

**PROPOSED INTEGRATED RESIDENTIAL DEVELOPMENT PROPOSALS; PORTIONS OF FARMS
1158/1, 1653 AND 1139 LA MOTTE, FRANSCHOEK**



Prepared for:



STELLENBOSCH MUNICIPALITY
Plein Street, Stellenbosch, 7599
Tel: (021) 808 8111 Fax: (021) 808-8200

Prepared by:



CK RUMBOLL & PARTNERS
TOWN & REGIONAL PLANNERS
PROFESSIONAL LAND SURVEYORS
16 Rainier Street, Malmesbury, 7300
Tel: (022) 482 1845 Fax: (022) 487 1661

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1. EXECUTIVE SUMMARY

La Motte, set in the Franschoek Valley amongst plantations, is a former Bosbou Hamlet, with approximately 500 inhabitants. It is situated 5 km to the west of Franschoek, on the Robertsvallei Road, close to where it intersects the R45. Originally built to house forestry workers, the village is made up of the original dwellings and a range of community facilities. During the construction phase of the Berg River Water Scheme, new houses were built adjacent to the existing settlement to temporarily house the construction workers, these houses are now in the process of being transferred to identified beneficiaries.

The Franschoek Municipality (now part of Stellenbosch Municipality) and the community of Franschoek have been pro-active in addressing the need for affordable and subsidized housing and a number of initiatives have successfully been implemented.

In 1998 the estimated backlog for subsidized housing in Franschoek was \pm 1000 units. This included people living in shacks, backyard dwellings, waiting lists and provision for people moving off the farms and into town. A successful housing project was implemented at Mooiwater where 767 units were built and another 300 plots developed.

Despite the above efforts the backlog kept on growing and currently stands at an estimated 800-1000 housing units. This figure is made up of people not accommodated in Mooiwater, unable to afford their own accommodation and who have justification for living in the valley. A much bigger need obviously exists in the greater municipal area; changing socio-economic trends have generated urban flows of people from surrounding rural areas and elsewhere, leading to an informal settlement at Langrug which is growing by the day.

Stellenbosch Municipality identified three potential portions of state-owned land namely Farms 1653 (\pm 5.09ha); 1339 (\pm 11.42ha); and 1158/1 (\pm 5.23ha) adjacent to La Motte Village to address this housing need. Farms 1158/1 and 1339 are registered in the name of The Republic of South Africa under custodianship of the Department of Public works and Farm 1653 is registered in the name of Cape Winelands District Municipality. The identified portions are natural extensions of the existing town.

Pre-feasibility studies were done by various professionals to determine the potential of these sites for the proposed housing development. From the studies, it is apparent that the site is suitable for the envisaged development. No problems should be encountered with the installation of services.

2. INTRODUCTION

The Franschhoek Valley **must** address its needs for housing in a humane and effective manner; the town of Franschhoek cannot cater for the housing needs of the area as a whole. Other development nodes must be identified to cater for some of the need, in order to maintain the balance between economic growth, attraction to tourists, environmental sustainability and quality of life for all its citizens.

Set in pine plantations, La Motte is a former Bosbou Hamlet, which has been subdivided to give the occupants, former forestry workers, freehold to their dwellings. La Motte is located on the northern slopes of Middelburg with spectacular views on the Wemmershoek Mountains.

The village was extended to the south by 80 dwelling units, as part of the construction phase of the Berg River Water Scheme, to house construction workers. These units have been donated to the Municipality, who is still to allocate them to the identified beneficiaries. The hamlet is set back from the Robertsvlei River, a tributary of the Franschhoek River.

2.1 Site details

The existence of rivers and hills around La Motte clearly need to be respected, but sensitive planning can yield significant areas for housing, without compromising these environmental features. Possible identified 'extension areas' is shown in figures 1 to 4 below respectively.

1. Portion of farm 1339, Administrative District Paarl

Owner	National Government of the Republic of South Africa
Extent	1209.8882ha
Title deed	T37290/1980
Area of interest	±12.33ha

The area identified forms part of unregistered portion 1 of Farm 1339 which thus falls back to farm 1339.

