

SECTION 2

MOTIVATION REPORT

1. LAND USE PLANNING APPLICATIONS

Pertaining to *Portions 52, 53, 54, and 71 of the Farm Blaauw Klip No. 510, Stellenbosch* - application is hereby made for:

1. Application is made in terms of Section 2(e) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the consolidation of Portions 52, 53, 54 and 71 of the Farm Blaauw Klip No. 510, Stellenbosch.
2. Application is made in terms of Section 2(a) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 the rezoning of the consolidated site from Agricultural Zone I to Subdivisional Area.
3. Application is made in terms of Section 2(d) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the subdivision thereof into fifty five Residential Zone III erven (townhouse units) and one Residential Zone IV erf (flats) with one Transport Zone II (for public road) and two Open Space Zone II erven (for private open space with attenuation dam and internal private road).
4. Application is made in terms of Section 2(b) of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for a permanent departure on the Residential Zone IV erf to relax the internal side building lines from 4.0m to 3.0m and the street building lines from 8.0m to 3.0m.
5. Application is made in terms of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the approval of the internal street names and street numbers.
6. Application is made in terms of the Stellenbosch Municipality's Land Use Planning By-law, 2015 for the approval of the architectural and landscaping guidelines.

2. BACKGROUND

2.1 Brief

This firm has been instructed to prepare the necessary documentation for the land use planning applications as set out in **Section 2** of this report, in order to obtain planning approval for the Blaauwklip-aan-Rivier residential estate on Portions 52, 53, 54 and 71 of the Farm Blaauw Klip No. 510, Stellenbosch (hereinafter referred to as 'the application area').

A company resolution and power of attorney to this affect is attached hereto (see **Annexure C**).

2.2 Description of land use planning applications

The proposed development entails the consolidation, rezoning and subdivision of the application area, for which planning approval is required. Consequently we hereby apply for:

- The consolidation of the application area (Portions 71, 52, 53, and 54 of the Farm Blaauw Klip No. 510, Stellenbosch).
- The rezoning of the application area to Subdivisional Area.
- The subdivision thereof into:
 - a. fifty five Residential Zone III erven (townhouse units);
 - b. one Residential Zone IV erf (flats);
 - c. one Transport Zone II (public road);
 - d. two Open Space Zone II erven (private open space with attenuation dam and internal private road);
- A permanent departure on the Residential Zone IV erf to relax the internal side building lines from 4.0m to 3.0m and the street building lines from 8.0m to 3.0m.
- Approval of the internal street names and street numbers.
- Approval of the architectural and landscaping guidelines.

3. PROPERTY DESCRIPTION AND DETAILS

3.1 Description of property

Details relating to the description, ownership, and size of the application area are provided in Table 1:

Table 1: Property description

PROPERTY DESCRIPTION	REGISTERED OWNER	DEED OF TRANSFER NUMBER	SIZE
Remainder Portion 52 (a Portion of Portion 31) of the Farm Blaauwklip No. 510, Stellenbosch	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd	T4195/1972	±1,0037 ha
Remainder Portion 53 (a Portion of Portion 51) of the Farm Blaauwklip No. 510, Stellenbosch	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd	T4195/1972	±4280 m ²
Remainder Portion 54 (a Portion of Portion 10) of the Farm Blaauwklip No. 510, Stellenbosch	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd	T4195/1972	±4290 m ²
Remainder Portion 71 (a Portion of Portion 31) of the Farm Blaauwklip No. 510, Stellenbosch	Blaauwklippen Agricultural Estates Stellenbosch (Pty) Ltd	T78120/2003	1,4832 ha (±5355 m ²)

Copies of the Title Deed and SG Diagrams are attached hereto as **Annexure A**.

3.2 Power of attorney

The property owner signed a Company Resolution and Special Power of Attorney in which they appointed TV3 Projects (Pty) Ltd to submit the town planning application for the consolidation, rezoning and subdivision of the application area (attached hereto as **Annexure B**).

3.3 Conditions of title

A Conveyancer's Certificate for the application area was prepared by Mr Arend Leopold de Waal from Cluver Markotter Inc. It was confirmed that there are no title conditions (that need to be removed) that will restrict the proposed development of the application area. A copy of the conveyancer's certificate is attached hereto as **Annexure C**.

4. LOCAL PLANNING CONTEXT

4.1 Locality

The application area is located directly east of La Clémence Retirement Village, Jamestown on Webervallei Road in close proximity to the R44 (to the west). The Blouklip River abuts the properties along the north-eastern boundary. Refer to the Locality Plans attached hereto under **Section 3 (Plans)**. Figure 1 below represents an aerial view of the application area's regional location.



Figure 1: Aerial photo of the application area

4.2 Existing zonings and land use

The application area is currently zoned "*Agricultural*", and is situated within the urban edge of Stellenbosch (see **Plan No. 2** attached hereto). The application area is currently vacant as is visible on Figure 2 below.



Figure 2: View of the application area, currently predominantly vacant, with one dwelling house on the application area.

It should be noted that the application area was until recent illegally occupied (see **Plan no. 3**). It is our understanding that for more than 20 years the application area was occupied by informal dwellers. These settlers have been legally relocated and the application area is currently vacant. There is however ongoing pressure for land invasion and the land owner is vigilantly cautious of potential re-invasion and illegal occupation of their land.

4.3 Surrounding zoning and land uses

Directly to the west abutting the application area is a narrow strip ($\pm 30\text{m}$ wide) of agricultural zoned land, abutting the La Clémence Retirement Village. To the east of the application area is agricultural zoned land. All surrounding agricultural portions are too small for commercially viable agricultural

production. To the south of the application area is Jamestown (refer to Figure 3 below).

