STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING OF STELLENBOSCH MUNICIPALITY FRIDAY, 2026-03-27 FROM 10:00 - 15:00

VOLUME 3

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APPLICATION FOR REZONING, SUBDIVISION, STREET NAMING AND NUMBERING: FARM NO. 468/28, STELLENBOSCH DIVISION

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APPENDIX 4

Portfolio of Evidence

3

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Nov2023

DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

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

SUBMIT COMPLETED FORM TO RELEVANT LAND USE MANAGEMENT ADMINISTRATOR

LAND USE PLANNING APPLICATION: PUBLIC PARTICIPATION PROCESS
PORTFOLIO OF EVIDENCE (POE) CHECKLIST AND DECLARATION
Sections 45, 46 and 55 of the Stellenbosch Municipal Land Use Planning By-Law

Erf / Farm no	**468**	**Portion(s) if farm**	**28 RE**	**Allotment Area**	**Welmoed, Stellenbosch**
Owner/ Applicant	**J Samson Consultancy obo Virdus Works**			**LU/#**	**TP752/2024**
Notice Period	**From:**	**24 October 2025**		**To:**	**25 November 2025**

CONFIRMATION OR DOCUMENTATION SUBMITTED	OWNER/APPLICANT YES	NO	N/A	ADMIN VERIFY
1. The declaration is duly signed	√			✓
2. Applicant confirms that the public participation process was duly undertaken as instructed and attached	√			✓
3. Municipality was notified in advance of the start and closing date	√			✓
4. The advertisement period complies with the required 30 days	√			✓
5. If applicable, confirms that the site notice was placed and kept on site for the full duration of the public participation process	√			✓
6. All communications (other than notices) in respect of the public participation process are attached	√			✓
Proof of notices published				
7. If applicable, photo evidence to confirm site notice (one close up and one from across the street)	√			✓
8. Wording of the advertisement accurate and copy attached	√			✓
9. Proof of notices published (publication date visible)	√			✓
Proof of notices served				
10. Wording of notice accurate and example attached	√			✓
11. Proof of all notices served to neighbouring properties attached	√			✓
12. Proof of all notices served to interest and community groups attached	√			✓
13. Proof of all notices served to municipal departments and organs of state (government dept's and entities) attached	√			✓
Comments received				
14. All objections and comments received attached, including amended comments if relevant	√			✓
15. All comments from municipal departments and organs of state received (must also be attached to POE)	√			✓
16. Consent from abutting property owners obtained and attached	√	√		
17. Applicant's written reply / responding comments on all the objections attached	√			

FILE NR: F 468/28 RE
SCANNED
COLLECTION NR: 788510

STELLENBOSCH MUNI
PLANNING AND DEVELOPMENT
18 JUN 202
RECEIVED

KINDLY NOTE:

1. ***The POE may only be submitted once all relevant municipal departments and organs of state have submitted their comment, inclusive of the applicant's written reply thereto.***
2. ***When any comments have been discussed or amended terms negotiated with the relevant commenting entity, the amended comments and the applicant's written reply thereto must be attached to the POE.***
3. ***The decision-making period will only commence after receipt and confirmation of a complete POE in accordance with section 57 of the Bylaw.***

COMPLETE AND SIGN THE FOLLOWING DECLARATION

DECLARATION

I, (full names & surname) **_Jacqueline Samson- Swartz**

and ID No: 6911150094086 as the Applicant for the above application, hereby confirms:

1) the public participation process for the subject application was duly undertaken in accordance with the instruction for such process and the associated requirements stipulated in the Stellenbosch Municipal Land Use Planning Bylaw;
2) all comments and objections received are included in the Portfolio of Evidence;
3) the information contained in the above checklist and the accompanied information and documentation in the Portfolio of Evidence for the concluded public participation process, are accurate and complete; and
4) the personal information (e.g. name, address, contact details) of interested and affected parties as supplied by the Municipality was only used for official municipal communication matters with reference to the Protection of Personal Information Act 4 of 2013 (POPI).

Duly signed on **20 MAY 2025** *Date* at **CLAREMONT** *Place*



Signature

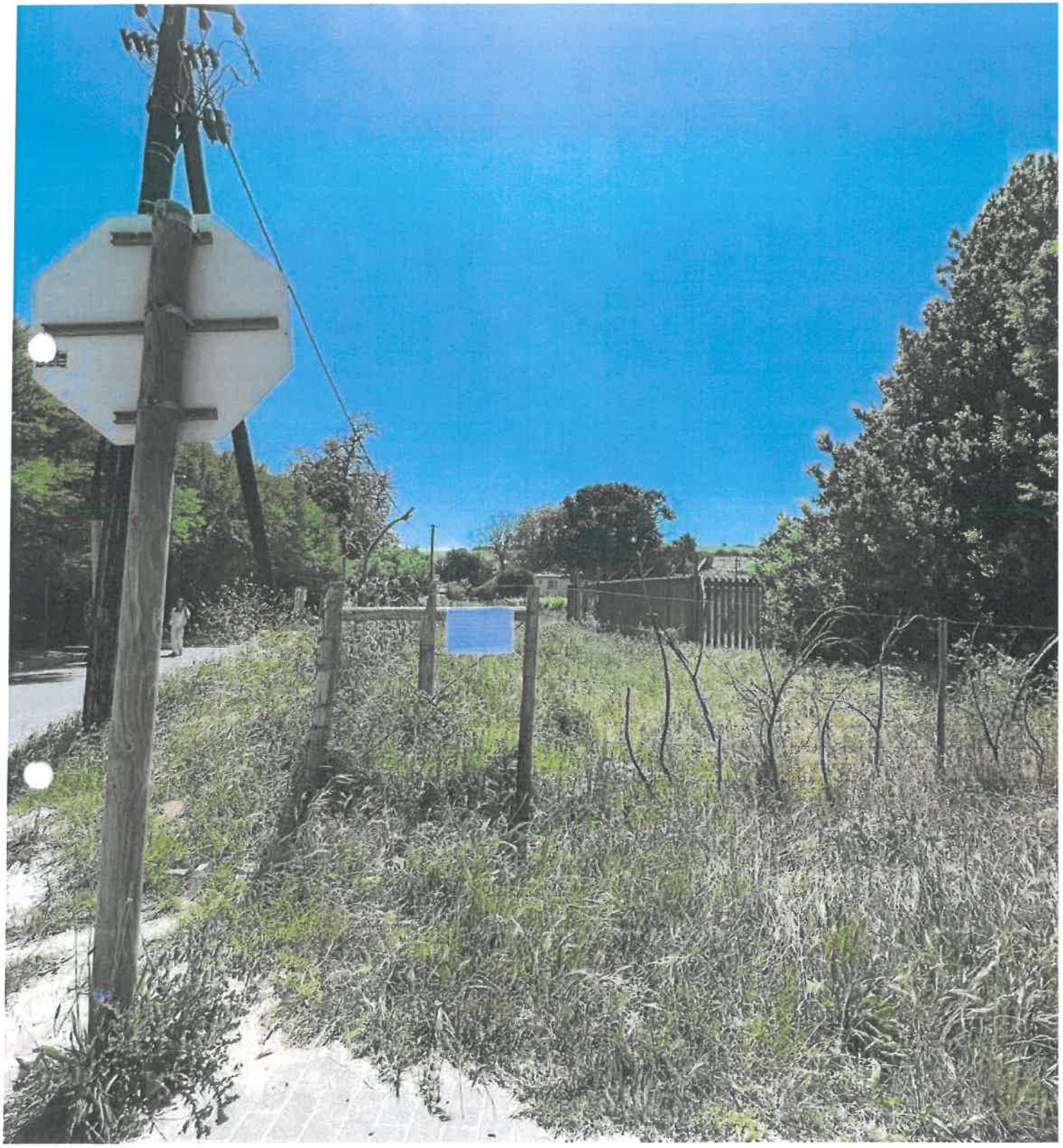
For office use only

	NAME	SIGNATURE	DATE
VERIFIED BY ADMINISTRATIVE OFFICER	Nicole Kotze		
CHECKED BY TOWN PLANNER			

NOTES TO BE RECORDED:


UITSIG
PRIVAAT EIENDOM
Reg van toegang voorbehou
Oortreders sal vervolg word
PRIVATE PROPERTY
Right of admission reserved
Trespassers will be prosecuted
PRIVATE PROPERTY
TRESPASSERS WILL BE PROSECUTED
PRIVAAT EIENDOM
OORTREDERS SAL VERVOLG WORD
NGUMHLABA WABUCALA
ABAZINGENELEYO BAYAKUTSHUTSHISWA
STELLENBOSCH
LAND USE APPLICATION
PLEASE CONSULT THE PLANNING PORTAL ON THE MUNICIPAL WEBSITE FOR FURTHER DETAILS www.stellenbosch.gov.za
Application Reference: TP752/2024
Remainder of Portion 28 of Farm Weltevrede Estate No. 448, Lynedoch, Stellenbosch
ADVERTISING PERIOD:
24 OCTOBER 2024 - 25 NOVEMBER 2024
ENQUIRIES:
J Samson Consultancy
J Samson, e-mail address:
NOTICE


Sustainability
Institute








NOTICE

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LAND USE APPLICATION

PLEASE CONSULT THE PLANNING PORTAL ON THE MUNICIPAL WEBSITE FOR FURTHER DETAILS www.stellenbosch.gov.za

Application Reference: TP752/2024

Remainder of Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch,

ADVERTISING PERIOD:
24 OCTOBER 2024 - 25 NOVEMBER 2024

ENQUIRIES:

J Samson Consultancy

- J Samson, e-mail address:

jacqui@jsamsonconsultancy.com

NOTICE

Description of the land development proposal:

Application is made i.t.o. the By-law in respect of the Remainder of Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch, for the following:

1) Application in terms of Section 15 (2)(a) for a rezoning; and
2) Application in terms of Section 15 (2)(d) for subdivision, inclusive of consideration of cancellation and creation of servitudes for various purposes.
3) Application in terms of Section 29 for the establishment of an owners' association.
4) Application in terms of Section 98 for approval of streetnames

In order to bring about a Phased Mixed-Use Development consisting predominantly of residential housing typologies with ancillary commercial and/or subservient uses.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows:

J Samson Consultancy, J Samson, jacqui@jsamsonconsultancy.com

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

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

For any enquiries on the Application, or if you are unable to write and / or submit your comments as provided for, you must contact the Applicant for assistance.



The winners of the 2024 Stellenbosch Pageant (behind from left) are Clayton Appels (Mr LGBT Stellenbosch), Queen Enigma van Hamburg (director), Aidan le Roux (Mr Teen Stellenbosch) and Deontjah Sergeg (Mr Pre-Teen Stellenbosch). (Front: Brynan Benson (Mr Tiny Stellenbosch), Tracelin Fritz (Miss Tiny Stellenbosch), Imarh Zwiegaard (Miss Pre-Teen Stellenbosch), Layton Leggenberg, (Mr Stellenbosch), Camryn Davids (Miss Stellenbosch), Sherin Kleinschmidt (Mrs Stellenbosch), Tawanda Gotsenga (Miss LGBT Stellenbosch), Daneshe Lukas (Miss Teen Stellenbosch), Ayesha Adams (Miss Toddler Stellenbosch) and Matthew September (Mr Toddler Stellenbosch).

42 finalists vie for the crown

The 2024 Stellenbosch Pageant culminated in a dazzling crowning gala where 42 finalists vied for top honours in various competing categories at the Stellenbosch Town Hall on Saturday (12 October).

This event celebrated community service and empowerment, showcasing the finalists' incredible work.

The judging panel included Kennan-Lee Adams (former Mr Stellenbosch, Mr Cape Town, Mr Western Cape), Carin Bailey (former Miss Stellenbosch, Miss Cheesevale and Miss Western Province) and Zandile Masuku (South African women's sevens rugby player and fitness instructor). The evening's proceedings were led by Queen Enigma van Hamburg, who shared heartfelt stories that touched the audience.

The event shone a spotlight on the outstanding community service of the outgoing kings and queens. The pinnacle moments of the evening was the coronation of the new royalties for the greater Stellenbosch area, who will continue supporting the Stellenbosch Night Shelter and launch their own community initiatives, driving positive change in the region.

Anyone wishing to get involved or support the initiatives can contact Van Hamburg on 078 515 9645 or communityupliftment@exhemplte.co.za

Sportraad reik uit na vroue

Die Idasvallei-sportraad het Saterdag (12 Oktober) 'n eerste positiewe aangewend om meer aandag te skenk aan die belangrikheid van vroue – veral jong meisies – in die gemeenskap.

Die plaaslike sportraad was gestig om hul ampstye ten doel te stel by die netbal-organisasie se laaste reeks wedstryde en toe een van hulle paar meisies en jonger vroue die aanslag gee "wat hulle steken".

Spanne uit die kontrei van se ver as Klapmuts was teenwoordig, asook die sportraad se lure van Cloetesville.

Die geleentheid was besonder nes sodanige items aan skole in die buurt is oorhandig, wat dankbaar was vir die ondersteuning. Die skole is deur Idasvallei Primêr se skoolhoof, Anzon Williams, verteenwoordig.

Die sportraad se hulle is bedarf met die teenwoordigheid van Geraldine de Vos, wat 'n fraterende toespraak gelewer het as hoof van die gesiggeraakheid-eenheid in Idasvallei.

Die manier hoe De Vos die samevatter kan hou, asiig en opvoed oor die kwessie van geweld teenoor vrouw, kinders en mans, was veral treffend.

Die sportraad beoog om meer sulke projekte van stapel te stuur.

"En met behulp van rolspelers weet ons dat sukses behaal kan word. Ons wil graag aan Tefuna Bufana-ster Lulu le Roux dankie vir sy middelike bydrae vir die geleentheid. Hierdie projek het ons ook geleer dat verskeie individue met verskillende agtergronde saam kan werk en new bedank die koerantleser wat hul rol so deeltreffend vervul het," het Brian Mienie, sekretaris van die sportraad, gesê.

Munts moon deur die bewusmakingsmisintief sal die belangrikheid van vroue in ons gemeenskap uitgelig word en sal daar nou ook 'n permanente item op die raad se kalender word.



Geraldine de Vos aan die woord tydens die plaaslike netbal-organisasie se laaste wedstryde. Die Idasvallei-sportraad het by die geleentheid verskeie projekte aan die skoolmeisies gerlaterk.

NOTICE OF LAND DEVELOPMENT APPLICATION
DATE: 24 OCTOBER 2024

APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 498, LYNEDOCH, STELLENBOSCH

The following Land Use Application in terms of the Stellenbosch By-law on Municipal Land Use Planning of 2023 (By-law) refers:

Application Property Address: Farm Weltevrede No. 498 Remainder of Portion 28, Lynedoch Road, Stellenbosch
Application Property Number: Remainder of Portion 28 of Farm Weltevrede No. 498, Lynedoch, Stellenbosch
Applicant: J Bennett Consultancy duly authorised and acting on behalf of Vedan Wines (Pty) Ltd – J Bennett (Contact detail: +27 82 467 3748)
Owner: The Trustees for the time being of the Billy Water Trust (IT 1264/98) duly represented by Umzon Developers (Pty) Ltd – E Lester (Contact detail: +27 12 809 0262)
Application Reference: 16/2/2/024

Description of the land development proposal:

Application is made in terms of the By-law in respect of the Remainder of Portion 28 of Farm Welmoed Estate No. 498, Lynedoch, Stellenbosch, for the following:

1) Application in terms of Section 15(2)(a) for rezoning; and
2) Application in terms of Section 15(2)(d) for subdivision, inclusive of remainder open space and creation of servitudes for various purposes
3) Application in terms of Section 25 for the establishment of an overlay zone; and
4) Application in terms of Section 60 for approval of amendments to conditions forming part of Precinct Plan and Development conditions pertaining to residential housing typologies and ancillary commercial and/or subservient uses

Notice is hereby given in terms of the provisions of the said By-law that the abovementioned Application has been submitted to the Stellenbosch Municipality for consideration. The Application is available for inspection on the Planning Portal of the Stellenbosch Municipality and J Bennett Consultancy websites for the duration of the public participation process at the following addresses:

https://www.stellenbosch.gov.za/planning/pages/land-use-planning-applications-advertisement
https://www.jbennett.co.za/current-applications-advertisements

If the website or documents cannot be accessed, an electronic copy of the Application must be requested from the Applicant.

You are hereby invited to submit comments and/or objections on the Application in terms of Section 50 of the said By-law. Written comments, which must include the reference to the Application, the name, contact details and physical address of the person who submit the comments, the reasons for the comments, and the interest of the person who submits the comment in respect of the Application, may be submitted to the Applicant by electronic mail as follows: J Bennett Consultancy – J Bennett e-mail address: jacqui@jbennettconsultancy.com by lodging at the above-mentioned physical address, or by hand delivery to the Applicant at the above-mentioned physical address during office hours.

The period within which comments must be submitted is 30 days from the date of publication of this notice, i.e. 24 October 2024 to 25 November 2024.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK
DATUM: 24 OKTOBER 2024

AANSOEK VIR HERSONERING EN ONDERVERDELING:
DIE RESTANT VAN GEDEELTE 28 VAN DIE PLAAS WELMOED ESTATE NO. 498, LYNEDOCH, STELLENBOSCH

Die onderstaande Grondgebruiksaansoek in terme van Stellenbosch se Verordening op Munisipale Grondgebruikbeplanning van 2023 (Verordening) verwys:

Adres van Aansoek eiendom: Die Restant van Gedeelte 28 van die Plaas Welmoed Estate Nr 498, Lynedoch Pad Stellenbosch
Aansoek eiendom beskrywing: Die Restant van Gedeelte 28 van die Plaas Welmoed Estate Nr 498, Lynedoch Stellenbosch
Aansoeker: J Bennett Consultancy behoorlik gemagtig en namens Vedan Wines (Pty) Ltd – J Bennett (Kontak nommer: +27 82 467 3748)
Eienaar: Die Trustees vir die tyd synde van die Billy Water Trust (IT 1264/98) verteenwoordig deur Umzon Developers (Pty) Ltd – E Lester (Kontak nommer: +27 12 809 0262)
Aansoek Verwysing: 16/2/2/024

Beskrywing van die Grondgebruiksaansoek:

Aansoek word gedoen ingevolge die Verordening op die Munisipale Grondgebruikbeplanning, 2023 (Verordening) ten opsigte van Gedeelte 28 van die Plaas Welmoed Estate, Stellenbosch, vir die volgende:

1) Aansoek in terme van Artikel 15(2)(a) vir hersonering; en
2) Aansoek in terme van Artikel 15(2)(d) vir onderverdeling, insluitende oorskot oopruimte en skepping van verskeie serwitute vir verskeie doeleindes.
3) Aansoek in terme van Artikel 25 vir die vestiging van 'n oorsonering; en
4) Aansoek in terme van Artikel 60 vir goedkeuring van die wysigings aan voorwaardes vervat in die Voorlopige Goedkeuring en Ontwikkelingsvoorwaardes wat betrekking het op residensiële behuisingstipologieë en gepaardgaande kommersiële en/of ondergeskikte gebruike

Kennis word hiermee gegee ingevolge die bepalings van die voormelde wet dat bogenoemde Aansoek ingedien is by die Stellenbosch Munisipaliteit vir oorweging. Die Aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipaliteit en J Bennett Consultancy se webtuiste vir die tydperk van die openbare deelname proses by die volgende adresse:

https://www.stellenbosch.gov.za/planning/pages/land-use-planning-applications-advertisement
https://www.jbennett.co.za/current-applications-advertisements

Indien die webtuiste of dokumente nie toeganklik is nie, moet die Aansoeker versoek word vir 'n elektroniese kopie van die Aansoek by die Aansoeker.

Persone word hiermee uitgenooi om kommentaar en besware in te dien ten opsigte van die Aansoek in terme van Artikel 50 van die voormelde wet. Skriftelike kommentaar moet die volgende insluit: naam, kontakbesonderhede en fisiese adres van die persoon wat die kommentaar lewer, redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer met betrekking tot die Aansoek. Indien die persoon wat kommentaar lewer, namens 'n ander persoon optree, moet die volmag van die persoon wat die kommentaar lewer met betrekking tot die Aansoek, ook ingedien word. Kommentaar en besware moet skriftelik gerig word aan die Aansoeker per volpos, per e-pos of per hand by die Aansoeker se fisiese adres tydens kantoorure. J Bennett

Die tydperk waarbinne kommentaar ingedien moet word, is 30 dae vanaf die datum van publikasie van hierdie kennisgewing, d.i. 24 Oktober 2024 tot 25 November 2024.

NOTICE OF LAND DEVELOPMENT APPLICATION
DATE: 24 OCTOBER 2024

APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

The following Land Use Application in terms of the Stellenbosch By-law on Municipal Land Use Planning of 2023 (**By-law**), refers:
Application Property Address: Farm Welmoed No. 468/ Remainder of Portion 28, Lynedoch Road, Stellenbosch
Application Property Number: Remainder of Portion 28 of Farm Welmoed No. 468, Lynedoch, Stellenbosch
Applicant: J Samson Consultancy duly authorized and acting on behalf of Virdus Works *(Pty)* Ltd – J Samson (Contact detail - +27 82 467 3748)
Owner: The Trustees for the time being of the Billy Visser Trust (IT 5284/96) duly represented by Uniqon Developers (Pty) Ltd – E. Coetzer (Contact detail: +27 12 809 0262)
Application Reference: TP752/2024

Description of the land development proposal:

Application is made i.t.o. the **By-law** in respect of the Remainder of Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch, for the following:

1) Application in terms of Section 15 (2)(a) for a rezoning; and
2) Application in terms of Section 15 (2)(d) for subdivision, inclusive of consideration of cancellation and creation of servitudes for various purposes.
3) Application in terms of Section 29 for the establishment of an owners' association.
4) Application in terms of Section 98 for approval of streetnames

In order to bring about a Phased Mixed-Use Development consisting predominantly of residential housing typologies with ancillary commercial and/or subservient uses.

Notice is hereby given in terms of the provisions of the said **By-law** that the abovementioned Application has been submitted to the Stellenbosch Municipality for consideration. The Application is available for inspection on the Planning Portal of the Stellenbosch Municipal and J Samson Consultancy websites for the duration of the public participation process at the following addresses:
https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisment
https://jacquisamson.co.za/-land-use-applications-advertisements

If the website or documents cannot be accessed, an electronic copy of the Application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the Application in terms of Section 50 of the said **By-law**. Written comment, which must include the reference to the Application, the name, contact details and physical address of the person who submit the comments, the reasons for the comments, and the interest of the person who submits the comment in respect of the Application, may be submitted to the Applicant by electronic mail as follows: **J Samson Consultancy - J Samson e-mail address: jacqui@jsamsonconsultancy.com** by lodging an objection, comment or representation, the person doing so acknowledges that such information may be made available to the public.

The comments must be submitted within 30 days from the date of this notice to be received by the Applicant on/or before the closing date of 25 November 2024.

The Municipality, in terms of Section 50(5) of the said **By-law**, may refuse to accept any comments/ objection received after the closing date or if same do not contain the detail/particulars required above.

Kindly take note that any person who commented on the Application, will be notified of the decision on the Application, and that the decision will also be published on the Municipality's website, as contemplated in section 61(1) of the **By-law**.

For any enquiries regarding the Application or the above requirements, or if you are unable to read, write and/or unable to submit your comments as provided for, you may in terms of Section 21 of the Local Government: Municipal Systems Act, Act 32 of 2000 contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours sincerely,
Jacqui Samson
J Samson Consultancy

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

Mobile: +27 (0)82 467 3748
E-mail: Jacqui@jsamsonconsultancy.com

YOUR REF: TP752/2024-WELMOED FARM 468 PTN 28
OUR REF: JSC/03/A3

DATE: 20 MAY 2025

The Director: Planning and Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7600

Per email:
landuse.enquiries@stellenbosch.gov.za
Nicolle.katts@stellenbosch.gov.za

FOR ATTENTION: NICOLE KATTS

Dear Sir/Madam

REM.PORTION 28 OF THE FARM WELMOED NO. 468. LYNEDOCH, STELLENBOSCH: POE - ADVERTISING AND PUBLIC PARTICIPATION PROCESS

The letter dated 16 October 2024 with instruction to advertise, refers.

Herewith the following information and documents to serve as the Portfolio of Evidence for the advertising and public consultation process. The documents as per Number 3 and Numbers 7 to 13 are uploaded on the AFLA portal and serves as the Portfolio of Evidence for the advertising of the application, and includes the response to objections and comments received.

1. Declaration duly signed as per attached document.
2. Declaration confirming compliance with advertising instructions as per attached document.
3. Notice to Municipality confirming advertising notice wording and dates as per ***POE #3***.
4. Advertisement period was from 24 October 2024 to 25 November 2024 (31 days) as per declaration ***ATTACHMENT 1***.
5. Confirmation that site notice was placed for 30 days from 25 October to 25 November 2025 as per declaration ***ATTACHMENT 1***.
6. All communications and notices to stakeholders are attached as per Number 11 – 13 below.

The documents below are uploaded on the AFLA portal and serves as the POE for the advertising of the application, and includes the response to objections and comments received.

Proof of notices served

7. If applicable, photo evidence to confirm site notice (one close up and one from across the street). Photo evidence of site notice as per ***POE #7.***
8. Wording of the advertisement accurate and copy as per ***POE #8***
9. Proof of notices published (publication date visible) as per ***POE #9.***

Proof of notices served

10. Wording of notice accurate and example as per ***POE #8.***
11. Proof of all notices served to neighbouring properties as per ***POE #11***.
12. Proof of all notices served to interest and community groups as per ***POE #12***.
13. Proof of all notices served to municipal departments and organs of state (government dept's and entities) as per ***POE #13.***

Comments received

14. All objections and comments received attached, including amended comments if relevant as per ***POE #14.***
15. All comments from municipal departments and organs of state received (must also be attached to POE) *as per* ***POE #15.***
16. Consent from abutting property owners obtained as per ***POE #16***.
17. Applicant's written reply / responding comments on all the objections as per ***POE #17***.

Yours faithfully



MS JACQUI SAMSON

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

Mobile: +27 (0)82 467 3748
E-mail: Jacqui@jsamsonconsultancy.com

YOUR REF: TP752/2024-WELMOED FARM 468 PTN 28
OUR REF: JSC/03/A2

DATE: 19 MAY 2025

The Director: Planning and Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7600

Per email:
landuse.enquiries@stellenbosch.gov.za
Pedro.april@stellenbosch.gov.za

FOR ATTENTION: PEDRO APRIL

Dear Sir/Madam

REM.PORTION 28 OF THE FARM WELMOED NO. 468. LYNEDOCH, STELLENBOSCH: ADDITIONAL LAND DEVELOPMENT APPLICATION SUPPORTING DOCUMENTS TO INCLUDE DEVELOPMENT ALTERNATIVES

The application was advertised on 24 October 2025 with comments and objections received from the public, local organisations, as well as authorities. In particular, the comments received from WC Government: Dept Environmental Affairs and Development Planning dated 16 January 2025, resulted in a review of the Urban Design Framework to now include development alternatives.

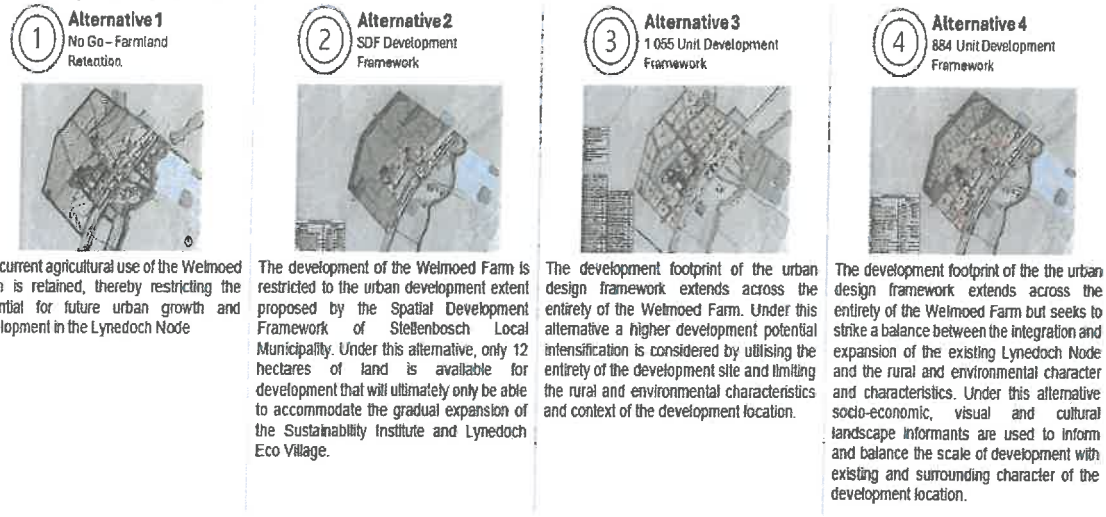
The following additional specialist reports, have been prepared as a response to the comments and objections received during the public participation process: It has been uploaded to the Portal as additional documents and should be read in conjuction with the original Land Development Application specialist reports.

1. Annexure I.1: Urban Design Framework by Urban Studio Architects and Urban Designers, including Landscape input by Terra+ Landscape Architects dated February 2025
2. Annexure D.2: Economic and Fiscal Impact Assessment by Demacon dated March 2025
3. Annexure K.1 TIA Dev Alt review March 2025
4. Annexure L.2 : Civil Engineering Services Dev Alt review March 2025
5. Annexure N.1: Electrical Engineering Dev Alt review March 2025
6. Annexure Q.1: Agricultural specialist Dev Alt review March 2025

The Urban Design Framework dated February 2025, is included as Annexure I.1. This review of the Framework provided 4 development alternatives (including LDA proposal) with spatial and visual impacts. Subsequently the engineering reports and traffic impact assessment was reviewed to consider the implications of the four alternatives on the engineering and traffic infrastructure. Added to this, Demacon the economic and fiscal impact assessments were reviewed to consider the implications of the four alternatives (see Annexure G.2).

The following diagram is an extract from the Demacon report dated March 2025, where the economic impact of the alternatives are discussed.

Diagram 0.1: Project Alternatives Overview



IMPLICATIONS: BALANCED DEVELOPMENT

The Urban Design Framework aims to balance a range of spatial. environmental. services and socio-economic layers to ensure a contextual fit. The proposed alternative balances a range of informants into a unique fit for this site. The proposed development is an extension of the existing node and scales the Village up to the right balance within the visual and cultural landscape indicators with appropriate responses to its socio-economic & services contexts.

ALTERNATIVE ONE (1):

Development Alternative 1 represents a **"no-go" scenario**, maintaining the property's status quo through continued commercial wine grape production. Currently, the achievable yield for commercial wine grape production on the property is approximately 5.5 tons per hectare. Under present yields and market conditions, commercial agricultural production on the property generates positive economic, socio-economic, and fiscal impacts. The operational expenditure of approximately R2.6 million from farming and related processing activities stimulates roughly R4.8 million in business sales, R2.0 million in GDP, and supports eight employment opportunities across the Western Cape economy.

Alternative 1 is not considered a viable long-term use of the property due to the underutilisation of the land's economic value and the likely continuous decline of output as vineyards age, leading to a reduction and eventual cessation of economic and socio-economic value derived from the property.

ALTERNATIVE TWO (2):

Development Alternative 2 proposes a **combined development option** where the development footprint on the Welmoed property is limited to the urban development boundary surrounding the Lynedoch Node (as identified by the municipal SDF), while retaining the remainder of the Welmoed property for existing commercial agricultural purposes. Under this development direction, urban development is restricted to within the urban development boundary surrounding the Lynedoch Node. Within this boundary, up to approximately 12 hectares of land are available for development. This land could accommodate up to 100 residential units (at 80 units per hectare), 3,000 m^2 of educational space, 1,500 m^2 of commercial space, and a clubhouse component of up to 1,000 m^2, while retaining a significant portion of the existing commercial agricultural land.

Alternative 2 is not considered a preferred long-term use of the Welmoed property because the majority of the property will be used to support continuously declining and underperforming commercial agricultural activities, while the introduction of economically productive land uses is limited. The limited productive land uses introduced to the property will only marginally unlock the economic and socio-economic value of the property and restrict the long-term benefits that the property could offer to the community, economy, and local authority.

ALTERNATIVE THREE (3):

Development Alternative 3 proposes the establishment of a **development footprint that extends across the entire Welmoed property**, introducing diverse land uses and completely transforming the existing commercial farmland into a higher-potential mixed-use urban node. This alternative largely removes treelines, undeveloped lands, and natural areas in favor of higher-intensity development that could yield greater residential land uses at varying densities and configurations. Development Alternative Three aims to accommodate up to

Development Alternative 3 is not considered the preferred long-term use and development option for the Welmoed property. The high-intensity nature and abrupt transition between urban and rural environments could influence the economic performance of surrounding properties, thereby creating knock-on effects that extend beyond local communities and economies.

ALTERNATIVE FOUR (4):

Alternative 4 represents **a balanced approach to establishing a development footprint on the entire Welmoed property**. This alternative aims to create a contextual fit for the property within its rural setting by considering aspects such as its spatial location, environmental factors, services, amenities, and socio-economic drivers.

Alternative 4 is the preferred long-term development option for the Welmoed property. It offers the greatest socio-economic, economic, and fiscal benefits while also working towards mitigating the effects that the introduction of the project could have on surrounding agricultural communities.

SUMMARY OF KEY OUTCOMES AND CONSIDERATIONS

In comparing the economic, socio-economic, and fiscal impacts of the development alternatives considered for the Welmoed property, the impact assessment indicates that all four development alternatives can create additional economic, socio-economic, and fiscal benefits. However, the realisation and sustainability of these benefits hinge on the chosen development concept and its integration into the broader real estate, economic, and socio-economic markets. Furthermore, the analysis demonstrates the critical role that identifying the highest and best use of a property plays in maximising its economic, socio-economic, and fiscal potential.

By utilising a socio-economic and fiscal impact assessment, each development alternative was evaluated. The assessment revealed that continued agricultural use (Alternative One) is unsustainable due to declining yields and escalating production costs. Additionally, Alternative Two, a combined development concept integrating limited urban footprint growth while maintaining underperforming commercial agricultural land, underutilises the property's potential. Conversely, a full-scale, unintegrated urban development (Alternative Three) poses risks to the surrounding rural environment and commercial agricultural property owners, even though it has the capacity to generate substantial economic, socio-economic, and fiscal benefits.

Ultimately, Development Alternative Four emerges as the preferred option. It offers a balanced approach, integrating urban development in a way that preserves the existing rural character. This means that new development will be designed to complement and coexist with the surrounding agricultural landscape, mitigating negative impacts on surrounding agricultural communities while generating the greatest overall economic, socio-economic, and fiscal benefits.

The above is submitted and should be read together as part of the response to comment and objections.

Yours faithfully

MS JACQUI SAMSON

Urban Development Solutions
Reg no 2003/043709/23

Head Office
UDS Africa,
11 Electron Street, Techno Park,
Stellenbosch, 7600

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V&A Waterfront
8002

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Elmarie Els
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info@udsafrica.co.za

Services
Civil Engineering
(Water, Sewer, Stormwater)
Roads and Transport
Traffic Engineering
Project Management

Offices
Stellenbosch, Piketberg, Somerset West, Clanwilliam, Loeriesfontein

Date: 5 March 2025

Our Reference: UDS\629 Welmoed Estate, Lynedoch\EMAIL\RECEIVED\2025-01-23 Comments

71 Plein Street
Stellenbosch Municipality
STELLENBOSCH
7600

ATTENTION: Mr Tyrone King

Dear Sir

RE: RESPONSE TO MEMORANDUM FROM DIRECTORATE: INFRASTRUCTURE SERVICES – WELMOED ESTATE, PORTION 28 OF FARM 468

Your memorandum, reference number Civil LU 2804, dated 23 December 2024, has reference.

Herewith our response to your comments according to the memorandum provided. The numbering system has been adopted according to the memorandum.

1.1 The site is located in an area that is not currently fully serviced by the municipality in terms of the demands required by the development. The expansion of the municipal networks to this development area, as indicated on the GLS report's layout drawings, is not planned or budgeted for in the medium and long term. Should the development be approved, it is not clear who would take responsibility for the installation and funding of the services, but it cannot be the Municipality. Furthermore, the development area is not currently included within an area earmarked for intensified development and the identified upgrade items will service only the proposed private development. Therefore, should the development be approved, please be aware that these links services are not deductible from DCs and will be for the Developer's own cost.

The comment covers three aspects, each will be discussed under their own heading.

Expansion of the municipal networks

- GLS, the appointed Consultants responsible for the master planning of water and sewer services for Stellenbosch Municipality, indicated in their report that the site falls within the water and sewer priority area.

A Level 1 Contributor to B-BBEE

Asger Khan (Pr Eng) (**Managing Member**), John Wessels (Pr Eng), Piet van Blerk (Pr Eng), Cobus Louw (Pr CPM), Tian Koch (Pr Tech Eng), Cobus van der Merwe (Pr Eng), Ruaan Siebrits (Pr Tech Eng), Petri Germishuys (Pr Tech Eng), Jacques van Niekerk (Pr Tech Eng), Dominique Ter Huurne (PhD, M Eng M Phil), Yolandi Obermeyer (B Eng), Fergus Swartz (B Tech), Erhard Blom (Geometric & Traffic Signal Design)

- The site was identified in the SDF for development (mixed use community and residential infill), although not to the full extent as per the development proposal. Refer to **Annexure A** for an extract from the SDF. Therefor both water and sewer would have been required in order to service the uses planned in the SDF.
- There is also the opportunity for Stellenbosch Municipality to connect the Sustainability Institute (Remainder 1) onto the municipal sewer system, in order to align with their vision of centralised treatment for all sewage.

Budget & Installation

- The Developer will be responsible for the installation of the bulk services in order to accommodate the development and obtain the necessary clearance.
- As per the commitment from Uniqon, email from Tuesday, 14 May 2024, the Developer will cover the shortfall of the upgrades, provided that the external services installation can be off-set against the development contributions that will be levied.

DC Deductibility

- The proposed upgrades SPW3.1, SWP3.2, SSS5.1, SSS5.2 & SS4.1 (water supply and sewer infrastructure) are all indicated as Master Plan items in the GLS report and not as link services. The SDF earmarks the proposed site area for development, hence the extension of the municipal network is required to service the development node. Therefor these services are bulk services and not link services.

1.2 Service servitudes - 2.2.3 of Motivation report: The proposed link services required by this development crosses various private properties – has the private landowners given permission for these services to cross their property and for servitudes to be registered? It would be irresponsible to approve a development only to encounter resistance with the neighbours further down the line – this matter needed to be resolved upfront.

Yes, the landowners have been contacted in order to obtain consent. Refer to **Annexure B** for a list on the four affected landowners, as well as the email correspondence in this regard. Servitudes have not yet been registered at the time of this letter.

1.3 A 2.6km portion of the link sewer is also located in the Baden Powell road reserve (5.2 of Engineering Services Report). It is not clear if permission has been obtain by the provincial roads authority for this - line – this matter also needed to be resolved upfront.

We have engaged with WCG regarding the proposed route. Refer to **Annexure C** for a copy of the correspondence.

A meeting was held on site with EFG (responsible for the design and construction monitoring of the current road upgrades along Baden Powell) on the 3rd of April 2024, to establish the best position, to in future construct the rising main without affecting the works currently being implemented. This information was presented to Schalk Carstens at WCG whose main consideration was to be mindful of the existing water pipeline position during the design of the sewer.

There is still a wayleave process that needs to be followed with WCG once the detail design has been completed of the rising main.

2.1 The application does not explore the provision of public transport systems to serve the development's transport needs. Without effective public transport, this development will be reliant on private vehicle usage, which is not desirable.

Based on the location of the site and the development-type, it is expected that the majority of residents would make use of private vehicles. The development is situated opposite an existing railway station, thus opportunity to utilize trains within walking distance.

Initiatives such as ride-sharing or shuttles could be considered to transport residents to the nearest towns/business parks, reducing the number of private vehicles.

In terms of the provision of public transport systems to serve the development's transport needs, the introduction of new systems would not be considered realistic, however, the increased demand could potentially result in the popularity of the existing systems increasing, i.e. the number of trains passing by the Lynedoch Station potentially be increased.

3.1 The municipal Waste Management department does not have sufficient capacity to service this development. Only 1 x truck and team services this area, and this proposed development will require another truck and team which has not been planned for, as this is not a priority development area in terms the MSDF.

It is the intention to handle refuse removal privately as indicated in the Engineering Services Report. As discussed during a meeting held with SM, it was indicated that the Municipality does not currently have capacity to remove household waste at the proposed development at this time, but that accommodation should be made in the development's design for Municipal collection if/when available – a waste management plan will be drawn up.

4.1 Stormwater Management Plan Par 9: The required volume of the attenuation facilities required for stormwater quantity and quality requirements is +/- 8800m^3. The position and volumes of these facilities are not indicated on a conceptual engineering layout drawing, in order to see if sufficient space has been allocated on the subdivision plan and SDP.

Refer to **Annexure D** for a copy of the conceptual services layout.

5.1 To justify the trip adjustment factors (page 3, pt.3.3 of TIA), please motivate the internal NMT improvements to accommodate/support this the request.

The trip adjustment factors applied in the TIA accounts only for mixed-use developments, i.e. shared/internal trips between the different land uses, not resulting in additional vehicular trips along the external road network. As mentioned in the TIA, sidewalks are proposed along the internal streets, i.e. between the residential pockets and the commercial/institutional pockets, accommodating pedestrians, etc., within the overall development. NMT users will thus be adequately accommodated between the residential pockets and the non-residential components within the overall development.

These reductions do not account for public transport trips – the reductions suggested to account for proximity to public transport facilities (generally a 15% reduction as per the TMH17) were not applied. The said adjustment rates would result in a further reduction in the potential peak hour traffic generated by the proposed development should it be considered applicable which, for the purpose of the overall TIA and its analyses, it was not.

5.2 To aid a NMT friendly environment – what traffic calming measures will be implemented within the proposed development?

Details on traffic calming measures are intended to be addressed during further, more detailed, design stages. However, it would be suggested that raised intersections be considered along the internal streets at acceptable intervals.

It should be noted, however, that due to the incline of the internal streets, as well as the fact that there are not unnecessarily long and straight stretches of road where motorists could pick up speed, it is not expected that vehicles would generally be able to travel at high speeds within the overall development.

5.3 Consideration should be given to place taxi embayments along Lynedoch Road at the various development's accesses. Or provide alternative solutions to accommodate taxi's, which will in all likelihood be an important mode of transport for many people employed at the development.

As mentioned in the TIA, it is suggested that consideration be given to providing embayments along Lynedoch Service Road at the access-intersections (outbound legs), however, it should be noted that space within the available 'road reserve' is limited.

As also mentioned in the TIA, it is expected that residents would likely pick domestic workers, as example, up at the railway station parking area.

5.4 The existing sidewalk along Lynedoch Rd, including the extension of the sidewalk to the western and eastern access – widths must increase to at least 1,5m. Please indicate the space allocated to this on the subdivision and SDP plans.

As noted in the TIA, not all properties abutting the existing service road forms part of the subject property – it is unfortunately not possible to encroach into the 3rd party property for the purpose of widening the sidewalk. Along the section where the subject property abuts the road, it is the intention to provide at least 1,5m wide sidewalks.

5.5 To enhance road safety along Lynedoch Road – consideration should be given to create raised intersections at the western and eastern accesses of the development to calm traffic flow. Please investigate and amend TIA accordingly.

Noted. This can be included during further, more detailed, design stages.

5.6 "Kiss and ride" facilities to be implemented at school precinct. Please investigate and amend TIA accordingly.

Noted. Detail within the school-site is not yet available, however, drop-and-go facilities will be included during further design stages.

5.7 What was the amount of pedestrians and cyclists counted along the study area of Lynedoch Road? Is there any NMT infrastructure upgrades needed to accommodate the proposed development and existing NMT users?

Pedestrians and cyclists were not included during the vehicular traffic counts conducted. It is expected that the main NMT demand would be between the residential areas and the railway station and its pedestrian bridge, for which accommodation is made along the central access and along Lynedoch Road between the said access and the pedestrian crossing leading to the railway station.