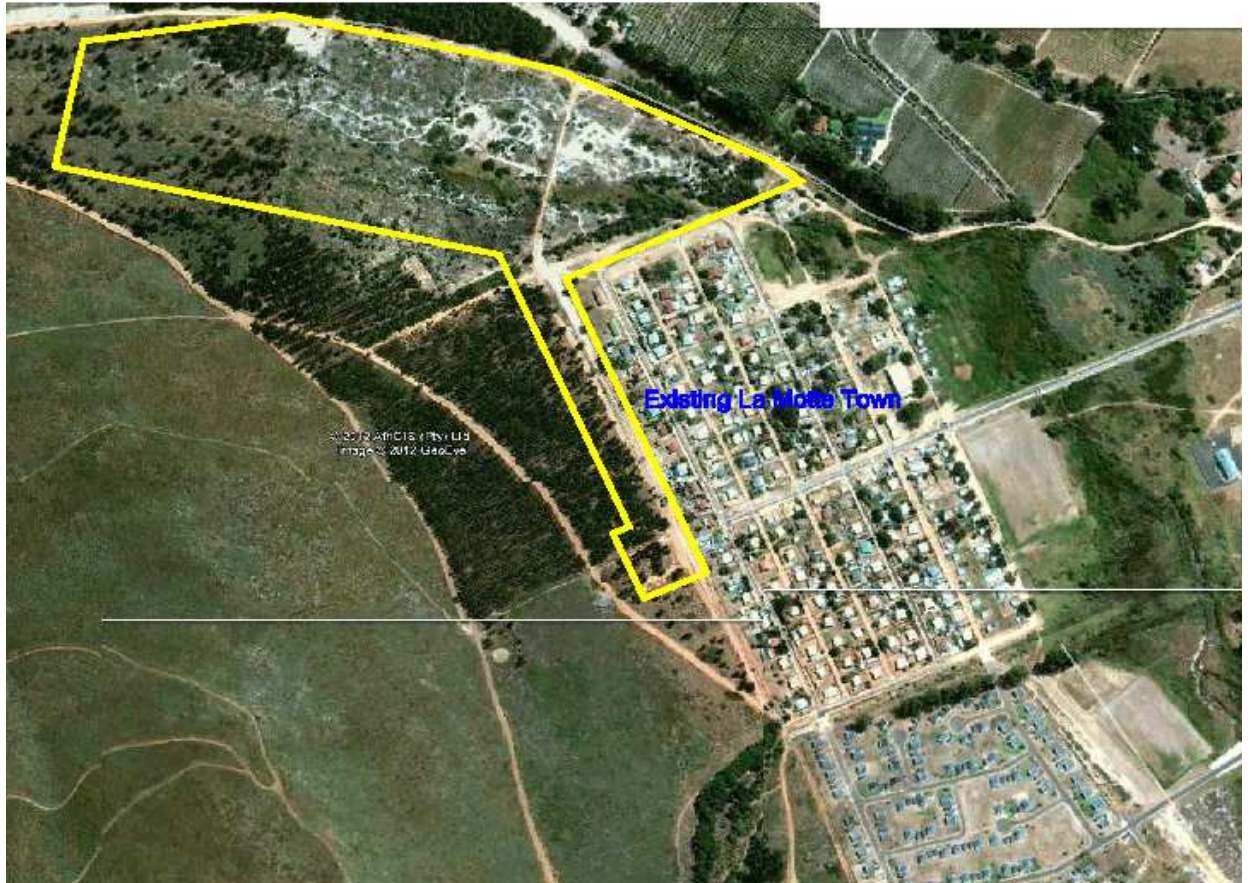


Fig. 1: Possible expansion area to the North of La Motte

The land is zoned Agricultural Zone I and the vegetation comprises natural veld and alien species. The land is undeveloped and not serviced. Stellenbosch Municipality formally requested the Department of Public Works, as custodians of the relevant portion of land, to implement the necessary procedures that would lead to the transfer of the subject property into their name for the development of subsidised housing.

2. Portion of portion 1 of farm 1158, Administrative District Paarl

Owner	National Government of the Republic of South Africa
Extent	53.6185ha
Title deed	T5519/1918
Area of interest	±4.59ha



Fig. 2: Possible expansion to the South of La Motte

The land is zoned Agricultural Zone I and the vegetation comprises natural grasses and alien species. It appears that the site was previously used for timber plantations, but all trees have been felled. The land is undeveloped and not serviced. Stellenbosch Municipality formally requested the Department of Public Works, as custodians of the relevant portion of land, to implement the necessary procedures that would lead to the transfer of the subject property into their name for the development of subsidised housing.



Fig. 3 Possible expansion adjacent to TCTA houses (Aikman Associates, August 2013)

3. Farm 1653

Owner	Cape Winelands District Municipality
Extent	17.3991ha
Title deed	T66593/2006
Area of interest	±5.6246ha

There are opportunities for “infill” or expansion in the part of town east of the river on the Robertsvalley road leading to La Motte village, as shown on Fig 4, below. This property has been transferred to the Cape Winelands District Municipality and negotiations are underway by Stellenbosch Municipality to make this land available for residential and business opportunities



Fig. 4: Possible expansion to the East of La Motte

2.2 Location

La Motte falls under the jurisdiction of Stellenbosch Municipality and is reached via the Robertsvei Road that intersects with the R45 about 5km north of the Boland town of Franschhoek.

