

**REMAINDER OF THE FARM BRANDWACHT NO.
1049, IN THE DIVISION OF STELLENBOSCH**

Application for Rezoning (3504-P)

4 April 2022



ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

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EXECUTIVE SUMMARY

1. The following applications are made on the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape, namely:
 - 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; and
 - Application i.t.o. section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape from Agriculture and Rural Zone to Subdivisional Area, consisting of Conventional Residential Zone erven (i.e. dwelling houses at a maximum residential density of 25 erven per hectare), Multi-Unit Residential Zone erven (i.e. group housing units at a maximum residential density of 50 units per hectare), a Local Business Zone erf (i.e. offices with a maximum bulk of 1.0 located west of Elsie du Toit Street and which will not form part of the residential estate), Private Open Space Zone erven (i.e. private open spaces and private roads) and Public Roads and Parking Zone erven (i.e. public road to accommodate the Eastern Link Road, utility services, etc.).
2. A detailed and final urban development proposal must still be prepared. However, a concept layout plan is included in this report, to illustrate vision of the proposed urban development (see **Section D**).
3. In 2018 and 2019 – as part of the Stellenbosch Municipal Spatial Development Framework process – we submitted numerous planning reports to the Municipal Manager motivating why the subject property should be included in the urban edge and earmarked for future urban development. As part of these submissions, detailed specialist studies were prepared (such as a traffic impact

assessment, engineering services report, visual impact assessment, heritage impact assessment, etc.) and included in the planning motivation reports. Copies of these specialist reports are again included in this application. However, these specialist input will be revisited and updated when the detailed urban development proposal is finalised.

4. The approval of the site specific deviation from the Stellenbosch Municipality's Spatial Development Framework and the rezoning of the subject property will allow the landowner to proceed with all the necessary specialist investigations and impact studies of the proposed development, and then to prepare and submit all the applications i.t.o. the Subdivision of Agricultural Land Act, 1970, the Land Use Planning Act, 2015, the Advertising on Roads and Ribbon Development Act, 1940, the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999.
5. These applications, specialist input, impact assessments and approvals will in turn provide the agreed development framework / envelope within which the final development proposal will be conceptualised.
6. In 2019, as part of the Stellenbosch Municipality's Spatial Development Framework process, a planning application report was submitted to motivate the inclusion of the subject property in the urban edge. This report included numerous preliminary specialist reports (transport, engineering, heritage, visual, etc.) which are again included as part of this land use planning application. These specialist reports will be updated with the subsequent planning, environmental, heritage, agriculture and transport applications.
7. With receipt of all the required planning, environmental, heritage, agriculture and transport approvals, a land use planning application i.t.o. the Stellenbosch Municipality's Planning By-Law, 2015 will be prepared and submitted for approval of the final development proposal.

8. The subject property is currently located outside the Stellenbosch Municipality's approved urban edge. This application will illustrate and motivate that a wide range of site specific circumstances exists which serves to support a deviation from the approved urban edge so as to allow for the inclusion of the application property as well as the subsequent development thereof of urban related purposes.

9. This application is based on the following motivating considerations as set out in more detail in the full application document:
 - The farm's agricultural potential is limited, and the Western Cape Department of Agriculture has no objection against the proposed urban development of the subject property;
 - The proposed urban development will generally support the municipal spatial planning policies;
 - The plan alignment for the proposed Eastern Link Road will traverse the application property and effectively by default divide it into two smaller land portions;
 - The proposed development of the application property for urban development purposes is compatible with the character of the immediate surrounding area;
 - It will provide different housing typologies in the Stellenbosch Municipal area;
 - It will not lead to a loss of a critical biodiversity area;
 - It will have a limited impact on heritage resources;
 - It will have a limited visual impact;
 - It will have significant socio-economic benefits for Stellenbosch town (e.g. it will create new employment opportunities);
 - It will increase the municipal tax base;
 - The resulting traffic impact will be limited; and

- It will contribute to the upgrading of municipal engineering infrastructure (e.g. payment of development charges).

10. We submit that well motivated considerations exist for the site specific based rezoning application to be considered favourably. Accordingly, we recommend that the application be approved, so that the landowner may formally proceed with satisfying the other legal requirements for the application process.

CHAPTER 1: LAND USE PLANNING APPLICATIONS

1.1 BRIEF

This firm has received a brief from the directors of Brandwacht Land Development (Pty) Ltd to prepare the necessary documentation for the rezoning et al. of the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape [hereafter referred to as the subject property]. A power of attorney to this affect is attached hereto (see ***Section A***).

Subsequent to the appointment, numerous pre-submission consultations were held with the provincial and municipal planning officials regarding the proposed urban development of the subject property.

The aim of this land use planning application report is to provide the Stellenbosch Municipality with sufficient information to approve a site specific deviation from the Stellenbosch Municipality's Spatial Development Framework to initiate an urban infill development outside the approved urban edge of Stellenbosch, and to approve the rezoning of the subject property from Agriculture and Rural Zone to Subdivisional Area.

A final urban development proposal does not yet exist, but the approval will allow the landowner to proceed with the preparation and submission of all the required planning, environmental, heritage, agriculture and transport applications that will lead to the finalization of the urban development proposal.

1.2 LAND USE PLANNING APPLICATIONS

As discussed with the planning officials (in order to facilitate the proposed urban development of the subject property) the following land use planning

applications are hereby made, namely:

- ***Application i.t.o. section 15.2(a) of the of the Stellenbosch Municipality Land Use Planning By-Law, 2015 for the rezoning of the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape from Agriculture and Rural Zone to Subdivisional Area, consisting of Conventional Residential Zone erven (i.e. dwelling houses at a maximum residential density of 25 erven per hectare), Multi-Unit Residential Zone erven (i.e. group housing units at a maximum residential density of 50 units per hectare), a Local Business Zone erf (i.e. offices with a maximum bulk of 1.0 located west of Elsie du Toit Street and which will not form part of the residential estate), Private Open Space Zone erven (i.e. private open spaces and private roads) and Public Roads and Parking Zone erven (i.e. public road to accommodate the Eastern Link Road, utility services, etc.), 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.***

1.3 PURPOSE OF THE LAND USE PLANNING APPLICATIONS

The purpose of the land use planning applications is to obtain the Stellenbosch Municipality's approval for a site specific deviation from the Stellenbosch Municipality's Spatial Development Framework and for the rezoning approval for the proposed urban development of the subject property. This will allow the landowner to proceed with the preparation and submission of all the required planning, environmental, heritage, agriculture and transport applications; i.e. applications i.t.o. the Subdivision of Agricultural Land Act, 1970, the Land Use Planning Act, 2015, the Advertising on Roads and Ribbon Development Act,

1940, the National Environmental Management Act, 1998 and the National Heritage Resources Act, 1999.

With receipt of all the required planning, environmental, heritage, agriculture and transport approvals, a final land use planning application i.t.o. the Stellenbosch Municipality's Planning By-Law, 2015 will be prepared and submitted for approval of the final development proposal and subdivision plan.

CHAPTER 2: SUBJECT PROPERTY DETAILS

2.1 THE SUBJECT PROPERTY

The subject property is described in the Deed of Transfer No. T118189/1998 as the Remainder of the Farm Brandwacht No. 1049, in the Division of Stellenbosch, Province of the Western Cape. A copy of the Deed of Transfer with Surveyor-General Diagram is attached hereto (see **Section B**).

2.2 OWNERSHIP

Brandwacht Land Development (Pty) Ltd is the registered owner of the subject property.

2.3 PROPERTY SIZE

The subject property is 30ha in extent.

2.4 DEEDS OFFICE SEARCH

Cluver Markotter Attorneys were instructed to undertake a Deeds Office search to determine if there are any title conditions that will prohibit the proposed urban development of the subject property. According to their Conveyancer Certificate there are no conditions contained in the title deed that will restrict the proposed urban development of the subject property. A copy of their Conveyancer Certificate is attached hereto (see **Section C**).

2.5 LOCALITY

The subject property is located on Trumali Road approximately two kilometres south of the Stellenbosch central business district, as indicated on Figures 2.1

and 2.2 below.

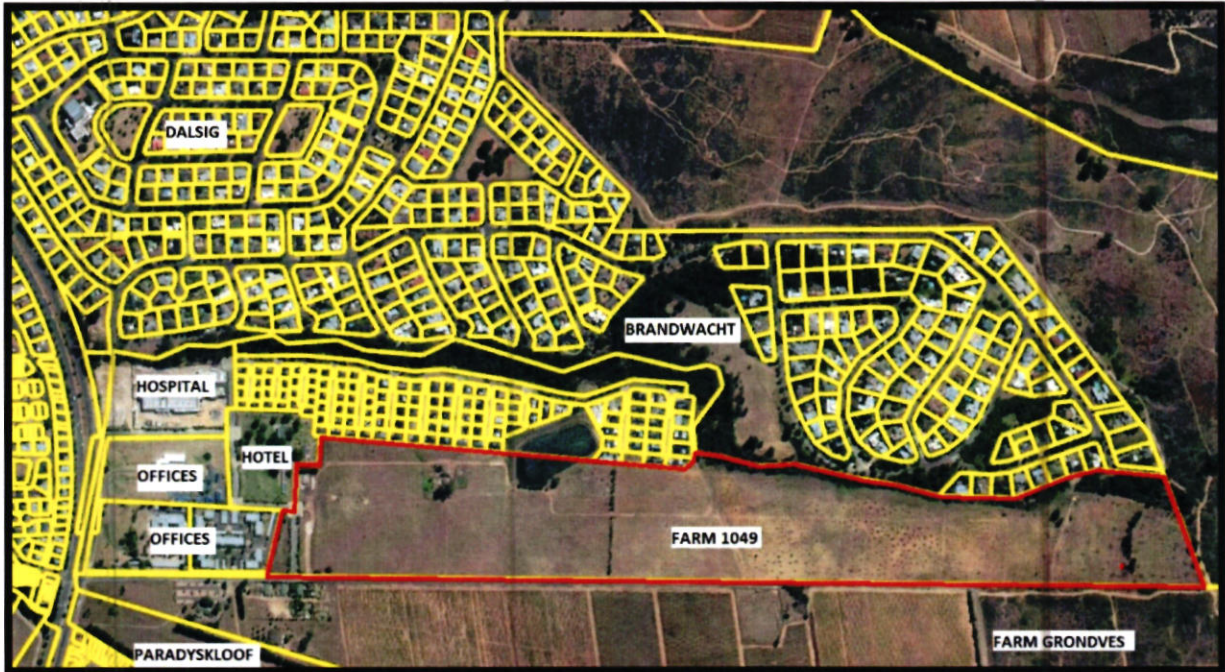


Figure 2.1: The Locality of the subject property



Figure 2.2: The context of the subject property

The locality and context of the property is indicated in more detail on the attached locality plans attached hereto (see **Section D**).