6.1 The subdivision layout cannot be evaluated because no engineering layout has been provided in order to determine if the subdivision is compatible with the subdivision plan. The following information is not available:

- *Conceptual design of internal service networks*
- *Connection points to external / bulk services*
- *Road network and road reserve widths*
- *1:50 and 1:100 flood lines*
- *Routes for overland stormwater run-off during major storms and confirm if*
- *there will be no localized low points*
- *Servitudes – location and widths*

Refer to **Annexure D** for the conceptual services layouts, including the road network, reserve widths and overland escape routes for stormwater during major storms. The routes for the bulk pipelines are attached as **Annexure E,** indicating the servitude locations and widths.

As part of the of the Stormwater management plan, prepared by UDS Africa, dated April 2024, a flood line study was included under Annexure B of the report. The flood lines run on the opposite side of Baden Powell road and does not affect the proposed development. There are no localised low points within the proposed development.

6.2 Shared access with the sustainability Institute (3.2.8 of motivation report). Clarity on what the formal access point is for the Sustainability Institute will be and how it will affect the design of the access to the development. If access is to be shared, a servitude must be indicated on the subdivision plan.

As mentioned in the TIA, the Sustainability Institute currently obtains access across this subject property with no registered servitude for the use in place, according to our available information. The access proposal as included in the development application allows for the Sustainability Institute access to remain operating with its access in the existing position (across the subject property) – this is indicated on the Masterplan/Site Plan submitted.'

Access controls for the proposed development will only be provided at the accesses to the residential pockets – the non-residential portion of the development (along where the Sustainability Institute would remain obtaining access) will be accessible to the public.

We trust that the above will address the comments of your memorandum and will gladly provide any additional information required on request.

Yours faithfully,

Ruaan Siebrits (PrTechEng)
Civil Services

Yolandi Obermeyer (B Eng)
Transport

ANNEXURE A

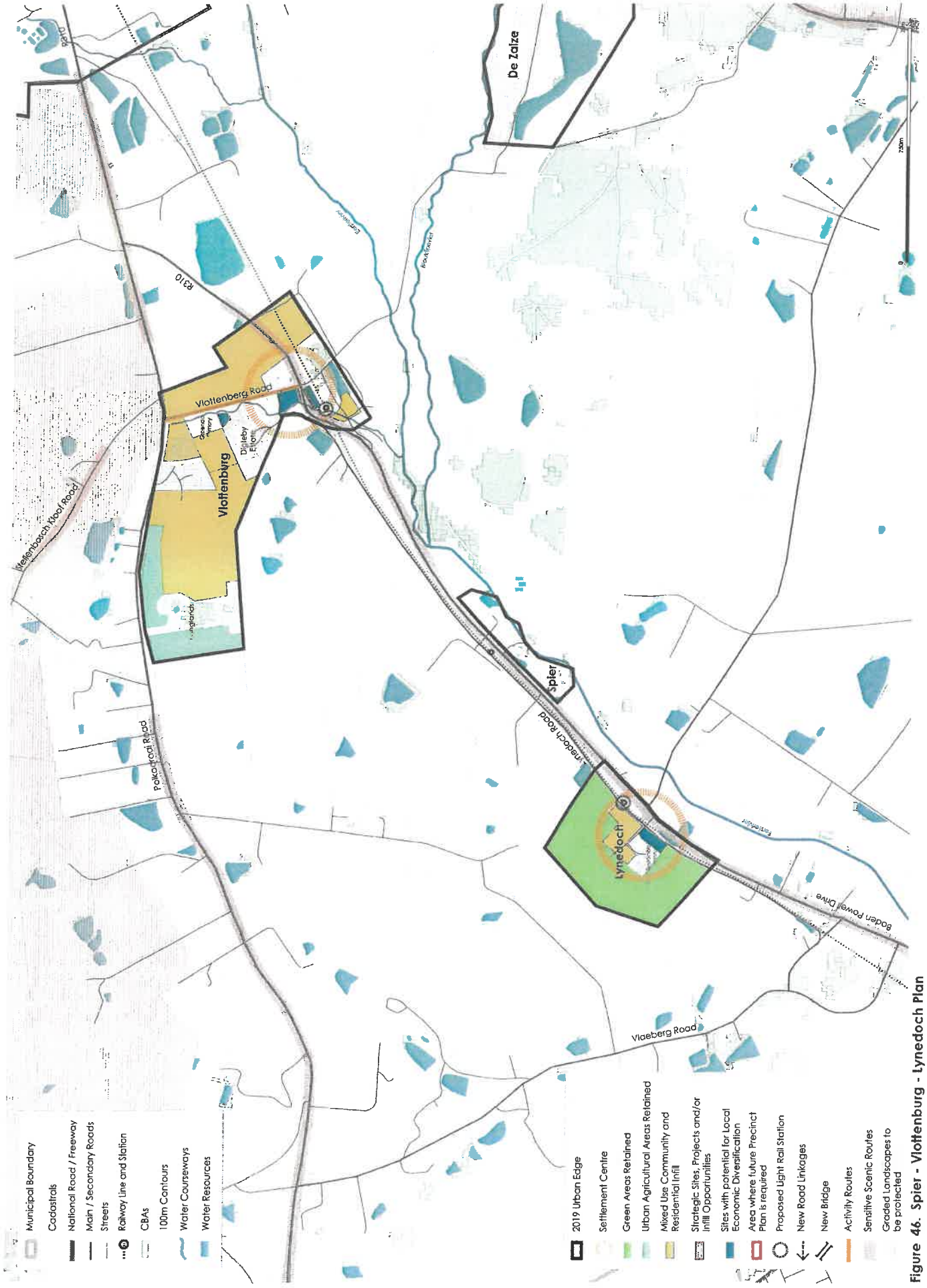
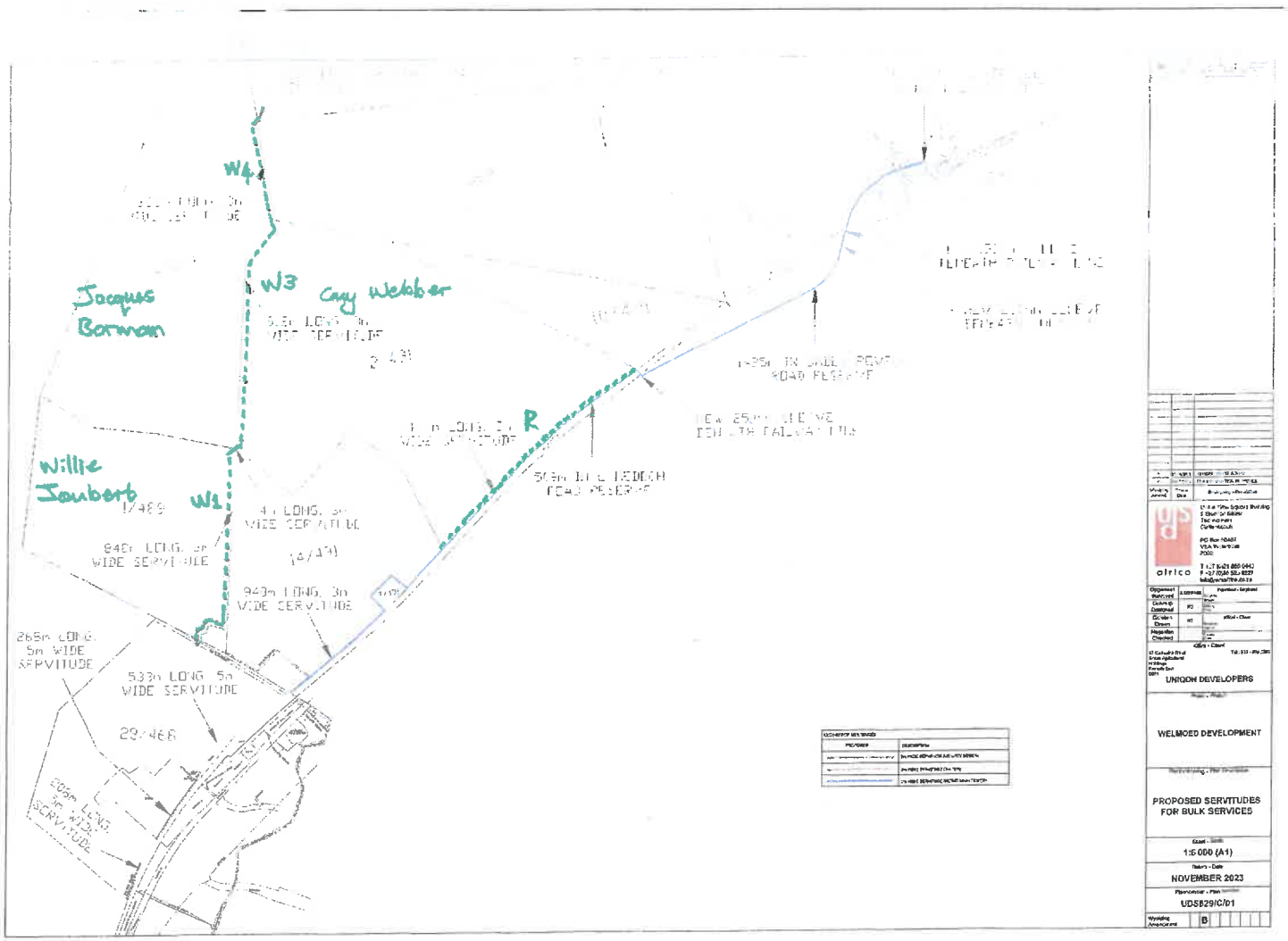


Figure 46. Spier - Vlottenburg - Lynedoch Plan

ANNEXURE B


W4
W3
Cary Webber
Jacques Borman
Willie Joubert
1/489
W1
(4/474)
848m LONG, 3m WIDE SERVITUDE
4m LONG, 3m WIDE SERVITUDE
940m LONG, 3m WIDE SERVITUDE
265m LONG, 5m WIDE SERVITUDE
533m LONG, 5m WIDE SERVITUDE
29/466
R
UNIQON DEVELOPERS
WELMOED DEVELOPMENT
PROPOSED SERVITUDES FOR BULK SERVICES
1:5 000 (A1)
NOVEMBER 2023
UDS829/C/01
B

W1

Otto Kuschke

From: Etienne Coetzer
Sent: Tuesday, 02 April 2024 20:41
To: Dupré Lombaard
Cc: Otto Kuschke; jacqui@jsamsonconsultancy.com; Ruaan Siebrits; Charl du Toit; Cobus Smit
Subject: FW: W1 Application for proposed Servitude over property: Portion 1 of the Farm Lyndoch No 489 Stellenbosch

Naand Dupré,

Sien onderstaande terugvoer vanaf Willie Joubert.

Ek glo ons is nou daar wat die waterlyn roete betref.

Waar staan ons nou met die PRASA / Provinsie Pad toestemming vir die riool lyn ?

Asb laat weet my of onderstaande in orde is.

Dankie



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From: willie@skilpadvlei.co.za <willie@skilpadvlei.co.za>
Sent: Tuesday, April 2, 2024 8:14 PM
To: Etienne Coetzer <Etienne@uniqon.co.za>
Subject: RE: W1 Application for proposed Servitude over property: Portion 1 of the Farm Lyndoch No 489 Stellenbosch

Goeie dag Etienne
Baie dankie vir die epos.

Ons aanvaar u aanbod in prinsiep- baie dankie.

Kontak my asb vir enige verdere navrae

Vriendelike Groete
Willie Joubert
082 331 2123

From: Etienne Coetzer [mailto:Etienne@uniqon.co.za]
Sent: Thursday, 28 March 2024 12:05
To: willie@skilpadvlei.co.za
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com; Ruaan Siebrits <ruaan@udsafrica.co.za>, Dupré Lombaard <dupre.lombaard@virdus.com>; Charl du Toit <Charl@uniqon.co.za>
Subject: RE: W1 Application for proposed Servitude over property: Portion 1 of the Farm Lyndoch No 489 Stellenbosch

Hallo Willie,

Weereens baie dankie vir die ontmoeting gister. Ons waardeer jou insette en die inligting wat jy met ons gedeel het.

Soos verduidelik is die gedeelte vir die pyplyn waarvoor ons dan nog toestemming benodig oor Gedeelte 1 van die plaas Lyndoch 489 Stellenbosch (Suidelike grens om die bos – 152 m) en dan ook op dieselfde eiendom aan die Ooste grens, aangrensend tot gedeelte 14 van plaas 491 (696 m).

Hierdie pyplyn is n 200 mm Ø pyp wat op n diepte van 1.2 m moet wees. Die serwituut wat dan sal volg sal 3.0 m wyd wees vir die lengte van die pyplyn.

Soos deur ons onderneem sal Uniqon n nuwe grenslyn heining installeer aangrensend tot die nuwe pyplyn en vir die gedeelte van die pyplyn oor Gedeelte 1 van die plaas Lyndoch 489 Stellenbosch. Ons gee ook ons onderneming dat ons die materiaal soos benodig vir die Clearview heining (of soortgelyk) wat geinstalleer sal word rondom die Welmoed Village ontwikkeling vanaf jou of dan jou verskaffer, CWI sal aankoop.

Laasgenoemde is dan met die verstandhouding dat die gevolmagtigde verteenwoordiger van die eiendom, Gedeelte 1 van die plaas Lyndoch 489 Stellenbosch, aan ons toestemming gee vir die installasie van die pyplyn (soos beskryf) asook die gepaartgaande serwituut.

Daar is ook n gepaartgaande omgewings impak studie wat uitgevoer moet word vir hierdie pyplyn roete en waarvoor n terrein besoek benodig sal word. Hierdie studie is in totaliteit vir Uniqon se rekening en ons benodig slegs toestemming vir die terrein besoek, wat gekommunikeer sal word.

Soos gister mondelings bespreek is bogenoemde in orde met jou en Uniqon (soos verteenwoordig deur myself en Charl du Toit).

Ons sal dus waardeer as jy net kan antwoord op hierdie e-pos ter bevestiging dat bogenoemde dan wel in orde is.

Al bogenoemde is natuurlik onderhewig aan Stadsraad goedkeuring van ons aansoek. Ons onderneem dus om jou op hoogte te hou van ons vordering.

Vriendelike groete

UNiQON

Etienne Coetzer
Chief Executive Officer
www.uniqon.co.za

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From: Etienne Coetzer
Sent: Tuesday, February 20, 2024 6:02 PM
To: willie@skilpadvlei.co.za
Cc: Otto Kuschke otto@uniqon.co.za; jacqui@jsamsonconsultancy.com; Ruaan Siebrits ruaan@udsafrica.co.za; Dupré Lombaard dupre.lombaard@virdus.com
Subject: RE: W1 Application for proposed Servitude over property: Portion 1 of the Farm Lyndoch No 489 Stellenbosch

Hallo Willie,

Hoop dit gaan goed. Onderstaande en aangehegte dokumentasie soos voorheen gestuur verwys.

Jacqui het jou vandag besoek en sy het aan ons genoem dat jy n paar vrae het aangaande ons be-oogde ontwikkeling en dan ook die serwituut / water roete.

Indien dit in orde is met jou kan ons n vergadering met jou vasmaak vir komende Vrydag 9:00 via TEAMS. Dan kan ons hopelik al jou vrae antwoord.

Ek sal waardeer as jy kan bevestig of dit in orde is so, dan sal ons die nodige reelings tref.

Vriendelike groete



This e-mail and any files transmitted with it are confidential and may contain privileged information. It is intended solely for the use of the individual or entity to whom it is addressed. If you are not the addressee it may be unlawful for you to read, copy, distribute, disclose or otherwise use the information in the e-mail.

From: Etienne Coetzer
Sent: Tuesday, February 6, 2024 5:37 PM
To: willie@skilpadvlei.co.za
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com
Subject: W1 Application for proposed Servitude over property: Portion 1 of the Farm Lyndoch No 489 Stellenbosch

Beste Willie,

Ons gesprek vroeër vandag verwys. Sien asb hierby aangeheg n skrywe wat dan die rede vir die serwituut verduidelik. Sien ook die 2 tekeninge wat die totale waterlyn (rooilyn) verduidelik en dan ook die spesifieke roete oor gedeelte 1 van die Plaas Lyndoch 489.

Indien daar enige onduidelikheid is laat weet my asb.

Vriendelike groete

W3

Otto Kuschke

From: Guy Webber <guy@sevilo.co.za>
Sent: Monday, 10 June 2024 09:42
To: Etienne Coetzer
Cc: Otto Kuschke; jacqui@jsamsonconsultancy.com; betty@sevilo co.za; 'Frank Schreiber'; 'Dupré Lombaard'; Charl du Toit
Subject: RE: PROPOSED NEW TOWNSHIP DEVELOPMENT ON PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH, WESTERN CAPE PROVINCE (WELMOED VILLAGE)

Dear Etienne

Firstly, my apologies for the delay in getting this email off to you.

Once again, we are happy to confirm our in-principal agreement to your proposed servitude applications, both water and effluent, pending the finalization of your application for the development.

Best wishes with your endeavors.

Regards

Guy

Guy Webber
Director

From: Etienne Coetzer <Etienne@uniqon.co.za>
Sent: Wednesday, 08 May 2024 18:18
To: Guy Webber <guy@sevilo.co.za>
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com; betty@sevilo.co.za; 'Frank Schreiber' <f.schreiber@schreiberhahn.com>; Dupré Lombaard <dupre.lombaard@virdus.com>; Charl du Toit <Charl@uniqon.co.za>
Subject: PROPOSED NEW TOWNSHIP DEVELOPMENT ON PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH, WESTERN CAPE PROVINCE (WELMOED VILLAGE)

Dear Guy,

Please see attached for your attention.

Regards



This e-mail and any files transmitted with it are confidential and may contain privileged information. It is intended solely for the use of the individual or entity to whom it is addressed. If you are not the addressee it may be unlawful for you to read, copy, distribute, disclose or otherwise use the information in this e-mail.

From: Guy Webber <guy@sevilo.co.za>
Sent: Friday, March 15, 2024 5:30 PM
To: Etienne Coetzer <Etienne@uniqon.co.za>
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com; betty@sevilo.co.za; 'Frank Schreiber' <f.schreiber@schreiberhahn.com>
Subject: RE: W3 Application for Proposed Servitude over property: Portion 2 of the farm Spier no 491 Stellenbosch Road

Dear Etienne

Many thanks for your time in meeting with me this afternoon in order further to explain your proposed development around the Sustainability Institute and the requisite services servitude on the north-western boundary of our property.

While I understand that the process is still in its infancy and that a more formal application will need to be done once the Authorities are on board with your proposals, I am happy to confirm that the Shareholders of Sevilo Farm (Pty) Ltd, for Portion 2 of Farm 491, Stellenbosch, are, in principle, not against such a servitude being granted should it get to that point.

I wish you all the best with your endeavors and look forward to hearing of the future developments.

Sincerely

Guy

Guy Webber
General Manager: Sevilo Farm

From: Etienne Coetzer <Etienne@uniqon.co.za>
Sent: Wednesday, 07 February 2024 15:43
To: guy@sevilo.co.za
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com
Subject: W3 Application for Proposed Servitude over property: Portion 2 of the farm Spier no 491 Stellenbosch Road

Dear Mr Guy Webber,

Please see attached documentation that relates to a proposed development application. We would appreciate if you can study the documents and revert back to myself in the event that you have any queries.

Kind Regards

W4

Otto Kuschke

From: Etienne Coetzer
Sent: Friday, 09 February 2024 12:27
To: JBorman
Cc: jacqui@jsamsonconsultancy.com; Otto Kuschke
Subject: RE: W4: Application for Proposed Servitude over Property: Portion 2 of the Farm Schuldpad Vlei no 394, Stellenbosch RD

Hallo Jacques,

Baie dankie vir jou positiewe terugvoer.

Ons waardeer.

Groete



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From: JBorman <jborman@adept.co.za>
Sent: Thursday, February 8, 2024 7:47 PM
To: Etienne Coetzer <Etienne@uniqon.co.za>
Subject: RE: W4: Application for Proposed Servitude over Property: Portion 2 of the Farm Schuldpad Vlei no 394, Stellenbosch RD

Hello Etienne

Ons het geen besware teen die aanle van die water voorsienings lyn vanaf die reservoir op buurplaas langs ons grens in die wingerpad na die ontwikkeling.

Groete
Jacques Borman
Boschkloof Wines
0723417120

From: Etienne Coetzer <Etienne@uniqon.co.za>
Sent: Wednesday, February 7, 2024 3:51 PM
To: jacques@boschkloofwines.com
Cc: Otto Kuschke <otto@uniqon.co.za>; jacqui@jsamsonconsultancy.com

Subject: W4 Application for Proposed Servitude over Property, Portion 2 of the Farm Schuldpad Vlei no 394, Stellenbosch RD

Dear Mr Jacques Borman,

Please see attached documentation that relates to a proposed development application. We would appreciate if you can study the documents and revert back to myself in the event that you have any queries.

Kind Regards



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ANNEXURE C

Ruaan Siebrits

From: Schalk Carstens <Schalk.Carstens@westerncape.gov.za>
Sent: Friday, 03 May 2024 14:23
To: Ruaan Siebrits
Cc: Vanessa Stoffels
Subject: RE: Bulk services, Lynedoch Village

Hi Ruaan

The impact will be on the water main. If under pressure you cannot excavate close to it and space may be limited in road reserve. Please keep in mind

Regards
S

From: Ruaan Siebrits <ruaan@udsafrica.co.za>
Sent: 2 May, 2024 10:55 PM
To: Schalk Carstens <Schalk.Carstens@westerncape.gov.za>
Cc: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
Subject: RE: Bulk services, Lynedoch Village

You don't often get email from ruaan@udsafrica.co.za. Learn why this is important

Hi Schalk

Thank you for the feedback, I will prepare the necessary document and submit it to Vanessa.

Just for clarification, it is not the intension to construct this service in the very near future. There is still a planning application and EIA process that needs to be completed for this pipeline, before it can be constructed. Therefor implementation is likely two years away. At this stage we just require in principal approval for the proposed pipeline route, therefor there would be no impact on the current construction project.

Regards,

Ruaan Siebrits (PrTechEng)
Tel. +27 (0)21 883 0443
Cell. +27 (0)72 651 9468
ruaan@udsafrica.co.za

PO Box 12963
V&A Waterfront
Cape Town
8002
South Africa

Unit 3, Square Central
9 Dreyer Street
Claremont, Northern Suburbs
7708
South Africa

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From: Schalk Carstens [mailto:Schalk.Carstens@westerncape.gov.za]
Sent: Thursday, 02 May 2024 10:20

To: Ruaan Siebrits <ruaan@udsafrica.co.za>
Cc: Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>
Subject: RE: Bulk services, Lynedoch Village

Dear Ruaan

As mentioned below Main Road 168 (MR168, R310, Baden Powel Dr) between Lynedoch and the intersection with M12 past Vlottenburg is currently under construction and it would be best to indicate the proposed service on the relevant construction drawings affected – for the contractor and supervising consultant to determine impact on the contract and my section's wayleave staff for accurate capturing purposes and considering approval. The railway service road north of the railway line (Vlottenburg Rd) is also proclaimed as a Minor Road and constructed as part of a previous road upgrade. I'm not sure if it has been devolved to Stellenbosch Municipality yet as their municipal street – as was intended. If not we may have to raise the issue again and approve a wayleave there – with recommendation from the intended road authority.

You should motivate why the sewer cannot be outside the road reserve – obviously on request by the municipality who wants to make use of the opportunity while there is also a water pipeline being constructed, but why was this not foreseen at the time they negotiated the water main and where will it be parallel to each other? We normally prefer municipal services to be outside our road reserve, but as Vlottenburg is a growing urban node urban boundaries with intended future development may assist in motivation.

Our contract section will not allow anything that leads to extension of time claims by the contactor, so best to find out from our contract management (through EFG at contract meetings) if the sewer can be accommodated and what the impact will be – obviously with all the detail that needs to be constructed, and my office then need to approve of the detail.

Please do not communicate directly with me. When you have done the necessary then apply for wayleave approval to Vanessa.Stoffels@westerncape.gov.za with detail drawings and supporting info and we will allocate to technical staff for assessment and approval.

Regards/Groete

Schalk Carstens Pr Eng
Chief Engineer: Road Use Management
Chief Directorate Road Planning
Transport Infrastructure Branch
Department of Infrastructure
Western Cape Government

The Box - 24th floor, 9 Lower Burg St, Cape Town
PO Box 2603, Cape Town 8000
Telephone: 021 483 2203
Mobile: +27 83 641 5092
Email: Schalk.Carstens@westerncape.gov.za
Website: www.westerncape.gov.za

From: Ruaan Siebrits <ruaan@udsafrica.co.za>
Sent: 29 April, 2024 7:58 AM
To: Schalk Carstens <Schalk.Carstens@westerncape.gov.za>
Subject: Bulk services, Lynedoch Village

You don't often get email from ruaan@udsafrica.co.za. Learn why this is important

Good morning Schalk

I trust that you are well.

We are currently in the planning phase for a new 160mm rising main that needs to be constructed from the Lynedoch Villiage area to municipal sewer line that will be located at the intersection of Baden Powell and Vlottenburg Road.

We met with the RE from EFG on site to look at the proposed route, which appears to be the best option taking into consideration the space constraints in both The Vlottenburg and Baden Powell road reserve. Approximately 2.2km of the pipeline will be constructed over private property, before the pipeline crosses over into the Lynedoch Road Reserve for 509m and ultimately 1425m in the Baden Powell Road Reserve. Based on the site walkabout with EFG, the best position for the pipeline is next to the new 160mm waterline currently begin constructed, i.e. at the toe of the fill.

Could you please let me know if there would be any additional requirements in order to obtain WCG's support for the proposal?

Regards,

Ruaan Siebrits (PrTechEng)
Tel. +27 (0)21 880 0443
Cell. +27 (0)72 651 9568
ruaan@udsafrica.co.za

PO Box 16957
Vlaeberg
Cape Town
8002
South Africa

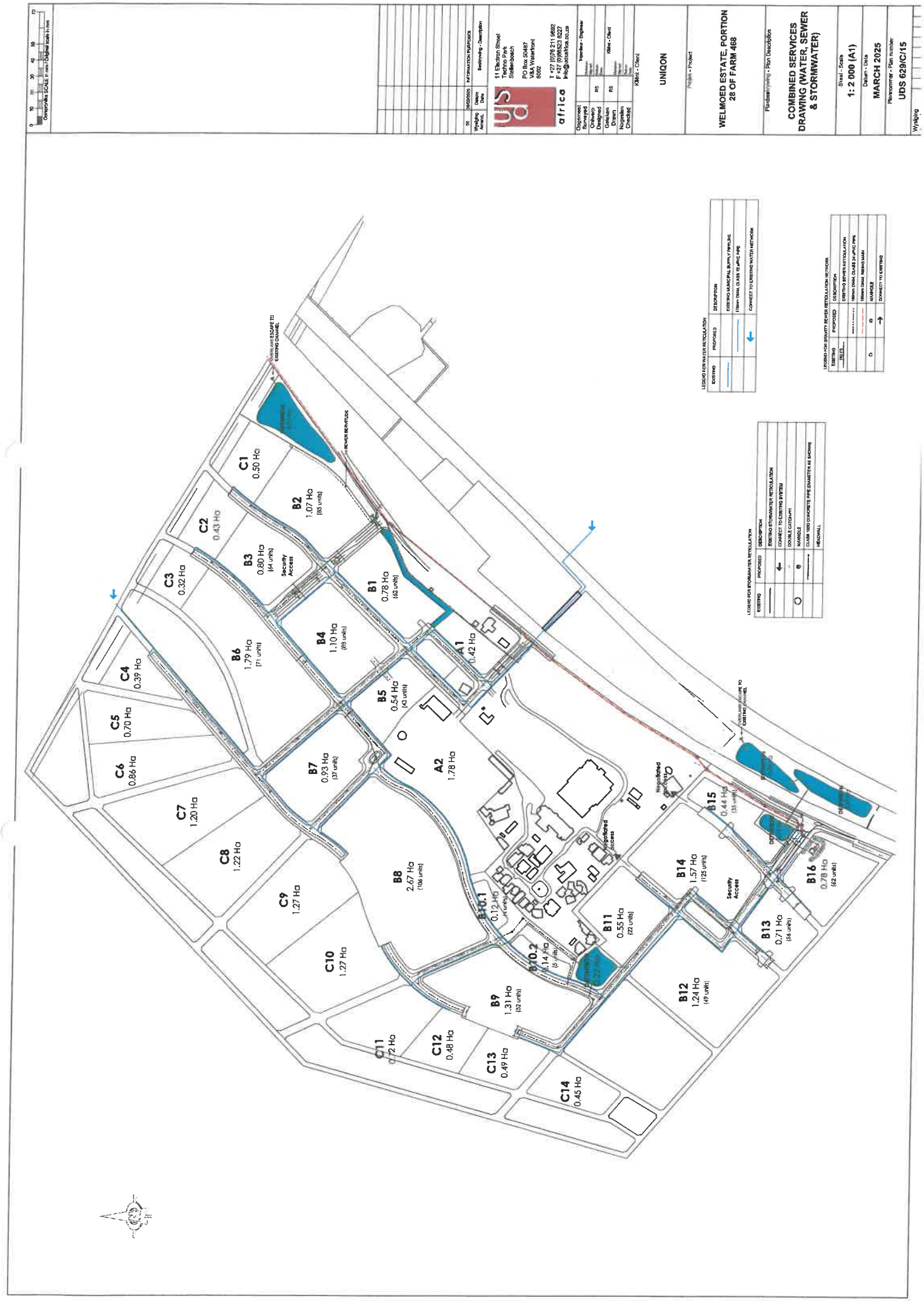
Lane Square Building
9 Dunkley Street
Vredenburg Park, Vredenburg
7380
South Africa

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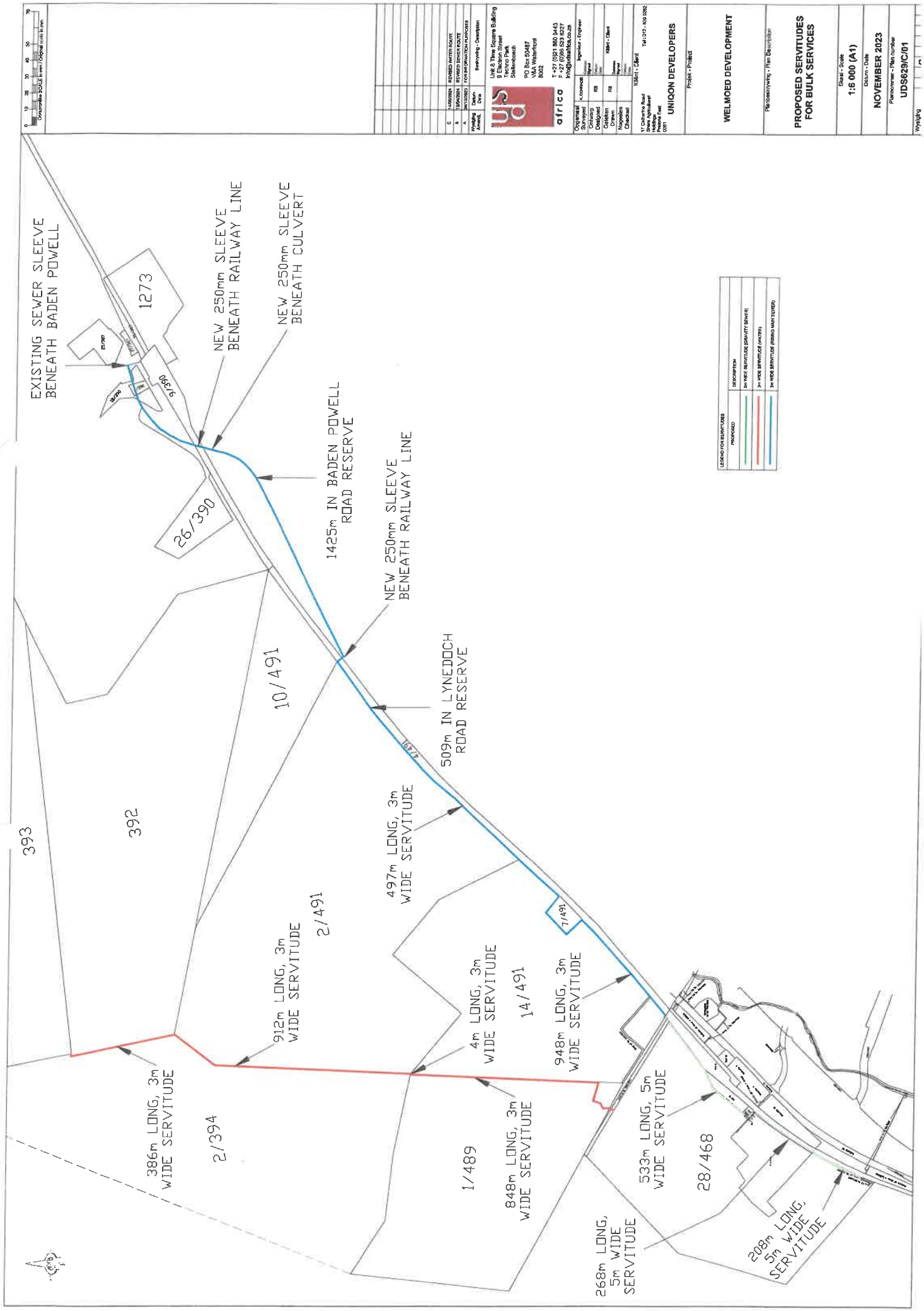
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ANNEXURE D


Omgerolde SCALE in mm / Original Scale in mm
0 10 20 30 40 50 70
INFORMATION PURPOSES
Beskrywing - Description
Datum Date
Wysiging Amend.
11 Ellerton School Techno Park Stellenbosch
PO Box 33487 Via Helderfont 8002
T +27 (0)76 211 9682
F +27 (0)86603 3227
info@udsafrica.co.za
africa
Ingenieur - Engineer
Ontwerp Designed
Geteken Drawn
Nagesien Checked
Kliënt - Client
UNIQON
Projek - Project
WELMOED ESTATE, PORTION 28 OF FARM 468
Plantipe/wysig - Plan Description
COMBINED SERVICES DRAWING (WATER, SEWER & STORMWATER)
Skaal - Scale
1: 2 000 (A1)
Datum - Date
MARCH 2025
Plannommer - Plan number
UDS 629/C/15
Wysiging
LEGEND FOR WATER RETICULATION
EXISTING
PROPOSED
DESCRIPTION
EXISTING MAIN/PIPELINE SUPPLY PIPELINE
110mm DIAM. CLASS 15 uPVC PIPE
CONNECT TO EXISTING WATER NETWORK
LEGEND FOR STORMWATER RETICULATION
EXISTING
PROPOSED
DESCRIPTION
EXISTING STORMWATER RETICULATION
CONNECT TO EXISTING SYSTEM
DOUBLE CATCHPIT
MANHOLE
CLASS 1000 CONCRETE PIPE (DIAMETER AS SHOWN)
HEADWALL
LEGEND FOR GRAVITY SEWER RETICULATION NETWORK
EXISTING
PROPOSED
DESCRIPTION
EXISTING SEWER RETICULATION
150mm DIAM. CLASS 34 uPVC PIPE
150mm DIAM. REBAD MAIN
MANHOLE
CONNECT TO EXISTING
SEWER SERVITUDE
Security Access
Negotiated Access
C1 0.50 Ha
C2 0.43 Ha
C3 0.32 Ha
C4 0.39 Ha
C5 0.70 Ha
C6 0.86 Ha
C7 1.20 Ha
C8 1.22 Ha
C9 1.27 Ha
C10 1.27 Ha
C11 0.72 Ha
C12 0.48 Ha
C13 0.49 Ha
C14 0.45 Ha
B1 0.78 Ha (62 units)
B2 1.07 Ha (85 units)
B3 0.80 Ha (64 units)
B4 1.10 Ha (89 units)
B5 0.54 Ha (43 units)
B6 1.79 Ha (71 units)
B7 0.93 Ha (37 units)
B8 2.67 Ha (106 units)
B9 1.31 Ha (52 units)
B10.1 0.12 Ha (4 units)
B10.2 0.14 Ha (5 units)
B11 0.55 Ha (22 units)
B12 1.24 Ha (49 units)
B13 0.71 Ha (56 units)
B14 1.57 Ha (125 units)
B15 0.44 Ha (35 units)
B16 0.78 Ha (62 units)
A1 0.42 Ha
A2 1.78 Ha

ANNEXURE E


EXISTING SEWER SLEEVE BENEATH BADEN POWELL
NEW 250mm SLEEVE BENEATH RAILWAY LINE
NEW 250mm SLEEVE BENEATH CULVERT
1425m IN BADEN POWELL ROAD RESERVE
NEW 250mm SLEEVE BENEATH RAILWAY LINE
509m IN LYNEDOCH ROAD RESERVE
497m LONG, 3m WIDE SERVITUDE
912m LONG, 3m WIDE SERVITUDE
4m LONG, 3m WIDE SERVITUDE
948m LONG, 3m WIDE SERVITUDE
386m LONG, 3m WIDE SERVITUDE
848m LONG, 3m WIDE SERVITUDE
533m LONG, 5m WIDE SERVITUDE
268m LONG, 5m WIDE SERVITUDE
208m LONG, 5m WIDE SERVITUDE
1273
26/390
10/491
2/491
14/491
7/491
393
392
2/394
1/489
28/468
LEGEND FOR SERVITUDES
PROPOSED
DESCRIPTION
5m WIDE SERVITUDE (GRAVITY SEWER)
3m WIDE SERVITUDE (WATER)
3m WIDE SERVITUDE (RISING MAIN SEWER)
Unit 8, Tine Square Building
9 Electron Street
Technopark
Stellenbosch
PO Box 50487
V&A Waterfront
8002
T +27 (0)21 880 0443
F +27 (0)86 503 8227
info@udsafrica.co.za
africa
Engineer - Engineer
RB
Client - Client
Tel (012) - 809 9202
17 Catherine Road
Silver Agricultural
Holdings
Pretoria East
0081
UNIQON DEVELOPERS
Projek - Project
WELMOED DEVELOPMENT
Plantoestryding - Plan Description
PROPOSED SERVITUDES FOR BULK SERVICES
Skaal - Scale
1:6 000 (A1)
Datum - Date
NOVEMBER 2023
Plannommer - Plan number
UDS629/C/01



Virdus Works (Pty) Ltd
3rd Floor, Time Square
Elektron Road
Stellenbosch
7600

Attention: Dupré Lombaard

ENERGY SAVING SCHEDULE – WELMOED – PORTION 28

Energy Usage:

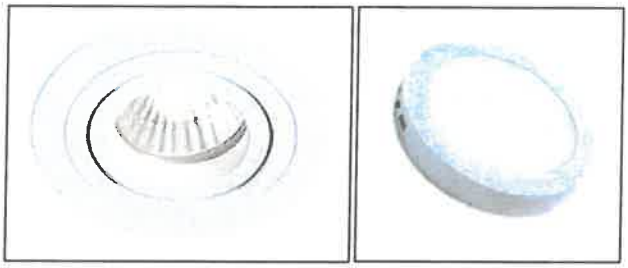
We will apply for a connection at the relevant supply authority.

In order to save electricity, the following measures will be taken into account:

- Gas / Energy saving type stoves will be installed.
- Energy-saving LED lighting, indoors and outdoors where possible.
- Daylight sensors connected to switch outdoor lights.
- Occupancy sensors specified to switch internal lights.
- External walls to be in accordance with the detailed requirements of SANS 10400 – XA. Fenestration to be in accordance with SANS 10400 – XA.
- Roof assembly construction to be in accordance with SANS 10400 – XA.
- Floors with slab heating to be in accordance with SANS 10400 – XA.
- Services that use energy of control the use of energy to be in accordance with SANS 10400 – XA.
- Hot water system to be in accordance with SANS 10400 - XA.
- Grid Tie Inverter with PV panels to reduce the energy consumption of the units.
- Heat pumps for hot water.

Indoor Lighting

For all units that forms part of the scope of works for this development, LED lighting will be proposed to assist with energy savings as well as to avoid the disposal of glass lamps. LED lighting such as the following examples will be considered for the development (depending on the building classification/use as well as various other architectural measures.



All lighting will consist of integrated LED's and there will be no need for replaceable lamps.

Outdoor Lighting

The same will apply for the outdoor lighting as done for the indoor lighting i.e., the installation of lighting with integrated LEDs for energy-saving purposes.

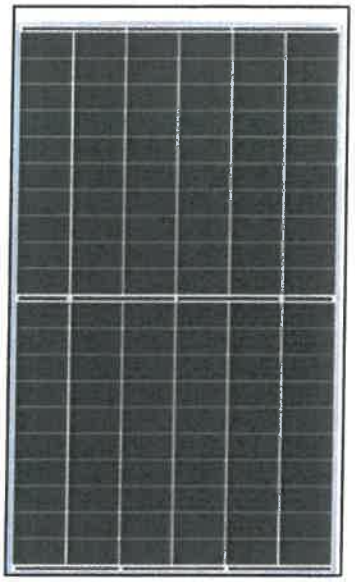
Herewith an example below:



Solar PV

Solar PV will be introduced for all buildings where viable and possible. This will assist with energy consumption as well as to assist with load reduction. Furthermore, this also assists with the green initiatives.

Herewith a typical example of a Solar PV panel:



YOURS SINCERELY

JP LOURENS
SENIOR PROJECT ENGINEER
DM CONSULTING ENGINEERS CAPE (PTY) LTD

AGRI informatics
NATURAL RESOURCE SPECIALISTS
Reg. No. IT 2594/2001

Nooitgedacht Village
Stellenbosch, 7605
Tel: +27 82 658 7776
email: info@agriinformatics.co.za

03 March 2025

The Lead Consultant: Lynedoch-Welmoed Development
Virdus Works
3rd Floor, Time Square
Elektron Street, Techno Park
Stellenbosch
7600
Email: dupre.lombaard@virdus.com

Attention: Dupré Lombaard

AGRICULTURAL SPECIALIST COMMENT: APPLICATION FOR REZONING OF PORTION 28 OF FARM WELMOED ESTATE NO 468, STELLENBOSCH REGIONAL DIVISION IN THE WESTERN CAPE PROVINCE, FOR NEW TOWNSHIP DEVELOPMENT

1. Introduction

Uniqon Developers (Pty) Ltd proposes the development of a new township within the urban edge of Lynedoch, a precinct in the Stellenbosch Local Municipality. Virdus Works, Development Management Consultants and Environmental Assessment Practitioners, has been appointed as lead consultant to obtain the various authorisations and consents required.

Agri Informatics was appointed as sub-consultant to conduct an Agricultural Agro-Ecosystem Specialist Assessment, as prescribed by Government Notice 320 published in the Government Gazette 43110, dated 20 March 2020 and also required to apply for consent of the Minister of Agriculture in terms of the subdivision of Agricultural Land Act (Act 70 of 1970). This assessment was concluded and reported upon, by June 2023.

2. Terms of Reference

Based on the findings of the Agricultural Agro-Ecosystem Specialist Assessment and an array of other Specialist Assessments, the layout for the proposed development was refined and is now presented as four development alternatives. Agri Informatics was requested to comment on the impact of these alternatives in relation to the Agro-Ecosystem.

NOTE: The findings and comments below, should be read in conjunction with the Agricultural Agro-Ecosystem Specialist Assessment and the Financial Viability Assessment of wine grape production, of which the latter is attached hereto.

3. Specialist Findings

The following four design alternatives were presented for assessment:
Alternative 1: **The No-Go alternative**, thus retention of the farm with no development;
Alternative 2: **The SDF Alternative** – an alternative based on the Stellenbosch SDF Footprint, with an estimated 100 units, school as well as mixed and commercial uses.
Alternative 3: **The 1 550 Unit Alternative** - The full development alternative with 1 550 units, a school as well as, mixed and commercial uses;
Alternative 4: **The 884 Unit Alternative** – The preferred alternative with 884 units, a school as well as mixed and commercial uses.

