been spatialized very carefully by the project team to (a) prevent the interruption of cultural landscape patters and (b) enhance existing key elements of the character and sense of place of the subject site and its Landscape unit.* *These key elements include a sense of openness from within and across the site, strong landscape patterns within the agricultural landscape, an uninterrupted hierarchy of views and view cones across the land unit from rural to wilderness vistas.* *The internal road network was previously described as "consciously meandering and of limited width to support a semi-rural character and prevent rat-running through the site". The current road proposal will be of a higher order, and although it still meanders through the landscape somewhat and will largely support the semi-rural character, this is likely to become an important route connecting the various Stellenbosch urban areas to one another. See TIS for further information.* *The VIA must provide specific mitigation measures the roadway, should the routing option that crests the ridge be supported and approved.*

Encourage mitigation measures (for instance the reinforcement of existing windbreaks and planting of new ones) to "embed" existing over-scaled buildings the surrounding landscape. The maintenance, reinforcement, and "thickening" of the windbreak between this landscape unit and Teknopark is particularly important.	*The proposed development demonstrates a positive response to this criterion, although it could give more attention to the specific recommendation to maintain, reinforce and "thicken" the windbreak between this landscape unit and Teknopark.*
Maintain the balance of Urban, Rural and Wilderness areas. It is the interplay and relationship between these that give the study area its unique character.	*New built form provides optimal density in three primary clusters nested within the logic of the wider open space system.* *Each of these clusters have their own internal urban design and landscape qualities but are intimately linked with the vineyards and natural surroundings through a permeable open space network.* *The retention and protection of the upper slopes as undeveloped landscape (free of buildings) maintains this balance in the larger landscape context. The "buffer area" must be preserved as a matter of significant importance, and the design and construction of the proposed road over the crest of the hill must be carefully designed to limit visual impact.*
Avoid insensitive 'dominating' developments that erode the agricultural continuum and rural character of the landscape unit. In this context, dominating development would include gated residential estates, large-scale infrastructure, suburban development, and industrial developments.	*It is my opinion that the proposed development is not an example of an insensitive 'dominating' development.* *While any development within the subject site will inevitably erode the agricultural continuum and rural character of the landscape unit, it is most likely to be successful in "giving back" as much as it takes away. This balance should be further investigated during the recommended VIA.*
Traditional planting patterns should be protected by ensuring that existing treed avenues, tree alignments and dense planting along the river corridors, and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.	*The proposed development demonstrates a positive response to this criterion.*
It is recommended that visual permeability should be maintained towards mountains, valleys and across open fields. (a) Discourage the use of solid walls around areas in public view and along scenic routes. (b) Views should be framed and enhanced by development wherever possible.	*The proposed development generally demonstrates a positive response to this criterion.* *However, the current alignment of the proposed roadway reduces the responsiveness of the overall development to this aspect, and mitigation measures must be developed to reduce potential visual impact.*
Ensure that new developments within rural contexts are in sympathy with the topography and unique genus loci of the place/landscape unit.	*The proposed development demonstrates a positive response to this criterion.*
The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.	*The proposed development generally demonstrates a positive response to this criterion.* *However, the current alignment of the proposed roadway reduces the responsiveness of the overall development to this aspect, and mitigation measures must be developed to reduce potential visual impact.*

Care should be taken that vineyards and orchards are not needlessly destroyed and replaced by nonagricultural development. The potential agricultural use of the land should be retained for the future.	*The proposed development demonstrates a positive response to this criterion, limiting the potential area of disturbance, especially when considered in comparison to the 2017 conceptual proposal.* *Future development proposals should elaborate on the intended use and management of the existing vineyards and agricultural amenities.*
The proliferation of non-agricultural uses, particularly in visually prominent locations, should be avoided. This is in order to protect the predominantly agricultural character of the landscape.	*The proposed development proposed non-agricultural use in a visually prominent location. However, the development proposal has undergone an iterative and professionally-informed design process to ensure that the predominantly agricultural character of the landscape is acknowledged and enhanced.* *The need for further protection and visual mitigation measures should be determined during the VIA.*
The subdivision of farms fundamentally erodes the agricultural character of the landscape and should be discouraged. Rather, maintain larger unified land areas to protect larger landscape continuums that display a unified scenic character.	*The proposed development demonstrates a positive response to this criterion.*
Promoting Rural Character: Guidelines	
Any development proposals that threaten significant views, vistas and landmarks should be discouraged.	*The proposed development will have a visual impact on significant views, vistas, and landmarks.* *However, the current development proposal does not constitute a significant negative threat to the scenic resources.* *The current alignment of the proposed roadway reduces the responsiveness of the overall development to this aspect, and mitigation measures must be developed to reduce potential visual impact.* *Impacts associated with the proposed road are mitigable.*
Relating to Quality of life: Guidelines	
Encourage access to opportunity, as an example, by promoting cycle routes as alternative option to get to places of employment.	*The proposed development demonstrates a positive response to this criterion.*
Encourage opportunity for interaction between different users. Here the landscape should fulfill a primary role of integration. Innovative ideas should explore the 'rubbing of shoulders' between different users of the public.	*The proposed development demonstrates a positive response to this criterion.*
The concept of Green Infrastructure should be explored here with open spaces and network routes that improve quality of life.	*The proposed development demonstrates a positive response to this criterion.*

6. Findings and potential Visual impacts

Based on the findings of his report, the proposed development will result in impacts on visual receptors and scenic resources. Because of the nature of the development proposal, different areas and sub-precincts will result in different visual impact implications.

The visual impacts are likely to be:

6.1 Change to the rural agricultural character of the site and receiving environment:

While the HS&CMP states that any development in the C15 land unit would compromise the rural character of Stellenbosch, the findings of this report suggest that the proposed development will certainly impact on the rural character, but not necessarily compromise4 it. The proposed development is motivated as a development that seeks to strengthen and enhance the inherent character and sense of place (albeit through non-agricultural development) and retains at least half of the in-situ land uses, as well as the entirety of the remnant natural systems on the subject site.

The C15 Landscape Unit's main aim (as a "Well-defined feature on the southwestern edge of Stellenbosch") is to Conserve and Enhance the existing character of the landscape unit (Stellenbosch Municipality, 2019). The proposed development not only protects and maintains significant buildings, trees, avenues of trees and other landscape elements such as vineyards but has actually structured the development proposal around the enhancement of these elements.

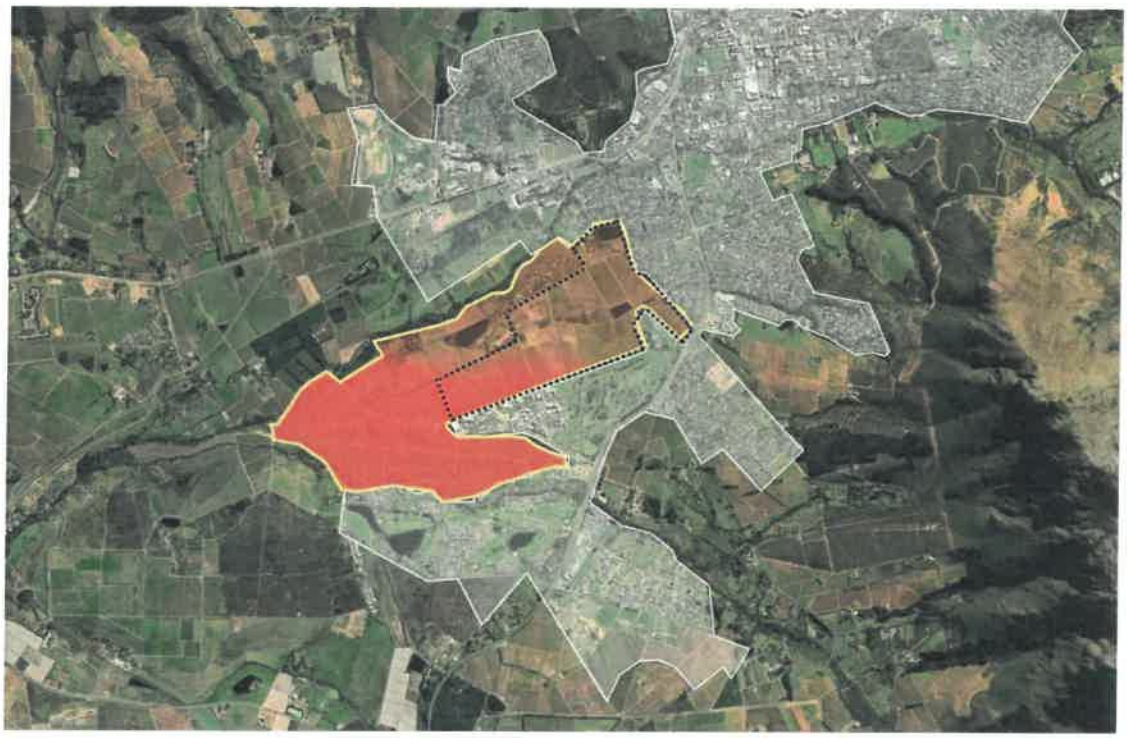


Figure 43: *Graphic illustrating the portion of the C15 landscape unit that contributes most legibly to the creation of a rural agricultural setting for the town of Stellenbosch purely from a visibility point of view (Smit, 2022)*

The position of the "green finger" that the site is located on in the wider landscape context (in-between Technopark and the Distell/Onder Pappagaaiberg semi-industrial area) reduces the site's sensitivity to change somewhat. The greater agricultural landscape west of the avenues of trees that articulates the subject site's westernmost edge (see Figures 16 and 17) is far more sensitive to change than the subject site, which is encircled by a mix of land uses. For views across the C15 Landscape

[4] Compromise /ˈkɒmprəmʌɪz/ (verb) : "a change that makes something worse and that is not done for a good reason"; "to cause the impairment of"; "weaken or harm"; "cause to become vulnerable or function less effectively". (Merriam Webster Dictionary, 2021)

unit, the landscape to the west of the subject site (consisting of vineyards, fields, and tree avenues) makes a notably more significant contribution to the creation of a rural agricultural setting for the town of Stellenbosch. This is especially true for receptors viewing the landscape unit from the west and north west generally (the most sensitive views with highest visibility/exposure – see Figures 4, 8, 11, 16, 17, 18 and 19 for representative views).

It should be noted that while the proposal for the re-development of the historic Libertas complex is still in its infancy, the Urban Design Principles indicate that this historic place within in the landscape will receive appropriate design attention, and the proposal has already undertaken to identify appropriate management and regeneration of the greater heritage environment to become more inclusive and accessible in the future. This includes the maintenance of the green and open agricultural character of this landscape unit, at a site-wide scale.

The proposed roadway alignment and subsequent construction is most likely to result in high visual impact, given the sensitivity and the role of the "buffer area" in the surrounding cultural landscape. These visual impacts are however mitigable and may reduce the visual impact in relation to the proposed road's effect on the rural agricultural character of the site and receiving environment. The VIA must give particular attention to the measurement of this potential impact and provide specific mitigation measures (to be workshopped with the project team) after Impact Assessment. These mitigation measures are most likely to address:

i. Road level (cutting the roadway into the hill may visually absorb both the road surface where it crests the ridgeline, as well as screening the associated light impacts at night (both street lighting and car's headlights);
ii. Landscaping (detailed landscaping proposals that deal with the treatment of the road section as this relates to pedestrian and NMT movement; as well as tree planting, screening with vegetation, rehabilitation of disturbed soil after construction and greening of embankments);
iii. Design and specification of outdoor lighting (limitations and specific guidance on the design and specification of general, street, and outdoor lighting associated with the roadway).

In conclusion, the proposed development will result in a change to the landscape and scenic character of the site and for some key views across the site from within the receiving environment. Any form of urban development within this agricultural landscape will result in the erosion of scenic resources, but the nature of the development proposed demonstrates a high level of sensitivity to the visual, heritage, cultural etc. indicators that the professional team have uncovered over time. Therefore, based on the current proposal, it is my professional opinion that the proposed development will not result in significant loss of the agricultural character of this landscape unit (the C15 Eerste River Central Area Landscape Unit). The nature, extent, duration, magnitude, probability, and significance of the potential visual impacts on the rural agricultural character of the site and receiving environment should nevertheless be addressed in the VIA.

6.2 Visual impact on scenic routes

While the subject site does not fall within the Scenic Drive Envelope (i.e.; the carriageway, the road reserve, the land directly adjacent to it), the proposed development is located within the Viewshed of the following Scenic Routes:

i. Adam Tas Street (R310) Grade IIIa
ii. Baden Powell Drive (R310) Grade IIIa
iii. Polkadraai Road (M12) Grade IIIb
iv. Stellenboschkloof Road Grade II
v. Devon Vallei Road Grade IIIb
vi. Unnamed road Grade II

Please refer to Figures 44 and 45 for a graphic illustration of the sections of the Scenic routes affected.

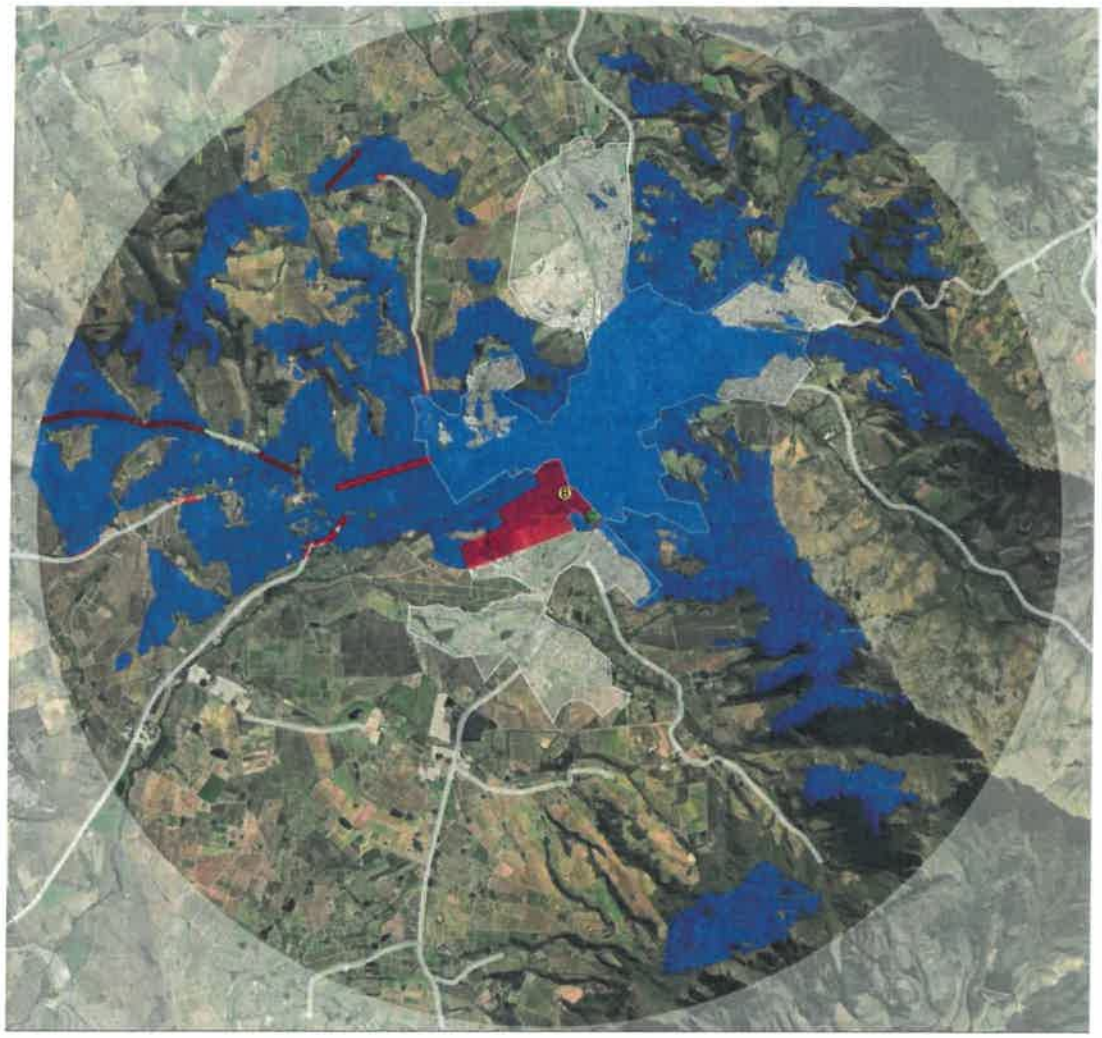


Figure 44: *Graphic showing sections of the Scenic routes affected (10km radius), according to the viewshed (Smit, 2021)*

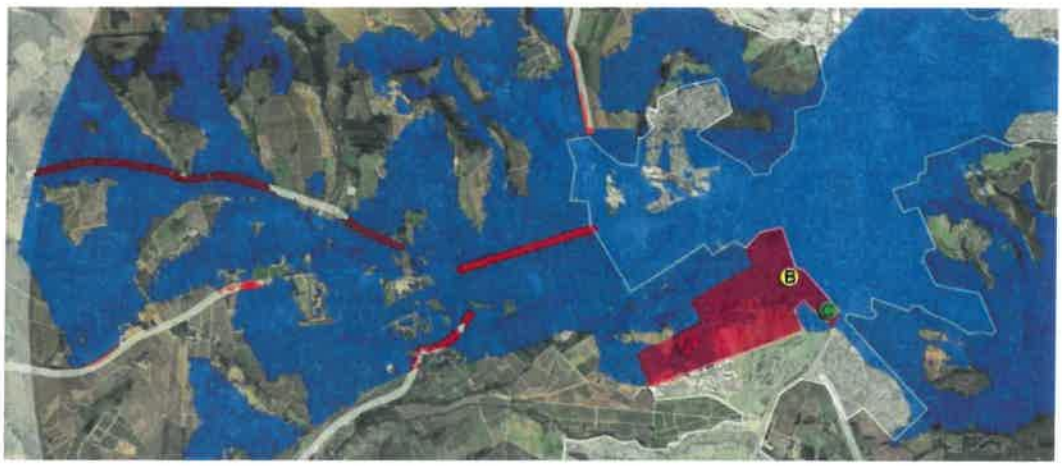


Figure 45: *Enlargement of graphic showing sections of the Scenic routes affected (Smit, 2021)*

Fieldwork showed that most views from the roads iv – vi listed above were at least partially screened by vegetation, and visibility diminished with distance due to topographical features not picked up in the viewshed analysis' data set. The sensitivity of views in terms of distance zones are summarised below. These distance zones are however subject to site-specific conditions such as the elevation and framing of views within the Viewshed of the scenic route.

i. Foreground views (from within 500m) are the most sensitive. There are no Scenic routes with Foreground views of the proposed development.
ii. Views from scenic routes affected by the development are moderately sensitive (as Middleground views (500m – 3km)).
iii. Views further than 3km (background views) are generally least sensitive.

The proposed roadway alignment and subsequent construction is most likely to result in moderate to high visual impact for sensitive viewers along the Scenic route (Adam Tas, specifically). This visual impact is likely to be mitigable to an extent which will be determined by the VIA. The VIA must give particular attention to the measurement of this potential impact and provide specific mitigation measures (to be workshopped with the project team) after Impact Assessment. These mitigation measures are most likely to address the same aspects as listed in section 6.1 (i – iii) above.

Being the channels through which we perceive the cultural landscape, the erosion of scenic quality for a visual receptor moving along a Scenic route is a considered a negative impact. The VIA must therefore determine whether or not (and to what extent) the proposed development detracts from the existing scenic value of the Landscape Unit that is being traversed by the Scenic Route.

6.3 Access – a potential positive impact

According to the High Level Landscape Framework, the proposed development is designed in such a way that "the parks, river corridors and other "green systems" running through the townscape units create secondary public access and ecological networks, connecting the surrounding green transitions systems through urban areas", thereby becoming " the driver for green infrastructure development". In the Landscape proposal, Non-hierarchical movement and fuzzy edges support an inclusive approach to access and transit, and the street verges will play a crucial part in the green connectivity.

Although the proposed development is perhaps a little more urban a development than the Green Transitions Conservation System envisioned, a potential positive visual impact will be the increased public access both physically and visually to the site itself, supporting visual continuity between the various scenic resources on and surrounding the site and the CMP's various Conservation Systems. This outcome is upheld as a positive impact/outcome by the HS&CMP, especially in cases where the experience of scenic and heritage resources was previously more or less inaccessible to the public, or when the proposed development restores historical access.

7. Conclusion and Recommendations

The subject site is located outside of the urban edge, within a Landscape Unit graded Grade IIIb and within a Green Transition Conservation System area. The receiving environment is valued for its scenic, heritage and cultural resources, and maintains a high level of intactness and integrity, with relatively few discordant elements within the study area to erode the sense of place or temper its sensitivity to change. Given the sensitivity of the Receiving environment is very high, the pre-cautionary approach suggested by the Heritage and Scenic Resource Inventory and Policy Framework (Western Cape Government, 2013) should be adopted.

The visual sensitivities identified by Terra+, URBA, the heritage practitioner and others were confirmed during the site visit. Urba's 2021 revision to the proposed layout and urban design proposal that followed the visual analysis and heritage input have significantly and measurably reduced the potential visual impact of the proposed development on scenic resources and sensitive viewers, when compared with the previous proposals. This investigation did not discover any fatal flaws or significant negative visual impacts that were not already or could not be successfully addressed (avoided or mitigated) by the project team. While the proposed roadway alignment is not an exception to this statement, it bears repeating that the project team must give particular attention to the mitigation of visual impacts related to the construction and establishment of a Class 4 road that traverses the most visually sensitive portion of the subject site.

The placement of the proposed development within the agricultural domain should continue to be carefully considered to minimise visual impact on the character of the landscape and the visual amenity from scenic routes.

i. While these concerns have been addressed by the current proposal to a large extent, a formal VIA is necessary to methodologically assess the various visual impacts and should also include visual impact mitigation per precinct, as necessary.
ii. This recommendation is supported by the Heritage Practitioner (Jansen, 2020) as well as the Stellenbosch HS&CMP Guidelines which state that any development proposal within a Landscape Units with coverage of more than 70% from Grade II scenic routes should undergo a visual impact assessment (Appendix 3: Conservation Systems (Municipal scale), 2019, p. 15).

Based on the project information at hand, and according to the DEA&DP Guideline for involving visual & aesthetic specialists in EIA processes, the proposed development is for a **Category 4[5] and 5[6]** development within an **Area or route of high scenic, cultural, historical significance**. A Level 4 visual assessment is appropriate for what is expected (before assessment) to be potentially High to Very High Visual impact[7] according to Table 1 and Box 3 of the DEA&DP Guideline (Oberholzer, 2005, pp. 5-6).

The findings of this visual statement suggest that Moderate Visual Impact may in fact be the result of the proposed development overall, based on the following categorization of issues (to be confirmed during the VIA).

Moderate visual impact expected:

i. Potentially some effect on protected landscapes or scenic resources;
ii. Some change in the visual character of the area;
iii. Introduces new development or adds to existing development in the area.

It should be noted that, if left unmitigated, the proposed establishment of the road linking die Boord to Techno Park (via Techno Avenue/Neutron Road over the crest of the hill illustrated in Figure 39) will most likely result in at least this aspect of the proposed development having High Visual impact, described below as:

High visual impact expected:

i. Potential intrusion on protected landscapes or scenic resources;

[5] Category 4 development: e.g., medium density residential development, sports facilities, small-scale commercial facilities / office parks, one-stop petrol stations, light industry, medium-scale infrastructure.
[6] Category 5 development: e.g., high density township / residential development, retail and office complexes, industrial facilities, refineries, treatment plants, power stations, wind energy farms, power lines, freeways, toll roads, largescale infrastructure generally. Large-scale development of agricultural land and commercial tree plantations. Quarrying and mining activities with related processing plants.
[7] Based only on the nature of the development and the nature of the receiving environment.

ii. Noticeable change in visual character of the area;
iii. Establishes a new precedent for development in the area.

The VIA must guide the project team in drafting enforceable visual and aesthetic Guidelines for each sub-precinct. Special attention should be given to Sub-precinct A which is the largest and most visible element of the proposed development (both during the day and at night), and the proposed road design and construction, which must be addressed with specific mitigation measures, and modelled to demonstrate the potential positive effects of the mitigations proposed.

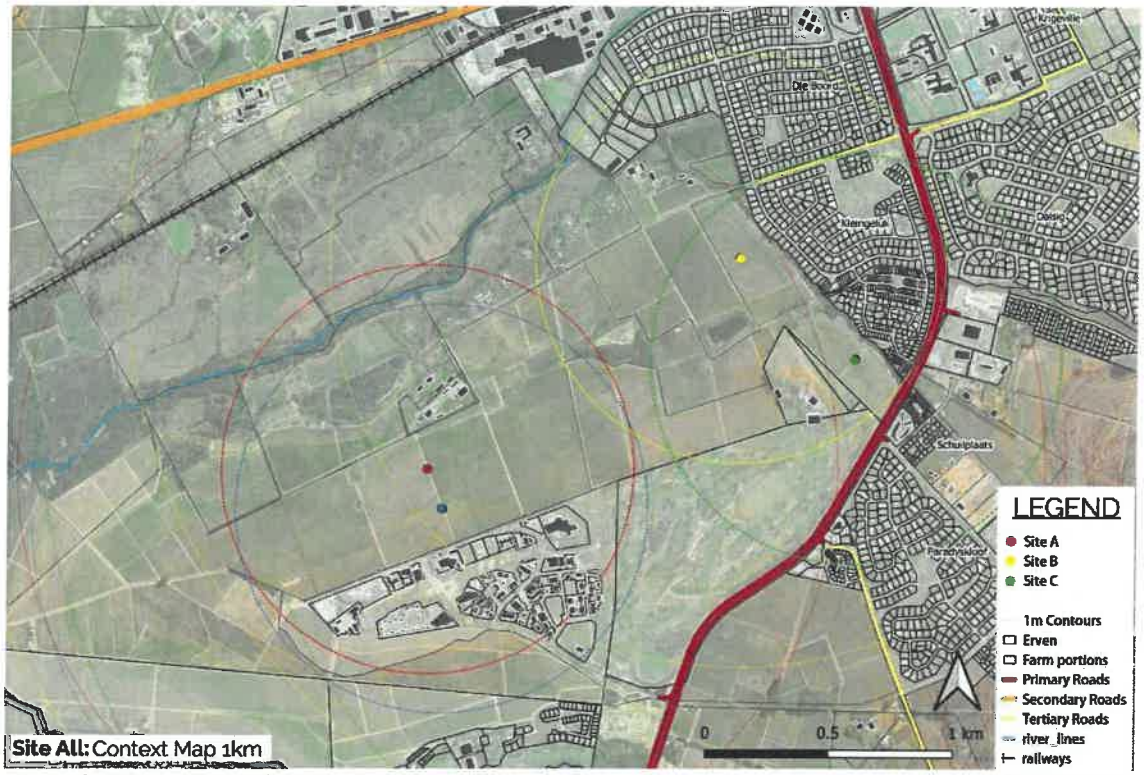
Visual impacts for the Construction and Operational phases should also be determined, and mitigation measures dealing with the evolution and maturity of living landscape elements should be put in place to ensure that the proposed development achieves "embeddedness" in the landscape as soon as possible after construction, without detracting from the open agrarian landscape character.

Please do not hesitate to contact us should you have any queries or questions.

With Kind Regards,

Fi Smit
Pr. Landscape Architect SACLAP #20245
Director, Filia Visual (Pty) Ltd.
079 841 0340
filia.visual@gmail.com

APPENDIX A

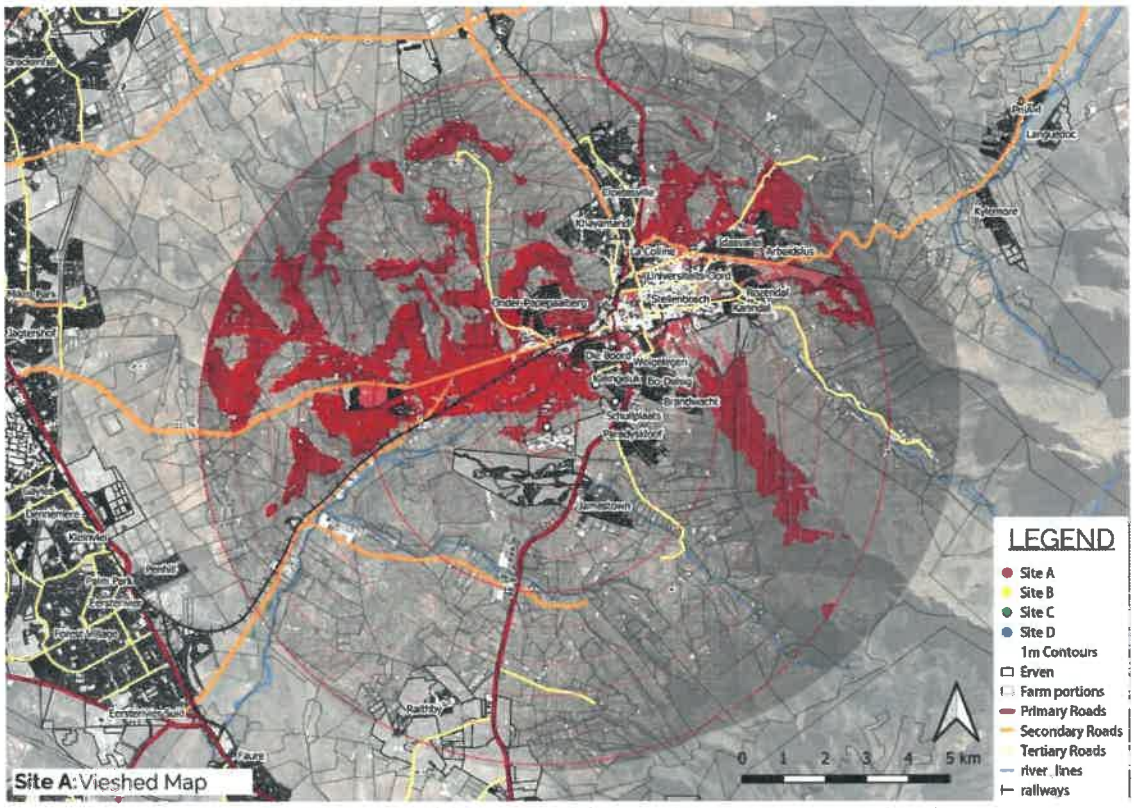


Appendix Figure 1: *Viewshed transmitter Sub-precincts A, B, C and at the approximate location of the proposed road connector route (van der Merwe, 2021)*

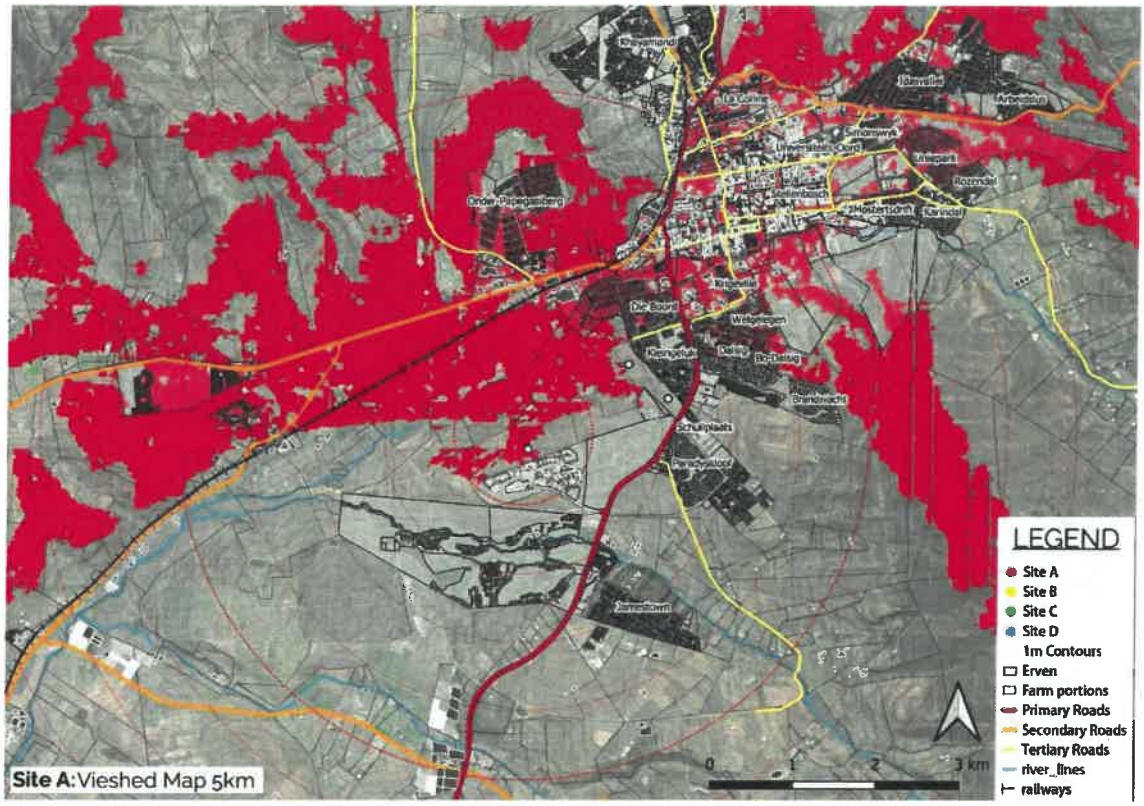
Appendix Figure 2: *Graphic overlay indicating the sub-precincts that transmitter sites A, B and C represent according to the URBA Urban Design Principles document (Source: URBA, 2021)*

Site (Sub-precinct) A

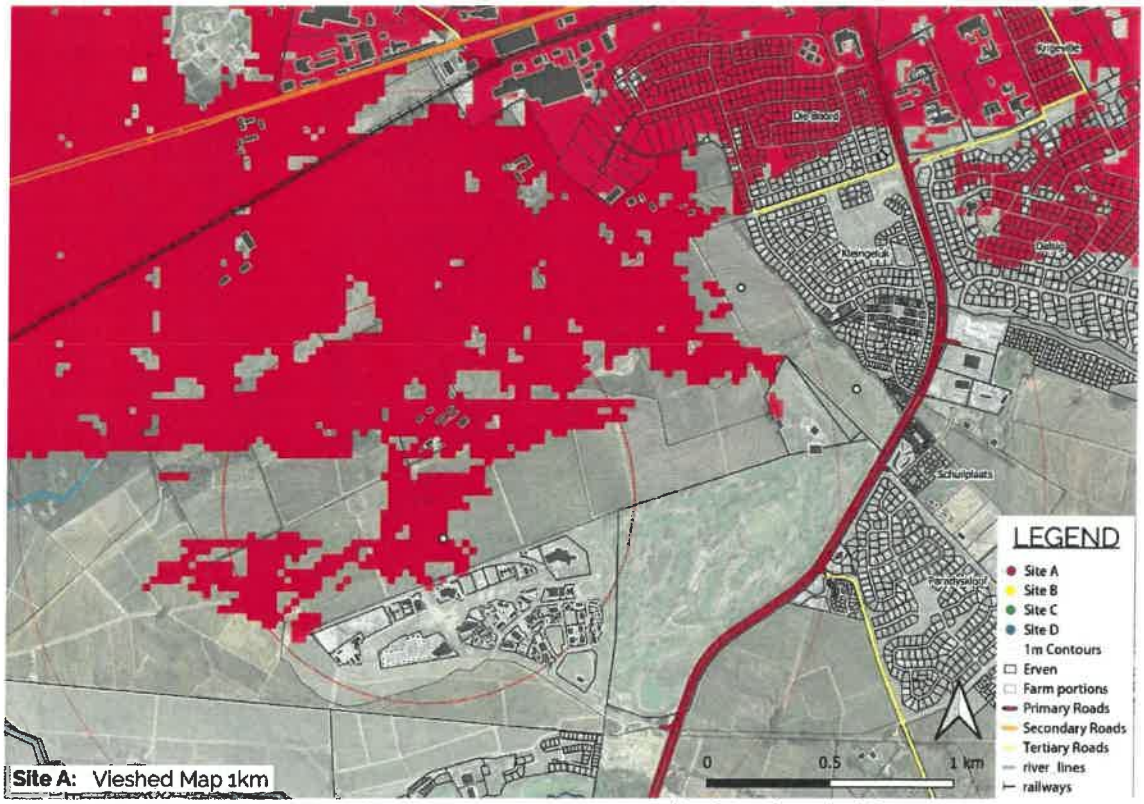
Appendix Figure 3: *Sub-precinct A (URBA, 2021)*