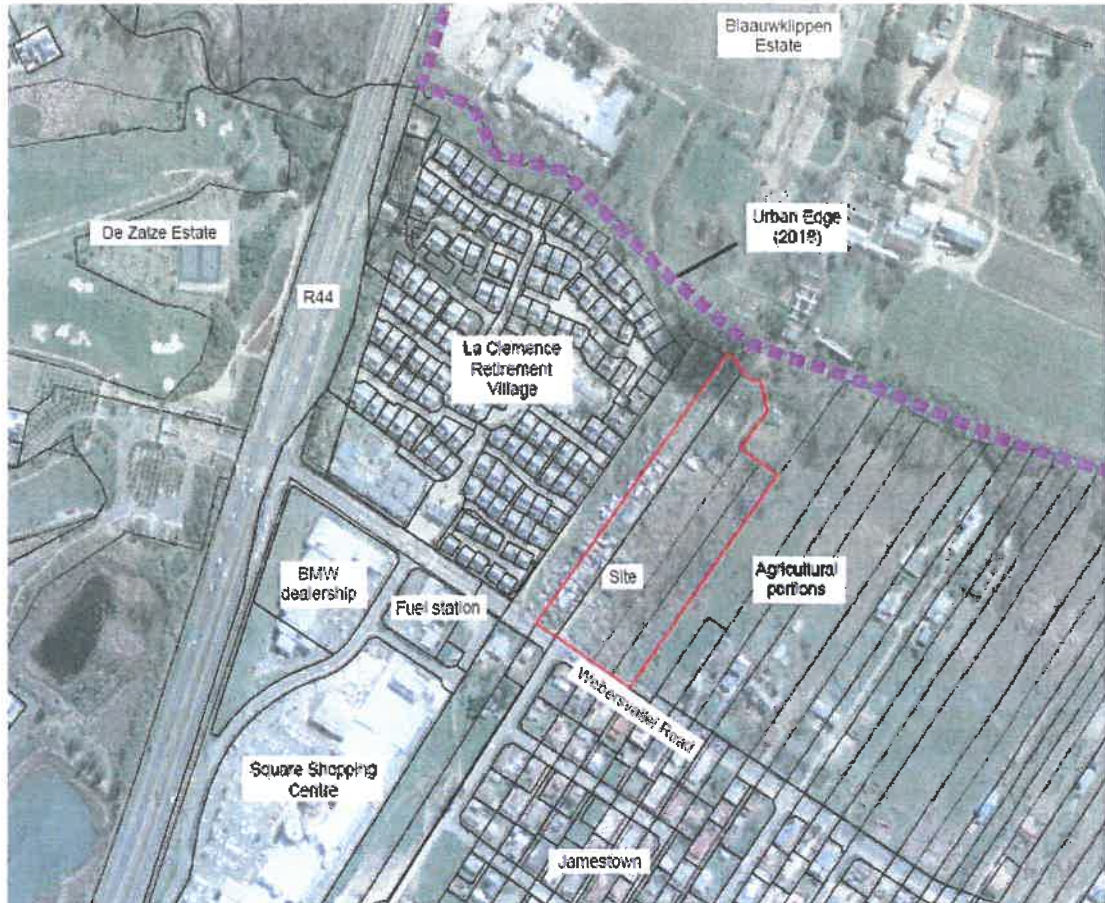


Figure 3: Surrounding land use

5. PROPOSED DEVELOPMENT AND DEVELOPMENT CONTROLS

5.1 Proposed development

The owner of the application area intends to develop the land of the application for to accommodate for 55 townhouse units and 24 flats units in a security estate. The purpose of this application is to obtain rights for the development of a residential estate (see the proposed Subdivision Plan attached as **Plan No. 4**).

Access to the proposed development will be obtained from an existing traffic circle in the Webersvallei Road, a 16m public road as indicated on the Site Development Plan (SDP) (attached hereto as **Annexure D**).

5.2 Residential density

The proposed Blaauwklip-aan-Rivier residential estate will be a private township and consist of 55 Residential Zone III erven (townhouse) and one Residential Zone IV erf (flats with 24 units), with an internal private open space and private street. The proposed estate will therefore have a residential density of ± 33 residential units per hectare, which is similar to many of the surrounding residential developments (such as La Clémence Retirement Village, etc.). Please refer to the Subdivision Plan for a graphic illustration of the proposed layout with proposed land uses attached hereto as **Plan No. 4**.

5.3 Home Owners' Association

A Home Owners' Association (HOA) will be established for the Blaauwklip-aan-Rivier residential estate to carry on the promotion and advancement of the whole development and will be responsible for all the internal engineering services. The final HOA constitution will be submitted to the Municipality for approval (after rezoning approval).

5.4 Architectural and Landscaping Guidelines

Architectural and Landscaping Guidelines that will guide the architectural design of all the proposed dwelling units in the townhouse scheme will be finalized and submitted to the Municipality for approval (after rezoning approval). However, a tentative look and feel diagram was prepared to illustrate the intended architectural design for the residential units (attached hereto **Annexure D**).

The entrance gate, refuse yard and all external walls will comply with the Boundary walls and Fences By-Law of Council. A street names and street numbers plan is also attached hereto as **Plan No. 6**.

5.5 Building lines, coverage, height and parking

The proposed building lines for the **Residential Zone III** erven are:

- Street building line : 2.0 m
- Side building line (common building line): 0m for all buildings on one side with a 2.0 m building line being applicable to the other internal side building line.
- The permissible coverage will be at most 50%.
- The town houses will be limited to 2 storeys and 8.0 m (to the roof apex).
- At least two parking bays will be provided per townhouse, as prescribed by the zoning scheme regulations.