1 - The No-Go alternative

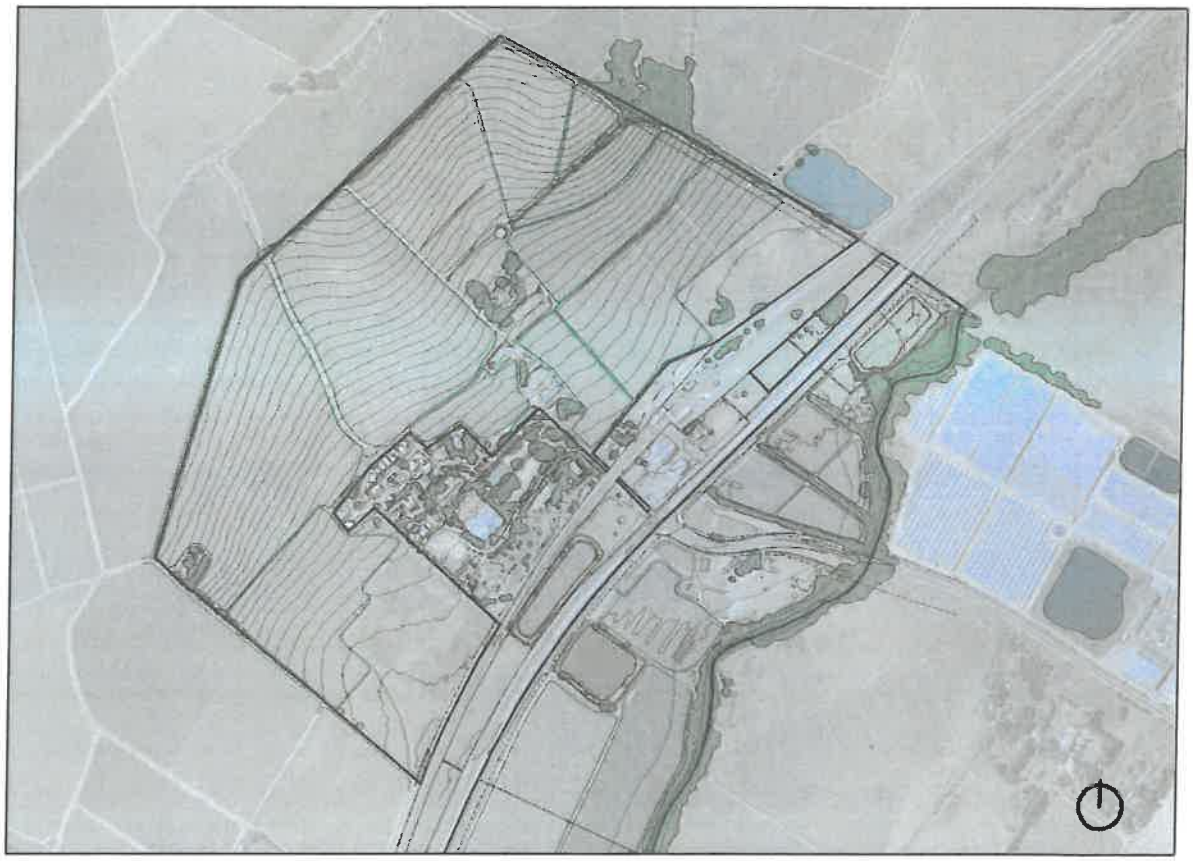


Figure 1: The No-Go Alternative layout.

This alternative entails no development on the land and thus a continuation of the current farming activities, which entails wine grape production on 28.9 ha – 64% of the property, with the remainder being fallow land, infrastructure (roads & farmyards) or fall out areas. The vineyards are old (between 23 and 46 years) resulting in an average yield of only 5.5 t/ha (2022 season). At this yield a grape price of ±R10 000 per ton is required to break even (Vinpro, 2024). Only the top 30% of premium wine grapes were sold for more than R10 000 per ton in the Stellenbosch district (SAWIS, 2023).

As the vineyards age further, yield levels will decline below the break even point. In 2023 a total of 12.3 ha were yielding below 5.5 ha already. It can be expected that these vineyards will be withdrawn from production and uprooted at some stage, as has been the case with the part of the present fallow land. A financial analysis of the viability of the re-establishment of dry-land vineyards (see attached) indicates a negative net present value even at a wine grape price of R12 000 per tone and an optimistic yield of 9 t/ha. Stepwise conversion of the current wine grape production to unutilised fallow land can therefore be expected as a realistic outcome of the No-Go alternative.

Despite the expected step-wise termination of wine grape production, this alternative will preserve the land for potential future agricultural use, which could happen in the unlikely event when the financial feasibility of dry-land wine grape production in the Stellenbosch district improves sufficiently to support the capital investment required to replant vineyards.

2 - The SDF Alternative

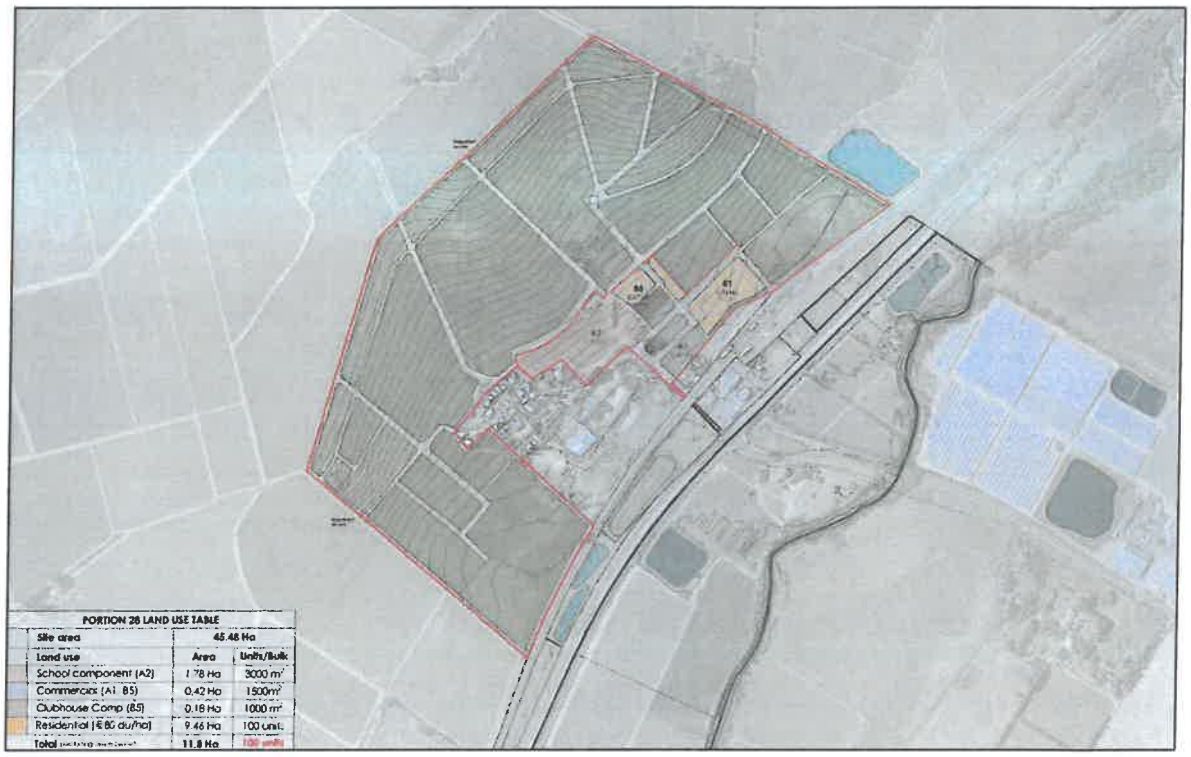


Figure 2: The SDF Alternative, providing opportunity for 100 residential units.

This alternative will result in the uprooting of 3.3 ha of wine grapes with a combined production loss of 16.5 tons (2022), to make way for the proposed development of a school, clubhouse, commercial and 100 residential units. The remainder of the vineyards (25.6 ha) is expected to follow the same path as explained under the No-Go alternative.

3 - The 1 550 Unit Alternative

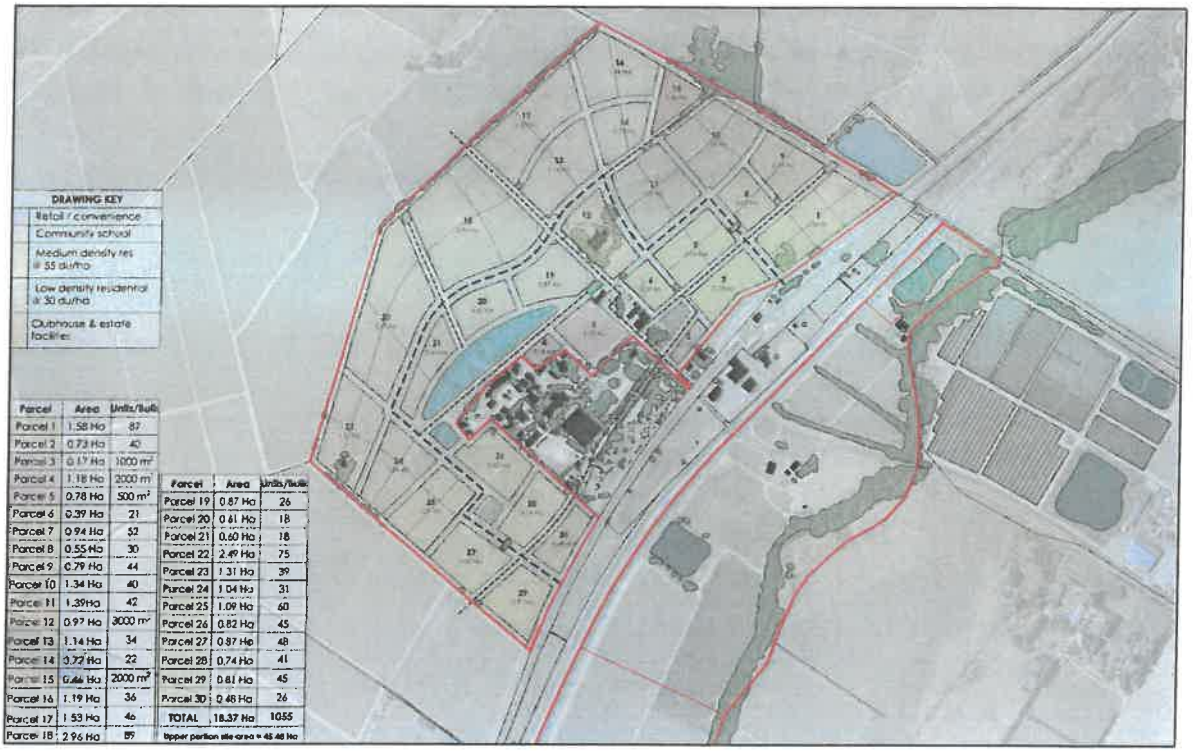


Figure 3: The 1550 Unit Alternative, providing opportunity for 1 550 residential units.

This alternative entails the total conversion of the entire farm to a mixed-use development, providing opportunity for 1 550 residential units. It will result in uprooting of all the existing vineyards (28.9 ha) with an associated loss of wine grape production of ±160 tons. The conversion will be permanent.

4 - The 884 Unit (Preferred) Alternative

While the Preferred Alternative (Figure 4) also entails the total conversion of the entire farm to a mixed-use development, it proposes the creation of open buffer zones designated as "indigenous slopes" along the northeastern, northwestern and southwestern boundaries, abutting neighbouring wine farms. The number of residential opportunities are also decreased to 884 units. While these areas will not be used for the development, they are not proposed to be used for future wine grape or other agricultural production.

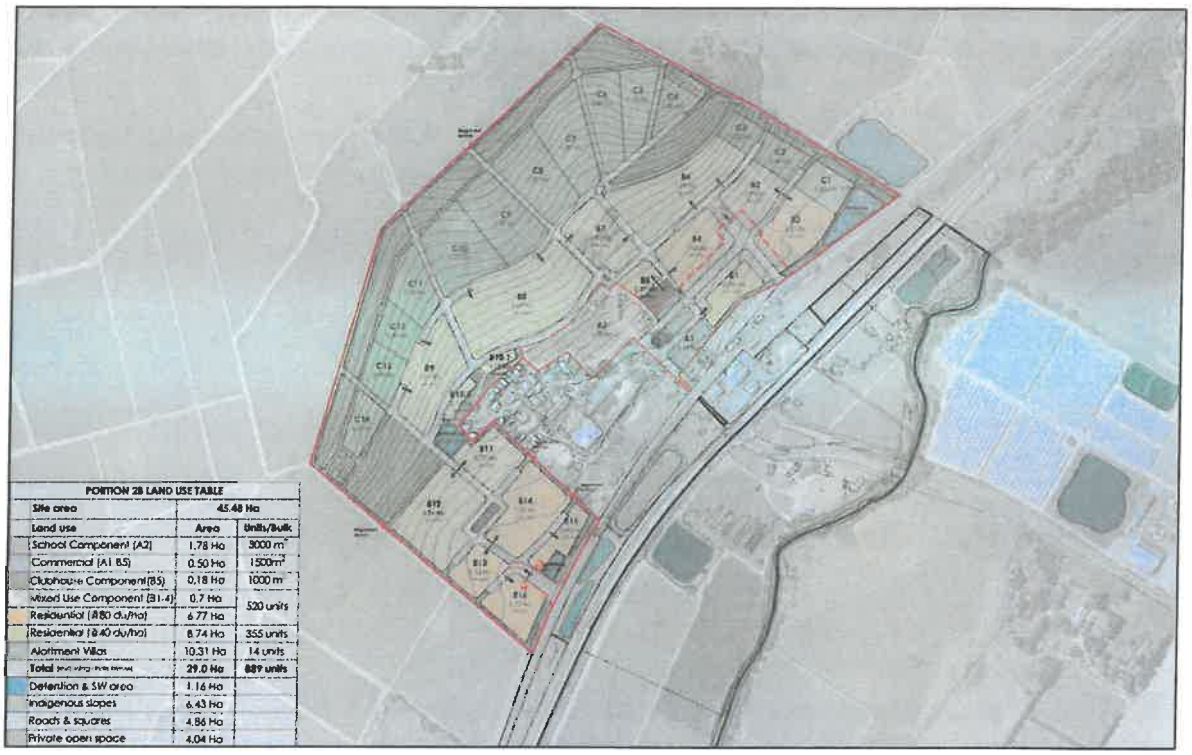


Figure 4: The Preferred Alternative, providing opportunity for 884 residential units.

Specialist Statement

The Agricultural Agro-Ecosystem Assessment has shown that the farming opportunities of the study area are very limited – mainly due to absence of irrigation water and steep slopes – and effectively restricted to dryland wine grape production. The Financial Viability Assessment has shown that the profit margins of current production are very low and insufficient to justify any capital layout for vineyard replacement. It is therefore realistic to expect a gradual termination of production as the current vineyards reach the end of their profitable lifespan, which will eventually result in an unproductive farm unit, unless the profitability of wine grapes improves significantly and/or a source of irrigation water can be secured.

The preservation of agricultural resources, despite being unproductive, as per the No-Go Alternative, will in most cases be the preferred option from an agro-ecosystem point of view. However, when the need for residential and associated facilities within the Stellenbosch area is considered (the proof of which falls beyond the scope of this assessment) the proposal for the conversion of this farming unit to a mixed-use development can be supported, rather than compromising other more productive farmland. In this regard, a higher housing density will have a more favourable impact on the preservation of other farmland and thus Alternative 3 (1550 residential units) should be preferred.

The proposed "indigenous slopes" in the Preferred Alternative 4 (884 residential units) will act as a valuable buffer zone between the development and abutting farmland and thus offers benefit to farming activities on the neighbouring farms, which renders this Alternative 4 also acceptable.

The SDF Alternative, being a trade-off between development and the preservation of agricultural resources can also be supported, but is not preferred as it does not contribute significantly to housing needs, while compromises the integrity of the farming unit by reducing production units and occupation of the farming infrastructure.

I trust that these comments, sufficiently address your requirement.

Francois H Knight M.Sc.Agric.; Pr.Sci.Nat.
for **Agri Informatics**

Financial viability of wine grape production:

AGRI informatics
NATURAL RESOURCE SPECIALISTS
Reg. No. IT 2594/2001

Nooitgedacht Village
Stellenbosch, 7605
Tel: +27 82 658 7776
Fax: +27 86 621 1333

09 September 2024

The Environmental Assessment Practitioner
Proposed Welmoed Village Project
P/A Virdus Consult Environmental (Pty) Ltd
3rd Floor, Time Square, Elektron Street
Techno Park, Stellenbosch,
7600, South Africa

Attention: Dupré Lombaard

PROPOSED DEVELOPMENT OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH (DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23)

During the public participation process of the above proposed development, various respondents called for the retention of the land for agricultural production. While this response appears logical, as the land has been used for wine grape production for many decades, it does not reflect the financial sustainability of the proposed land use.

The age of the existing vineyards varies between 21 and 44 years, while the productive lifespan of vineyards is normally regarded as 15 to 20 years. The average yield is only 5.5 t/ha with the maximum for white wine (Chenin blanc) is 7.7 t/ha and for red (Cabernet Sauvignon) 6.9 t/ha. These yield levels will reduce as the vineyards age and therefore the long-term sustainability will require replanting to ensure higher yields. The following financial analysis of the profitability of wine grape production provides an overview of the feasibility of future farming on the land.

FARMING OPTIONS

Wine grape production is regarded as the only possible farming option, other than using the land for grazing, due to the following factors:

- The land has limited access to irrigation water.
- Wine grape production is possible under dryland conditions (no irrigation) in the Stellenbosch area on soils with a high water retention capacity, although yields will be lower and quality will be compromised during dry years.
- Other perennial crops will require full irrigation.
- The steep slopes render the land susceptible to erosion when used for production of annual crops, such as dryland winter cereals.

ASSUMPTIONS AND FIGURES USED

Yield Levels

Table 1: Yield levels for newly planted wine grapes as used in the financial modeling:

Irrigated?	Year 1 (Planting year)	Year 2	Year 3	Year 4 - 15
Yes	0	3 t/ha	9 t/ha	12 t/ha
No	0	2.3 t/ha	6.8 t/ha	9 t/ha

The average yield level for wine grapes in the Stellenbosch District was 7.74 t/ha in 2018 and 6.93 t/ha in 2021 (SAWIS, 2022).

Grape price

A price of **R12 000 per ton** were used in the financial analysis, for both the irrigated and dry land vineyards.

Grape quality can have a significant impact on the price received for wine grapes. For the premium wine growing statistical area of Constantia/Stellenbosch/Durbanville/Grabouw, the following grape prices were reported in 2022 for Cabernet Sauvignon (SAWIS, 2022) the best performing red wine and also the cultivar most planted in Stellenbosch, where 20% of all grapes are Cabernet Sauvignon.

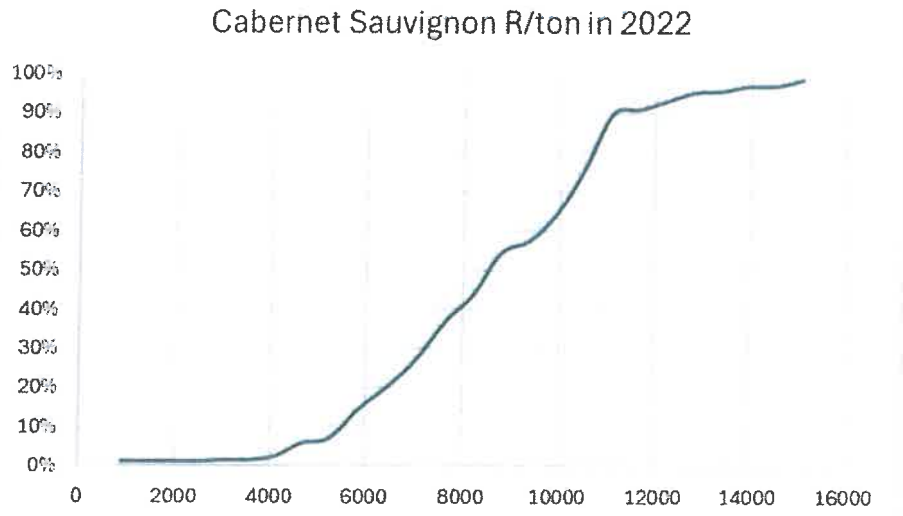


Figure 1: Price distribution curve for Cabernet Sauvignon sold in the Stellenbosch District in 2022 (SAWIS, 2023).

This data shows that only 8% of all Cabernet Sauvignon sold in the Stellenbosch district obtained a price of >R12 000 per ton.

Capital cost of re-establishment

Table 2: The cost of re-establishment of the vineyards (in R/ha) was calculated as follows, based on the figures reported by Vinpro, 2024:

Establishment Costs	Irrigated	Dry land
Uprooting	7205	7205
Soil Preparation:		
Rip & Cross Delve	49455	49455
Amelioration	18296	18296
Plant Material	75750	75750
Planting costs	22064	22064
Trellis System	106995	106995
Irrigation 0.6m drip	44663	
	324428	**279765**

Production Cost

Table 3: Vinpro (2024) reports the following cost of production for the Stellenbosch district:

Item	Cost: Irrigated	Cost: Dry land
Seed, Organic Fertilser and Material	958	958
Fertiliser	1734	1734
Crop Protection	5409	5409
Herbicide	2200	2200
Repair & Binding Material	331	331
Permanent Labour	13824	13824
Seasonal Labour & Contract Work	10558	10558
Supervision	4644	4644
Fuel	4611	4611
Repair Parts & Maintenance	4620	4620
Licenses & Insurance	797	797
Hired Transport	344	344
Repairs & Maintenance to Fixed Improvements	1474	1474
Insurance on Fixed Improvements	579	579
Electricity	2352	235
Water Costs	714	
Land-, Property- & Municipal Taxes	653	653
Administration	3336	3336
	59138	**56307**

FINANCIAL ANALYSIS

The aim of the financial analysis was to establish the profitabilty of replanting wine grapes to obtain optimum yield and quality over a 15-year period. Vinpro proposes that provision should be made for replacement of vineyards at the end of their lifespan at R16 479 per hectare. This was omitted in the financial analysis, but

the cost of a junior farm manager at R30 480 per month (being 50% of Vinpro's recommended entrepreneurial remuneration) was included. Two main scenarios were used, being development with own capital (Scenario 1) and development with bank finance at an interest rate of 10% per annum, repaid over a 10-year loan period (Scenario 2). For each scenario an analysis of irrigated and non-irrigated vineyards was made, although the option to fully irrigate the vineyards does not exist at the Lynedoch property.

Results

The financial modelling calculations are attached in the Appendix. Table 4 provides a summary of the results.

Table 4: Summary of the results of the four scenarios.

Scenario	Capital Investment (R/ha)	Break Even	NPV (R/ha)	ARR (%)
1a Own Capital – Irrigated	324 428	Year 7	75 293	4.0
1b Own Capital – Dry land	279 765	Year 10	-59 421	-1.9
2a Bank Finance – Irrigated	324 428	Year 7	87 438	1.0
2b Bank Finance – Dry land	279 765	Year 15	-55 630	-15.7

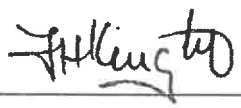
Conclusions

The assumptions of yield levels and price, as used for the modeling, can be regarded as optimistic, while the interest rate on borrowed capital and the cost of production is regarded as realistic. Even the best scenario (irrigated vineyards, established with own capital) does not offer a viable investment opportunity at an Annualised Rate of Return of only 4.0%. The most realistic scenario, Scenario 2b (dry land vineyards established with bank finance) reaches break even only in year 15, when the vineyards are almost due for another replanting and has both a negative Net Present Value (R-55 630) and Annualised Rate of Return (-15.7%).

Unless current wine prices increase significantly, the re-establishment of vineyards will remain unfeasible in the Stellenbosch area. While this is specifically true for Stellenbosch, it is also clearly visible in trends in the wider wine industry, which has reduced in size from 102 146 in 2006 to 87 848 ha in 2023 (16% reduction) and saw a large increase in the age of the vineyards. In 2000 a total of 64 622 ha of vineyards were younger than 15 years, while in 2023 that age group reduced to only 38 653 ha (SAWIS, 2023).

I trust that this analysis provides the required insight into the profitability of wine grape production in Stellenbosch under the current conditions.

Kind regards



Francois H Knight M.Sc. Agric.
for Agri Informatics

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APPENDIX 1: Capital Flows – Scenario 1

Scenario 1a: Own Capital - Irrigated

	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15
Yield level		0.25	0.75	1	1	1	1	1	1	1	1	1	1	1	1
Yield (t/ha)		3.00	9.00	12	12	12	12	12	12	12	12	12	12	12	12
Income		36 000	108 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000
Expences	12 080	41 864	56 456	71 248	71 248	71 248	71 248	71 248	71 248	71 248	71 248	71 248	71 248	71 248	71 248
Interest on Investment															
Operational Cost		29 584	44 376	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168
Entrepreneurial Remuneration	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080
Net Income	- 336 508	- 5 864	51 544	72 752	72 752	72 752	72 752	72 752	72 752	72 752	72 752	72 752	72 752	72 752	72 752
Cum Net Income	- 336 508	- 342 173	- 290 629	- 217 878	- 145 126	- 72 375	377	73 128	145 880	218 631	291 383	364 134	436 886	509 637	582 389
ARR	4.0%														
NPV	75 293														

Scenario 1b: Own Capital - Dry land

	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15
Yield level		0.25	0.75	1	1	1	1	1	1	1	1	1	1	1	1
Yield		2.25	6.75	9	9	9	9	9	9	9	9	9	9	9	9
Income		27 000	81 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000
Expences	11 151	39 305	53 381	67 458	67 458	67 458	67 458	67 458	67 458	67 458	67 458	67 458	67 458	67 458	67 458
Interest on Investment															
Operational Cost		28 154	42 230	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307
Entrepreneurial Remuneration	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151	11 151
Net Income	- 290 916	- 12 305	27 619	40 542	40 542	40 542	40 542	40 542	40 542	40 542	40 542	40 542	40 542	40 542	40 542
Cum Net Income	- 290 916	- 303 221	- 276 602	- 235 061	- 194 519	- 153 977	- 113 435	- 72 894	- 32 352	8 190	48 732	89 274	129 816	170 357	210 899
ARR	-1.9%														
NPV	- 59 421														

APPENDIX 2: Capital Flows – Scenario 2

Scenario 2a: Borrowed Capital - Irrigated

	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15
Yield level		0.25	0.75	1	1	1	1	1	1	1	1	1	1	1	1
Yield (t/ha)		3.00	9.00	12	12	12	12	12	12	12	12	12	12	12	12
Income		36 000	108 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000	144 000
Expences	12 080	94 464	109 256	124 048	124 048	124 048	124 048	124 048	124 048	124 048	124 048	71 248	71 248	71 248	71 248
Interest on Investment		52 799	52 799	52 799	52 799	52 799	52 799	52 799	52 799	52 799	52 799				
Operational Cost		29 584	44 376	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168	59 168
Entrepreneurial Remuneration	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080
Net Income	- 12 080	- 58 464	- 1 256	19 952	19 952	19 952	19 952	19 952	19 952	19 952	19 952	72 752	72 752	72 752	72 752
Cum Net Income	- 12 080	- 70 544	- 71 800	- 51 847	- 31 895	- 11 943	8 010	27 962	47 914	67 867	87 819	160 571	233 322	306 074	378 825
ARR	1.0%														
NPV	87 438														

Scenario 2b: Borrowed Capital - Dry land

	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr11	Yr12	Yr13	Yr14	Yr15
Yield level		0.25	0.75	1	1	1	1	1	1	1	1	1	1	1	1
Yield		2.25	6.75	9	9	9	9	9	9	9	9	9	9	9	9
Income		27 000	81 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000	108 000
Expences	12 080	85 764	99 841	113 918	113 918	113 918	113 918	113 918	113 918	113 918	113 918	68 387	68 387	68 387	68 387
Interest on Investment		45 530	45 530	45 530	45 530	45 530	45 530	45 530	45 530	45 530	45 530				
Operational Cost		28 154	42 230	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307	56 307
Entrepreneurial Remuneration	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080	12 080
Net Income	- 12 080	- 58 764	- 18 841	- 5 918	- 5 918	- 5 918	- 5 918	- 5 918	- 5 918	- 5 918	- 5 918	39 613	39 613	39 613	39 613
Cum Net Income	- 12 080	- 70 845	- 89 686	- 95 604	- 101 522	- 107 440	- 113 358	- 119 276	- 125 194	- 131 112	- 137 030	- 97 417	- 57 805	- 18 192	21 420
ARR	-15.7%														
NPV	- 55 630														



Virdus Works (Pty) Ltd
11 Elektron Road, Techno Park
Stellenbosch
7600

February 2025

Attention: Dupré Lombaard

PORT. 28, WELMOED, STELLENBOSCH: ASSESSMENT OF ALTERNATIVES

Introduction

Further to the Electrical Infrastructure report issued by DM Consulting Engineers Cape (Pty) Ltd, the assessment of four alternatives were requested as part of the documentation to be issued for Portion 28, Welmoed, Stellenbosch. The four alternatives include:

1. No-go alternative i.e., retention of the farm with no development.
2. Full development alternative, with 1550 residential units.
3. Stellenbosch SDF urban footprint alternative, with an estimated 220 residential units.
4. Preferred development alternative, with 884 residential units, as currently planned.

The assessment of the four alternatives will follow below.

Note that the assessment of the alternatives will consider the electrical load requirement for each of the alternatives and the process with the local authority.

Assessment of Alternatives

Alternative 1 Assessment

Considering this alternative where no development will be done for the farm, no application for electricity to the local authority, being Eskom, would be required. Hence, no Developer's Contribution (DC) cost for electricity supply would be applicable.

Alternative 2 Assessment

A much denser development with an increased number of residential units will affect the required electrical load for the development. With the increased number of residential units applied and the previous commercial areas included as part of the load calculation, the following load would be required for this development:

Total Load (Residential + Commercial Spaces)	6345.00
Diversity	0.50
ADMD (KVA)	3172.50

A diversified load (ADMD) of 3.173MVA would be applied for at Eskom to service this development. Confirmation of the following would be required from the local authority:

- The availability of load on the Eskom network.
- Scope of works by Eskom t ensure load availability.

This process will entail an application to the local authority in order to conduct the required investigations and network planning.

Alternative 3 Assessment

The decreased number of residential units will reduce the required electrical load for this development. Including the same spatial commercial space for the development and the reduced number of units, the following load calculation would applicable:

Total Load (Residential + Commercial Spaces)	3020.00
Diversity	0.50
ADMD (KVA)	1510.00

A diversified load (ADMD) of 1.510MVA would be applied for at Eskom to service this development. Even though a similar application process will need to be followed as indicated under *Alternative 3*, there should be no risk for the availability of the electrical supply due to confirmation of availability of capacity received for an increased load as indicated under *Alternative 4*.

Alternative 4 Assessment

With this alternative, a similar load requirement will be applicable as indicated in the Electrical Infrastructure report previously issued. For reference, herewith the load calculation:

COMMERCIAL SPACES								
Item	Building	Level	Commercial Space Type	Qty	Area (m²)	VA/m²	Total Load (VA)	Total Load (KVA)
1	-	All	School component	1	17800	85	1513000	1513
2	-	All	Commercial component	1	5000	85	425000	425
3	-	All	Clubhouse component	1	1800	40	72000	72
4	-	All	Mixed use component	1	7000	85	455000	455
5	External lighting	-	-	1	-	-	-	5.00
					31600			
					Total Load (KVA)			2470.00
					Diversity			0.80
					ADMD (KVA)			1976.00
					Total Load (Residential + Commercial Spaces)			4188.50
					Diversity			0.50
					ADMD (KVA)			2094.25

Page 1

As indicated in the previous Electrical infrastructure Report, a diversified load (ADMD) of 2.1MVA would be required for this alternative.

Previously, an application was issued to the local authority in order to obtain confirmation whether the required capacity would be available for the planned development. A "happy letter" providing confirmation of supply was issued on the 14th of February 2025. The letter has been attached separately to this document. Further to this process, a cost estimate letter will be issued in due course by the local authority.

Conclusion

This document outlines the assessment of the alternatives as part of the Environmental submission process completed by Virdus Works (Pty) Ltd. The application process as indicated as part of Alternative 4 is continuous.

Regardless of which development alternative is selected (excluding the no-go alternative), a new electrical infrastructure will have to be established to connect the development to the nearest substation and the network will have to be upgraded. Planning for a larger development option e.g., the preferred option with 884 units and complementary facilities, would be most cost effective considering the possible future development of the node. Network upgrading undertaken for *Alternative 3* would require a complete replacement if in future the node is expanded as foreseen in the planning policies presented to DMCE Cape (Pty) Ltd.

YOURS SINCERELY



JP LOURENS
SENIOR PROJECT ENGINEER
DM CONSULTING ENGINEERS CAPE (PTY) LTD

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Date: 12 March 2025

Our Reference: 629/cor/gen/001

Uniqon Developers (Pty) Ltd
17 Catherine Road
Shere Agricultural Holdings
Pretoria East
0081

ATTENTION: Mr Etienne Coetzer

Dear Sir

RE: PORTION 28 OF FARM 468, LYNEDOCH, WELMOED DEVELOPMENT – ASSESSMENT OF ALTERNATIVES

This letter should be read in conjunction with the following reports:

- Engineering Services Report, prepared by UDS Africa, dated April 2024 (Rev 00)
- Stormwater Management Plan, prepared by UDS Africa, dated April 2024 (Rev 00)

Further to the abovementioned reports, we were asked to evaluate four development alternatives. The four alternatives include:

1. No-go proposal
2. SDF Proposal -100 units
3. Fully developed site – 1550 units
4. Preferred Alternative – 889 units

A Level 1 Contributor to B-BBEE

Asger Khan (Pr Eng) (**Managing Member**), John Wessels (Pr Eng), Piet van Blerk (Pr Eng), Cobus Louw (Pr CPM), Tian Koch (Pr Tech Eng), Cobus van der Merwe (Pr Eng), Ruaan Siebrits (Pr Tech Eng), Petri Germishuys (Pr Tech Eng), Jacques van Niekerk (Pr Tech Eng), Dominique Ter Huurne (PhD, M Eng M Phil), Yolandi Obermeyer (B Eng), Fergus Swartz (B Tech), Erhard Blom (Geometric & Traffic Signal Design)

No-go option

For this option, there is no development proposed on portion 28 of farm 468. Therefor there will be no impact on Engineering Services. Hence no bulk upgrades or development contributions will be payable.

SDF Proposal

For this option, development is limited to 11.8Ha of the 45.48Ha site. The development will only make provision for a school component (3 000m^2), a commercial component (1 500m^2), a clubhouse component & 100 residential units.

The water demand is calculated as follows:

WATER DEMAND						
DEVELOPMENT	**Units**	**Area (m^2)**	**l/ unit/ day**	**l/ 100m^2**	**TOTAL (l/d)**	**TOTAL (l/s)**
School		17 800	12000/ ha		21 360	0.247
Commercial		4 200		650	27 300	0.316
Residential (80 units per Ha)	100		400		40 000	0.463
TOTAL					**88 660**	**1.026**
Annual Average Daily Demand (AADD)	88 660 l/d 1.026 l/s					
Peak factor	4.00					
Peak demand	4.105 l/s					
Fire flow requirement	25 l/s @ 10m					

Table 1: Water demand calculation

The sewer flow is calculated as follows:

SEWER FLOW	
Average Dry Weather Flow (ADWF) (70% of annual average daily water demand)	62 062 l/d (0.718 l/s)
Peak Factor	4.00
Peak Dry Weather Flow (PDWF)	2.873 l/s
Peak Wet Weather Flow (PWWF)	3.304 l/s

Table 2: Sewer demand calculation

Based on the above data, bulk upgrades SFW1.5 would have been required to supply the development with potable water. Bulk upgrades SSS5.1 & SSS5.2 (with a reduced capacity) would also be required in order to pump sewerage towards the existing Blaauwklippen pump station.

FULLY DEVELOPED SITE

For this option, the site will be fully developed. The development will make provision for a school component (2 500m^2), a commercial component (1 000m^2), a clubhouse component (5000 m^2) & 1055 residential units.

The water demand is calculated as follows:

WATER DEMAND						
DEVELOPMENT	**Units**	**Area (m^2)**	**l/ unit/ day**	**l/ 100m^2**	**TOTAL (l/d)**	**TOTAL (l/s)**
School		19 600	12000/ ha		23 520	0.272
Commercial		1000		650	6 500	0.075
Residential (55-30 units per Ha)	1055		650		685 750	7.937
TOTAL					**715 770**	**8.284**
Annual Average Daily Demand (AADD)	715 770 l/d 8.284l/s					
Peak factor	4.00					

Peak demand	33.138 l/s
Fire flow requirement	25 l/s @ 10m

Table 3: Water demand calculation

The sewer flow is calculated as follows:

SEWER FLOW	
Average Dry Weather Flow (ADWF) (70% of annual average daily water demand)	501 039 l/d (5.799 l/s)
Peak Factor	4.00
Peak Dry Weather Flow (PDWF)	23.196 l/s
Peak Wet Weather Flow (PWWF)	26.676 l/s

Table 4: Sewer demand calculation

Based on the above data, bulk upgrades SFW1.5, SPW3.1 & SPW3.2 would have been required to supply the development with potable water. Bulk upgrades SSS5.1 & SSS5.2 (with increased capacity) would also be required in order to pump sewerage towards the existing Blaauwklippen pump station.

884 UNIT PROPOSED DEVELOPMENT

For this option, development is limited to 28.09Ha of the 45.48Ha site. The development will make provision for a school component (1.78Ha), a commercial component (0.50Ha), a clubhouse component (0.18Ha) & 884 residential units.

The water demand is calculated as follows:

WATER DEMAND						
DEVELOPMENT	**Units**	**Area (m^2)**	**l/ unit/ day**	**l/ 100m^2**	**TOTAL (l/d)**	**TOTAL (l/s)**
School		17 800	12000/ ha		21 360	0.247

Commercial		5 000	20 800/ha		10 400	0.120
Clubhouse		1 800	12 000/ ha		2 160	0.025
Residential (80 units per Ha)	515		300		154 500	1.788
Residential (40 units per Ha)	355		450		159 750	1.849
Residential (allotment villas)	14		2 000		28 000	0.324
TOTAL					**376 170**	**4.353**

Annual Average Daily Demand (AADD)	376 170 l/d 4.353 l/s
Peak factor	4.00
Peak demand	1 504 680 l/d 17.415 l/s
Fire flow requirement	25 l/s @ 10m

Table 5: Water demand calculation

The sewer flow is calculated as follows:

SEWER FLOW	
Average Dry Weather Flow (ADWF) (70% of annual average daily water demand)	263 319 l/d (3.048 l/s)
Peak Factor	4.00
Peak Dry Weather Flow (PDWF)	12.191 l/s
Peak Wet Weather Flow (PWWF)	14.019 l/s

Table 6: Sewer demand calculation

Based on the above data, bulk upgrades SFW1.5, SPW3.1 & SPW3.2 would have been required to supply the development with potable water. Bulk upgrades SSS5.1 & SSS5.2 would also be required in order to pump sewerage towards the existing Blaauwklippen pump station.

CONCLUSION

From the above, it is clear that all the options, apart from the no-go option, will require bulk services to be installed for the proposed development alternatives. The cost of the bulk upgrades are estimated at R15 879 000 (excluding VAT, but including contingencies and fees). From a financial perspective, either the 884 or 1055 unit development will be sensible in order to justify the cost of the bulk services required to accommodate the development node.

We trust that the above is sufficient and will gladly provide any additional information required on request.

Yours faithfully,



Ruaan Siebrits (PrTechEng)

UDS AFRICA

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A Level 1 Contributor to B-BBEE

Date: 12 March 2025

Our Ref: UDS629/Reports/TIA/Addendum

Uniqon Developers (Pty) Ltd
17 Catherine Road
Shere Agricultural Holdings
PRETORIA EAST
0081

ATTENTION: Mr Etienne Coetzer

Dear Sir,

RE: APPLICATION FOR REZONING TO SUBDIVISIONAL AREA FOR PROPOSED DEVELOPMENT OF PORTION 28 OF REMAINDER FARM 468, LYNEDOCH, STELLENBOSCH: ADDENDUM TO TRAFFIC IMPACT ASSESSMENT

This company was appointed by *Uniqon Developers (Pty) Ltd* to prepare a Traffic Impact Assessment (TIA) for the proposed development of Remainder Farm Welmoed 468 Portion 28, Lynedoch, Stellenbosch.

A TIA dated 29 April 2024, ref: *UDS629/Reports/TIA*, was previously submitted. The said report assessed the impact of the preferred development proposal. It was requested that comment be provided on the potential impact of the other alternatives as well – this letter thus serves as Addendum to the TIA addressing same.

The alternatives requested to be assessed are as follows:

***Table 1** : Development Alternatives*

	Development Alternative	Description/Extent
1.	No-go alternative	Retention of farm with no development
2.	Maximum yield/full development alternative	1 550 unit development, school, mixed- and commercial uses
3.	Stellenbosch SDF footprint	Estimated 100 units, school, mixed- and commercial uses
4.	Preferred development alternative	884 units, school, mixed- and commercial uses

Asger Khan (Pr Eng) (**Managing Member**), John Wessels (Pr Eng), Piet van Blerk (Pr Eng), Cobus Louw (Pr CPM), Tian Koch (Pr Tech Eng), Cobus van der Merwe (Pr Eng), Ruaan Siebrits (Pr Tech Eng), Petri Germishuys (Pr Tech Eng), Jacques van Niekerk (Pr Tech Eng), Dominique Ter Huurne (PhD, M Eng M Phil), Yolandi Obermeyer (B Eng), Fergus Swartz (B Tech), Erhard Blom (Geometric & Traffic Signal Design)

To compare the development alternatives, the potential trip generation of alternatives 2. and 3. as above were calculated based on the same trip generation rates as applied in the TIA (which assessed alternative 4.). For the purpose of these calculations, it was assumed that the school- and commercial components remain as per the preferred alternative details. For the no-go alternative, it was assumed that no new trips would be generated, and subsequently excluded from the table below.

Table 2 : *Potential Peak Hour Trip Generation*

Development Alternative	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
2. Full development	1 590	527	1 063	1 612	1 028	584
3. SDF footprint	571	272	299	592	314	278
4. Preferred	1 185	426	759	1 207	744	463

To accommodate the background traffic (i.e. prior to the development of the subject property), upgrades were required at the Polkadraai Road/Vlaeberg Road intersection, to, inter alia, address safety concerns.

The external road upgrades required to accommodate the **Preferred alternative (4.)** traffic was listed as follows in the TIA:

a) Dedicated left- and right-turn lanes along all approaches, and traffic signals, were recommended at the Vlaeberg Road/Lynedoch Road intersection; and
b) Dedicated left- and right-turn lanes along all approaches to the development accesses.

For the **SDF footprint alternative (3.)**, similar upgrades to the external intersections as recommended for the preferred alternative would be required, except at the Vlaeberg Road/Lynedoch Road intersection – with this downscaled alternative, the intersection could potentially continue operating without providing traffic signals, however, the dedicated turning lanes would still be required. The external road upgrades required for the downscaled 100-unit development would thus not differ much from that required for the preferred 884-unit development.

For the **Full development alternative (2.)**, the additional traffic results in an increased impact on the surrounding intersections. At the Baden Powell Drive/Vlaeberg Road intersection, the right-turn movements on the Baden Powell Drive- and Vlaeberg Road-approaches can be expected to change from service levels C (preferred alternative as assessed in the TIA) to service levels E and D during the AM and PM peak hours, respectively. At the Vlaeberg Road/Lynedoch Road intersection, the Sidra analyses show unacceptable service levels on the Lynedoch Road-approach to the future signalised intersection. At the Lynedoch Road/Access intersections, the right-turn movements on the access-approaches previously expected to operate acceptably with the stop-controlled intersections, can be expected to experience unacceptable service levels F with the scenario of the full development-traffic. The other intersections analysed in the TIA can be expected to operate similarly to the discussions of the preferred alternative.