Appendix Figure 4: *Sub-precinct A Viewshed 10km (van der Merwe, 2021)*



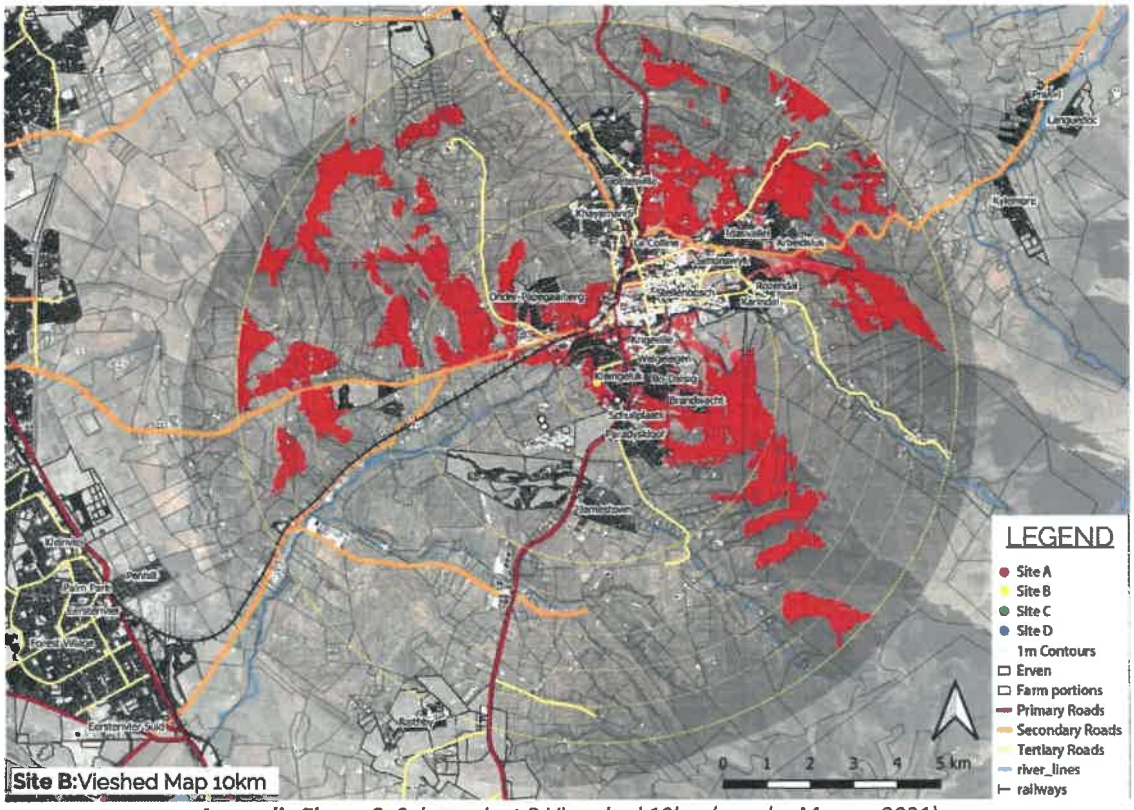
Appendix Figure 5: *Sub-precinct A Viewshed 5km radius focus (van der Merwe, 2021)*



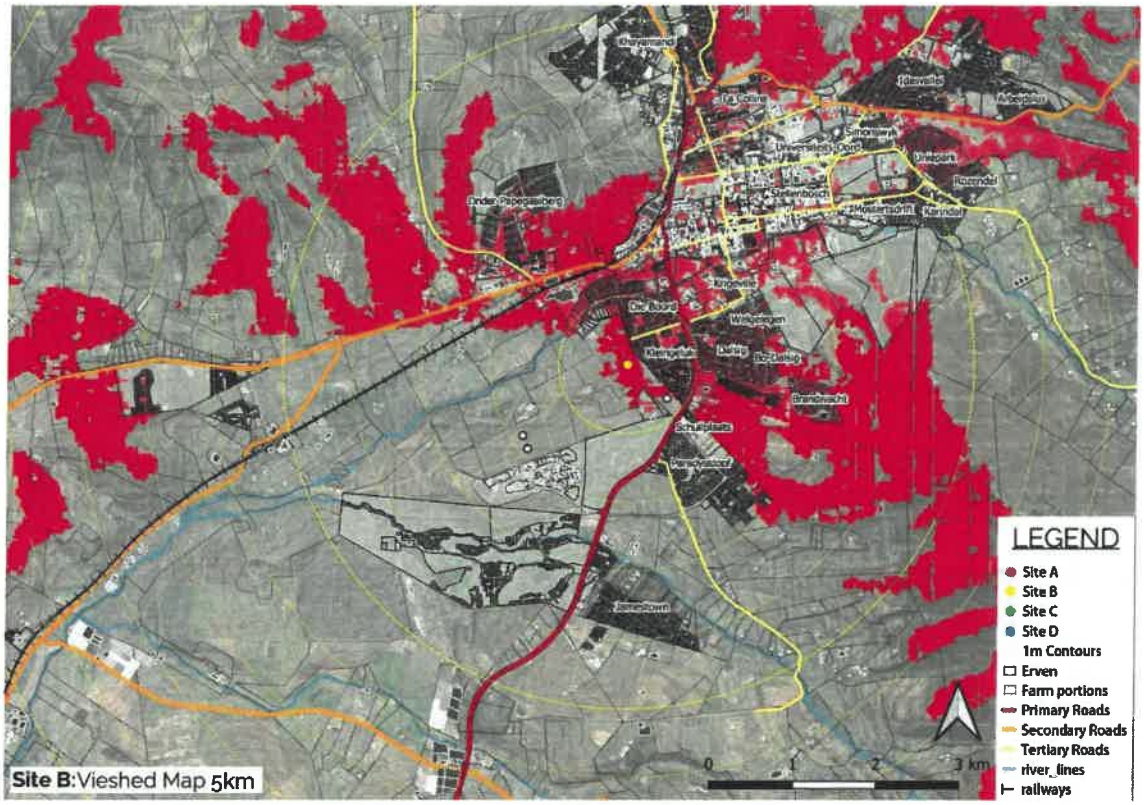
Appendix Figure 6: *Sub-precinct A Viewshed 1km radius focus (van der Merwe, 2021)*

Site (Sub-precinct) B

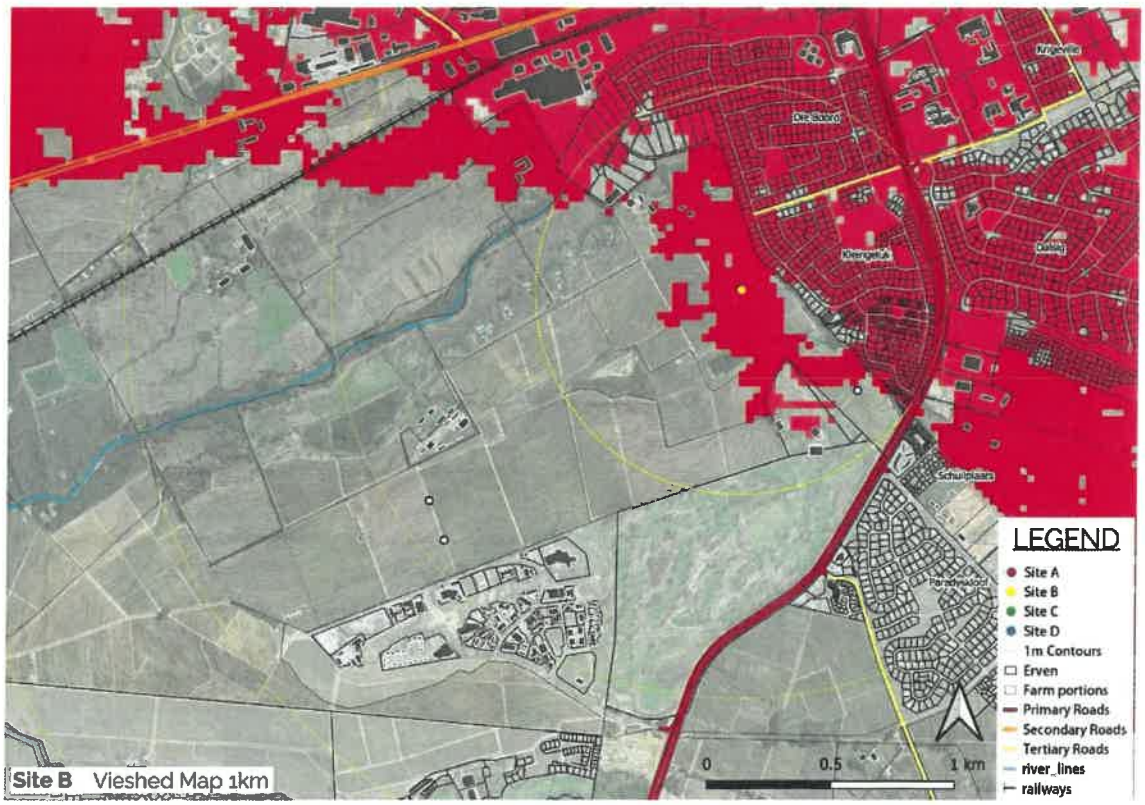
Appendix Figure 7: *Sub-precinct B (URBA, 2021)*



Appendix Figure 8: *Sub-precinct B Viewshed 10km (van der Merwe, 2021)*



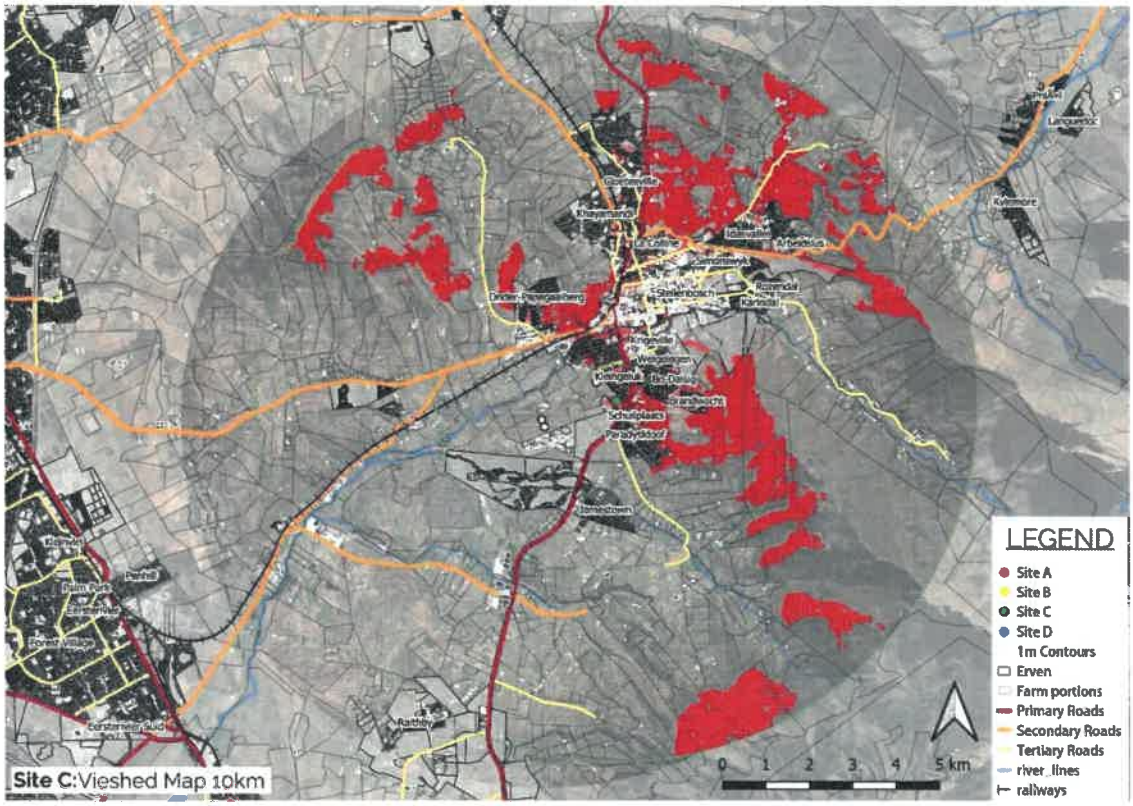
Appendix Figure 9: *Sub-precinct B Viewshed 5km radius focus (van der Merwe, 2021)*



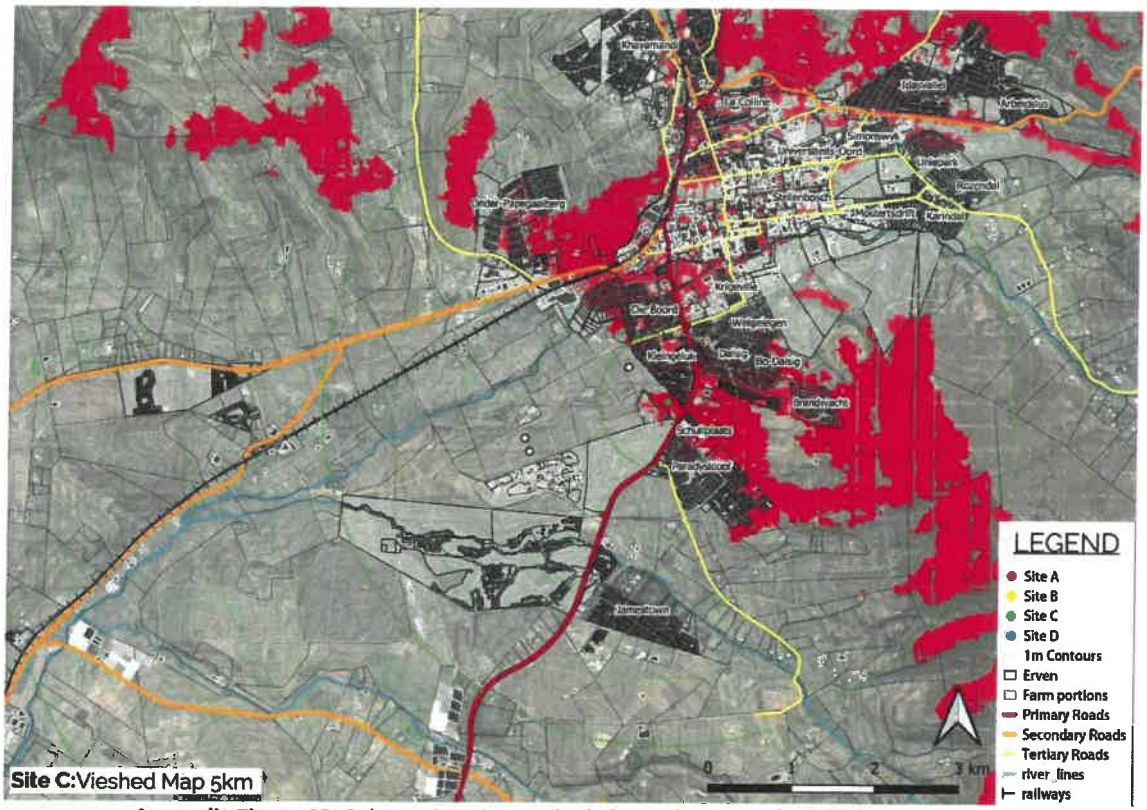
Appendix Figure 10: *Sub-precinct B Viewshed 1km radius focus (van der Merwe, 2021)*

Site (Sub-precinct) C

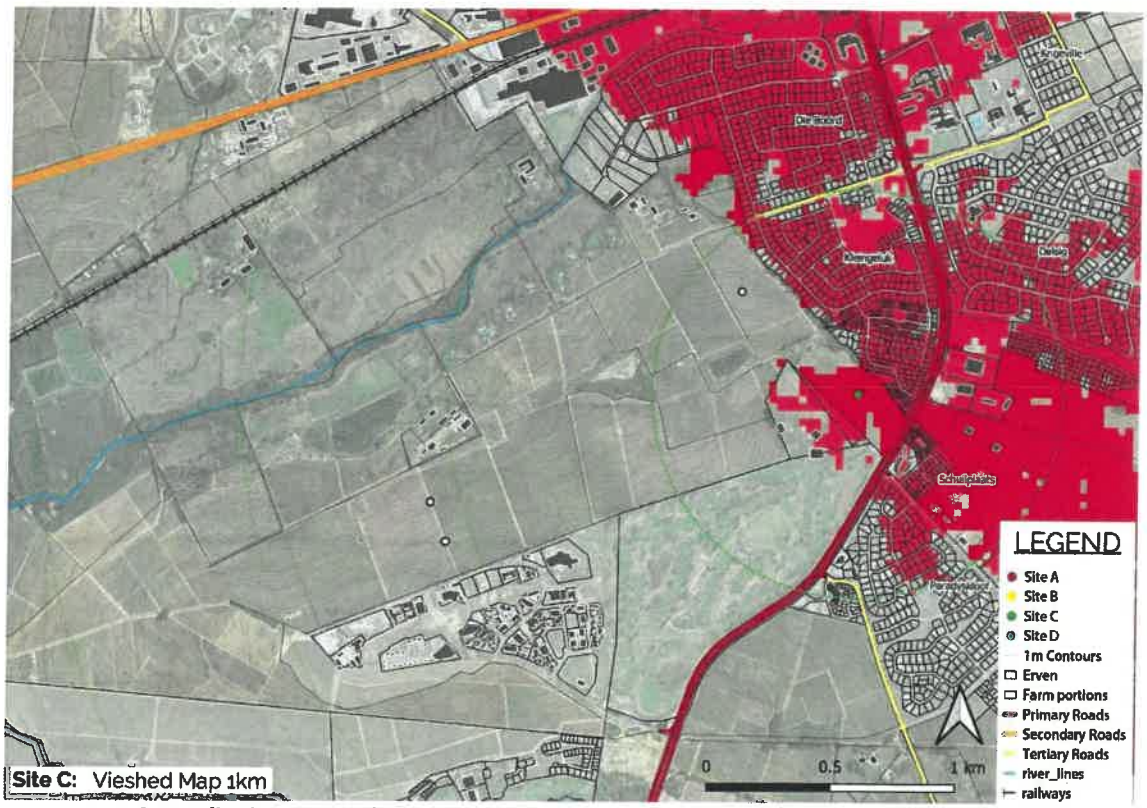
Appendix Figure 11: *Sub-precinct C (URBA, 2021)*



Appendix Figure 12: *Sub-precinct C Viewshed 10km (van der Merwe, 2021)*



Appendix Figure 13: *Sub-precinct C Viewshed 5km radius focus (van der Merwe, 2021)*



Appendix Figure 14: *Sub-precinct C Viewshed 1km radius focus (van der Merwe, 2021)*

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Table of Figures

ANNEXURE 16:
TRAFFIC IMPACT STATEMENT 25 JANUARY 2023 REV 3

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Reg no. 2003/043709/23

urban development solutions

Date: 25 January 2023

Our Ref: UDS414/Reports/TIS/Rev03

First Plan Town and Regional Planners
P.O. Box 15865
PANORAMA
7506

ATTENTION: Ms Christine Havenga

Dear Madam,

APPLICATION FOR REZONING TO SUBDIVISIONAL AREA AND SITE SPECIFIC DEVIATION FROM URBAN EDGE FOR REMAINDER FARMS 1040 AND 1480, FARM 371 PORTION 2 AND FARM 374 PORTION 2, STELLENBOSCH: UPDATED TRAFFIC IMPACT STATEMENT

This company was appointed by *Foundation Capital* to prepare a Traffic Impact Statement (TIS) for the proposed mixed-use development on Remainder Farms 1040 and 1480, and Farms 371/2 and 374/2, Stellenbosch, with regard to the abovementioned application.

1. BACKGROUND AND LOCALITY

The subject property is situated between Techno Park (to the south/southwest), Stellenbosch Golf Course (to the south/southeast) and Die Boord residential area (to the east), Stellenbosch. See the attached ***Locality Plan***. The proposed development is referred to as *Libertas*.

The properties currently accommodate vineyards, dams, etc., and is currently situated to the outside of the Urban Edge. The intention of this application is therefore to investigate the possible inclusion thereof.

A TIS was previously prepared for the abovementioned application. Following submission thereof, discussions/meetings were held with the engineering- and planning departments of Stellenbosch Municipality with regard to the future road connection between Die Boord and Techno Park, traversing the subject property. Further input regarding the visual impact of the road link was also obtained. This report is thus an update of the previous TIS submitted.

This updated TIS accompanies the Application for Rezoning to Subdivisional Area and Site Specific Deviation from the Urban Edge for Remainder Farms 1040 and 1480, and Farms 371/2 and 374/2, Stellenbosch.

2. PROPOSED DEVELOPMENT

2.1 Proposed Development

The proposed development will be of mixed-use nature. At this stage, the development proposal consists of 1 257 residential opportunities, 12 000 m^2 retail/offices, and 9 500 m^2 cultural/institutional. See the attached ***Zoning Plan*** prepared by *nuvorm*.

A high level urban design layout is available at this stage, with the development proposal still being workshopped. The development clusters proposed is currently in the order of the schematic layout below (extract of urban design layout), portions 1, 2 and 3:

Diagram 1 : Schematic development clusters/portions proposed on subject property

2.2 Access to the Property

Access to the subject property is currently obtained from the extension of Van Reede Road, which intersects the R44 from the west, as indicated on the attached ***Locality Plan*** and/or ***Diagram 1*** above. Future access is anticipated to be via the said section of Van Reede Road to the R44, and via Techno Avenue/Neutron Road, which will provide further access to the R44, as well as to Adam Tas Road via the future Techno Park Link Road. Further detail on access will be discussed in *paragraph 4* below.

3. TRAFFIC

3.1 Previous Traffic Modelling Information

Traffic modelling, by way of the EMME modelling software, was previously conducted for a development concept on the subject property at that stage (base year 2019). The said concept included residential pockets accommodating about 460 units, a pocket accommodating about 15 000 m^2 Gross Leasable Area (GLA) offices, and a mixed-use pocket of about 110 000 m^2 GLA consisting of retail, offices, residential and educational.

The said modelling assessed three (3) scenarios, the first with access via Van Reede Road and the existing Techno Park road infrastructure, the second including the addition of the link to Adam Tas Road, but excluding the link bypassing Techno Avenue and Neutron Road, and ultimately, the third scenario including the full Techno Park Link Road (between the R44/Techno Avenue and Adam Tas Road). These scenarios are schematically indicated in ***Diagram 2*** below:

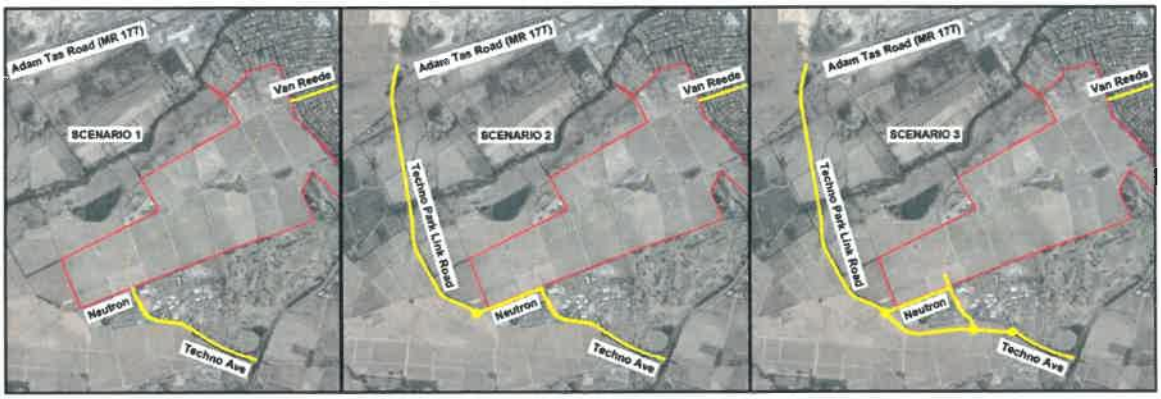


Diagram 2 : EMME modelling scenarios tested

The conclusion of the modelling was that a potential development of the mentioned extent would be possible with the Techno Park Link Road between Techno Park and Adam Tas Road in place – an extract of the AM peak hour volumes is indicated in ***Diagram 3*** below. The said link is currently a pending requirement, which will be discussed in *paragraphs 3.2 & 4* below.

Diagram 3 : EMME modelling conducted for previous development concept on the subject property, including Techno Park Link Road (between Techno Park and Adam Tas Road)

3.1 Traffic Generation

The current development concept being workshopped includes 1 257 residential units, 12 000 m^2 retail/offices, and 9 500 m^2 cultural/institutional. However, for the purpose of trip generation calculations, some more detail is required. Therefore, the scenario assessed assumed the following:

- That the areas quoted are Gross Leasable Area (GLA);
- That the retail/office area mentioned would be 50/50 retail/office; and
- That the area cultural/institutional would be a tertiary education facility such as a university, accommodating approximately 380 students.

During further applications, TIA/TISs will be compiled to assess the development scenario eventually applied for – these assumed development figures are thus considered illustrative for the purpose of trip generation calculations in this report.

Trip generation rates as contained in the TMH17 *South African Trip Data Manual* was consulted to calculate the potential peak hour traffic that can be generated by the proposed development. The TMH17 suggests the following applicable trip generation rates:

	AM Peak Hour		PM Peak Hour	
	Rate	Split (in/out)	Rate	Split (in/out)
Single Dwelling	1,0 trip per unit	25/75	1,0 trip per unit	70/30
Office	2,1 trips per 100 m^2 GLA	85/15	2,1 trips per 100 m^2 GLA	20/80
University/College	0,2 trips per student	80/20	0,2 trips per student	30/70
Retail*	1,9 trips per 100 m^2 GLA	65/35	10,9 trips per 100 m^2 GLA	50/50

**Based on the TMH17 Shopping Centre formulas:* $0{,}6 \times \left[1 + \frac{6}{1+m^2/3500}\right]$ & $3{,}4 \times \left[1 + \frac{6}{1+m^2/3500}\right]$

Furthermore, the TMH17 suggests trip adjustment (reduction) factors for mixed-use developments. The following are suggested for the abovementioned land uses:

Residential	10%	University	20%
Office	20%	Retail	10%

Based on the above (including reduction factors), the proposed development will have the potential to generate the following peak hour traffic:

	AM Peak Hour Trips			PM Peak Hour Trips		
	Total	**In**	**Out**	**Total**	**In**	**Out**
Residential (*1 257 units*)	1 131	283	848	1 131	792	339
Office (*6 000 m^2 GLA*)	101	86	15	101	20	81
University (*380 students*)	61	49	12	61	18	43
Retail (*6 000 m^2 GLA*)	104	68	36	590	295	295
Total	**1 397**	**486**	**911**	**1 883**	**1 125**	**758**

These potential peak hour trips are lower than the potential trip generation used in the previous EMME modelling.

3.2 Existing Traffic Conditions

It is well known that traffic in and through Stellenbosch is heavily congested during peak times. To address this, minor improvements have been implemented/are currently being implemented where funding is available, as will be discussed in *paragraph 4* below.

As mentioned in *paragraph 2.2* above, access will, inter alia, be possible via Techno Avenue. Currently, Techno Park only consists of one access, i.e. R44/Techno Avenue intersection. According to correspondence (1 December 2017) from Stellenbosch Municipality to Western Cape Government (WCG): *Department of Transport and Public Works*, during the approval process of the *Capitec Head Office* recently constructed in Techno Park, planning of the Techno Park access link to Adam Tas Road is being planned, the alignment fixed, and *"will be implemented with the start of the adjacent Libertas development, which will provide for development contributions of over R100m"*, which *"will be more than enough to cover the construction costs for the link road"*. The approval letter for the Capitec-development received from WCG (26 February 2018), refers to the implementation of the second access to Techno Park to be implemented by Stellenbosch Municipality within a period of four years as condition. With this updated development proposal, which is noticeably smaller than the previous proposal, the possible DCs payable can be expected to be considerably lower than the figure quoted above.

It is thus not expected that sufficient capacity will be available for the full proposed development along the R44, with the existing road network.

3.3 Overview Impact

As briefly mentioned above, the potential peak hour trip generation, based on the available development information at this stage, compares well with the previous EMME modelling conducted. Based thereon, it is anticipated that sufficient capacity would exist to accommodate the proposed development with the Techno Park Link Road (between Techno Park and Adam Tas Road) in place.

According to preliminary comment received from Stellenbosch Municipality: *Infrastructure Services (Roads, Transport, Stormwater & Traffic Engineering)* on the proposed development, there would be capacity for development, without overloading the road network, once the extension of Van Reede Road and the western link between Techno Park and Adam Tas Road are in place.

Detail on road reserves, road layouts/cross-sections, intersection lane layouts, etc. will be addressed during further design stages.

4. GEOMETRY

As mentioned above, access to the subject property is currently obtained from an extension of Van Reede Road, which intersects the R44. With the development of the subject property, access to the west will also be required. Access to the proposed development in terms of the existing- and future road networks will be discussed hereafter.

4.1 Existing Road Network

As mentioned in the previous paragraphs, minor improvements have been implemented/are currently being implemented where funding is available. The most recent road upgrades in the vicinity of the subject property are *a)* the dualling of Techno Avenue (between the R44 and Proton Street) which includes the upgrade of the R44/Techno Avenue intersection to increase stop-line capacity (three through lanes along the R44 at the intersection with additional turning lanes), and *b)* the extension of Schuilplaats Road in Paradyskloof to intersect Trumali Road, with the changing of the existing unsafe median break at the R44/Paradyskloof Road intersection to a butterfly-intersection (which accommodates right-turn movements to/from the golf course only, and limits the Paradyskloof Road-approach to left-turn movements only). The construction of both of these projects have been completed.

With the abovementioned upgrades implemented and operational, relief can be expected during peak times for the next few years. However, as mentioned, the Techno Park Link Road (as second access to Techno Park) was identified as being required, and to be implemented by Stellenbosch Municipality by ± year 2022.

As previously mentioned, access to the subject property is currently obtained via Van Reede Road. The first section of the said access road, to the west of the existing Die Boord residential area, is currently a servitude providing access to the abutting properties – see ***Diagram 4*** below.

Diagram 4 : *Cape Farm Mapper* extract (with notes) – Right of Way (ROW) Servitude (yellow line)

4.2 Future Road Network

The ultimate future road network in the area, includes some additional link roads and potential bypass-roads to reroute existing pass-by traffic around Stellenbosch, as opposed to traveling through Stellenbosch as is currently the situation. The short- to medium-term links are as follows, and indicated in ***Diagram 5*** below:

Techno Park Link Road: This road link is to provide a second access to Techno Park, providing relief to the R44 and R44/Techno Avenue intersection, which currently accommodates access to Techno Park, as well as Kleine Zalze and soon the De Waldorf Development currently under construction. It is anticipated that the intersection of the Techno Park Link Road with Adam Tas Road would most likely initially be a signalised intersection.

Eastern Link Road: This road link is to provide access to Stellenbosch CBD as alternative to the R44. The road intersects the R44 opposite Techno Avenue, at the existing access to the Blaauwklippen Farm, and links with Stellenbosch CBD. The majority of the alignment is a Proclaimed Provincial Main Road (Main Road 169).

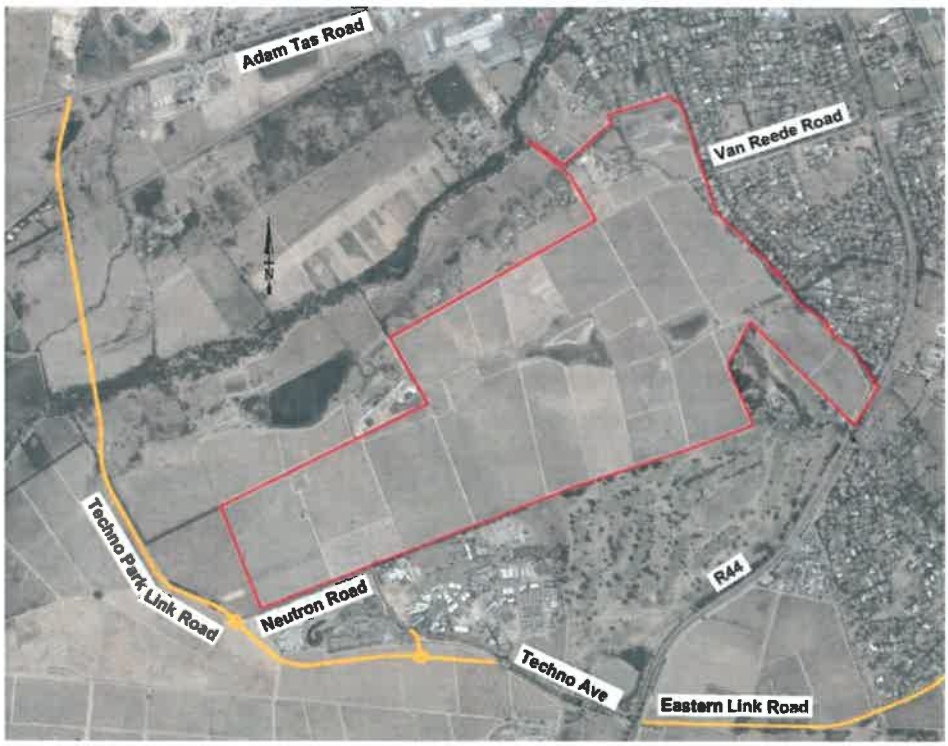


Diagram 5 : Future road network in vicinity of subject property

The abovementioned roads are also included in the Stellenbosch Municipality's Roads Master Plan. See an extract below:

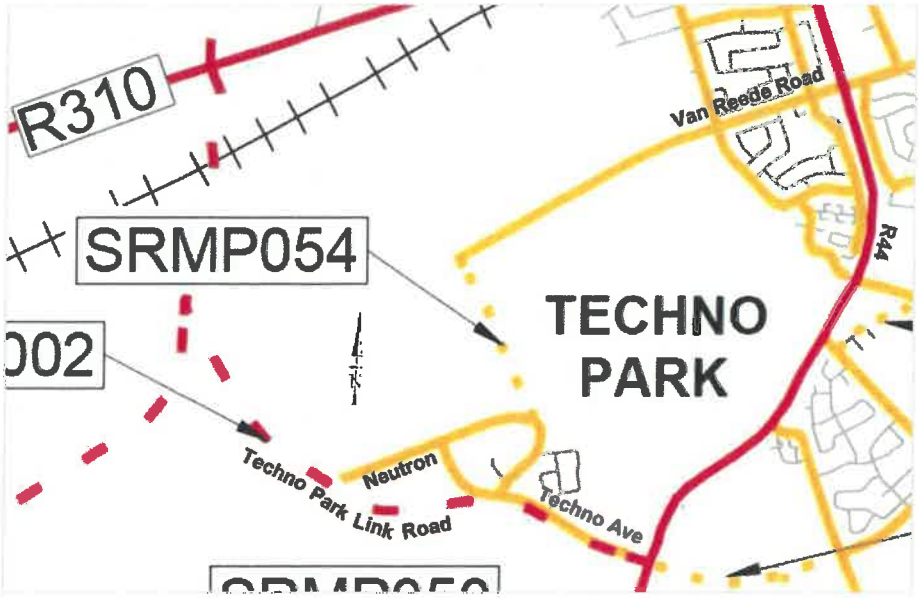


Diagram 6 : Stellenbosch Municipality's *Draft Road Master Plan* extract (with notes)

4.3 Proposed Development Access/Roads

As previously mentioned, access is anticipated via Van Reede Road to the R44 and Techno Avenue/Neutron Road to the R44 and/or Techno Park Link Road (to Adam Tas Road).

A road, traversing the subject property, will thus be required to connect Van Reede Road and Techno Avenue/Neutron Road, which will provide access to the development clusters/portions.

According to information, Van Reede Road is classified as a Class 4-road. The Draft Roads Master Plan previously referenced, also indicates the road traversing the subject property as a future Class 4-road. Based on this classification, access to the said road would thus be limited, i.e. no direct erf accesses will be provided along the road. According to the available minimum guidelines of Stellenbosch Municipality, access spacing of 65 metres (opposite approaches) and/or 80 to 90 metres (adjacent approaches) are applicable along a Class 4-road. Access to any proposed or future precincts/portions should thus adhere to these guidelines, details of which will be addressed during further design stages. Similarly, the cross-section of the road will also have minimum guidelines which should be adhered to, however, the detail of the cross-section ultimately proposed to accommodate the expected vehicles, as well as non-motorised transport, will be determined during further design stages.

Following the discussions with the Municipality as mentioned in *paragraph 1* above, various alternatives for an alignment of the required road link between Die Boord and Techno Park traversing the subject property were investigated. Based on inputs from the various project team members (engineering, visual, etc.), a proposed alignment was presented to the Municipality, on which the engineering department provided in principle support. The proposed alignment, in the context of the proposed development portions, is schematically indicated in ***Diagram 7*** below. The alignment options are thus either the yellow line indicated, or an alternative where the route follows the corner formed by the white line instead of the yellow corner formed, with roundabouts provided at positions along the route.