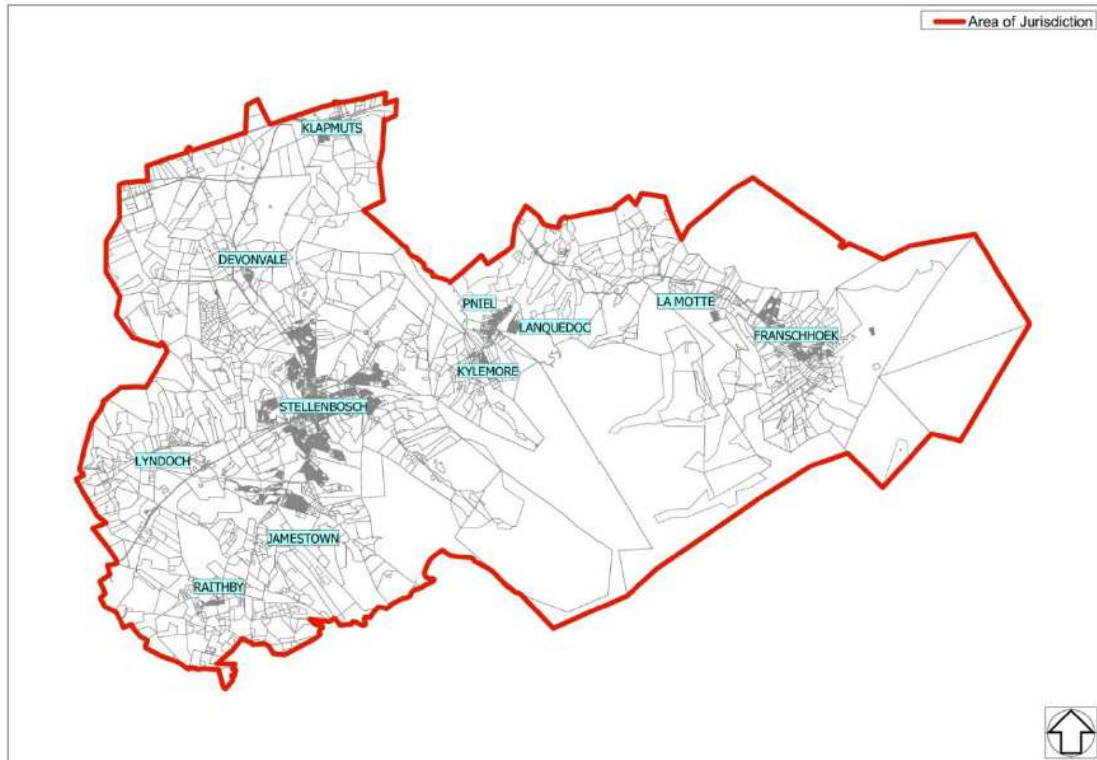


Figure 5: Location of La Motte village

The proposed sites are accessed via the Robertsvei Road that intersects with the R45 about 5km north of the Boland town of Franschhoek.



Figure 6: Roberts Vlei Road that intersects with the R45



Figure 7: Roberts Vlei Road leading to the township



Figure 8: The La Motte site lying in a narrow valley to the west of Franschhoek. The Berg River dam can be seen in the bottom left hand corner separated from the village by a low mountain ridge

Proposals are tabled to develop even to the north, south and east of the residential area of La Motte.

2.3 Zoning

All three of the identified sites are zoned Agricultural Zone I.

2.4 Access to property

The proposed sites are accessed via the Robertsvlei Road that intersects with the R45 about 5km north of the Boland town of Franschoek. All three sites will gain access from the extension of existing roads.

3. STATUTORY FRAMEWORK CONTEXT

The following are of relevance:

3.1 Provincial Policy Context

3.1.1 Western Cape Provincial Spatial Development Framework (PSDF)

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved during July 2009 as a Section 4(6) Structure Plan in terms of the Land Use Planning Ordinance, Ordinance 15 of 1985. The main guiding principle on which the PSDF is based is the need to achieve sustainable development. Development proposals are only seen as being sustainable when they are ecologically justifiable, socially equitable and economically viable, or otherwise referred to as the triple bottom line approach.

The following objections of the PSDF are relevant to this application:

Policy UR1: *Optimise urbanisation in area that has adequate resources and the economic growth potential to sustain further urbanisation.*

Policy UR2: *Encourage the increase of the average gross residential densities in urban settlements to 25 dwelling units per hectare.*

Policy UR3: *Achieve the density target by using a range of urban development tools including the development of infill or surplus vacant land within the existing urban areas.*

Policy UR4: *Densification of urban settlements should occur with due regard for ecological and heritage concerns as identified in EIAs/HIAs.*

Policy UR7: *Urban development projects on public land should provide a mixed use and socio-economically integrated communities.*

Policy UR11: *50% of the five major urban activities (public transport, access points, residence, recreation, shopping and employment) should be accessible within walking distance (1000m) of residential dwellings.*

3.1.2 Western Cape Sustainable Human Settlement Strategy

The ultimate goal is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone who chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. South Africa has a constitutional imperative that obliges government to ensure that all its citizens are provided with shelter

and housing in accordance with the Bill of Rights. Stellenbosch Municipality therefore strives to enable the provision of 20 000 appropriate housing units for its current and future community up to 2017.

3.2 Local Policy Context

3.2.1 Zoning Scheme

- ✚ The subject properties are zoned as Agricultural Zone I in terms of the Schedule 8 Land Use Planning Ordinance (15 of 1985) (LUPO).

3.2.2 Land Use Planning Ordinance

- ✚ Application is made in terms of section 17 of the Land Use Planning Ordinance (15/85) for the rezoning of portions of farms 1139; 1158/1 and 1653 from Agricultural Zone I to Subdivisional area.
- ✚ Application is made in terms of section 24 of the Land Use Planning Ordinance (15/85) for the proposed subdivision of portions of farms 1139; 1158/1 and 1653.
- ✚ Application in terms of Article 26 of the Municipal Systems Act (Act 32/200) for the amendment of the urban edge to include a portion of farm 1339.