In conclusion: The overall impact on external intersections for the SDF footprint-scenario (3.) would generally require similar intersection upgrades to the preferred alternative (4.) (as assessed in the TIA), with the only exception being the Vlaeberg Road/Lynedoch Road intersection which could potentially continue operating without traffic signals, but still requiring the additional dedicated turning lanes. For the Full development-scenario (2.), the signalised Baden Powell Drive/Vlaeberg Road- and Vlaeberg Road/Lynedoch Road intersections, with layouts as considered acceptable for the preferred alternative, would not operate acceptably, and would require additional road widening.

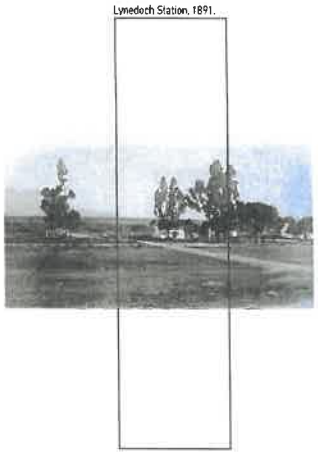
Public- and non-motorised transport related comments remain as per the TIA for alternatives 2. and 3. as well.

We trust that the above would be sufficient for the purpose of your application. Please contact the undersigned should any additional information be required.

Yours faithfully,

Compiled by: Yolandi Obermeyer (B Eng)

UDS AFRICA



Lynedoch Station, 1891.



Klein Welmoed, 1891.



Vredenberg, 1891



Klein Welmoed, 1944



Klein Welmoed, 1968



Sustainability Inmstitute & Lyndoch Village, 2023



Sustainability Inmstitute
& Lyndoch Village, 2023

Lynedoch Station, 1891.



Welmoed Village Proposal.



Vredenberg, 1891

Welmoed Village Proposal.

Prepared by
Urban Studio Architects & Urban Designers

for

UNiQON

Landscape input prepared by
Terra+ Landscape Architects

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1.0 INTRODUCTION

1.1 DEVELOPMENT DESCRIPTION & APPROACH

The proposed Welmoed development is located along Lynedoch Road, which runs parallel to the Baden Powell mobility route & associated rail corridor.

At the center of the site is the Sustainability Institute, School & Eco-Village comprising of approximately 40 houses. The proposed development area comprises of 45.5 ha of land surrounding the Sustainability Institute.

The document presents a spatial & visual argument for the development of an integrated, publicly accessible Village as an expansion of the Lynedoch Eco-Village. The development will offer a range of residential opportunities as well as an additional education/ community facility as well as supporting small scale mixed-use opportunities.

1.2 STRUCTURE OF DOCUMENT

The document comprises of the following sections:

- Section 1.0 introduces the project, structure of the document and key Urban Design principles.
- Section 2.0 unpacks the site setting and cultural landscape patterns resulting in a series of indicators & guidelines of where and how the site can be developed.
- Section 3.0 illustrates the Development Framework and supporting, development layers & qualities.
- Section 4 will introduce a set of development codes & guidelines that will control every aspect of the proposed development. This section will be added to the document after the initial scoping & related advertising process.



Site context



Development area & immediate context

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1.3 KEY URBAN DESIGN PRINCIPLES

The formulation of an Urban Design Framework requires the creating of a set of principles and guidelines that inform and shape an appropriate contextual response within a defined context. The context, in this case, is strategically informed by the Sustainability Institute, Lynedoch Eco-Village and their work within the Lynedoch Valley & surrounding Farms.

OVERARCHING AIM

The overarching aim of the proposed development is:

'To establish a sustainable, vibrant and integrated, medium density Village that positively contributes the local area'.

The guiding principles and development objectives, informing the Urban Design Framework, builds on the principles of the Lynedoch Valley & SI Institute with the five additional principles. They are: Spatial justice, Sustainability & Resilience, Spatial Efficiency, Accessibility, Quality & Livability.

The Urban Design Framework aims to integrate these five directives with the existing mandate of the Sustainability Institute focusing on Education, Inclusive Housing and Food Security. The first section of the document unpacks these principles in further detail informing the design decisions throughout the Framework.



LYNEDOCH VALLEY

SI INSTITUTE PRINCIPLES

Education
Every child in the Lynedoch Valley has the right to the best possible education.

Inclusive Housing
Providing opportunities & access to affordable housing to allow families to remain within the Lynedoch Valley.

Food Security
Providing daily meals to students & food relief to vulnerable families in the surrounding community.

GUIDING PRINCIPLES & DEVELOPMENT GUIDELINES

Spatial Justice
A socially just society is based on the principles of equality, solidarity, and inclusion. The aim of inclusionary settlements is to focus on the public realm that support civic interaction and equitable access throughout the public environment. The Village should continue to respond to the mandate of the Sustainability Institute providing affordable housing options for them to remain within the Lynedoch Valley.

Sustainability & Resilience
Development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes and sensitive to high potential agricultural land & ecosystems. Focus on creating complex, diverse and resilient spatial systems that are sustainable in all contexts. Equitable and accessible distribution of social services & facilities are required to ensure that development takes place in an integrated and sustainable manner.

Spatial Efficiency
Efficiency relates to the form of settlements and use of resources. Compaction as opposed to sprawl/ mixed-use developments allowing for majority of needs to be met within Village/ prioritisation of public transport over private car use. Compact settlement footprints/ minimize environmental impacts/ reduce costs and time of travel/ reduce provision & maintenance of infrastructure, facilities and services.

Accessibility
Improving access to services, facilities, employment, training and recreation. Range of safe and efficient transport modes/ affordability of travel to larger nodes to be pursued/ activation of transport & modal interchange around Lynedoch Station

Quality & Livability
Clear focus on the public realm within both public & semi-public contexts promoting interaction between all inhabitants. Clear spatial & green structure encouraging pedestrian movement through a range of environments within the Village & surrounding rural context.

1.4 SPATIAL SEQUENCE

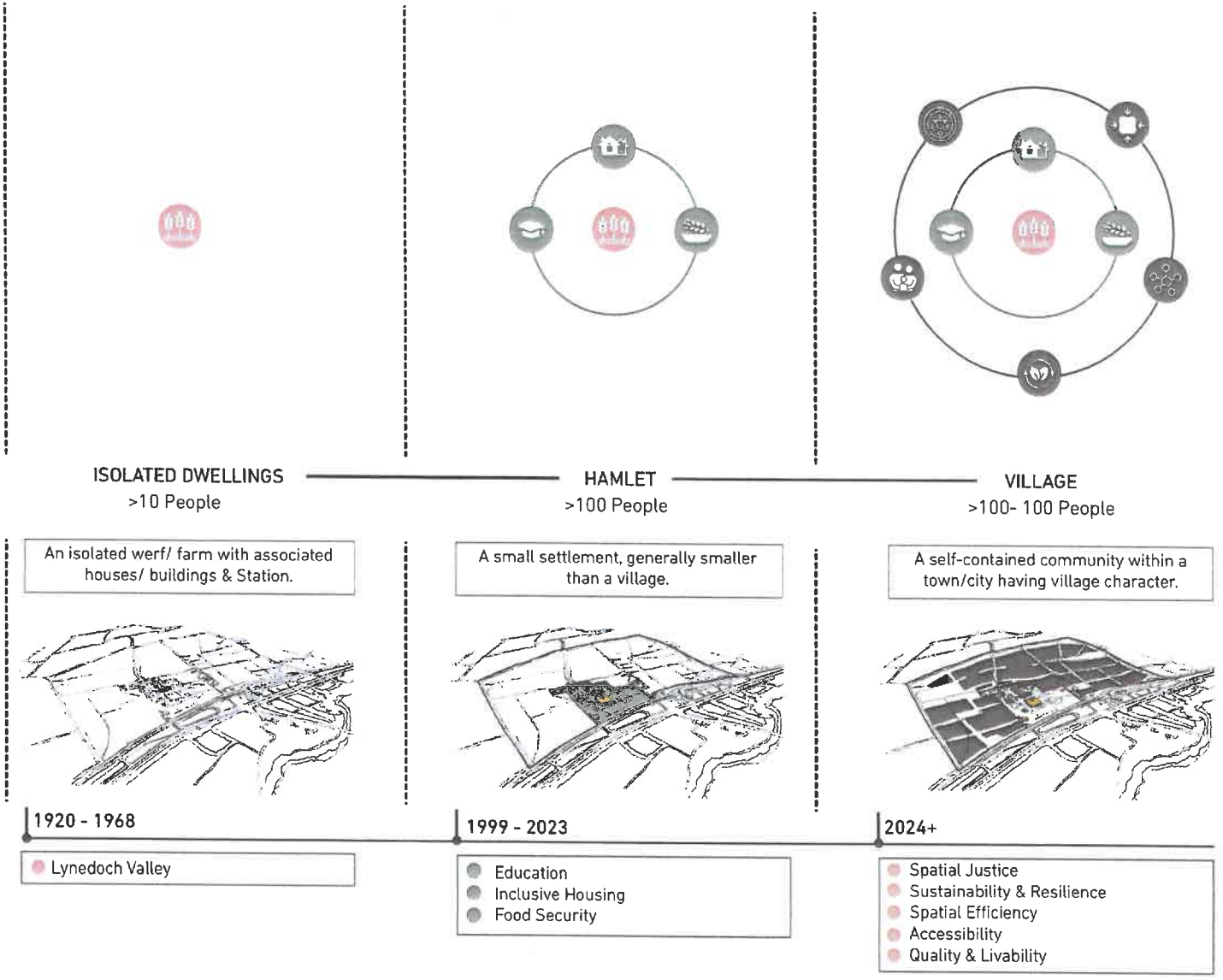
The Lynedoch node was formalised through the placement of the Station during the 1890's & associated with the Welmoed Farm Buildings. The development sequence can be summarised thereafter as follow:

Isolated Dwellings: 1920 - 1968
The hotel at Lynedoch was established around 1920. By 1930, the hotel was known as "Glen Eagles", with some outbuildings and water body, fed from fountain higher up the slope.

Hamlet: 1999 - 2023
In 1999, Stellenbosch University decided to establish the Sustainability Institute (SI) on the property. In 2004 an area behind the old hotel & SI was subdivided to form an 'Eco Village', - a community, which aims to demonstrate a more sustainable model of living.

Village: 2024+

The proposal considers and expands on the existing Lynedoch Hamlet and its key principles, through the development of the surrounding land holdings. The understanding of the base principles of the Hamlet is developed further through the five supporting development principles. These are Spatial Justice, Sustainability & Resilience, Spatial Efficiency, Accessibility, Quality & Livability.



2.0 SITE SETTING

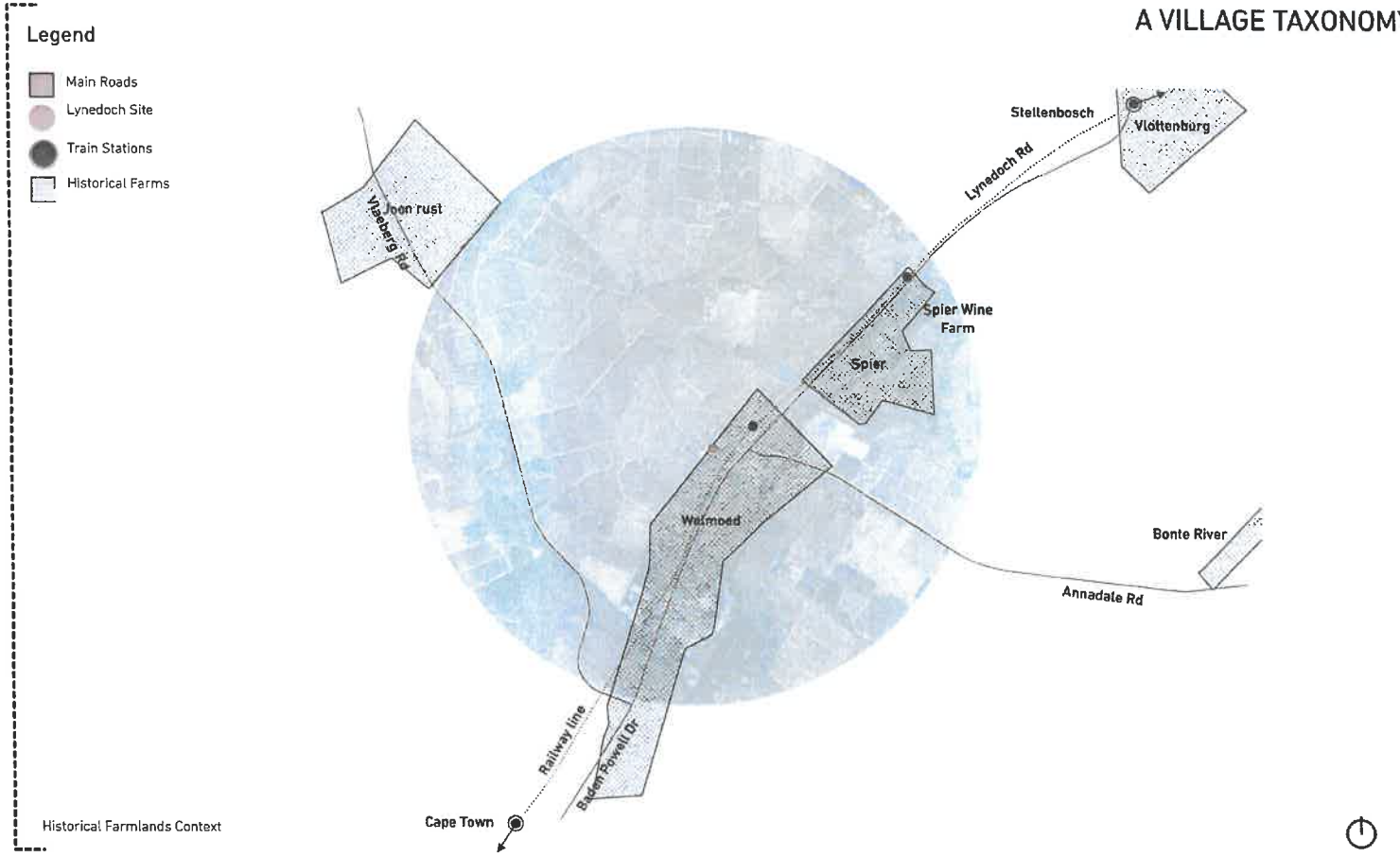
2.1 CONTEXTUAL COMPONENTS

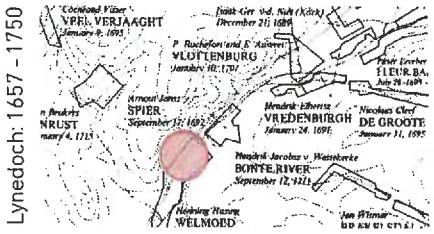
This section expands on the existing contextual components of the site, its development layers and contribution to the site setting.

2.1.1 LYNEDOCH VALLEY

The land holdings historically associated with Welmoed Farm is illustrated in the adjacent diagrams.

However it is only on the 1902 map that the name "Lyndoch", related to the Station, first appears on the side of the small hill providing the backdrop to Welmoed. Source: C Abrahamse, 2023.





South-western Cape Colony Map, showing the first freehold farm grants made during this time.



View of the Lynedoch Station, taken on the 19th October 1891.



View of Klein Welmoed, taken on the 19th October 1891.



View of Vredenberg, taken on the 19th October 1891.

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2.0 SITE SETTING



2.1.2 SUSTAINABILITY INSTITUTE

Stellenbosch University developed the Sustainability Institute on the property utilising the existing hotel & associated buildings. Additional school, hall & conferencing facilities were added as part of the re-development.

During 2004 the area behind the old hotel was sub-divided to build an "Eco Village" through which its residents demonstrated a more sustainable model of living, both in terms of resource use and social justice.

The village contains homes built from a range of alternative materials & experimental building methods.

Legend

- Main Roads
- Lynedoch Site
- Train Stations
- Key Locations
- Residential Houses
- Commercial Nodes

Proposed Development Edges

A VILLAGE TAXONOMY





Education components.



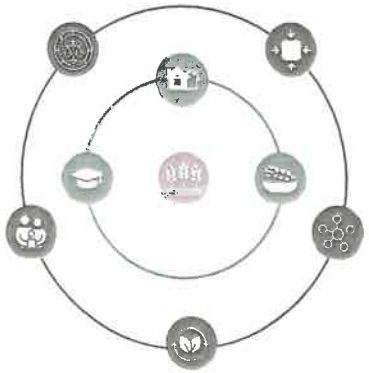
Eco-Village housing



Food gardens

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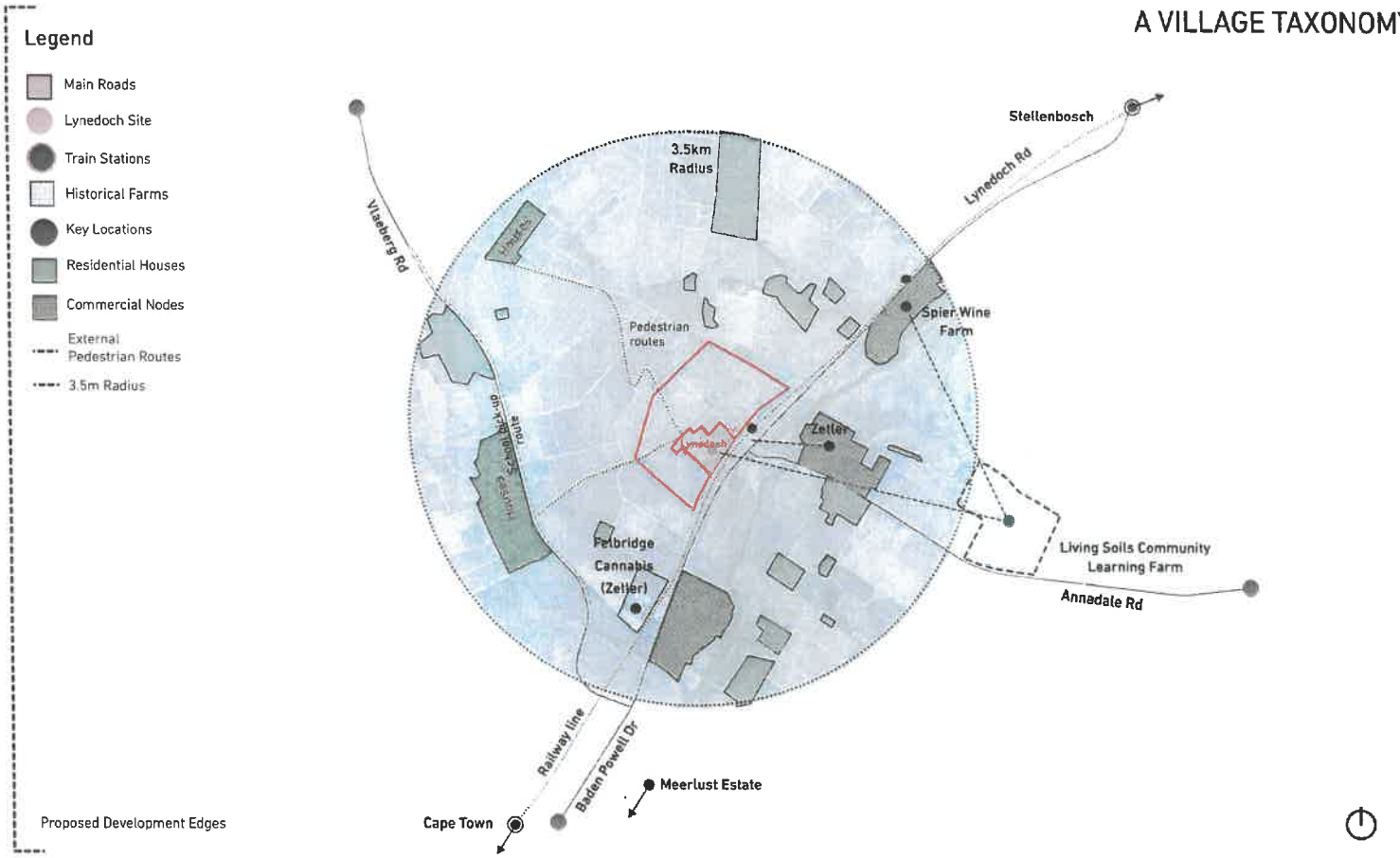
2.0 SITE SETTING

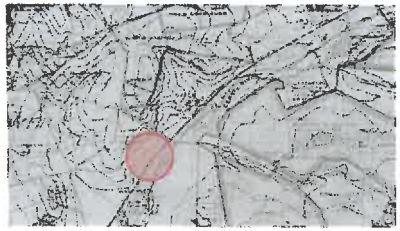


2.1.3 VILLAGE DEVELOPMENT

The diagrams below illustrates the full development sequence of the Hamlet, from Station to Hotel to the formation of the Sustainability Institute.

The identification of the Site within the urban edge of the Stellenbosch SDF, will introduce the next layer of development surrounding the historic core of the site.





Lynedoch: 1902

1902 map of Stellenbosch, which indicates the first use of the term "Lyndoch" associated with the Station.



Lynedoch: 1944

Lynedoch, indicating the landscaped gardens surrounding the hotel.



Lynedoch: 1968

Lynedoch with the tree canopy thinned out since 1944. The dam to the south-east of the site is also evident.



Lynedoch: 2023

Land included within Stellenbosch SDF.

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2.2 CULTURAL LANDSCAPE PATTERNS

Claire Abrahamse, in her document 'Cultural Landscape & Visual Impact Study for the proposed Development on Portion 28, Welmoed Farm' dated August 2023, describes the landscape patterns of the area as: 'spatial arrangements, which enrich the built environment and ensure a defined relationship of component parts to each other'. These patterns, she argues, illustrates patterns inherited from the past and its evolution over time.

The benefit of identifying and working within these patterns today is to enhance the richness and quality of the landscape. Although the environment of the site has been established to be of a "patchwork" character, her study concludes that the existing node associated with the Sustainability Institute & Eco-Village can be expanded without compromising the Cultural Landscaped patterns of the area.

She further identifies three key characteristics of the site setting, which are summarised below.

Gateway
The site plays a gateway role when moving towards Stellenbosch. It is one of a set of unfolding 'layers' along the R310, being one of the first points where a change in topography can be perceived.

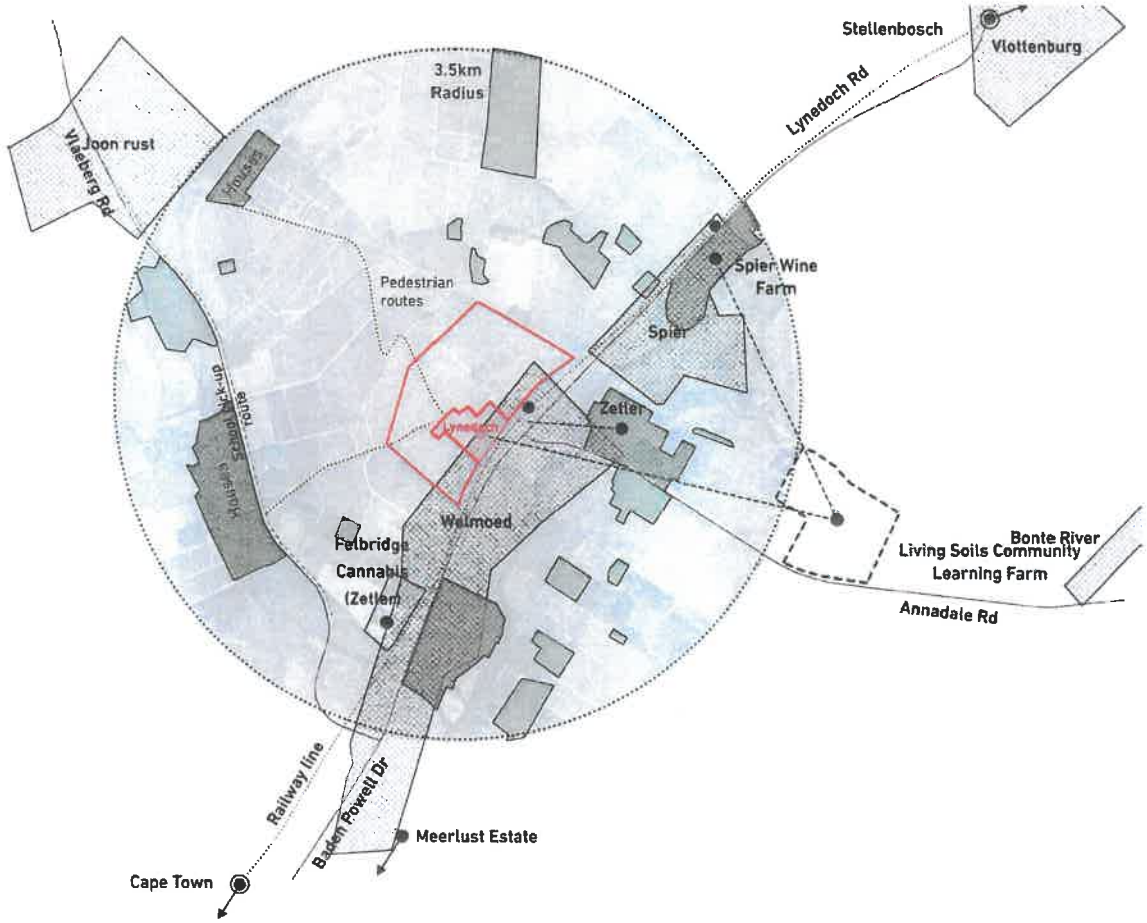
Landmarks
This gateway role of the site is strongly supported by the location of the old hotel, which with its three gables and tall palm trees, creates a local landmark for the site.

Vistas
The central vista onto the site is located at the center of the site and associated with the Baden Powell & Annandale Road intersection. The open space that it provides allows for a moment within the cultural landscape directing your view into the surrounding countryside.
Source: Claire Abrahamse



Gateway + Landmarks + Vistas +

Existing landscape patterns



2.0 SITE SETTING

2.3 VISUAL SENSITIVITIES & IMPACT ON SITE

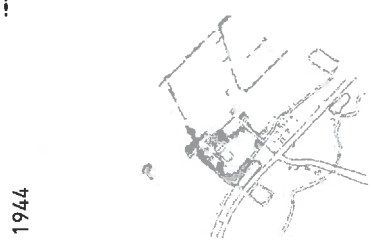
The Stellenbosch Municipal area & surrounding farmlands are part of an unique cultural landscape that have gradually been evolving over time. A range of specialist resources are in place informing how to engage with the landscape & more importantly where and how to develop.

The understanding of the site setting is an essential part informing the Urban Design argument. Claire Abrahamse was appointed during the inception phase of the project to review the site setting against the Stellenbosch Municipal Heritage survey, of which she was a contributor.

The following diagrams summarises the key visual sensitivities related to the site & its setting.

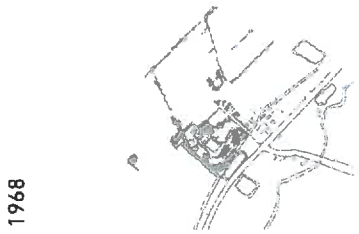


Visual Sensitivities on Site



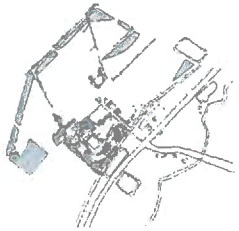
1944

1944 historic tree lines associated with the Drie Geuwels Homestead. Large parts no longer exist.



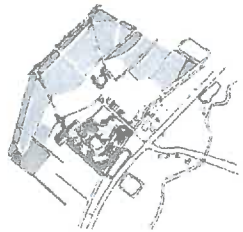
1968

1968 tree lines with additional planting around the homestead.



Historic Uncultivated

Steep slopes that has never been cultivated.



Allotments

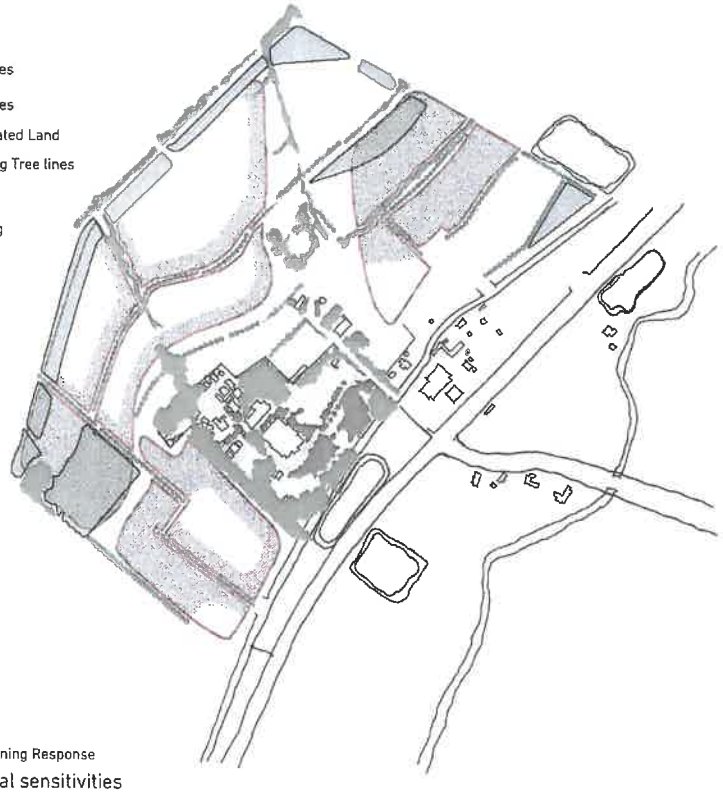
Visually exposed areas to be developed as allotments with limited development.

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2.3 VISUAL SENSITIVITIES & RESPONSES ON SITE

Legend

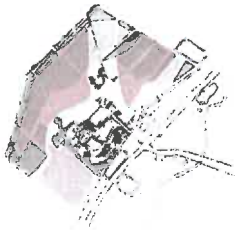
- Historical 1944 Trees
- Historical 1968 Trees
- Historical Uncultivated Land
- Proposed Screening Tree lines
- Visual Exposure
- Extent of Screening



Proposed Visual Screening Response

Summary of visual sensitivities

VISUAL EXPOSURE



Sensitivities related to visual exposure. Lighter colour in lower slopes & darker colours of higher slopes.

VISUAL SCREENING RESPONSE



Visual sensitivities with layout overlaid.



Visual Exposure on Site



1944 & 1968 Tree lines



Historic Uncultivated Areas to Rehabilitated



Proposed Tree lines



Suggested Allotment Positions

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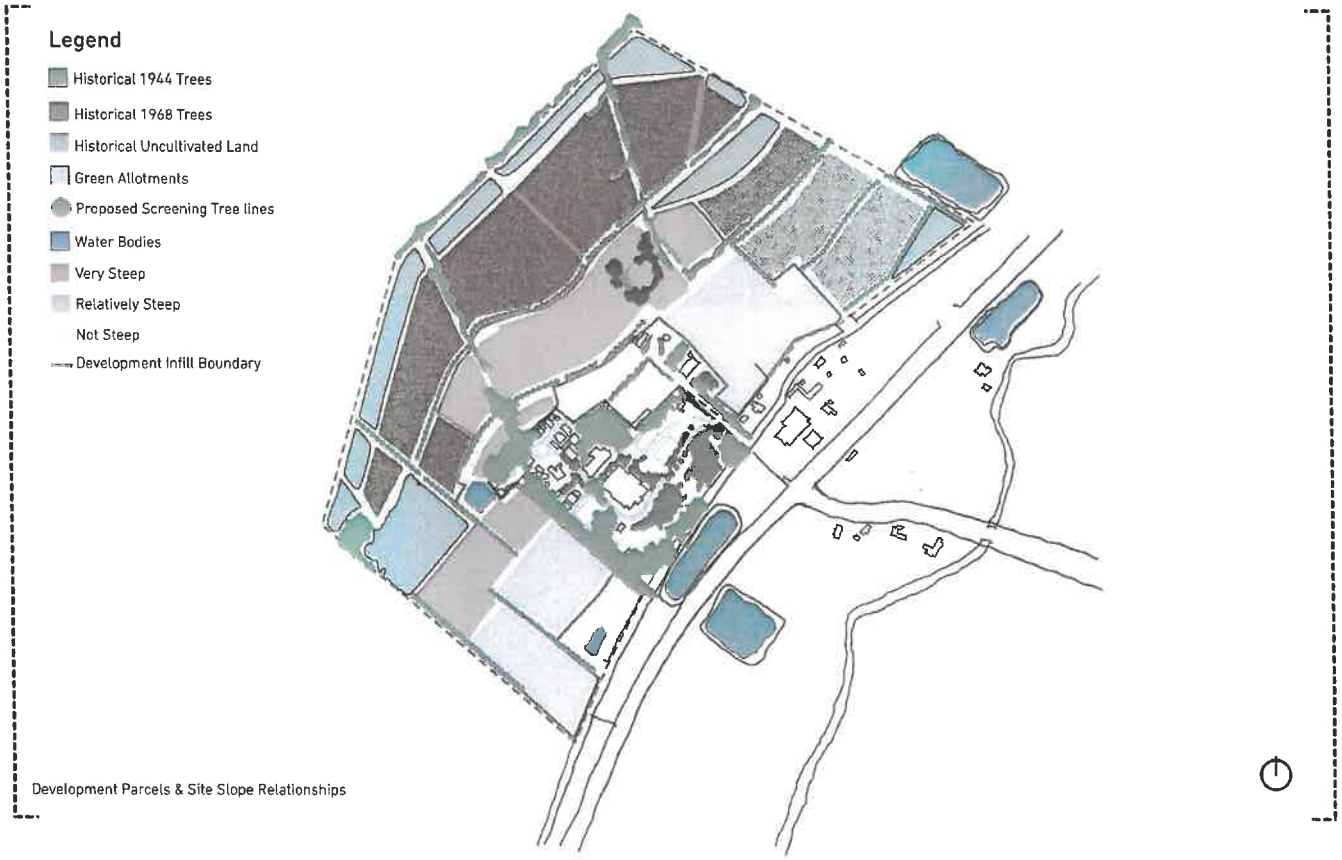
2.0 SITE SETTING

2.4 DEVELOPMENT AREAS

The adjacent diagram summarises the findings of the 'Cultural Landscape & Visual Impact Study as prepared by Claire Abrahamse.

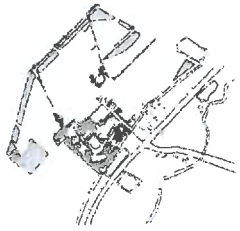
Development parcels are proposed within areas where critical views and high visual exposure can be mitigated. The intensity of proposed development reduces dramatically along steeper slopes and along visually exposed zones.

The extent, nature and density of development areas, in context of the site setting guidelines, are defined within section 3.



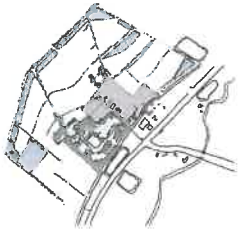
Development Parcels & Site Slope Relationships

HISTORIC GREEN



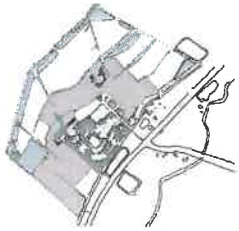
Historic tree lines & uncultivated land.

STELLENBOSCH INFILL



Area identified by Stellenbosch Municipality for development infill.

POPOSODED INFILL



Extent of proposed development as identified by C Abrahamse Report.

ALLOTMENTS



Allotment areas identified for limited development.

2.5 LANDSCAPE PATTERNS

The rolling hill topography of the site is open and convex forming a natural amphi-theater towards the south-east. Two distinct sub-valleys cut through the wider fan-shaped valley. In addition, a line of indigenous olives runs along most of the upper edge of the property, as well as along the northern edge, where a rocky outcrop provides a denser "clump" of trees.

A secondary line of olives cuts about a third of the way down the slope, marking the upper edge of a localised ridge that is visually exposed, particularly from the east. To the south, another outcrop and line of olives along the ridge screens the sub-valley when approaching along the R310. Other than these limited areas, the major screening elements comprise of foreground planting both along the railway line, around the Sustainability Institute and farm buildings. Some trees are mature and have high dense canopies that screens the site when viewed from the R310.

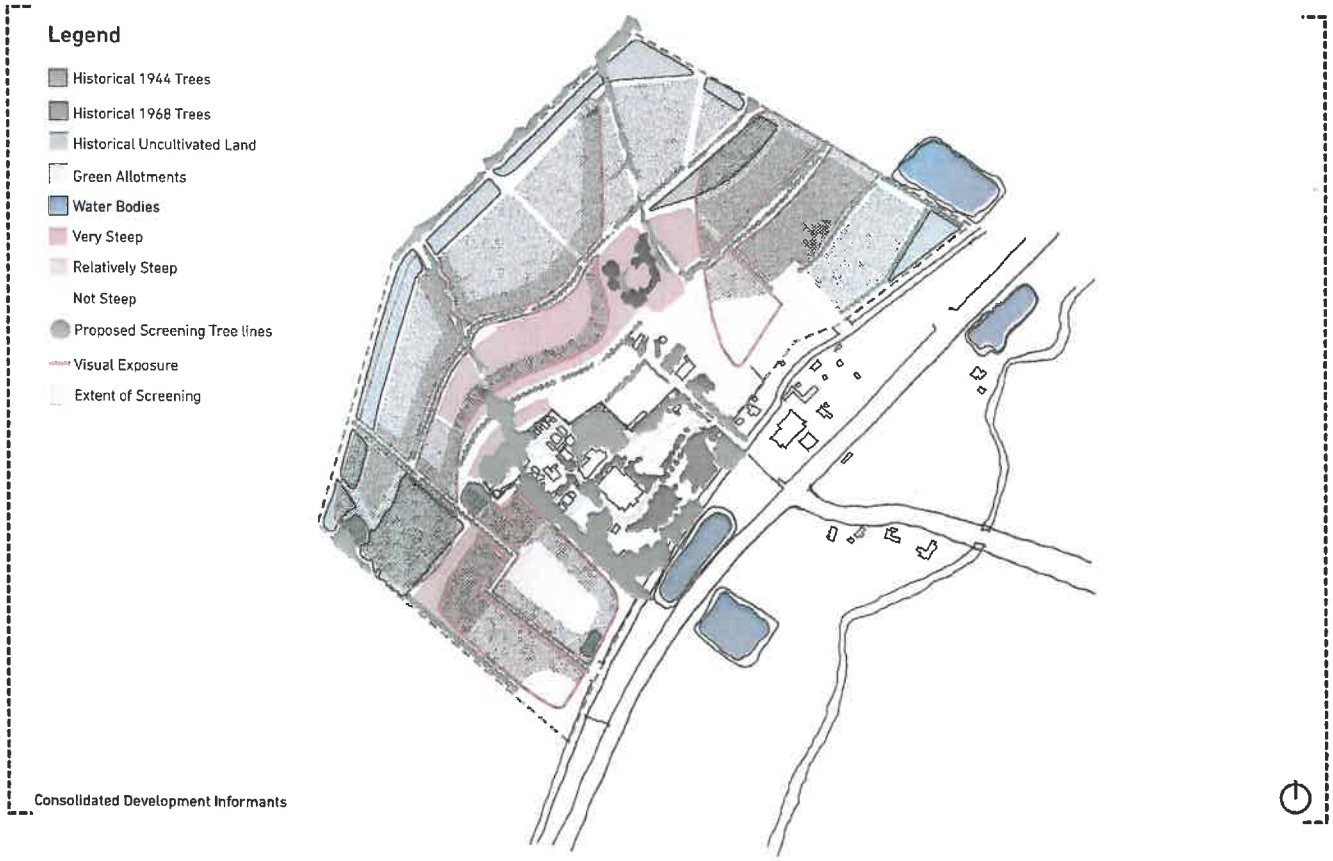
Routes

There are limited 'desire line' routes dissecting the site with visual connections to surrounding areas. There are smaller pedestrian routes to neighbouring farms that is used by school pupils as well as dog walkers.

Terracing

There are a series of terraced levels across the site developed over time as a result of stormwater management & farmings activities.

Source: Claire Abrahamse



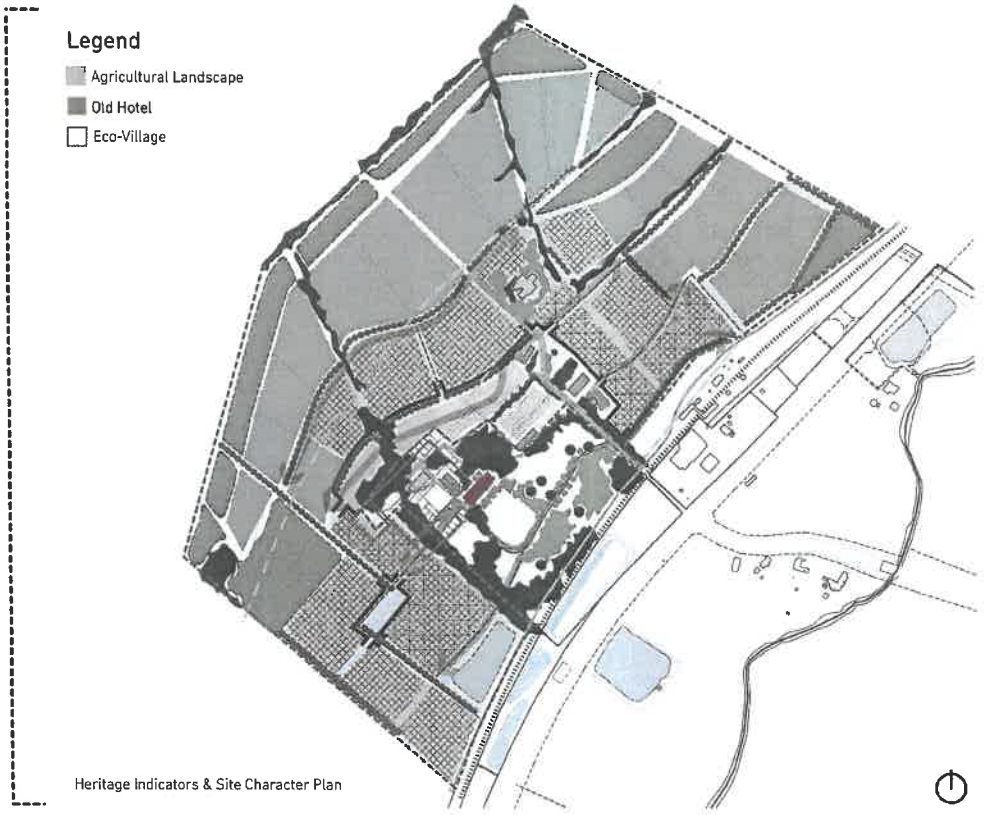


2.6 SITE CHARACTER



The site character, in addition to the surrounding landscape character described in 2.5, is informed primarily by the Sustainability Institute (SI) & adjacent Eco-Village. Lynedoch as a hamlet is fragmented into two components. The SI & Eco -Village above Lynedoch Road and the Zetler Farm stall, garage & station below Lynedoch/ Vlottenberg Roads. Both components have grown organically without any consideration of the total Hamlet. This is especially evident in the pedestrian crossing over the rail, which is not fit for purpose.

It is essential that any future development consider a holistic approach looking beyond component parts but creating an integrated Village with appropriate contextual design responses.



Heritage Indicators & Site Character Plan

INAPPROPRIATE DEVELOPMENTS

SUM OF PARTS



Sustainability Institute & Lynedoch Village.

DISCONNECT



Separation of parts with separate fenced entities & disconnect of pedestrians.

PUBLIC CORNER



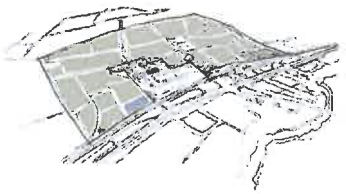
Annandale & Baden Powell Rd's intersection.

SEMI-PUBLIC - HIDDEN



Lynedoch Rd with Zetler Farm stall on right, Station in background & SI to the left.