The proposed building lines for the **Residential Zone IV** erf (permanent departure) are:

- Street building line : 3.0 m
- Side building line : 3.0 m
- A floor factor of : 0.7
- The permissible coverage will be at most 40%.
- The dwellings will be limited to 2 storeys and 8.0 m (to the roof apex).
- Parking shall be provided at the prescribed 1.25 parking bays per unit. The Site Development plan indicates 24 units and the required 30 parking bays (2.5 m x 5.0 m) (attached as **Plan No. 5**).

A 3.0 m side or rear building line will be applicable to all properties with boundaries that form part of the external boundary of the development.

Table 2 compares the current rights with the proposed land use rights and development controls in accordance with the Scheme Regulation in terms of Section 8 of the Land Use Planning Ordinance, 1985 of the application area:

Table 2: Current and proposed zoning and land use rights

Current development controls (of consolidated portion*)										
Appl. Area	Extent (ha)	Zoning	Use rights	Coverage	Building lines (m)		Height (to rooftop)	%	Floor factor	Parking
					Street	Side				
Appl. area	2.3990	Agricultural	Agriculture	N/A	30.0	NA	11.0m	100		
Proposed development control										
Erf	Extent (ha)	Zoning	Use rights	Coverage	Building lines (m)		Height (to rooftop)	%	Floor factor	Parking required
					Street	Side				
1-55	1.3366	Residential Zone III	Town house	50%	2.0	0.0	10.0m	55		2 per erf
56	.1676	Residential Zone IV	Flats	40%	3.0	3.0	20.0m	7	0.7	1.25 per unit = 30 bays
57	0.2109	Open Space Zone 2 (OS2)	Private Open space	-	-		-	10		
58	.6186	Open Space Zone 2 (OS2)	Private road					24		
59	0.0654	Transport Zone 2	Public Road (Webers-vallei Road Widening)	-	-		-	4		
TOTAL	2.3990	-	-				-	100		30

The application and subsequent land uses have been discussed with officials at the Stellenbosch Town Planning Division during the pre-submission consultation meeting (minutes and attendance register attached hereto as

Annexure F). The officials informed our office that, given the fact that the application area is located *inside the urban edge*, the only concerns are agriculture, heritage and possible gentrification. These concerns have been addressed in this report and could therefore be considered favourably, pending input during the public participation phase and input from the Municipal Departments.

6. ENGINEERING SERVICES CONSIDERATIONS

6.1 Provision of civil engineering services

Ingerop SA (Pty) Ltd was appointed by the developer as the consulting civil engineers to conduct the necessary studies. In their civil engineering report, attached hereto as **Specialist Report 1**, the topography of the application area is described, as well as assessing the water supply, water demand, sewage flows, stormwater and hydrology.

6.1.1 Topography

The application area is characterized by a hilly topography with mild to steepish slopes towards the north, north east towards the Blaauw Klip River. The slopes vary between 6% and 9%, which would require retaining walls and earthworks to be constructed to achieve acceptable gradients of the driveways.

6.1.2 Water supply

The existing water supply reservoirs to this area can be described as follows:

- A 340 kl reservoir with a top water level of 171.56 m; and
- A 1600 kl reservoir with a top water level of 175.76 m.

A 5000 kl reservoir with a top water level of 180 m is planned for the area.

6.1.3 *Water demand*

The water demand has been calculating on more erven than what is being proposed in the final development proposal. Total peak demand was calculated at 22.1 l/s. The minimum static water pressure will vary between \pm 75 and 60m pressure at the highest property (115m contour) which falls well within the acceptable pressure ranges.

6.1.4 *Sewage flows and sewer masterplan*

A new 160 mm sewer is planned along the Blaauwklippen River which will connect into the existing sewerage system of La Clémence. This development will connect into this sewer.

6.1.5 *Stormwater and hydrology*

The existing stormwater network and catchment areas were determined. Subsequently a stormwater management plan could be designed, which goal is to reduce the 50 year runoff impacts to pre-development levels. In order to achieve this goal it is proposed that an attenuation pond with a capacity of 340 m³ be provided. This pond is incorporated into the proposed subdivision plan and SDP (as attached hereto). The pond would be steep and therefore would be constructed with gabion or terraforce retaining walls to achieve the required volumes, located outside the 1:100 year flood line.

6.1.6 *Flood hydrology report*

Ingerop SA (Pty) Ltd was also instructed to assess the flood hydrology and determine/calculate the flood lines to meet the proposed development's requirements. The flood determination report is attached hereto as **Specialist Report 2**. The 50 year as well as the 100 year peak flows were considered for the interest of the proposed development. It was found that the proposed development would not be situated in any portion of both the 50 year and 100

year flood lines. The attenuation pond, as proposed, would also not be constructed within the flood lines for optimal efficiency.

6.2 Provision of electrical engineering services

Raubicon Consulting Engineers (Pty) Ltd was appointed by the developer to undertake an electrical services report for the proposed development (attached hereto as **Specialist Report 3**).

Eskom is the supply authority and service provider in the area. Supply will be taken from the existing 11kV Jamestown (JAMA6) cable feeder that is supplied from the Jamestown 11kV Switching Station. The required capacity would be 350kVA and hence a new mini substation will be required in the development.

Eskom confirmed available capacity. The Residential Zone III erven (freestanding and duplex town houses) will be supplied directly from the electrical service provider via pre-payment metering. The sectional title development (Res IV erf) will be supplied on the basis of one electrical supply per unit.

6.3 Traffic engineering

ICE Group (Pty) Ltd was appointed to assess the impact the proposed development could have on the traffic flows and existing road network. Their *Traffic Impact Statement* is attached hereto as **Specialist Report 4**.