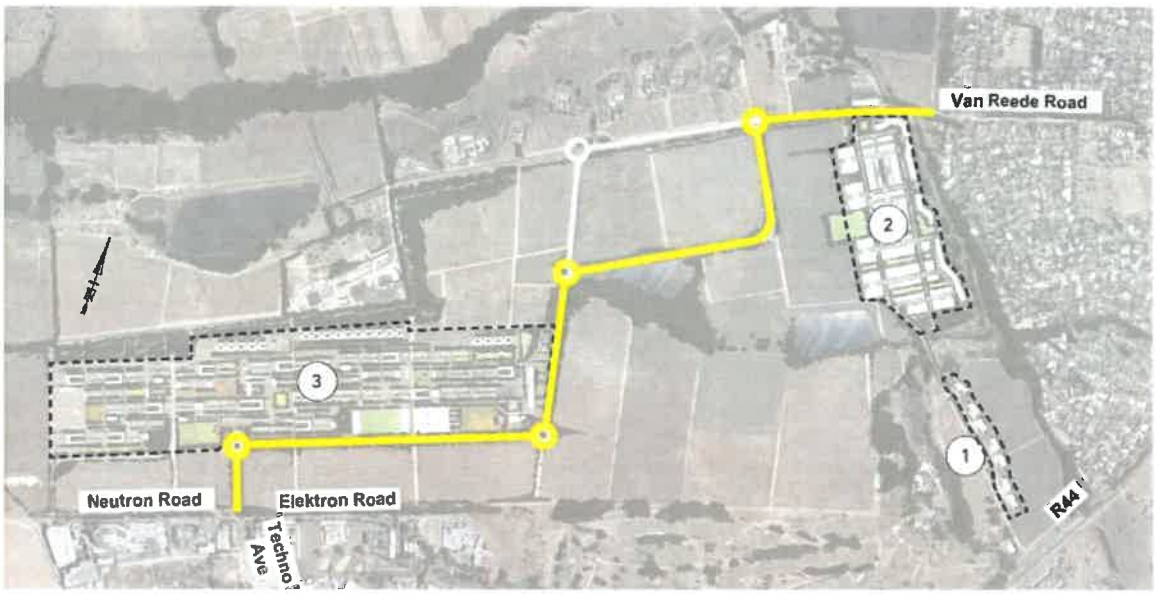


Diagram 7 : Proposed road link between Die Boord and Techno Park traversing the subject property

Detail on the road width, lane layout, etc. will be determined during further design stages.

5. PARKING

Parking will be addressed during further design stages, but will be provided in line with the requirements of Stellenbosch Municipality.

6. PUBLIC- AND NON-MOTORISED TRANSPORT

As mentioned, detail on the layouts will be addressed during further design stages. However, it is anticipated that public transport embayments will be required along the road traversing the subject property, especially at the intersections of the accesses to the development clusters/portions.

Similarly, accommodation for non-motorised transport (NMT) is anticipated to be required along at least the road traversing the property. The NMT provided traversing the site will also be linked to the surrounding facilities in line with the proposals included in the NMT Master Plan of Stellenbosch Municipality. An extract of the said plan is indicated below, with the green lines traversing the subject property (between Van Reede Road and Techno Park) indicating proposed Class 2-NMT routes:

Diagram 8 : Stellenbosch Municipality's *NMT Master Plan* extract (with notes)

As per the abovementioned NMT Master Plan Report, the following is applicable to Class 2 routes: *"Path which is located within the road reserve, located adjacent to the road way on the same alignment, but separated from the road way by level difference and / or kerb and reserved for either cyclists only or shared by pedestrians and cyclists. This is commonly referred to as a cycle path"*.

7. CONCLUSIONS

From the above it can be concluded that, with the Techno Park Link Road (between Techno Park and Adam Tas Road – currently a pending requirement to be implemented by Stellenbosch Municipality) in place, sufficient capacity would exist to accommodate the development of the subject property.

During further development applications, TIA/TISs will be required to address detailed road upgrades required, based on a refined development proposal for the subject property.

We trust that the Traffic Impact Statement will be to your satisfaction and will gladly provide any additional information required on request.

Yours faithfully,

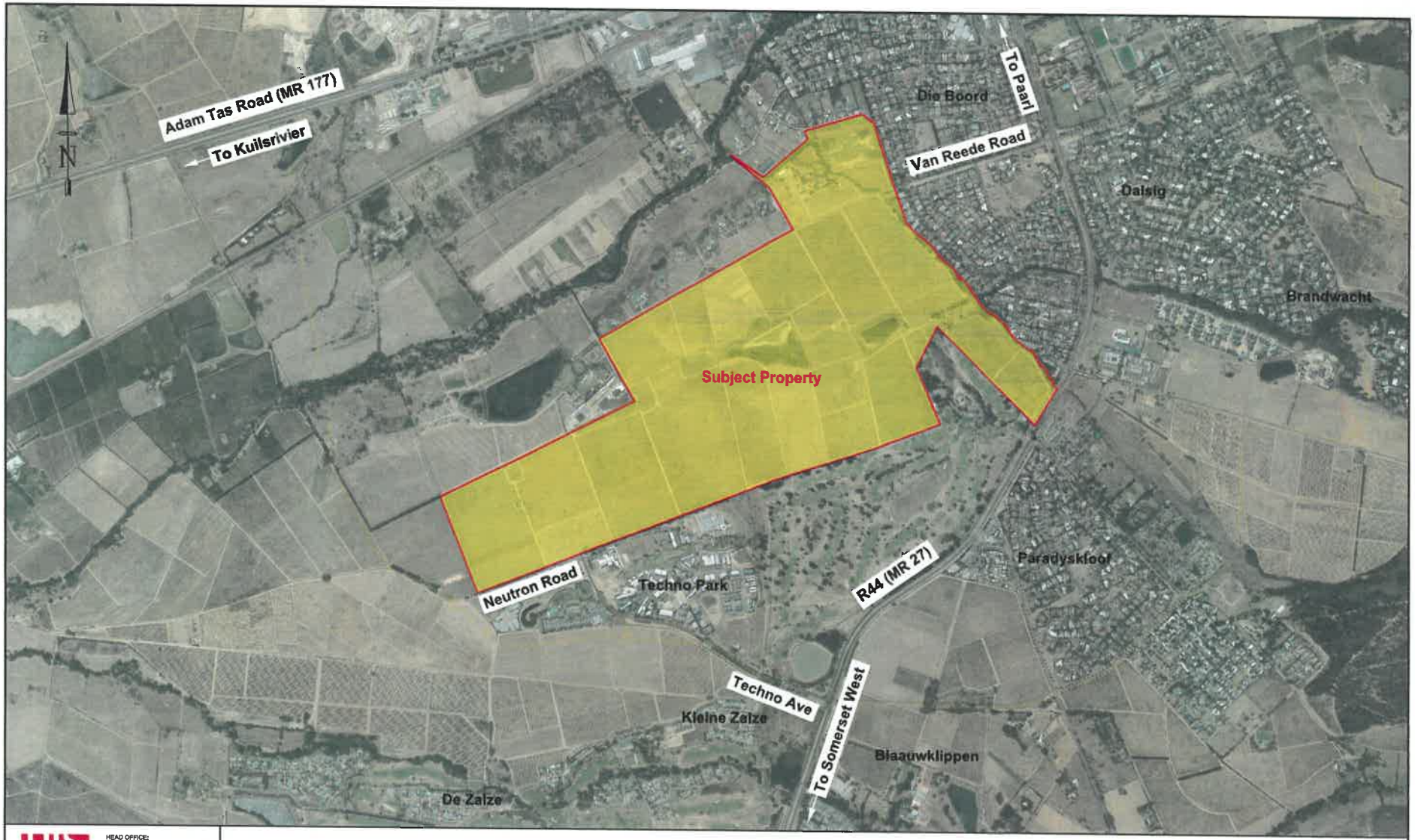
Compiled by: Yolandi Obermeyer (B Eng)

UDS AFRICA

Attachments:

Locality Plan

Zoning Plan (*nuvorm*)



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Tel. 021 851 7166
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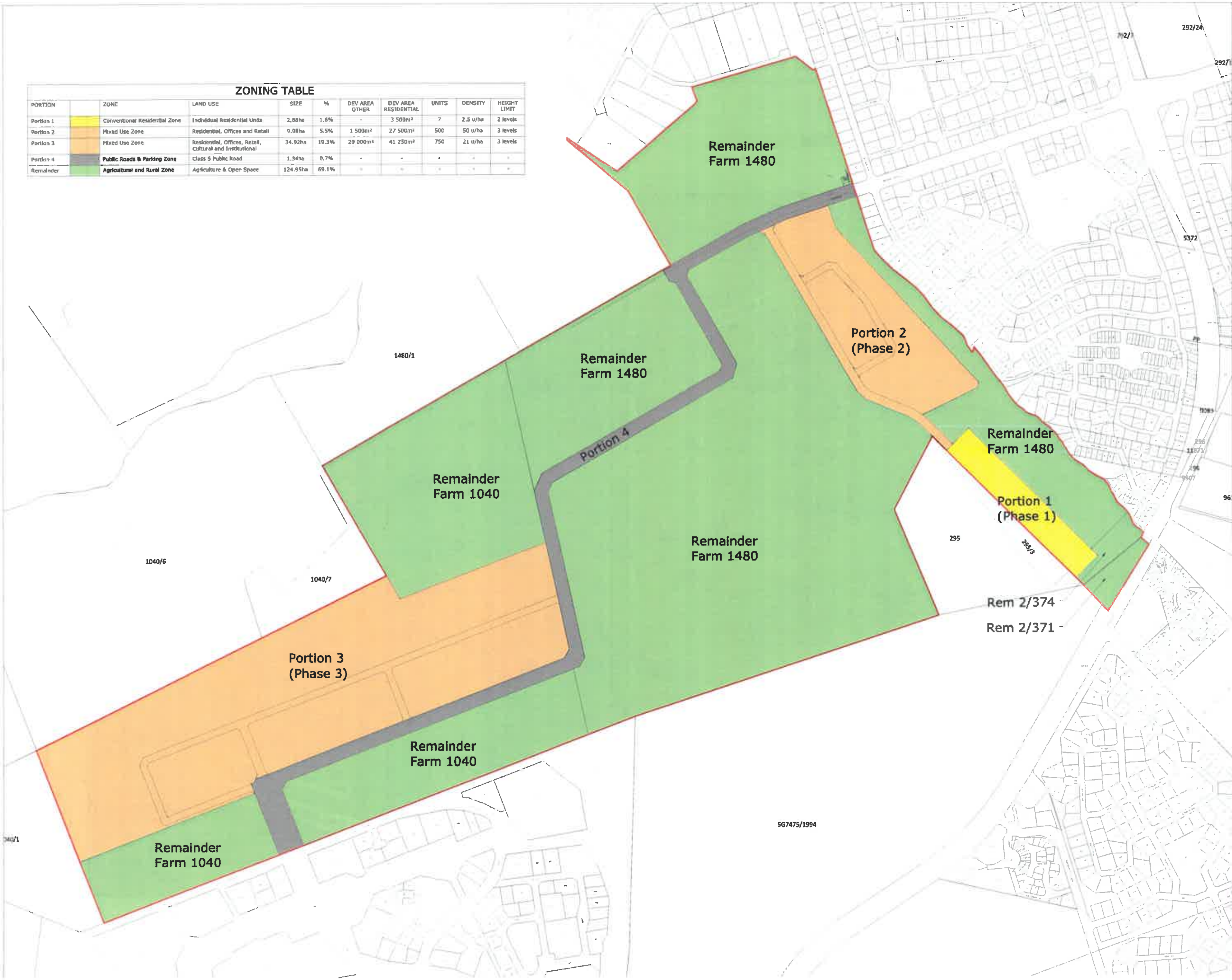
africa

Locality Plan

ZONING TABLE

PORTION		ZONE	LAND USE	SIZE	%	DEV AREA OTHER	DEV AREA RESIDENTIAL	UNITS	DENSITY	HEIGHT LIMIT
Portion 1		Conventional Residential Zone	Individual Residential Units	2,88ha	1,6%	-	3 500m²	7	2.5 u/ha	2 levels
Portion 2		Mixed Use Zone	Residential, Offices and Retail	9.98ha	5.5%	1 500m²	27 500m²	500	50 u/ha	3 levels
Portion 3		Mixed Use Zone	Residential, Offices, Retail, Cultural and Institutional	34.92ha	19.3%	20 000m²	41 250m²	750	21 u/ha	3 levels
Portion 4		Public Roads & Parking Zone	Class 5 Public Road	1.34ha	0.7%	-	-	-	-	-
Remainder		Agricultural and Rural Zone	Agriculture & Open Space	124.95ha	69.1%	-	-	-	-	-



REVISIONS

REV	DATE	DESCRIPTION
A	2022.12.12	ISSUED FOR INFORMATION
B	2023.01.10	ISSUED FOR INFORMATION
C	2023.01.15	ISSUED FOR INFORMATION

LIBERTAS
FOUNDATION CAPITAL

REMAINDER OF FARM 1040, REMAINDER OF FARM 1480, PORTION 2 OF FARM 374, PORTION 2 OF FARM 371

ZONING PLAN

CODE	PHASE	DISCIPLINE	NUMBER	REV
22AM	01	UD	1000	C

STELLENBOSCH

nuvorm

26 Mountain View Road, Stellenbosch, 7600
studio@nuvorm.com
nuvorm (Pty) Ltd - Reg no. 2021 / 815066 / 07

ANNEXURE 17:
CIVIL ENGINEERING REPORT REV 1 WITH ANNEXURES

FLEURBAAI (PTY) LTD

DEVELOPMENT OF FARMS
FLEURBAAI 1040 AND LIBERTAS 1480
STELLENBOSCH

CIVIL ENGINEERING SERVICES REPORT – REVISION 1

C 20 001
18 MAY 2021

INTEGRATE
STRUCTURAL AND CIVIL ENGINEERING

FARMS FLEURBAAI 1040 AND LIBERTAS 1480, STELLENBOSCH

CIVIL ENGINEERING SERVICES REPORT – REVISION 1

CONTENTS

1. INTRODUCTION

Fleurbaai (Pty) Ltd appointed INTEGRATE Structural and Civil Engineering (Pty) Ltd as the Consulting Engineers for the proposed development of Farms Fleurbaai 1040 and Libertas 1480, Stellenbosch and to compile a Civil Engineering Services Report.

The services report has been compiled based on the Site Development Plan as prepared by FIRSTPLAN Town and Regional Planners with Urban Design input from URBA as well as the following specialist studies that have been commissioned to assess the suitability of the site for the intended development from an Engineering perspective:

- Traffic Impact Assessment by ICE Consulting Engineers.
- Electrical Infrastructure Services Report by CKR Consulting Engineers.

Meetings were also held with the Engineering Department at the Stellenbosch Municipality on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of spare capacities in the external bulk water supply and sewerage.

The above studies are contained in separate reports and forms part of the main rezoning application.

2. PROJECT DESCRIPTION AND DEVELOPMENT PROPOSALS

The project consists of the rezoning of Farms Felurbaai 1040 and Libertas 1480 from Agricultural and Rural Zone to Subdivisional Area to allow for a Mixed-Use Zone. The Development Proposals will include 1241 Single and Group Housing Residential Opportunities as well as other development opportunities such as Offices and Retail with a footprint of 13 138 m2 and Cultural and Institutional facilities with a footprint of 9 408 m2. ^{2}

.

The proposed approximate positioning of the development proposals are indicated on the Site Development Plans compiled by FIRSTPLAN Town and Regional Planners and is contained in the main rezoning application document.

3. SITE GEOMORPHOLOGY AND GEOLOGY

A comprehensive Geotechnical Investigation will be undertaken by Professional Geologists and the findings will guide the foundation and structural design of the buildings as well as the design of the Civil Infrastructure. No adverse underground conditions are expected.

4. CIVIL ENGINEERING INFRASTRUCTURE DESIGN PARAMETERS

The internal and external civil infrastructure will be designed to comply with the minimum standards contained in the "Guidelines for Installation of Engineering Services in Residential Areas", also known as the "Blue Book", as well as, standards and requirements of the Department of Water Affairs (DWA), the Stellenbosch Municipal Guidelines and Standards, and the Provincial Roads Engineer.

All construction drawings will be subject to approval by the Stellenbosch Municipality prior to construction.

5. ROADWORKS

5.1. Traffic Impact Assessment

A comprehensive Traffic Impact Assessment (TIA) was undertaken by the ICE Group (Pty) Ltd. and is contained in the main rezoning application document.

5.2. Internal roads

Internal roads will be surfaced with a combination of tar, paving and cobbling to suite the architectural theme. The road widths will be determined by the expected generated traffic and traffic calming measures will be implemented throughout to create an environment safe and inviting for pedestrians and cyclists.

6. POTABLE WATER

Meetings were held with the Stellenbosch Municipality Engineering Department on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of spare capacities in the external bulk water supply system to serve the proposed development.

It was confirmed that adequate spare capacity exist in the Raw Water Supply, Water Treatment, Potable Water Storage and Conveyance Systems to supply the development. The External Bulk Connection Points are indicated on appended Drawing Nr. C 20 001 / 120 / A, Bulk Water Supply Layout.

The Annual Average Daily Demand (AADD) of the proposed development is calculated as 1,04 M ℓ /day with an Instantaneous Peak Flow of 57 ℓ/ s . The development will be supplied by two pressure zones from the Paradyskloof Reservoir with a TWL of 191,8 MSL and the Papegaaiberg Reservoir with a TWL of 137,1 MSL .

7. SEWERAGE

The Annual Average Daily Wet Weather Flow (AADWWF) of the development is calculated as 0,94 Mℓ / day .

Meetings were held with the Stellenbosch Municipality Engineering Department on 18 November 2020 and GLS Consulting Engineers on 19 November 2020 to obtain confirmation of sare capacities in the external sewerage system to serve the proposed development.

It was confirmed that adequate spare capacity exist in the External Bulk Sewage Conveyance System as well as the Sewage Treatment Works to serve the proposed development.

The External Bulk Connection Points are indicated on appended Drawing Nr. C 20 001 / 130 / A, Bulk Sewer Connections.

The connection points are described as follows;

- The existing malfunctioning Baltron Sewage Pumpstation in Technopark will be abandoned and effluent will be diverted to connect with the proposed internal reticulation under gravity.
- A gravity connection will be made onto the existing Kleingeluk Gravity System.
- A gravity connection will be made to onto the existing Die Boord Gravity System.
- A new Pumpstation will be built on the lowest portion of the site to serve portions of the development that cannot gravitate to either the Kleingeluk or Die Boord gravity systems. The rising main will cross the Eerste River, either by attachment to an existing bridge crossing or via trenchless crossing at depth and will be installed in the existing servitude registered for the recently installed 355 mm dia De Zalze Sewer Rising Main. The approximate performance figures of the proposed pumpstation is as follows;
- Peak Incoming Flow : 35 ℓ/ s
- Pumping Rate : 45 ℓ/ s
- Starts / Hour : 5
- Rising Main Diameter : 250 mm

The performance figures will be finalized once the development proposals have been fixed.

8. ELECTRICITY

An Electrical Engineering Services Report has been compiled by CKR Consulting Engineers, and forms part of the main rezoning application.

9. STORM WATER

Stormwater run-off upto the 5 year storm event from hardened areas will be collected via catchpits and inlet grids and conveyed via a combination of open concrete channels and underground concrete pipework. The existing farm dams will be utilized as retention ponds to not exceed the predevelopment runoff rates, intercept solids and provide water polishing prior to release to the Eerste River. Adequate escape avenues exists for storms exceeding the 5 year event.

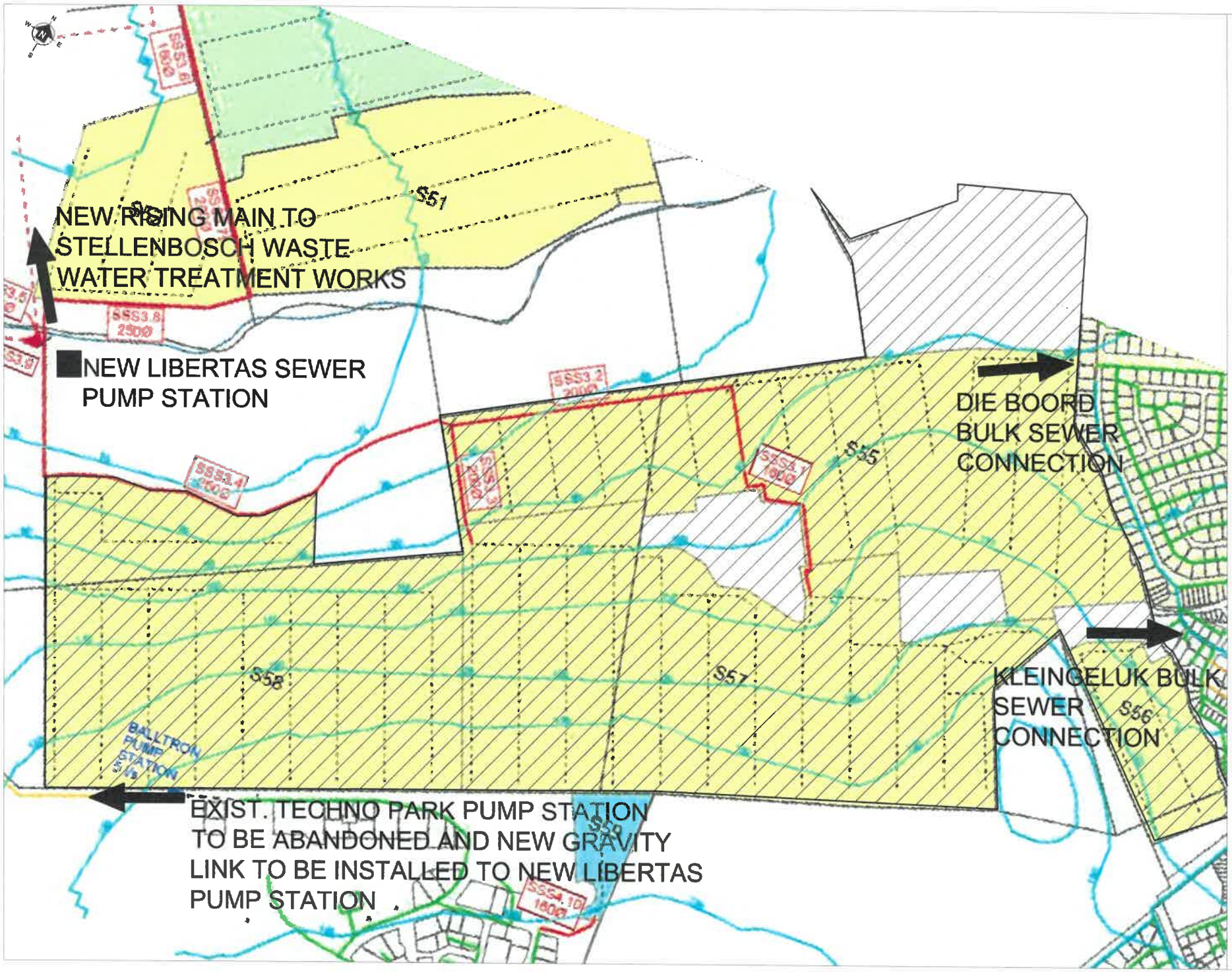
10. CONCLUSION

INTEGRATE has investigated the proposed development layout and engineering constraints of the site and are satisfied that the site is suitable for the intended development from an engineering point of view.

AJ BURROWS
For INTEGRATE Structural and Civil Engineering (Pty) Ltd

Appendix 1

Drawing Nr. C 20 001 / 130 / A Bulk Sewer Connections
Drawing Nr. C 20 001 / 120 / A Bulk Water Connections



NOTES
1. See general construction notes drawing No. C20001-000-00 for notes.
2. Structural drawings must be read in conjunction with Architectural drawings and any discrepancies must immediately be brought to the attention of the Engineer.

PROJECT
LIBERTAS DEVELOPMENT

CLIENT
FLEURBAAI (PTY) LTD

KEY PLAN

R	DATE	ISSUED TO	BY
A	25.11.21	STELLENBOSCH MUNICIPALITY	PL

R	DATE	REVISION	BY	CHKD
A	25.11.21	FOR APPROVAL	PL	GL

INTEGRATE
STRUCTURAL AND CIVIL ENGINEERING
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TYGER VALLEY 7536
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TELEFAX : 021 913 8000
EMAIL : info@integrate.co.za
INTERNET : www.itcs.co.za

DRAWING
BULK SEWER CONNECTION LAYOUT

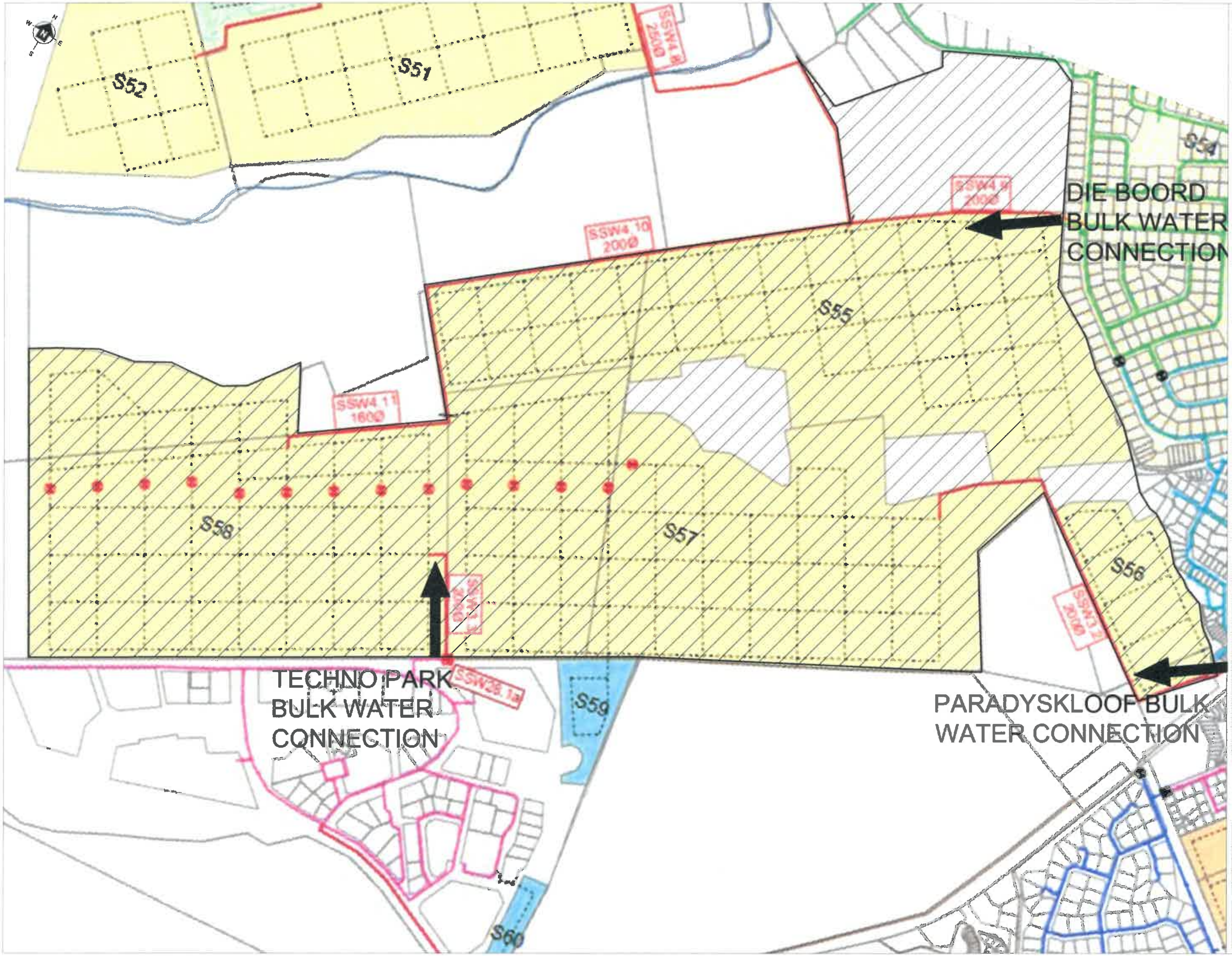
LIBERTAS STELLENBOSCH

SCALE	DATE	DRAWN
1:2500 ON A3	NOVEMBER 2021	PL

ARCH (SECT.)
URBAN

JOB No.
C 2 0 0 0 1 /

DRAWING No.
1 3 0 - 0 0 REV. A



LIBERTAS DEVELOPMENT

FLEURBAAI (PTY) LTD

INTEGRATE
STRUCTURAL AND CIVIL ENGINEERING

BULK WATER SUPPLY LAYOUT

C 2 0 0 0 1 /

1 2 0 · 0 0 A

ANNEXURE 18:
ELECTRICAL SERVICES REPORT

CKR
CONSULTING ENGINEERS

INNOVATION
OPTIMISATION
PRECISION

Our Ref: Libertas Development

25 June 2021

Reset Properties (Pty) Ltd
Oudebank Building
Bird Street
Stellenbosch
7600

Attention: Mr Conrad Burke

REMAINING EXTENT OF FARM 1040/0, 1480/0, 374/2 & 371/2 – ELECTRICITY
DEMAND REQUIREMENTS AND AVAILABILITY

CKR Consulting Engineers were requested by Reset Properties (Pty) Ltd to determine what the Electrical demand will be for the proposed development and what Electrical capacity is available from Stellenbosch Municipality. We report as follows.

Libertas Development

No		QTY	VA	
	Precinct A			
1	Housing	724	4040	2 924 960,00
2	Retail / Offices	10666	80	853 280,00
3	Cultural / Institutional	9408	80	752 640,00
	Total Precinct A			**4 530 880,00**
	Precinct B			
1	Housing	510	4040	2 060 400,00
2	Retail / Offices	1472	80	117 760,00
3	Cultural / Institutional	0	80	0,00
	Total Precinct B			**2 178 160,00**
	Precinct C			
1	Housing	7	6000	42 000,00
2	Retail / Offices	0	80	0,00
3	Cultural / Institutional	0	80	0,00
	Total Precinct C			**42 000,00**

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Surrey Park, 6 Barham Rd
Westville,
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Zayed Rd UAE
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	Precinct D			
1	Housing	0	6000	0,00
2	Retail / Offices	1000	80	80 000,00
3	Cultural / Institutional	0	80	0,00
	Total Precinct D			**80 000,00**
	Total VA			6 831 040,00
	Diversity Factor	0,85		5 806 384,00
	Total KVA			**5806,384**
	Total MVA			**5,806384**

Based on the above calculations for the current development proposal done by Urban Design dated May 2021 an Estimate of 5.8MVA will be needed for the development which will be done in different phases.

Stellenbosch Municipality has confirmed on 13 October 2020 that they have 1MVA available form Golf Substation for the first phase of the development, once formal Electricity applications are made planning will start to upgrade this figure.

Yours Faithfully

.....

Francois Steenkamp Pr Tech Eng
Senior Engineer

ANNEXURE 19:
MARKET DEMAND_SOCIO ECONOMIC IMPACT

multipurpose
business solutions

Market viability assessment and socio -economic implications associated with the Libertas Farm development with specific reference to Stellenbosch Town

Consultative Document
This report consists of 69 pages

Report prepared for TV3 Architects and Town Planners

Dr. Jonathan Bloom

May 2019

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Executive Summary

Nature and Scope of the project

The Libertas Farm development is conceived as a mixed-use development of ±150 ha located in an area that forms part of Libertas Farm, abutting Technopark, Die Boord and the Droodyke area. Libertas Farm is also in close proximity to the R44 (linking Stellenbosch and Somerset West) and Baden Powell Drive. The envisaged Technopark Link Road will link Baden Powell and the R44, whereas the development area will link to the Technopark Link Road on the southern side of the project.

The objective of the study is to consider the scope of the project, its impact and relevance based on four pillars that cover (1) the market from a demand and supply perspective; (2) the socio-economic impacts from an income and employment perspective; (3) municipal revenues and charges; and (4) the fit for purpose.

The Libertas development covers the following scope of land uses:

- A total of 30 single residential erven of ± 4 500 m², 470 erven of ± 700m²; 300 erven of ± 500m² and 775 erven of ± 140 m².
- Retail of ± 15 000m² and offices of ±78 000m² is also envisaged together with a school of approximately 135 classrooms and associated infrastructure
- Private open space of ±15 ha plus.

The Libertas project caters for the middle to high-income segment of the market and is aimed at the following income brackets:

- R202 451 – R809 802 per annum income (units between R600 000 and R2 million)
- R809 203 – R1.6 million per annum income (units between R2.5 million and R4 million)
- R1.6 – R3.2 million per annum income (units between R4.5 and R8 million)

Libertas offers a scope of housing that addresses various emerging trends related to demand for housing, for which the key trends are lifestyle, proximity, availability of key infrastructure, access and transport. The proposed housing is intended to attract millennials and persons that work in Technopark, at the surrounding commercial enterprises and the surrounding area. The properties will be sold on an own-title basis and for the purposes of this analysis, are aligned in terms of the classification adopted by the Stellenbosch Municipality for the levying of development charges. The project also offers and addresses the need for commercial space in the form of community retail and offices.

This report adopts an economic perspective related to supply and demand, and the need to deliver benefit to the local economy and jobs to people. In order for the project to be fit for purpose, broad market and socio-economic criteria need to be considered. With some limited variance, Libertas should fall within the demand forecasts for different housing types in Stellenbosch Town, must offer socio-economic benefits to locals and ensure that the Municipality is able to consider the project from both a financial, policy and planning context. Stellenbosch Town includes and is defined as central Stellenbosch, Jamestown, De Zalze, Onder-Papagaaiberg, Kyamandi, Cloetesville and Idas Valley.

Key outcomes

Stellenbosch housing trends

Higher priced houses have emerged as a trend in Stellenbosch Town over the period 2008 to 2017 and current supply is unable to meet the demand in the higher price segment. If this trend continues, average equilibrium prices and price points will increase and due to the lag in provision of supply or curtailing supply together with the inelasticity of supply, no integration of various housing typologies in development will be possible. The only way to reduce the average equilibrium price for houses is to permit development that underpins market demand for a range of housing typologies and implement policies that make it attractive for developers and investors to provide in the need for different types of housing.

A total of 17 301 units form part of the estimated demand over the next 20 years, i.e. 9 277 houses smaller than 80 m², 2 793 houses larger than 80 m², 2402 flats and 2 829 townhouses. These figures represents adjusted demand forecasts prepared by Rode and Associates for Stellenbosch Town.

Key salient outcomes from the analysis include the following:

- The current supply is unable to meet demand for all housing types in Stellenbosch Town;
- Sales trends in the Stellenbosch Municipal area suggest a demand for higher priced houses;
- Emerging trends suggest that average equilibrium prices[1] will increase and continue to increase in Stellenbosch Town due to the following:
    - Limited supply of new development (housing) stock;
    - Lag in the provision of supply caused by inelasticity[2], which suggests that supply is unable to meet demand in the short-term, resulting in price increases reaching new highs, but not rebalancing downward with more additional stock on the market; and
    - Continuous and sustained price increases will curtail the opportunity to create and develop appropriate mixed-use residential projects that offer a range of affordability options.
- An estimated housing demand of 865 units per annum on average for next 20 years based on the adjusted Rode forecast:
    - 464 houses smaller than 80 m²
    - 140 houses larger than 80 m²
    - 120 flats
    - 141 townhouses
- It is also possible to relate vehicle traffic and employment to future retail, commercial and industrial development in Stellenbosch Town over the next 20 years as follows:
    - 1 additional vehicle will **enter Stellenbosch Town** for every 53 m² of retail, office and industrial space developed;
    - 1 additional employee will originate from **outside Stellenbosch Town** for every 45 m² of Gross Lettable Area (GLA)[3] developed
    - 1 additional employee would **reside in Stellenbosch Town** for every 27 m² of GLA developed (given the percentage of persons that commute for employment purposes)

[1] Average equilibrium price is the average price over a period where the demand for property and supply of property are in balance.

[2] Supply is price inelastic if a change in price causes a smaller percentage change in supply, i.e. the supply of a few properties results in a greater increase in the price due to demand exceeding supply.

[3] Gross lettable area (GLA) is the amount of floor space available to be rented in a commercial, retail or industrial property.

- A total of 8 830 people[4] estimated to be working in Stellenbosch Town by 2036 would form part of the daily commuting workforce;
- Annual housing need per annum on average over the next 20 years based only on commuters:
    - 371 units for middle-income category
    - 70 units for high-income category
- Demand for 388 dwelling units from commuters and persons that would reside in Stellenbosch due to future retail, commercial and industrial development based on a 50% take up of the need.
    - The average annual demand for houses smaller than 80 m², flats and small townhouses ranges from 194 to 241 units.
    - The demand for houses larger than 80 m² for the high-income group by 2036 ranges from 97 to 194 dwelling units on average per annum.