2.6 CURRENT ZONING AND LAND USE

The subject property is zoned Agriculture and Rural Zone (i.e. for agriculture purposes) but is currently not cultivated. The ruins of a farm shed, two farm labourer's cottages and a portion of a dam are located on the subject property.

2.7 SURROUNDING LAND USES

The subject property is located in an urban part of Stellenbosch. The residential areas of Brandwacht and Brandwacht aan Rivier are located directly to the north. The Stellenbosch Mediclinic hospital, the Brandwacht Office Park and the Brandwacht manor house (with rights for a rural hotel) are all located directly west of the subject property. The Stellenbosch Municipality's Farm Grondves No. 369, Stellenbosch – that is leased by the KWV and utilised for the propagation of vines – and the Paradyskloof residential area are located directly to the south of the subject property. To the east of the subject property is undeveloped mountain land.

The surrounding land uses are indicated on Figure 2.3 below.

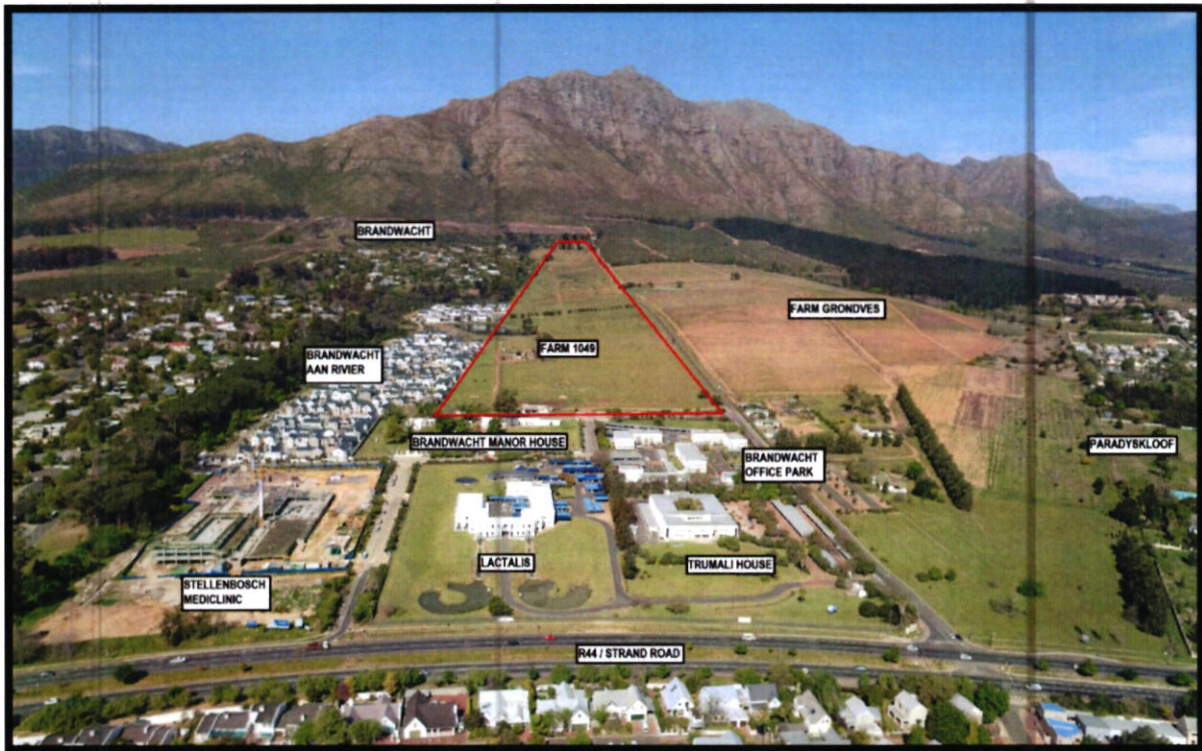


Figure 2.3: Surrounding land uses

CHAPTER 3: DEVELOPMENT PROPOSAL

3.1 DEVELOPMENT PROPOSAL DESCRIPTION

The proponent, Brandwacht Land Development (Pty) Ltd, is proposing an urban land use development on the subject property, consisting of primarily residential land uses with the opportunity for a variety of residential densities (similar to the abutting Brandwacht aan Rivier residential estate). For this reason, application has been made for the rezoning of the subject property from Agriculture and Rural Zone to Subdivisional Area. The proposed urban development will consist of the following land uses:

- Conventional Residential Zone erven (i.e. dwelling houses at a maximum residential density of 25 erven per hectare);
- Multi-Unit Residential Zone erven (i.e. group housing units at a maximum residential density of 50 units per hectare);
- a Local Business Zone erf (i.e. offices with a maximum bulk of 1.0 located west of Elsie du Toit Street and will not form part of the residential estate);
- Private Open Space Zone erven (i.e. private open spaces and private roads); and
- Public Roads and Parking Zone erven (i.e. public road for the Eastern Link Road, utility services, etc.).

Owing to the success and popularity of the Brandwacht aan Rivier residential estate as well as the subject property's similar shape to the estate, we have attempted to emulate the design principles of Brandwacht aan Rivier. The proposed residential development on the subject property will have an elongated open space system that will act as a buffer between the proposed and existing developments. This open space system will connect with the Brandwacht stream and the mountain land. The residential schemes will consist of a network of cul-de-sac streets to create a sense of community in

each of these closes. In order to limit the proposed development's visual impact, the higher densities will be located on the lower portion of the subject property and the lower densities on the higher portion of the subject property.

We have prepared a Concept Layout Plan for the proposed urban development that illustrates these principles. However, this is only a preliminary design that will be finalised during the required environmental, heritage and planning application processes. A copy of the Concept Layout Plan is attached hereto (see **Section D**).

3.2 LANDSCAPE MASTER PLAN

As part of the final design process, a Landscape Master Plan will be prepared for the proposed urban development. The Landscape Master Plan will address human issues of scale, orientation, and microclimatic mitigation, whilst also satisfying conservation and aesthetic demands. To this end the responsibilities for the design of the landscape, range across various disciplines into the surrounding spaces, being effectively and affected by architectural and municipal requirements as well as the natural environment. This understanding will allow for the integration of landscape and urban design in a fresh pattern of urban and natural ecology, inclusive of the envisaged residential lifestyle.

3.3 PHASING OF THE DEVELOPMENT

It is the proponent's intention to develop the subject property in phases (not all in once) and to provide the required bulk infrastructure for each development phase (as needed). For this reason, a Phasing Plan will be submitted to the Stellenbosch Municipality for approval (as part of the Subdivision Plan application).

CHAPTER 4: SPATIAL PLANNING POLICIES

4.1 COMPLIANCE WITH THE SPATIAL PLANNING POLICIES

The development of the subject property is governed primarily by the following spatial planning policy documents. This chapter illustrates how the proposed development will comply with the recommendations and principles of these spatial planning policies.

4.2 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) provides a framework specifying the relationship between the spatial planning and the land use management system and other kinds of planning. The goal is to provide a framework which insures inclusive, developmental, equitable and efficient spatial planning at the different spheres of government, to address past spatial and regulatory imbalances, to promote greater consistency and uniformity in the application procedures and decision-making by authorities responsible for land use decisions and development applications.

In order to reach the above goals, SPLUMA has the following five development principles which guide all aspects of spatial development planning, land development and land use management, namely:

- **Spatial Justice**

The proposed development will support the principle of spatial justice through improved access to housing opportunities close to employment opportunities (e.g. the Stellenbosch central business district and Techno Park) and public transport facilities (taxi route on the R44).

The Stellenbosch Municipality is in the process of drafting an inclusionary housing policy that will tap the economic gains from rising real estate values to include persons and areas that were previously excluded. Such an inclusionary housing policy will provide mechanisms which are flexible and allow developers to make a contribution to affordable housing in the form of a fee in lieu of on-site units, to redress access to land by disadvantaged communities and persons in areas of most need and characterised by widespread poverty and deprivation. The applicant is aware of its social responsibility i.t.o. inclusionary housing and will engage with Council to determine a way to contribute.

- **Spatial Sustainability**

The proposed development will support the principle of spatial sustainability by building a new community in a previously undeveloped area and uphold consistency of land use measures in accordance with the environmental management instruments. The proposed development is considered an infill development opportunity that will limit urban sprawl and protect the agricultural hinterland.

- **Spatial Efficiency**

The proposed development will support the principle of spatial efficiency as the proposed development will result in less time, effort, or cost for governments, businesses, and households to conduct their daily activities and will produce stronger economic growth. The subject property is located near employment opportunities. This will save travel time and make an employee more efficient.