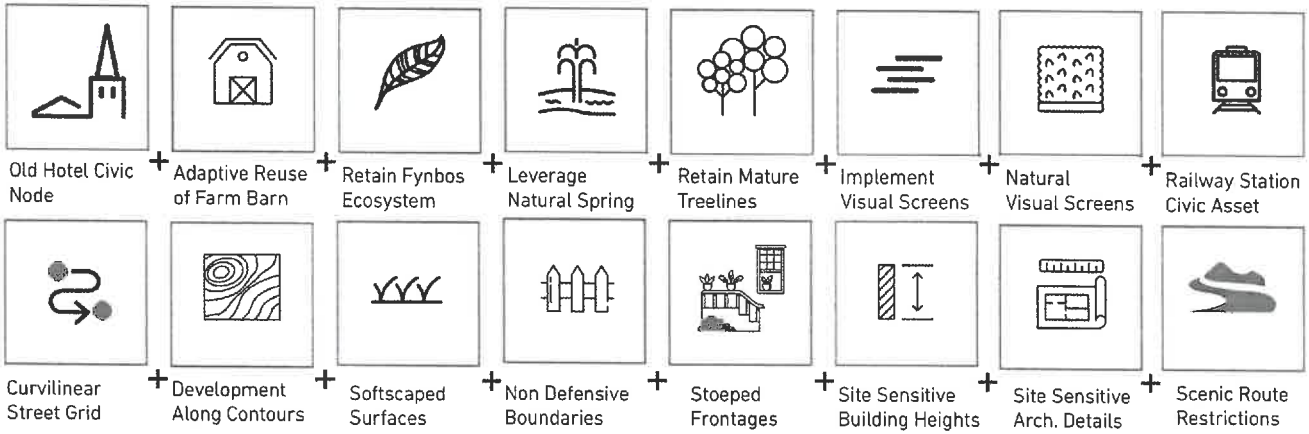
2.7 HERITAGE INDICATORS



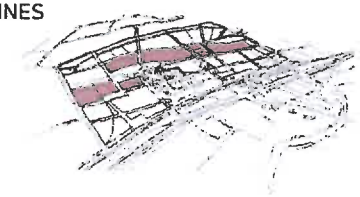
The Cultural Landscape Study & Visual Study of the site have defined the site as of medium heritage significance with very high scenic qualities.

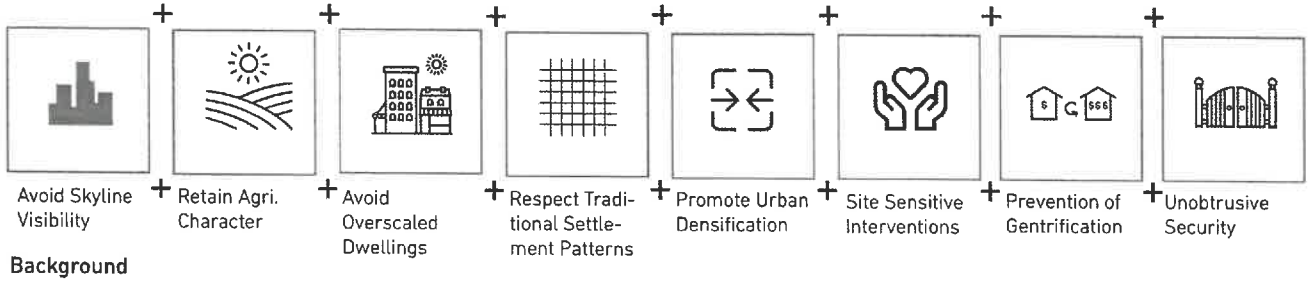
Heritage indicators and guidelines give direction to the planning & design of new developments. An appropriate response will result in creating a contextually appropriate sense of place within the larger Village node. Key indicators are summarised under general, background & foreground guidelines.

General



2.7.1 BACKGROUND GUIDELINES

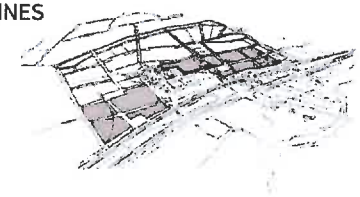


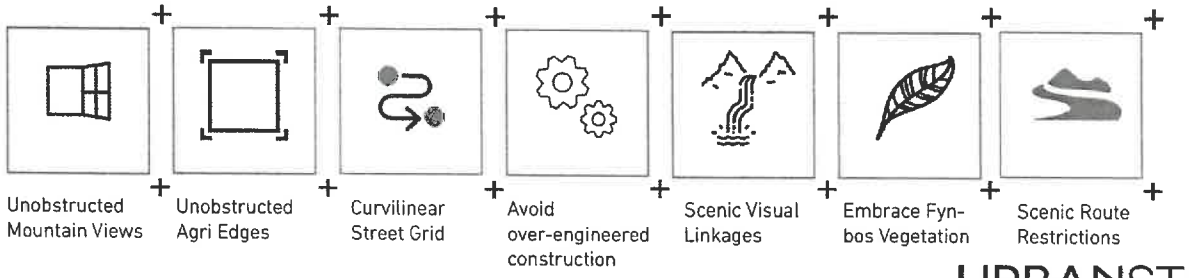


Background

Foreground

2.7.2 FOREGROUND GUIDELINES





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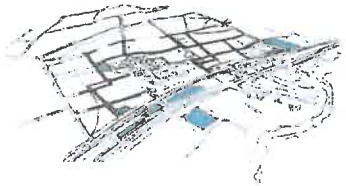
SUMMARY OF DEVELOPMENT LAYERS

GREEN STRUCTURE
All natural systems including water structure, tree lines, green systems, streets & paths, parks and ecological zones.





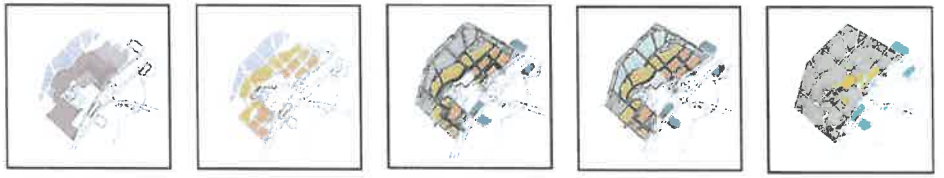
ACCESS & MOVEMENT
Gateways, access to site, connections between SI & Lynedoch Village, internal vehicular and pedestrian movement as well as external pedestrian linkages.





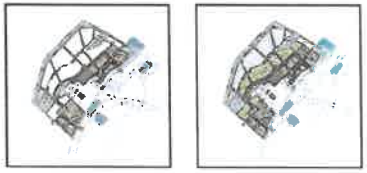
VILLAGE BLOCKS
Development blocks including land use, density and response to visual sensitivities.



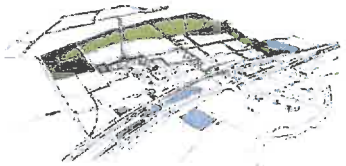


THE VILLAGE
Consolidation of all layers with focus on quality of specific components.





GREEN STRUCTURE
All natural systems including water structure, tree lines, green systems, streets & paths, parks and ecological zones.



SUMMARY OF DEVELOPMENT LAYERS



3.1 VILLAGE GREEN STRUCTURE

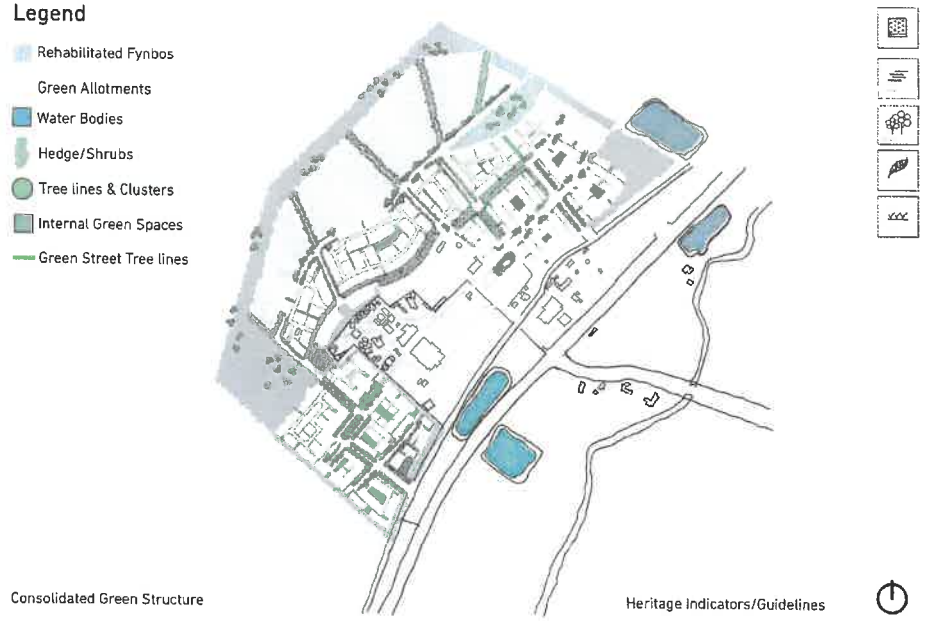
Section 2 of the document provides a detailed description of the site setting and introduces the notion of development along the lower two-third's of the site. The top third remains predominantly green with limited development. This green zone extends further into the existing agricultural landscape beyond the site boundary up to the ridge line.

A network of green systems are proposed along existing agricultural roads, paths and drainage channels. This is added to with additional streets and paths relating to the proposed Village blocks. Steep slopes and visual sensitive areas remains undeveloped.

Additional tree lines were suggested as part of the Heritage & Visual indicators, which were included in street tree patterns. Additional tree lines are added along streets and within Village block parks as indicated.

Stormwater management is done through a series of swales (along contours) and structured stormwater systems down the site to two sets of detention dams.

INTEGRATING VILLAGE GREEN SYSTEM



VISIBILITY SCREENING



GREEN STRUCTURE



Green structure web along existing paths & proposed roads.

LIMITED DEVELOPMENT



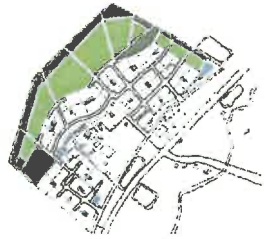
Natural areas along top boundary & limited development along top third of site.

GREEN STREETS



Street tree network introducing additional visual absorption.

INTERNAL BLOCKS

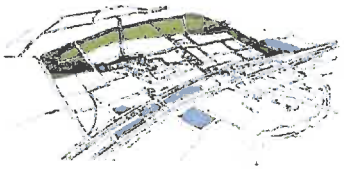


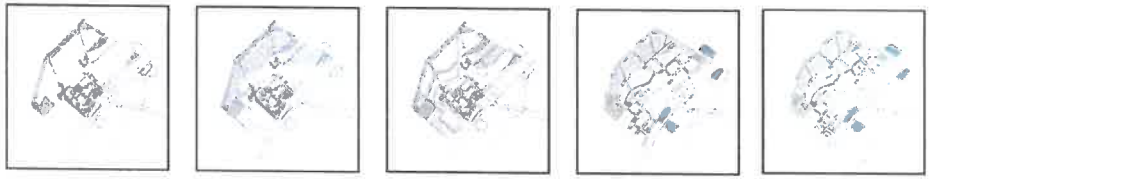
Secondary internal green systems linking across Village blocks.

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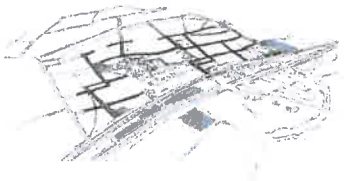
SUMMARY OF DEVELOPMENT LAYERS

GREEN STRUCTURE





ACCESS & MOVEMENT
Gateways, access to site, connections between SI & Lynedoch Village, internal vehicular and pedestrian movement as well as external pedestrian linkages.





3.2 ACCESS & MOVEMENT

The Lynedoch railway station, developed more than a 100 years ago, placed the Welmoed farm on the map. Since then the site developed as a farm, then hotel and more recently education & residential Village. The nature of external routes have changed over time, most notably the upgrade of Baden Powell into a four lane mobility route, severing many of the smaller rural connections between farms. Direct access from Baden Powell to the site was severed by the closing of the railway crossing. Access now connects further away via Vlottenberg and Baden Powell to the Lynedoch service road.

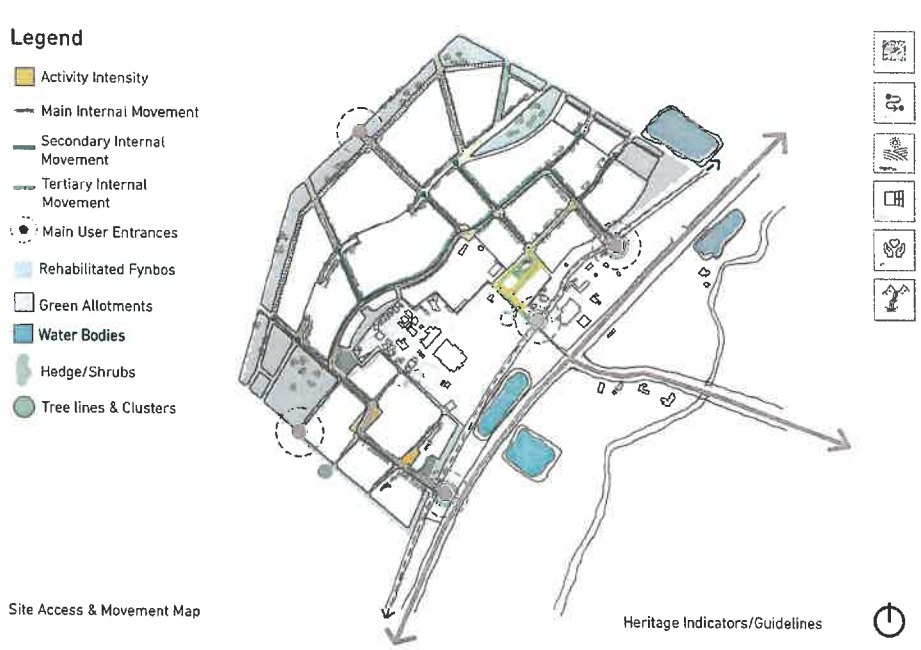
The role of the site and proximity to the Lynedoch Station, partly informed the idea of a Mobility Interchange, where commuters can leave their cars and proceed with public transport.

For the Village three access points are proposed along Lynedoch Road. The existing access to the SI & Eco Village will be maintained & widened to allow for associated access to a new school, small commercial and public housing component. Two additional access points are proposed, providing a link road through the residential Village.

Internal movement routes are aligned with the SI & Eco Village for the option to connect to the Village. This include pedestrian connections to the larger Valley frequented by people using the school & SI facilities.

The design and nature of streets within the Village have a number of aspects influencing their design. Streets introduce a significant amount of greenery into the landscape, especially within a visually exposed landscape. The accommodation of vehicles, pedestrians and parking, without compromising the Village character, is a complex balance of competing agenda's.

MOVEMENT NETWORK



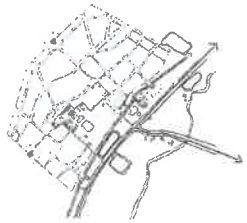
Site Access & Movement Map

Heritage Indicators/Guidelines



Approach on Main External Roads to Site

EXTERNAL ACCESS



External road structure, station & entry points to Village.

PRIMARY MOVEMENT



Primary internal road network.

ALL MOVEMENT



Primary, secondary & tertiary roads illustrating intensity and resulting widening of roads.

PEDESTRIAN



Formal & informal pedestrian movement & tracks. Source: Terra+

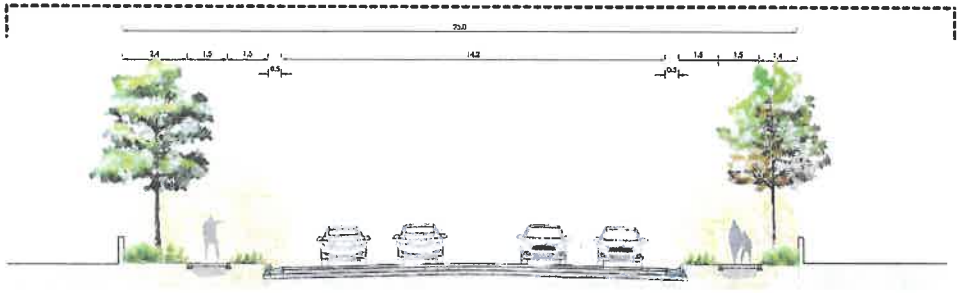
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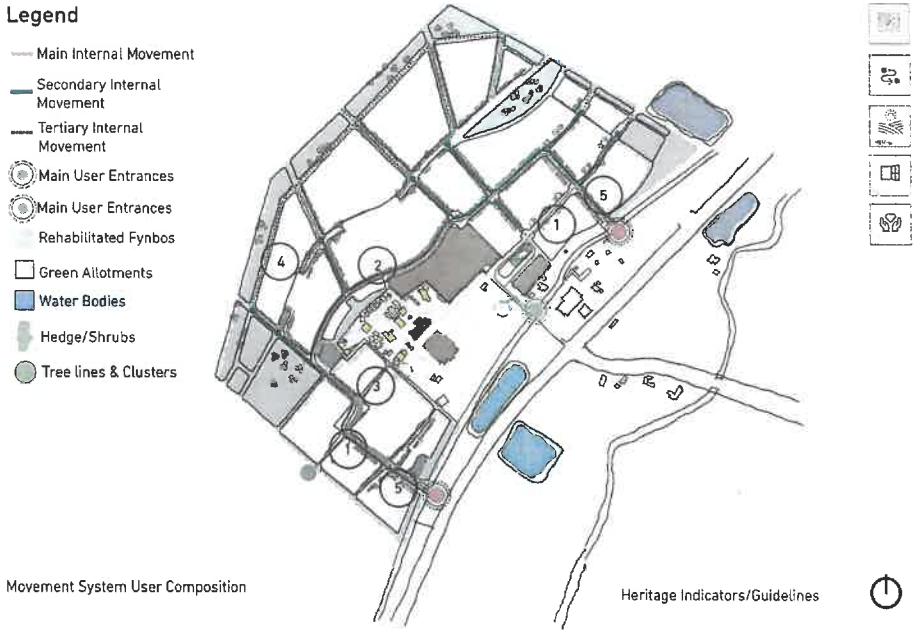
3.2 ACCESS & MOVEMENT

The network of streets and paths respond to the intensity of movement within an area, as summarised within the road cross sections. Within village blocks, sidewalks are not as prominent allowing for greening & parking interspersed with formalised surfaces. A range of tracks connects the Village blocks to the external green system. Landscaped interfaces between blocks, allotments and perimeter, range in size between 6-8m. Depending on their location they may be designed to accommodate vehicular movement & parkings as well as walking tracks and swales.

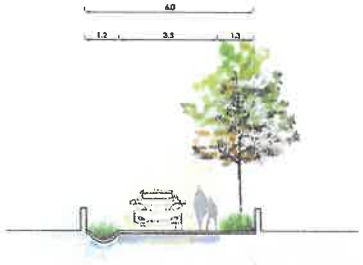
ROAD NETWORK CIRCULATION

25m Road (5)

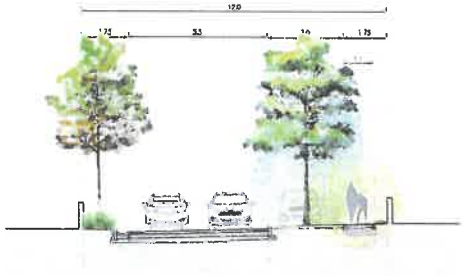




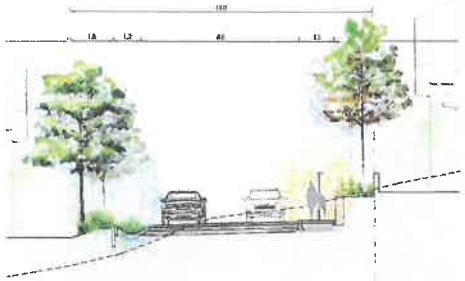
6m Track (4)



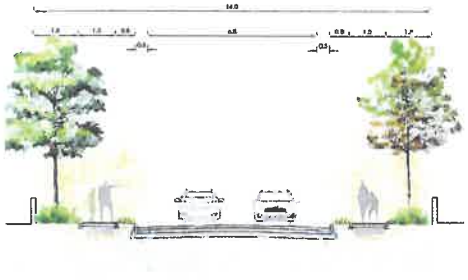
12m Road (3)



13m Road (2)



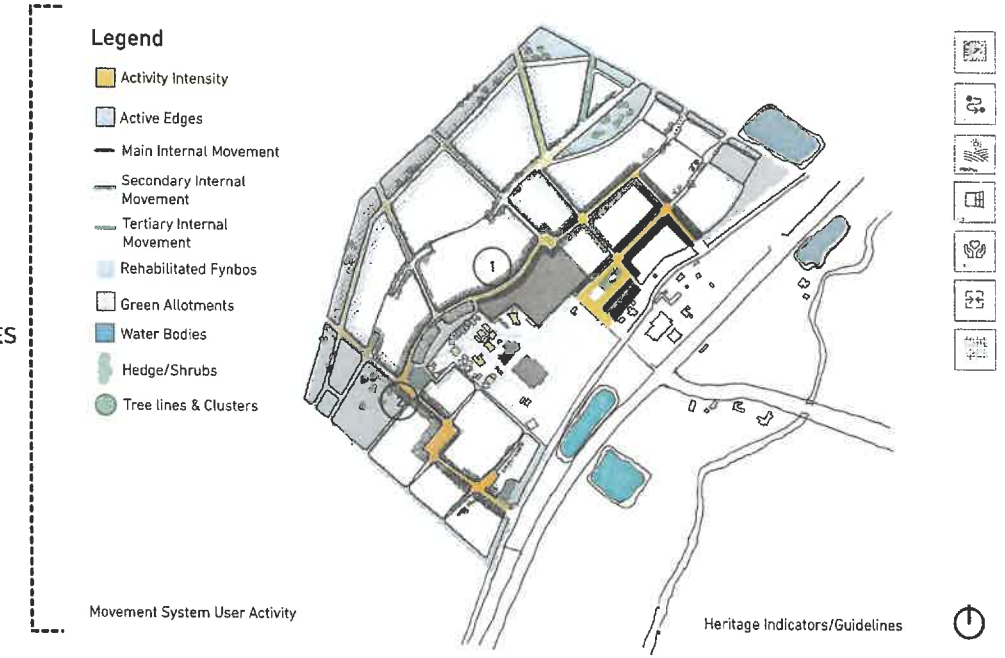
16m Road (1)



3.3 STREET EDGES & INTERFACES

The relationship and quality of interfaces between building & street are key informants of the Urban Design Framework. The interfaces diagram illustrates the intensity of specific edges as a result of its location, level of publicness and frequency of interactions. A further consideration is the position on site and associated slope. Detailed interface conditions & design guidelines will be set for a range of conditions and how buildings need to respond to the associated slope, streets & open spaces.

INTERFACES



13M STREET SECTION AGAINST CONTOUR (2)



Source: Terra+

13M STREET SECTION ALONG CONTOUR (1)

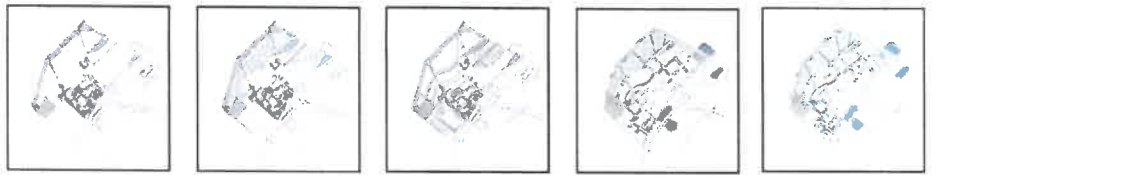


Source: Terra +

SUMMARY OF DEVELOPMENT LAYERS

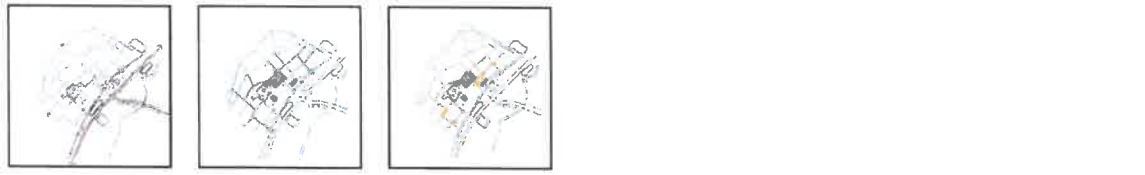
NATURAL SYSTEM





ACCESS & MOVEMENT

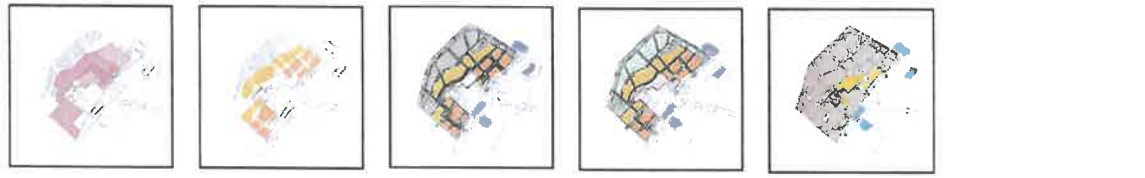




VILLAGE BLOCKS

Development blocks including land use, density and response to visual sensitivities.



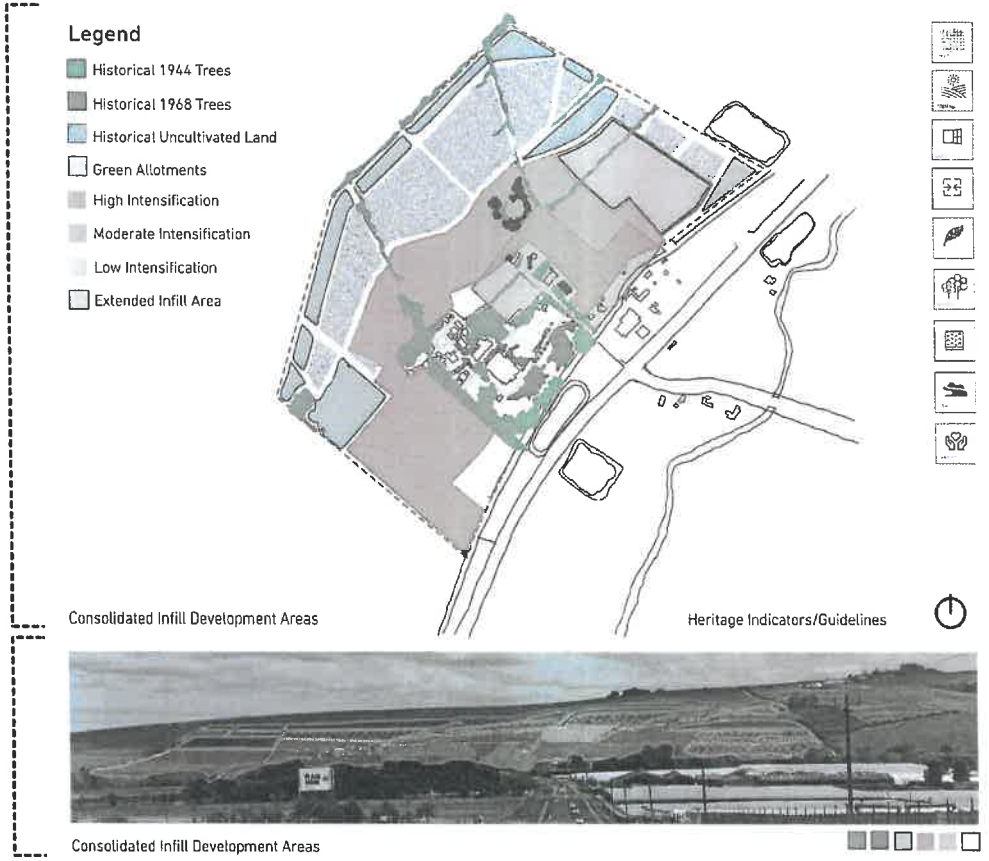


3.4 DEVELOPMENT FOOTPRINT & DENSITIES

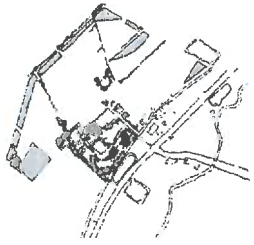
The area for the development was determined by the Cultural Landscape & Visual Statement as prepared by C Abrahamse.

As part of further engagements and initial feasibilities we requested that additional land parcels, previously considered as allotments, be developed with the same density as adjacent land parcels.

These areas, considering its location and visual impact, will require a higher level of visual mitigation.

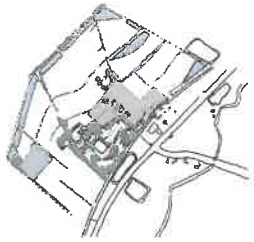


HISTORIC GREEN



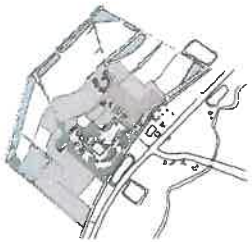
Existing tree structure & steep slopes/ areas not farmed.

STELLENBOSCH INFILL



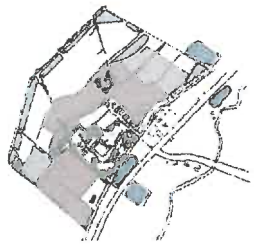
SDF proposed area of expansion of Village.

OVERLAID PROPOSED HERITAGE



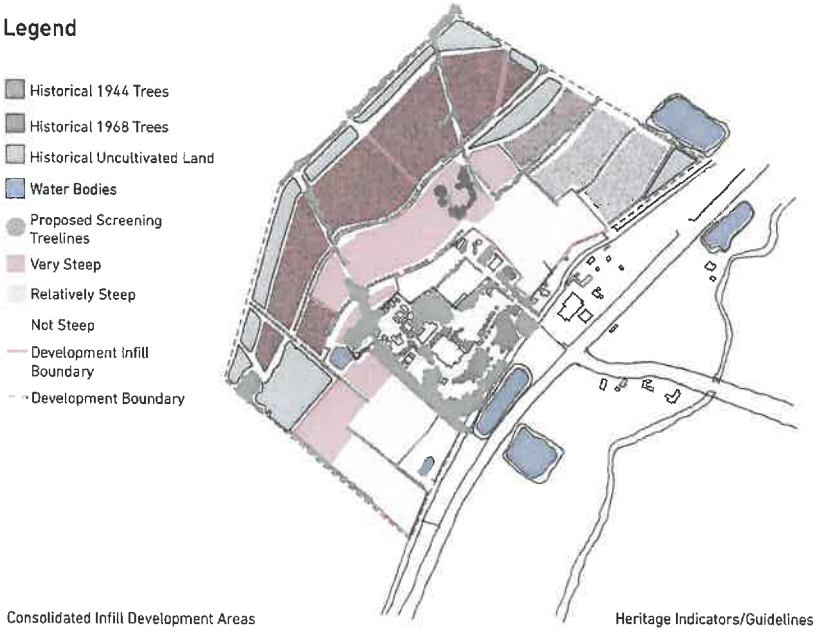
Area of mitigated development identified by Specialist.

OVERLAID PROPOSED DEVELOPMENT



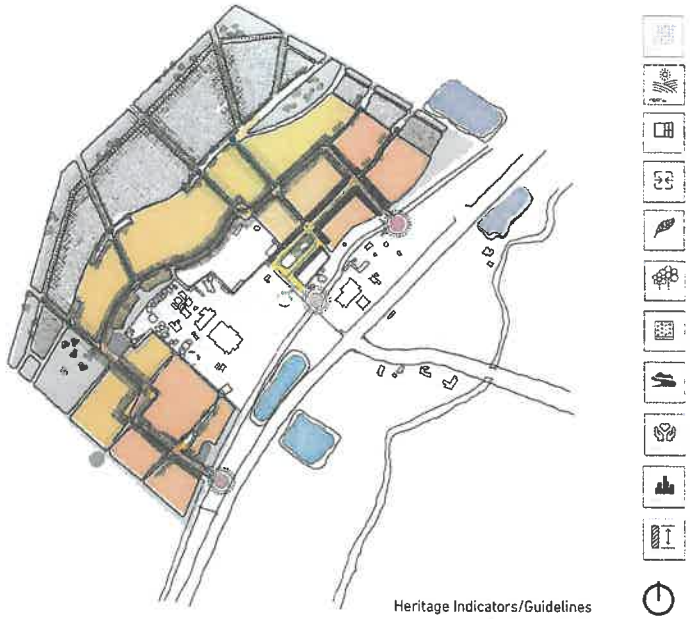
Area of proposed development with additional mitigation required.

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INFORMANT: SITE SLOPES

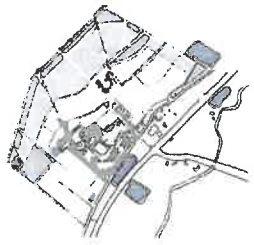
Summary of findings from the C Abrahamse Report with use and visual sensitivities.



RESPONSE: DIVERSIFIED VILLAGE DENSITIES

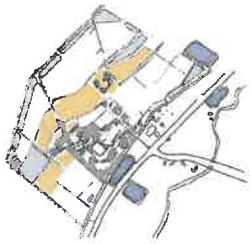
Village development blocks with higher densities on lower slopes transitioning to medium density on mid-slopes and allotments with limited development on higher slopes.

ALLOTMENT DENSITY



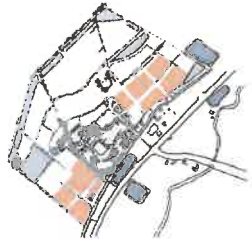
Carefully designed & placed houses tucked into landscaped lines/ clumps.

MEDIUM DENSITY



Houses developed with medium visual exposure & mitigation guidelines.

HIGH DENSITY



Apartments & houses developed along lower slopes with mitigation guidelines.

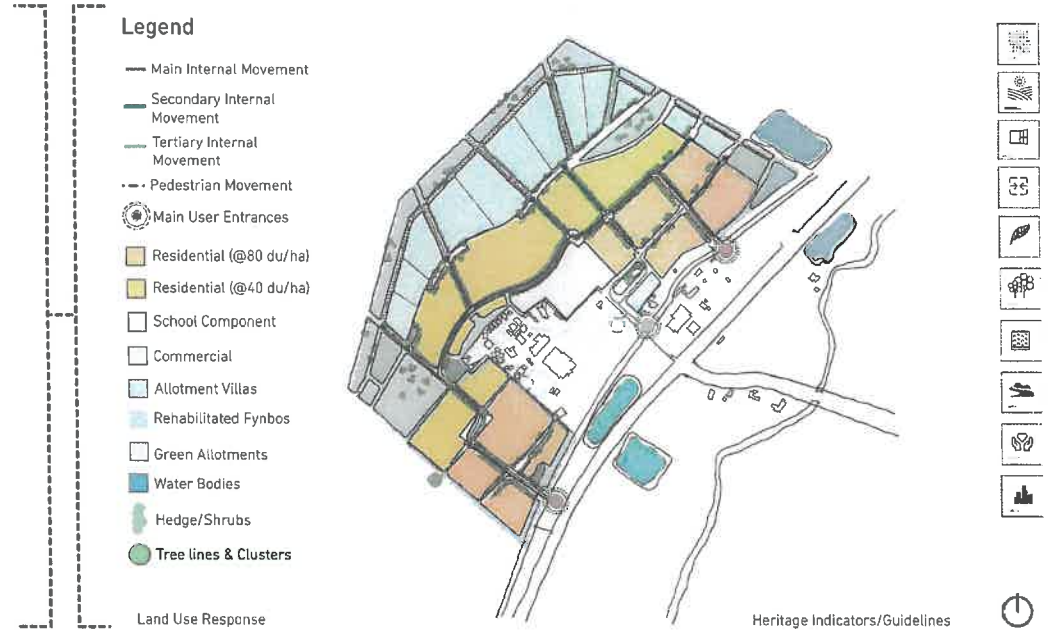
VILLAGE DENSITY



Range of densities responding to slope & visual sensitivities.

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INFORMANT: CONSOLIDATED DEVELOPMENT AREAS

Consolidation map illustrating development intensity, resulting in adjusting land use & publicness.

RESPONSE: RECEPTIVE LAND USE ALLOCATION

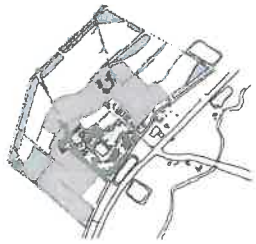
Land use response with allocation of school, public housing and mixed use edges around center of the Village.

STELLENBOSCH INFIL



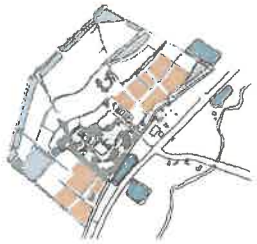
SDF proposed area of expansion of Village.

HERITAGE INFILL



Area of mitigated development identified by Specialist.

HIGH DENSITY



Extension of high density to northern boundary while allowing an agricultural

DENSITY DEVELOPMENT



Range of densities responding to slope & visual sensitivities.

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3.5 LAND USE ALLOCATION

LAND USE TABLES

PORTION 28 LAND USE TABLE			
	Site area	**45.48 Ha**	
	Land use	**Area**	**Units**
	School Component (A2)	1.78 Ha	
	Commercial (A1,B5)	0.50 Ha	
	Clubhouse Component(B5)	0.18 Ha	
	Mixed Use Component (B1-4)	0.7 Ha	515 units
	Residential (@80 du/ha)	5.88 Ha	
	Residential (@40 du/ha)	8.74 Ha	355 units
	Allotment Villas	10.31 Ha	14 units
	Total (excluding areas below)	**28.09 Ha**	**884 units**
	Detention & SW area	1.15 Ha	
	Indigenous slopes	6.43 Ha	
	Roads & squares	4.86 Ha	
	Private open space	4.04 Ha	

PARCEL LAND USE TABLES

A1: 0.42 Ha	B1: 0.78 Ha	C1: 0.51 Ha
A2: 1.78 Ha	B2: 1.07 Ha	C2: 0.43 Ha
	B3: 0.80 Ha	C3: 0.32 Ha
Detention Ponds:	B4: 1.10 Ha	C4: 0.39 Ha
	B5: 0.54 Ha	C5: 0.70 Ha
D1: 0.72 Ha	B6: 1.79 Ha	C6: 0.86 Ha
D2: 0.22 Ha	B7: 0.93 Ha	C7: 1.20 Ha
D3: 0.12 Ha	B8: 2.67 Ha	C8: 1.22 Ha
	B9: 1.31 Ha	C9: 1.27 Ha
	B10.1: 0.12 Ha	C10: 1.27 Ha
	B.10.2: 0.14 Ha	C11: 0.72 Ha
	B11: 0.55 Ha	C12: 0.48 Ha
	B12: 1.24 Ha	C13: 0.49 Ha
	B13: 0.71 Ha	C14: 0.45 Ha
	B14: 1.57 Ha	
	B15: 0.44 Ha	

Legend

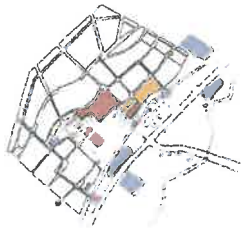
- Main Internal Movement
- Secondary Internal Movement
- Tertiary Internal Movement
- Pedestrian Movement
- Main User Entrances
- Rehabilitated Fynbos
- Hedge/Shrubs
- Tree lines & Clusters
- Residential (@80 du/ha)
- Residential (@40 du/ha)
- School Component
- Commercial
- Allotment Villas
- Water Bodies



Site Responsive Land Use Allocation

Heritage Indicators/Guidelines

MIXED USE



Public residential & mixed use land uses.

RESIDENTIAL @80 DU/HA



High density on lower slopes.

RESIDENTIAL @40 DU/HA



Medium density of steeper slopes.

ALLOTMENT VILLAS



Lowest density with 1 unit per allotment on highest slopes.

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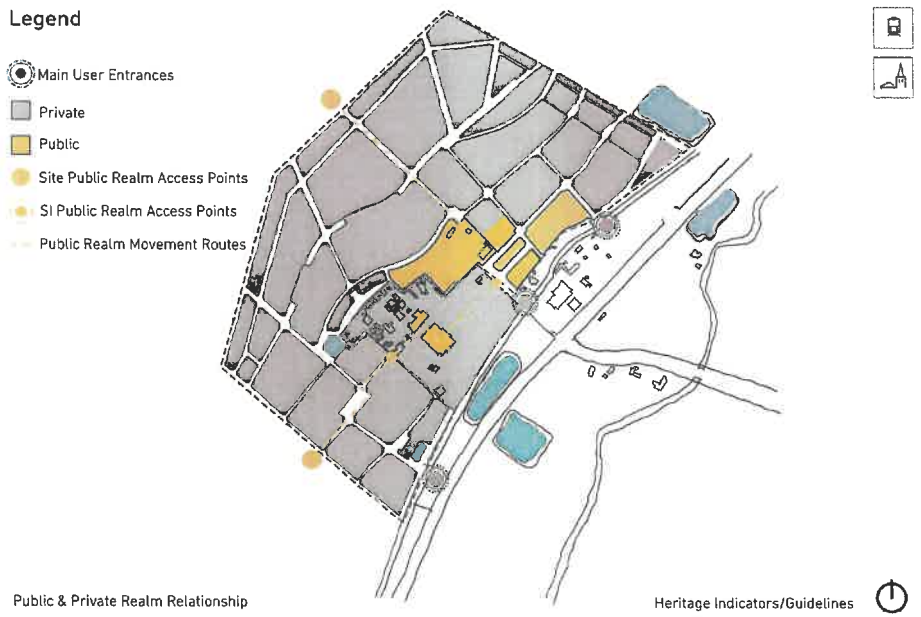
3.6 PUBLIC-PRIVATE REALMS

The proposed Village have been severed from a range of connections through large infrastructural projects. The Village is therefore not a grid that users filter through but more of a destination.

The area surrounding the central entrance of the Village is open and public with access control to semi-public spaces within the SI precinct & proposed school. The remainder of the Village will be private with controlled access residents.

Existing external pedestrian links do exist from the surrounding areas to the SI precinct. These routes are maintained as semi-public routes to the public core of the Village.

MAIN PUBLIC REALM



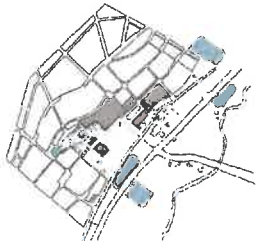
Public & Private Realm Relationship

Heritage Indicators/Guidelines



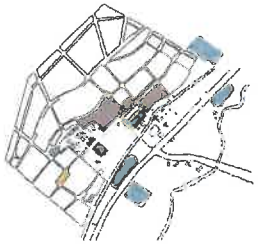
Public Private Realm Visual Sensitivities

PUBLIC COMPONENTS



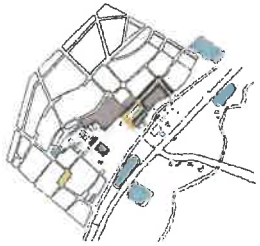
SI precinct, proposed school, retail, mixed use & housing components.

ACTIVITY INTENSITY



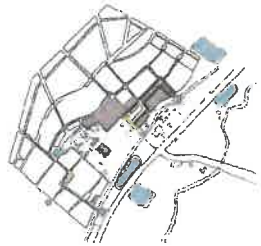
Streets with higher intensity requiring appropriate interfaces.

ACTIVATED EDGES



Block edges to respond to activity.

CONSOLIDATED



Public precinct and edges.

3.7 VILLAGE BLOCKS

The grading of density and associated massing will result in specific development codes & guidelines per block. The adjacent Village character diagram, illustrates the idea that each block forms a component of the larger Village with appropriate street interfaces and communal green space within each block. When combined the blocks should result in a series of rooms, each within its own set of conditions, through which residents can filter.



KEY VILLAGE INTERFACES
Building, road & landscaping interfaces along and against slopes are prescribed to ensure active streets with visual surveillance and appropriate visual mitigation.