Development Pipeline for Stellenbosch Town

The pipeline of projects envisaged by developers for Stellenbosch Town has an envisaged rollout over the next 10 years. Although the pipeline does not necessary include all projects, indications are that approximately 9 575 units are envisaged to form part of planning concepts and applications over the following 10 years. The table below provides an indication of the percentage contribution of the pipeline projects to the Rode adjusted forecast per housing type and the contribution of each housing type to the total number of units. **The results indicate that the Development Pipeline would contribute 55,34% of the total units to the adjusted Rode demand forecast.**

Housing type	Amended Rode Demand forecast	Development Pipeline	Percentage of housing type	Percentage of total pipeline
Houses smaller than 80 m²	9 277	4 047	43,62%	42,27%
Houses larger than 80 m²	2 793	2 860	102,40%	29,87%
Flats	2 402	1 130	47,04%	11,80%
Townhouses	2829	1 538	54,37%	16,06%
Total units	**17 301**	**9 575**	**55,34%**	**100,00%**

The housing types envisaged for the Development Pipeline all fall within the adjusted Rode forecast, except for houses larger than 80 m² that exceeds the forecast by 2,40%. A breakdown of the envisaged supply suggests that 29,87% of housing units supplied over 10 years accrues to dwelling units larger than 80 m², which are more aligned with middle to high-income groups; 42,27% to affordable housing (lower to middle-income groups); 16,06% to townhouses (middle-income group) and 11,80% to flats.

The projects that form part of the pipeline, based on the progressive growth trajectory[5] (same growth trajectory used to demonstrate demand over 20 years), is envisaged to deliver 9 575 units over 10 years, which is 31,83% more than the forecast over the same period. By year 12 of the forecast period, the forecasted number of units will exceed the number of pipeline units by 1 156 or 12,70%. In other words,

[4] The number of people commuting to work in Stellenbosch Town is based on an estimated daily commuting traffic of approximately 11527 people less students that emanate from outside of Stellenbosch town which is 25% of the total on the Stellenbosch campus plus an estimate of people that will live outside Stellenbosch and take up employment from the future development of retail, commercial and industrial properties over 20 years.

[5] Progressive growth implies exponential growth over slightly less than the first half of the 20-year forecast period, reaching saturation point after about 10 years and tapering off significantly thereafter to flatten out over the last five years of the forecast period (refer to Section 8.1).

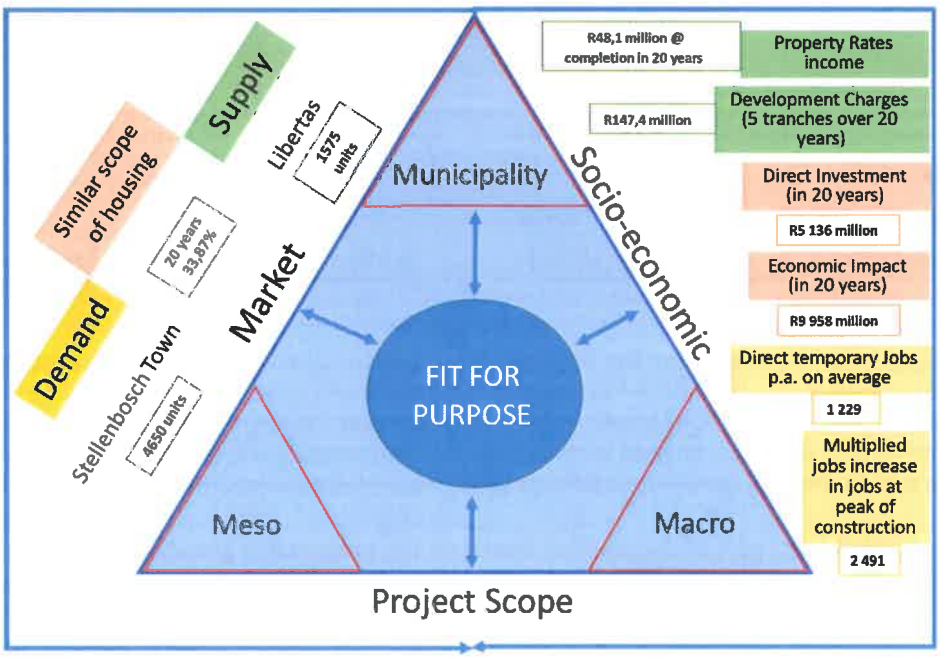
slightly more than a **one-year gap exists between the envisaged completion of development for the Pipeline projects and the projected demand for housing units in Stellenbosch Town after 10 years** (refer to Figure 23 of this Report).

Libertas: Fit for Purpose

Libertas forms part of the pipeline of projects envisaged for Stellenbosch Town by developers over the next 10 years. The proposed development represents about 13,37% of the total number of housing units included in the adjusted Rode forecast by 2036, and 16,45% of the total number of housing units envisaged as part of the project pipeline envisaged by developers.

The following figure[6] summarises the outcomes of the analysis and alignment with the premise of a fit for purpose, i.e. whether or not the development project is able to "tick the boxes" from a socio-economic perspective, i.e.

- The project needs to ensure that potential demand is met from a supply perspective;
- The housing types fit with the need and emerging trends and the housing development framework of the Stellenbosch Municipality;
- The project does not result in a funds flow deficit for the Municipality in terms of service infrastructure (which should be covered by DCs);
- The local economy benefits from the development in terms of direct capital expenditure and backward and forward linkages between sectors; and
- Jobs, even on a temporary basis, are created and devolved to locals that are able to work on the project.



[6] The **meso-level** represents the linkage between what is envisaged with the development and its contribution to the residential supply, hence the project has specific implications at a project level to satisfy demand and enhance supply. The **macro-level** represents the contribution of the development to the local economy in terms of direct investment in infrastructure and superstructure, while also having an indirect benefit to the local economy and businesses through multiplied demand for goods and services required to support the direct investment.

In terms of demand and supply, the Libertas development would add 1 575 units of stock to the demand for housing over 20 years. Based on the housing typology envisaged for the project (larger than 80 m²), this represents 56,39% of the total number of 2 793 units (or one in two units) once the development is complete and occupied. The development represents a direct investment of R5 136 million that includes the residential components, community retail, offices and education facility that will generate Development Charges estimated at R147,4 million in five tranches and property rates of R48,1 million for Stellenbosch Municipality in Year 20 from residential uses and additional rates revenue from retail and offices.

Over the duration of the construction period, an average of 1 229 people would directly work on the project components, including the retail, commercial components and the education facility. All of these benefits are estimates based on the development of 1 575 dwelling units, offices, retail and education facilities over the 20-year development period.

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1. INTRODUCTION

1.1 Introduction and objective

The Libertas Farm development is conceived as a mixed-use development of ±150 ha located in an area that forms part of Libertas Farm, abutting Technopark, Die Boord and the Droodyke area. Libertas Farm is also in close proximity to the R44 (linking Stellenbosch and Somerset West) and Baden Powell Drive. The envisaged Technopark Link Road will link Baden Powell and the R44, whereas the development area will link to the Technopark Link Road on the southern side of the project. The objective of the study is to consider the scope of the project, its impact and relevance based on four pillars that cover (1) the market from a demand and supply perspective; (2) the socio-economic impacts from an income and employment perspective; (3) municipal revenues and charges; and (4) the fit for purpose.

Dr Jonathan Bloom of Multi-Purpose Business Solutions was appointed to prepare a market demand and supply assessment to align the supply of housing units envisaged by the Libertas Development with the future demand for residential dwelling in Stellenbosch Town. For the purpose of this report, Stellenbosch Town includes central Stellenbosch, Jamestown, De Zalze, Onder-Papagaaiberg, Kyamandi, Cloetesville and Idas Valley. Although towns and settlements such as Klapmuts, Franschhoek, Koelenhof, Vlottenburg, Pniel and Kylemore fall within the Stellenbosch Municipal area, they are considered outside Stellenbosch Town.

1.2 Approach and basis for assessment

The premise for this assessment is based on understanding the fit of the project in the context of several stakeholders' inputs used to derive certain outputs and the core outcomes that reflect the scope of the project in terms of the market and socio-economic benefits. The approach is illustrated in Figure 1.

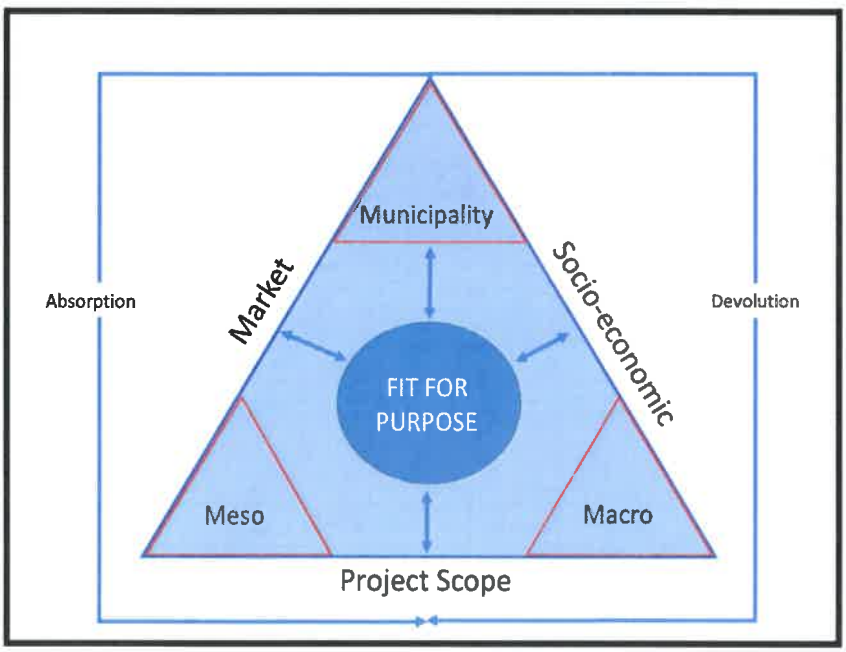


Figure 1: Understanding the fit for purpose of the Libertas Development
Source : Multi-Purpose Business Solutions

The terms used to contextualise the fit for purpose principle illustrated in Figure 1, are discussed below.

- The **project scope** underpins the market represented by the interaction between demand and supply, together with the socio-economic implications that inform the fit of the project for the intended purpose.

- The **meso-level** represents the linkage between what is envisaged with the development and its contribution to the residential supply, hence the development has specific implications at a project level to satisfy demand and enhance supply.

- The **macro-level** represents the contribution of the development to the local economy in terms of direct investment in infrastructure and superstructure, while also having an indirect benefit to the local economy and businesses through multiplied demand for goods and services required to support the direct investment.

- The **Municipality** is the enabler and benefits in the form of an increase to the rates base. Development Contributions (DCs) are received from developers to fund external bulk service provision. The DCs for the purposes of understanding the linkages, equate to the need for external bulk services, although the infrastructure requirements would be unique to each project and require a project-specific assessment.

- In order to assess whether a development is **fit for purpose**, it must satisfy the need, i.e. demand, contribute to the socio-economic fabric of the municipal area by adding income to the economy and creating jobs, while also benefiting the Municipality, i.e. create a mutual symbiosis.

- **Absorption** is premised on the ability of the market to take up the supply provided by a project once completed. Notwithstanding, a need also exists to ensure acceptable levels of **devolution** of the socio-economic benefit that accrue from the project to the intended beneficiaries. This is a continuous and dynamic process and should be considered in the context of the overall supply of development linked to different land uses.

1.3 Nature and scope of the project

The Libertas development covers the following scope of land uses:

- Thirty single residential erven of ± 4 500 m², 470 erven of ± 700m²; 300 erven of ± 500m² and 775 erven of ± 140 m².
- Retail of ± 15 000m² and offices of ±78 000m² is also envisaged together with a school of approximately 135 classrooms and associated infrastructure
- Private open space of ±15 ha plus.

The total land extent for the proposed development is ±150 ha with 1575 residential units, retail, commercial and education land uses. A provisional layout (bubble chart) of the proposed Libertas development is illustrated in Figure 2.

The properties will be sold on an own-title basis and for the purposes of this analysis, are aligned in terms of the classification adopted by the Stellenbosch Municipality for the levying of development charges. In terms hereof, 30 units are considered as single residential erven of larger than 1000m²; 470 single residential erven of larger than 500m²; 300 single residential erven of larger 250m² and 775 single residential erven of smaller than 250m².

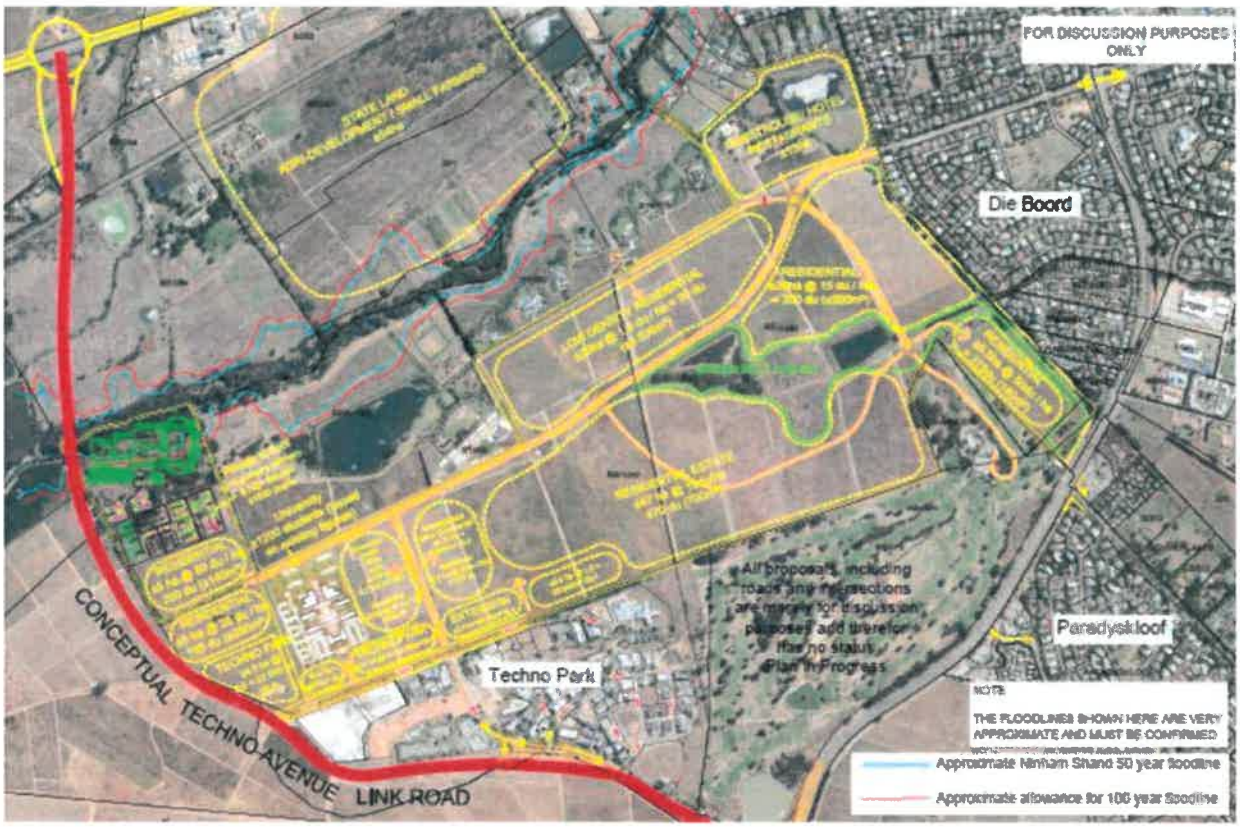


Figure 2: Site development plan for the Libertas development in the context of Technopark, the Golf course, Die Boord, commercial buildings and adjacent farmland

Source : TV3 Architects and Town Planners, 2019

2. RESIDENTIAL MARKET TRENDS

The residential market refers to land uses associated with human habitation, including housing or dwelling units. Residential use can vary in typology, density, tenure, structure, layout and affordability. It should, however, be noted that "residential" does not include hotels or guesthouses, which are defined as "short-stay" accommodation.

Residential property in South Africa has experienced slow, but steady growth in recent years, reporting a rise in activity as well as ongoing demand for housing, especially in the Western Cape. Demand for residential property in the major metropolitan areas and specific geographical areas and nodes in close proximity, has outstripped supply and thus created a seller's market in cities like Johannesburg and Cape Town. A continuous lack of medium-income (affordable) housing options remains a key feature of the marketplace.

2.1 Housing demand and supply challenges for urban areas

The long-term home densification process is expected to continue as the long-term effective scarcity of urban land increases, semi-gration to the Western Cape continues; price increases in the Western Cape and especially the Winelands areas (including Stellenbosch) continue and increase in real terms although a recent flat-lining trend has emerged. The key challenges emanating of this rising urban land scarcity and according to the FNB Property Barometer (2017), which are relevant to Stellenbosch Town in particular, include the following:

- Creating safe open public spaces to largely replace the private space and amenities that many used to have on their own properties;
- Improving the health of the household sector in the face of declining physical activity, partly as a result of less open space;
- Creating mass public transport systems to reduce the myriad of costs associated with transport congestion;
- Designing lifestyle developments that could be attractive to highly skilled labour, which can be attracted or repelled by lifestyle aspects, implying that urban design is key;
- A key driver is the competitive advantage of an area, which is reinforced by semi-migration trends, regional significance and the status of Stellenbosch Town as a key player in the Cape Winelands district;
- Zoning for densification in certain areas, notably along transport corridors, and preventing densification in other areas; and
- Improving key infrastructure and facilities such as water/sewage, schools and hospitals in existing areas to keep up with growing demand per area as densification occurs.

2.2 Housing design trends

The need for housing is also influenced by the nature and scope of properties and top structures. Consequently, demand needs to be aligned with factors such as economic growth, disposable income, debt levels and affordability criteria, which are essential for development in Stellenbosch Town.

If past trends were replicated in the future, then according to the FNB Barometer (2017), the nature and scope of housing would reflect the following:

- Size of average full title stands is decreasing;
- Building size over the long-term appears to be decreasing, but not as rapidly as average stand size;
- Sectional title options will remain significant with a declining trend in full-title options;
- Luxuries will be reduced in order to address the long-term decline in home affordability;
- Percentage of homes built with swimming pools will drop dramatically in terms of water shortages and tariff increases;
- "Non-essentials" are being increasingly done away with in new buildings, such as a study and dining room;
- Declining fertility rates and a smaller average size of households have also contributed to the demand for smaller sized homes with fewer bedrooms; and
- Even the previously most popular 3-bedroom home category has seen some decline, with 2-bedroom homes apparently favoured over 3-bedroom homes.

2.3 Millennials housing market segment

Millennials (also called Generation Z-ers) make up one third of the global population. There is a debate about when Generation Z starts, but they were typically born in the 1990's or 2000's. As millennial consumers approach their peak earning years, a significant percentage is searching for their first home. This particular generation's needs and preferences are quickly becoming the driving force in the property market.

Millennials are tech-savvy and need to connect with people and products, which mean that they have to be engaged through technology, are more entrepreneurial and ambitious than previous generations, with many of them expecting to own a company. In order to understand the housing typology that this segment would demand, it is important to understand what millennial home buyers search for and prefer in their first home (Source: 5-things-millennials-want-in-a-new-home):

- **Homes that are 'ready to go' -** newer homes that are ready to move in, are convenient and have the "ready-to-go" factor address the needs of millennial home buyers;
- **Open layouts and multi -functional interiors** – fewer partitions and walls, eating meals at the kitchen table (not at the dining room) and a multi-media room or gaming room;
- **Energy efficiency and green living** – convenience and efficiency with smart homes delivering these aspects. Millennials identify themselves as environmentally-conscious, preferring a sustainable lifestyle with a low carbon footprint;
- **Technologically equipped homes** –a connected smart home that includes electronic access, keyless locks, interconnected doorbells, mobile-controlled security systems, voice-activated assistants, etc.; and
- Millennials' **buying and selling activity is more frequent** than other age groups, which is also having a noticeable impact on property values, particularly in areas that offer great short-term potential and fulfil a few key lifestyle needs. Demand for properties in areas where buyers can live, work, play, eat and shop - all practically within acceptable walking or driving distance of their homes are key (Source: rise-of-the-millennials-a-property-revolution/24370).

3. STELLENBOSCH HOUSING SUPPLY MARKET

Notwithstanding the economic downturns and political upheaval of the recent past, we have witnessed continuous growth in and around the City of Cape Town (the "CMA") and the Cape Winelands region. The rate of urbanisation and trends such as semi-gration have influenced the demographics in the target area and have contributed to an increase in inherent value of land on the perimeter of the CMA and in nearby towns such as Paarl, Stellenbosch and Franschhoek. In addition, ever-increasing traffic congestion and worsening public transport services are prompting a greater focus on mixed-use/live-work-play developments on the periphery of the CMA and in the growth nodes (such as Stellenbosch) in close proximity to the CMA.

3.1 Trends in housing sales in Stellenbosch

Stellenbosch Town is a unique case when analysing the trends in house and flat sales, which is illustrated in Figures 3 and 4 for the period 2008 to 2018. The more important take-out of the analysis is to understand the value ratio derived by Multi-Purpose Business Solutions as an indication of supply and demand reflected in the average selling price. A high ratio can be interpreted as properties that are being sold at higher average prices in relation to the number of units sold. This could imply a willingness to purchase higher-priced properties or a scarcity in certain market segments, i.e. a supply constraint.

Figure 3: Number of housing units sold and the average annual price per unit for the period 2008 to 2018

Source: Prepared from data - Property24.com and own calculations

The value ratio suggests that from 2015 through 2017, higher-priced houses were acquired from the available supply of houses for sale with a slight tapering off in 2018. A similar trend occurred in 2012 and 2013, while 2015 apparently bucked the trend with a significant decrease (65%) in the average price of houses relative to 2014. The analysis over the period suggests that Stellenbosch experienced higher value ratios of above 4,0 over the past 10 years, except in 2011, 2014-2016 and 2018. Demand for higher priced houses on average is evident and it appears that supply is unable to meet the demand in the higher price segment.

- Current supply unable to meet demand for all housing types
- Demand for higher priced houses

If the emerging trends illustrated in Figure 3 would continue, average equilibrium prices for houses will increase due to the following reasons:

- Limited supply of new development stock;
- Lag in provision of supply due to inelasticity; and
- No or limited integration of various housing typologies in developments.

The only way to reduce the average equilibrium price or price points for residential dwellings is to permit development that underpins market demand for a range of housing typologies and implement policies that make it attractive for developers and investors to provide in the need for housing.

3.2 Trends in flat sales in Stellenbosch

The prices of flats have remained range bound from 2008 to 2013, as illustrated in Figure 4. Thereafter, the average price increased by 70,34% over the period 2013 to 2018, suggesting a tapering off in supply. Clearly, demand outstripped supply, hence a higher price equilibrium, which is also evident by a value ratio of 4,18 in 2018, the highest recorded figure over the period covered in the analysis.

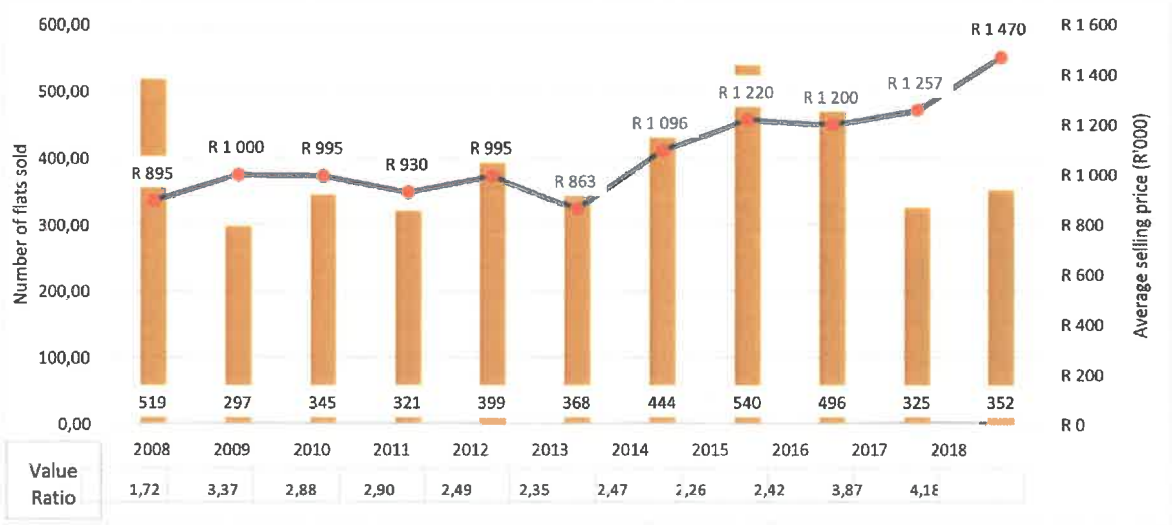


Figure 4: Number of flats sold and the average annual price per unit for the period 2008 to 2018
Source: Prepared from data - Property24.com and own calculations

3.3 Residential housing market stock

The residential market within Stellenbosch Town is mainly driven by households attracted by the rural lifestyle of the area, which is known for its beauty and unique quality of life. Demand for residential development is most active in Stellenbosch Town. Various factors are driving this market, including quality of life and Stellenbosch University, which is attracting students from across South Africa (and foreign countries) to the area. The student accommodation market is driving investment opportunities

such as buy-to-let, and this market has seen significant growth specifically in the Stellenbosch area. Figure 5 indicates sales in the Stellenbosch residential market over the past year.

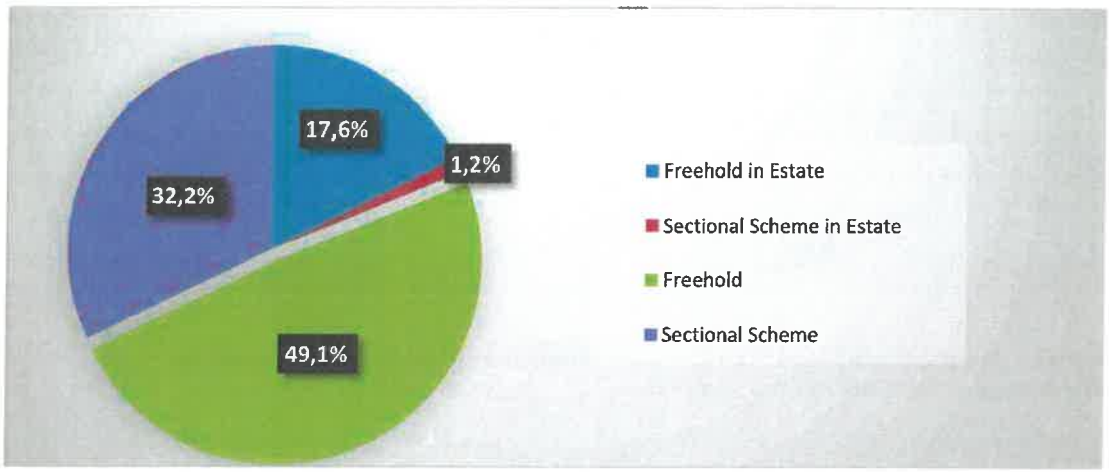


Figure 5: Stock of Stellenbosch residential units for different ownership options
Source: Lightstone data

The largest percentage of the current housing stock comprises of freehold properties (49.1%), followed by sectional scheme properties (32.2%) and freehold developments in estates (17.6%). The current residential sales market within the Stellenbosch area is mainly based on repeat sales, which indicates few new entrants into the market and a lag in or inelasticity of supply.

Estate agents in Stellenbosch indicate that residential property prices in Stellenbosch Town have been increasing, but lower growth rates are currently experienced in a dismal economic environment. Notwithstanding, increasing prices can mainly be attributed to the limited stock available to serve the high demand for residential units. Residents within the Western Cape (specifically Cape Town and Stellenbosch) as well as Gauteng purchase the majority of properties in Stellenbosch Town. Estate agents also indicated that properties are mainly purchased as a primary residence, but there is also a growing trend to purchase investment properties (specifically focussed on the student accommodation market).

3.4 Residential housing supply

The supply analysis entails research into the existing and the future planned residential units within the Stellenbosch area and specifically for Stellenbosch Town. The existing supply and possible future additions are indicative of the effective supply of residential units in the market.

Based on Census 2011 data and **building plans completed** between 2012 and 2016, it is estimated that the current supply of residential units in the Stellenbosch Municipal area is approximately 35 000 units. These residential units are distributed according to income categories as illustrated in Figure 6.

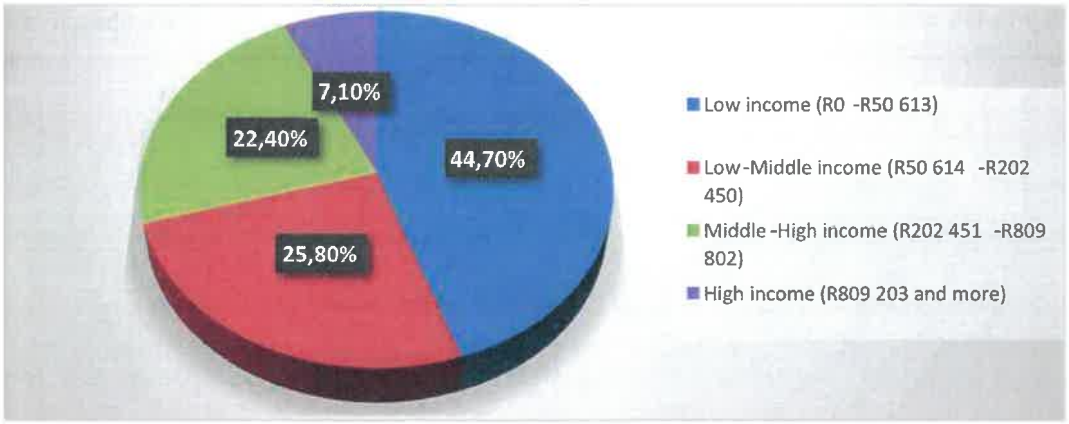


Figure 6: Supply of residential dwelling units based on household income categories
Source: Statistics South Africa and own calculations

Figure 7 illustrates the distribution of residential nodes throughout Stellenbosch Town (residential nodes are indicated with yellow, orange and pink areas).

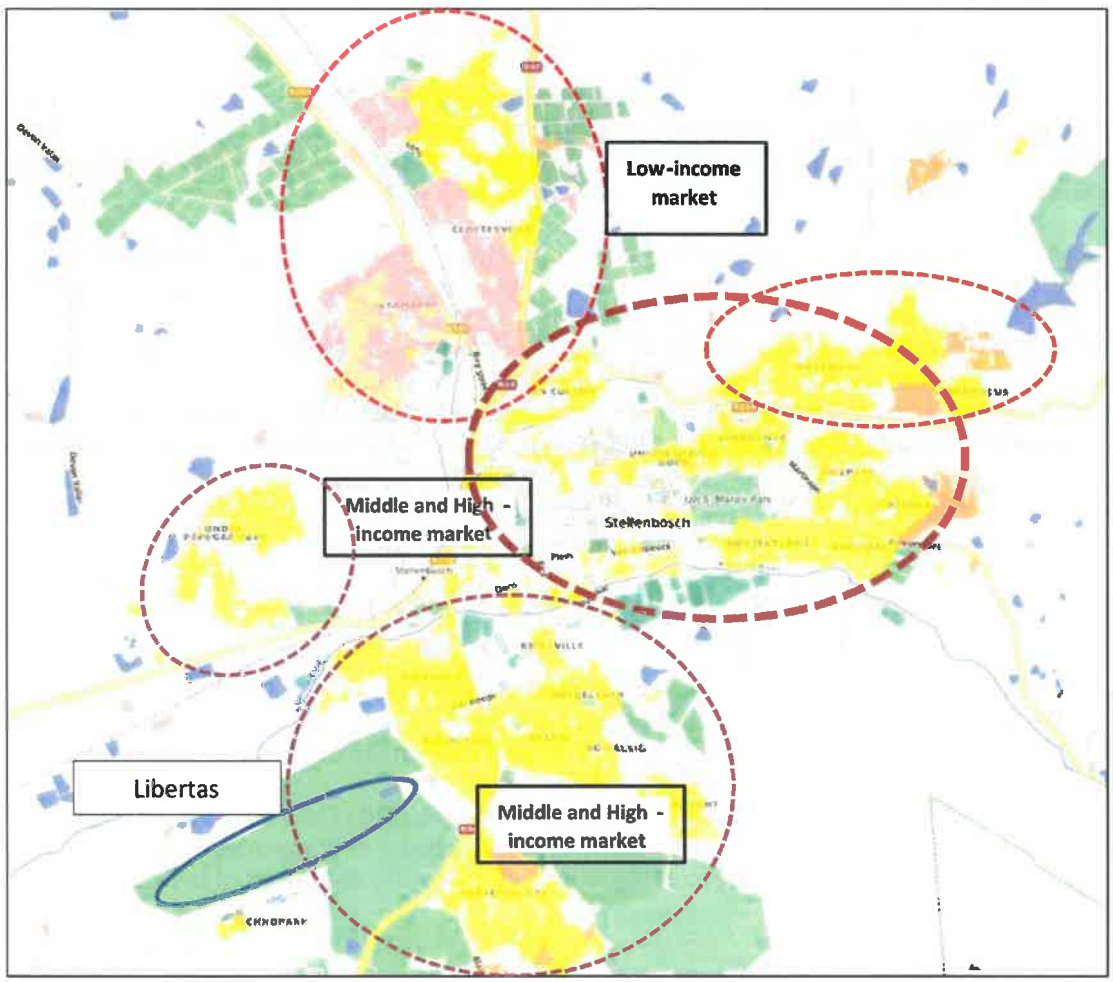


Figure 7: Distribution of residential nodes within Stellenbosch Town with an indication of the location for the Libertas development
Source: Mapable Database: Land Cover, 2016

3.4.1 Approved plans for residential development

Figure 8 illustrates the building plans passed by the Stellenbosch Municipality for the Municipal area. In the absence of specific nodal data for different towns within the Stellenbosch Municipal area, a need exists to apportion a part of building plans passed to Stellenbosch Town. The approach adopted is based on the proportional historic land take-up over the period 2000–2015 for different towns within the Stellenbosch Municipal area. For the purposes of the analysis, this mechanistic method assumes that historic land take-up will be maintained. Over the stated period, Stellenbosch Town accounted for 60% of the total take-up of land for residential purposes. The percentage is applied to building plans approved for the municipal area and assumes an alignment between the historic take-up of land and building plans passed for the different housing typologies.

The average number of square metres passed by the Stellenbosch Municipality per annum over the period 2007 to 2016[7] for dwellings units smaller than 80 m², dwelling units larger than 80 m², flats and townhouses was 5 345 m², 44 432 m², 9 342 m² and 1 540 m², respectively. The classification is based on standards of reporting by Municipalities as required by Statistics South Africa. Large standard deviations for housing types suggest that significant fluctuations occur from year to year. This is also evident in Figure 8.

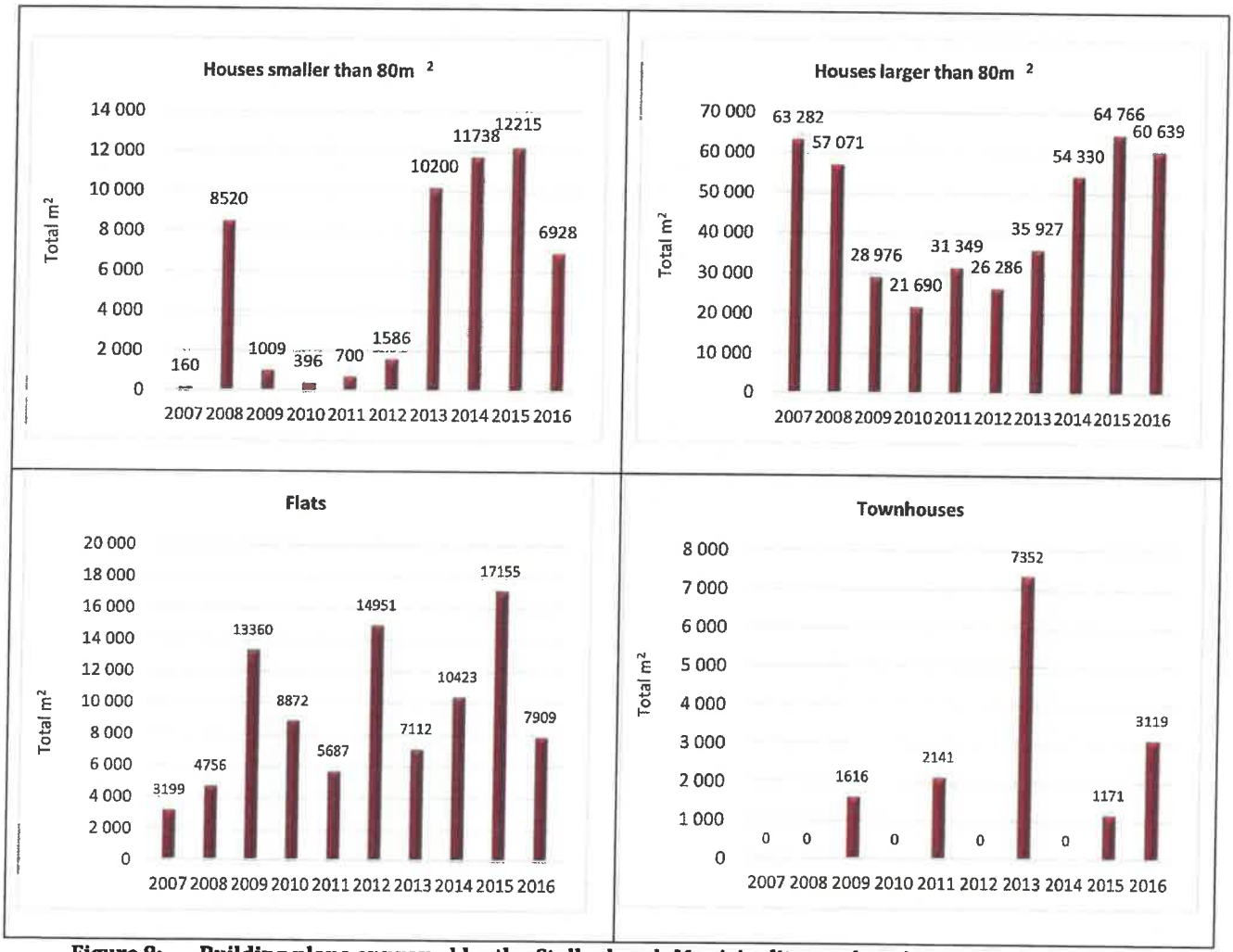


Figure 8: Building plans approved by the Stellenbosch Municipality per housing type per annum for the period 2007 to 2016

Source: Statistics South Africa

7 The latest building statistics report issued by Statistics South Africa is 2016 released on 29 August 2018

The square meterage of building plans approved for different housing types on an annual basis from 2007 to 2016 for Stellenbosch Town is indicated in Table 1.