Also, the Concept Layout Plan – including the type and number of residential units, the typology of residential units, etc. – might be amended

and will be finalised during the submission of the final Subdivision Plan. The outcome of the subsequent environmental and heritage processes will guide the development's application procedure and provide mitigating measures to safeguard against development inefficiency.

- **Spatial Resilience**

Flexibility in spatial plans, policies and land use management systems are necessary to ensure sustainable livelihoods in communities likely to suffer the impacts of economic and environmental shocks. The locality of the proposed development – close to employment opportunities – will support inclusive economic growth and stimulate the local economy. These factors are essential for the growth, development and sustainability of the region, as well as the local communities.

- **Good Administration**

This development principle relates to procedural fairness and planning making decision tools. Application has been made for the rezoning of the subject property to Subdivisional Area. This will allow the landowner to proceed with the preparation and submission of all the other required planning, environmental, heritage, agriculture and transport applications. Good administration will ensure that the land use planning application is processed in accordance with all the statutory requirements, and that a decision is taken within the prescribed timeframe so that the landowner may proceed with the next steps.

In view of the above, the proposed development supports the five development principles of SPLUMA.

4.3 STELLENBOSCH MUNICIPALITY'S INTEGRATED DEVELOPMENT PLAN

The Municipal Systems Act, 2000 mandates all South African municipalities to formulate a five-year Integrated Development Plan (IDP) to inform the municipal budget and guide all developments within the municipal area. The IDP is the Municipality's principle strategic plan and deals with the most critical development needs of the Municipal area. The main objectives of the IDP are:

- Create economic growth;
- Enable a quality and inclusive living environment;
- Improve wellness and safety, and address social ills;
- Improve education and opportunities for the youth; and
- Embed good governance and integrated service delivery through partnership and service alignment.

The Stellenbosch Municipal Spatial Development Framework (MSDF) forms a key component of the Stellenbosch Municipality's IDP as it indicates the spatial location and opportunities to achieve the IDP's objectives and to meet the demands of the local communities. It must therefore be aligned with the principles of the IDP and indicate where the prioritized needs of Council (as set out in the IDP) could be achieved in a spatially ordered manner.

The Stellenbosch IDP acknowledges the fact that Stellenbosch Municipality is experiencing rapid transformation as a result of the influx of job seekers, residents and investors, as well as the overall restructuring of the economy and means of production and wealth creation. The economic sectors, which have shown the greatest growth, are the service industry and construction industry. Future growth, expansion and innovation should be guided by specific development principles, limiting ad hoc urban developments that will result in expensive outward low-density urban sprawl and the related destruction of valuable eco-systems and agricultural resources.

The objective of the MSDF is to provide maximum certainty to all role players (property developers, financial investors, development planners, municipal officials and ordinary households) with regards to the future form of Stellenbosch and according to the IDP the Stellenbosch Municipality will consider following amendments to the MSDF (approved in 2013), namely:

- Amendment of the urban edges;
- Adjustments to include the northern extension to Stellenbosch;
- Adjustments to include the Jamestown housing development;
- Infill and development areas;
- Major new transport infrastructure;
- Institutional development and facilities; and
- Upgrading of the R44.

The Stellenbosch Municipality's northern extension project and their new Jamestown housing project will unlock additional land for predominantly affordable-to-middle income housing. These amendments to the urban edge will however not address the current and future housing backlog for the middle-to-higher income housing (which are needed to help subsidize the affordable housing projects and to contribute to the expansion of the town's tax base).

The Stellenbosch Integrated Human Settlement Plan (2017) has a target of ±18 775 residential units to cater for the current housing backlog. This 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 these types of housing projects 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, who are predominantly attracted to Stellenbosch by the booming services sector. Development, focused on providing for the much-needed residential opportunities on this side of the economic continuum, predominantly derives from the private sector on privately owned land. The IDP makes provision for possible amendments to the current MSDF to accommodate for this need through the identification of infill and development areas. The subject property, being located between the residential areas of Brandwacht and Paradyskloof, can be deemed spatially desirable as it is infill development and will not perpetuate ad hoc or leap-frog development.

The proposed development of the subject property will further support the IDP by contributing towards a future revenue stream for the Stellenbosch Municipality by way of rates, taxes, tariffs and development charges which could be utilized to fund municipal bulk infrastructure upgrading projects (e.g. the construction of the Techno Park Link Road).

4.4 STELLENBOSCH MUNICIPALITY'S SPATIAL DEVELOPMENT FRAMEWORK

The Stellenbosch Municipal Spatial Development Framework (MSDF) is a Sectoral Plan of the Stellenbosch Municipality's IDP, adopted i.t.o. the Municipal Systems Act, 2000. In 2019 the Stellenbosch Municipality's Spatial

Planning, Heritage and Environment Department were instructed to prepare a new MSDF for the Stellenbosch Municipality. This was an onerous process that included detailed specialist input and numerous public participation processes to finalize the MSDF.

In March 2019 the draft MSDF was advertised for public comment. The draft MSDF included the subject property in the urban edge and identified it for future urban development – see Figure 4.1 below.

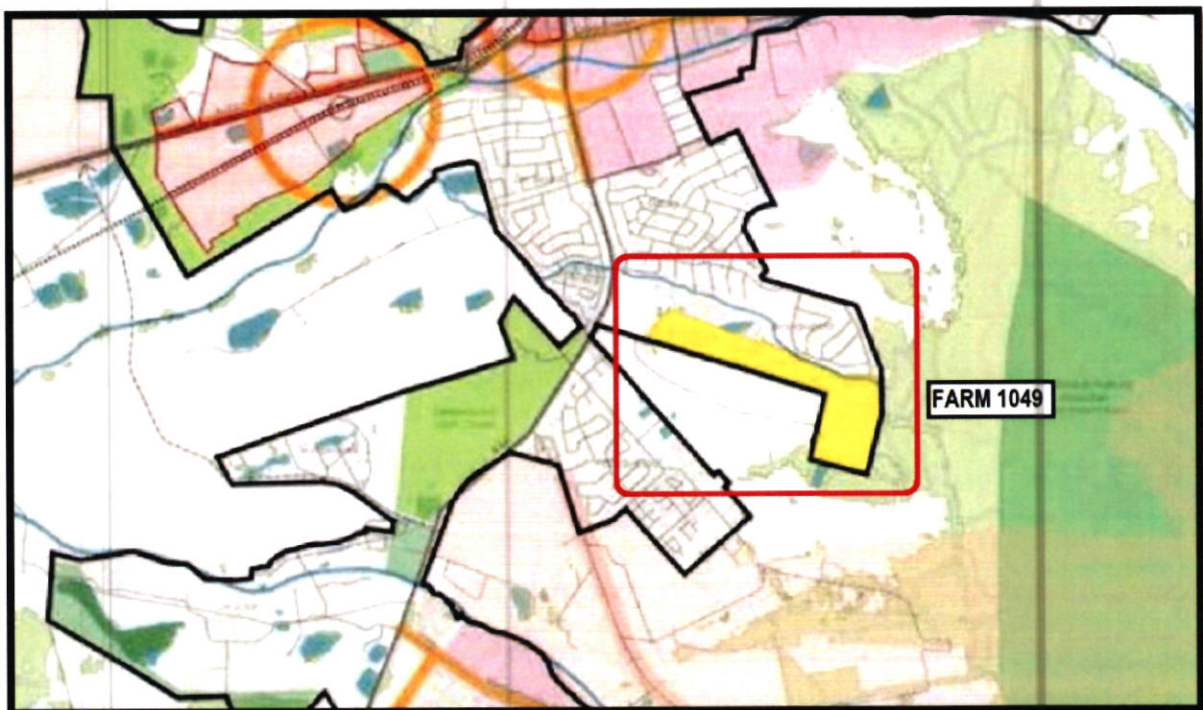


Figure 4.1: Extract of the draft MSDF (Mar 2019)

In June 2019 the final draft MSDF was advertised for public comment. The final draft MSDF also included the subject property in the urban edge and identified it for future urban development and urban agriculture – see Figure 4.2 below.

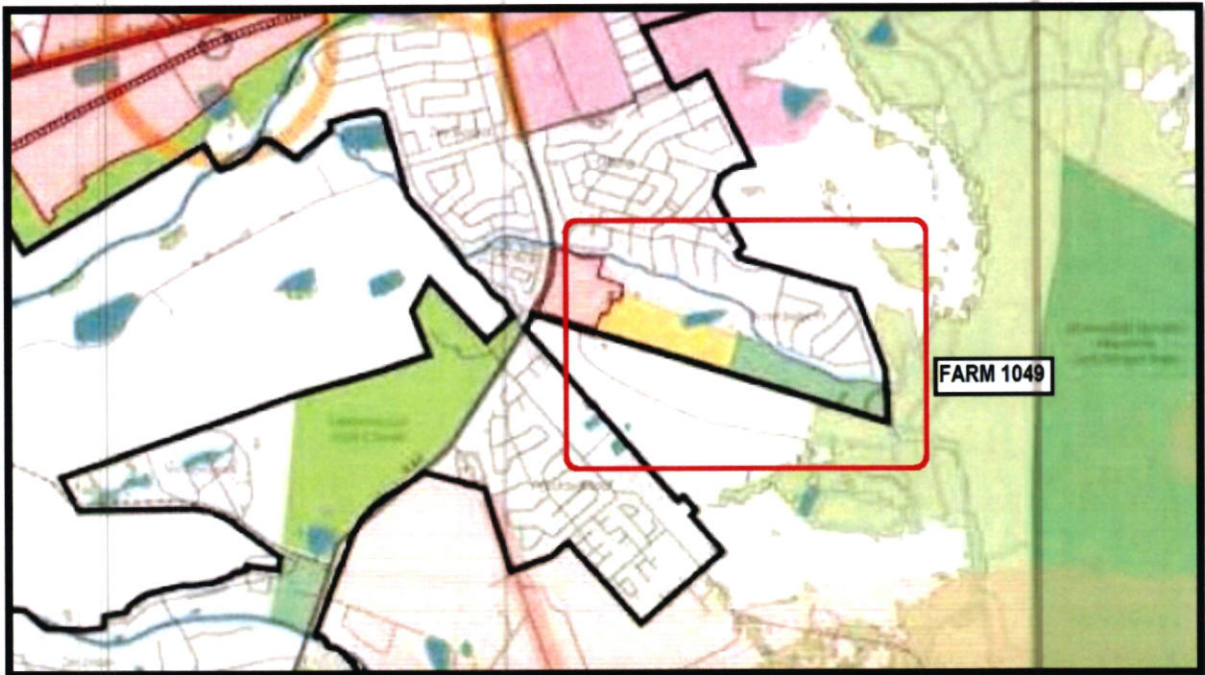


Figure 4.2: Extract of the final draft MSDF (Jun 2019)

In August 2019 the final draft MSDF served before Council for adoption. At this meeting Council adopted the MSDF but decided to exclude the subject property from the urban edge – see Figure 4.3 below.