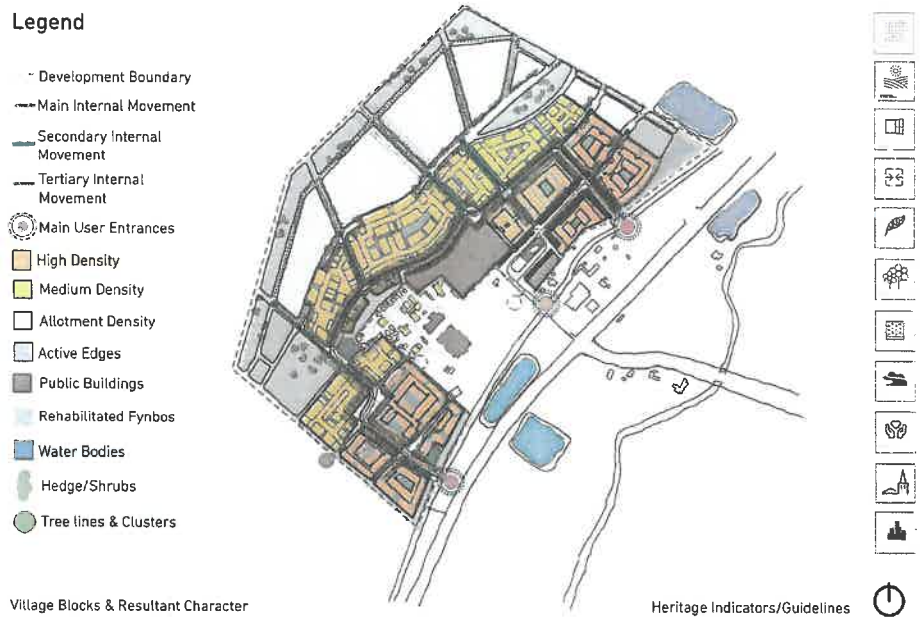


KEY VILLAGE INTERFACES
Building edge & land use responses along key interfaces opening up to the public realm is a key development & guideline informant.

VILLAGE CHARACTER

VILLAGE VISIBILITY RESPONSE

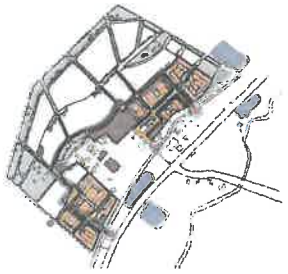
VARIED PUBLIC REALM





Public Private Realm Visual Sensitivities

HIGH DENSITY REALM



High intensity interfaces requiring land use & design response.

MEDIUM DENSITY REALM

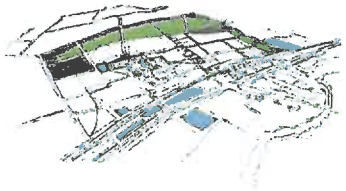


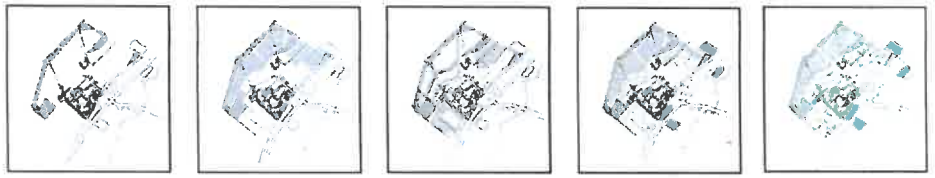
Conceptual Village character per block.

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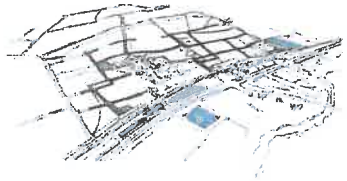
SUMMARY OF DEVELOPMENT LAYERS

NATURAL SYSTEM





ACCESS & MOVEMENT





VILLAGE BLOCKS

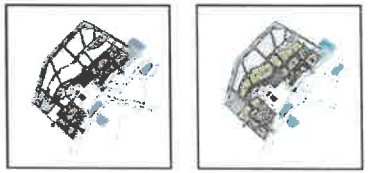




THE VILLAGE

Consolidation of all layers with focus on quality of specific components.



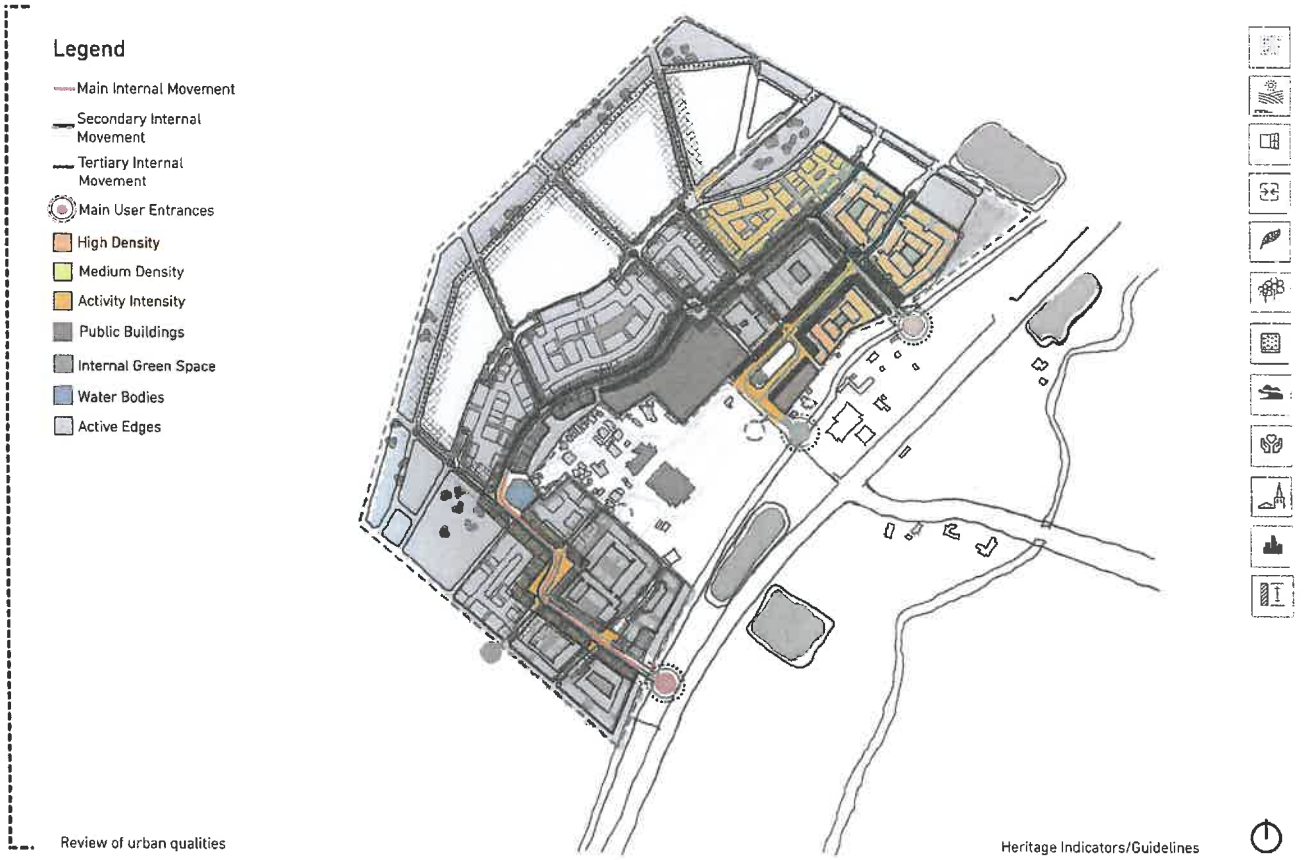


3.8 VILLAGE QUALITIES

This section sets out to illustrate specific qualities envisaged within the Village, as highlighted within the adjacent diagram. The public precinct, between entrances 1 & 2, residential blocks as well as street qualities are illustrated.

High density and medium density blocks are conceptualised with the aim of understanding densities, massing and developing along slopes. This study informs a series of development principles, typology design and visual mitigation.

Along the top third of the site a number of allotment plots are envisaged. Similarly the design, massing and placement of these units will require specific guidelines & visual mitigation.



Review of urban qualities

Heritage Indicators/Guidelines

Key Urban Design Principles



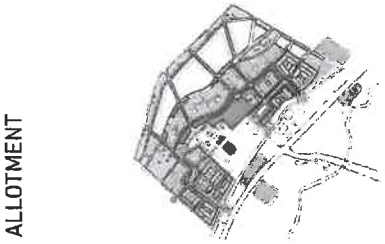
Street & square qualities associated with entrances 1, 2 & 3.



Qualities related to high density blocks



Qualities related to medium density blocks



Qualities & placement of Allotment Villa's



01
Active ground floor/ residential above



02
Active corner/ landscape interfaces



03
Semi-public court behind



04
Parking court behind



05
Public housing with colonnaded edge & parking behind



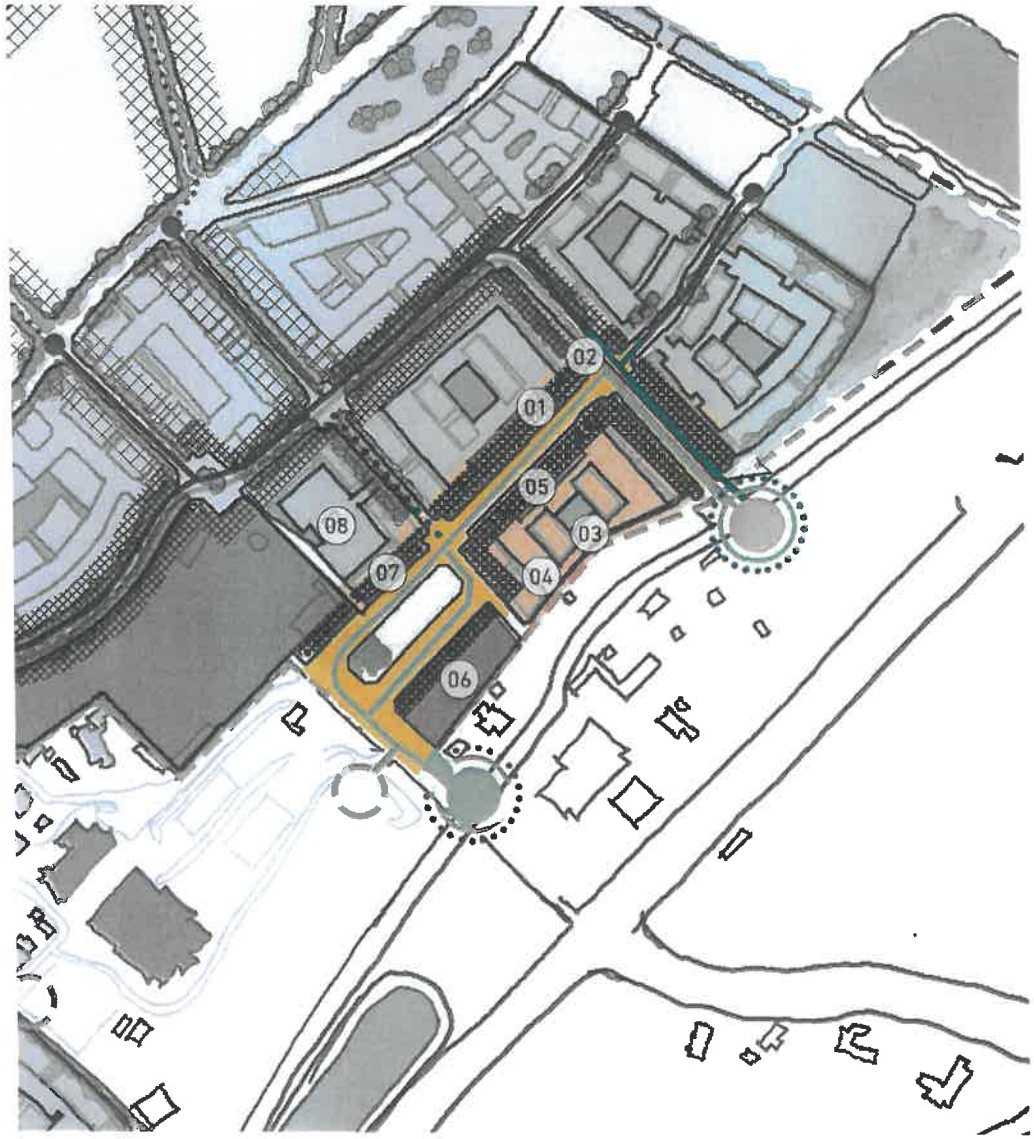
06
Small scale Village retail with communal court



07
Clubhouse & Estate Management Entrance



08
Clubhouse & garden terraces



SQUARE

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A VILLAGE TAXONOMY



01
Entrance area



02
High density street



03
Pedestrian separation



04
Pedestrian links to village blocks



05
Housing interface to dams



06
Designed interfaces to allotments



07
Designed interfaces



08
Managed access between SI & Village



STREET

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01
High density with central courts/ parks



02
Parking court behind



03
Terraced interfaces to street



04
Articulated building skyline



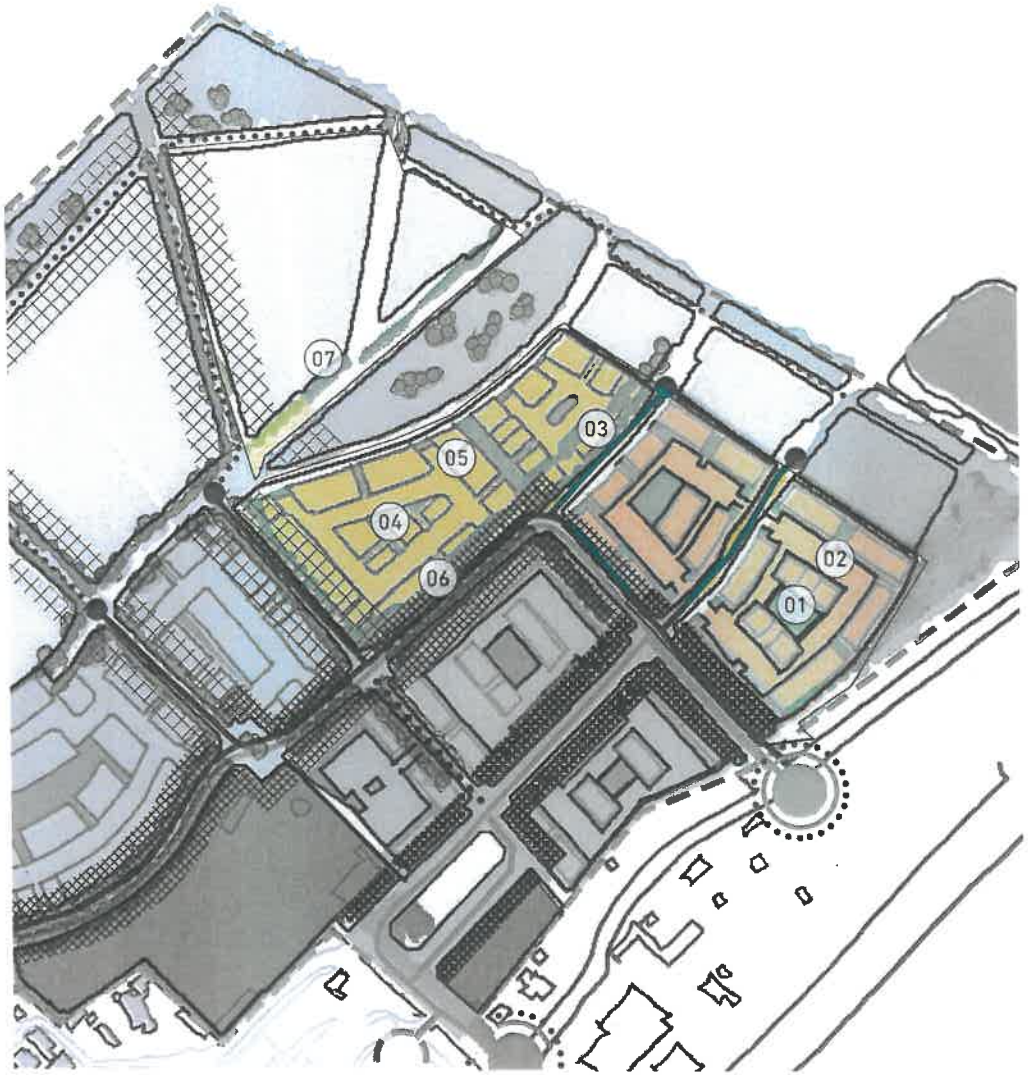
05
Material changes for visual mitigation



06
Landscaped plinth with articulated skyline



07
Allotment houses tucked into landscape



BLOCK

4.1 TEXTURED APPROACH TO VISUAL & ENVIRONMENTAL SENSITIVITIES



ORGANIZING STRUCTURE LINKAGES

RESPECTING ORGANIZING PATTERNS

COMPACT DEVELOPMENT FOOTPRINT

RESPONSIVE DENSITY ALLOCATION

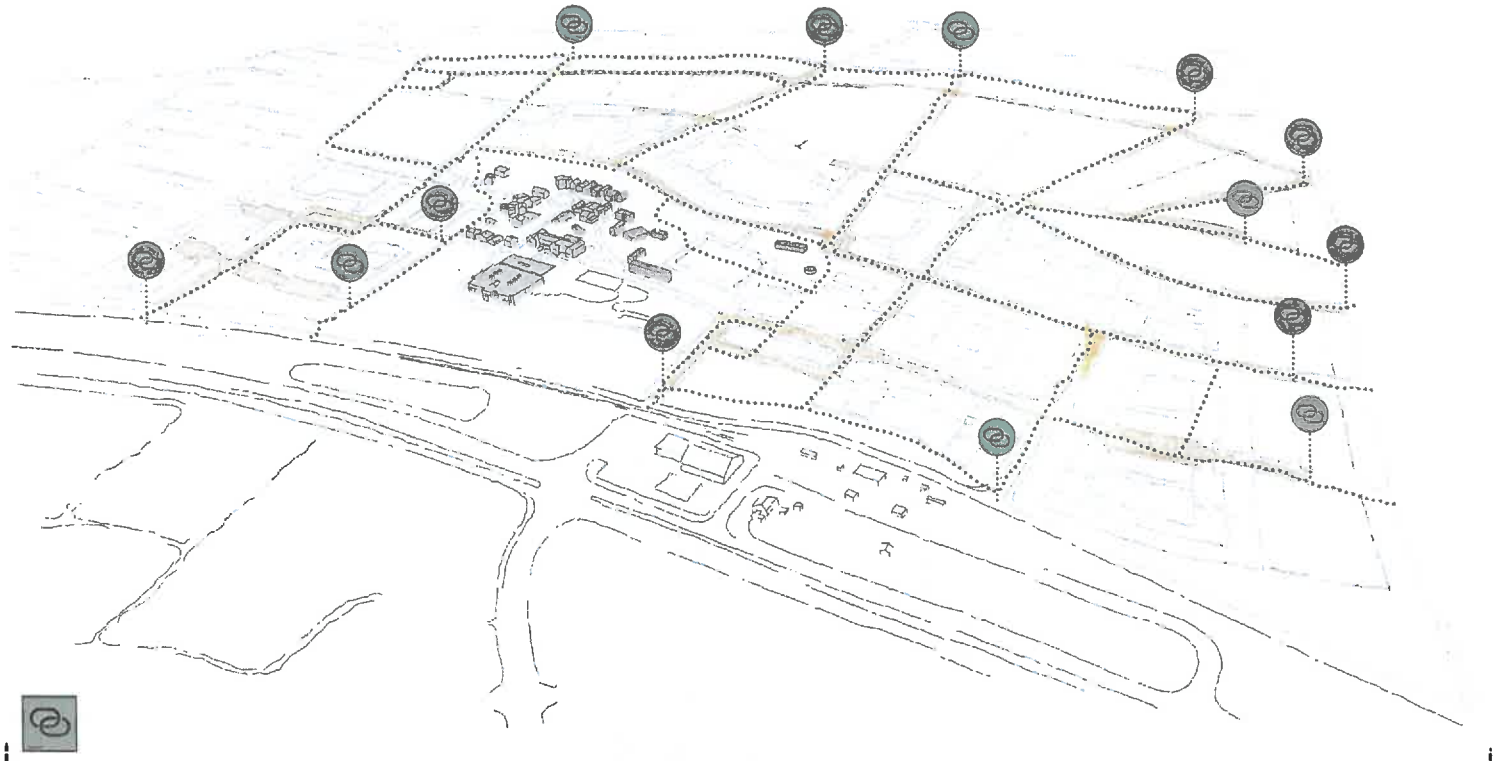
LAYERED NATURAL VISUAL MITIGATION

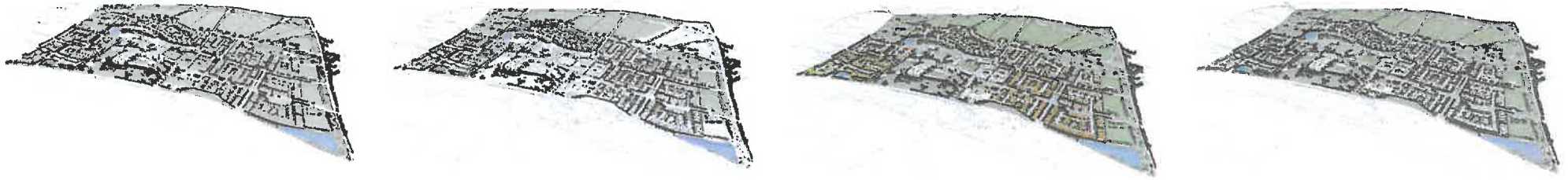
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ORGANIZING STRUCTURE LINKAGES

Establishing a base informed by the existing farm and agricultural patterns.







Integrated and complimentary organizing structures that respect historical layout.

Compact Development footprint that retains most visually sensitive agricultural landscape.

Graded density allocation that responds to topography.

Textured approach to visual mitigation that responds to building facade exposure.

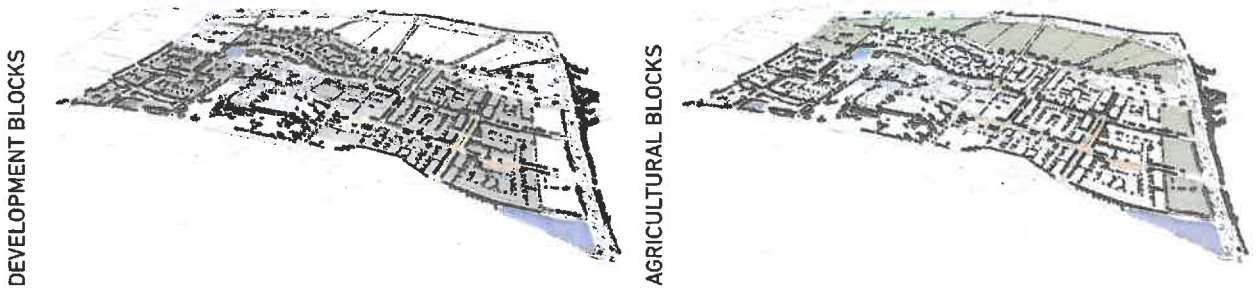
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A VILLAGE TAXONOMY



RESPECTED ORGANIZING PATTERNS

Current and historical organizing patterns are respected and integrated together to form a relationship between the natural and built environment. This relationship starts and is informed by the Sustainability Institute & Eco Village.



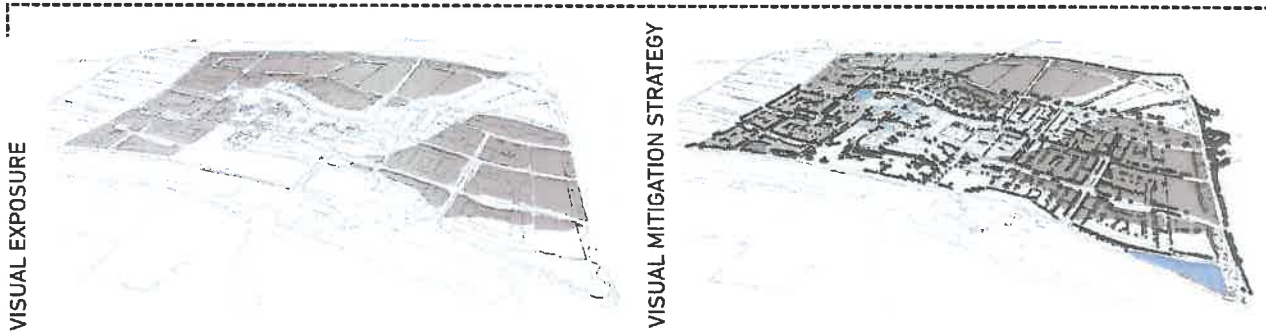
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COMPACT DEVELOPMENT FOOTPRINT

Development footprint is restricted on upper parts of the site to retain the existing agricultural character of exposed areas. Visual natural screening is used to further mitigate exposed buildings.



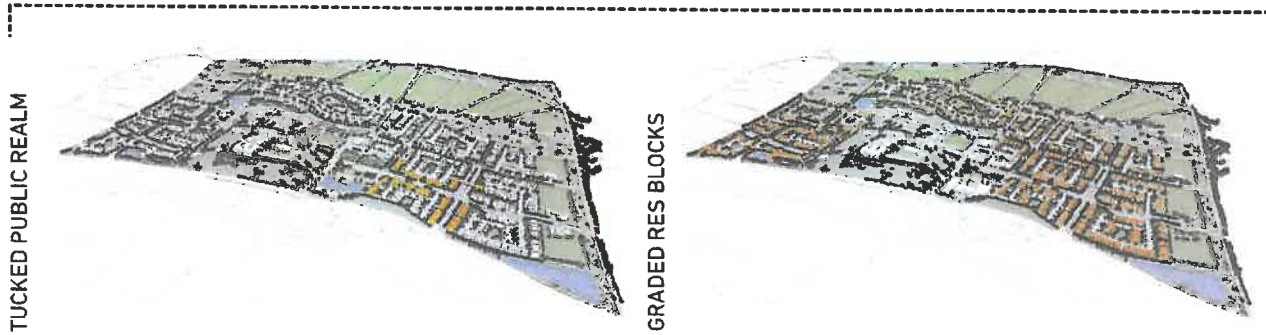
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RESPONSIVE DENSITY ALLOCATION

Development densities are graded in response to the slope of the site to mitigate visual exposure of buildings.



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LAYERED VISUAL MITIGATION

Critical views were determined by the relevant CA/ VA/HIA specialists. In response visually exposed building facades were graded and mitigated accordingly





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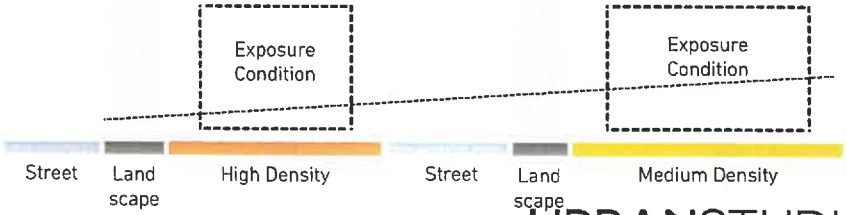
4.2 TYPOLOGY & CODING RESPONSE

This section sets outs the development code of the development. The coding aims to provide a mechanism for informing the review of architectural designs that will make up the components and overall character of the development. The code dictates how each typology as a piece needs to respond beyond it as part of a larger collective and intends to uphold the overall integrity of the development in respect to its cultural and historical context

The aim is to develop an integrated and cohesive precinct where the materiality of the development typologies do not compromise the visual and environmental sensitivities of the context.

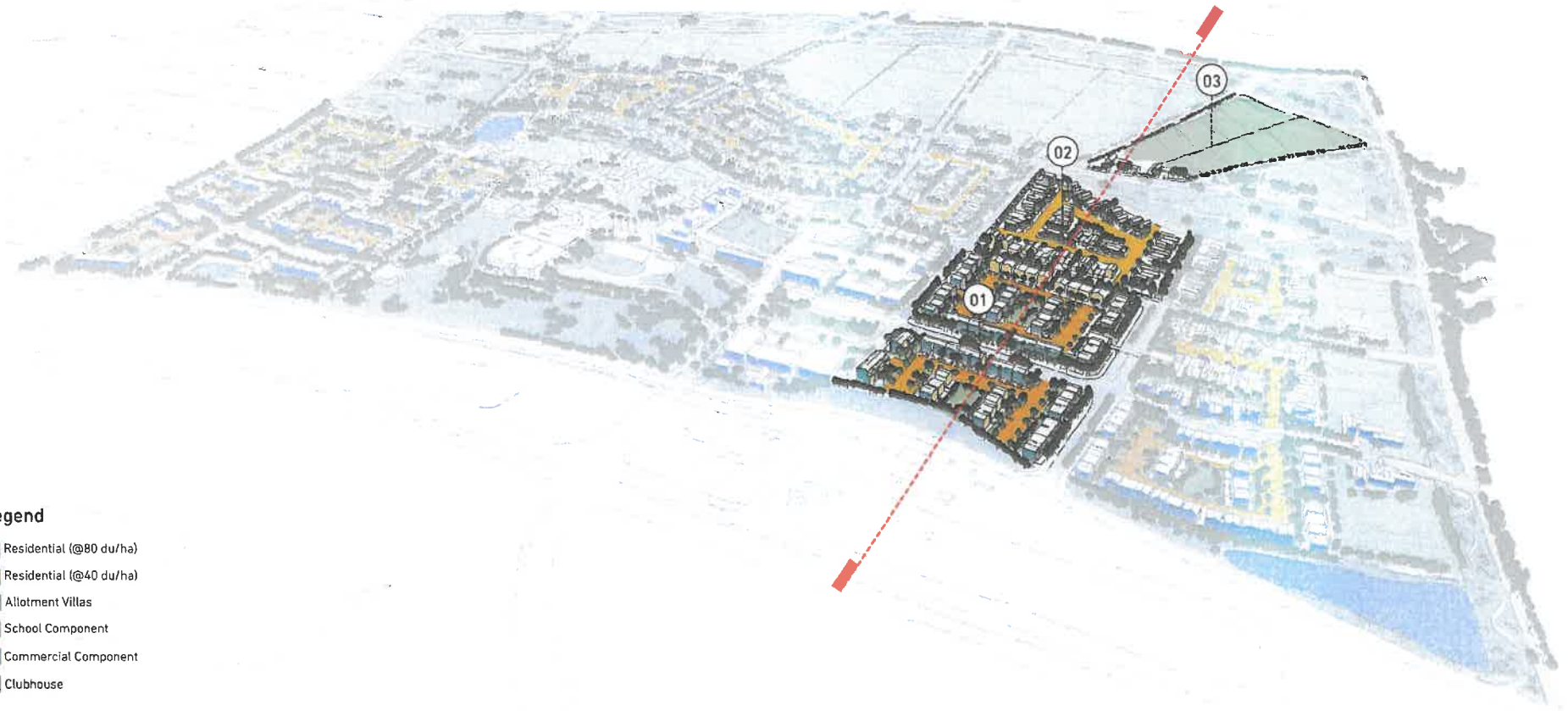
LAYERED NATURAL VISUAL MITIGATION

Establishing a nuanced & layered guideline response to visual exposure that addresses each block density & facade exposure conditions.



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A VILLAGE TAXONOMY





Legend

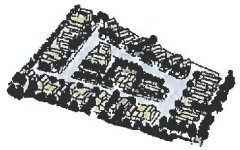
- Residential (@80 du/ha)
- Residential (@40 du/ha)
- Allotment Villas
- School Component
- Commercial Component
- Clubhouse

01 HIGH DENSITY BLOCK



Two storey General Residential Typologies that make up the high density blocks of the development.

02 MEDIUM DENSITY BLOCK



Single & double storey Single & Row House Typologies that make up the medium density blocks of the development.

03 LOW DENSITY BLOCK

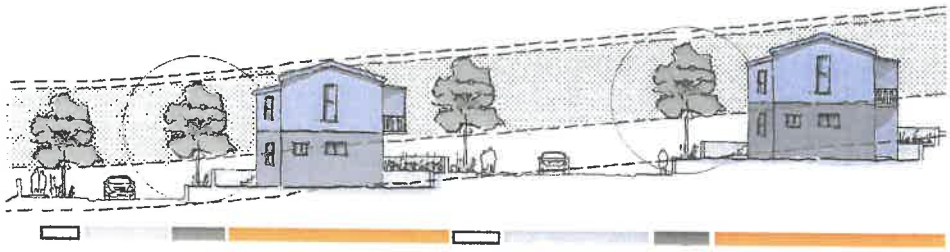


Single Residential typologies that make up the allotment density blocks of the development.

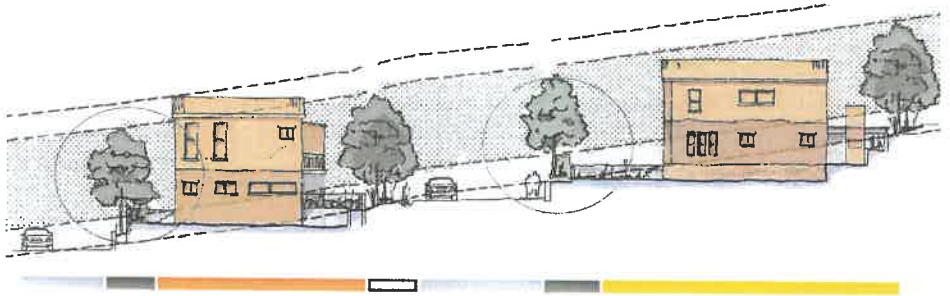
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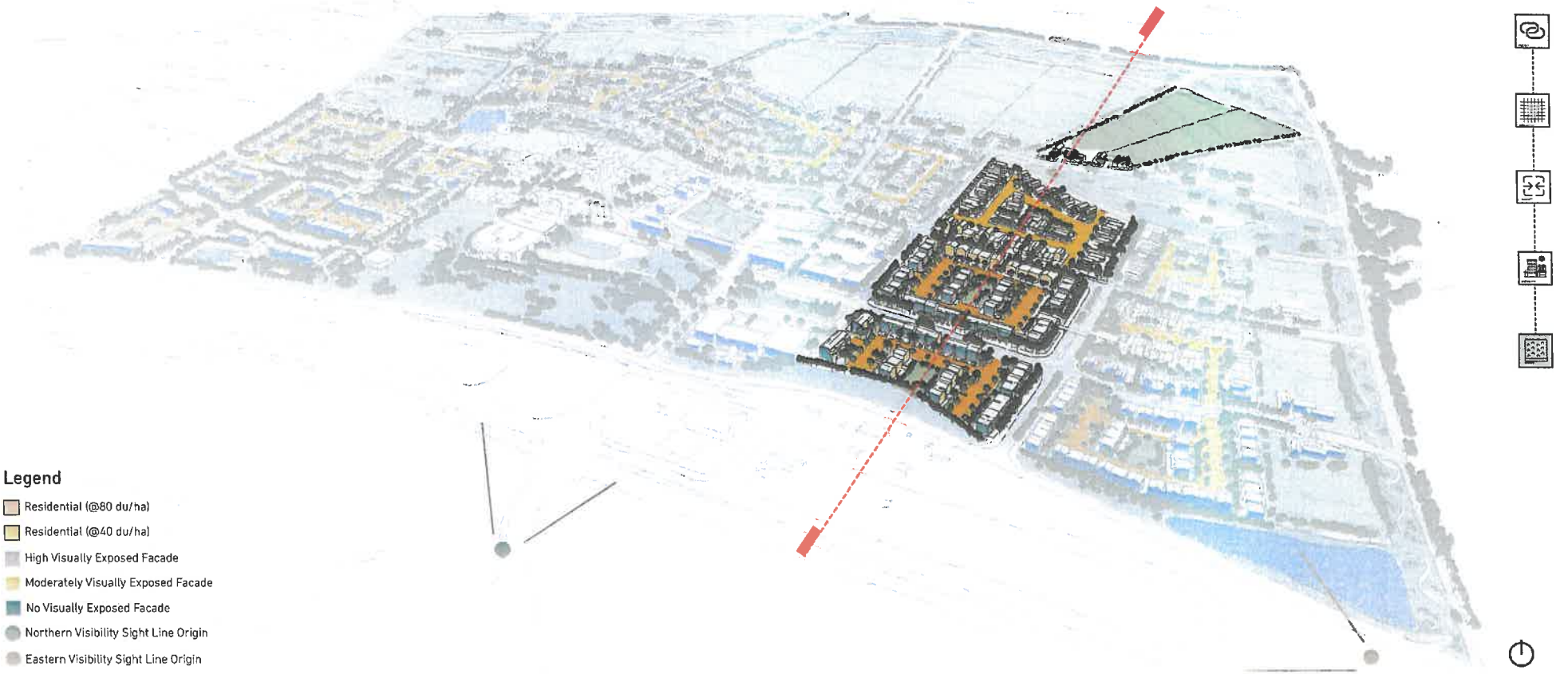
Low Visual Exposure Response
Base Landscape Vegetation Condition



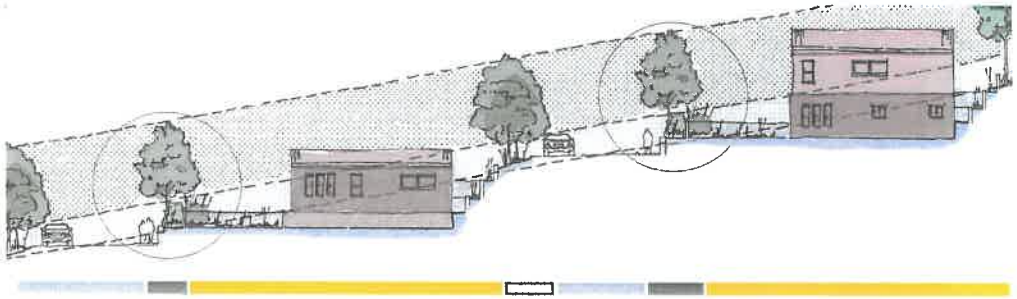
Moderate Visual Exposure Response
Vegetation Layering

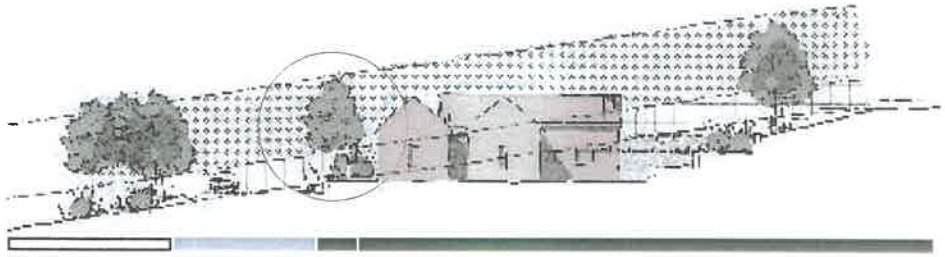


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High Visual Exposure Response
Vegetation Layering + Varied Vegetation Height





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(01) KEY PRINCIPLE: NATURAL VISUAL MITIGATION

LOW VISUAL EXPOSURE
Application of landscape mitigation that will not intrude on the skyline according to the following:

Landscape Tree Height: 5-7m
Layered Composition: No
Hedges: None
Shrubs: None
Location: N/A

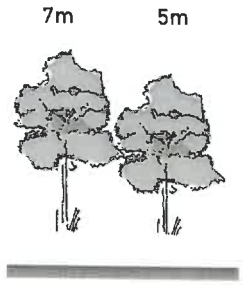
MODERATE VISUAL EXPOSURE
Application of landscape mitigation that will not intrude on the skyline according to the following:

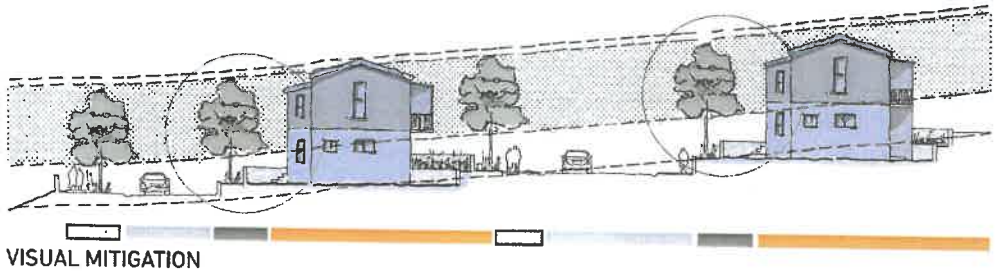
Landscape Tree Height: 5-7m
Layered Composition: Yes
Hedges: Yes
Shrubs: Optional
Hedges/Shrubs Location: Road Reserve & erf along base.

HIGH VISUAL EXPOSURE
Application of landscape mitigation that will not intrude on the skyline according to the following:

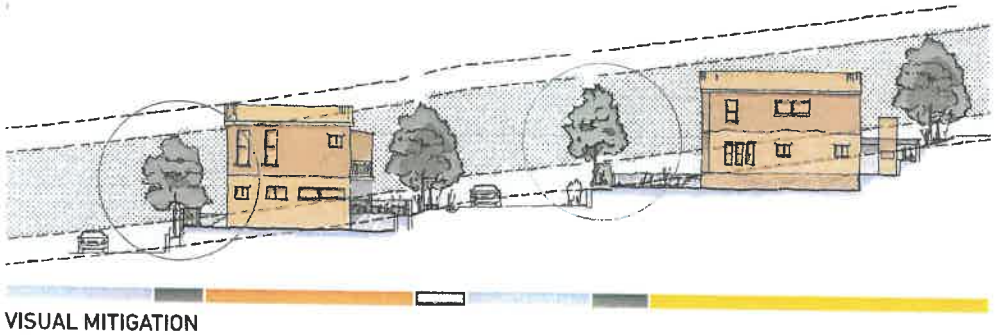
Landscape Tree Height: 5-7m
Layered Composition: Yes
Hedges: Yes
Shrubs: Yes
Hedges/Shrubs Location: Road Reserve & Erf along base.