The proposed development has the potential to generate 65 peak hour trips, with 19 in, 46 out during the AM peak hour and 44 in, 21 out during the PM peak hour. No short term upgrades or external upgrades are suggested at the R44/Webersvallei Road signalised intersection as the provision of the planned additional through lanes at intersections along the R44 as part of the "R44 Safety Project" would address the traffic flow problems at the intersection.

The proposed access layout consists of two lanes in (4.0 and 3.5 metres wide), one lane out (3.5 metres wide) and available stacking space in excess of 20 metres between the security controls and the roundabout.

The internal streets vary between 5.5 and 6.0 metres in width, with bellmouth radii minimum 6.0 metres, and based on the topography of the application area it could be considered raising the intersections of the side streets along the main street to address traffic calming.

The refuse removal will be handled by the Municipality, a refuse room will be provided adjacent to the exit lane and a painted embayment in the shoulder along Webersvallei Road (outbound leg at the access) is considered sufficient to facilitate refuse removal.

Sufficient parking is provided as per the Zoning Scheme and parking bay dimensions are in line with normal parking standards; and no additional public transport facilities are considered necessary and it is suggested that sidewalks be provided along the northern side of Webersvallei Road between the access and the existing sidewalk at La Clémence.

With the above taken into account, it is recommended that the proposed residential development as per the attached **Proposed Subdivision** plan be supported from a traffic point of view.

7. ENVIRONMENTAL CONSIDERATIONS

7.1 NEMA considerations

Mitigative measures were undertaken within the layout and design of the proposed development and associated subdivision plan to reduce the likelihood that the development would trigger a listed activity in terms of Listing Notice 1, 2 and 3 of Environmental Impact Assessment Regulations, 2014 published under the National Environmental Management Act (NEMA)

1998 (Act No. 107 of 1998, as amended). The proposed residential units are located further than 32 m from the edge of the river; the application area is less than 5 hectares in extent situated within the current MSDF's urban edge, the attenuation pond is located outside the pre-determined flood lines.

After perusal of the applicable listed activities, we do not foresee that the development proposal triggers any activities in terms of NEMA (1998) and therefore it is our opinion that the DEA&DP's authorisation is not required.

7.2 Agricultural considerations

The application area is exempted from the Provisions of the Subdivision of Agricultural Land Act, 1970 (No. 70 of 1970) due to the fact that the implicated portions are located in the old municipal boundary prior to 1994.

The application area currently consists of four small holdings, which would even after successful consolidation remain too small for economically viable agricultural production. The application area is also inside the urban edge and partly inside the urban area, which would have negative implications on surrounding residents if farmed – pesticides, toxic chemicals, etc. The proposal to instead utilise the land for medium to high density housing opportunities would relief some pressure for development on cultivated arable agricultural farm land on the outskirts of Stellenbosch town, which are located outside the current urban edge.

7.3 Heritage assessment

Lize Malan Heritage Consultant was appointed to submit a notice of intent to develop to Heritage Western Cape (HWC) for the proposed development. Heritage Western Cape confirmed that the proposed development would not impede on nor negatively affect the heritage resources of the application area and surroundings. A copy of HWC's record of decision is attached hereto as **HWC's Letter**.

8. POLICY PLANNING MOTIVATION

8.1 National Development Guidelines

8.1.1 *Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)*

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) confirms that the following principles apply to spatial planning, land development and land use management:

7(a) The principle of **spatial justice**, whereby:-

- (i) Past spatial and other development imbalances must be redressed through improved access to and use of land.
- (ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation.
- (iii) Spatial planning mechanism, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.
- (iv) Land use management system must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.
- (v) Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.

- (vi) A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.

- Principles (7)(a) (i) to (vi) relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(b) The principle of **spatial sustainability**, whereby spatial planning and land use management systems must:-

- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic.

- The proposed development, as motivated, complies with the fiscal, institutional and administrative means of the Republic as well as the Local Authority.
- Development policies (MSDF and IDP), related administration and laws (Stellenbosch Land Use Planning By-Law, 2015) allow for this application, as submitted, to be entertained.

- (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land.

- The application area is not considered to be prime agricultural land and its current use (single dwelling house) illustrates this fact. The proposed development is less than 5 hectares in extent as well as being situated within the current MSDF's urban edge. The proposed application

therefore does not contradict this principle regarding the protection of prime agricultural land.

- (iii) Uphold consistency of land use measures in accordance with environmental management instruments.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (iv) Promote and stimulate the effective and equitable functioning of land markets.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (v) Consider all current and future cost to all parties for the provision of infrastructure and social services in land developments.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (vi) Promote land development in locations that are sustainable and limit urban sprawl.

- The application area is situated within the urban edge of the Stellenbosch Municipality urban edge and will not

contribute towards urban sprawl, as it is earmarked for urban development according to the MSDF.

(vii) Result in communities that are viable.

- The proposed development is in close proximity to commercial, retail, lifestyle and business opportunities and will therefore ensure that the residents are located close to where they work, with good connectivity routes, sufficiently serving the residents.

7(c) The principle of **efficiency**, whereby:-

(i) Land development optimizes the use of existing resources and infrastructure.

- The proposed development will promote efficient land development, as it entails a high density residential estate in close proximity to places of work. The development of residential land use in the proposed area is in alignment with what policies and legislation intends for this area. The proposed development will create compact residential opportunities within the urban edge.
- The application area is ideally situated in relation to transportation routes, e.g. the R44 towards Stellenbosch / Somerset West. Abutting Webersvallei Road, which connects the application area with the R44 - transportation routes, promoting sustainable and efficient land use markets.
- The availability as well as the capacity of services and upgrades was determined/ confirmed in the relevant

Engineering Service Reports, where results indicated that it is not expected to be problematic, since services are readily available in the area/precinct.