3.2.3 Spatial Development Framework

The identified portion of Farm 1339 falls outside the “Urban Edge”. Application is made for the amendment of the urban edge to include this portion of Farm 1339. Portions of Farms 1158/1 and 1653 as identified in our attached proposal are included within the existing urban edge as shown below.

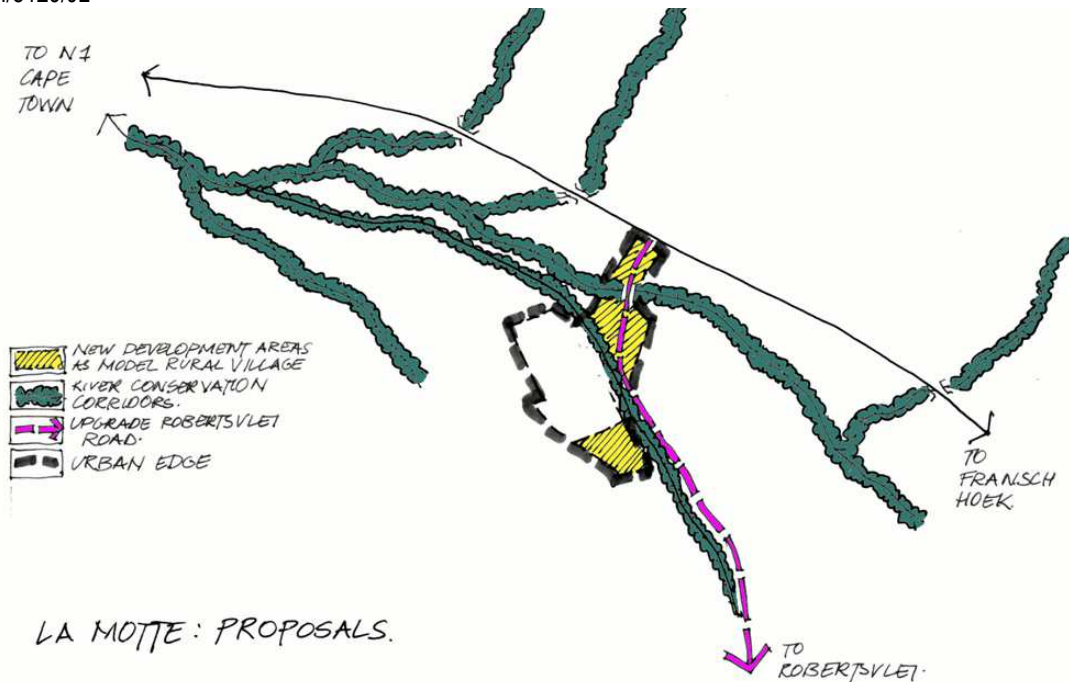


Figure 9: Proposed urban edge and development proposals (Stellenbosch SDF)

• **New Development Areas (32 hectares) identified in SDF**

- The former SAFCOL headquarters site through to R45, offers an excellent opportunity for mixed income, mixed use development, with a low key retail/commercial farm stall frontage along the R45;
- Land south of the new TCTA housing to the boundary of this property.

The extension of the urban edge is necessary to provide sufficient expansion of the existing village.

3.2.4 Integrated Development Plan (IDP)

2013/14: First review of the 3rd generation IDP (2012/17) as prescribed by section 34 of the Municipal Systems Act. La Motte is identified as an area where there is a potential for the provision of housing opportunities.

4 GENERAL CHARACTERISTICS OF THE SITES

All three sites are natural extensions of the existing town. The panoramic views of the surrounding mountains make it a very scenic location. To avoid visual intrusion no development will take place on slopes steeper than 9°.

The residential component of La Motte is situated between a river and a mountainous backdrop. The proposed extensions are therefore guided by these parameters. The scale of the new development is in line with that of the existing town. Part of La Motte town lies to the east of the Robertsvlei River, some densification is proposed here and the existing urban footprint is maintained.

Topography, terrain mapping and environmental considerations

The project area is in the low-lying areas of the Roberts' Valley on gently sloping or relatively flat terrain. The geology is quartzitic sandstone of the Peninsula Formation, Table Mountain Group and granite of the Stellenbosch Pluton, Cape Granite Suite (Land Type Survey Staff, 1972—2006). The basement rock is overlain by colluvial and alluvial sand and gravel and so is not visible at the surface. The soils are therefore colluvial types or deep, white acid sands (particularly Fernwood Form) which directly influence the vegetation found on them (see below). The land type found at Areas 1 – 3 is Fa657 (Figure 11).