Table 1: Estimated square meterage of building plans passed for different housing types on annual basis from 2007 to 2016 for Stellenbosch Town

<80m2 Building plans approved				>80m2 Building plans approved			
Year	Total m²	Annual %	% Total	Year	Annual m²	Annual %	% Total
2007	96	0,34%	0,24%	2007	37969	16,49%	94,96%
2008	5112	18,31%	12,11%	2008	34243	14,87%	81,13%
2009	605	2,17%	2,24%	2009	17386	7,55%	64,45%
2010	238	0,85%	1,28%	2010	13014	5,65%	70,06%
2011	420	1,50%	1,76%	2011	18809	8,17%	78,61%
2012	952	3,41%	3,70%	2012	15772	6,85%	61,38%
2013	6120	21,92%	16,83%	2013	21556	9,36%	59,29%
2014	7043	25,23%	15,35%	2014	32598	14,16%	71,03%
2015	7329	26,26%	12,82%	2015	38860	16,88%	67,96%
2016	4157	14,89%	8,81%	2016	36383	15,80%	77,15%
Total	27914	100,00%	8,81%	Total	230 206	100,00%	72,67%
Flats Building plans approved				Townhouses Building plans approved			
Year	Total m²	Annual %	% Total	Year	Total m²	Annual %	% Total
2007	1919	3,74%	4,80%	2007	0	0,00%	0,00%
2008	2854	5,56%	6,76%	2008	0	0,00%	0,00%
2009	8016	15,62%	29,71%	2009	970	13,16%	3,59%
2010	5323	10,37%	28,66%	2010	0	0,00%	0,00%
2011	3412	6,65%	14,26%	2011	1285	17,43%	5,37%
2012	8971	17,48%	34,91%	2012	0	0,00%	0,00%
2013	4267	8,32%	11,74%	2013	4411	59,87%	12,13%
2014	6254	12,19%	13,63%	2014	0	0,00%	0,00%
2015	10293	20,06%	18,00%	2015	703	9,54%	1,23%
2016	4745	9,25%	10,06%	2016	1871	25,40%	3,97%
Total	51309	100,00%	16,20%	Total	7368	100,00%	2,33%

Source : Statistics South Africa and own calculations

These figures were used to generate the average number of dwelling units per housing type per annum for an assumed house size shown in Table 2, and aligns with the analyses and metrics applied throughout this assessment. The building plans passed for Stellenbosch Town indicate that, assuming that these plans translated into completed buildings, the annual average supply from 2007 to 2016 included 40 units of 80 m², 103 of 260 m², 123 flats of 40 m² and 7 townhouses of 130 m².

Table 2: Number of dwelling units per annum based on average m² per housing type for Stellenbosch Town from 2007 to 2016

Type of units	Applied dwelling sizes (m²)	Average number of dwelling units p.a.
Smaller than 80 m²	80	40
Larger than 80 m²	260	103
Flats	40	123
Townhouses	130	7

3.5 Development "Pipeline"

A need also exists to factor residential projects into the equation that are in the planning stages or in different phases of the process from conceptualisation to pre-approval (prior to plans being approved by the Municipality). This data should be considered in the broader context of the analysis, do not necessary include all envisaged residential projects, are merely estimates of known projects, but do offer some indication of future supply based on a need perceived by developers.

Our research suggests that based on the housing typology adopted throughout this assessment, the envisaged supply for dwelling units covers an estimated period of 10 years with a split based on three, five and ten-year occupation periods. Figure 9 indicates an estimate of the number of units per housing type based on the three envisaged occupation timeframes.

Figure 9: Envisaged supply of different housing types for three occupation timeframes
Note: Estimates for the project pipeline include the Libertas project assessed in this report. The categories of dwelling units are based on the residential classification used by Statistics South Africa to ensure the necessary alignment
Source: Various

The envisaged supply of all housing types suggest that from 2020, occupation of 684 units (7,15%) is envisaged over the first 3 years; 3 786 (39,54%) for occupancy over the first 5 years; and 5 105 (53,32%) for occupancy over the first 10 years. The total number of units envisaged to be supplied over the following 10 years, is approximately 9 575. A breakdown of the envisaged supply is indicated in Table 3, which suggests that 42,27% of housing units supplied over 10 years accrue to dwelling units larger than 80 m², which are more aligned with middle to high-income groups; 29,87% to affordable housing (lower to middle-income groups);16,06% to townhouses (middle-income group); and 11,80% to flats.

9 575 new units envisaged for next 10 years as part of a Developer Pipeline

Table 3: Percentage contribution to potential supply for three occupation periods

Occupation period	Single (>80m²)	Affordable (<80m²)	Townhouse	Flats
3 years	13,20%	0,00%	5,88%	5,44%
5 years	29,63%	41,26%	60,13%	47,28%
10 years	57,17%	58,74%	33,99%	47,28%
Total	**100,00%**	**100,00%**	**100,00%**	**100,00%**
Percentage per housing type	42,27%	29,87%	11,80%	16,06%

4. NEED AND DEMAND FOR HOUSING IN STELLENBOSCH TOWN

In order to estimate the need and subsequent demand for housing in Stellenbosch Town, an understanding of two terms are required. The ***need*** for housing from an economic perspective refers to a want or is simply something that people desire to have, which they may (or may not) be able to obtain. ***Demand*** is an ***economic*** principle that describes a consumer's desire and willingness to pay a price for a dwelling unit and is able to do so, i.e. affordability, which is the conversion of "latent" demand (or the need) into effective demand.

The analysis focuses on two inputs required to understand and assess potential demand for housing in Stellenbosch Town, namely a forecast over 20 years of land take-up translated into demand by Rode and Associates ("Rode"), and commuter traffic entering Stellenbosch from different directions on a daily basis (the "cordon counts"). The latter would be used to understand whether the demand forecasts by Rode as adjusted could accommodate the potential need and subsequent demand from persons commuting to Stellenbosch on a daily basis.

4.1 Demand for residential accommodation in Stellenbosch Town

The Draft Municipal Spatial Development Framework (MSDF) (2019) refers to the Urban Development Strategy prepared by Rode and Associates in 2017. Reference is only made to indigent housing and housing of less than 80m² as defined by in Section 4.1.1. No consideration is given to middle and higher income housing or acknowledgment of the demand that exists in this market segment. This oversight is stated in the following extract as a passing comment in the Draft MSDF.

"It is evident that there is more than enough land to accommodate the indigent housing need. Although it is obvious that the market demand for development (for housing, commercial and industrial demand) also requires consideration in the MSDF, it is argued that providing housing opportunities (in whichever form) for the indigent is critical, whereas the municipality can exercise it discretion when considering market driven applications and thus have more control over the supply-side. **In any case, it is evident that there is also sufficient opportunity for market driven development** (p. 46)[but only at the discretion of the Municipality].

This statement is contradictory as no provision is made in the MSDF for middle and higher income market segments and appears more to be passing statement to appease developers.

Notwithstanding, the focus of the Rode forecasts stated in the UDS for the purposes of this report is the land take-up associated with houses larger than 80 m² and flats/townhouses as defined by Statistics South Africa. Several scenarios were developed by Rode to reflect different outcomes of possible future land take-up to address the housing demand for Stellenbosch Town over 20 years until 2036 and is acknowledged in the Draft MSDF.

4.1.1 20 -Year forecast in demand for housing

The FNB Property Barometer categorises houses in one of three categories: "Small-Sized Segment that include homes from 20 m² to 80 m², the "Medium-Sized Segment", which include homes from 80 m² to 230 m², and the "Large-Sized Segment" that include homes from 230 m² to 800 m² (http://www.wylie.co.za/wp-content/uploads/fnb-property-barometer_jul_2015_house-price-trends-by-home-size.pdf). Town houses would most likely be classified as part of the Medium-sized segment in terms of the FNB classification. Statistics South Africa defines townhouses as multiple, medium-density dwelling units

including cluster housing, group housing, simplexes, duplexes, triplexes and other similar dwelling units that are usually grouped together, with one level of each unit on ground level (http://www.statssa.gov.za/publications/P50411/P50411September2017.pdf).

The house-size trends emerging from the FNB Property Barometer also suggest that a move to smaller houses is gaining momentum, which is reflected in the building statistics of houses completed in the Western Cape. Stellenbosch could be considered an outlier in terms of the split between townhouses and flats, but it is not beyond the realms of possibility that such a trend could emerge in Stellenbosch for new developments based on market need and affordability.

A linear regression equation is fitted to historic data of the square meterage of completed flats/townhouses and houses larger than 80 m² to reflect a Business-as-Usual scenario[8]. A long-term trend line is used to extrapolate the demand for these property types for 20 years until 2036. This mechanistic method of trend extrapolation assumes that over the forecast period, demand will continue to grow at the constant growth rate implied by the fitted linear trend line. Alternatively, the method assumes growth in the demand for space (and ultimately dwelling units) is not influenced by economic factors.

Econometric models were developed to reflect the historic relationship between the square meterage of completed flats/townhouses and dwellings larger than 80 m², and macro-economic variables such as real GDP and interest rates for the Consensus[9] and Junk[10] scenarios. The models were then used to forecast demand for these property types for the period 2016 to 2021. For the forecasts beyond 2021, a long-term trend of completed flats/townhouses and houses larger than 80 m² is used to extrapolate the 5-year forecast until the end of the forecast period (2036).

Note that the demand forecast until 2021 (in terms of the macro-economic Consensus and Junk scenarios) used by Rode for houses larger than 80 m² and flats/townhouses, is subject to the inherent assumption that there has historically been sufficient developable land available in the municipal area. In other words, one therefore assumes that there was no land-supply constraints for development. If this was not the case, the forecast would be underestimated compared to the potential future demand.

Table 4 provides an indication of the number of units required per housing type as determined by Rode for the three scenarios in the **Stellenbosch Municipal area** by 2036. In order to determine a separate figure for flats and townhouses, a share of 86% of the total net land extent required for flats/townhouse in 2036 is allocated to flats based on its historic share of demand. Rode determined the number of flats required by dividing the forecast of land for flats by 78, which is the average size (m²) of flats completed between 1996 and 2015. The number of townhouses was determined by dividing the remaining share of the net land extent required in 2036 by 200, which is the average size (m²) of townhouses completed between 1996 and 2015 in the Stellenbosch Municipal area. The future demand for townhouses is likely not to reflect in the figures determined by Rode, which is based on historic take-up from 1996 to 2015. Townhouses could also be classified as houses of approximately 80 m² in size and therefore could be categorised in the housing typology category of units smaller than or equal to 80 m².

[8] The **Business -as-usual** scenario is a mechanistic line-of-best-fit extrapolation over a 20-year period (2016–2036) of historic demand in Stellenbosch municipality (1996–2015). This scenario implies the historic growth rate will be maintained, even though the country's economy might decelerate. This scenario is quite likely in light of the popularity of the Western Cape in general and Stellenbosch in particular.

[9] The **Consensus** scenario is based on the opinions of a panel of economists whom Rode polls every six months. In effect, their forecasts represent a low-growth scenario, compared with the average post-WWII GDP growth (which was three to three and half percent per annum).

[10] The **Junk** scenario is in effect a very-low-growth macroeconomic scenario, constructed by Rode. As the tag implies, it assumes a worsening political and economic environment over the period of the production of the demand forecasts.

Table 4: Combined demand for residential units by 2036 per housing type and by scenario for the Stellenbosch Municipal area

Type of housing	Business -as-Usual	Consensus	Junk
Houses smaller than 80 m²	23 106	25 417	20 796
Houses larger than 80 m²	3 057	2 018	1 117
Flats	2 886	3 220	2 370
Townhouses	183	204	150
Total units	**29 232**	**30 859**	**24 433**

Source: Rode and Associates (2017)

Note that the above calculations of future required land extent assume the demand for and supply of land are currently in equilibrium, i.e. there is no significant pent-up demand (demand that cannot be satisfied because of a shortage of developable land[11]). However, note that 'equilibrium' would implicitly assume that a proportion of developable land is permanently vacant and available for development in order to prevent pent-up demand developing, which is referred to by Rode as iron vacancy. This concept is analogous to an iron inventory of a retail business (or any business that has to keep inventory), i.e. a required minimum stock level in order to prevent the business running out of stock from time to time. What exactly this iron vacancy of developable land for a municipality is or should be, is unknown.

Based on the historic take-up from 1996 to 2015 for Stellenbosch Town as stated previously, it represented 60% of the take-up of all land developed across the Stellenbosch Municipal area. The figures in Table 5 reflect the number of units based on a positioning strategy determined by Rode and Associates for development in urban areas of Stellenbosch by 2036, with specific reference in this study to **Stellenbosch Town**.

Table 5: Scenario outcomes of demand for residential units by 2036 per scenario for Stellenbosch Town

Type of dwelling unit	Business -as-usual	Consensus	Junk	Average of scenarios
Houses smaller than 80 m²	16 868	18 554	15 181	16 868
Houses larger than 80 m²	2 598	1 716	950	1 755
Flats	2 453	2 737	2 015	2 401
Townhouses	156	173	128	152
Total units	**26 446**	**34 174**	**24 297**	**28 305**

Source: Rode and Associates (2017)

4.1.2 Alignment of affordability and the housing typology

Effective demand is created by the ability to pay for the dwelling, which in turns refers to affordability. An analysis was prepared to understand the alignment between loan repayments and price of dwelling units and the type of house. Affordability is based on 30% of a household's annual income, an interest rate of 10.5% and instalments payable over a period of 20 years. Table 6 provides an overview of the outcome of the analysis.

[11] Developable land means land that has a realistic potential of acquiring development rights

Table 6: Affordability analysis of bond repayment coupled to approximate unit price and the type of dwelling unit

Annual household income categories	Monthly bond repayments	Approximate cost per unit	Proposed type of residential
Low-income (R0 – R50 613)	R0 – R998	R0 – R100 000	Subsidised/ Social Housing (BNG)
Low to middle-income (R50 614 – R202 450)	R1 997 – R4 992	R200 000 – R500 000	GAP Housing
Middle to high-income (R202 451 – R809 802)	R5 990 – R19 968	R600 000 – R2 million	Middle-income – Apartments and small townhouses
R809 203 – R1.6 million	R24 959 – R39 935	R2.5 million – R4 million	Luxury duplex/single residential
R1.6 million – R3.2 million	R44 927 – R79 870	R4.5 million – R8 million	Luxury high-end single residential
R3.2 million and above	R84 862 and more	R8.5 million and above	

Note: The household income categories emphasised in the above table are aligned with the type of housing envisaged for the proposed Libertas project.

Based on the above affordability analysis, it is evident that the residential market consists of the following categories:

- Low and low- to-middle-income aimed at the BNG and GAP housing markets;
- Middle to high-income group – this market caters for young families, private student accommodation, households employed in blue-collar jobs (i.e. teachers, police officers, municipal workers, etc.); and
- Higher-income luxury market.

As indicated above, the **middle to high -income market** is specifically aimed at the following income brackets:

- R202 451 – R809 802 per annum income (units between R600 000 and R2 million)
- R809 203 – R1.6 million per annum income (units between R2.5 million and R4 million)
- R1.6 – R3.2 million per annum income (units between R4.5 and R8 million)
- R3.2 million and above per annum income (units R8.5 million and above)

The nature and scope of the Libertas development is likely aligned to a portion of the first category and categories 2 and 3 of households based on income levels.

4.1.3 Adjustment of Rode demand forecasts

Accurate forecasts of demand related to the housing typology over the next 20 years are impossible. Given the context provided above and based on emerging market trends, an adjustment is made to the demand forecasts for different housing types prepared by Rode in order to reflect a higher need for town houses and larger homes. Although the market will dictate demand and developers will react accordingly, the tendency to provide for smaller erf sizes and smaller houses in medium to high-density developments is gaining momentum. In order to reflect the principles stated above, the following adjustments are made to the baseline allocation of demand for different types of dwelling units determined by Rode.

- Current size and consequently the number of townhouses as per the Rode forecast, are adjusted down from a dwelling size of 200 m^2 to reflect a size of 130 m^2, which implies that the base number determined by Rode, increases by a factor of 1,5384.
- Twenty percent (20%) of the houses smaller than 80 m^2 as determined by Rode are re-allocated to townhouses. This figure is divided by a factor of 1,625 to reflect the need to increase the size of the house to 130 m^2, which implies less units of 80 m^2 or smaller are available.
- Twenty-five percent (25%) of houses smaller than 80 m^2 in the affordable category are allocated to the category of houses larger than 80 m^2. Note that Rode used a house size of 260 m^2 to reflect the size of a house in the category above 80 m^2. The re-allocation of houses from the smaller than 80 m^2 category required a downwards adjustment of the number of units re-allocated to the above 80 m^2 category; a factor of 3,25 was therefore applied.

Our analysis of emerging trends suggests that the 20% and 25% re-allocations stated above is not unrealistic in terms of the envisaged market supply dynamics, project ideas, conceptualisation and developer risk and returns.

The re-weighting per scenario is indicated in Table 7 for the housing types based on the baseline forecasts prepared by Rode. In terms of the categorisation adopted by Rode, the combination of affordable houses smaller than 80 m^2, flats and townhouses when compared to houses larger than 80 m^2, represented a split of 91% to 9%. The adjusted allocation reflects a split of 84% to 16% for the stated two respective categories.

Table 7: Percentage allocation adopted by the Rode forecast per housing type for each scenario versus the adjusted percentages based on the reallocation of units

	Business -as-Usual scenario		Consensus scenario		Junk scenario		Consolidated adjustment
Housing type	Rode	Adjusted	Rode	Adjusted	Rode	Adjusted	
Houses smaller than 80m^2	76%	51%	80%	54%	83%	56%	**54%**
Houses larger than 80m^2	12%	20%	7%	15%	5%	13%	**16%**
Flats	11%	13%	12%	14%	11%	14%	**14%**
Townhouses	1%	16%	1%	16%	1%	17%	**16%**

Source: Rode and Associates (2017) and own calculations

Table 8 indicates the result of the adjustments for **Stellenbosch Town** made to the baseline allocation of dwelling units by Rode in the forecast to 2036. The percentage allocation was recalculated to include affordable houses of smaller than 80 m^2, houses larger than 80 m^2, flats and townhouses. The findings suggest that 464 houses smaller than 80 m^2, 140 larger than 80 m^2, 120 flats and 141 townhouses, or a total of 865 dwelling units per annum on average, are required to serve the demand for dwelling units. Also note that due to reallocation and adjustments, the total number of units required by 2036 are 17 301 as opposed to the 28 305 stated in the Rode forecast.

Housing demand per annum on average :

- 464 houses <80 m^2
- 140 houses >80 m^2
- 120 flats
- 141 townhouses

Table 8: Adjusted demand for housing types in Stellenbosch Town with an annual average of the scenarios over a period of 20 years

Type of house	Business -as-Usual scenario	Consensus scenario	Junk scenario	Average of scenarios	Average per annum over 20 years
Houses smaller than 80 m^2	9 277	10 205	8 349	9 277	464
Houses larger than 80 m^2	3 636	2 857	1 884	2 793	140
Flats	2 453	2 737	2 015	2 402	120
Townhouses	2 835	3 121	2 532	2 829	141
TOTAL	**18 201**	**18 920**	**14 780**	**17 301**	**865**

Source: Rode and Associates (2017) and own calculations

The greatest demand is for houses smaller than 80 m^2, which represents 53,6% of the total annual demand. Similar numbers of town houses and houses larger than 80 m^2 are required on an annual basis, while 120 flats per annum on average are required to cater specifically for the student and young working adult market.

One in every two dwelling units demanded is part of the affordable category (houses smaller than 80 m^2)

5. SUPPLY AND DEMAND FOR RETAIL IN STELLENBOSCH

A study market undertaken by Urban Econ (2016) provides context for the assessment of supply and demand for future retail space in the Stellenbosch Municipal area. It is not anticipated that the situation has changed significantly since 2016, particularly in the Stellenbosch Town area.

There are some smaller retail nodes throughout the Stellenbosch Municipal area that are servicing convenience shopping through neighbourhood centres. There are two main retail nodes, namely Stellenbosch CBD (including Eikestad Mall and the Checkers Centre) and Stellenbosch Square.

New residential developments will result in derived demand for retail space. This mainly includes the proposed plans by the Municipality for social and GAP housing because the other development plans have not been approved and various constraints were raised by the municipality regarding the various developments.

Leakages also occur where households do retail shopping in other areas, mainly relating to destination offerings such as Somerset Mall, Waterstone Village, etc. in acceptable travel distances for Stellenbosch residents, especially to the southern areas of Stellenbosch Town. Stellenbosch residents that work outside the municipal area also cause leakages.

Retail in Stellenbosch benefits from students travelling to the area, tourists visiting the area, people living in areas outside the municipal area, but working in the Stellenbosch Municipal area and demand derived from future developments, whether commercial or residential.

Urban Econ estimated in 2016 that there is approximately 170 000 m² of retail space in the Stellenbosch Municipal area (excluding activities on farms) that represents the supply side. Demand for retail space in 2016, 2019, 2022 and 2026 is estimated as follows:

2016: 152 257 m²
2019: 191 250 m² (growth rate from 2016 to 2019: 2,58%)
2022: 225 454 m² (growth rate from 2019 to 2022: 2,85%)
2026: 295 560 m² (growth rate from 2022 to 2026: 4,21%)

In terms of the net effective demand, an oversupply of 17 743 m² was prevalent in 2016. An undersupply 21 250 m² was forecast by 2019, while this figure increases to 55 454 m² in 2022 and 125 560 m² in 2026. These forecasts assume that any additional retail will be absorbed.

The supply, demand and net effective demand together with the annual compounded growth rate in retail space requirements, are illustrated in Figure 10.

Important to note that although this is based on the Stellenbosch Municipal area, the majority of the demand will be attributed to the Stellenbosch Town due to it being the major economic node of the municipality.

In terms of the Libertas proposal, it includes a community type retail centre that will provide a GLA of 15 000 m². This contributes 70,58% to the net effective demand for retail space as forecast in 2019, 27,05% in 2022 and 11,95% in 2026, all other things kept constant. This also does not consider retail projects in the planning phase, proposed, submitted or in process with the Stellenbosch Municipality.

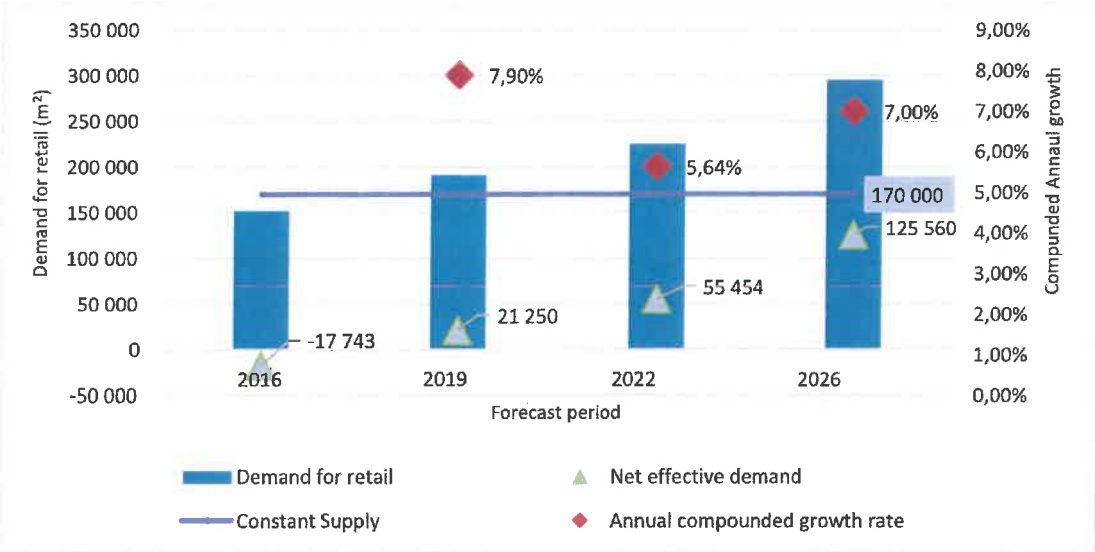


Figure 10: Demand and supply for retail space in the Stellenbosch Municipal area in 2016, 2019, 2022 and 2026 together with annual growth rates

Note: A negative net effective demand implies that there is an oversupply of retail space

6. SUPPLY AND DEMAND FOR OFFICE SPACE IN STELLENBOSCH

The main office nodes include Stellenbosch CBD, Techno Park and Stellenpark Business Park. It is estimated by Urban Econ (2016) that there is approximately 208 724 m² of office space in the Stellenbosch Municipal area, of which a large portion accrues to Stellenbosch Town.

Estimates of the demand for office space in 2016, 2019, 2022 and 2026 are as follows:

- 2016: 244 608 m²
- 2019: 250 936 m² (growth rate from 2016 to 2019: 2,58%)
- 2022: 258 097 m² (growth rate from 2019 to 2022: 2,85%)
- 2026: 268 976 m² (growth rate from 2022 to 2026: 4,21%)

A net effective demand for 35 866 m² of office space was estimated in 2016. This was anticipated to grow to 42 193 m² in 2019, 49 355 m² in 2022 and 60 234m² in 2026. An undersupply of office space already exists. The net demand for office space should also be considered in terms of the forecast by Rode and Associates that alluded to a net effective demand of approximately 77 000 m² in 2036. Irrespective of the source of the forecast, a current undersupply of office space exists in Stellenbosch.

The supply, demand and net effective demand together with the annual compounded growth rate in office space requirements are illustrated in Figure 11.

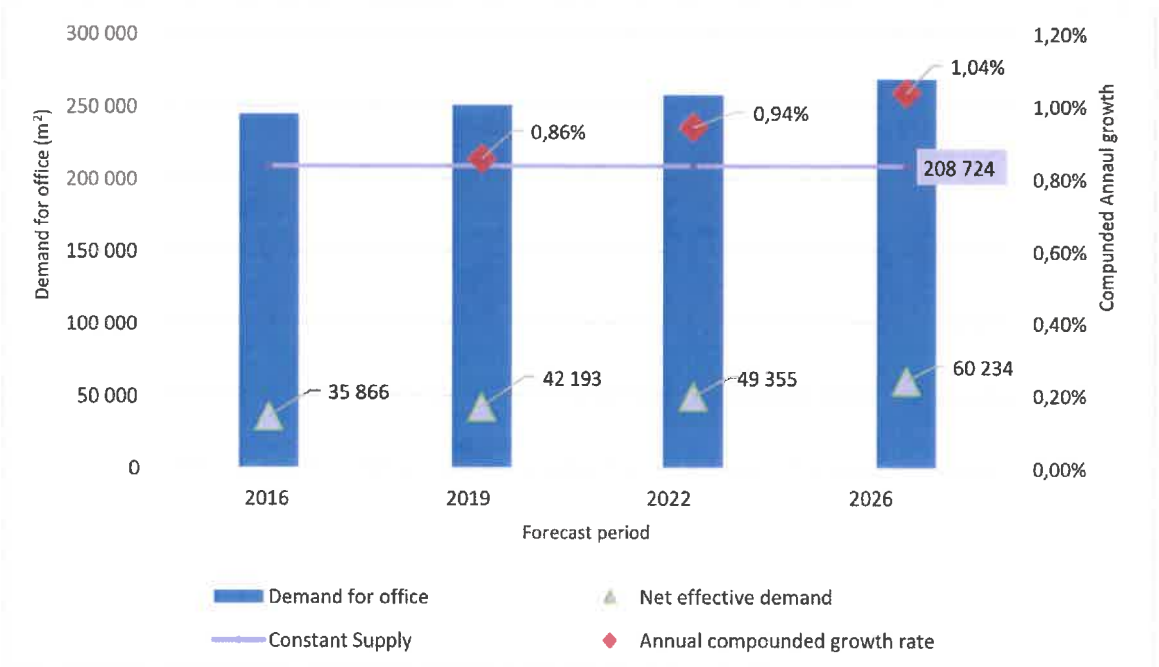


Figure 11: Demand and supply for office space in the Stellenbosch Municipal area in 2016, 2019, 2022 and 2026 together with annual growth rates

The Libertas proposal for office space provides for a GLA of 78 000 m². If aligned to the forecasts illustrated above and not in terms of any phasing, the Libertas proposal will exceed to net effective demand by 129,50% in 2026, once again all other things kept constant. This also does not consider office projects in the planning phase, proposed, submitted or in process with the Stellenbosch Municipality.

7. ALIGNING COMMUTER TRAFFIC AND DEMAND FOR HOUSING

7.1 Linkage between commuting employees and housing demand

Housing demand is traditionally based on population growth and is influenced by factors such as income levels, access to finance and market conditions. A requirement also exists to align the housing need with employment generated by existing and new development opportunities, as the current demand for employment cannot be met from internal supply, i.e. many people live elsewhere and commute to their place of employment in Stellenbosch Town. This results in various other issues, such as the exacerbation of an already congested road and parking network, increase in property prices and negative effect on household lifestyles.

A large number of people commute daily to Stellenbosch Town for work, with many of these commuters that cannot afford to purchase a dwelling unit in Stellenbosch. Figure 12 illustrates current and new employment in the commercial, retail and industrial sectors in relation to persons that live and work in Stellenbosch Town and those that commute on a daily basis together with the potential need for housing.

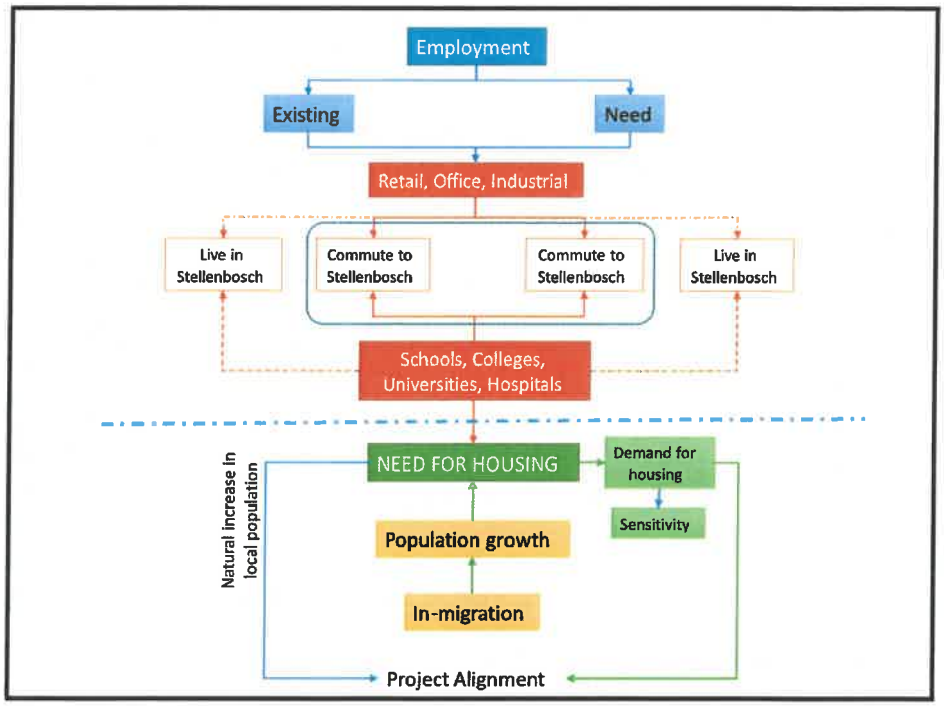


Figure 12: Contextualisation of employment by commuters travelling to Stellenbosch and the need for housing

Source: Multi-Purpose Business Solutions

The approach adopted to ascertain the potential demand for housing is based on an understanding of the existing supply and future demand for retail, commercial and industrial space. A need therefore exists to determine the number of people that work in the businesses and institutions operating in Stellenbosch Town. The approach adopted is based on a determination of the total GLA occupied by businesses in the retail, office and industrial sectors, and applying employee densities to obtain an estimate of the number of people being employed within Stellenbosch Town.

Stellenbosch Town has various JSE-listed entities, other large unlisted businesses, a large education sector comprising primary, secondary and tertiary institutions, hospitals and other public and government institutions. These entities include among others, Stellenbosch University, Capitec, MediClinic, Remgro, Parmalat, Distell, Boland College, Stellenbosch Municipality, Stellenbosch and MediClinic hospitals, etc.

After characterising the employment population of Stellenbosch, it is necessary to determine what percentage of employees that work at these and other firms, are domiciled in Stellenbosch Town versus those that commute on a daily basis from the surrounding towns or the CMA.

The maximum need for housing is derived from estimates of the existing number of employees commuting daily to Stellenbosch Town and the "potential" number of new employment opportunities that any new retail, commercial and industrial development would generate. We assume that displacement and substitution is likely to occur, but when applied to persons that commute to Stellenbosch Town, the impact is zero as the vacant position is filled by another person who either originates from within Stellenbosch Town or forms part of the commuter work force. This is obviously not possible to determine without primary research.

7.2 Need and demand assessment of commuters

Cordon traffic entering Stellenbosch from various access routes determined by Royal Haskoning DHV for the Stellenbosch TOD study (2016), was considered as a point of departure. The cordon counts of vehicles were translated into a figure representing the number of persons entering Stellenbosch during the daily commute by using the Hatch-Goba (2015) study, which drew on information from a study prepared by Jeffares and Green in 2010.

It was apparent from the Hatch-Goba survey (2015) among the larger employers in Stellenbosch (i.e. Distell, MediClinic, Remgro, Parmalat, Denel and Stellenbosch Municipality) that 80% of the workforce use a car for travelling to work, while 20% of employees make use of a lift club on a regular or irregular basis (p. 23). Jeffares and Green (2010) determined that occupancy per vehicle ranged between 1,1 and 2,6 for high- and low-income groups, respectively. We adopted a vehicle occupancy ratio ranging from 1,1 to 2,6 based on the distance travelled and the origin of the vehicles entering Stellenbosch Town. In other words, longer travelling distances would assume greater vehicle occupancy levels.

- 14 409 commuters entering Stellenbosch in morning peak traffic
- 11 527 commuters working in Stellenbosch

These ratios were applied to determine the number of individuals entering Stellenbosch Town in the morning peak from 7:00 to 9:30, which is estimated at 14 409. It may also be argued that the peak starts at 6:30, which results in an undercount of traffic entering Stellenbosch.

Jeffares and Green (2010) determined that 20% of the vehicles could be considered as through-traffic (Hatch-Goba, 2015, p. 11). The adjusted number of people commuting to and working in Stellenbosch Town is therefore 11 527. Once the number of persons commuting was determined, the Hatch-Goba 2015 study relying on the Jeffares and Green estimates, determined that 40% of the Stellenbosch work force resides in neighbouring towns from where they commute every day, while 25% of Stellenbosch University students commute from neighbouring towns. The cordon counts, through-flow, vehicle occupancy and employees residing outside Stellenbosch Town form the basis for the baseline establishment of the need for dwellings units.

Stellenbosch University students were deducted from the baseline as they could not realistically be considered as potential purchasers of dwellings in Stellenbosch Town. A ratio of 40%, as indicated above, was applied to the remaining part of the workforce entering Stellenbosch Town on a daily basis.

This implies a figure of 6 527 that could be considered as part of the potential take-up of dwellings in the future. We assumed that the number of commuters would increase by 1,52% per annum, which is derived from the estimated annual growth in retail, commercial and industrial development envisaged for Stellenbosch Town as determined by Rode for the following 20 years.