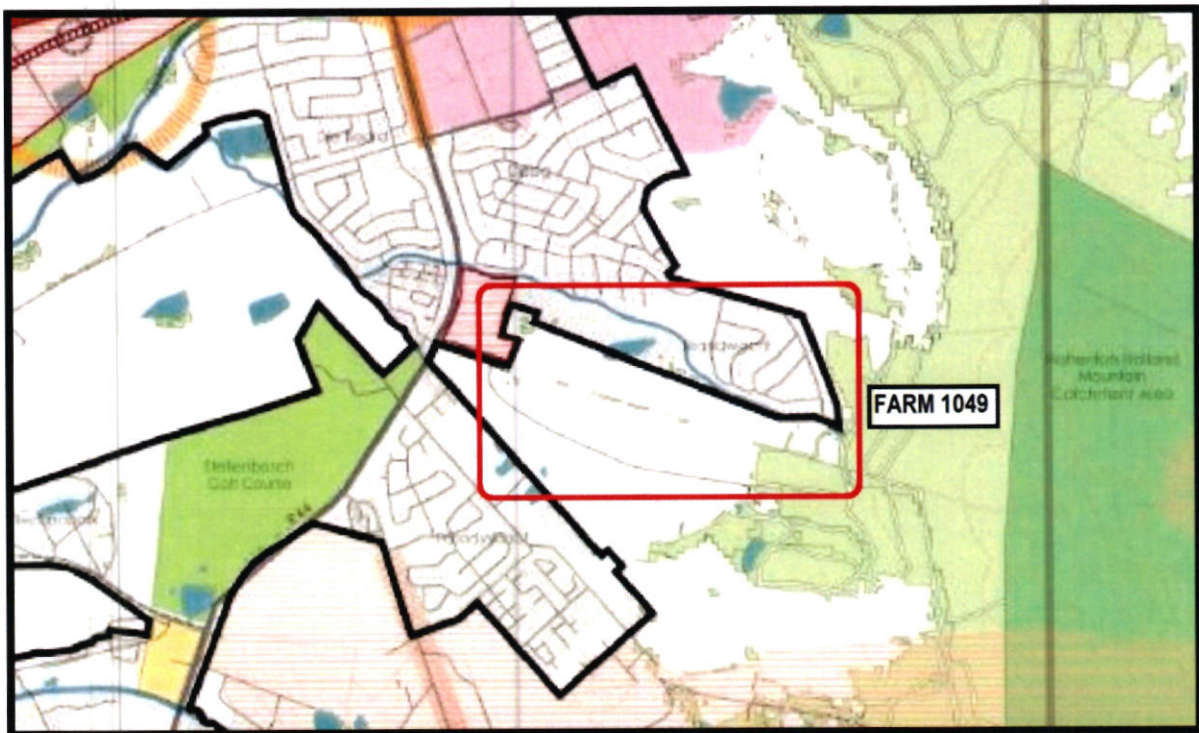


Figure 4.3: Extract of the approved MSDF (Aug 2019)

This decision by Council to amend the final draft MSDF – to exclude the subject property from the urban edge – was unreasonable, did not include a public participation process, ignored the Western Cape Department of Agriculture’s comments and ignored the current demand for middle-to-higher income housing opportunities in town.

The proposed development of the subject property was supported by the Stellenbosch Municipality’s Spatial Planning, Heritage and Environment Department. They included the subject property in the urban edge. However, Council amended their proposal and adopted an MSDF that excluded the subject property from the urban edge. This means that the proposed development of the subject property is inconsistent with the MSDF’s proposals and according to the SPLUMA section 22.(1): “A *Municipal Planning Tribunal, or any other authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development, may*

not make a decision which is inconsistent with municipal spatial development framework”.

However, according SPLUMA section 22.(2): *“Subject to section 42, a Municipal Planning Tribunal or any other authority required or mandated to make a land development decision, may depart from the provisions of a municipal spatial development framework only if site-specific circumstances justify a departure from the provisions of such municipal spatial development framework”.*

In other words, if there are justifiable site-specific circumstances to motivate a development proposal that is inconsistent with an MSDF, then a Municipal Planning Tribunal may approve such a development proposal even if it is inconsistent with an MSDF.

In this case, there are justifiable site-specific circumstances that warrants the approval of this development proposal even if it is inconsistent with the MSDF. These site-specific circumstances are explained in detail in Chapter 5 of this report.

4.5 STELLENBOSCH MUNICIPALITY’S ADAM TAS CORRIDOR PROJECT

The Stellenbosch Municipality has initiated the Adam Tas Corridor Project to absorb development pressure in Stellenbosch. The aim of the Adam Tas Corridor Project is to launch the restructuring of Stellenbosch through the redevelopment of the Adam Tas Corridor, the area that stretches from the Cape Sawmills site to the Kayamandi / Cloetesville areas – see Figure 4.4 below:

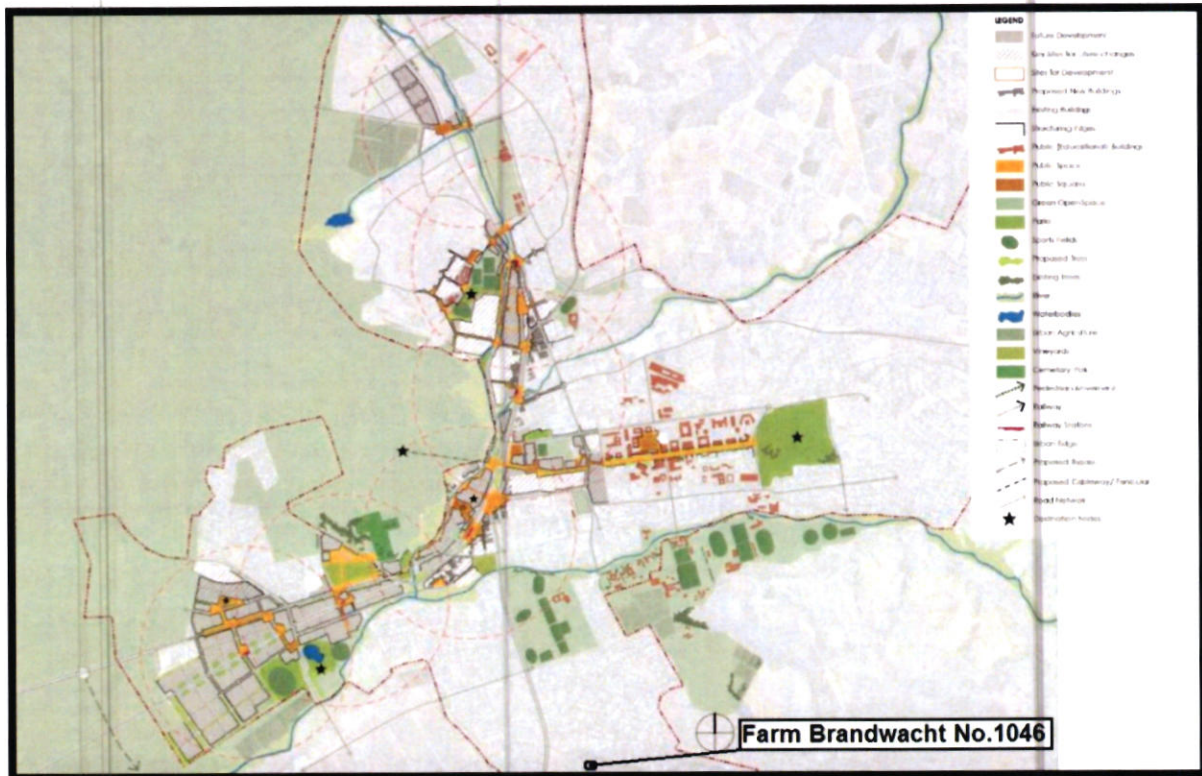


Figure 4.4: Adam Tas Corridor Project

The Stellenbosch Municipality proposes numerous high density general residential developments (mainly flats) on the Adam Tas Corridor in order to support public transport and non-motorised transport initiatives. These flats will be aimed predominantly at the affordable-to-middle income housing bracket. According to Mr. Sarel Meyer (Project Manager) the Adam Tas Corridor Project will aim to provide $\pm 13\ 000$ housing opportunities for $\pm 50\ 000$ people over a period of ± 30 years (refer to the *Eikestadnuus* of 29 August 2019).

However, not every family in Stellenbosch wants to live in a flat and in order to create a balanced Stellenbosch housing market, a more traditional housing product (i.e. a house with a garden) must also be provided.