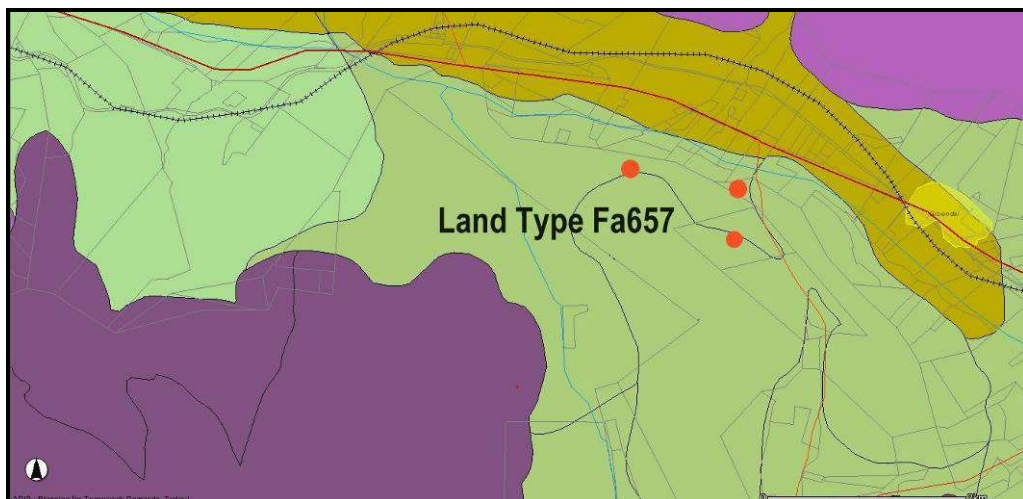


Figure 11. The land types map of the general area around La Motte (Source: <http://www.agis.agric.za/agisweb/viewer.htm?pn=2015>).

The proposed site is situated on the north eastern slope of the Middelberg. The highest point of the site is at approximately 230m above mean sea level and the lowest point is at approximately 204m above mean sea level. The ground slopes predominantly in a north eastern direction and ranges from 1:4.5 as the steepest slope in the southerly located development pocket to 1:7 as the most gradual slope in the northerly located development precinct. These slopes were determined using the results of a detailed topographical survey.

Two perennial rivers are located close to the site. These are the Franschoek River to the north and the Berg River to the west. The Roberts River, a non-perennial stream is situated to the east of the proposed site. The closest point of the Franschoek River is approximately 240m from the proposed site, the Berg River approximately 950m from the site and the Roberts River approximately 280m.

The relevant portion of farm 1158/1 is a relatively flat bottomland over most of its extent with white sandy soil which has accumulated due to colluvial and alluvial processes. The land is currently undeveloped.



Fig. 12: Contours farm 1158/1



Fig. 13: Contours farm 1339

A few residential dwellings are found on the northern and eastern parts of Farm 1653, with a fire department, municipal stores and offices located to the southern side.

5. PROFESSIONAL INPUT

5.1 Botany

Dr DJ McDonald, a botanist from Bergwind Botanical Surveys and Tours CC performed a botanical scan of the proposed sites at La Motte, and his observations are discussed below. All data and photographs that follow under this heading were generated from Dr DJ McDonald's report: *Botanical Assessment: La Motte, Drakenstein Municipality, WesternCape*.

Farm 1158/1

'This site has been heavily negatively impacted by disturbance caused by (1) the pine plantation itself and (2) the clear-felling operation (vehicle movement, soil compaction etc.) Cut branches were left in piles or randomly distributed over the site. This has had a secondary suppressive effect but the fynbos has regenerated to a certain extent. The present plant community does not have a well-defined structure and consists of clusters of plants interspersed with open areas with debris from the cleared

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pine plantation. There is also a vigorous re-growth of *Pinus radiata** saplings (opslag) and numerous clusters of invasive alien *Acacia longifolia** (long-leaved wattle)' (Figures 14 & 15).



Figure 14. Low-lying part of Area 1 with debris from felled pines and invasion by long-leaved wattle (green & yellow shrubs)



Figure 15. Pioneer fynbos species (*Ursinia paleacea*) growing amongst debris in Area 1. Note the young pine trees 'opslag'.

Farm 1653

'Area 2 has mostly been disturbed by buildings, gardens, orchards and other human habitation. The only parts of Area 2 with some semi-natural to natural vegetation are the areas north and south of the fire station and east of the river, indicated by white arrows in Figure 16, but even these areas are disturbed. They have been ploughed and mowed. The area north of the fire station was covered with exotic lupins (used for fodder), *Thesium* sp., various grasses with *Eragrostis curvula* prominent and the annual daisy *Dimorphotheca pluvialis*. These areas have been transformed and are not botanically sensitive (Figures 17 & 18)'.