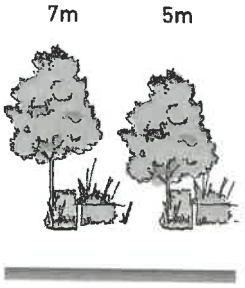
(02) APPLICATION

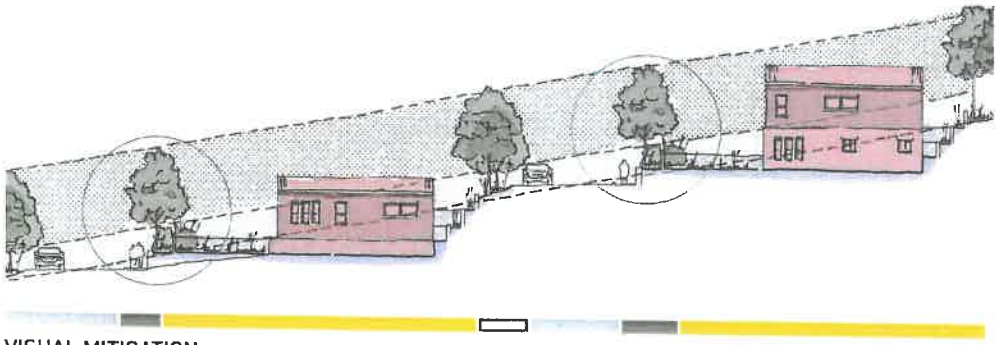












(02) KEY PRINCIPLE: BROKEN & ARTICULATED SKYLINE

GENERAL RESIDENTIAL

Typology will require a mitigation response that will not intrude on the skyline according to the following:

Building Height: 8m above natural ground level
Colour Bands: Base: Muted medium colours
Top: Darker colours, cladding, timber steel
Roofscape: Low pitches & flat roofs
Black & charcoal colours

ROW HOUSES

Typology will require a mitigation response that will not intrude on the skyline according to the following:

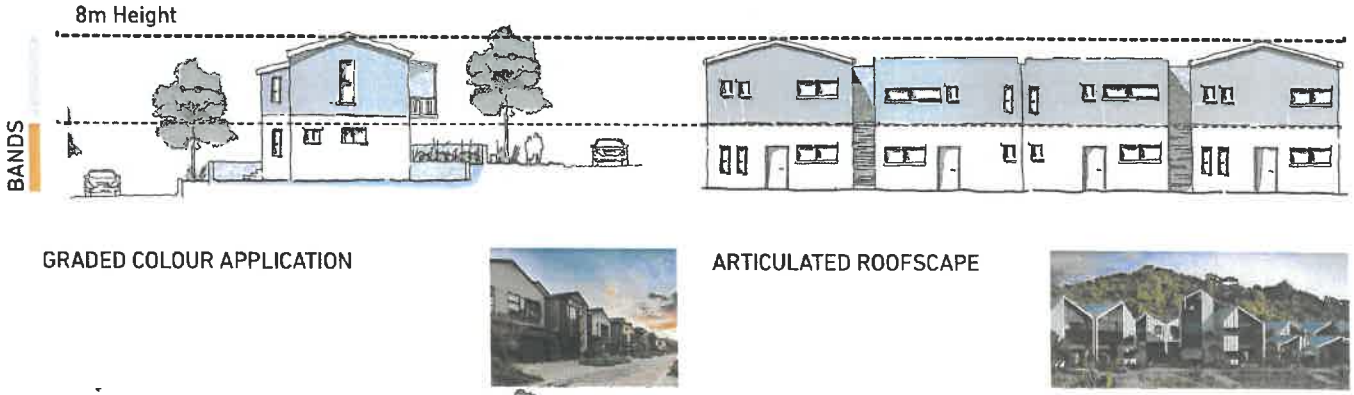
Building Heights: 8m above natural ground level
Colour Bands: Base: Muted medium colours
Top: Darker colours, cladding, timber steel
Roofscape: Low pitches & flat roofs
Black & charcoal colours

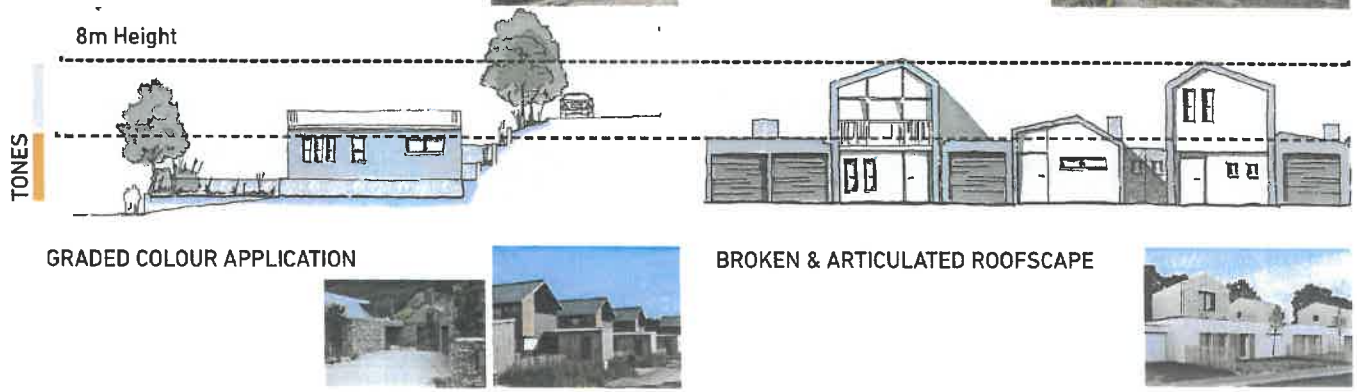
ALLOTMENT VILLAS

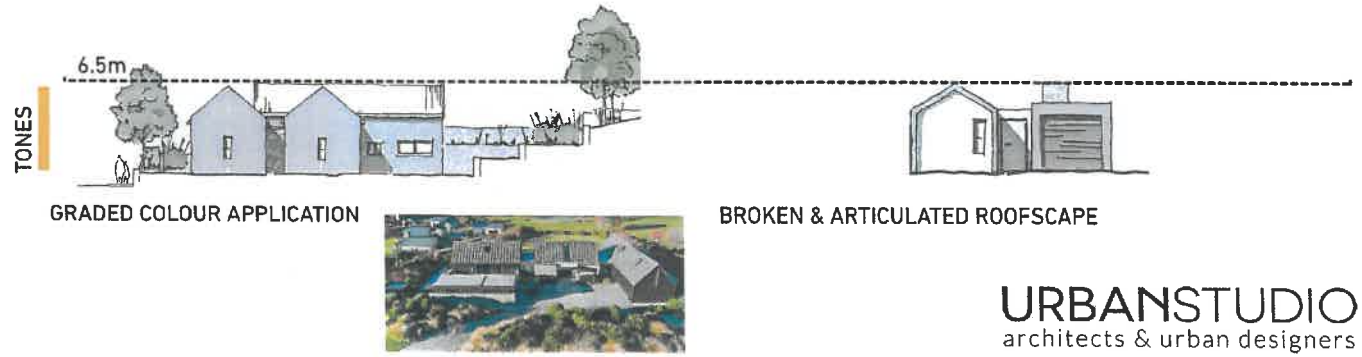
Typology will require a mitigation response that will not intrude on the skyline according to the following:

Building Heights: 6.5m above natural ground level
Colour Bands: Muted darker colours with cladding, timber and steel
Roofscape: Low pitches & flat roofs
Black & charcoal colours

(02) APPLICATION







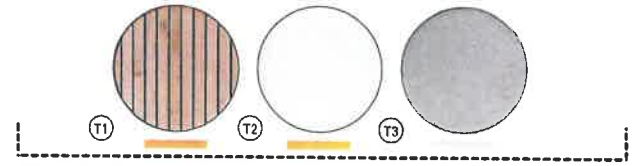
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(03) KEY PRINCIPLE: GRADED MATERIALITY

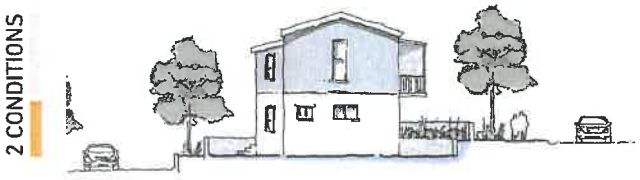
GENERAL RESIDENTIAL
Typology will require a mitigation response that will not intrude on the skyline according to the following:

Building Height: 8m above natural ground level
Colour Bands: 2 (Muted Colours)
Roofscape: Mixed

(A) TYPE A



MATERIALITY
(T1) Stone/ Timber (T2) Stucco Light Grey (T3) Stucco Dark Grey

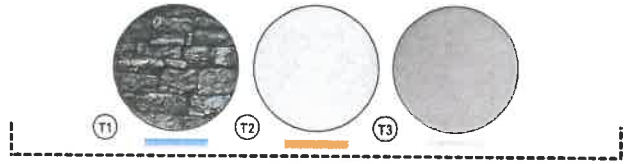


2 STOREY GENERAL RESIDENTIAL
Base (T2) material application of muted colours to blend with natural context. Top (T3) material application of identical or lighter tone to T2.

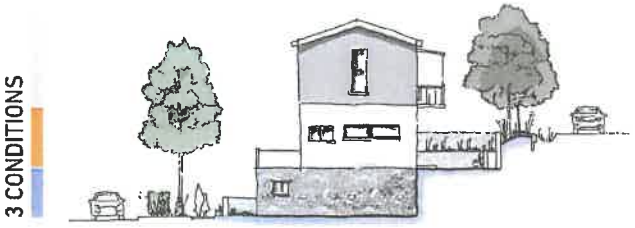


PRINCIPLE
Base (T1) application of muted colours (grey's) to be applied to blend with natural context and compliment landscaping. Top (T3) material application to be of an identical or lighter tone (grey's) to create visual interest and diversity whilst blending into natural context.

(B) TYPE B



MATERIALITY
(T1) Stone Cladding (T2) Stucco Light Grey (T3) Stucco Dark Grey



3 STOREY GENERAL RESIDENTIAL
Plinth Base (T1) of a natural stone to be applied in addition to Base (T2) & Top (T3) where slope mediation is required.



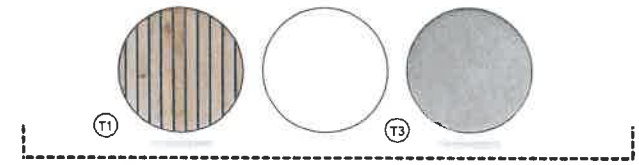
PRINCIPLE
The bottom is a Plinth Base (T1) element of stone cladding or similar with limited application where slope mediation is required otherwise Base (T2) to be applied. Base (T2) application of muted colours (greys) to be applied to blend with natural context and compliment landscaping. Top (T3) material application to be of an identical or lighter tone (greys) to add visual interest and diversity.

(03) KEY PRINCIPLE: GRADED MATERIALITY

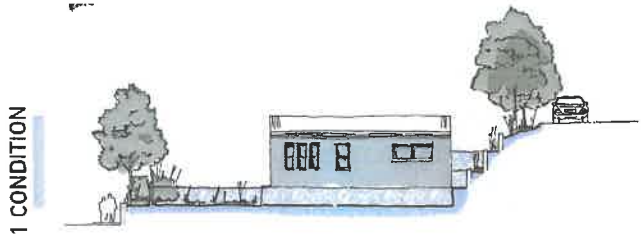
ROW HOUSES
Typology will require a mitigation response that will not intrude on the skyline according to the following:

Building Heights: 8m above natural ground level
Colour Bands: 1 & 2 (Muted Colours)
Roofscape: Pitched

(A) TYPE A



MATERIALITY
(T1) Stone/ Timber
(T3) Stucco Dark Grey



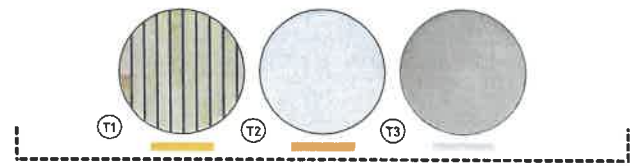
SINGLE STOREY ROW HOUSE
Base (T2) material application of muted colour's to blend with natural context. Plinth (T1) to be applied where slope mediation required



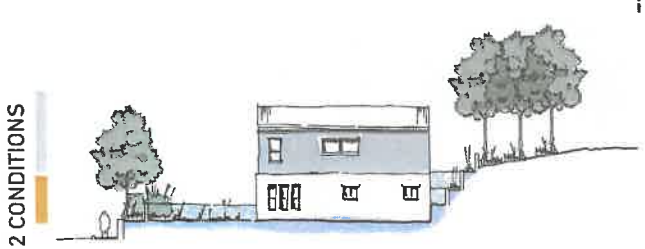


PRINCIPLE
The bottom is a plinth (T1) element of stone cladding or similar with limited application. It serves as a retaining structure as well as mediating the slope and acting as a plug in of fixed dimensions. Base (T1) application of muted colours (greys) to be applied to blend with natural context and compliment landscaping.

(B) TYPE B



MATERIALITY
(T1) Stone/ Timber
(T2) Stucco Light Grey
(T3) Stucco Dark Grey



2 STOREY ROW HOUSE
Top (T3) material application of identical or lighter tone be applied above Base (T2).





PRINCIPLE
Base (T1) application of muted colour's (grey's) to be applied to blend with natural context and compliment landscaping. Top (T3) material application to be of an identical or lighter tone (grey's) to create visual interest and diversity whilst blending into natural context.

(03) KEY PRINCIPLE: GRADED MATERIALITY

ALLOTMENT VILLAS

Typology will require a mitigation response that will not intrude on the skyline according to the following:

Building Heights: 6.5m above natural ground level
Colour Bands: 1 (Muted Colours)
Roofscape: Pitched







(A) TYPE A



MATERIALITY

(T1) Stone/ Timber (T3) Stucco Dark Grey



SINGLE STORY ALLOTMENT VILLA

Base (T1) material application of muted colours to blend with natural context. Stone cladding (T1) accents to be considered where relevant.



PRINCIPLE

Base (T1) application of muted colours (greys) to be applied to blend with natural context and compliment landscaping. Accents of Stone Cladding (T1) may be applied where slope mediation is required.

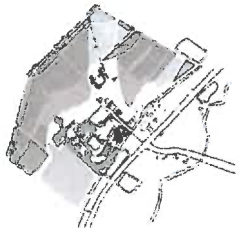
4.3 VISUAL EXPOSURE & MITIGATION



Proposed Visual Screening Response

Summary of visual sensitivities

VISUAL EXPOSURE



Sensitivities related to visual exposure. Lighter colour in lower slopes & darker colours of higher slopes.

VISUAL SCREENING RESPONSE



Visual sensitivities response established by main structuring layout.



Visual Exposure on Site



1944 & 1968 Tree lines



Historic Uncultivated Areas to Rehabilitated

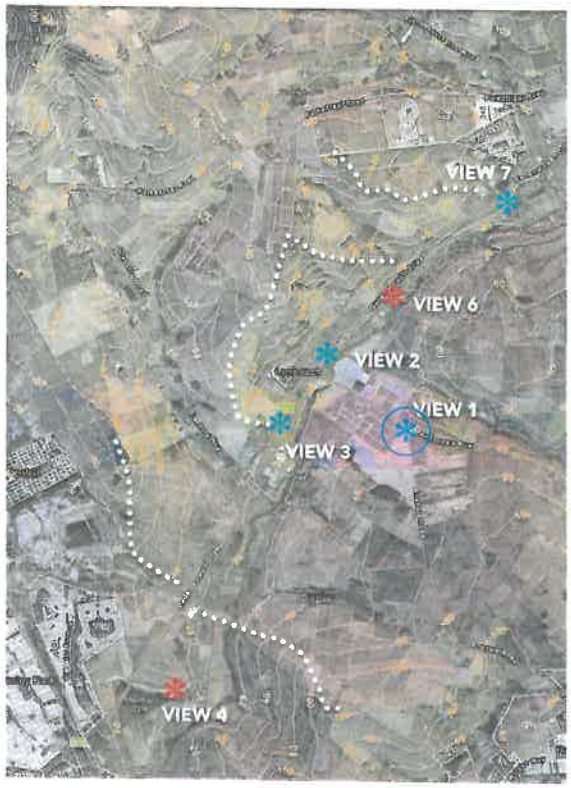


Proposed Tree lines

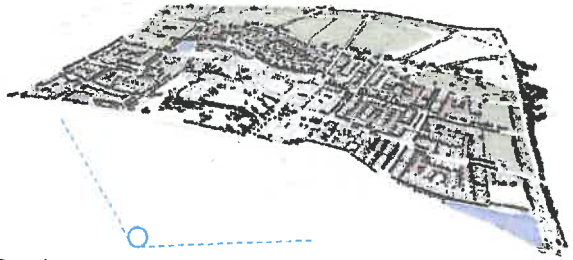


Suggested Allotment Positions

URBANSTUDIO
architects & urban designers



VIA - Key Visibility Viewpoints



Development Visibility Areas



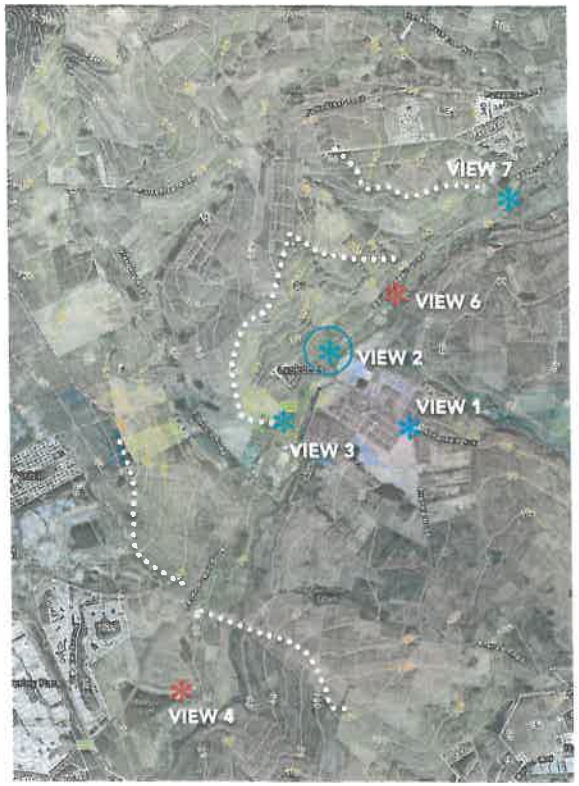
VIEW 1 - Key Site Exposure



VIEW 1 - Development Footprint, No Mitigation



VIEW 1 - Development Footprint with Visual Mitigation



VIA - Key Visibility Viewpoints



Development Visibility Areas



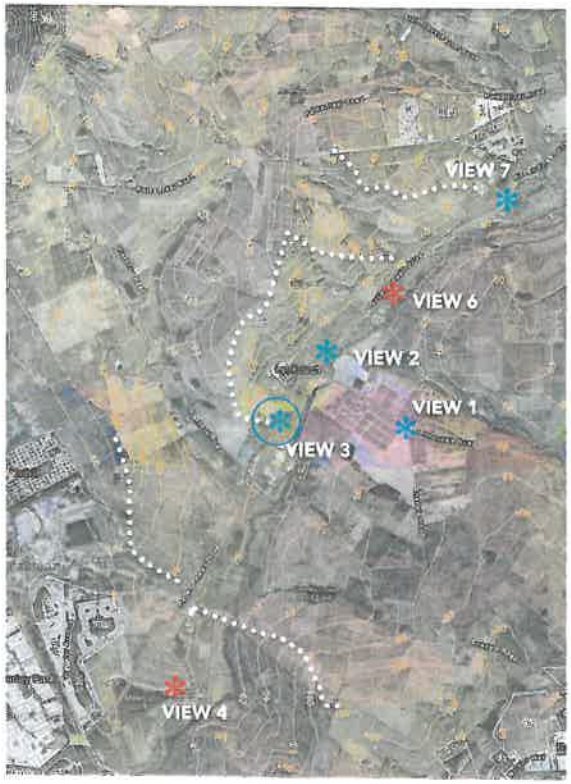
VIEW 2 - Key Site Exposure



VIEW 2 - Development Footprint, No Mitigation



VIEW 2 - Development Footprint with Visual Mitigation



VIA - Key Visibility Viewpoints



Development Visibility Areas



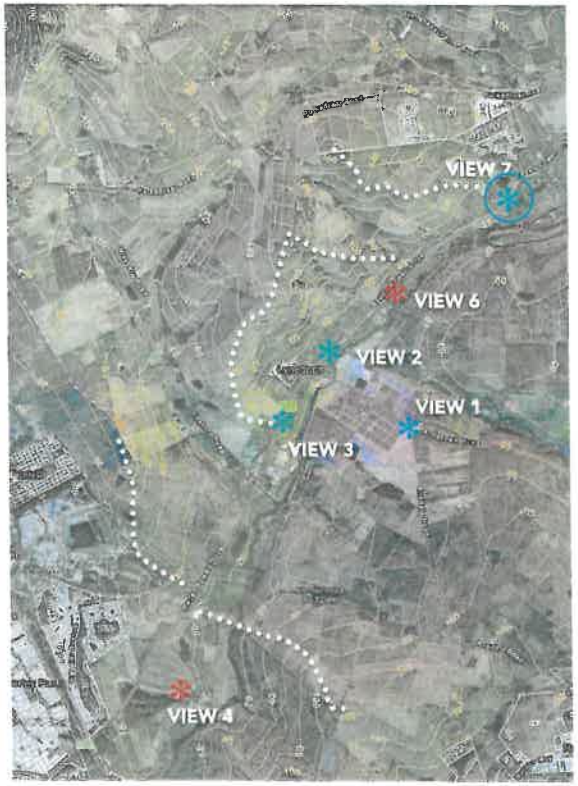
VIEW 3 - Key Site Exposure



VIEW 3 - Development Footprint with no Mitigation



VIEW 3 - Development Footprint with Visual Mitigation



VIA - Key Visibility Viewpoints



Development Visibility Areas



VIEW 7 - Key Site Exposure



VIEW 3 - Development Footprint with Visual Mitigation

5.1 STELLENBOSCH SDF GUIDELINE RESPONSE

Extract from Stellenbosch Spatial Development Framework				Welmoed Development	
Type of Action	SDF Element	Spatial Proposals	Related Non-Spatial Proposals	Urban Design Response	Landscape Architectural Response
Protective Actions	CBAs, ESA's, Protected area	Maintain and improve the nature areas surrounding small settlements along Baden Powell Drive. Work to increasingly connect and integrate nature areas, also with the urban green areas, to form an integrated green web or framework across the municipal area.	Implement management actions contained in the EMF.		A significant area along the edge of the development is dedicated to rehabilitation of the natural fynbos with indigenous and endemic species. These areas are connected through a hierarchy of green spases that cater for the various sizes and needs of wildlife to allow for a connected natural systems from beetle banks, hedgerows to larger free roaming spaces.
	Water courses	Improve public continuity, access, and space along the stream corridors.			Water courses are accommodated and improved with implementation of swales and natural water management devices. Where a natural water-course exsits these will be rehabilitated with suitable vegetation to ensure erosion contro and minimal polution of the overall system.
	Agricultural land	Retain and improve the relationship between small settlements along Baden Powell Drive and surrounding agricultural land			Portions of the development will remain as agricultural land and connect to the direct context and landscape patterns
	Urban edge	As a general principle, contain the footprint of small settlements along Baden Powell Drive as far as possible within the existing urban edge.			
	Scenic landscapes, scenic routes, special places	Retain the strong sense of transition between agriculture and human settlement at the entrances to the small settlements along Baden Powell Drive.			The development has a green buffer and intense tree planting at the entrances and throughout the development. Recognising the landsacpe patterns of the context and utilising these in the greening of the site was a primary design consideration
	Historically and culturally signifcant precincts and places	Maintain the integrity of historically and culturally signifcant precincts and places (as indicated in completed surveys).			

Change Actions	Informal settlements to be upgraded	Prioritise informal settlements for upgrading and service provision.			
	Areas for residential densifcation and infil	Focus infil development on undeveloped land within the urban edge			
	Areas for mixed land use and improved economic opportunity	Maintain the scale of mixed used and economic opportunity areas to refect the current role of settlements.			
	Improved access and mobility	Pro-actively improve conditions for walking and NMT within and between small settlements along Baden Powell Drive.	Ensure that the design of all roads within and surrounding the settlements provides for appropriate NMT movement.		A clear hierarchy of movement routes, pedestrain walkways and footpaths form part of the the overall circulation system of the development with a continuous pedestrian circuit through the development that connects to the pedestrian systems outside the development.
	Community/ Institutional use	Cluster community facilities together with commercial, transport, informal sector and other activities so as to maximise convenience, safety and socio-economic potential. Maintain Lynedoch as a focus for education and training (with various focus areas and "levels" of education).	Actively support the shared use of community facilities.		
	Improved landscaping and public amenity	As far as possible, focus investment in parks, open space, and social facilities accessible by public and NMT, in this way also increasing the surveillance of these facilities.	Actively involve local communities in the development and management of public amenities.		The green spatial netwerok of the site is embedded in the development. The larger open spaces have a comprehensive pedestrian network with amenities included in these areas for the residents of both the new development and Lyndoch Village and visitors to the development.

New Development Actions	Signifcant new mixed use development	Over the longer term, Vlottenburg, Spier, and Lynedoch along the Baden Powell-Adam Tas-R304 corridor could possibly accommodate more growth, and be established as inclusive settlements offering a range of opportunities. However, these settlements are not prioritized for development at this stage. Explore the feasibility of changing/ complementing the rail service along the Baden Powell Drive-Adam Tas-R304 corridor to a system providing a more frequent, fexible service better integrated into the urban realm. Alternatively, a regular bus service should be explored serving the same route	Support private sector led institutional arrangements to enable joint planning and development.		
	Signifcant new residential development				
	Signifcant change to access and mobility provision				

5.2 DEVELOPMENT ALTERNATIVES

The design development of a settlement layout is an iterative process during which a series of specialist layers are reviewed, adapted & designed into an Urban Design Framework.

The Basic Assessment Process requires a demonstration of the design alternatives considered and reasoning behind the framing of a preferred design alternative.

The design alternatives considered are:

1. The No-Go alternative, thus retention of the farm with no development;
2. Stellenbosch SDF Footprint, with an estimated 100 units, school as well as mixed and commercial uses.
3. Full development alternative with 1 550 unit development, school, mixed and commercial uses;
4. Preferred alternative with 884 units, school as well as mixed and commercial uses.

Each alternative is assessed from an Urban Design & urban systems perspective, as well as impact and contribution to the Lynedoch Node. However the review of alternatives cannot be assessed apart from the full Urban Design Framework document. Each alternative must be positioned and assessed within its active context including the relationship of the Sustainability Institute's role with the larger local area as well as the Lynedoch Eco Village and related housing.

The educational and social housing needs of the SI & Lynedoch Village are not met within the current boundaries of the Hamlet. Additional schooling facilities are required as well as additional housing to accommodate farm workers being removed from farms. Similarly services constraints are a cause for concern within the Hamlet.

Therefore the overall sustainability and functionality of the Village, in its entirety, must be considered in each alternative.

NO-GO ALTERNATIVE ①



SDF ALTERNATIVE ②



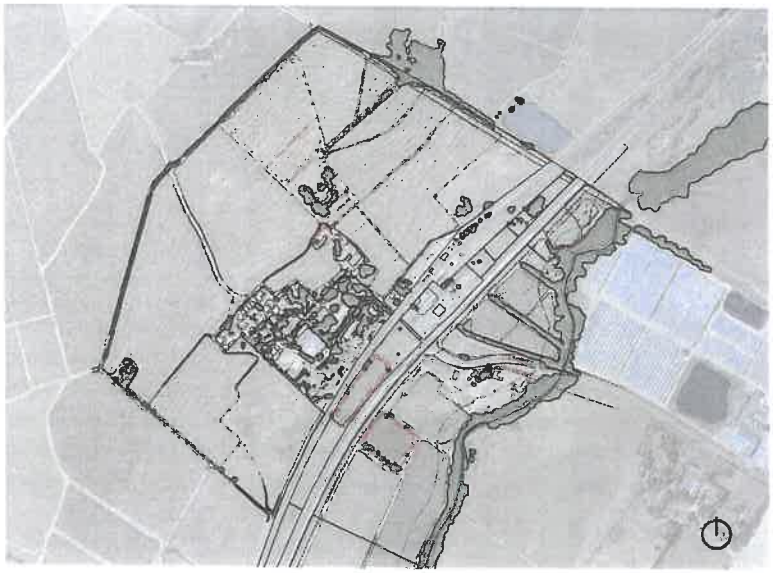
1550 UNIT ALTERNATIVE ③



884 UNIT ALTERNATIVE ④



(1) NO-GO ALTERNATIVE



DESCRIPTION:
The Welgevonden Farm, in its current form is retained, limiting any form of expansion of the Sustainability Institute and or Lynedoch Village.

IMPLICATIONS: MOTIVATION FOR

- Retention of agricultural land and farm unit.
- No impact on Sustainability Institute & Lynedoch Eco Village.
- Retaining the site as a farm will lead to no change in the existing rural character of the historical and cultural landscape.
- Lynedoch Village & Sustainability Institute continue to fulfill role within local area to meet the needs of local community in relation to education, food security & housing provision.

IMPLICATIONS: MOTIVATION AGAINST

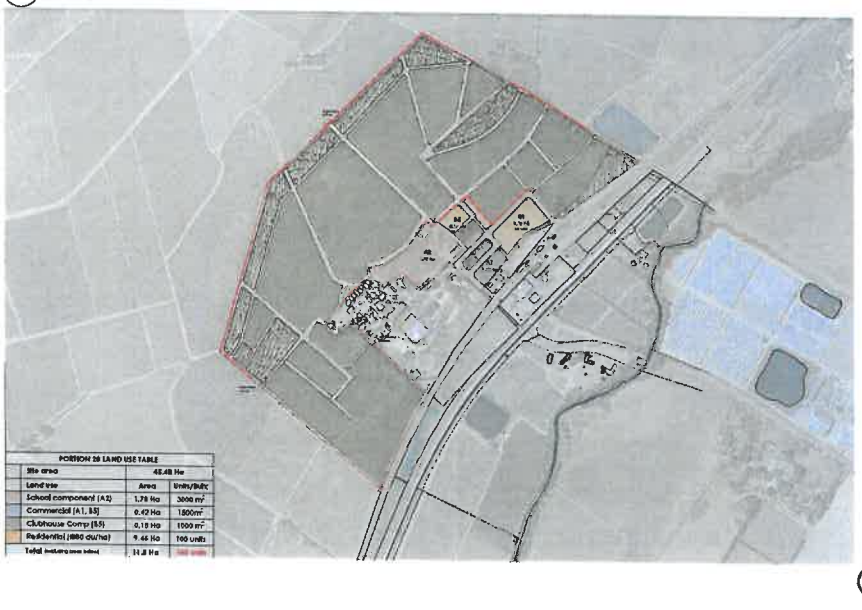
- Sustainability Institute continue to rely heavily on donor funding for programs impacting socio-economic sustainability.
- Lynedoch Eco-Village continue to experience limited services capacity & outages.
- Privatised public realm within SI & Lynedoch Eco-Village due to isolated position.
- Space constraints to accommodate educational expansion and provision of housing.

VISUAL IMPACT

No visual Impact on the site with No-Go Alternative.



(2) STELLENBOSCH SDF ALTERNATIVE



DESCRIPTION:

The proposed SDF development area, comprising of approximately 12 ha, is earmarked to allow for the gradual expansion of the Sustainability Institute & Lynedoch Eco-Village. Development is limited to the lowest and least visible areas of the site, requiring minimal additional layers of mitigation.

IMPLICATIONS: MOTIVATION FOR

- Retention of the majority of productive agricultural land with limited alteration to rural character of area;
- Extension of Village without significant impact of SI & Eco-Village.
- Provides much needed expansion for SI & Lynedoch Eco-Village.

IMPLICATIONS: MOTIVATION AGAINST

- Substantial impact on farming activities, as SDF area co-insides with historical farming werf & activities.
- Project feasibility compromised in that SDF area largely taken up by formulating a functional public realm with educational, commercial and limited affordable housing opportunities.
- Lynedoch Eco-Village continue to experience limited services capacity & outages, with increased demand and not sufficient development threshold to upgrade services capacity.
- Sustainability of urban system is compromised due to limited residential threshold.

IMPLICATIONS: CONSERVATIVE YET CONFLICTING DEVELOPMENT

Development footprint, although respectful to existing conditions, limits development potential. Proposed footprint is located amongst a significant amount of historical buildings and tree lines/ clumps restricting the development potential. It should be considered that investment into an integrating and inclusive public realm component to serve both the existing community and broader Lynedoch Node cannot be fully accommodated within the limited footprint.

VISUAL IMPACT

Visual Impact of the site is extended from the existing Eco-Village eastwards. Buildings are nestled & screened amongst existing tree lines/ clumps.



(3) 1 550 UNIT ALTERNATIVE



DESCRIPTION

The proposed full development footprint extends across the full site area. The increased population threshold ensures the socio-economic & services sustainability of the entire Village. The rural and agricultural character will be substantially altered with a significant impact on rural and cultural landscape.

IMPLICATIONS: MOTIVATION FOR

- Introduces a substantial development threshold, which will ensure its socio-economic sustainability as well as work of Sustainability Institute if correctly structured.
- Upgrading of all access roads and providing a clear spatial structure to the Lyndoch Village & surrounding land.
- Creating a clear public realm with supporting mixed & commercial uses, resulting in a self contained Village.
- Increased development thresholds activates a range of public transport initiatives and moves closer to developing an Inter Modal Transport Hub around Lynedoch Station.

IMPLICATIONS: MOTIVATION AGAINST

- Significant impact on agricultural resources and associated rural character.
- Substantial visual impact on cultural landscape.
- Significant impact on existing SI & Lynedoch Eco-Village resulting in loss of rural setting.

IMPLICATIONS: HIGH YET INSENSITIVE DEVELOPMENT

Development footprint compromises existing cultural and landscape informants in favour of higher development potential. Historically significant buildings, tree lines and undeveloped lands, that define the rural character, will be lost due to nature and extent of the development. The majority of the development will lie on moderately and highly visible areas of the site requiring extensive visual mitigation that would redefine entire visual landscape of the site.

VISUAL IMPACT

Significant & un-mitigated visual impact on the site with no response to context & cultural landscape indicators.



④ PREFERRED ALTERNATIVE, 884 UNITS



POSITION 30 LAND USE TABLE		
Site area	48.48 Ha	
Land use	Area	Units/Erfs
School Component (A2)	1.78 Ha	3000 m²
Commercial (A1,B3)	0.50 Ha	7300m²
Clubhouse Component(B2)	0.38 Ha	1000 m²
Mixed Use Component (B1-4)	0.7 Ha	520 units
Residential1 (@30 du/ha)	6.77 Ha	
Residential1 (@40 du/ha)	8.74 Ha	353 units
Apartment/ Villas	10.51 Ha	14 units
Total (excluding area below)	29.0 Ha	889 units
Conservation & SW area	1.16 Ha	
Undisturbed slopes	6.45 Ha	
Roads & squares	4.84 Ha	
Private open space	4.84 Ha	

DESCRIPTION

Development settlement pattern integrates with the existing Eco-Village. Public facilities and amenities are intentionally located within the SDF footprint to meet existing SI & Eco-Village needs & further contribute to the public realm going forward. Visual & cultural landscape informants directs positioning of development & allocation of densities.

IMPLICATIONS: MOTIVATION FOR

- Retention of agricultural and natural areas along top third of the site & along key interfaces.
- Design response and development coding to slope & visual exposure with mitigation measures.
- Introduces a substantial development threshold, which will ensure its socio-economic sustainability as well as work of Sustainability Institute if correctly structured.
- Clear spatial structure and public realm responding to existing SI, Eco-Village & proposed development.
- Balanced development with appropriate response to community, commercial and residential land uses.
- Increased development thresholds activates a range of public transport initiatives and moves closer to developing an Inter Modal Transport Hub around Lynedoch Station.

IMPLICATIONS: MOTIVATION AGAINST

- Significant impact on agricultural resources.
- Impact on rural character.
- Impact on cultural landscape with designed response to visual impact.
- Significant impact on existing SI & Lynedoch Eco-Village resulting in loss of rural setting.

IMPLICATIONS: BALANCED DEVELOPMENT

The Urban Design Framework aims to balance a range of spatial, environmental, services and socio-economic layers to ensure a contextual fit. The proposed alternative balances a range of informants into a unique fit for this site. The proposed development is an extension of the existing node and scales the Village up to the right balance within the visual and cultural landscape indicators with appropriate responses to its socio-economic & services contexts.

VISUAL IMPACT

Visual impact responds to view shed & cultural landscape indicators. High exposure land remains green with range of mitigation measures.

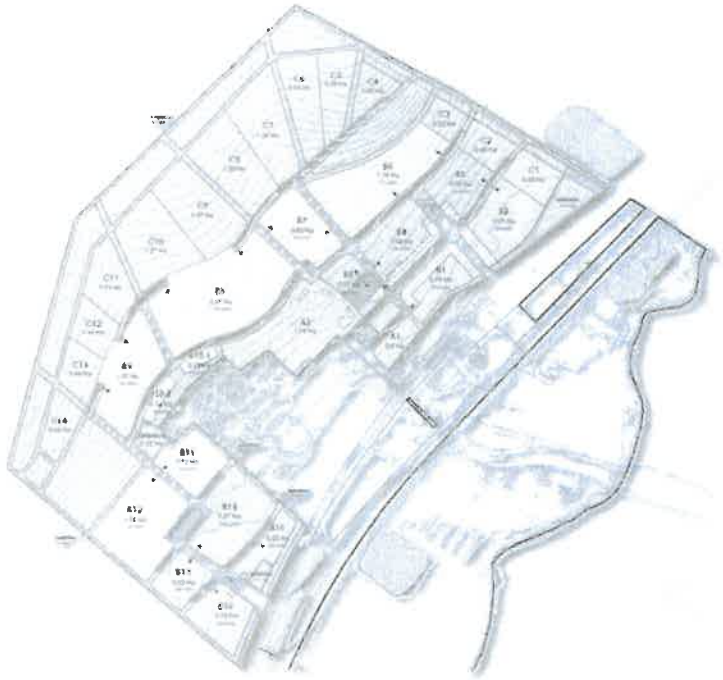


END

Report Prepared For:

UNiQON

March 2025



Lynedoch Mixed-Use Development

Socio-Economic and Fiscal Impact Report

DEMACON

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EXECUTIVE SUMMARY

The proposed Lynedoch mixed-use development is a large-scale real estate project aimed at implementing various land uses to support an integrated development concept. At full maturity, it will provide a diverse range of productive land uses that will contribute to the local and regional economies through direct, indirect, and induced economic, socio-economic, and fiscal impacts. Approximately 45 hectares of developable land will be utilised to establish over 800 residential units of varying densities and configurations, while also incorporating complementary uses such as retail spaces, entertainment venues, educational facilities, public open spaces, and supporting bulk infrastructure.

The integrated real estate development will transform commercial agricultural land, currently used for wine grape production, to accommodate the proposed land uses. This transition will affect the economic function of the property, shifting from agricultural use to more diverse productive land uses. It is necessary to consider the opportunity cost of transitioning from the existing agricultural value of the property to the proposed development. In essence, the economic benefit or cost of the proposed development is weighed against the current agricultural use of the property.

An analysis of the agricultural use of the property reveals that, under current yields, the property generates positive economic, socio-economic, and fiscal impacts. The operational expenditure of approximately R2.6 million from farming and related processing activities stimulates approximately R4.8 million in business sales, R2.0 million in GDP, and supports eight employment opportunities across the Western Cape economy. These positive impacts stem from the wine grape production on the property, as well as the operational expenditures necessary to generate this output.

The positive economic effects generated by the property as a commercial agricultural unit may not be sustainable in the long term. According to the Agriculture Impact Assessment (2023), the current vineyard production is highly dependent on yields in order to cover essential production costs. The ageing vineyards on the farm, coupled with limited capacity for replacement and insufficient water resources, have resulted in an achievable yield of only 5.5 tons per hectare—significantly below the 15 tons per hectare required for sustainable wine grape production. As such, the farm faces dwindling commercial viability, hampered by high input costs, limited irrigation potential, and the absence of an economic rational to reinvest in newer vineyards on a comparatively small land holding.

Although the property still produces agricultural output (approximately 32.5 hectares of the property have historically been farmed, but due to the progressively aging vines, more than 3.2 hectares have become unproductive and were lost to uprooting), the Agriculture Impact Assessment (2023) indicates that the potential for long-term commercial agricultural use is low. The decline in profitability due to rising costs, aging vineyards, and market pressures is eroding the capacity of the farm to remain a viable agricultural unit. These challenges reflect broader industry trends affecting wine grape production in South Africa, leading to a shift to specialised entities (away from smaller scale/recreational farming units) and the conversion of less productive units to alternative uses (dictated by location dynamics).

Given these circumstances, the agricultural functions of the property could become unproductive over time, representing a suboptimal use of the potential economic value of the land. The current agricultural activities have limited prospects for economic expansion, as the productivity of the property declines due to aging vineyards, unaffordable replacement costs, and rising input costs.

In contrast, the proposed development offers the potential for economic benefits that far exceed those generated by the current agricultural use of the property. The mixed-use development can generate substantial short-term economic value during construction and long-term value once the productive land uses are fully operational, addressing market demand and urban development pressures.

According to the quantitative impact assessment, the proposed development, with a R1.5 billion capital investment, could generate between R1.5 billion and R3.5 billion in additional GDP and business sales during construction. Moreover, nearly 5,300 temporary employment opportunities could be created. In the operational phase, household and operational expenditures are estimated to contribute R301 million, unlocking as much as R317 million in additional sustained GDP, while supporting nearly 890 sustained employment opportunities.

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In comparing the potential economic, socio-economic, and fiscal impacts of the proposed development to the loss generating agricultural use, the impact assessment indicates that the proposed development stands to create a considerable net benefit to the local economy, not least of which would be additional rates and taxes. The long-term and sustained economic value generated by the mixed-use development far exceeds the declining economic value of the current agricultural use of the property. Therefore, the proposed development represents a greater economic benefit to the local economy by establishing long-term value, in contrast to the diminishing returns of continued wine grape production.

Quantitative Economic Impact Assessment Comparison during the Operational Phases of Each Use

Economic Impact Name	Current Agricultural Production – Wine Grape Farming	Proposed Mixed-Use Development	Net Economic Benefit
Economic Value Added/Subtracted by Each Property Use	R2 560 611	R300 534 625	**R297 974 01**
Additional Business Sales	R4 798 987	R561 723 704	**R556 924 717**
Additional Gross Domestic Product	R1 969 061	R317 017 638	**R315 048 577**
Additional Taxes	R463 538	R62 418 141	**R61 954 603**
Additional Property Taxes	R15 760	R8 003 615	**R7 987 855**
Additional Formal Employment Compensation	R543 851	R101 339 452	**R100 795 601**
Additional Formal Employment	7	726	**719**
Additional SMME Opportunities	0	0	**0**
Additional SMME Opportunities (Black Owned)	0	0	**0**

Source: DEMACON, 2023

Aside from the inherent quantitative socio-economic and fiscal benefits of the proposed development, the construction and operation of the proposed development could generate a plethora of impacts that influence the underlying functions and socio-economic characteristics of the receiving economy during construction and operational activities. The qualitative impact assessment therefore considers impacts that are not necessarily quantitatively quantifiable and therefore must be identified and measured within a qualitative analysis framework.

The qualitative impact assessment revealed the following outcomes:

- **Economic Impact:**
  - **Key Outputs:** The project will significantly boost the local, provincial, and national economy during both its construction and operational phases. The construction phase will create a temporary surge in economic activity, while the operational phase will have sustained effects through multiple value chains (healthcare, education, retail, property management, etc.).
  - **Risks:** The presence of "construction mafias" may delay construction and the realization of economic benefits.
- **Employment Impact:**
  - **Key Outputs:** Nearly 5,300 temporary and 888 sustained employment opportunities will be created. Direct and indirect

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jobs span construction, retail, healthcare, and more, providing a significant source of income in a high-unemployment region.
    - **Challenges:** A potential shortage of skilled local labour may require importing talent. Mitigation efforts, such as local skills training, could address this gap.
- **Community Impact:**
    - **Key Outputs:** Job creation will improve household livelihoods, leading to increased demand for services and products. The
    - increase of population, onsite during construction efforts and during the operational phase where residents occupy the development could influence aspects such as crime.
    - **Challenges:** The influx of people may strain housing and services, necessitating infrastructure expansion and stronger community policing.
- **Infrastructure and Utility Impact:**
    - **Key Outputs:** The project will put pressure on local transportation infrastructure and utilities, such as electricity, water, and sanitation. However, it will also generate increased rates and taxes, providing additional revenue for infrastructure improvements.
    - **Challenges:** Sustained demand for utility infrastructure and transportation services may strain existing systems, necessitating expansion.
- **Environmental and Agricultural Impact:**
    - **Key Outputs:** The project will reduce land dedicated to wine grape production but offers a sustainable development opportunity. Air, noise, and visual pollution from construction could impact community health if not properly managed.
    - **Challenges:** Loss of agricultural land and yields could affect the regional wine industry, though current agricultural use is deemed unsustainable.
- **Property Valuation and Revenue Impact:**
    - **Key Outputs:** The development will lead to a revaluation of land in the area, resulting in higher property rates and increased revenue for the local authority. This could help address socio-economic challenges and support infrastructure investments.
    - **Challenges:** The increased property rates could affect landowners but would provide necessary funding for municipal improvements.