The proposed residential development of the subject property will support the vision and purpose of the Adam Tas Corridor by providing a more traditional housing product for the middle-to-higher income bracket (a section of the

housing market that is not catered for by the Adam Tas Corridor Project) in order to create a more balanced town with a wide array of housing typologies (and not only flats).

We submit that there will be a synergy between the Adam Tas Corridor Project and the proposed development of the subject property, that will produce a combined effect greater than the sum of the separate effects. In other words, the development of the Adam Tas Corridor Project and the subject property, will work together to benefit the broader community of Stellenbosch and it can therefore be deemed desirable.

CHAPTER 5: PLANNING MOTIVATION

5.1 NEED AND DESIRABILITY

The need and desirability of the proposed urban development is motivated in this chapter, including all the justifiable site-specific circumstances that warrants the approval of this rezoning application.

5.2 URBAN INFILL DEVELOPMENT

The proposed development of the subject property is considered to be an infill urban development; i.e. the development of vacant land located in an urban environment, between existing urban areas such as Brandwacht and Paradyskloof. Infill and densification of urban areas is promoted by the Stellenbosch Municipality from a spatial planning policy side, as it will lead to the optimal use of the existing bulk infrastructure, contain urban sprawl and protect the agricultural hinterland. The densification of an urban area will also support the further development of non-motorized transport routes and contribute to the viability of public transport and provide housing opportunities (in Stellenbosch) for commuters living in Somerset West and working in Stellenbosch.

The proposed development will allow for the effective utilizing of available developable land and can therefore be deemed desirable.

5.3 COMPATIBILITY WITH THE SURROUNDING ENVIRONMENT

The surrounding environment consists of urban land uses, such as commercial (offices), residential (Brandwacht and Paradyskloof), community (hospital), etc. The proposed residential and commercial land uses will be similar to the existing surrounding land uses. The development proposal is therefore

considered to be compatible with the surrounding urban environment and character.

5.4 PARADYSKLOOF SPECIAL DEVELOPMENT AREA

The Stellenbosch Municipality is investigating the development of numerous innovation projects in Stellenbosch as it strives to become the “Innovation Capital” of South Africa. At the Stellenbosch Municipality Planning and Economic Development Committee meeting (held on 2 June 2015) one of these innovation projects identified was the Paradyskloof Special Development Area (SDA) located on a portion of the Farm Grondves No. 369, Stellenbosch – see Figure 5.1 below.

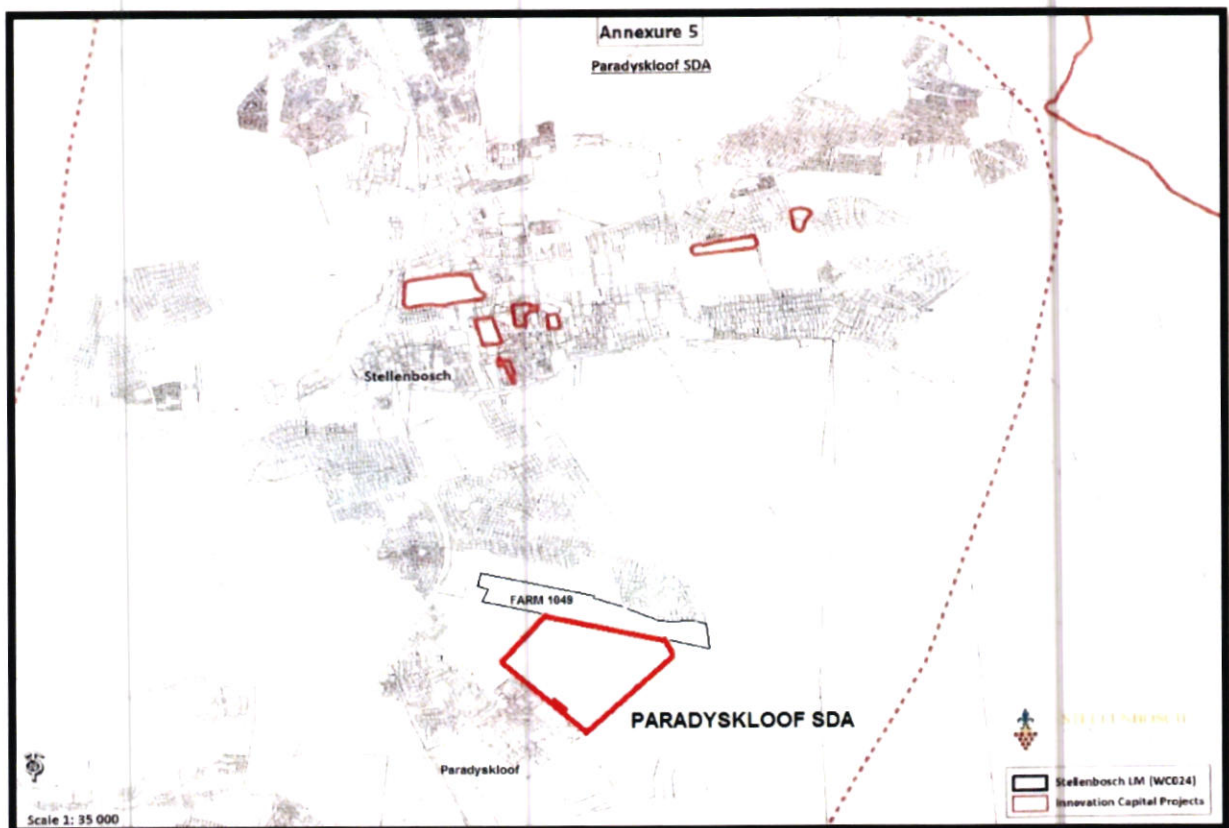


Figure 5.1: Locality of the Paradyskloof SDA

The purpose of these innovation projects is to establish a unique attraction and

economic use that does not currently exist in Stellenbosch. The Planning and Economic Development Committee concluded that the Stellenbosch Municipality must be pro-active in making land available for the establishing of innovation projects and recommended that approval be granted for the implementation of the Paradyskloof SDA.

The Paradyskloof area is well known for its attraction to property and other developers. The area has a unique opportunity to create a very special kind of development that can serve as a long-term, on-going attraction for Stellenbosch and will have real benefits for the Stellenbosch Municipality and the community at large and that will generate direct foreign investment. For this reason JSA Associates were instructed to prepare a report that deals specifically with the Paradyskloof SDA and how to develop this area to attract direct external investment, conservation of the natural environment within which the development occurs, creating opportunities for small, micro and medium local enterprises to provide services, conferencing tourism and education.

According to JSA Associates' report the Paradyskloof SDA innovation project entails the development of an Institutional Village on a portion of the Farm Grondves No. 369, Stellenbosch as indicated on Figure 5.2 below.

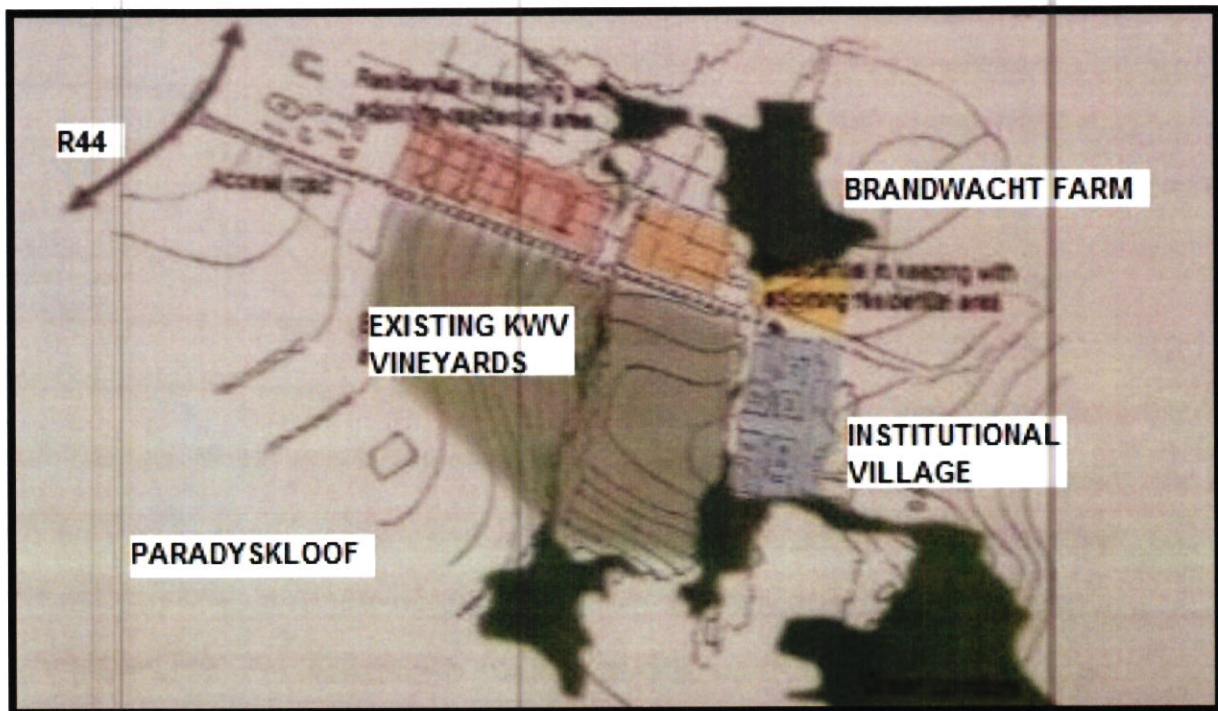


Figure 5.2: The proposed Institutional Village on Farm Grondves

The Institutional Village will be located on Farm Grondves – abutting the subject property. This implies the future inclusion of the Paradyskloof SDA into the urban edge of Stellenbosch. The subject property will subsequently be wedged in between the existing residential area of Brandwacht and the Paradyskloof SDA. It will therefore only make sense to also include the subject property in the urban edge.