However, it is unrealistic to assume that 8 830 people working in Stellenbosch Town by 2036 forming part of the daily commuting workforce that reside elsewhere, would be able to afford to purchase a dwelling and/or even be willing to or want to live in Stellenbosch Town. Although affordability can be determined based on categories of income, no personal or household income data are available from commuters, neither any indication of whether or not they would exercise a choice to live in Stellenbosch Town. Choice could be influenced by financial, general economic conditions, family structures and other decisions.

8 830 people working in Stellenbosch Town by 2036 would form part of the daily commuting workforce

A factor that further affects the need for housing and ultimately demand is in-migration, which could be due to the following:

- People move to Stellenbosch Town in response to a need for additional staff by existing commercial or public/government institutions;
- People move to Stellenbosch Town, but work elsewhere in the Winelands District or in the CMA;
- Normal population progression of people that were raised in Stellenbosch, accepted employment and remained here, creating further demand.

These categories of persons/households also form part of the potential need, which as indicated, translates over time into demand for housing. The limitations of the analysis thus far relate to the following:

- No data on the household income levels of persons commuting to Stellenbosch Town are available;
- No data on preferences to reside in Stellenbosch could be considered;
- Population projections can offer an indication of the population growth, which then address the categories of persons highlighted above, but current data are estimates and subject to a large margin of error.

It is not the purpose of this report to assess whether or not development can occur, which is affected (among others) by the Municipality's financial ability to provide infrastructure, planning policies and market conditions, but how the potential need could translate into effective demand. Consequently, it is required to align the demand forecasts by Rode as adjusted, with the potential demand suggested by commuter traffic.

For the purposes of further assessing the potential demand from commuter traffic, the demand, which represents the take-up of residential units and commercial opportunities as determined by Rode and Associates for input into the Draft Stellenbosch Urban Development Strategy (UDS) (2017), is used as a base. The percentage contributions of different housing types determined by Rode are amended and applied to the dwelling need by commuters (see Section 4.1.3).

7.3 Aligning the Rode demand forecast and potential commuter need for dwelling units

Annual housing need:

- 371 units for middle-income category
- 70 units for high-income category
- Coverage 1,95 to 1,98

Rode forecasted demand for housing based on different housing types that included houses smaller than 80 m^2 (affordable), houses larger than 80 m^2, flats and townhouses. The percentage split between the housing types was applied to the housing need in order to estimate an effective demand from persons commuting to Stellenbosch. Table 9 indicates an example of the split for 100% of commuters (8 830) that could express a need for dwellings in Stellenbosch Town based on the adjustment of the Rode demand forecasts for middle-income and high-income groups. The average need for dwelling units per annum based on the commuter need is 371 (for the middle-income category) and 70 (for the high-income category) over the next 20 years. The Rode adjusted forecasts suggest demand for 725 and 140 units for the middle-income and high-income groups, respectively. From a break-even perspective, the average annual demand determined by Rode as adjusted covers the estimated need of the middle-income commuting group (taken as 100%) by 1,95 times and the high-income need by 1,98 times.

Table 9: Break -even analysis for alignment of Rode demand forecasts and need from 100% of persons commuting to Stellenbosch

	BAU Scenario	Consensus Scenario	Junk Scenario	Average Need p.a.	Break-even percentage	Break even	Adjusted Rode Forecast	Demand average p.a.	Difference
Middle Income – Apart. & small									
Houses smaller than 80m ^{2}, flats & townhous	7067	7498	7706	371	195,43%	725	14508	725	0
High income									
Houses larger than 80m ^{2}	1764	1334	1126	70	198,34%	140	2793	140	0

Source: Multi-Purpose Business Solutions

Annual average housing demand with 50% take -up:

- 186 units for middle-income category
- 35 units for high-income category

A sensitivity analysis was applied to determine a more realistic demand of the commuter need for dwellings in Stellenbosch Town. The figures in Table 10 indicate the estimated percentage of the need that could be converted to effective demand, which assumes that commuters can afford to purchase a dwelling and would choose to stay in Stellenbosch. A 50% take-up (or demand for dwellings) indicates a requirement for 186 units in the middle-income and 35 units in the high-income category per annum on average over the next 20 years.

Table 10: Sensitivity analysis of potential demand derived from the need for different types of dwelling units by commuters

Sensitivity analysis	Rode adjusted	Commuter demand for dwellings			
(Demand per annum)	avg. p.a.	100%	75%	50%	25%
Middle Income – Apart. & small					
Houses smaller than 80m ^{2}, flats & townhous	725	371	278	186	93
High income					
Houses larger than 80m ^{2}	140	70	53	35	18

Figure 13 is an illustration of different demand levels derived from the commuter need. It is clear that irrespective of the commuter need, the Rode adjusted forecasts would still be able to absorb any demand that would be realised from commuters acquiring dwelling units of the different housing types in Stellenbosch Town.

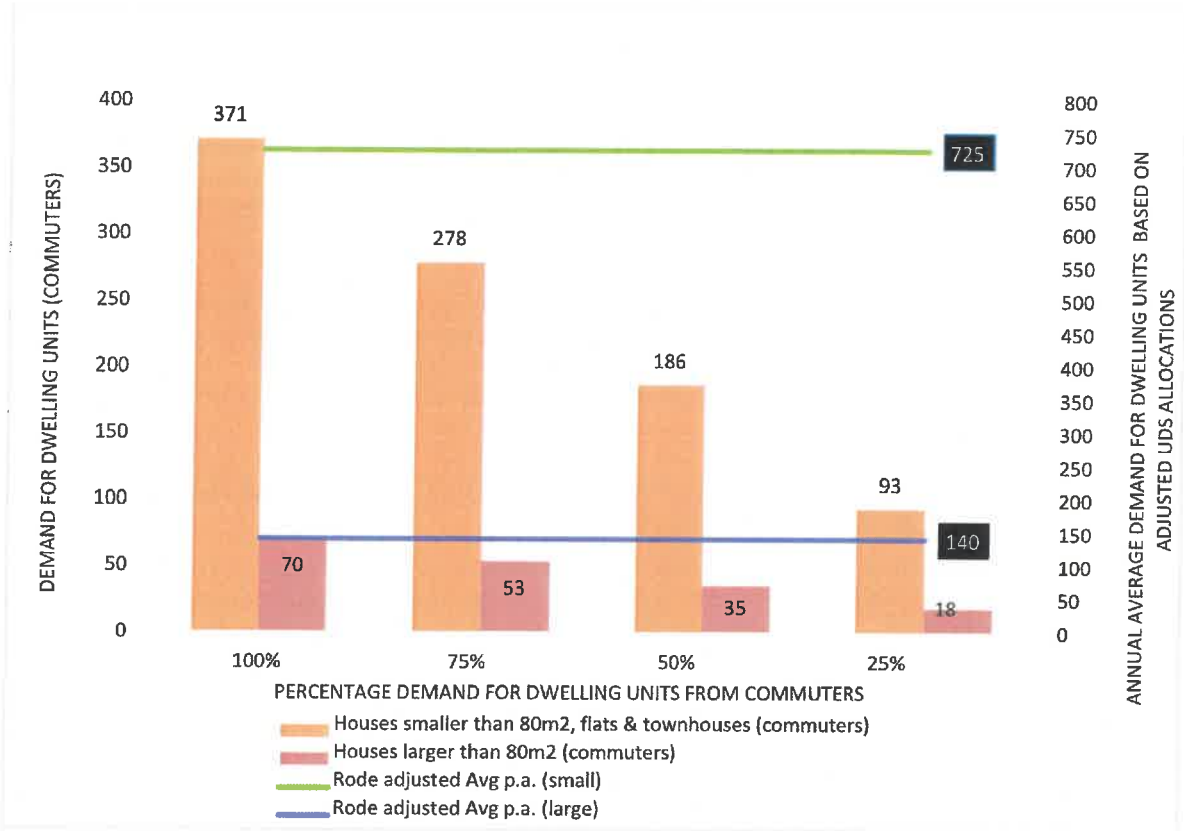


Figure 13: Alignment of potential need for different housing types based on commuters with the Rode demand forecasts for dwelling units

An application of the sensitivity analysis indicates that even with the adjustment of demand for housing types adopted by Rode, the adjusted demand forecasts would be sufficient to cover the need that may emanate from commuters. The findings are indicated in Table 11.

Table 11: Coverage ratios of commuter housing need for different dwelling types (categories)

Housing category	Coverage of possible commuter demand by adjusted Rode forecasts			
	100%	75%	50%	25%
Houses smaller than 80m ^{2}, flats & townhouses	2,0	2,6	3,9	7,8
Houses larger than 80m ^{2}	2,0	2,6	4,0	7,9

The take-out of the analysis of the potential commuter need for dwelling units, suggests that the demand projections determined by Rode as adjusted is sufficient to cover a 100% of the need that may arise from commuters. This effectively implies that any demand for dwelling units derived from the commuter need, is absorbed in the projections for all types of housing considered in this analysis.

8. DEMAND FOR DWELLING UNITS ARISING FROM COMMERCIAL DEVELOPMENT

The analysis considered in the previous sections was based on the current workforce commuting to Stellenbosch on a daily basis. It is assumed that businesses in Stellenbosch Town are operating at near full employment capacity and that no substantial vacancies exist. It is further assumed that additional capacity is available from persons residing in Stellenbosch Town for the nature and scope of jobs required by existing firms operating in Stellenbosch Town. Consequently, development of any additional retail, commercial and industrial activity, especially in the office and retail space, as well as development of special purposes properties (e.g. schools) would require employees that also originate from outside Stellenbosch Town.

It is also accepted that the substitution effect would occur among existing businesses and people moving to other new opportunities in Stellenbosch Town due to retail, commercial and industrial developments, who will be replaced by new persons and therefore create new demand. Hence, for the purposes of the next part of the analysis, it is assumed that no additional employment is available to be met from internal (Stellenbosch Town) supply.

The additional need for dwelling units arising from future retail, commercial and industrial development is based on the following principles:

a. The forecast of demand for retail, industrial and office space in Stellenbosch Town over the next 20 years prepared by Rode, forms the basis of the calculation to determine the potential need for dwelling units. If these are aligned to the Urban Econ (2016) estimates for Stellenbosch Municipal area, the following outcomes are recorded:

	2036	2026
Adjusted for an applicable to Stellenbosch Town	**Rode & Associates (2017)**	**Urban Econ (2016)**
Gross Lettable Area (GLA) (effective demand)	Average m² for three scenarios	Net effective Demand (m²)
Retail	69 282	106 726
Industrial	34 263	192 100
Office	77 204	48 187

Notes:

i. The attribution to Stellenbosch Town is 85% retail, 20% industrial and 80% office applied to both sources of the forecasts.

ii. The period used for analysis is also different with a 10 year and 20 year horizon

iii. The differences are also large and the bases may differ. Consequently, it was decided to use the lower of the forecasts. This implies using the Rode forecasts for retail and industrial and the Urban Econ forecast for a future estimate of office space, even though the periods applicable to the forecasts differ.

b. Typical employment densities expressed as a full-time equivalent job per m² are used to determine the potential number of employees that would be required:

- Industrial: 47 m²
- Office: 16 m²
- Retail: 15 m²

c. Densities are applied to the Gross Lettable Area (GLA) to determine the number of employees; and

d. The same factors and ratios applied to the cordon counts are used to determine the number of employees that would originate from outside Stellenbosch.

8.1 Impact of retail, commercial and industrial development

Our analysis suggests an average of 418 employees per annum is required for new retail, office and industrial development in Stellenbosch Town over a period of 20 years, of which 167 persons would originate from outside Stellenbosch and 251 would acquire housing in Stellenbosch Town, thus creating further demand. The 40% applied to the workforce originating from neighbouring towns could be higher depending on the nature and scope of skill levels required and the assumption that more than two-thirds of the economic activity in Stellenbosch Town is generated by businesses operating in the tertiary sector of the economy. The same percentages adopted for the assessment of the housing need from commuters are applied to the need for housing due to future development. This is required in order to achieve the necessary alignment between demand for housing from commuters and demand that arises from future commercial, retail and industrial development.

An additional 122 vehicles per annum on average would enter Stellenbosch Town due to the rollout of retail, commercial and industrial development over 20 years. We assumed a worst-case scenario with one occupant per vehicle, i.e. 122 extra persons are factored into the 8421 calculated in Section 5.2.

The previous analysis was based on number of vehicles and vehicle occupancy, while the analysis in this section uses a different approach based on employment densities. The application of the employment densities suggests that 167 persons would work in Stellenbosch Town, but originate from elsewhere. A difference of 45 persons occurs due to the different approaches.

Table 12 indicates that the average demand per annum based on the Rode forecast for retail and industrial space and Urban Econ forecast for office space in Stellenbosch Town over the next 20 years ranges from 42 to 167 dwelling units for take-up percentages ranging from 25% to 100% for those persons that commute to Stellenbosch. A further 70 to 278 persons could take up residence in Stellenbosch based on the application of the sensitivities.

Table 12: Sensitivity analysis of the potential need for dwelling units arising from non -residential development

Sensitivity analysis for number of units based on annual average (commercial, retail & industrial development)				
	100%	**75%**	**50%**	**25%**
Middle to High Income				
Houses smaller than 80m ^{2}, flats & townhouses (commuters)	141	105	70	35
High income				
Houses larger than 80m ^{2} (commuters)	27	20	13	7
Total	167	125	84	42
Middle to High Income (residing in Stellenbosch Town)				
Houses smaller than 80m ^{2}, flats & townhouses (residents)	234	175	117	58
High income (residing in Stellenbosch Town)				
Houses larger than 80m ^{2} (residents)	44	33	22	11
Total	278	209	139	70

A need also exists to include an additional 251 persons arising from future retail, commercial and industrial development that would reside in Stellenbosch Town, using the upper figure of the commuters as the base. In terms of understanding the total demand, an additional 278 persons are

added to the potential need for dwelling units to prevent double counting, i.e. not all 418 persons representing the employment requirement for Stellenbosch Town due to future retail, commercial and industrial development.

Figure 14 is an illustration of different demand levels derived from the commuter need. It is clear that irrespective of the commuter need, the Rode and Urban Econ forecasts would still be able to absorb any demand for dwelling units for the different housing types that would be realised from non-residential development in Stellenbosch Town.

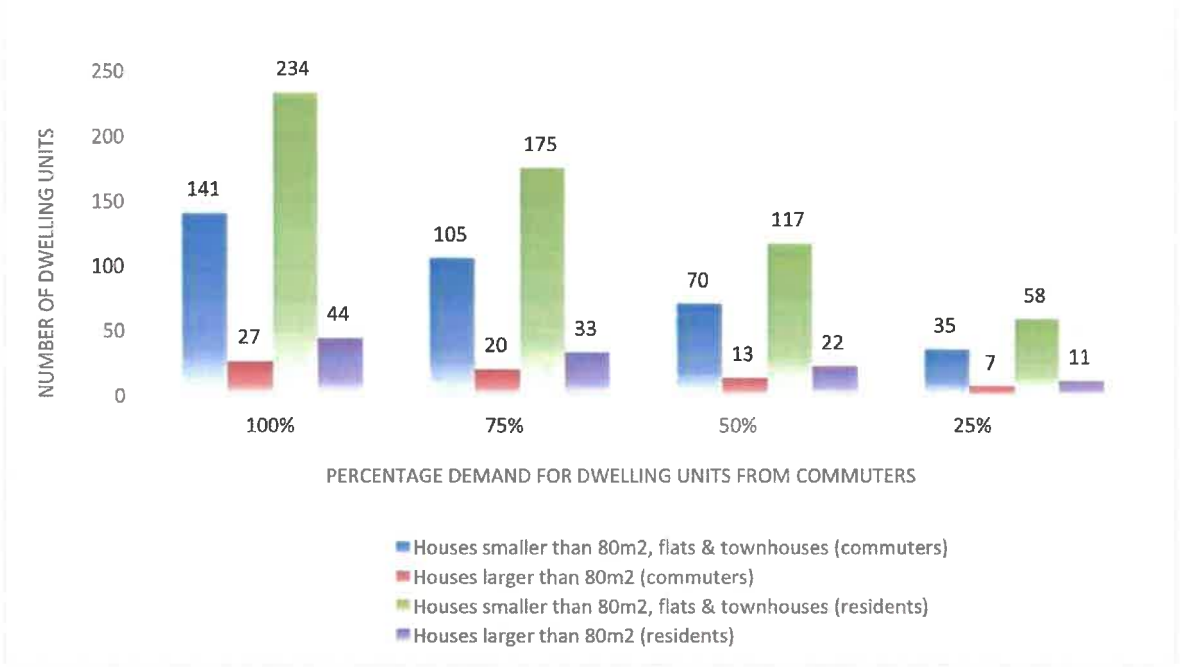


Figure 14: Alignment of potential need for different housing types from commuters and Stellenbosch Town residents with the Rode and Urban Econ forecasts for dwelling units arising from non -residential development

8.2 Metrics for analysis of future commercial development

It is useful to understand the figures derived from the analysis in the context of the relationship between two variables, i.e. vehicle traffic and commercial development. We determined that the addition of 53 m² of retail, office and industrial space would result in one additional vehicle entering Stellenbosch Town daily for work. Furthermore, one additional employee will originate from outside Stellenbosch Town for every 45 m² of GLA developed in Stellenbosch Town. Assuming the remainder of the need that arises from future commercial development arises from persons that want to reside in Stellenbosch Town, one additional employee originates from within Stellenbosch Town for every 27 m² of GLA developed. These ratios are derived from figures calculated from the assumptions applied in the analysis.

- **1 additional vehicle will enter Stellenbosch Town for every 53 m² of GLA developed**
- **1 additional employee will originate from outside Stellenbosch Town for every 45 m² of GLA developed**
- **1 additional employee would/could reside in Stellenbosch Town for every 27m² of GLA developed**

9. CONSOLIDATED DEMAND FOR DWELLING UNITS

The potential demand for dwelling units related to current commuters is added to the demand that could be generated from additional commuters entering Stellenbosch Town as well as persons that would/could reside in Stellenbosch Town due to future commercial, retail and industrial development.

Table 13 indicates the consolidated demand for dwelling units from current and additional commuters with the latter representing an increase in commuters due to commercial, retail and industrial development over time. An average annual need for dwelling units from commuters ranges from 140 to 725, with 50% that could represent effective demand for 303 houses smaller than 80 m², flats and small town houses and 57 houses larger than 80 m². The findings indicate that the adjusted demand forecasts by Rode and Urban Econ, which did not consider the possible need for housing arising from future retail, commercial and industrial development, are able to cover 100% of the need. The different demand levels derived from the combined commuter need is also illustrated in Figure 15.

Combined commuters need between 140 to 725 dwelling units of different housing types on average per annum

Table 13: Combined housing need for existing and growth in commuters (due to retail, commercial and industrial development) compared to the adjusted Rode forecast for different levels of need

Sensitivity analysis (annual average demand)	Rode/Urban Econ				
(Commuters and future commercial development)	forecast	100%	75%	50%	25%
Middle Income					
Houses smaller than 80m², flats & townhouses	725	605	453	303	151
High income					
Houses larger than 80m²	140	114	86	57	29
TOTAL	865	719	540	360	181

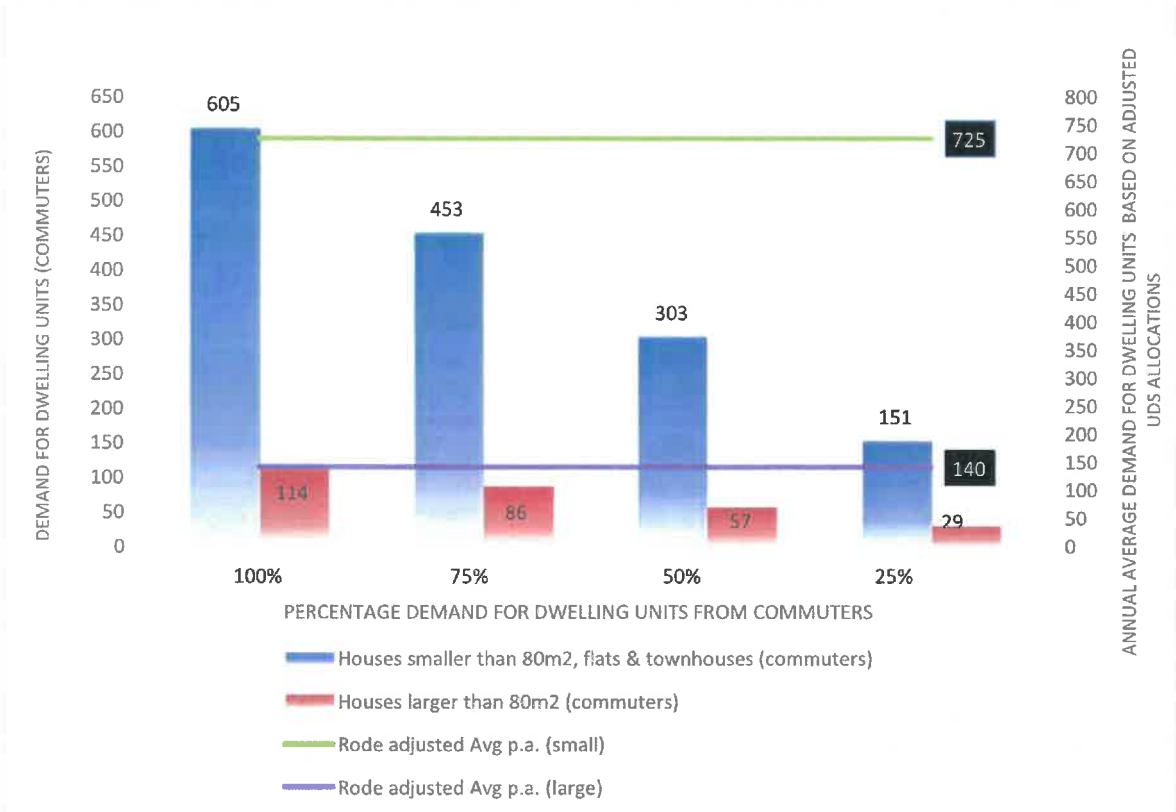


Figure 15: Alignment of the combined potential need by commuters for dwelling units of different housing types with the Rode forecasts for dwelling units

9.1 Sensitivity analysis related to adjustment of the housing type mix

As stated previously, houses smaller than 80 m², flats & small townhouses originally represented 91,88% of the housing mix determined by Rode, while houses larger than 80 m² represented 8,12%. This split was adjusted down to 84,06% for houses smaller than 80 m², flats & small townhouses and increased to 15,94% for houses larger than 80 m². These are the percentages applied in the analysis below. Various splits are applied to understand different allocation options; although these are for illustrative purposes, it offers an indication of different market scenarios for the two housing categories.

The analysis below is based on the allocations indicated in Table 14 for different percentages of the need for housing types. Proportional splits are used to demonstrate the adjusted output of the two housing mixes ranging from a 50%:50% (or equal) ratio to a ratio of 75%:25%.

Table 14: Combinations of different percentages representing the split between housing categories

Houses <80m2, flats & small townhouses	50%	55%	60%	65%	70%	75%
Houses >80m2	50%	45%	40%	35%	30%	25%

The findings of the sensitivity analysis presented in Table 15 based on the above proportional allocations suggest that the number of dwelling units required on an annual basis for the **50% scenario** (represented by a total demand of 360 dwelling units) ranges from 180 to 270 units for houses smaller than 80 m², flats and small townhouses. The demand for houses larger than 80 m² for the high-income group by 2036 ranges on average per annum from 90 to 180 dwelling units. This aligns with the forecast period adopted in the Rode forecasts.

50% of the need by 2036 would require on average per annum:

- 180 to 270 units smaller than 80 m²
- 90 to 180 units larger than 80 m²

The 75% scenario (represented by 540 dwelling units), indicates demand that ranges from 270 to 405 units for houses smaller than 80 m², flats and small townhouses. Demand for houses larger than 80 m² for the high-income group by 2036, ranges from 135 to 270 dwelling units on average per annum by 2036.

Table 15: Sensitivity analysis for different allocations between housing types based on different levels of need from current and future commuters

Adjusted split	Housing type		Sensitvity analysis					
84,06%	Houses <80m2, flats & small townhouses		50%	55%	60%	65%	70%	75%
15,94%	Houses >80m2		50%	45%	40%	35%	30%	25%
Total need arising from commuters		**100%**						
Adjusted annual housing demand		**719**						
Middle Income – Apart. & small townhouses								
Houses smaller than 80m ², flats & townhouses			360	395	431	467	503	539
High income								
Houses larger than 80m ²			360	324	288	252	216	180
Adjusted split	**Housing type**		Sensitvity analysis					
84,06%	Houses <80m2, flats & small townhouses		50%	55%	60%	65%	70%	75%
15,94%	Houses >80m2		50%	45%	40%	35%	30%	25%
Total need arising from commuters		**75%**						
Adjusted annual housing demand		**540**						
Middle Income – Apart. & small townhouses								
Houses smaller than 80m ², flats & townhouses			270	297	324	351	378	405
High income								
Houses larger than 80m ²			270	243	216	189	162	135
Adjusted split	**Housing type**		Sensitvity analysis					
84,06%	Houses <80m2, flats & small townhouses		50%	55%	60%	65%	70%	75%
15,94%	Houses >80m2		50%	45%	40%	35%	30%	25%
Total need arising from commuters		**50%**						
Adjusted annual housing demand		**360**						
Middle Income – Apart. & small townhouses								
Houses smaller than 80m ², flats & townhouses			180	198	216	234	252	270
High income								
Houses larger than 80m ²			180	162	144	126	108	90
Adjusted split	**Housing type**		Sensitvity analysis					
84,06%	Houses <80m2, flats & small townhouses		50%	55%	60%	65%	70%	75%
15,94%	Houses >80m2		50%	45%	40%	35%	30%	25%
Total need arising from commuters		**25%**						
Adjusted annual housing demand		**181**						
Middle Income – Apart. & small townhouses								
Houses smaller than 80m ², flats & townhouses			90	99	108	117	126	135
High income								
Houses larger than 80m ²			90	81	72	63	54	45

Figures 16 and 17 illustrate the outcomes of the different percentage allocations to the two housing categories (houses smaller than 80 m², flats and small townhouses, and houses larger than 80 m²) based on the adjusted allocation stated above. The colours in Figures 16 and 17 correspond, which enables a direct comparison of the two housing categories starting at an equal allocation (50%) for both housing categories.

Figure 16: Illustration of different outcomes for an increasing percentage allocation to houses smaller than 80 m ², flats and town houses

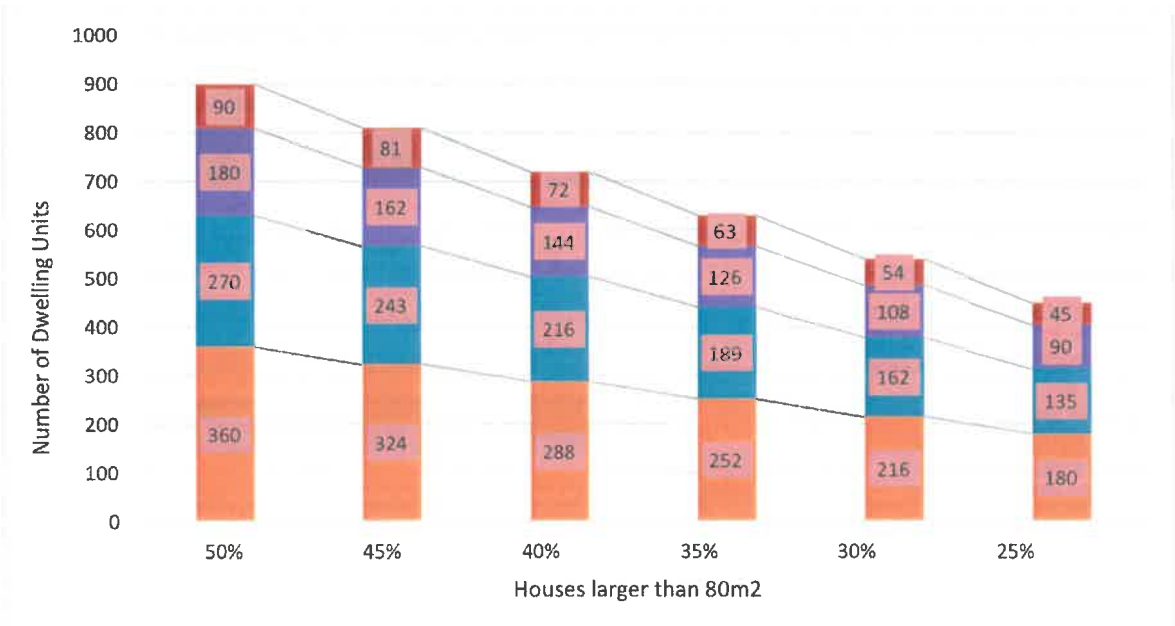


Figure 17: Illustration of different outcomes for an increasing percentage allocation to houses larger than 80 m ²

9.2 Synopsis of key findings

The assumptions, adjustments, findings and discussion in the previous sections suggest that the demand for units determined by the Rode forecasts (incorporating the net effective demand determined by Urban Econ (2016) as adjusted would absorb a 100% of the potential need accruing from current and future commuting traffic and from future demand for additional retail, commercial and industrial development space.

A more realistic take-up of 50% of the total need could be considered as effective demand, and results in a coverage ratio of 2,40 units for all housing types considered in the analysis (i.e. houses smaller than 80 m², flats & townhouses and houses larger than 80 m²). This implies that the need for every unit is covered 2,40 times by the demand projection in the Rode forecasts as adjusted. The coverage ratio for houses smaller than 80 m², flats & townhouses and houses larger than 80 m² is 2,40 and 2,44, respectively. The coverage ratios do not include other categories of demand outlined in Section 5.2.

*The **surplus** in terms of the forecast arises from the difference between the demand determined by the Rode forecasts as adjusted and the estimates emanating from the existing commuter traffic and additional commuter traffic derived from new commercial, retail and industrial development*. In terms hereof, a 100% take up of the need for housing arising from the combined commuter traffic, suggests a total surplus of 146 units for both housing categories, with 121 units allocated to houses smaller than 80 m², flats & townhouses, and 25 units for houses larger than 80 m² on average per annum.

A take-up of 50% of the need by all commuters, which is assumed to be half of the total potential need and represents the effective demand for the purposes of this analysis, indicates that the surplus for houses smaller than 80 m², flats and townhouses and houses larger than 80 m², is 505 units on average per annum. The surplus at the 50% take-up of the housing need is 423 for units smaller than 80 m², flats and townhouses and 82 units for houses larger than 80 m² on average per annum.

Surplus for all housing types houses per annum on average by 2036:

- 505 units in total
- 423 for units smaller than 80 m², flats and townhouses
- 82 units for houses larger than 80 m²

A need exists to contextualise the proposed project in terms of demand by considering the possible take-up of dwelling units, the growth paths envisaged for Stellenbosch Town, as well as estimates of the timeframe for the completion of the Libertas project.

10. DEVELOPMENT OF AND IN STELLENBOSCH TOWN

In order to place the Libertas development project in the context of the future development and growth of Stellenbosch Town, a requirement exists to consider the strategic positioning, development strategy and growth trajectory underpinned by the Draft MSDF. The application of these strategic principles permits the estimation of certain benefits that would accrue to the Stellenbosch economy and the Stellenbosch Municipality due to a development project.

10.1 Growth trajectory for Stellenbosch Town

Stellenbosch Town is positioned to provide service-orientated activity driven by and aligned with tertiary sector development. In terms of the Draft MSDF and the next 20 years, Stellenbosch Town should facilitate complementary and supplementary land uses, i.e. residential with an emphasis on indigent housing and commercial components aligned to and focused on tertiary sector economic activity. Development can be incentivised to, among others, accelerate and facilitate private sector investment (considering mix, timing and extent) and to provide skills development and upskilling opportunities for locals. In terms hereof the following should be noted in the Draft MSDF:

The current service and housing delivery model is ineffective in addressing th e municipality's housing demand and growth. Housing demand and the associated land demand for the currently delivery model shows that the municipality does not have access to adequate land to serve the current and projected housing demand (p. 39).

The development landscape in and around Stellenbosch Town over the past 10 years has been characterised by the following:

- low levels of development (except for the Brandwacht-on-River residential development),
- mostly brownfields projects (demolition of houses for construction of flats or other commercial uses) and
- limited greenfield development,

all of which has resulted in increasing equilibrium price points due to demand exceeding supply.

The use of a progressive growth trajectory for Stellenbosch Town over the next 20 years forms the basis of the analysis. Progressive growth implies exponential growth over slightly less than the first half of the 20-year forecast period, reaching saturation point after about 10 years and tapering off significantly thereafter to flatten out over the last five years of the forecast period. Figure 18 illustrates the growth trajectory for a progressive development path for Stellenbosch Town over 20 years.

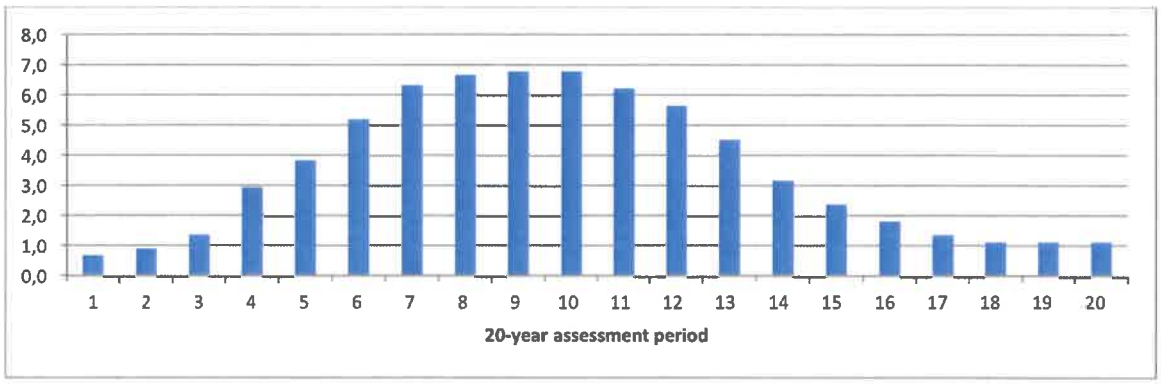


Figure 18: Growth trajectory for Stellenbosch Town over 20 years

Table 16 provides a summary of the housing typology with amended demand forecasts by 2036 (refer to Table 8). The figures stated in Table 16 are annualised based on the application of the adopted growth trajectory for Stellenbosch Town. The envisaged annual take-up of dwelling units based on the housing typology and application of the growth trajectory is illustrated on an annual and cumulative basis in Figure 19 and 20, respectively.

Table 16: Summary of the adjusted demand based on the Rode forecast for different housing types

Housing type	Amended Rode demand forecast
Houses smaller than 80 m^2 (affordable)	9 277
Houses larger than 80 m^2	2 793
Flats	2 402
Townhouses	2 829
Total units	**17 301**

Source: Rode and Associates and own calculations

As indicated below, the units are allocated per year based on an application of the progressive growth trend for Stellenbosch Town. A peak is reached in about 11 to 12 years, but it should be noted that market conditions, supply and demand dynamics will impact the actual outcome of this growth trajectory, as will municipal funding to provide bulk and infrastructure services. Note that the first two years of the forecast period are used for the introduction of bulk and internal services as part of the rollout of a development project. The timeframe is variable depending on the nature and scope of the project.