- (ii) Decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(d) **Principal of spatial resilience**, whereby:-

- (i) Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(e) The principle of good administration, whereby:-

- (i)** All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.
- (ii)** All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial planning frameworks.
- (iii)** The requirements of any law relating to land development and land use are met timeously.
- (iv)** The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.
- (v)** Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

- Principles (7)(e) (i) to (v) relates to obligations imposed on local government. The application will follow all prescribed legislative procedures and will be circulated to relevant internal municipal departments for their comments.

8.1.2 National Development Plan, 2030

The National Development Plan (NDP) identifies five principles for spatial development: spatial justice, spatial sustainability, spatial resilience, spatial quality and spatial efficiency.

It confirms that South African cities are highly fragmented, as little has been achieved in reversing apartheid geography. The Plan proposes that the situation be addressed by establishing new norms and standards: amongst others by densifying cities, improving transport and locating jobs where people live.

The integration of people and their work places are particularly highlighted in the Plan, confirming that the location of proposed new residential as well commercial development should be in close proximity to current work and living locales. The Plan also focuses on the concept containing urban sprawl and the reversal thereof (if possible), *"... as denser forms of development are more efficient in terms of land usage, infrastructure cost and environmental protection."*

The proposed development aligns with the vision of the NDP, as it will promote compaction of the city and limit urban sprawl (by means of infill development) as the application area is situated within the urban edge of the area; as well as being in close proximity to surrounding commercial, retail and lifestyle centres, which implies shortened travel times for residents of the proposed development.

8.2 Provincial Development Guidelines

8.2.1 Western Cape Spatial Development Framework, 2014

The Western Cape Development Framework (SDF), 2014, was, amongst others, compiled to specify a clear set of spatial objectives for municipalities to achieve in order to ensure realisation of the future provincial spatial infrastructure; and to enable and direct growth.

The SDF aims to articulate the spatial objectives of the Western Cape region to assist the alignment of neighbouring municipalities' spatial plans. It is

proposed that key principles in local municipality SDFs should include (applicable to this application):

- 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.

- Accessibility

Accessibility is defined by convenient and dignified access to private and public spaces. Visual access, which implies direct sight lines or unfolding views, signs or other visual cues, facilitates being seen by other people – thereby promotes negotiating places. Accessibility and connectivity is a crucial component in providing sustainable efficient land markets. The proposed development, situated on Webersvallei Road, is ideally located with great connectivity routes towards the Stellenbosch CBD and Somerset West via the R44.

- Spatial efficiency

Efficiency relates to the form of settlements and use of resources – compaction as opposed to sprawl; and residential areas close to work opportunities as opposed to dormitory settlement. The proposed development fully adheres to this principle as it is a medium to high density residential development, and should be regarded as infill development.

- Quality and liveability

The quality of an environment directly contributes to its liveability. A quality built environment is one that is legible, diverse, varied and unique. The proposed development aims to be set apart by its unique ambience and architectural design, with high quality liveable environment and beautiful views

of the Stellenbosch mountain range. Situated on the edge of the urban form, the estate aims to establish a rural setting, connecting the rural and heritage landscape of the abutting landscape with the contemporary living spaces close to La Clémence Retirement Village, Jamestown and the Stellenbosch Square shopping centre.

The SDF illustrates that the development proposal directly aligns itself with the development principles included in the PSDF. The development proposal will facilitate the goal of developing integrated and sustainable settlements.

8.3 Local Development Guidelines

8.3.1 Stellenbosch Spatial Development Framework, 2018

The Spatial Development Framework (SDF) is measured by the triple bottom line of economic efficiency, environmental sustainability and social justice with an emphasis on the issues facing the rural and urban poor. The following principle has been put forward by the SDF:

"Contain urban sprawl through the intensifying of urban areas by means of infill projects and promoting higher densities".

The proposed development could be regarded as infill development and therefore supports the principle of spatial compaction and interconnected nodes. Furthermore, according to the SDF the application area is located within the Stellenbosch urban edge and therefore does not lead to urban sprawl (see Plan No. 1).

The SDF also wants a balance of low, middle and high income housing in each node, which should include some social, GAP-housing and private developments. Given the middle income status of Jamestown residents, the subsidy-linked housing developed south of Jamestown in Phase 1, as well as social and GAP-housing planned as Phase 2 and 3 of Mountain View

Development, the proposed private development north of Jamestown would create the economic balance as pursued / envisioned for this node.

The mix of proposed net densities: 40 townhouse units per hectare; 143 flat units per hectare also allows for an integrated development and optimal use of land, especially privately-owned land which is not considered economically viable for agricultural production.

8.3.2 Stellenbosch Integrated Development Plan (IDP), 2017/2022

The general planning principles contained in the Stellenbosch Municipality's urban structure plan and IDP are of importance and included the following:

- Promote the densification of the urban environment.

The farm is bordered by urban development. Urban use of the farms will meet the Municipality's densification goal.

- Identify areas suitable for urban development (inside the urban edge) and ensure sufficient provision for future growth.

The proposed development meets this criterion as it is located within the town's urban edge.

- New housing schemes should be denser and must be inside the urban edge.

The calculations were done on a maximum density of 79 units - which is a gross density of ±33 residential units per hectare for the entire development - which meets the IDP requirements.

- Residential areas should be set up in such a way as to utilise existing spare capacity of infrastructure, and that it does not impact negatively on any adjacent infrastructure.

The existing infrastructure, with certain upgrades, would accommodate the proposed development.

The motivation to earmark the application area for residential urban development is based on the following Integrated Development Plan (IDP) considerations.