5.5 CREATING A COMPACT URBAN FORM FOR STELLENBOSCH TOWN

It is accepted that a town's urban form is dictated mainly by biophysical factors such as topography, rivers and infrastructure (e.g. major roads) which may lead to an irregular organic form with tentacles and nodes. However, there will always be the natural inclination to follow a regular compact form, striving towards optimum proximity and connectivity. In this regard the subject property is ideally located between the residential areas of Brandwacht and Paradyskloof and can therefore be regarded as logical infill development,

rather than conventional urban sprawl. This view is further supported in the redefinition of the town's future urban form by the construction of the foreseen future main road network (e.g. the proposed eastern link road).

The artificial indentation of the proposed urban edge to exclude the subject property is unjustifiable. The urban edge is defined in the IDP as being the boundary between urban development and the valuable natural and agricultural hinterland which, along with interrelated policy, serves to manage, direct and control the outer limits of urban expansion.

The subject property does not form part of any rural hinterland. It is located within Stellenbosch town (adjacent to the Municipality's planned Institutional Village) and there are built-up urban areas next to more than 60% of its boundaries. Developing the subject property will therefore lead to a more compact urban form.

5.6 IMPACT ON THE EASTERN LINK ROAD

A main contributing factor for our land use planning application and development proposal is the proposed Eastern Link Road (i.e. previously commonly referred to as the North-South Road), which has already been proclaimed in the late 1960's and for which an alignment has been determined. A copy of iCE Group's Eastern Link Road design is attached hereto (see **Section D**).

The construction of the Eastern Link Road will subdivide the subject property into two smaller portions of ± 17 ha and ± 11 ha each which will have an additional negative impact on the feasibility of using the land for agricultural purposes. The proposed alignment of the Eastern Link Road is indicated on Figure 5.3 below.



Figure 5.3: Alignment of the proposed Eastern Link Road

The Eastern Link Road section through Paradyskloof already exists and is known as Wildebosch Street. Furthermore, the Eastern Link Road's reserve has already been established in the Brandwacht residential area (although the road has not yet been constructed), as well as over Blaauwklippen farm (referred to as public road reserve Farm 369/18), connecting it with the R44.

The proposed Eastern Link Road, together with the proposed Western Bypass and the proposed Techno Park Link Road, forms part of the Master Road Network Plan for Stellenbosch and will eventually have a significant impact on the town's mobility and urban form.

The proposed Eastern Link Road traversing Paradyskloof and Brandwacht, will grant direct access from Stellenbosch central to the R44 (Strand Road) and thus also to the proposed Western Bypass. This will greatly improve traffic flow in and around Stellenbosch.

5.7 USE FOR AGRICULTURAL PURPOSES NOT FEASIBLE

The experts agree that the use of the property for agricultural purposes is not feasible based on the following reasons:

- Previously, the relatively high agriculture soil potential was a reason why development rights were not obtained on the subject property. This portion of land, however, remains currently fallow as a result of factors reducing the viability of agricultural use. These factors include the scarcity of available water (currently limited to only the one farm dam, which is sufficient for only one or two irrigation cycles during the months of summer) and exposure to the “black southeaster wind” (making plantation of certain crops impossible). Due to insufficient water and the prevalence of strong winds, the only economically feasible crop suitable for the subject property is wine grapes. Wine is not an essential food, for which agricultural land must be preserved. Table grapes, which are successfully grown in Paarl, cannot be grown on the subject property.
- Practically, the land is only suitable for wine grapes, with input costs that could escalate to ±R300 000 per hectare (depending on the trellising system and irrigation system required). The return from wine grapes sales does not justify the high input and operational costs required. The soil is not ideally suited for food production; hence using the land for urban development will not directly impact on food security. The utilisation of agricultural land for development should therefore not be ruled out in cases where the land will not be farmed for the production of essential foods (wheat, meat, maize and vegetables), but rather for orchards and vineyards. In these cases, land use options should simply be evaluated on an equal basis on their ability to make profit, bringing in foreign capital, job creation, etc.
- The proposed Eastern Link Road, dissecting the subject property, further

reduces the economic viability and logistical operations of wine grape production on two divided portions of land, as result of the proposed road network.

- The subject property is, for all practical purposes, enveloped within Stellenbosch town and farming within an urban environment is impracticable. The proximity of the subject property to town encumbers the utilisation of the land for wine grape production, as the probability / potential for theft (of grapes as well as infrastructure) is inversely proportionate to the distance travelled from residential areas. Neighbouring residential areas also reduce the effectiveness of pesticides due to the limited type of pesticides appropriate for usage in close proximity to residential areas.
- The subject property is fairly small (only 30ha) and the agricultural land suitable for vines is only ± 20 ha in extent. The re-development of the subject property with the planting of new vines is not an economically viable option. According to Elsenburg 40ha of land is needed for a effective agricultural land unit.
- Being situated within an urban environment, the production of wine grapes on the subject property is susceptible to more negative influences than in a rural environment; e.g. pests (including birds), constraints on noise associated with farming activity, high labour costs and increased theft. The subject property will probably also be bisected by the proposed connecting thoroughfare and an investor intending to invest in vine farming will prefer to do so on land more suitable for that purpose than the subject property.
- A critical element in any farming enterprise is the availability of quality and quantity of water to establish and maintain crops. There are no short-term solutions, especially when one takes into account the current (and more frequent predicted occurrence of) drought conditions. The subject property has no water allocation from an irrigation scheme. According to a letter from the Helderberg Irrigation Board (dated 26 October 1995) the subject property is located outside the borders of the irrigation scheme and that the

farm cannot be incorporated into the irrigation scheme – see Figure 5.4 below.



Figure 5.4: Letter from the Helderberg Irrigation Board

- The property relies on the existing storage dam with a holding capacity of 34 000m³ litres of water. The farm dam is fed by runoff from the Brandwacht Stream during the winter months, but during the summer months this stream only flows occasionally. Without a consistent reliable water supply from an irrigation scheme the prospects for long term crop production is very limited. Even if the farm dam is at full capacity during the summer months the prospects of economically farming the subject property is unlikely.
- The only agricultural land adjacent to the subject property is Grondves farm, where the KWV produces virus-free material for the vine industry. The KWV grows virus-free vine root stocks under controlled greenhouse conditions in Paarl. These virus-free stocks are transported and multiplied at Grondves farm, adjacent to the subject property. More than 90% of the virus-free material that is used by the wine industry is produced on Grondves farm. The threat of contamination of the virus-free material from vines planted on the subject property would be considerably reduced if the subject property is not planted with vines. This will benefit the SA vine growing industry as a whole. KWV has asked on several occasions that no vine farming take place on the subject property.

5.8 AGRICULTURAL POTENTIAL IMPACT ASSESSMENT

OAS Development (Pty) Ltd – a company that specializes on agricultural business solutions – was instructed to assess the subject property's agricultural potential. A copy of their agricultural potential impact assessment report is attached hereto (see **Section E**).

According to their agricultural report the following can be concluded as an opinion on the subject property's agricultural potential:

- Brandwacht farm is already succumbed by urban development over the past years. The expansion developments actually defined Brandwacht

farm's future to be part of urban use.

- Dividing the property into two portions will escalate the inability to execute farming practices successfully. The isolated piece of land can become a dilemma for all involved if unprohibited informal housing floods the area. We have seen, in the recent past, how quickly and uncontrollably easy events like this take place in Stellenbosch (e.g. Stefan Smit / Farm Watergang now called Azania).
- Finally, the assessment is that Brandwacht farm is a prime property stripped from its original purpose as a productive farm with financial viability. City expansion / urbanization onto the farm's borders – on three sides – accompanied by a proposed road across the property define (logically) its future to become an integral part of Stellenbosch urban environment.

Furthermore, the Western Cape Department of Agriculture has confirmed that they have no objection against the proposed urban development of the subject property as it is located inside the department's their boundary line of land not designated for agricultural land (commonly referred to as the "*agricultural urban edge*") – see Figure 5.5 below.



Figure 5.5: Western Cape Department of Agriculture's "urban edge plan"

A copy of the Western Cape Department of Agriculture's letter of no objection is attached hereto (see **Section F**).

In 2018 and 2019 the Western Cape Department of Agriculture commented on the Stellenbosch Municipal Spatial Development Framework process and submitted their "agricultural urban edge" plan to the Stellenbosch Municipality as part of their comments on the process.

5.9 ADDRESSING THE TOWN'S HOUSING NEEDS AND BACKLOG

According to the Stellenbosch Municipality's IDP the inadequate supply of housing is a main concern. The greater municipal area has a current and future housing backlog, half of which are for middle and more affluent households. The availability of developable land for housing opportunities is extremely limited and the Stellenbosch Municipality will inevitably have to redefine the

current Stellenbosch urban edge to identify additional land deemed desirable for urban development and the creation of the much needed housing opportunities in alignment with all goals and objectives of the IDP.

From the above it is evident that the inclusion of the subject property for residential purposes will greatly contribute towards addressing the housing needs and backlog by providing much needed additional housing opportunities. Many people live in Somerset West and work in Stellenbosch. By providing additional housing opportunities in Stellenbosch for these people the local tax base will increase and the traffic impact on the R44 will decrease.