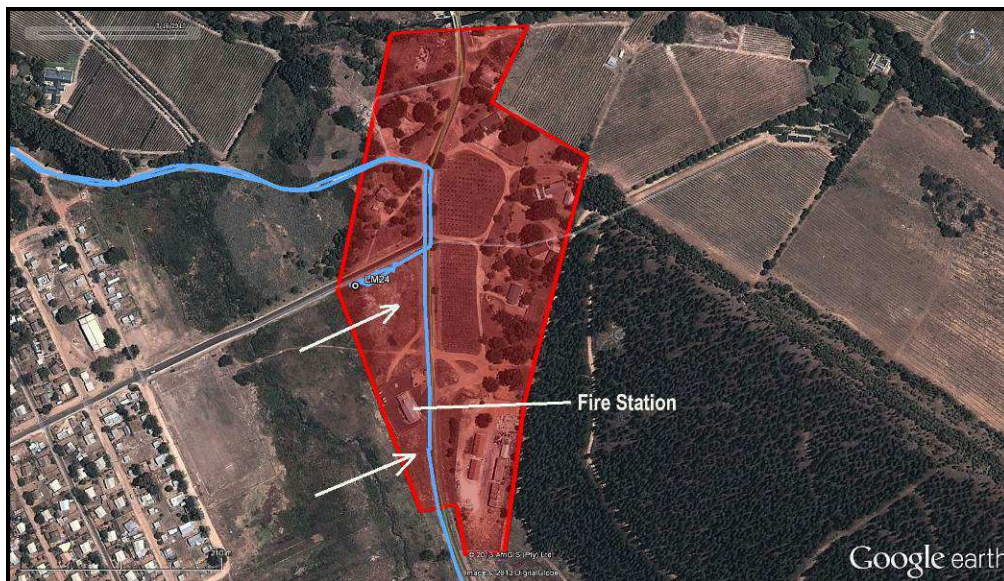


Figure 16. Area 2 (farm 1653) was sampled at waypoint LM24. The greater part of the area is completely disturbed. Semi-natural but disturbed areas are shown by the white arrows, north and south of the fire station.

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Figure 17. The area north of the fire station that has previously been ploughed and planted with lupins. It is now in a semi-natural state.



Figure 18. Verge of the road leading into La Motte village. This area is planted with Kikuyu grass and mowed.

Generally Area 2 can be considered for development of a commercial node due to the low botanical sensitivity.

Farm 1339

The site has previously been planted with pine and has now been clear-felled. It is completely disturbed with no natural vegetation apparent.

Conclusion:

The loss of fynbos habitat to residential development in Areas 1 & 3 as indicated is only supported by the previous disturbance of these areas. Had the fynbos not been previously disturbed, the impact would be High Negative and these areas (in the case of Area 3, the least degraded part) would be considered 'No Go' areas for development. In the current situation, however, they can be promoted for development.

5.2 Environmental processes

The property in question is bigger than 20ha and therefore an Environmental Impact Assessment (EIA) process is required to obtain environmental authorization in terms of the National Environmental Management Act, Act 59/2008. EnviroAfrica was appointed to undertake the EIA, and the process is underway. The following listed activities will potentially be triggered with the proposed development.

3. ACTIVITIES APPLIED FOR

All listed activities (basic assessment (Government Notice R544 (Listing Notice 1) & Government Notice R546 (Listing Notice 3) activities) and Scoping & EIA (Government Notice R545 (Listing Notice 2) activities)) associated with the development project must be indicated below.

Government Notice R544 Activity No(s):	Describe the relevant Basic Assessment Listing Notice 1 (GN No. R544) Activity(ies) in writing as per Listing Notice 1 (GN No. R544)	Describe the portion of the development as per the project description that relates to the applicable listed activity
11	<p>The construction of:</p> <ul style="list-style-type: none"> (i) Canals; (ii) Channels; (iii) Bridges; (iv) Dams; (v) Weirs; (vi) Bulk storm water outlet structures; (vii) Marinas; (viii) Jetties exceeding 50 square meters in size; (ix) Slipways exceeding 50 square meters in size; (x) Buildings exceeding 50 square meters in size; or (xi) Infrastructure or structures covering 50 square meters or more <p>Where such construction occurs within a watercourse or within 32 meters of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.</p>	<p>The site is within 32m of a watercourse. Buildings and infrastructure exceeding 50m² will be constructed.</p>
18	<p>The infilling or depositing of any material of more the 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from</p> <ul style="list-style-type: none"> (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100 meters inland of the high-water mark of the sea or an estuary, whichever distance is greater – <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving</p> <ul style="list-style-type: none"> (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or (ii) occurs behind the development setback line. 	<p>More than 5 cubic meters may be infilled or excavated from a watercourse.</p>
22	<p>The construction of a road, outside urban areas,</p> <ul style="list-style-type: none"> (i) With a reserve wider than 13,5 meters or, (ii) Where no reserve exists where the road is wider than 8 meters, or (iii) For which an environmental authorization was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice 545 of 2010. 	<p>Roads may be constructed with a road reserve wider than 13.5m. The site is located outside an urban area.</p>

Table 1: NEMA listed activities triggered

Government Notice R546 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R546)	Describe the portion of the development as per the project description that relates to the applicable listed activity
4	The construction of a road wider than 4 metres with a reserve less than 13.5 metres. In the Western Cape: - All areas outside urban areas;	Roads wider than 4m will be constructed. The site is outside the urban area.
12	The clearance of an area of 300 square metres or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation. In the Western Cape: - Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	More than 300m ² of vegetation may be removed. The surrounding vegetation is classified as Critically Endangered according to the Final summary of listed ecosystems in terms of NEMBA
14	The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, In the Western Cape: - All areas outside urban areas.	More than 5 hectares of vegetation may be cleared. The site is located outside the urban area.
Government Notice R545 Activity No(s):	Describe the relevant Scoping and EIA Activity(ies) in writing as per Listing Notice 2 (GN No. R545)	Describe the portion of the development as per the project description that relates to the applicable listed activity
15	Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is <u>20 hectares</u> or more:	The total development area is 34.6ha. The site is undeveloped and vacant, and will be altered for residential, commercial and institutional use.