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 development 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 the following amendments to the MSDF (approved in 2018), 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 northern extension project and the new Jamestown housing project will unlock additional land for predominantly affordable housing. These amendments to the urban edge will however not address the current and future housing backlog for the middle and upper income households (which are needed to help subsidise the affordable housing projects).

The current 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, formalised home ownership, employer housing and GAP housing. A key proposal was to utilise municipal land provided at reduced cost for formal home ownership in order to cross-subsidise 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 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 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 SDF (2018) to accommodate for this need through the identification of infill and development areas. The application area, being situated adjacent to the Jamestown development and proposed expansion of the urban edge for affordable housing projects, could be deemed desirable spatially as it would not perpetuate ad hoc or leap frog development. Additionally, middle to higher income household development

within this location would also strategically reduce the notion of creating a poverty trap, further exacerbating old apartheid planning principles where the poor are predominantly housed on the periphery of cities. The proposed development would therefore promote economic and geographic integration with the surrounding community.

The IDP also expresses concerns regarding the limited waste water treatment (WWT) capacity, increasingly putting pressure on the environment, polluting rivers and underground water systems. The Stellenbosch Municipality however addressed this concern through the upgrading of the current WWT works. The Municipality also identifies that limited landfill space necessitates mitigative measures such as waste recycling. The current drought and water scarcity requires additional measures to ensure that this resource is preserved. Limited water capacity should be taken into consideration for future development and more sustainable and innovative solutions are required for future infrastructural development.

The proposed development of the application area would also contribute towards future revenue streams for the Stellenbosch Municipality in the form of rates, tariffs and development charges that could be utilised for infrastructure upgrading.

9. NEED AND DESIRABILITY

9.1 Motivation i.t.o. the Stellenbosch Urban Densification Strategy

The purpose of the Stellenbosch Urban Densification Strategy (2001) is to achieve a more compact urban form of development for the town of Stellenbosch. According to the report – in Jamestown areas for infill development must be investigated. The proposed residential development constitutes infill development and is therefore in line with the densification strategy's vision.

The densification of urban areas is promoted from a planning policy side, as it will lead to the optimal use of a town's existing bulk infrastructure, contain urban sprawl and protect the agricultural hinterland around Stellenbosch. The proposed development will allow for the better and more effective utilising of the available developable land. The proposed higher density residential development can therefore be deemed desirable.

9.2 Addressing housing needs and backlog

The Stellenbosch Municipality's IDP of 2015 / 2016 states that the inadequate supply of shelter is a main concern. The greater municipal area has a current and future housing backlog of 45 000 to 50 000 units, 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.

There is very few vacant residential erven available in Stellenbosch – especially if compared to the available erven in the surrounding towns such as Somerset West, Kuils River and Paarl. This lack of available erven forces

people (that work in Stellenbosch) to rather buy properties in these surrounding towns which leads to a loss (for Stellenbosch) of the accompanying economic benefits (i.e. these people earn their salaries in Stellenbosch but spend it in Somerset West / Paarl). The proposed residential development will (to some extent) address this need and provide residential opportunities for persons working in Stellenbosch.

From the above it is evident that the inclusion of the application area for residential purposes will greatly contribute towards addressing the housing needs and backlog by providing much needed additional housing opportunities.

9.3 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 5 200 housing opportunities, ranging from subsidised housing to upper GAP housing (R1.2 to 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 proposed residential development will predominantly provide housing opportunities aimed at the medium to higher end of the market and it is our opinion that the application area is deemed a desirable geographic location for this purpose as well as for maintaining a healthy economic balance for Stellenbosch as a whole.

9.4 Housing demand forecasts

Dr. Jonathan Bloom (Multi-Purpose Business Solutions) was instructed to conduct a market viability assessment of the proposed development and determine the socio-economic implications (benefits) arising from the need

and demand for the scope of housing envisaged by the proposed development.

Dr. Bloom adopted the draft Urban Development Strategy (commonly referred to as the Rode report) to determine the housing demand for various housing typologies over two decades until 2036. Housing demand is divided into four typologies, namely houses bigger than 80m², houses smaller than 80m², townhouses and flats. The Rode report developed three scenarios to reflect different outcomes of possible future land take-up to address the housing demand for Stellenbosch town, based on macro-economic conditions, referred to as Business-as-Usual, Consensus and Junk-forecasts. Housing demand until 2021 in the Rode report was based on the assumption that historically, sufficient developable land has been available in the municipal area.

For the purpose of this report, a combination of Dr. Bloom's various methodological approaches was adopted in order to determine the demand for housing. Forecasts of residential units stated in the Rode Report were adjusted and aligned with traffic volumes and future commercial development; as well as a Housing Development Pipeline. A combined and average demand for housing in Stellenbosch town could be determined for the specific housing typology which the proposed Development aims to provide.

Accurate forecasts of demand related to the housing typology over the next 20 years are impossible to predict. The Rode report's forecasts have been adjusted to more accurately reflect the demand as dictated by the market in Stellenbosch, where a higher demand exists for larger homes and town houses, similar to what the envisaged development aims to provide. Affordability factors and limited available land in Stellenbosch have resulted in the tendency to provide smaller erven and homes in medium-to-high density developments (where townhouses average 130m² & large houses average 260m²). The adjusted combined demand for residential units by 2036 is estimated at 2 793 units (or ±140 units per annum) for houses larger than

80m² and 2 829 town houses (or ±141 per annum) in Stellenbosch – see Table 3 below.