5.10 PROVIDING BALANCED HOUSING STOCK

In 2017 the Stellenbosch Municipality approved a development framework plan for the northern extension of Stellenbosch. This plan makes provision for $\pm 5\,200$ housing opportunities, ranging from subsidised housing to upper GAP housing ($\pm R1.2$ to $\pm R2$ million in value). In order to maintain economic balance in Stellenbosch with regards to housing stock, it is only logical that provision for housing opportunities aimed at the medium to higher end of the market should simultaneously be provided in Stellenbosch. The development of the subject property will provide housing opportunities aimed at the medium to higher end of the market and it is our opinion that the subject property is deemed a desirable geographic location for this purpose as well as for maintaining a healthy economic balance for Stellenbosch as a whole.

5.11 NO LOSS OF A CRITICAL BIODIVERSITY AREA

The subject property is not an environmentally sensitive site. It was planted with vineyards and actively farmed until the late 2000's. However, for the last ± 10 years the subject property has been uncultivated – as illustrated on Figures 5.6 and 5.7 below.

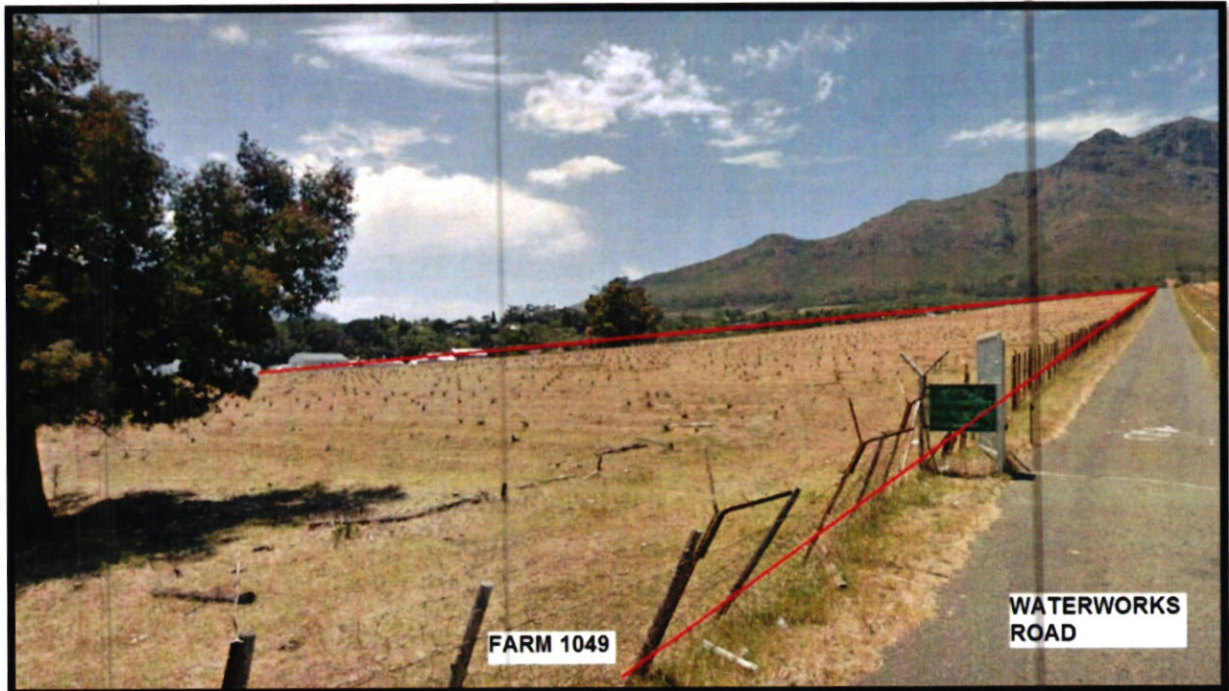


Figure 5.6: The subject property is fallow land

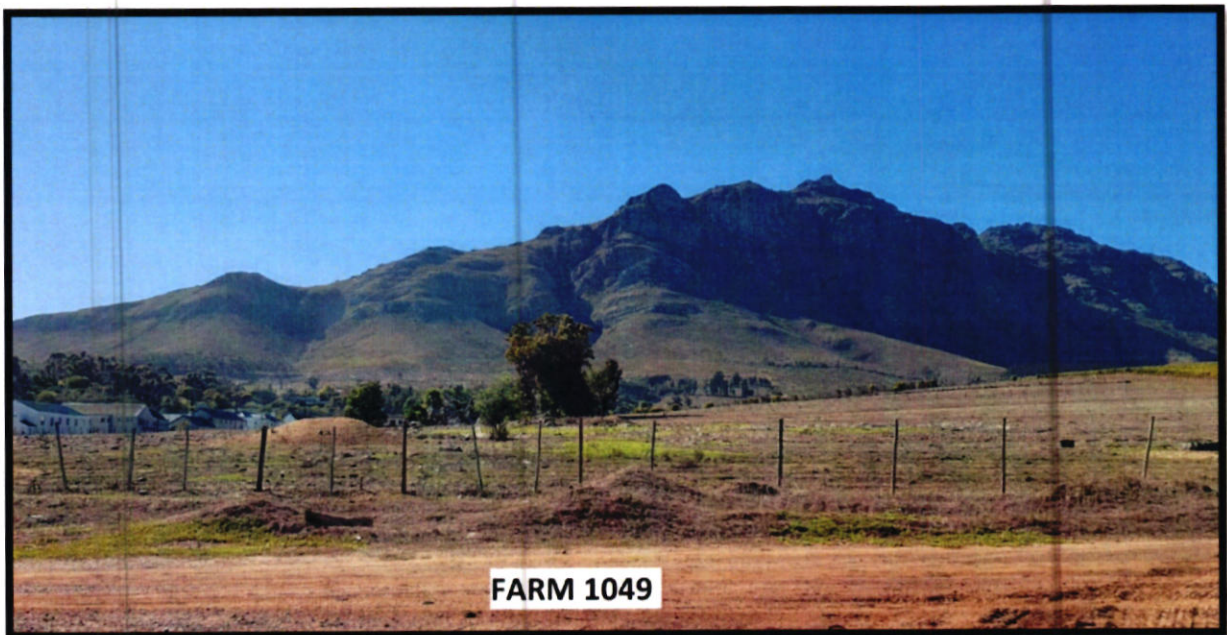


Figure 5.7: The subject property is fallow and uncultivated land

It is therefore clear that the subject property is not environmentally sensitive

and the inclusion thereof into the urban edge (and subsequent urban development) will not lead to a loss of a critical biodiversity area.

5.12 LIMITED IMPACT ON HERITAGE RESOURCES

Ms Lize Malan (heritage practitioner) was instructed investigate the subject property's heritage resources, the inclusion of the subject property within the Stellenbosch urban edge and future development of the subject property from a heritage point of view. A copy of her heritage assessment report is attached hereto (see **Section H**).

From her heritage assessment report, it is clear that the subject property's heritage resources are limited and that the inclusion of the subject property into the urban edge and subsequent urban development of the subject property will not lead to a significant loss of any heritage resources. In her report Ms Malan states that it is her opinion as a heritage practitioner that:

- *"The recent developments that have been allowed on the remains of the original Brandwacht farm, particularly the subdivision of the werf and the development of large office buildings along the R44 have eroded what was remaining of the heritage value of the Remainder of Farm 1049, Stellenbosch, to such an extent, that restrictions on the development of remaining farmland would be pointless. Although other considerations may come into play, it is the author's opinion that from a heritage perspective the property could be included in the urban edge for the settlement of Stellenbosch".*

5.13 LIMITED VISUAL IMPACT

Megan Anderson Landscape Architects (MALA) was appointed to prepare a visual framework report for the proposed development of the subject property.

The purpose of the visual framework report is to identify scenic resources, visually sensitive areas and receptors, and to determine visual opportunities and constraints. A copy of the visual framework report is attached hereto (see **Section I**).

In MALA's visual framework report it is stated that there are areas of the subject property that are lower lying and not visually sensitive, but there are also other areas of the subject property that are higher lying and more visually sensitive. Urban development can be permitted from a visual point of view on the lower lying areas, and the potential visual impact of urban development on the visually sensitive areas of the subject property can be mitigated through development rules, residential densities, erf sizes, building form, style and colour and landscaping.

The proposed development will be located below the 240m contour line (i.e. not higher than the existing Brandwacht and Paradyskloof residential areas) and only two large residential erven ($\pm 6\,000\text{m}^2$ each) will be located above this contour line. This will further mitigate the proposed development's visual impact.

It is consequently MALA's opinion that there are no reasons why visually appropriate urban development cannot be permitted on the subject property. The proposed urban development of the subject property is therefore supported from a visual impact point of view.

5.14 SOCIO-ECONOMIC BENEFITS

In 2018 – as part of the Stellenbosch Municipality's Spatial Development Framework process – Dr Jonathan Bloom (Multi-Purpose Business Solutions) undertook a market viability assessment and to determine the socio-economic implications associated with the proposed urban development of the subject

property. A full copy of Dr Bloom's 2018 report is attached hereto (see **Section G**) and is summarised as follows by Dr Bloom in the report's executive summary:

Nature and Scope of the project

Brandwacht II is conceived as a residential development of ± 30 ha located in an area that forms part of the Brandwacht Farm, abutting the Brandwacht and Brandwacht-on River residential area to the north, a commercial node to the west and open areas to the south. The objective of the study is to consider the scope of the project, its impact and relevance based on three pillars that cover (1) the market from a demand and supply perspective, (2) the socio-economic impacts from an income and employment perspective, and (3) its fit for purpose.

The Brandwacht II development covers the following scope of land uses:

- 260 residential stands of between 350m² and 800m², with an average stand size of about 500m².
- Sizes of dwelling units assuming a 50% coverage are anticipated to range from between 170m² and 400m², with an average of about 250 m² per unit.
- Private open space of ± 7 ha plus $\pm 1,35$ ha of the land a road reserve for the Eastern Link Road which splits the farm in half.