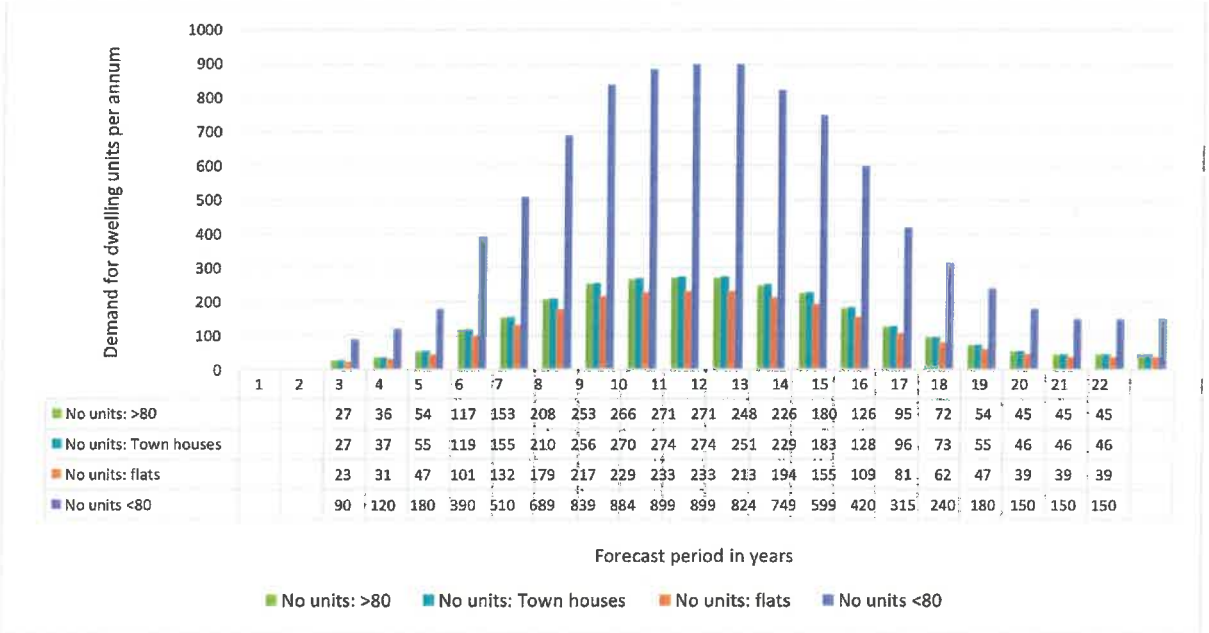


Figure 19: Forecast of the annual dwelling units per housing type for a period of 20 years based on adjusted demand forecasts

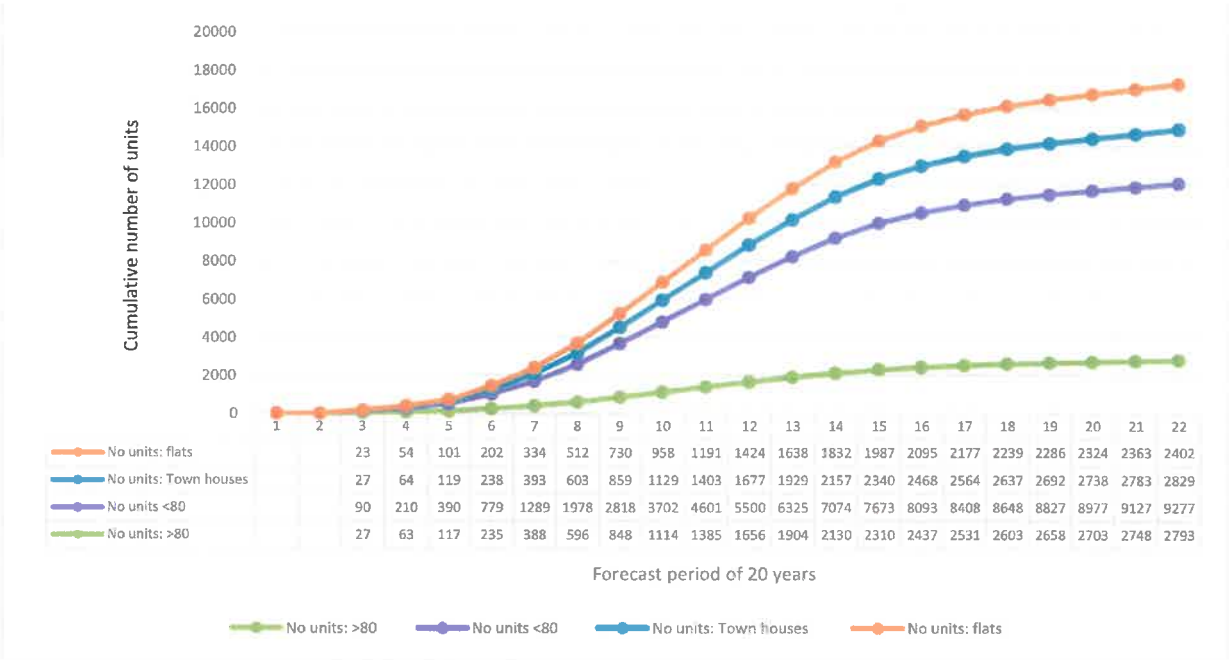


Figure 20: Cumulative take -up of dwelling units per property type over 20 years

10.2 Benefits to Stellenbosch economy and Stellenbosch Municipality

10.2.1 Economic and labour contribution

Estimating the impact of a project or development assists role-players to understand the potential **benefits for the economy** and stakeholders. The assessment of the economic impact of a project generates an estimate of the economic consequences associated with development of a project on the Stellenbosch economy and is used to assess the direct and indirect contributions of construction spend and operational revenues (final demand) on the economy through the application of multipliers.

The assessment of the **employment contribution** is at best very risky. The results are driven largely by the assumptions, which entail the following:

- The structure and composition of the Western Cape and Stellenbosch economy will remain unchanged. This assumption is necessary to enable the use of multiplier analyses.
- No political and other administrative changes will take place on a national or provincial level.
- Salaries and wages are fixed in real terms. Household income will adjust purely by the constant wage multiplied by the increase in employment.
- The supply of skilled labour will be a limiting factor in the construction process.

Demand for labour (employment) is in economic terms considered as a derived demand; a forecast for labour demand can therefore be derived from the planned increase in capital and operational spending. The basic assumption focuses on the relationship between growth in real spending and growth in labour demand. If growth in labour demand equals the growth in real spending, labour productivity will stay constant. If labour productivity increases, the demand for labour will grow at a slower rate than real spending.

The assessment offers an indication of direct and indirect contributions to the Stellenbosch economy and the labour impact based on the annual change over the period envisaged for development using 2017 as a base.

10.2.2 Municipal development charges (DCs) and property rates

Infrastructure provision to enable the development of a project such as Libertas is generally the responsibility of the relevant sphere of government, which is Stellenbosch Municipality in this case. In order to recoup all or a major part of the costs related to the introduction of infrastructure for a project (development opportunity), the government introduces Development Charges (DCs) payable by the developer based on the nature and scope of the external services and infrastructure required for the envisaged project.

The Stellenbosch Municipality will also benefit from levying property rates based on the market value of the scope of components comprising the development. The latter is a continuous funds inflow for the Municipality. Over and above the levying of rates, other service charges are obtained together with the sale of electricity and water, which further enhances the revenue base of the Municipality.

The focus of this assessment is an estimation of the DCs and property rate accruing to the Municipality over the duration of the development period envisaged for a new project.

11. ALIGNMENT OF DEVELOPMENT PIPELINE WITH RODE ADJUSTED FORECASTS AND SOCIO-ECONOMIC IMPLICATIONS

11.1 Alignment with housing typology of adjusted Rode forecasts

The scope of the "Development Pipeline" for Stellenbosch Town as illustrated and discussed in Section 3.5 is placed in context of the adjusted forecasts of demand for housing based on the stated typology adopted by Rode. Also refer to the nature of the housing typology described in Section 4.1.

Table 17 provides a comparison of the housing typology (with amended demand forecasts by 2036) and the scope of dwelling units associated with the Development Pipeline. This is a snapshot and not directly comparable from a timing perspective as the forecasts related to a planning term of 20 years for Stellenbosch Town, whilst the Pipeline timeframes of about 10 years are based on an envisaged occupancy over a shorter timeframe, hence the two timeframes do not coincide.

It should be noted that the Development Pipeline indicates the developers' intention related to different housing types. The numbers are aligned with the housing typology adopted throughout this analysis.

Table 17: Comparison of the adjusted demand forecast of Rode and the scope of the Development Pipeline for Stellenbosch Town

Housing type	Amended Rode Demand forecast	Development Pipeline
Houses smaller than 80 m^2 (affordable)	9 277	4 047
Houses larger than 80 m^2	2 793	2 860
Flats	2 402	1 130
Townhouses	2 829	1 538
Total units	**17 301**	**9 575**

Source: Rode and Associates and own calculations

11.2 Application of growth trajectory to Development Pipeline over 20 years

The figures stated in Table 17 are annualised based on the application of the adopted growth trajectory for Stellenbosch Town. The envisaged annual take-up of dwelling units based on the housing typology and application of the growth trajectory is illustrated in Figure 21 on an annual basis over a period of 20 years.

As indicated above, the units are allocated per year based on an application of the progressive growth path for Stellenbosch Town as indicated in Section 10.1 A peak is reached in about 11 to 12 years, but market conditions, supply and demand dynamics will impact the actual outcome of this growth trajectory, as will municipal funding to provide bulk and infrastructure services. Note that the first two years of the forecast period are used for the introduction of bulk and internal services as part of the rollout of a development project. The timeframe is variable depending on the nature and scope of the project.

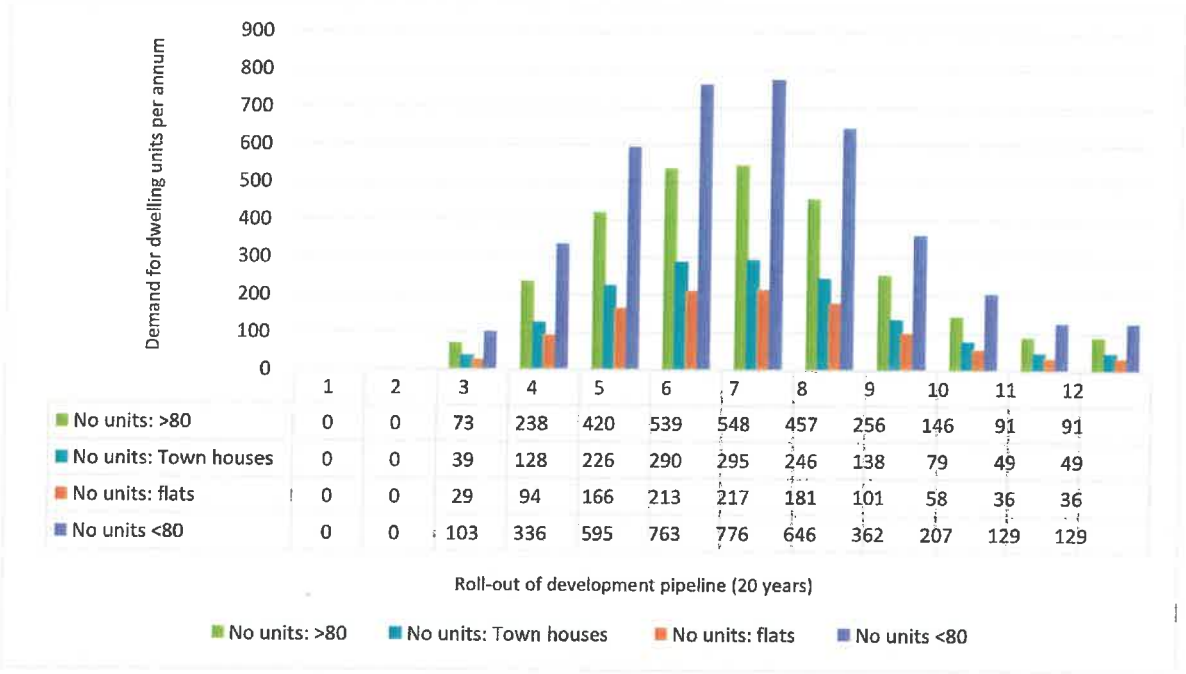


Figure 21: Forecast of the annual units per housing type for the Development Pipeline over a period of 20 years

Figure 22 illustrates the cumulative take-up of units per housing type for the Pipeline over a period of 10 years. The growth trajectory adopted for Stellenbosch Town is applied to the Development Pipeline over its duration based on the assumptions below.

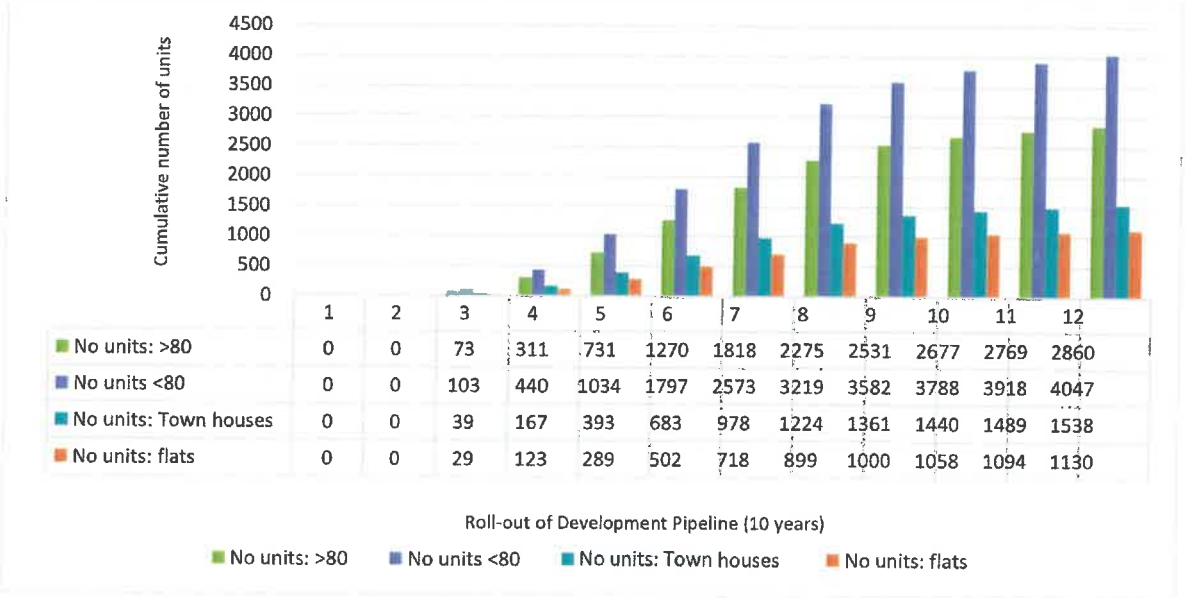


Figure 22: Cumulative take -up of dwelling units per property type for the Pipeline over the forecast period of 20 years

11.2.1 Assumptions applied for the application of the Development Pipeline

To realistically understand the Development Pipeline in the context of the adjustment to the housing unit forecasts prepared by Rode, several assumptions are applied to create the alignment with specific reference to the take-up, construction and occupation of dwelling units. The assumptions are as follows:

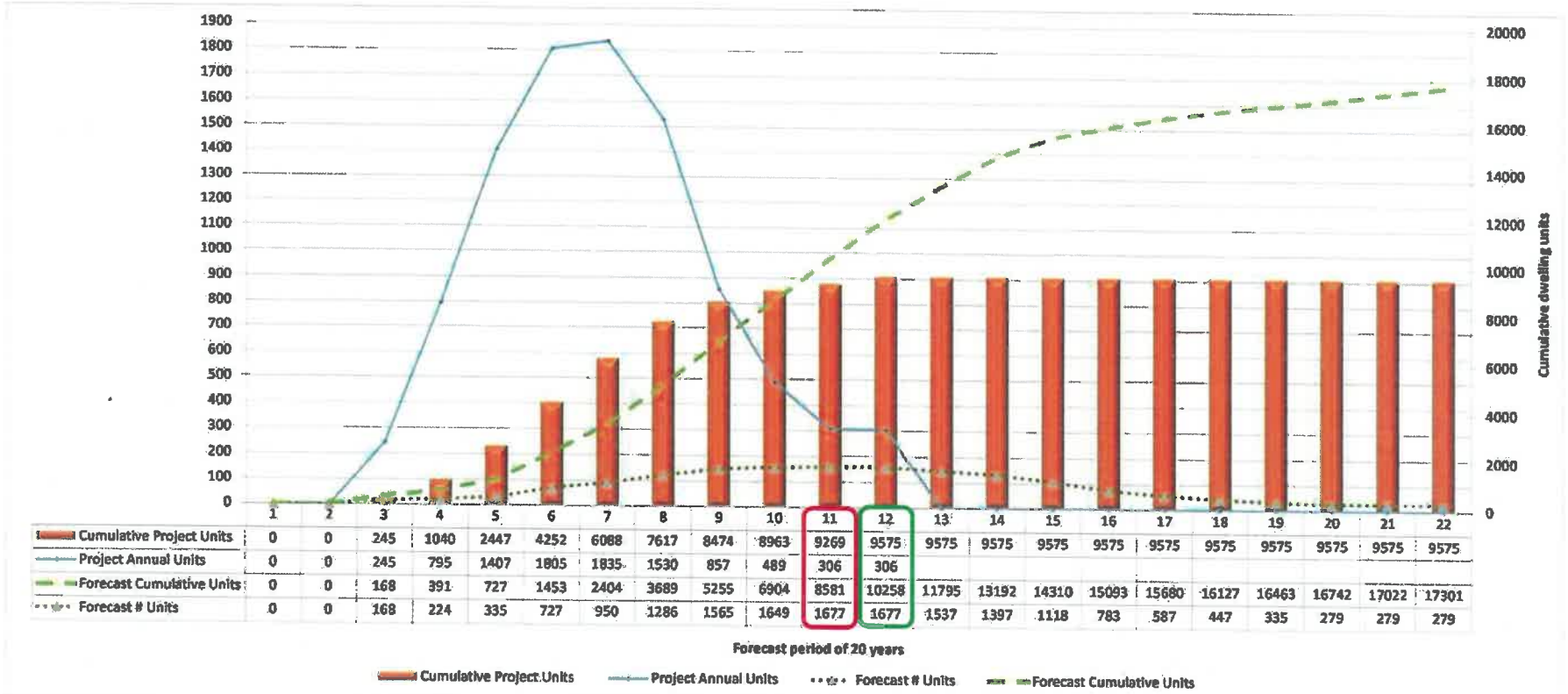
- Duration of the project culminating in the construction and occupancy of all dwelling units and other components in accordance with the following:
    - Year 1 – external services
    - Year 2 – internal services
    - Year 3 – selling and construction commences
- Sell-out of the project (number of years for the completion of construction and occupancy of all units);
- Phasing of the project with the introduction of components at different stages over the duration of the project;
- Costs of construction (reflect the current per m^2 costs for different dwelling types);
- Inflation projections;
- Building cost escalations assumed to be 6% per annum, which is an average of in-contract building costs forecast by Medium-Term Forecasting Associated (2017)
- Development charges applied by the Stellenbosch Municipality based on 2017; and
- Property rates applied based on the Stellenbosch Rates Policy and 2018 factors.

11.2.2 Alignment of annual demand forecasts and Pipeline occupancy projections

Figure 23 indicates the outcome from an application of the growth trajectory and reflects the annual and cumulative take-up of dwelling units over the envisaged duration for the completion of the entire pipeline over a period of 10 years, i.e. all dwelling units are constructed with occupation. In addition, this is aligned with the demand forecasts prepared by Rode as adjusted, applying the same progressive growth trajectory displaying annual number of units and cumulative number of units over the 20-year period.

An analysis of the data illustrated in Figure 23, focuses on the 10-year duration envisaged for the Development Pipeline with a comparison of the first 10 years envisaged in the urban development planning for Stellenbosch Town. Note that to ensure the validity of the analysis, it is necessary to compare the same scope (type) of housing envisaged as part of the Development Pipeline and that included in the demand forecasts for said houses prepared by Rode and Associates as adjusted.

Demand for housing in the urban area of Stellenbosch Town (applying the principle stated above) is estimated at 6 904 units by year 10 for the same type of housing as envisaged for the Development Pipeline. The projects that form part of the pipeline, based on the same growth trajectory, is envisaged to deliver 9 575 units over 11 years, which is 8,01% more than the forecast over the same period. By Year 12 of the forecast period, the forecasted number of units will exceed the number of Pipeline units by 683 or 7,13%. In other words, slightly more than a one-year gap exists between the envisaged completion of development for the Pipeline projects and the projected demand for housing units in Stellenbosch Town.



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Cumulative Project Units	0	0	245	1040	2447	4252	6088	7617	8474	8963	9269	9575	9575	9575	9575	9575	9575	9575	9575	9575	9575	9575
Project Annual Units	0	0	245	795	1407	1805	1835	1530	857	489	306	306										
Forecast Cumulative Units	0	0	168	391	727	1453	2404	3689	5255	6904	8581	10258	11795	13192	14310	15093	15680	16127	16463	16742	17022	17301
Forecast # Units	0	0	168	224	335	727	950	1286	1565	1649	1677	1677	1537	1397	1118	783	587	447	335	279	279	279

Figure 23: Annual and cumulative demand forecasts and the estimated occupancy timeframe envisaged for the Development Pipeline

11.3 Benefits to Stellenbosch economy and Stellenbosch Municipality

11.3.1 Development Charges (DCs)

DCs that would accrue to the Stellenbosch Municipality are based on the nature and scope of the Pipeline projects. The DCs are illustrated on an annual basis, but in practice, DCs normally accrue to a Municipality based on the commencement of a project phase. We also assume that the Municipality (and not the developer) will introduce the required bulk services, which in turn has implications for the Municipality's funds flow, budgeting and any negotiations associated with the introduction of bulk services by the developer.

Given the anticipated period for the rollout of the Pipeline projects, it is illustrated that DCs would accrue to the Municipality in five-year intervals over the 10-year rollout. This is uncertain and is dependent on the commencement of a Pipeline project. The DCs are reflected on an annual basis with an indication of the two five-year periods related to the rollout of the Pipeline as illustrated in Figure 24.

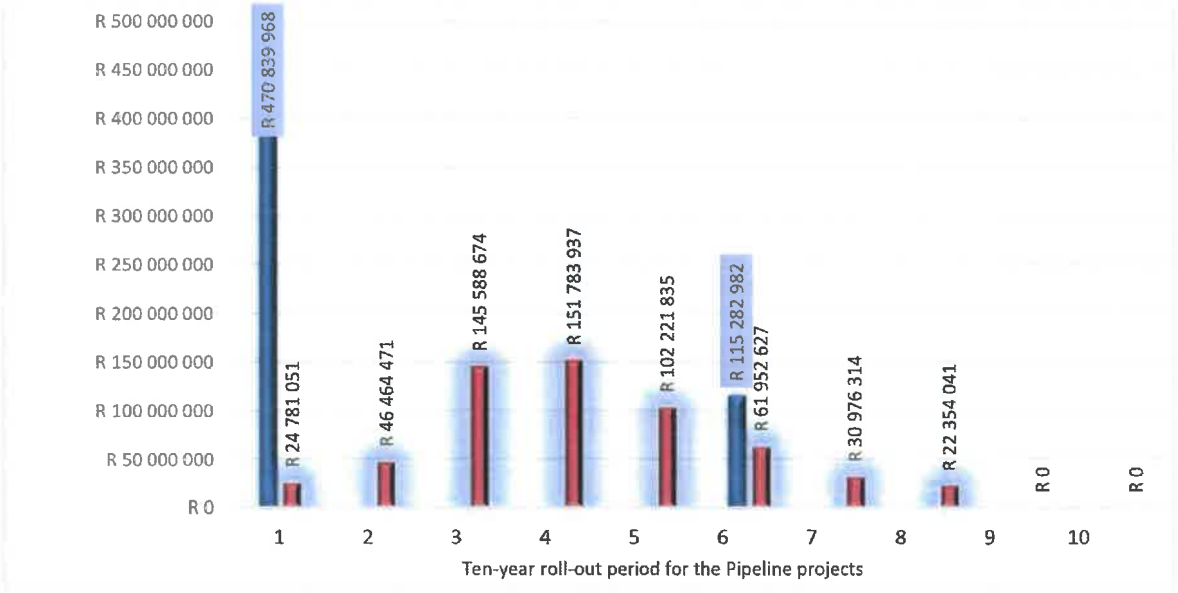


Figure 24: Annual and cumulative DCs over the development period of the Pipeline projects

Based on the current development charges levied by the Municipality (in 2017 terms), it is estimated that R561,1 million would be due and payable for the provision of external bulk and service requirements of the Pipeline projects.

11.3.2 Total capital expenditure

The capital expenditure of and associated with the Pipeline projects refers to three components: the introduction or provision of bulk (external) services (subject to capacity constraints) by the Municipality, introduction of internal services by the developer and the construction of the dwelling units and other components. Figure 25 indicates the combined annual and cumulative capital expenditure for the three components over the envisaged rollout of the Pipeline projects.

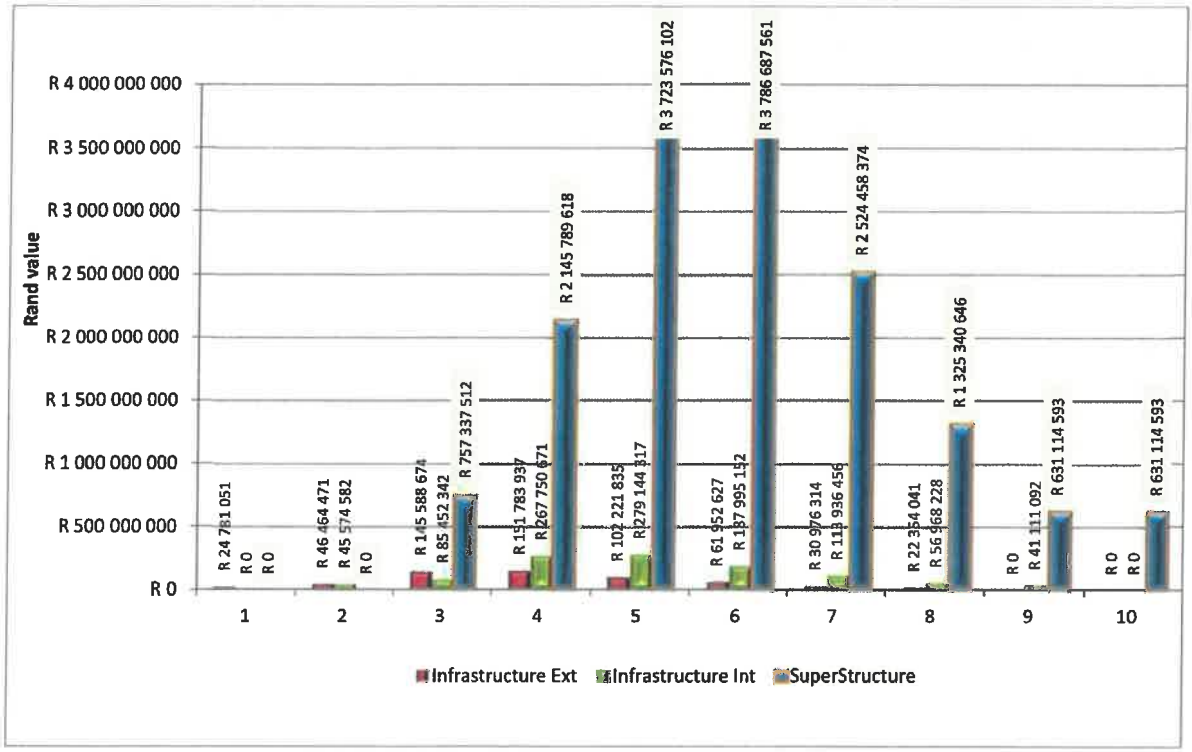


Figure 25: Annual envisaged capital expenditure for the timeframe envisaged for the completion of construction

The Development pipeline has a 10-year rollout plan. The introduction of services is envisaged over the period and it is therefore assumed that the services would follow the same growth trajectory assumed for the take-up of units within the Pipeline projects. Internal services are introduced a year later and follow the same trajectory. Once external and internal services are complete, construction commences after the sales of erven during the preceding years. It is not possible to anticipate which projects in the pipeline would be commenced first or what housing types would be introduced as part of a mixed-use residential development. Notwithstanding, a period of 10 years is assumed for the completion of the projects.

Note that the construction period mimics the progressive growth trajectory for planning development in Stellenbosch Town over a period of 20 years. Based on the growth trajectory for Stellenbosch Town, the total investment in infrastructure (external and internal) and superstructure over the duration of the project, is estimated at R17 189 million (in current terms). The spending on top structures amounts to R15 525 million over the 10 years, translating to R1 552 million per annum on average.

11.3.3 Property rates

The Municipality will levy property rates on the sale of a land portion and on the improved value. We have assumed for the purpose of this assessment, that property rates will apply to the completed dwelling unit or commercial component (if applicable) based on the envisaged duration of the project and the application of the growth trajectory. We determined the cumulative rates income after 10 years and thereafter applied an escalation of 8% for the remaining period of the forecast period, even though it is not possible to estimate the values of the properties going forward or estimate the increase in the rates factor applied by the Stellenbosch Municipality for budgetary purposes. Also note that the rates are considered in current terms (2017). Figure 26 illustrates the rates accruing to the Municipality on an annual and cumulative basis for the duration of the Development Pipeline once units are complete, by applying the progressive growth trajectory and the stated escalation.

Once the Development Pipeline is complete, a rates income of R132,7 million would accrue to the Municipality. Over a period of 20 years, applying the escalation of 8%, the rates income would increase to R286,5 million. Note that no increase in the value of the properties is assumed and only the escalation on the rates factor is taken into account.

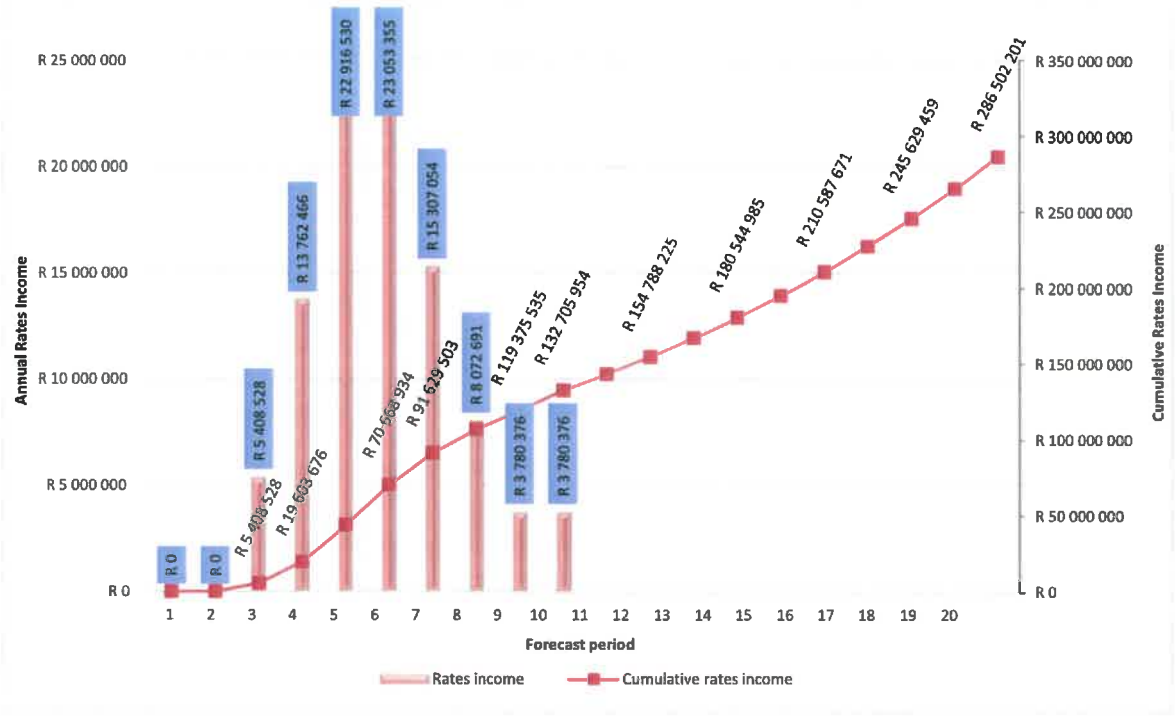


Figure 26: Property rates accruing to the Municipality on an annual and cumulative basis for the timeframe of completion and escalations up to 20 years

11.3.4 Economic impact

The economic impact is reflected by a direct investment into the bulk and external services, internal and site-specific services and the construction of top structures (housing units). The economic impact is realised through the multiplying effect of those funds through the Stellenbosch economy. Figure 27 illustrates the direct and indirect economic impact based on the estimate of the total capital expenditure over the envisaged duration of the Pipeline projects and reflects the effect over three-year revolving periods, hence the fact that the impact of the Pipeline projects extends beyond the 10 years into years 11 and 12. The impact does not abruptly end after 10 years, but tapers off, where after the economy achieves additional benefit from the occupation of the dwellings by residents and their ongoing spend.

Figure 27 indicates that the projects associated with the Development Pipeline would generate an economic benefit for the secondary sector of the Stellenbosch and regional economies of R17 405 million. The direct investment to achieve that impact, is R17 189 million over 10 years in nominal terms. Other areas of the Cape Winelands and the Cape Metropolitan Area as well as the Western Cape and other parts of South Africa would also benefit from direct and indirect purchases during the construction period. Consequently, the direct investment impact considers the inter-regional effects and backward and forward linkages that exist between the Stellenbosch economy, Cape Town Metropolitan Area, rest of the Western Cape and South Africa, and captures the full effect of regional and provincial trade.

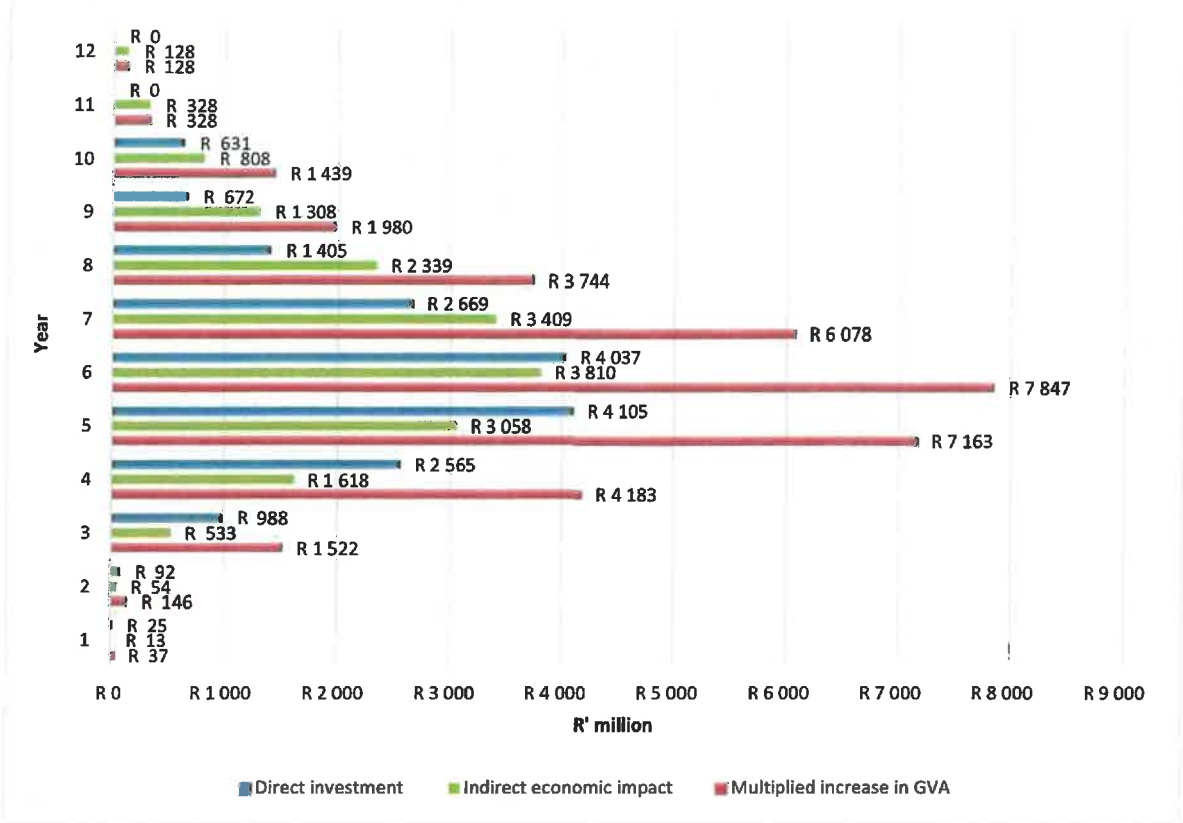


Figure 27: Direct and indirect impact of the Pipeline projects on the Stellenbosch economy over the duration of the construction period

11.3.5 Employment impact

Employment generated over the construction period of the Pipeline projects based on the applied growth trajectory, is premised on a ratio of Gross Value Added (GVA) per employee. Figure 26 illustrates the employment created per annum based on the extrapolation of the GVA per employee trend for the Stellenbosch economy. This is reflected in the change per annum (defined as the difference between the multiplied increase in employment on an annual basis in the secondary sector of the economy and employment in Stellenbosch Municipal area in 2015 as the base employment number.

Figure 28 illustrates that in year 1, which is the commencement of the introduction of bulk and external infrastructure, 1 630 temporary jobs are created based on the estimated capital expenditure. The latter would continue at various stages of the rollout of Pipeline projects and the employment is factored into applicable years based on the rollout assumptions. Once construction of top structures commences, more jobs are added, but it should also be noted that these employment opportunities would only exist if there was a strain on the labour market and no unemployment exists. It is therefore realistic to assume that the opportunities could be halved as persons move from one project to the next over the 10-year period.

Many temporary job opportunities would be added by the Pipeline projects to the existing employment of the Stellenbosch Municipal area, with direct and indirect jobs totalling 18 661 in year 6. As is evident in year 11 and 12, some jobs will endure for a further two years once construction is complete, before indirect opportunities would taper off.