Table 3 Rode adjusted demand forecasts until 2036

Housing type	Rode adjusted demand forecast	
	Cumulative demand	Annual demand
Houses <80m ²	9 277	464
Houses >80m ²	2 793	140
Flats	2 402	120
Townhouses	2 829	141
Total units	17 301	865

The above figures and findings derived from an adjustment of the Rode forecasts could then be compared to a housing need derived from commuters in Stellenbosch Town, as well as demand derived from future commercial, retail and industrial development that could attract an additional 509 employees per annum over the following 20 years. Calculations are based on 40% of employees that work in Stellenbosch Town but originate from outside Stellenbosch, and are therefore regarded as part of the potential need. A sensitivity analysis was applied to determine a more realistic demand of the commuter needs for dwellings in Stellenbosch Town, where effective demand was calculated using 25%; 50%, 75%; and 100% take-up of units, as not all commuters would choose or can afford to relocate to Stellenbosch Town).

Table 4 & 5 below depicts the demand forecast for specific housing typologies based on different percentages of the commuter need, compared to the adjusted Rode forecasts.

Table 4 Annual commuter housing demand for high income groups

Sensitivity for high income (House >80m ²)	Rode adjusted forecast	100%	75%	50%	20%
Commuters		70	53	35	18
Workforce-ext.		32	24	16	8
Workforce-res.		49	37	24	12
Total	140	151	114	75	38

Table 5 Annual commuter housing demand for medium income groups

Sensitivity for medium income (houses <80m², flats & townhouses)	Adjusted Rode forecasts	100%	75%	50%	20%
Commuters		371	278	186	92
Workforce-ext.		171	128	86	43
Workforce-res.		257	193	129	64
Total	725	799	599	401	199

The Rode report's forecasts are similar to a sensitivity level of between 100% and 75% as applied, therefore it could be said that the majority of commuters and employees in Stellenbosch Town have a need for accommodation / housing in Stellenbosch. Based on the methodical approach developed by Dr. Bloom aligned with the UDS (Rode report's forecasts), a model could be developed to determine and plan for annual housing projects and hence developable land required to meet the housing demand as forecasted.

The UDS illustrates the cumulative net land extent required in order to meet the demand for dwelling units and other land uses as forecasted. It was found that $\pm 600\text{m}^2$ net land is required per house larger than 80m^2 , $\pm 120\text{m}^2$ for a house smaller than 80m^2 , 85m^2 for flats and 260m^2 of land for a townhouse. Incorporating this need for land with the Rode report's adjusted forecasts, the required developable land extent could be calculated, in order to successfully and efficiently roll-out the envisaged housing projects (identified in the Housing Development Pipeline and other) based on demand forecasts¹.

¹ For land use planning motivation in this application, the housing category aimed at indigent people (<80m²) is also included in the projected land requirements for all housing typologies over the next 20 years.

Table 6 Net land extent required for housing demand

Housing typology	Net land required per unit (m²)	Amended Rode forecasts over 20 years (no. of units)	Land extent required (m²)	Land extent required annually (m²)	Land required in a 5 year cycle (SDF) (m²)
Houses < 80m ² (indigent)	120	4 371	524 520	26 226	131 130
Houses < 80m ²	120	9 277	1 113 240	55 662	278 310
Houses ≥ 80m ²	600	2 793	1 675 800	83 790	418 950
Flats	85	2 402	204 170	10 209	51 043
Townhouses	260	2 829	735 540	36 777	183 885
Sub-total for housing	-	21 672	2 577 470	212 664	1 063 318
Infrastructure area ²	-	-	2 577 470	212 664	1 063 318
Gross land required for housing	-	-	5 154 940	425 328	2 126 636
Retail	-	-	129 255	6 463	32 314
Industrial	-	-	201 497	10 075	50 374
Office	-	-	77 590	3 880	19 398
Sub-total for other uses	-	-	408 342	20 417	102 086
Infrastructure area	-	-	408 342	20 417	102 086
Gross land required for other uses	-	-	816 684	40 834	204 171
Total gross land required (all uses)	-	-	5 971 624	466 162	2 330 807

The above figures could be used by the Municipality to guide and inform planning policies and frameworks in order to facilitate the development and

² It should be noted that provision made for infrastructure is not limited to roads and civil engineering services only, but also includes open spaces, social facilities as well as public amenities, such as park, school, sports fields and community facilities.

supply of housing based on demand, through providing sufficient developable land on an annual basis. Due to the fact that a progressive growth trajectory has been applied to Stellenbosch town, the annual need and demand would slightly vary from the above table, as a result of slow initial take-up of land and lengthy processes in order to acquire the necessary rights and approvals before construction could commence.

In total Stellenbosch town would require an estimated 591 hectares of developable land for the effective provision of all forecasted demand which includes residential, retail, office and industrial opportunities in order for Stellenbosch to follow a sustainable development growth path. The residential component, which is of specific relevance to this report, requires an estimated 515 hectares of developable land. Currently, there exists a great disparity between demand and supply of developable land in Stellenbosch town.

The recent amendments adopted by the 2018 MSDF with regards to the urban edge, makes provision for very limited additional residential stock. Infill development and densification in certain areas of the town are also factored into the land extent required, and distributed between appropriate housing typologies for densification projects. Flats and houses smaller than 80m² could predominantly be provided through densification in town, and therefore do not necessitate the expansion of the urban area, however in order to provide additional townhouses and larger homes (>80m²) targeting the middle to high income groups, additional land is needed on the periphery of town, directly abutting the existing urban edge in order to prevent leap frog development from occurring. This additional developable land required to address the middle to high income groups' demand for housing, equates to ±482 hectares of land (outside the current urban edge).

The proposed development, which is inside the existing urban edge, should be optimally developed in the light of this great void between available developable land and huge housing need and demand. The proposed

development could add ± 79 units of housing stock, which based on the specific housing typology, represents 1,4% of the total demand of 5 622 units.