Table 1: NEMA listed activities triggered

5.3 Heritage Survey

Mr Henry Aikman of Aikman Associates: Heritage Management was appointed to obtain the necessary approvals from Heritage Western Cape in terms of the National Heritage Resources Act (Act 25/1999). A notice of intent to develop was lodged January 2013, interim comments from Heritage Western Cape was received March 2013 requiring that a Heritage Impact Assessment be done, which is currently underway.

During the feasibility study done for a possible graveyard on portion of farm 1339, the archaeological survey undertaken by Pro-Active Archaeology yielded no prehistoric archaeological resources.

5.4 Engineering Services

5.4.1 Roads

The internal streets will be 5 to 5.5m wide. The streets will have mountable kerbs on the one side and an edge kerb on the other side. The bitumen surface will consist of two chip and spray layers using 13.2mm and 6.7mm chips.

A traffic impact study is being undertaken and will be submitted as a specialist report.

5.4.2 Storm water

The proposed development areas abut the forests on the slope of the Franschoek Mountains. A cutt-off drain will be constructed along the entire western boundary of the residential area to divert the storm water run off away from the erven. The channels will discharge into the existing drainage lines which ultimately discharge into the Franschoek River.

The internal storm water network will consist of open channels, side inlet catch pits, manholes and concrete pipes with varying sizes. A storm water retention pond will be constructed to simultaneously act as a sand- and rubbish trap.

5.4.3 Sewerage

A flush water sewer network will be installed in the new township. The network will consist of 160mm diameter uPVC Class 34 sewer pipes. The network will gravitate via the existing sewer network to an existing pump station where the sewerage is pumped to the Wemmershoek Sewerage Treatment Works. This sewerage works was recently upgraded to cater for the developments in the area. The estimated sewerage discharge from the development is estimated at 210 kiloliters per day.

5.4.4 Water

The water demand per erf in an affordable housing scheme is estimated at 600 litres/erf/day. The proposed township will therefore have a total average daily potable water demand of 261 kilolitres.

Pipe network:

The proposed network will consist of mainly 75mm and 100mm diameter pipes. Each individual erf will be fitted with a metered water connection.

Storage capacity:

The existing township is fed from a reservoir situated above the town. The accepted guideline is that a minimum capacity equal to 48 hours of water demand be supplied. A 0.50 megaliter reservoir will be required in order to provide the storage capacity required under this guideline.

5.4.5 Solid waste disposal

Stellenbosch Municipality collects waste on a weekly basis as part of their normal service delivery to La Motte. The solid waste generated from the proposed township is estimated at 450kg/day.

5.4.6 Electricity

The electrical service provider to the proposed township is Eskom. Preliminary indications are that there is bulk electricity available in the area, but that the existing switchgear will require upgrading.

6. Proposed development

There is logic in building new housing close to existing housing nodes, as this leads to sharing of community facilities, social cohesion and close proximity of service connections. In order to preserve the character of the valley, a number of smaller sites/nodes at different locations were identified. The land available at La Motte Village can be developed for subsidised housing, it would be sensible to expand this area, as an economy of scale could be achieved for services and the impact of the development will be dispersed. It is proposed that some of the dwellers from the Langrug informal settlement (Franschhoek) be accommodated in the proposed development as set out below.

The development proposal was conceptualized by using planning principles commonly associated with the low cost housing concept. This development proposal can be seen as a typical *green field's* development. This meaning a total new development footprint on existing vacant land void of any infrastructure and services.

6.1 Proposed subdivision

Farm 1339:

Application is made for the subdivision of farm 1339 into the following portions:

Portion A: ±12.33ha
Remainder: ±1197.5582ha

Further subdivision of portion A into the following:

Description	Number of units	Size (ha)
Subsidised housing units	329	±6.0145
Open Spaces	1	±0.1149
Crèches	2	±0.0936
Church	2	±0.1183
School site	1	±2.6ha
Road	1	±3.2434
Business	1	±0.1453
Total	337	±12.33ha

Access:

Access to the development can be obtained via extensions of Bergendal Lane entering from the east. Bergendal Lane will thus need to be extended and formalized to provide adequate access. It is proposed that erf 14 be relocated in order to realize the extension. This layout proposal ensures the utilization of existing infrastructure thus minimizing cost implications.

A main access way with a reserve width of 13m is proposed entering the development from the southern side. This 13m road will run towards the proposed development nodes with housing situated to each side of the road. From this 13m road a number of 10m road branches are proposed to service the layout configuration. The streets represents areas for play spaces, places for hanging out, fruit tree lines, as well as movement channels for pedestrians, cycles and vehicles.

Open Spaces:

The allocation or placement of open spaces was done with functionality in mind. In many low cost housing projects open spaces are created on unusable or unserviceable land leading to social and maintenance problems. The proposed open space were planned to be a large (±1149m²) functional area promoting safety, security and a sense of social coherence. This

open space can now function as play area within landscaped perimeters further contributing to land value and social awareness.