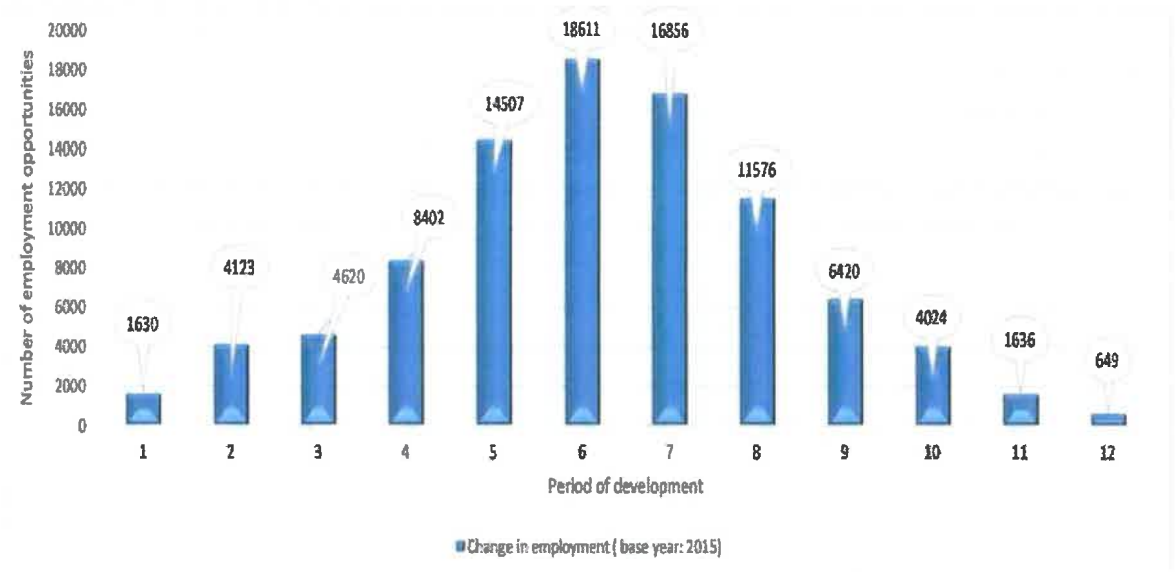


Figure 28: Change in annual employment resulting from the rollout of the Pipeline projects over 10 years

The direct employment related to the Pipeline projects is determined based on an estimated 12 workers of varying skills per house. These workers can work on two houses simultaneously and therefore the direct employment need is halved. Table 18 indicates the employment numbers for different skill levels at the highest requirement in terms of the rollout, i.e. year 6.

Table 18: Direct employment opportunities related to the peak year of the rollout of the Development Pipeline

Category of worker	Percentage allocation	Employment (Year 6)
Skilled	4%	555
Artisans (semi-skilled)	8%	1 031
Semi-skilled Labour	23%	3 092
Unskilled labour	46%	6 184
Finishing specialists (semi-skilled)	18%	2 458
TOTAL	**100%**	**13 320**

12. ALIGNMENT OF LIBERTAS DEVELOPMENT WITH RODE ADJUSTED FORECASTS AND SOCIO-ECONOMIC IMPLICATIONS

12.1 Alignment with housing typology of adjusted Rode forecasts

The scope of a proposed development project is placed in context of the adjusted forecasts of demand for housing based on the stated typology adopted by Rode for forecasting purposes. Also refer to the nature of the housing typology adopted in Section 4.1. Table 19 provides a comparison of the housing typology (with amended demand forecasts by 2036) and the scope of dwelling units associated with the Libertas development proposal. This is a snapshot and is directly comparable from a timing perspective as the forecasts relate to a planning term of 20 years for Stellenbosch Town and the project timeframe based on an envisaged completion and occupancy is similar.

Table 19: Comparison of the adjusted demand forecast of Rode and the development scope for Libertas development

Housing type	Amended Rode demand forecast	Libertas Project
Houses smaller than 80 m^2 (affordable)	9 277	
Houses larger than 80 m^2	2 793	1 575
Flats	2 402	
Townhouses	2829	
Total units	**17 301**	**1 575**

Source: Rode and Associates and own calculations

12.2 Alignment with annual demand forecasts

In order to realistically understand the Libertas project in the context of the adjustment to the housing unit forecasts prepared by Rode, several assumptions are applied to create the alignment with specific reference to the take-up, construction and occupation of dwelling units. The assumptions are as follows:

- Duration of the project culminating in the construction and occupancy of all dwelling units and other components in accordance with the following, which is indicative of each five year cycle applied in the analysis:
    - Year 1 – external services
    - Year 2 – internal services
    - Year 3 – selling and construction commences
- Sell-out of the project (number of years for the completion of construction and occupancy of all units);
- Phasing of the project with the introduction of components at different stages over the duration of the project;
- Costs of construction (reflect the current per m^2 costs for different dwelling types);
- Inflation projections;

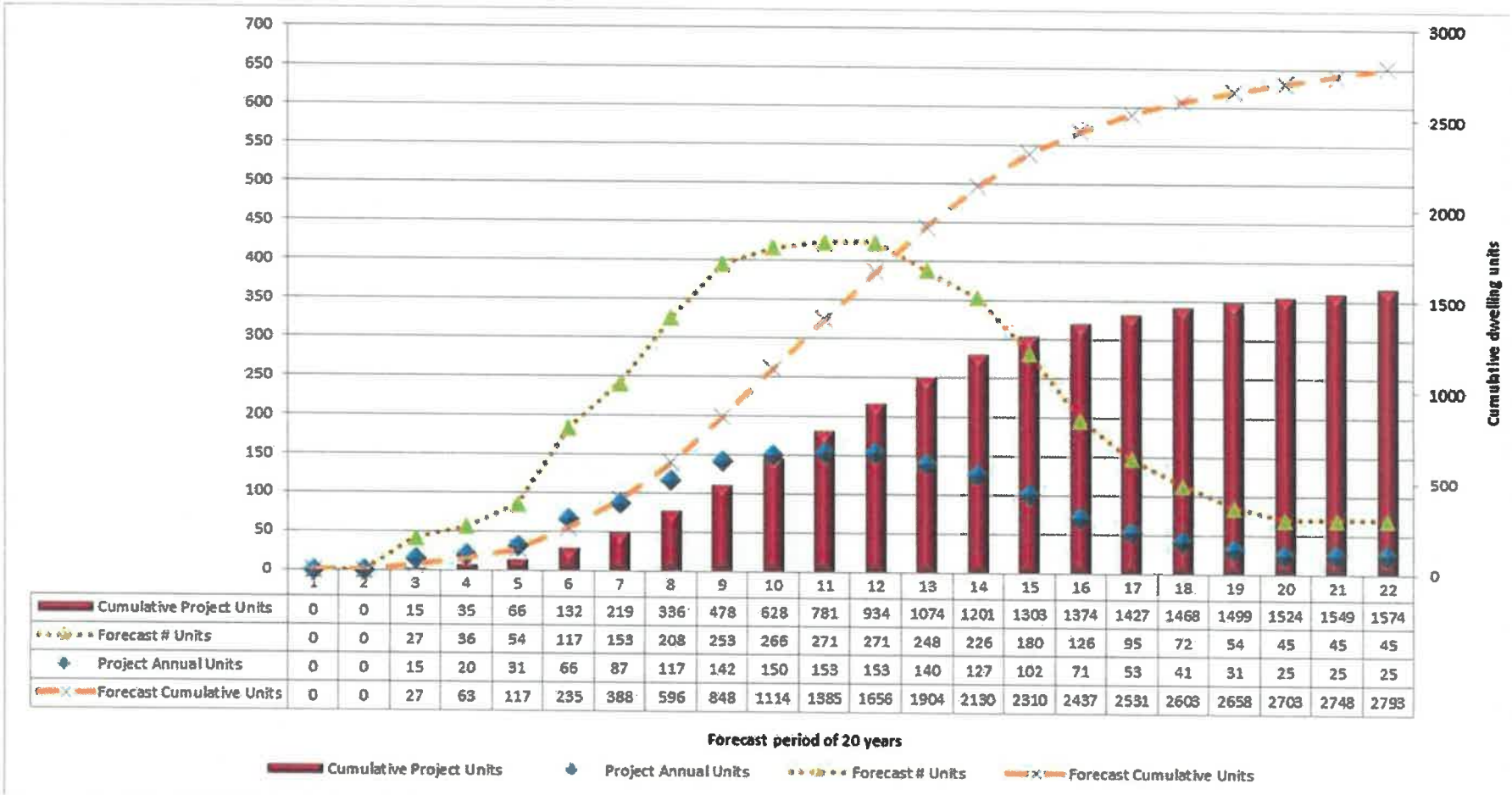
- In contract building cost escalations;
- Development charges applied by the Stellenbosch Municipality based on 2017 ratios; and
- Property rates applied based on the Stellenbosch Rates Policy and 2018 factors.

Figure 29 indicates the outcome from an application of the growth trajectory and reflects the annual and cumulative take-up of dwelling units over the envisaged duration for the completion of the entire Libertas project, i.e. all dwelling units are constructed with occupation. In addition, this is aligned with the demand forecasts prepared by Rode as adjusted, applying the same progressive growth trajectory displaying annual and cumulative number of units over 20 years.

An analysis of the data illustrated in Figure 29 focuses on the following timeframes using year 1 of the Rode adjusted forecast as the point of departure. Based on this premise, it is further assumed that all requisite approvals would be in place, with a further two years to introduce the external bulk and internal infrastructure for the first five-year cycle, where after the process of introducing services follows the next cycle. The development rollout over 20 years is aligned with the start of the forecast period envisaged in the urban development planning for Stellenbosch Town. Note that to ensure the validity of the analysis, it is necessary to compare the same scope (type) of housing envisaged for Libertas and that included in the adjusted demand forecasts for said houses prepared by Rode.

Demand for housing in the urban area of Stellenbosch Town is estimated (applying the principle stated above) at 2 793 units by year 20 for the same category of housing envisaged for Libertas. At the end of the 20-year roll-out period, the Libertas project would deliver 1 575 units, keeping all other thing equal and ignoring other development projects that have the same mix of residential housing as envisaged for Libertas.

It is important to understand the context of planning for housing demand in Stellenbosch Town over 20 years and how this fits with development proposals such as Libertas, hence the complete forecast period is illustrated in Figure 29. The illustration suggests that the cumulative units envisaged for the Libertas project at the end of 20 years, contributes 9,10% to the total cumulative number of units forecast over the 20 years of residential development planning based on the forecast for Stellenbosch Town.



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Cumulative Project Units	0	0	15	35	66	132	219	336	478	628	781	934	1074	1201	1303	1374	1427	1468	1499	1524	1549	1574
Forecast # Units	0	0	27	36	54	117	153	208	253	266	271	271	248	226	180	126	95	72	54	45	45	45
Project Annual Units	0	0	15	20	31	66	87	117	142	150	153	153	140	127	102	71	53	41	31	25	25	25
Forecast Cumulative Units	0	0	27	63	117	235	388	596	848	1114	1385	1656	1904	2130	2310	2437	2531	2603	2658	2703	2748	2793

Figure 29: Annual and cumulative demand forecasts and the estimated occupancy timeframe envisaged for the Libertas development

12.3 Benefits to Stellenbosch economy and Stellenbosch Municipality

12.3.1 Development Charges (DCs)

DCs would accrue to the Stellenbosch Municipality based on the nature and scope of the Libertas development. The DCs normally accrue to a Municipality based on the commencement of a project phase. We also assume that the Municipality (and not the developer) will introduce the required bulk services, which in turn has implications for the Municipality's funds flow and any negotiation associated with the introduction of bulk services by the developer.

Given the anticipated time frame for the Libertas development, it is envisaged that DCs would be paid at intervals over the course of the rollout. For the purposes of the analysis we have used five-year intervals for upfront (prepaid) payments of the total DCs over the 20-year period of the development. Based on the current DCs levied by the Municipality (in 2017 terms), it is estimated that R147,4 million would be due and payable to cover the external bulk and service requirements for the project. The largest estimate of DCs is envisaged in Year 6 of the development period. Figure 30 illustrates the annual DCs and the five-year cumulative prepayments over the 20-year development period.

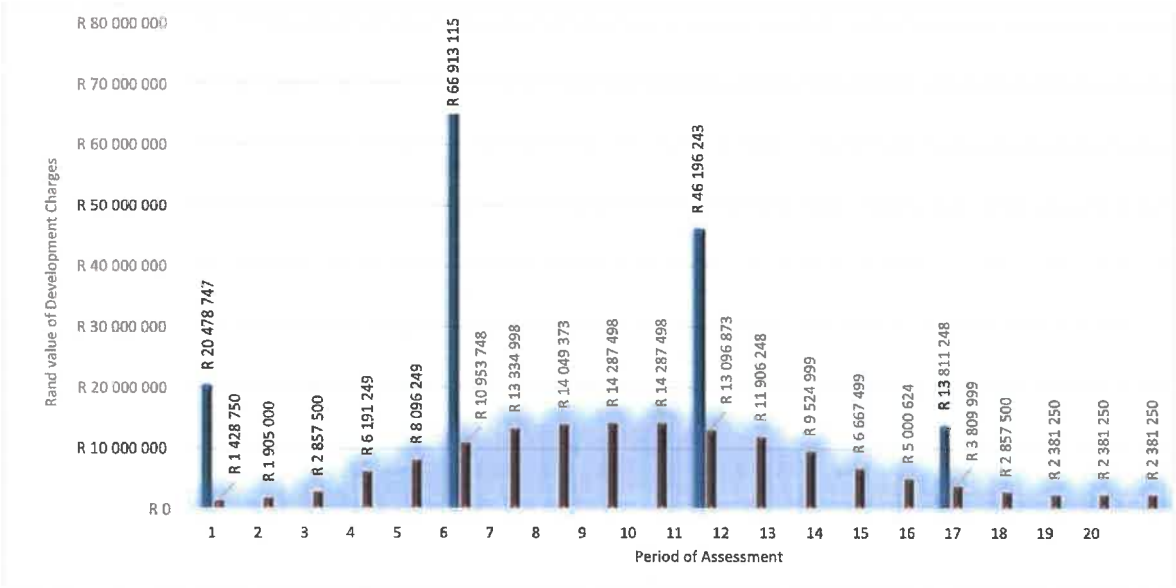


Figure 30: Illustration of the annual DCs and the five -year cumulative prepayments of the 20 -year development period.

12.3.2 Total capital expenditure

The capital expenditure of and associated with the Libertas development refers to three components: the introduction or provision of bulk (external) services (subject to capacity constraints) by the Municipality, introduction of internal services by the developer and the construction of the dwelling units and other components. Figure 31 indicates estimates of the combined annual capital expenditure for the three components over the envisaged duration for the development of the proposed Libertas project.

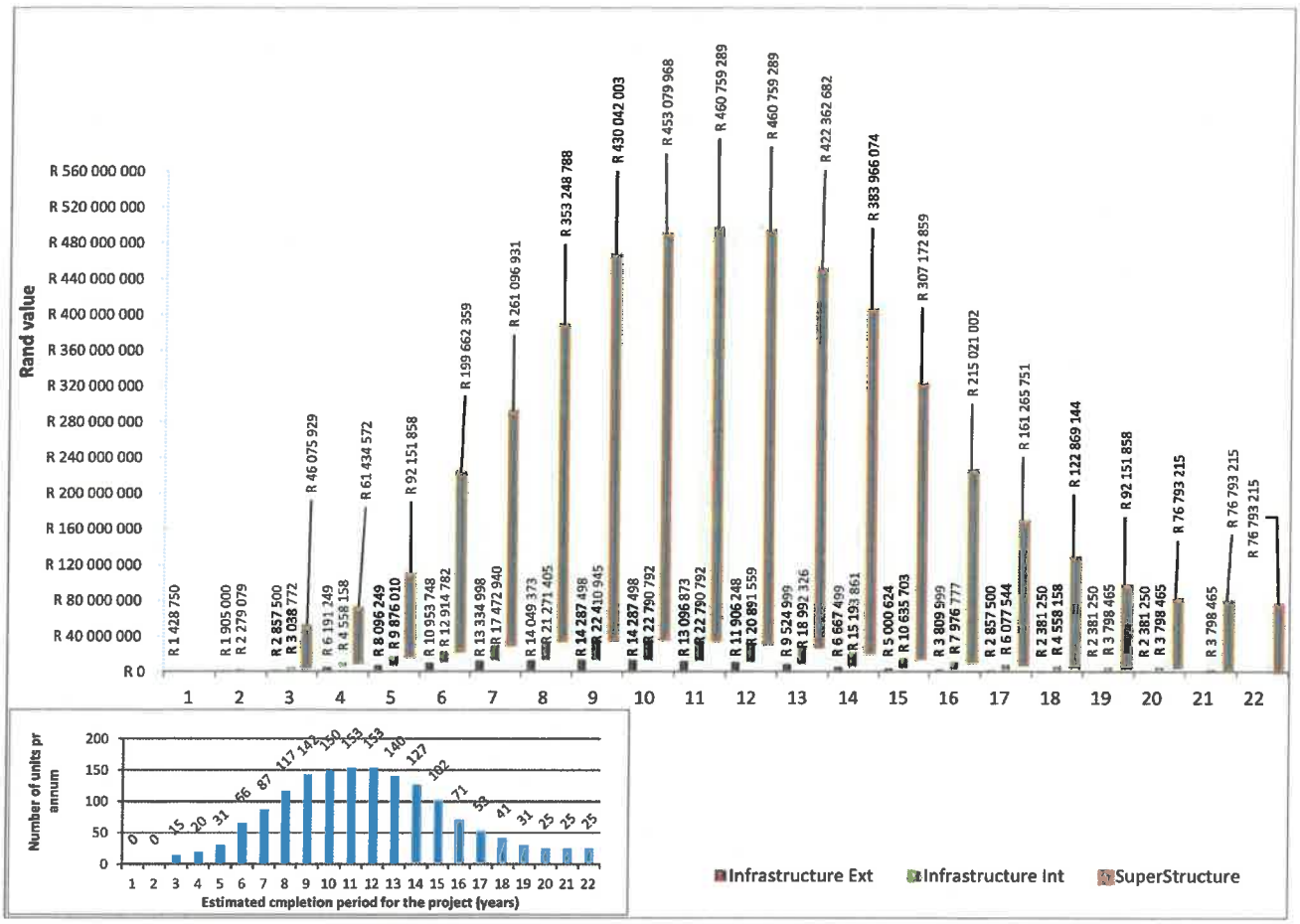


Figure 31: Annual envisaged capital expenditure for the timeframe envisaged for the completion of construction

The Libertas project has a one to two-year period for the introduction of any bulk and internal services and a 20-year development period for completion of the development and occupancy of the dwellings. Sales will commence once the planning and approval period is complete and the construction once the introduction of services is complete and certified.

Note that the construction period mimics the progressive growth trajectory for planning development in Stellenbosch Town over a period of 20 years. Based on this growth trajectory, the total investment in infrastructure (external and internal) and superstructure over the duration of the project, is estimated at R5 136 million in current terms. The spending on top structures for housing and building of offices, retail and an education facility is estimated at R4 753 million over a 20-year development period in current terms.

12.3.3 Property rates

The Municipality will levy property rates on the sale of a land portion and on the improved value. We have assumed for the purpose of this assessment, that property rates will apply to the completed dwelling unit or commercial component (if applicable) based on the envisaged duration of the project and the application of the growth trajectory. We determined the cumulative rates income over 20 years and applied an annual escalation of 8%. It is not possible to estimate the values of the properties going

forward, or to estimate the increase in the rates factor applied by the Stellenbosch Municipality for budgetary purposes. Also note that the rates are considered in current terms (2018).

Figure 32 illustrates the rates accruing the Municipality on annual and cumulative basis for the duration of the project applying the progressive growth trajectory and the stated escalation. Once the development is complete, a rates income of R25,1 million would accrue to the Municipality once construction is complete and occupation is taken per the adopted time frames. Over a period of 20 years, applying the escalation of 8% to the rates income, this would increase to R48,1 million once the development is complete with accumulation until the end of the forecast period of 20 years. Note that no increase in the value of the properties is assumed and only the escalation on the rates factor is taken into account and the rates are applicable to the housing component, while rates will also be levied from the commercial components.

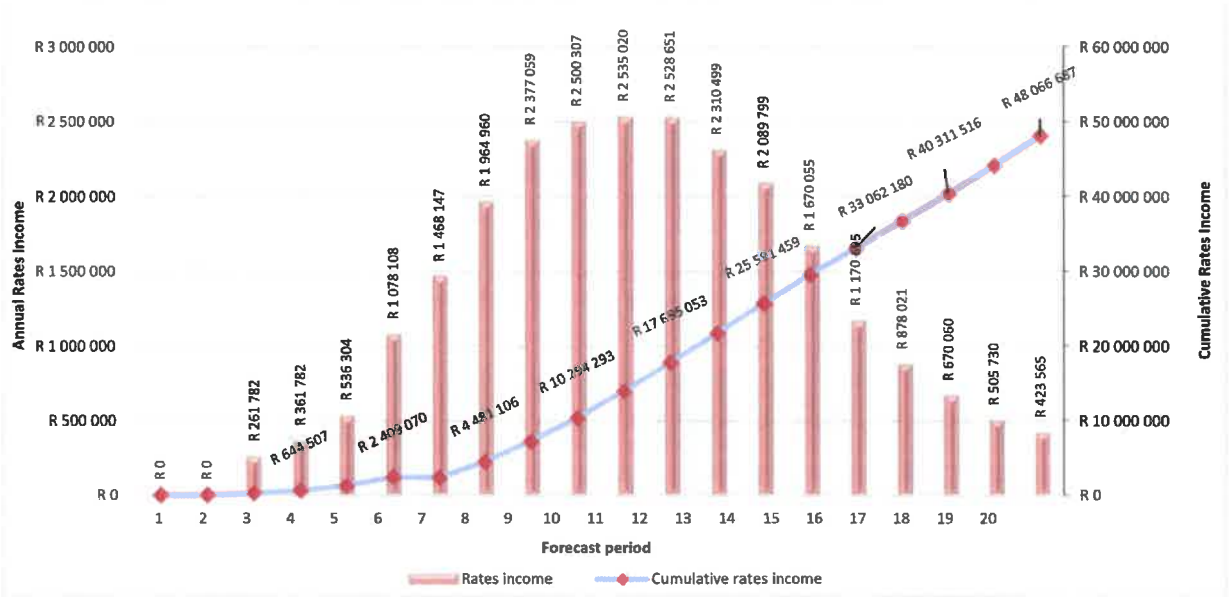


Figure 32: Property rates accruing to the Municipality on an annual and cumulative basis of 20 years

12.3.4 Economic impact

The economic impact is reflected by a direct investment into the bulk and external services, internal and site-specific services and the construction of top structures (housing units). The economic impact is realised through the multiplying effect of those funds through the Stellenbosch economy. Figure 33 illustrates the direct, indirect and multiplied economic impact based on the estimate of the total capital expenditure over the envisaged duration of the project. The impact does not abruptly end after 20 years but tapers off, where-after the economy achieves additional benefit from the occupation of the dwellings by residents and their ongoing spend.

Figure 33 indicates that the Libertas development would generate an economic benefit of R9 958 million over a 20-year development period, of which a large portion of the R 4 979 million direct investment (infrastructure and super structure) at the time and a portion of the indirect spending would accrue to the Stellenbosch economy. Note these figures are based on the impact over 20 years commencing once the introduction of bulk and internal services commence. Other areas of the Cape Winelands, Cape Metropolitan Area, Western Cape and other parts of South Africa would also benefit

from direct and indirect purchases during the construction period. Consequently, the direct investment impact considers the inter-regional effects and backward and forward linkages that exist between the Stellenbosch economy, Cape Town Metropolitan Area, the rest of the Western Cape and South Africa.

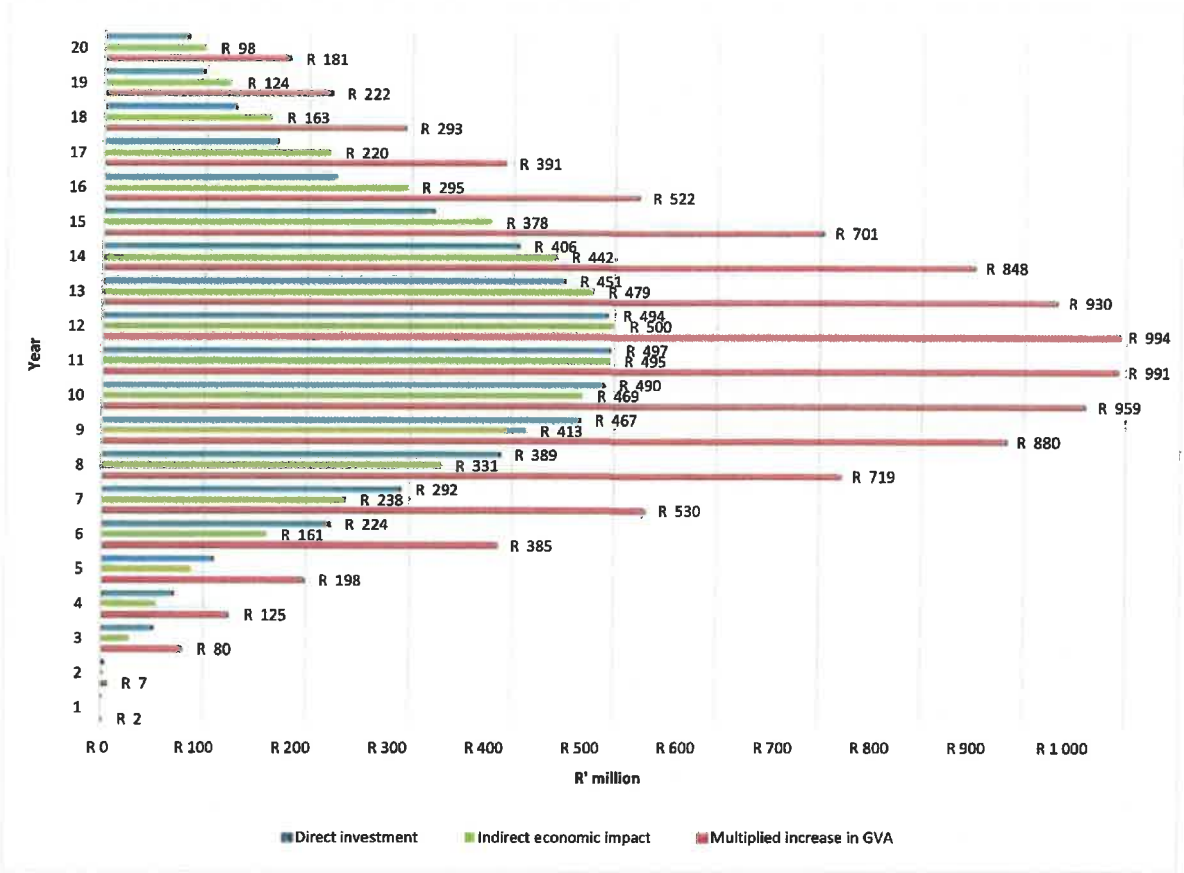


Figure 33: Direct and indirect impact of the Libertas project on the Stellenbosch economy and further afield over a period of seven years

12.3.5 Employment impact

Employment generated over the construction period of the Libertas development based on the applied growth trajectory is premised on a ratio of Gross Value Added (GVA) per employee for the Stellenbosch economy. Figure 34 illustrates the employment created per annum based on the extrapolation of the GVA per employee trend for the Stellenbosch economy. This is reflected in the change per annum (defined as the difference between the multiplied increase in employment on an annual basis in the secondary sector of the economy and employment in the Stellenbosch Municipal area in 2015 as the base employment number).

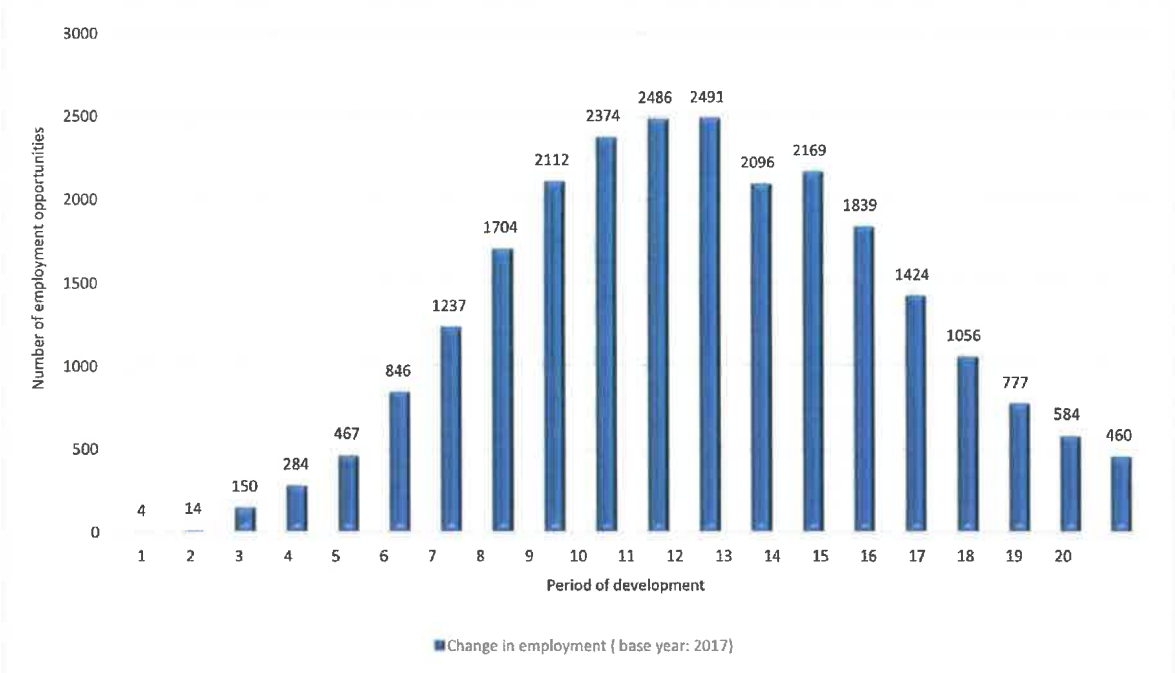


Figure 34: Change in annual employment of the secondary sector of the Stellenbosch economy resulting from the Libertas development

Figure 34 illustrates that in Year 1 and Year 2, 2491 jobs are created based on the estimated capital expenditure. Once construction of top structures commences, an average of 1 229 temporary jobs would be added to the existing employment of the Stellenbosch Municipal area on average of the duration of the development. Some jobs will endure for a further two years, i.e. in Year 20 and 21 once construction is complete as tapering off of indirect opportunities occurs.

13. FIT FOR PURPOSE

In order for the project to be fit for the purpose, broad market and socio-economic criteria need to be considered. Libertas should with some limited variance, fall within the demand forecasts for different housing units in Stellenbosch Town, must offer socio-economic benefits to locals and ensure the Municipality is able to consider the project from both a financial, policy and planning context. This report adopts an economic perspective related to supply and demand, and the need to deliver benefit to the local economy and jobs to people.

Figure 35 contributes to the illustration of the fit for purpose presented in Figure 1 by indicating the outcomes of the analysis and alignment with the premise of a fit for purpose. Fit for purpose implies whether or not the development project is able to tick the boxes. From an economic perspective, several criteria would apply, including the following:

- The project needs to ensure that potential demand is met from a supply perspective;
- The housing types fit with the need and emerging trends and the housing development framework of the Stellenbosch Municipality;
- The project does not result in a fund flow deficit for the Municipality in terms of service infrastructure (which should be covered by DCs);
- The local economy benefits from the development in terms of direct capital expenditure and backward and forward linkages between sectors; and
- Jobs, even on a temporary basis, are created and devolved to locals that are able to work on the project.

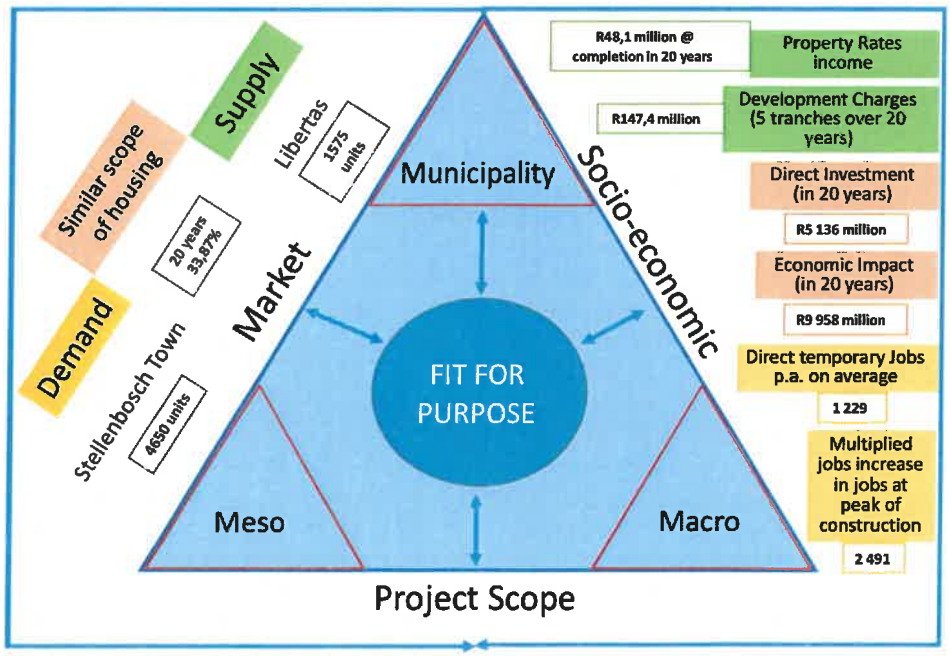


Figure 35: Market related and socio -economic contributions of the Libertas project in the context of the fit for purpose

In terms of demand and supply, the Libertas development adds 1 575 units of stock to the demand for housing, which based on the housing typology envisaged for the project, represents 33,01% of the total number of 5 622 units (or one in three units) once the development is complete and occupied. The development represents a direct investment of R5 136 million that will generate estimated Development Charges of R147,4 million in five tranches and property rates of R48,1 million for Stellenbosch Municipality over 20 years from residential uses. Over the duration of the construction period, an average of 1229 people would directly work on the project including the commercial components and the education facility. All of these benefits are estimates based on the development of 1 575 dwelling units, offices, retail and education facilities over the 20-year development period.

Note that there are no set benchmarks as each project is unique and has its own set of development objectives that result in a specific outcome. The question therefore arises whether or not the Libertas project is able to tick some boxes:

Criteria	Outcome
The project addresses housing demand from a supply perspective	✓
The housing types fit with the need and emerging trends in terms of size, affordability and market segment	✓
The project does not result in a fund flow deficit for the Municipality in terms of service infrastructure (which should be covered by DCs)	✓
The local economy benefits from the development in terms of direct capital expenditure and leakages are minimised	✓
Jobs are created on a temporary basis with an emphasis on unskilled local labour	✓

As indicated above, the Libertas project ticks the boxes based on the criteria used for assessment. Funding implications for the Municipality are flagged (indicated in orange), as well as the ultimate scope of housing types envisaged in the context of the environment and the housing policy framework of the Municipality.

14. KEY OUTCOMES

Libertas offers a scope of 1 575 housing units that addresses various emerging trends related to demand for housing of which the key trends are lifestyle, proximity, availability of key infrastructure, access and transport. The proposed housing is intended to attract millennials and persons that work in Technopark and the surrounding areas. Supplementary and complementary additions to the surrounding built environment include offices and retail as well as an education facility.

Higher priced houses have emerged as a trend in Stellenbosch over the period 2008 to 2017 and it appears that supply is unable to meet the demand in the higher price segment. If this trend continues, average equilibrium prices and price points will increase and due to the lag in provision of supply or curtailing supply together with the inelasticity of supply, no integration of various housing typologies in development will be possible. The only way to reduce the average equilibrium price for houses is to permit development that underpins market demand for a range of housing typologies and implement policies that make it attractive for developers and investors to provide in the need for different types of housing.

Based on the adjustments of housing demand for Stellenbosch Town, indications are that 464 houses smaller than 80 m², 140 larger than m², 120 flats and 141 townhouses (a total of 865 dwelling units per annum on average) are required to cover the forecast demand over the next 20 years. A total of 17 301 units form part of the demand over the next 20 years, of which 9 277 are houses smaller than 80 m², 2 793 houses larger than 80 m², 2402 flats and 2 829 townhouses.

Libertas forms part of a pipeline of projects envisaged by developers over the next 10 years. Although the pipeline does not necessary include all projects, indications are that total of 9 575 units is envisaged to be supplied over the following 10 years. A breakdown of the envisaged supply suggests that 29,87% of housing units supplied over 10 years accrues to dwelling units larger than 80 m², which are more aligned with middle to high-income groups, 42,27% to affordable housing (lower to middle-income groups), 16,06% to townhouses (middle-income group) and 11,80% to flats. Libertas represents about 16,44% of the total number of houses larger than 80 m² and 13,37% of the total number of housing units envisaged as part of the pipeline (excluding indigent houses of smaller than 80 m²).

The Libertas project caters for the middle to high-income segment of the market and is aimed at the following income brackets:

- R202 451 – R809 802 per annum income (units between R600 000 and R2 million)
- R809 203 – R1.6 million per annum income (units between R2.5 million and R4 million)
- R1.6 – R3.2 million per annum income (units between R4.5 and R8 million)