9.5 Socio-economic impact assessment

Dr. Bloom also assessed the socio-economic implications of the proposed development. The proposed development would entail direct and indirect impacts of which a portion would accrue to the Stellenbosch economy during the construction phase. Thereafter operational phase benefits would arise as a result of the proposed development.

The Municipality will be able to recoup all or a major part of the costs associated with bulk infrastructure provision through the development contribution payable by the developer. Given the anticipated time frame for the proposed development, it is envisaged that DCs would be paid as a lump sum and not as part of phasing the project. The Stellenbosch Municipality will also benefit from levying property rates based on the market value of the properties in the proposed development, as well as other service charges i.e. electricity and water sales, which offers a continuous revenue stream for the Municipality.

9.6 Tourism and tourism accommodation in Stellenbosch

Stellenbosch's economy is greatly dependent on tourism and tourism-related industries. The proposed development's short term tourism accommodation opportunities would contribute towards the tourism industry of Stellenbosch. The idea is to utilise some flat units for short term rental accommodation for tourists visiting Stellenbosch – especially the wine farms and outskirts of Stellenbosch. The locality of the application area is favourable as it is located in the beautiful outskirts of Stellenbosch with beautiful views of the Stellenbosch Mountain Range and directly connected to the Blaauwklippen Farm – which is a very strong tourist attraction of Stellenbosch, whilst also optimally connected in close proximity to major transport routes (intersection

at the R44) and Shopping Centre (Stellenbosch Square) to reduce the need to commute far distances or daily trips in town.

9.7 Compatibility with surrounding land uses

The application area is located in a predominantly residential area. It is (primarily) surrounded by residential land uses (Jamestown to the south) and a residential estate (La Clémence Retirement Village to the west). The proposed residential development will therefore not be foreign to the area, but similar in type and scale and consequently compatible with the surrounding and current land uses.

9.8 Agricultural consideration

As stated in Section 7.2, the application area is too small for economically viable agricultural production. The fact that the application area is located inside the urban edge and partly inside the urban area further strengthens the proposal for residential opportunities, instead of possible farming activities which could have negative implications on urban surrounds (pesticides, toxic chemicals, etc.).

9.9 Aesthetics

Taking into account the characteristics of the area and the accessibility of the application area, the proposed estate could be regarded as desirable and strategically situated within a residential area with a rural setting. The proposed development will contribute positively to the improvement of the character of the area as a whole.

9.10 Minimal visual impact

In the context of the locality of the application area, the proposed residential development will have minimal negative visual impact on the surrounding neighbourhood and properties as it is not located in direct view of residential

developments. The proposed land uses will also be non-obtrusive and therefore not disturb the urban environment and its immediate surroundings. The existing and planned road network and essential services are also adequate to accommodate the minimal increase in traffic and capacity, while public transport usage is expected to increase, further minimizing negative impacts on traffic.

9.11 Positive Impact on the local economy

The proposed development will have a positive impact on the town's local economy as it will create many new employment opportunities during the construction phase, contribute to the upgrading of the town's bulk infrastructure and lead to a significant increase in municipal rates and taxes.

The proposal would lead to 79 new titles and will also have a positive impact on the surrounding properties, while attracting new economic investments to the area. The tourism-linked accommodation opportunities would also attract additional tourists to Stellenbosch and ensure more overnight tourists, therefore contributing to additional expenditure in the local economy. The required bulk-services contributions, for the planning and upgrading of the external services, will be levied by the Municipality's various engineering departments.

10. CONCLUSION

The proposed 'Blaauwklip-aan-Rivier' residential estate will give rise to a high quality housing development that can be deemed desirable as it will:

- constitute infill development of underutilised land;
- will lead to appropriate densification of the town's urban area;
- be compatible with surrounding land uses;
- have a positive impact on the local economy;
- broaden the municipal tax base;
- lead to efficient use of existing services and facilities;
- provide additional housing opportunities; and
- create new employment opportunities.

Taking into account the contextual characteristics of the area, the accessibility of the application area and its location within close proximity to various public amenities, the proposed development for which there is a proven need could be regarded as strategically situated within a developing and sought-after area. The proposed residential development could be deemed as desirable and addresses a specific need for a specific housing typology from a supply perspective, as indicated in above tables.

The proposed development would provide 79 housing units which addresses a need and conforms to emerging trends in terms of size, affordability and market segmentation, which could attract millennials and persons that work in Technopark and the surrounding areas. The existing housing backlog in Stellenbosch as a result of insufficient developable land resulted in housing prices to increase substantially. If this trajectory continues, market conditions and affordability factors would imply that housing typology integration in future developments could become unrealistic. The only way to reduce the continuous increase in the average equilibrium price for houses in Stellenbosch is to permit new appropriate land development and unlock latent suitable developable land in Stellenbosch town.

The proposed development forms part of a pipeline of projects envisaged by developers over the next 10 years, which could potentially supply an additional 9 100 units over the following 10 to 15 years. The proposed development would represent 1% of the total number of houses larger than 80m² and <1% of the total number of units envisaged in the pipeline (excluding indigent houses smaller than 80m²). Furthermore, the project would not result in a fund flow deficit for the Municipality i.t.o service infrastructure (covered by the DCs); and would benefit the local economy i.t.o direct capital expenditure and job creation with an emphasis on temporary unskilled local labour.

It is our professional opinion that the approval of this land use application and subsequent obtainment of rights for the development of a residential estate would contribute positively to the spatial development of Stellenbosch and provide much needed housing opportunities.

We trust that you will find the above in order. If however you have any queries please feel free to contact Messrs. Jan van Rensburg / Chris Cronjé (TV3) at (021) 861-3800 or at jan@tv3.co.za / chris@tv3.co.za.

Yours faithfully,



JAN VAN RENSBURG
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