The Brandwacht II project caters for the middle to high-income segment of the market and is aimed at a portion of the income bracket for households that earn between R809 203 to R1.6 million per annum would also form part of the segment likely to take up the housing opportunity, with units ranging from R2.5 million and R4 million.

Brandwacht II offers a scope of housing 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, 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.

In order for the project to be fit for purpose, broad market and socio-economic criteria need to be considered. Brandwacht II 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 that 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. Stellenbosch Town includes central Stellenbosch, Jamestown, De Zalze, Onder-Papagaaiberg, Kyamandi, Cloeteville 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 the 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 prices¹ 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 inelasticity², which suggests that supply is unable to meet demand in the short-term, resulting in price increases reaching new highs; 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 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 52 m² of retail, office and industrial space developed;
 - 1 additional employee will originate from **outside Stellenbosch Town** for every 44 m² of Gross Lettable Area (GLA)³ developed
 - 1 additional employee would **reside in Stellenbosch Town** for every 30 m² of GLA developed (given the percentage of persons that commute for employment purposes)
- A total of 8 830 people⁴ 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 necessarily include all projects, indications are that approximately 9 100 units are envisaged to be supplied 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 52,60% 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 m ²	9 277	2 860	30,83%	31,43%
Houses larger than 80 m ²	2 793	2 872	102,83%	31,56%
Flats	2 402	1 838	76,52%	20,20%
Townhouses	2829	1 530	54,08%	16,81%
Total units	17 301	9 100	52,60%	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 2,83%. A breakdown of the envisaged supply suggests that 31,56% 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; 31,43% to affordable housing (lower to middle-income groups); 16,81% to townhouses (middle-income group) and 20,20% to flats.

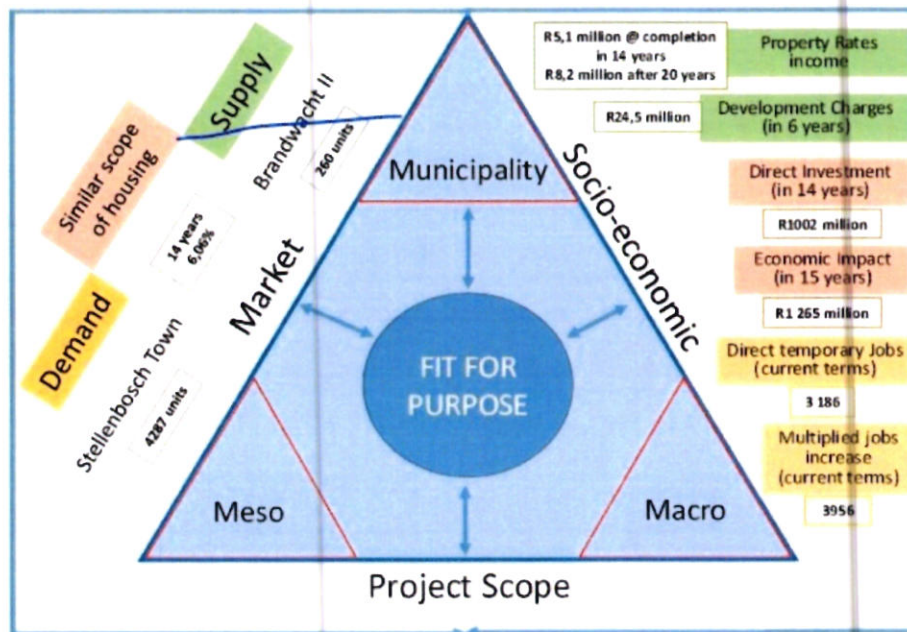
The projects that form part of the pipeline, based on the progressive growth trajectory⁵ (same growth trajectory used to demonstrate demand over 20 years), is envisaged to deliver 9 100 units over 10 years, which is 31,83% more than the forecast over the same period. By year 12 of the forecast period, the forecasted number of units will exceed the number of pipeline units by 1 158 or 12,72%. 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 after 10 years** (refer to Figure 21 of the Report).

Brandwacht II: Fit for Purpose

Brandwacht II forms part of the pipeline of projects envisaged for Stellenbosch Town by developers over the next 10 years. The proposed development represents about 1,50% of the total number of housing units included in the adjusted Rode forecast by 2036, and 2,86% of the total number of housing units envisaged as part of the project pipeline envisaged by developers.

The following figure⁶ 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 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.



In terms of demand and supply, the Brandwacht II development adds 260 units of stock to the demand for housing, which based on the housing typology envisaged for the project, represents 4,62% of the total number of 5 622 units or 6,06% after 14 years once the development is complete and occupied. The development represents a direct investment of R1002 million (in 14 years) that will generate estimated Development Charges of R24.5 million (in six years) and property rates of R8,2 million for Stellenbosch Municipality over 20 years. Over the duration of the construction period, 3 186 people would directly work on the project, while a further 770 jobs would accrue due to the indirect effects of developing Brandwacht II. All of these benefits are estimates based on the development of 260 dwelling units over the 8-year construction period.

CHAPTER 6: ORDERLY PLANNING

6.1 ORDERLY PLANNING

Engineering consultants were appointed to determine the impact of the proposed development on the municipal bulk infrastructure, to investigate the availability of engineering services and to liaise with the municipal engineering departments.

6.2 IMPACT ON TRANSPORT

In 2018 iCE Group (Pty) Ltd transport engineers were instructed to assess the proposed development's transport impact and they concluded that the proposed urban development of the subject property is supported from a traffic point of view. A copy of their traffic impact statement report – which was prepared as part of the Stellenbosch Municipal Spatial Development Framework process – is attached hereto (see **Section J**).

6.3 IMPACT ON CIVIL ENGINEERING SERVICES

The construction of the Western Bypass and associated link roads will require considerable financial support and although the Western Bypass is deemed a Provincial Road, the associated link roads will have to be funded by Stellenbosch Municipality. The development charges of the proposed development will contribute towards the upgrading of the road network. Development charges deriving from the proposed residential development on the subject property will amount to ±R24.5 million. This money can be used by the Stellenbosch Municipality to assist in funding the construction of the proposed road network or other required municipal bulk infrastructure upgrades.

One of the objectives of the IDP is to use bulk engineering services more efficiently. With the subject property being surrounded on three sides by urban development, there is a well-established network of engineering services such as water, electricity, roads, etc. An “infill” development of this nature can effectively utilise this network. By comparison, a development on the urban periphery may require high costs of expanding the network. For this reason, Bart Senekal Inc. Consulting Civil & Structural Engineers were instructed to investigate the town’s current situation with regards to the provision of the basic civil engineering services; i.e. water supply, sewerage, storm water drainage and solid waste removal for the proposed development of the subject property.

According to Bart Senekal Inc. Consulting Civil & Structural Engineers’ civil engineering services report the required basic civil engineering services for the proposed development can be accommodated by the Stellenbosch Municipality in their existing infrastructure and that the attenuation of peak storm water run-off from the subject property will be implemented on site by way of three storage ponds. A storm water drainage route is proposed over Farm 1049/3, but alternative routes are also possible.

A copy of Bart Senekal Inc. Consulting Civil & Structural Engineers’ civil engineering services report is attached hereto (see **Section K**).

CHAPTER 7: CONCLUSION

7.1 CONCLUSION

We submit (based on the planning motivation and specialist reports) that the proposed urban development of the subject property can be deemed desirable as there is a need for the development and the approval will lead to significant tangible benefits for the Stellenbosch Municipality and its residents.


We hereby confirm that the proposed development of the subject property (as put forth in this report):

- Will support the principles of the Stellenbosch Municipality's Integrated Development Plan;
- Will support the Stellenbosch Municipality's vision for the Paradyskloof Special Development Area;
- Will contribute to creating a compact urban form for Stellenbosch town;
- Will not lead to a loss of valuable agricultural land;
- Will not have a negative impact on engineering services;
- Will contribute to the upgrading of municipal engineering infrastructure;
- Will pay development charges to the Stellenbosch Municipality;
- Will increase the municipal tax base;
- Will address housing needs and backlog;
- Will provide balanced housing stock;
- Will not lead to a loss of a critical biodiversity area;
- Will have a limited impact on heritage resources;
- Will have a limited visual impact; and
- Will have significant socio-economic benefits for Stellenbosch town as it will (according to Dr Bloom's 2018 report):
 - Represent a direct investment of ±R1 002 million;
 - Create ±228 new residential units;

- Create ±3 168 new employment opportunities (during the construction phase) and ±770 new permanent employment opportunities;
- Generate ±R24.5 million in development charges; and
- Generate ±R8.2 million per annum in property rates.

Restrictions on the development of the remaining farm land will be pointless but the urban development thereof will contribute positively to the town's future growth. There is a need for the product, and it is deemed to be desirable and for this reason, we strongly recommend that the site specific deviation from the provisions of the Stellenbosch Municipality's Spatial Development Framework be supported and that the rezoning application be approved.

7.2 SIGNATURE OF APPLICANT



CLIFFORD HEYS

PR. PLANNER (SA): A/1158/2000



LIST OF ANNEXURES

SECTION A	POWER OF ATTORNEY
SECTION B	TITLE DEED AND SG DIAGRAM
SECTION C	CONVEYANCER CERTIFICATE
SECTION D	PLANS
SECTION E	AGRICULTURAL POTENTIAL IMPACT ASSESSMENT REPORT
SECTION F	WESTERN CAPE DEPARTMENT OF AGRICULTURE'S LETTER OF SUPPORT
SECTION G	SOCIO-ECONOMIC IMPACT ASSESSMENT REPORT
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SECTION I	VISUAL FRAMEWORK REPORT
SECTION J	TRAFFIC IMPACT STATEMENT
SECTION K	CIVIL ENGINEERING SERVICES REPORT
SECTION L	LAND USE PLANNING APPLICATION FORM