In order to retain the dominance of wilderness and agriculture, the Heritage Consultant recommended that broad green corridors between the existing La Motte village and TCTA village and the new areas of residential development be provided, to soften the impact of urban development in this small valley. The new areas of residential development are broken up into small pockets/nodes with broad corridors. These corridors can be used to accommodate a range of green uses including fynbos habitats, storm water management ponds, playing fields, parks and community food gardens.

Community facilities:

The proposed crèche, church, school and commercial sites will contribute towards the establishment of a sustainable effective urban node, providing in the social requirements of the community leading to social coherence. This type of soft service applications is of extreme importance in communities on the outskirts or in rural areas as it provides facilities within walking distance. The crèche will also serve as a supportive tool to the nearby school facility in providing a pre school function as well as an after care centre where school going children can be taken care of in the afternoons before going home. The commercial site is situated at the extended entrance at Bergendal Lane of the new proposed development to ensure optimal visibility and accessibility and can be utilised by the proposed new inhabitants, as well as by the existing inhabitants of La Motte living nearby. The church, crèche and business sites are all located at the western most tip of Bergendal Lane proposed to ensure a visually pleasing vista complimenting the main access.

Provision is also made for a primary school, situated on approximately 2.6ha of land. Enough space is provided for the provision of school buildings as well as for sports fields, existing sports fields can also be utilized. It is evident from the above that this development proposal deviates in some instances from the common principles used for low cost housing projects. These deviating principles were applied to protect the sustainability of the valley as a tourist destination and important agricultural region, blessed with an abundance of natural beauty. The development proposal also focuses on the basic needs and social requirements of the previously disadvantaged community it seeks to house. Housing projects can only be implemented successfully if they are viewed as an ongoing social process, which seeks to

create a unique **sense of place and belonging**; improve access to resources and economic opportunities and improve the quality of the environment through the **creation of public spaces** and green open spaces. This option concentrates more on the creation of a livable environment than only focusing on addressing the backlog. It is important to build people a home with sufficient services and facilities close to opportunities, and not merely a house. With this site forming a natural extension of the existing town, it is possible to do a sustainable development with the provision of sufficient recreational facilities and open spaces. The important thing about housing is not what it is, but what it does in people's lives. Building homes rather than houses, and the provision of a sense of place is the key objectives with this option.

Existing graveyard

To the northwest of the La Motte village, on a portion of Farm 1339, is a burial ground on slopy land with approximately 85 graves in four distinct rows, in slightly terraced steps. It was abandoned as a burial site many years ago as tree stumps are found on many of the graves. There are a few graves with plastered masonry surrounds but most are simple mounds of small stones, some decorated with seashells.

This area is excluded from the proposed development site, and will have no impact on the proposed development.



Figure 19: Informal burial ground



Figure 20: Most graves are mere mounds of stones but a few have plastered masonry surrounds

Farm 1158/1:

Application is made for the subdivision of farm 1158/1 into the following portions:

Portion A: ±4.59ha
 Remainder: ±49.0285ha

Further subdivision of portion A into the following:

Description	Number of units	Size (ha)
Subsidised housing units	106	±3.2298
Open Space	1	±0.0601
Roads	1	±1.3001
Total	108	4.59ha

This development proposal can also be seen as a typical *green field's* development. This meaning a total new development footprint on existing vacant land void of any infrastructure and services.

Access:

Access to the development will be via an existing road leading to the TCTA housing entering from the north. This road will need to be extended and formalized to provide adequate access.

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This layout proposal ensures the utilization of existing infrastructure thus minimizing cost implications.

A main access way with a reserve width of 13m is proposed entering the development from the south eastern extension of the existing road. From this 13m road a 10m road branch is proposed to service the layout configuration.

Open Spaces:

This extension concentrates on the provision of housing and densification rather than on the provision of open spaces. One formal open space is provided for. The proposed open space were planned to be a functional area promoting safety, security and a sense of social coherence. This open space can now function as play area within landscaped perimeters further contributing to land value and social awareness.

Farm 1653:

Application is made for the subdivision of farm 1653 into the following portions:

Description	Number of units	Size (ha)
Residential	16	±3.4166
Business	3	±1.2821
Authority	2	±0.9259
Total	21	±5.6246

Remainder: ±11.7745

The development proposal for this area entails the formalisation of the existing node. Existing houses will be formalised into erven, with some infill development, providing for 16 residential erven.

The existing fire department, municipal offices and stores will also be accommodated on individual erven. Provision is made for 3 business erven adjacent the Robertsvlei access road to ensure optimal visibility and accessibility. Formalisation of the existing node will lead to the enhancement of the community and the surrounding area as this area serves as main entrance to the town.

6.2 Proposed rezoning

Application is made for the rezoning of portions of Farms 1339; 1158/1 and 1653 from Agricultural Zone I to Subdivisional Area in order to establish multiple uses.

7. Conclusion

From all the above findings it is clear that portions of farms 1339; 1158/1 and 1653 is suitable for the provision of a subsidised housing development. All three portions of land act as a natural extension of the town. Various professionals were consulted and inputs generated to eliminate possible "red flags" that could possibly hinder the proposed development.

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