Overview of the Final Impact Significance Rating of Each Impact Measured Qualitatively

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Local and Regional Business Base	The construction phase of the project will generate demand for goods and services necessary to sustain construction activities. This sustained demand over the construction phase could lead to additional business sales throughout the construction industry's value chain (increased economic output, production and gross value added).	Construction Phase	40	Medium	The development stands to relate sector specific as well as value chain benefits elsewhere in the economy for the duration of the construction period
Impact on Local and Regional Business Base	The demand for goods and services required to sustain construction activities may not be fully serviced by the local economy's existing construction sector value chain and as a result would need to source goods and services from outside the local economy.	Construction Phase	30	Low to Medium	There is an impact, but can be mitigated

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Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Local and Regional Business Base	Increased economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	The effective execution of the proposed project might face hindrance due to the presence of local 'construction mafias'. The possibility exists that these entities might intimidate external labour sources, disrupt the local community, and consequently cause delays in project completion.	Construction Phase	14	Low	The impact does not have a direct bearing on the decision to develop
Impact on Local and Regional Business Base	The labour force involved in the construction of the intended project could drive a surge in demand for lodging facilities and related services within the host economy. This heightened demand arises from the need to accommodate workers who aren't native to the area. This situation presents an opportunity for local lodging providers to experience extended periods of high occupancy, consequently leading to increased revenue streams.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Stimulation of Employment Opportunities	The construction of the proposed project will create temporary construction related employment opportunities on-site (across the skills spectrum).	Construction Phase	32	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the construction industry's value chain could be stimulated as a result of the increased demand generated by the construction of the proposed project.	Construction Phase	33	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	It might be necessary to temporarily import various tiers of skilled labour to the region to effectively carry out construction activities.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the construction phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Construction Phase	40	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods during the construction phase. This could place an additional burden on existing social amenities and services due to an increase in demand.	Construction Phase	21	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Where labour is sourced from beyond the receiving economy the receiving socio-economic environment's labour absorption capacity is diminished and the spending of money earned locally is reduced – remittances to homesteads. In the event that labour must be sourced from outside the local area, these migrants could be viewed as temporary.	Construction Phase	36	Medium	The impact could influence the decision to develop unless it is effectively mitigated

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Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Local Communities	An influx of population to the receiving economy (employed or job-seekers) may lead to increased crime activity. Job-seekers that do not find employment may turn to crime and in turn influence community safety. The introduction of persons outside the local labour market (i.e. sourcing from other economic regions for instance) could introduce a criminal element. Additionally, contractors undertaking construction of the proposed development may also, due to bad behaviour, influence community safety through inappropriate actions.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop
Impact on Local Communities	Due to construction activities, labour is transported to and from the construction site, i.e. from home to work and vice versa. Additionally, construction related transportation of goods and services will also occur. The daily movement of construction workers and related activities increases the load on the local transport network – influencing travel times and congestion.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to project related construction activities as well as the increased transportation of economic goods and services. Construction activities may generate vehicles in support of construction efforts. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Construction Phase	16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, construction activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Construction Phase	36	Medium	The impact could influence the decision to develop unless it is effectively mitigated

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Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on the Natural Environment	The construction phase will give rise to environmental factors that can impact health both on-site and in nearby communities. Common environmental factors, including elevated noise levels, increased dust and associated air pollutants, as well as visual impacts, may occur.	Construction Phase	6	Low	The impact does not have a direct influence on the decision to develop
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation existing agricultural land is removed from the total inventory of agricultural land used for wine grape production and the broader wine production industry.	Construction Phase	50	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be costly and challenging
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation the existing wine grape production on the property will cease and as a result less wine grapes will be available to support the broader wine and related product manufacturing value chain.	Construction Phase	45	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local and Regional Business Base	The operational phase of the project will generate sustained demand for goods and services necessary to maintain operational efficiency. This sustained demand over the operational phase could lead to additional business sales throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project (increased economic output, production and gross value added).	Operational Phase	48	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be costly and challenging
Impact on Local and Regional Business Base	The demand for goods and services required to sustain operational activities may not be fully serviced by the local economy's existing industries and as a result would need to source goods and services from outside the local economy.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	Increased and sustained economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Operational Phase	40	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	The proposed project will create permanent operational employment opportunities on-site (across the skills spectrum).	Operational Phase	45	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project could be stimulated as a result of the increased demand generated by the operation of the proposed project.	Operational Phase	39	Medium	The impact could influence the decision to develop unless it is effectively mitigated

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Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Stimulation of Employment Opportunities	The local economy faces constraints both in terms of its size, reflected in its economic output, and its available labour force. This localised supply-side limitation could potentially result in a disparity between the required number of labourers with diverse skill levels needed for the operation of the proposed project.	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated
Stimulation of Employment Opportunities	Given the localised and industry specific labour supply constraint that could arise during the operational phase, it might be necessary to import various tiers of skilled labour to the region to effectively carry out operational activities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the operational phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Operational Phase	44	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods. This could place an additional burden on existing social amenities and services due to an increase in demand.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Without meticulous planning, the proposed project runs the risk of influencing the inherent "sense of place" within the immediate community. The proposed changes might potentially reshape the local environment's importance to the community, which, over time, could potentially impact how the community perceives and values the natural resource setting.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Due to operational activities, labour at the proposed project will move to and from the project site, i.e. from home to work and vice versa. Additionally, the transportation of goods and services required for operational activities will also occur. The daily movement of employees and related activities increases the load on the local transport network – influencing travel times and congestion.	Operational Phase	-16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to the operational activities of the project as well as the increased transportation of economic goods and services. Operational activities may generate vehicles in support of operations. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated

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Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, operational activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden Positive impacts relate to increased revenue collection from service delivery	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Operational Phase	44	Medium	The impact could influence the decision to develop unless it is effectively mitigated

Source: DEMACON, 2024

The proposed development presents significant net benefits to the socio-economic environment through job creation, increased revenue, and long-term sustainable economic growth. Negative impacts, such as pressure on infrastructure and environmental concerns, can be mitigated through effective planning and coordination.

In addition to the previous points, government systems in urban, and particularly metropolitan, areas place increasing pressure on property owners to optimize property use to align with policy goals related to densification, unlocking economic and socio-economic potential, and maximizing fiscal value through property taxation and rates. These pressures are driven by high and increasing rates of urbanization and inter-provincial migration. The Western Cape Province, second only to Gauteng, is one of the fastest-growing regions, primarily due to continuous migration to the province's key metropolitan areas and major towns. Smaller, marginal agricultural parcels, which have become sub-optimal production units, are particularly affected by these development-related pressures. These pressures also affect both property owners and developers, requiring constant evaluation to ensure that properties are positioned to address the expansion of urban systems while meeting government objectives regarding optimal land use, productive development, sustainable practices, and the unlocking of fiscal value in well-located areas.

Therefore, the proposed development, in light of the aforementioned and previous analyses, represents an opportunity to utilise property that is currently underperforming economically. The land produces agricultural yields that are below commercially sustainable levels and has limited future prospects for achieving sustainability. It does not represent a long-term or viable use of strategically located land. The agricultural potential of the property is assessed to be very low, with current agricultural practices identified as temporary due to factors such as limited irrigation, high input costs, lack of capital for vineyard reestablishment, aging vineyards, and declining yields. These issues limit the capacity of the property for long-term wine grape production. Furthermore, the property has minimal potential for alternative agricultural activities and does not contribute to food security in South Africa. Given these circumstances, the proposed development represents the highest opportunity cost as an alternative use of the property, leveraging its inherent real estate value.

1 INTRODUCTION AND PROJECT BRIEF

1.1 INTRODUCTION AND PURPOSE OF THE REPORT

Chapter One of the report provides an introduction and concise roadmap of the socio-economic and fiscal impact assessment for a proposed mixed-use development in Lynedoch located in the south-western region of the Stellenbosch Local Municipality (Western Cape). To understand the scope, objectives and outline of this document, Chapter 1 seeks to introduce the project brief and its intended outcomes and the outline of the remainder of the report.

1.2 PROJECT BRIEF

DEMACON Market Studies were commissioned by **Uniqon** to assess the economic trends and drivers, trade area-based demographic profile and development and growth potential of the proposed Lynedoch Mixed-Us Development. The purpose of the analyses was to compile a market study to assess the viability and optimum composition of the Lynedoch mixed-use development concept.

In addition to the preceding, DEMACON was commissioned to conduct a Socio-Economic and Fiscal Impact Assessment as part of the market study. This assessment serves as an expansion of the market research, demand modelling, and recommendations provided in the study. Its objective is to determine the potential economic, socio-economic, and fiscal effects of the proposed development based on the long-term development framework of the project. Moreover, the assessment considers the potential impact of transforming the current agricultural land on the economic, socio-economic, and fiscal contributions that the property, in its current form, provides to the broader economic system in which it operates.

The purpose of the socio-economic and fiscal impact assessment is to provide an assessment of the overarching impacts that may arise from the construction and operation of the proposed project on the local and/or regional communities and economy (measured within quantitative and qualitative assessment frameworks) by considering several aspects that include, inter alia:

- The impact of the project on job creation and skills requirements
- The impact that the project has on gross domestic product
- The impact that the project has on business sales
- The impact that the project could have on businesses and the opportunity for new business development
- The impact that the project could have on the compensation of new employment opportunities created
- The impact that the proposed project could have on government's fiscal collections (taxes etc.)
- Impact that the project could have on property rates
- The impact that the project could have on the value chain within which the project operates
- The impact that the project could have on the economy at large and its distribution throughout the provincial and national economy
- The impact that the proposed project could have on households and local communities because of the social, economic, health and other related impacts
- The impact on economic activity that results from the loss of current agricultural activities

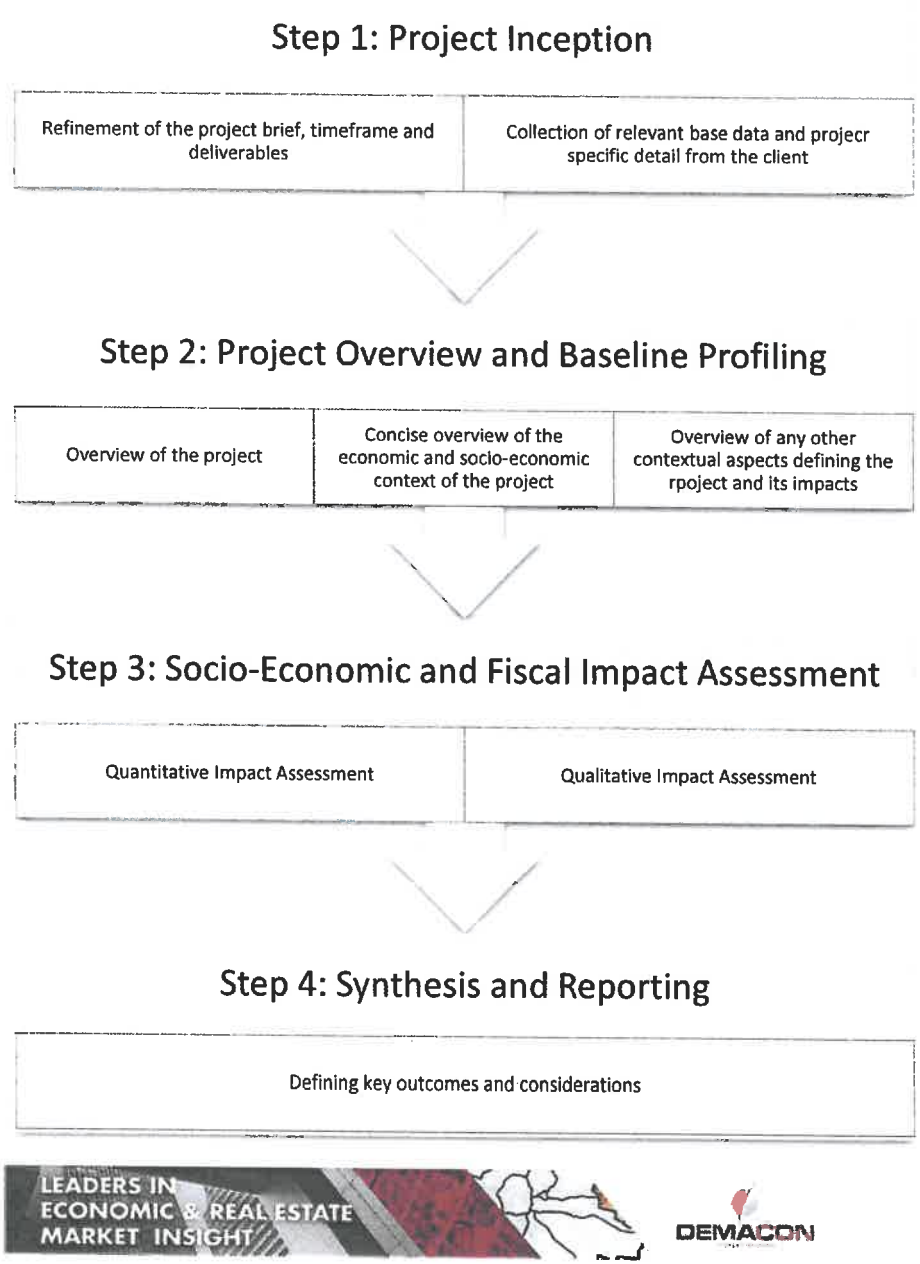
The socio-economic and fiscal impact assessment, therefore, seeks to provide a constructive overview of the opportunity that the project offers to the community and economy and also considers the effect that the proposed project could have on the local and wider economy as a result of its operations.

1.3 PROJECT METHODOLOGY

In order to undertake the socio-economic and fiscal impact assessment of the proposed development, an overarching project methodology has been adopted that identifies and informs key aspects of the impact assessment and focusses the outcomes of the assessment on project specific objectives.

Diagram 1.1 (overleaf) provides a representation of the project research methodology used to conduct the socio-economic and fiscal impact assessment of the proposed project. The diagram is accompanied by a short description of each step of the methodology. The description provides an overview of the components that make-up each step of the methodology and highlights any limitations associated with each step.

Diagram 1.1: Socio-Economic and Fiscal Impact Assessment



The project methodology of the socio-economic and fiscal impact assessment consists of the following four steps:

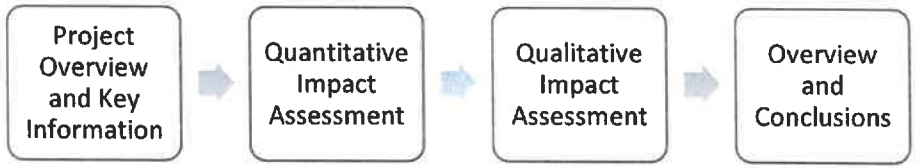
- Step 1: Project Inception
  - Step 1 entails the inception of the project. The step focusses on refinement of the project brief, the project timeframe and the deliverables required. Furthermore, the step also collates relevant base data and documents and seeks to acquire any project specific detail and information relevant to the study
- Step 2: Baseline Socio-Economic and Economic Profiling
  - The step focusses on establishing the socio-economic and economic context of the proposed development
  - In September 2023, DEMACON Market Studies completed a Market Study for the Lynedoch Mixed-Use project. The study aimed to assess economic trends and drivers, trade area-based demographic profiles, and the development and growth potential of the proposed project. The goal was to establish the viability and optimum composition of the development. This report refers to the market assessment report, particularly in terms of the overarching locational, economic, and socio-economic context of the proposed development's market area
  - Given the preceding, the project's socio-economic and economic receiving environments are defined by the 2023 Market Study
  - The identification of the project's socio-economic receiving environment is done in order to provide a summary of the socio-economic context profiled by the 2023 Market Study within which the proposed project will likely operate and impact on. The socio-economic context is assessed by profiling the receiving environment in relation to different metrices such as population and household size, population and household average annual growth, population education levels, skills and employment factors, household characteristics and attributes, household income, etc.
  - The identification of the project's economic receiving environment is done in order to provide a summary of the economic context profiled by the 2023 Market Study within which the proposed project will likely operate and impact on. The

economic context is assessed by profiling the receiving economy in relation to different metrices such as economy size, distribution, growth, composition, basic and non-basic sectors, tress index concentration, labour absorption and key spatial considerations.
    - Based on the outcome of the profiling analyses, several potential economic impacts that may arise from the proposed project's operation is identified. The purpose is to highlight potential areas of impact that can be assessed in greater detail in subsequent analyses.
- Step 3: Socio-Economic and Fiscal Impact Assessment
    - Step 3 of the project methodology focusses on the socio-economic and fiscal impact assessment of the proposed project. The socio-economic and fiscal impact assessment consists of two assessment phases and culminates in a perspective on the impact (and extent thereof) of the proposed project within its construction and operational context.
    - A fiscal and socio-economic impact assessment model is developed to model and quantitatively measure the socio-economic and economic impacts that could arise from the project based on its construction and operational phases. The quantitative impact assessment, therefore, measures the impact of the project within the context of several metrices that include, inter alia,
        - Jobs created by skills level
        - Impact on GDP
        - Impact on business sales
        - Estimated number of formal SMMEs created (including estimated number of black owned SMMEs)
        - Compensation impacts (i.e. wages & salaries)
        - Impact on social facilities required
        - Taxes on products (value added tax; custom duties; excise levies; fuel levies; other)
        - Taxes on production
        - Taxes on businesses
        - Taxes on employees
        - Impact on property rates
        - Sector profiling, etc.
    - The impact assessment then focusses on a qualitative impact assessment. The qualitative analysis makes use of an impact significance rating methodology. The broad approach to the significance rating methodology is to determine the environmental risk (ER) by considering the consequence (C) of each impact (comprising Nature, Extent, Duration, Magnitude, and Reversibility) and relate this to the probability/ likelihood (P) of the impact occurring. The ER is determined for the pre- and post-mitigation scenario. In addition, other factors, including cumulative impacts and potential for irreplaceable loss of resources, are used to determine a prioritisation factor (PF) which is applied to the ER to determine the overall significance (S).
    - The quantitative and qualitative impact assessment is then synthesised to provide a holistic view on the range and potential impact of the proposed project.
- Step 4: Synthesis and Reporting
    - Step 4 focusses on the synthesis and reporting of the outcome of the analyses undertaken in Steps 2 and 3.

1.4 REPORT LAYOUT

The following diagram provides an overview of th layout of the report.

Diagram 1.2: Report Layout



2 PROJECT OVERVIEW AND KEY INFORMATION

2.1 INTRODUCTION

This chapter of the report focusses on defining the proposed project. The intent of the chapter is to describe the overarching purpose of the project and its immediate and future objectives. By identifying and defining the objectives of the project and its ultimate intent, future analyses, the interpretation of data and the identification of impacts can be guided by the context of the project and its desired outcomes.

Furthermore, the chapter spatially references the project in order to understand the project's relative positioning in relation to probable areas of impact and influence. By spatially referencing the project areas of socio-economic and economic sensitivity can be spatially defined and measured. Moreover, the contextualisation of the project along with a spatial perspective of the project and its likely area of influence provide a basis upon which other critical considerations and factors can be identified and discussed.

2.2 PROJECT LOCATION AND OVERVIEW

The proposed mixed-use development is situated adjacent to the Lynedoch village which is located within the south-western region of the Stellenbosch Local Municipality of the Western Cape Province. The development site (Portion 28 of Farm 468) is approximately 10 kilometers southwest of the Stellenbosch central business district and covers approximately 45.48 hectares of land in the greater Vlottenburg, Spier and Lynedoch area. The northern, north-eastern, southern and south-western borders of the development site borders existing farmland whilst the eastern border of the property extends along the R310 road and northern, southern and western borders of the Lynedoch village.

The property is currently used for agricultural purposes. The farmland is being used to produce a variety of wine grape cultivars that in turn is processed to produce several wine and related products. Detailed information regarding the current agricultural application of the property, the potential for commercial agricultural applications and the long-term sustainability of the property as an agricultural asset is discussed in greater detailed in subsequent sections.

The proposed development, according to the latest Block Plan (Master Plan) will offer a variety of land use opportunities that focus on the establishment of a mixed-use precinct. The precinct aims to offer a diversified product offering by incorporating a mixture of residential opportunities that vary by density and type whilst also incorporating a commercial, recreational and educational component in support of residents of the development and the broader community.

The master planning of the project identifies that approximately 61.8% of the total project/site area (28.09 hectares of 45.48 hectares) will be used to accommodate productive land uses such as residential, education, business and entertainment. The remainder of the property will be used to accommodate uses such as private open spaces, indigenous slopes, roads and related squares and detention areas.

The following map and table provide an overview of the development proposal for the project.

Table 2.1: Land Use Proposals

Land Use	Units	Site Area (ha)	Proportion
Education		1.78	3.9%
Commercial (Business)		0.50	1.1%
Clubhouse (Entertainment)		0.18	0.4%
Residential (80 du/ha)	515	6.58	14.5%
Residential (40 du/ha)	355	8.74	19.2%
Residential (Allotment Villa)	14	10.31	22.7%
Detention and SW Area		1.15	2.5%
Indigenous Slopes		6.43	14.1%
Roads & Squares		4.86	10.7%
Private Open Space		4.04	8.9%
Total	**884**	**45.48**	**100%**

Source: DEMACON ex Uniqon, 2024

Map 2.1: Portion 28 of the Farm 465 Development Block Plan - Master Plan Development



PORTION 28 LAND USE TABLE			
	Site area	45.48 Ha	
	Land use	Area	Units
	School Component (A2)	1.78 Ha	
	Commercial (A1,B5)	0.50 Ha	
	Clubhouse Component(B5)	0.18 Ha	
	Mixed Use Component (B1-4)	0.7 Ha	515 units
	Residential (@60 du/ha)	5.88 Ha	
	Residential (@40 du/ha)	8.74 Ha	355 units
	Allotment Villas	10.31 Ha	14 units
	Total (excluding areas below)	28.09 Ha	884 units
	Detention & SW area	1.15 Ha	
	Indigenous slopes	6.43 Ha	
	Roads & squares	4.86 Ha	
	Private open space	4.04 Ha	

Block Plan (PORTION 28) REV 05.2 | 1:2000 (@A1) | 28.03.2024 WELMOED URBANSTUDIO architects & urban designers

Source: DEMACON ex Uniqon, 2024

2.3 Socio-Economic Context and Considerations

The following provides an overview of the key elements that define the socio-economic context within which the proposed development is situated. The aim of the information is to extract important information from the socio-economic analysis contained in the Lynedoch Mixed-Use Market Assessment in order to provide a baseline account of the character and overarching trends present within the development's host community. Understanding the context of the host community provides a rounded perspective of the potential and range of impacts that could influence the baseline of the proposed development.

ECONOMY SIZE AND CONTRIBUTION

Stellenbosch
Sub-Regional Economy GVA
(current prices 2022)

13.6% contribution to the Cape Winelands Regional Economy

1.5% contribution to the Western Cape Provincial Economy

The Stellenbosch sub-regional economy is the **fourth largest** contributor to the total economy of the Cape Winelands regional economy. Compared to other economies in the Cape Winelands regional economy, the Stellenbosch sub-regional economy **expanded** its proportional contribution to the regional economy since 2012. Therefore, the sub-regional economy has **continually expanded** economic output and functions as one of the key sub-regional economies that drives the growth and development of the regional economy.

POPULATION SIZE

74 510 PEOPLE IN THE **PRIMARY** TRADE AREA

Population Average Annual **Growth Rate** 2.24%

DWELLING

Majority of Households Reside in a **Formal Dwelling** 93.8%

20 347 HOUSEHOLDS

Household Average Annual **Growth Rate** 3.06%

5.8% of households reside in an **informal dwelling**

ECONOMY GROWTH

1.0% (2012 - 2022) average annual growth of the sub-regional economy over the previous 10 years

0.4% (2017 - 2022) average annual growth of the sub-regional economy over the previous 5 years

The sub-regional economy has recovered the bulk of economic capacity lost during 2020. In 2022 the sub-regional economy was 1.8% over pre-pandemic economic GVA output.

The unemployment rate of the local economy is **14.5%**. The unemployment rate has started to increase from a low of 11.7% in 2017. The data shows that the sub-regional economy is experiencing a slowdown in the rate at which the local economy can produce jobs.

STRUCTURE OF EMPLOYMENT

Formal employment accounts for **71.9%** of all jobs

21 669 informal jobs exist in the local economy

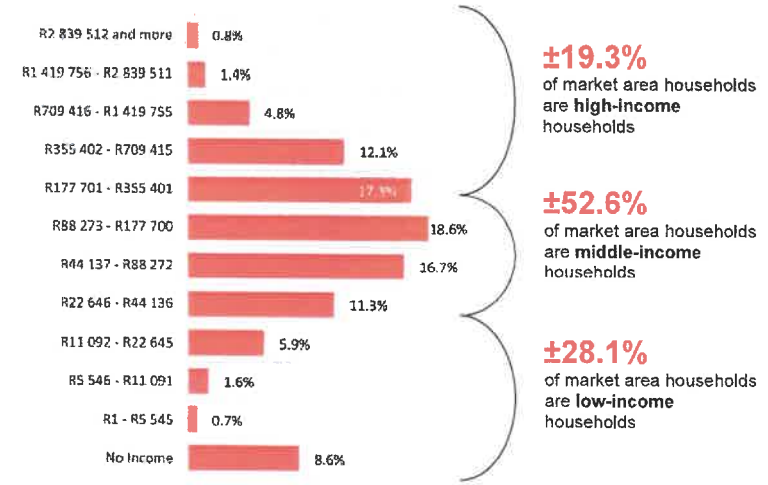
Informal employment accounts for **28.1%** of all jobs

The **informal economy** gained 3 045 jobs since 2012 at an average rate of 305 jobs per year

56 966 formal jobs exist in the local economy

The **formal economy** gained 10 092 jobs since 2012 at an average rate of 1 009 jobs per year

HOUSEHOLD INCOME PROFILE



±19.3% of market area households are **high-income** households

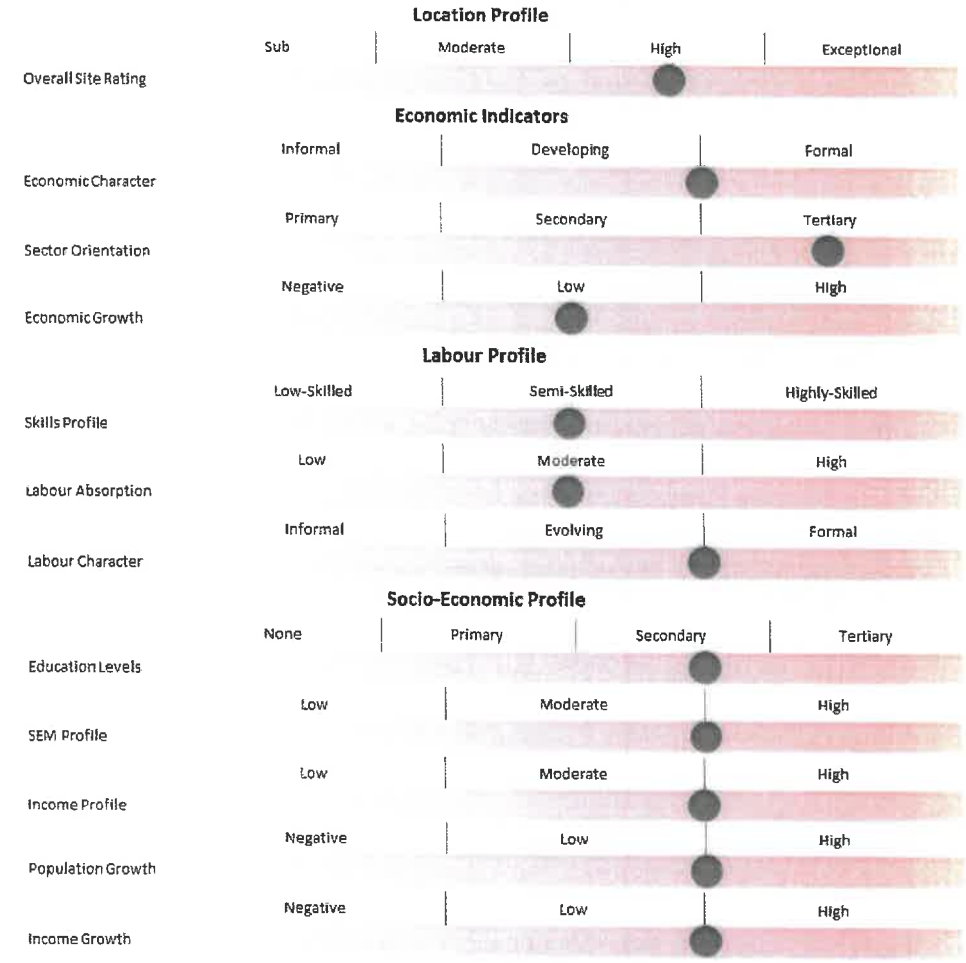
±52.6% of market area households are **middle-income** households

±28.1% of market area households are **low-income** households

2.4 GRAPHIC SYNOPSIS OF MARKET INDICATORS

The following provides a graphic synopsis of the key market indicators and development recommendations identified by the 2023 Market Study of the proposed development. The purpose of the information is to highlight overarching market indicators that inform the development's potential as a development opportunity and outlines the medium- to long-term forecasted development take-up of the project and its anticipated long-term sustainability given overarching market conditions.

Key Indicators



Development Options and Compatibility

	Indicator
Site Ratings	High
Economic Base & Drivers	Compatible
Labour Profile	Semi-Skilled
Socio-Economic Profile Demand (Base)	Middle to High Income
Market Gap	Moderate

Development Recommendations

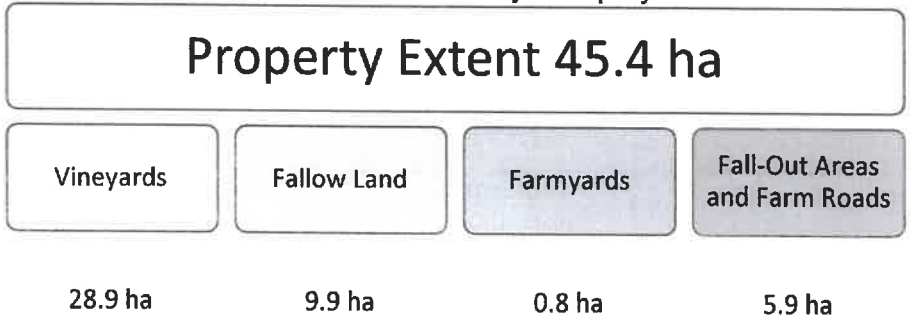
Land Use	Market Demand Expectations	Hectares
Residential Bonded (Low Density)	630 units	31.9 ha
Student Accommodation	120 units	2.5 ha
Retail (Small Convenience)	2 869 m²	1.0 ha
Trade (Automotive)	455 m²	0.2 ha
Offices / Administrative Functions	2 082 m²	0.7 ha
Private Education (350 – 400 desks)	3 720 m²	2.4 ha
Private Healthcare (5 – 7 beds)	488 m²	0.2 ha

2.5 Agriculture Use and Long-Term Potential of the Development Property

The development site for the proposed mixed-use project has historically been, and is currently, used for agricultural purposes. Since the proposed development aims to repurpose the site away from its agricultural use, it is important to consider the current role of the property in the agricultural sector and assess the long-term sustainability and viability of the land as an agricultural producer. The transformation of the property into an alternative land use is likely to impact the local economy's equilibrium. Therefore, the potential effects of such a transformation must be acknowledged. In order to consider the agricultural use and future potential of the property as an agricultural producer, reference is made to the Agricultural Impact Assessment Report (June 2023). The report provides key insight into the sensitivity of the property as an agricultural function and determines the agricultural potential and viability of the property as a productive agricultural use.

According to the Agricultural Impact Assessment (June 2023) of the development location, the proposed development site is currently being used for dryland (rainfed) agricultural purposes that focus on wine grape farming. Approximately 32.5 hectares of the 45.4 hectare extent of the property is potentially arable agricultural land, of which approximately 28.9 hectares of land is currently used to accommodate vineyards and facilitate wine grape farming. A further 10 hectares of land is farrow whilst the remainder of the property is used for farmyards and fall-out areas and farm roads.

Diagram 2.1: Land Use Distribution on the Subject Property



Source: DEMACON ex AGRIinformatics, 2023

The vineyards currently active on the property (approximately 28.9 hectares of cultivated land) consist of multiple cultivars that produce wine grapes for various wine types and products. These vineyards yield approximately 159 tons of wine grapes annually, translating to about 5.5 tons per hectare of planted and harvested vineyards.

Diagram 2.2: Wine Grape Production of the Subject Property (2022)

Vineyard	Area (ha)	Age	Avg. Yield (t/ha)
A	0.9	36	6.9
C	4.0	43	4.1
D	3.3	20	3.0
E	2.2	31	5.5
F	3.3	40	7.7
G	6.4	38	6.5
H	1.0	36	4.5
L	3.3	33	7.4
M	3.6	29	4.6
Total/Average	28.9	34	5.5

Source: DEMACON ex AGRIinformatics, 2023

Although the property presently produces wine grape harvests, the agricultural potential analysis in the Agriculture Impact Assessment (2023) indicates that the long-term sustainability and commercial viability of wine grape production on the property are under strain due to production and market-related factors.

The Impact Assessment notes that the sustainability of wine grape production as a commercially viable operation depends on factors such as the yields produced by the vineyards, the income generated from grape sales (with grape prices

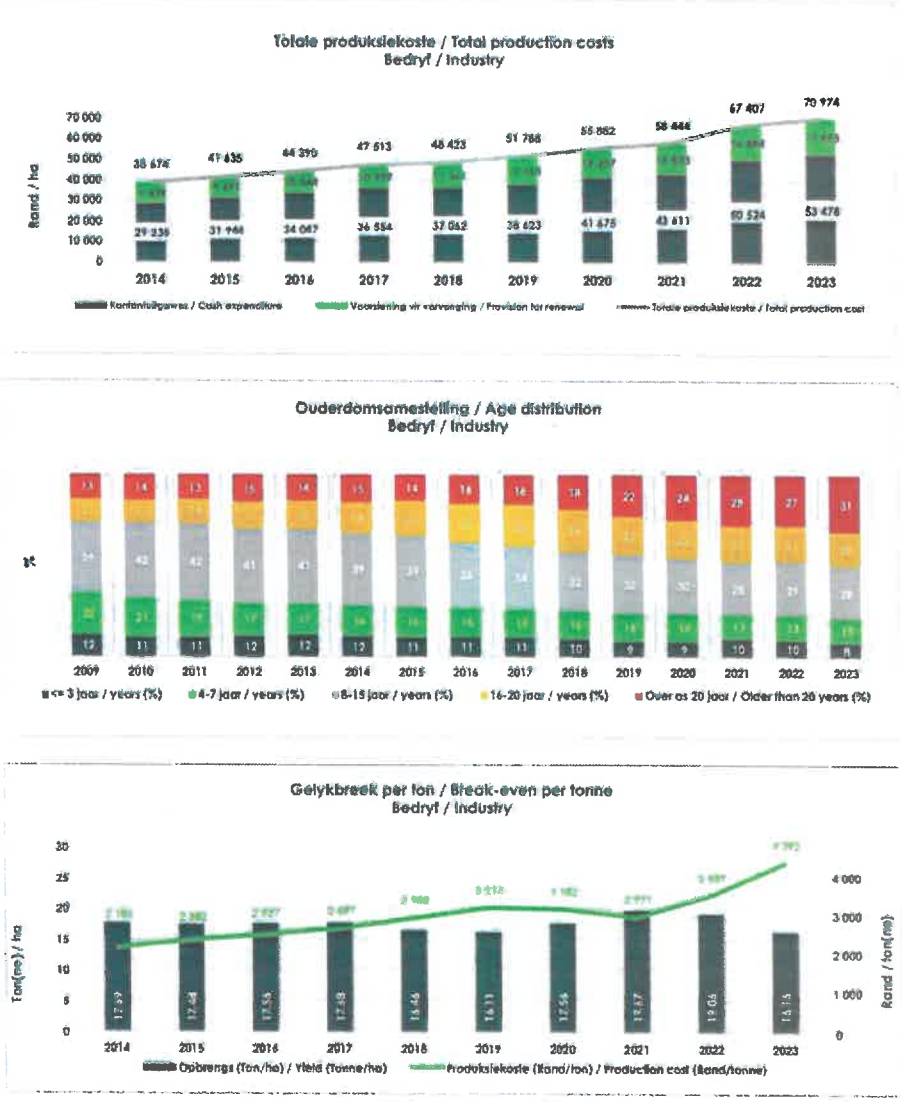
having underperformed in recent years), and the input costs required not only to operate a wine grape farm but also to ensure vineyard longevity through replacement. These factors currently affect the long-term sustainability of the property as a wine grape production location. The Impact Assessment suggests that current vineyard production on the farm can be considered a temporary activity, highly dependent on the vineyards' ability to produce yields sufficient to cover essential production costs.

Wine grape production on the farm is considered temporary due to the impact of aging vineyards on yield and the current market and input cost climate, which limits investment in long-term sustainability. The Impact Assessment identifies that, due to aging vineyards, the farm's limited capacity to replace end-of-life vineyards, and the insufficient water resources for sustained irrigation, the current yield of 5.5 tons per hectare is significantly below the 15 tons per hectare required to ensure sustainable wine grape production and farming activities. The data thus indicate that, although the property does produce wine grapes, the commercial viability of long-term sustainability as a productive agricultural asset is limited and under constant market pressure, eroding the farm's capacity to reinvest in maintaining its commercial viability.

Moreover, it is important to note that the challenges the property faces in terms of commercial viability reflect an industry-wide trend affecting the economic potential of the wine grape production industry in South Africa's core and secondary regions. According to the Impact Assessment (2023), the long-term sustainability of wine grape production in South Africa is hindered by producers' inability to reinvest in vineyard replacement, largely due to rising production costs that outpace stagnant grape prices. As a result, the income generated by farms diminishes year by year, reducing producers' capacity to invest in necessary replacements.

Data from Vinpro (2024) shows that vineyard replacement costs have increased by 85%, from R9,439 per hectare in 2009 to R17,495 per hectare in 2023. Concurrently, the age of vineyards has risen, with fewer replacements occurring due to escalating input costs. In 2009, approximately 26% of vineyards were 16 years or older; by 2024, this figure has increased to 51%. In the Stellenbosch wine grape production region, nearly 67% of vineyards are 16 years or older, partly attributable to the region's comparatively high input costs. According to Vinpro's Cost Guide for 2024, the large segment of older vineyards has begun to impact yields, adversely affecting the break-even point that farms must reach.

Figure 2.1: Wine Grape Production Operational Costs, Vineyard Replacement Costs, Vineyard Age Distribution and Break-Even Point



Source: DEMACON ex Vinpro, 2024

In light of the preceding, the data from the Agriculture Impact Assessment and market information reported by Vinpro suggest that wine grape production will remain under pressure and will require substantial capital investment to alter the age structure of vineyards, thereby improving yields and profitability. Market pressures, such as stagnant grape prices and macroeconomic factors driving inflation in production costs, further hinder the stabilisation of wine grape profitability and long-term commercial viability. The subject property is part of this industry trend, with aging vineyards that, in many cases, have reached their end of life (all vineyards on the property are older than 16 years and thus yield less than younger vines and are more susceptible to weather conditions and diseases). This is evident in the underperforming yields, which fall short of what is needed to support sustainable farming practices.

Although the preceding analysis recognises the need for capital investment to support the establishment of long-term, sustainable agricultural production on the subject property, a financial viability assessment by Agri Informatics reveals that such a capital expenditure on the property, whether self-funded or loan-supported, does not present a viable investment opportunity. The analysis indicates that, unless there is a significant increase in current wine prices, the re-establishment of vineyards on the property and in the greater Stellenbosch area will remain unfeasible.

Table 2.2: Summar of Financial Viability of Different Re-Establishment Scenarios on the Subject Property

Scenario	Capital Investment (R/ha)	Break Even Period	Net Present Value (R/ha)	Annualised Rate of Return
1a Own Capital – Irrigated	R324 428	Year 7	R75 293	4.0%
1b – Own Capital Dryland	R279 765	Year 10	- R59 421	-1.9%
2a Bank Finance – Irrigatd	R324 428	Year 7	R87 438	1.0%
2b – Bank Finance – Dry Land	R279 765	Year 15	- R55 630	-15.7%

Source: DEMACON ex Agri Informatics, 2024

Additionally, the property lacks sufficient groundwater resources to support irrigation across the entire area, making it dependent on annual rainfall. Therefore, the data suggest that the current wine grape production on the property is not sustainable in the long term and will continue to decline in productivity until the vineyards can no longer produce grapes. As noted by the Impact Assessment (2023), wine grape production on the property does not directly contribute to food security in the country. While the farm produces wine grapes that contribute to the wine manufacturing industry, this production is under constant strain due to high input costs and aging vineyards. Furthermore, the Assessment notes that current farming activities are unsuitable for the property unless additional irrigation water sources can be secured.

Beyond the agricultural potential of the current wine grape production, the Impact Assessment also considered the potential of the property for other types of farming. The analysis concluded that the potential for irrigated cultivation, dryland cultivation, and livestock farming is very low. The key outcomes of this analysis can be summarized as follows:

- Groundwater sources on the property are insufficient to support perennial crops, resulting in **very low agricultural potential for irrigated cultivation**
- Dryland cultivation has potential for supporting winter cereal crops but not summer cash or fodder crops. However, the topography of the property limits its suitability for dryland crop production (excluding grapes) due to the impediments to farm equipment movement and the risk of soil erosion. Therefore, the agricultural potential **for dryland cultivation is not feasible or very low**
- Grazing capacity in the area is indicated as 25 hectares per large stock unit, meaning the property cannot accommodate more than two large stock units, resulting in **very low agricultural potential for livestock farming**

The agricultural potential of the subject property for different types of agricultural production is assessed to be low and unviable based on the preceding information. The primary reasons for this low potential include:

- The limited water supply for irrigation. If additional water sources were available, the potential of the property as a commercially viable and sustainable agricultural production location could be improved.
- The low to medium potential of soil in the low-lying and flat areas of the property. Steep topographies hinder the potential for other types of

dryland farming, making lower-lying and flatter areas more suitable for such activities. However, poor water drainage, waterlogging of duplex soils, or limited soil depth further reduce the ability of the property to support other farming activities.

- The steep slopes of the property limit its capacity to support a variety of farming activities.
- The size of the property restricts the types of agricultural activities that can be supported and limits the extent of cultivable areas, thereby limiting the establishment of any viable farming activity.
- Lastly, the ongoing pressure of urban expansion in rural areas, especially in larger metropolitan regions, suggests that the property, situated within the municipal spatial development framework's urban development boundary, could support future urban expansion.

3 QUANTITATIVE IMPACT ASSESSMENT

3.1 INTRODUCTION

The following chapter of the report is focused on the assessment of potential economic impacts that may arise from the implementation of the proposed mixed-use development in the Lynedoch area of Stellenbosch.

The chapter aims to evaluate two key implications of the proposed development. The first is to consider the anticipated economic impact generated by the implementation and operation of the development. This impact is quantified by analysing the capital investment during the construction phase and the operational revenue during the operational phase, assessing their effects on the local, regional, and provincial economies.

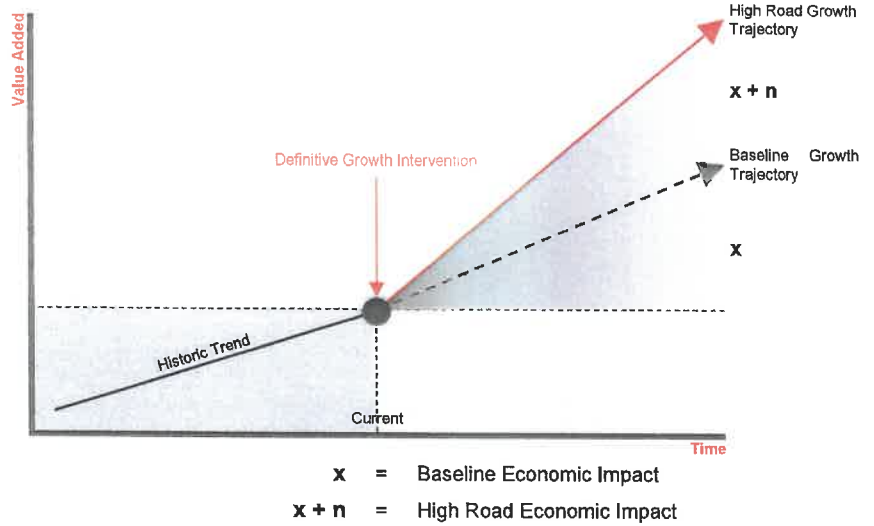
The second implication is to assess the anticipated economic impact resulting from the transformation of the current commercial agricultural use of the property (wine grape production) to the proposed development. This transformation would remove the commercial agricultural activity on the property, thereby altering the established flow of goods and services within the economy that stems from the current operational activities on the property.

Given the preceding, the economic impact refers to the ripple effect throughout the economy caused by investment in a specific sector. The transformation of agricultural land into the proposed development will have a net economic effect on the economy. The additional flow of goods and services created by the capital and operational expenditures of the proposed development is weighed against the change in the flow of goods and services resulting from the loss of commercial agricultural operations. This impact extends beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

3.2 INPUT-OUT MODEL METHODOLOGY

The following figure conceptually illustrates the socio-economic impact that the proposed mixed-use development could have on the economy in terms of additional GDP.

Diagram 3.1: Economic Impact of a Development



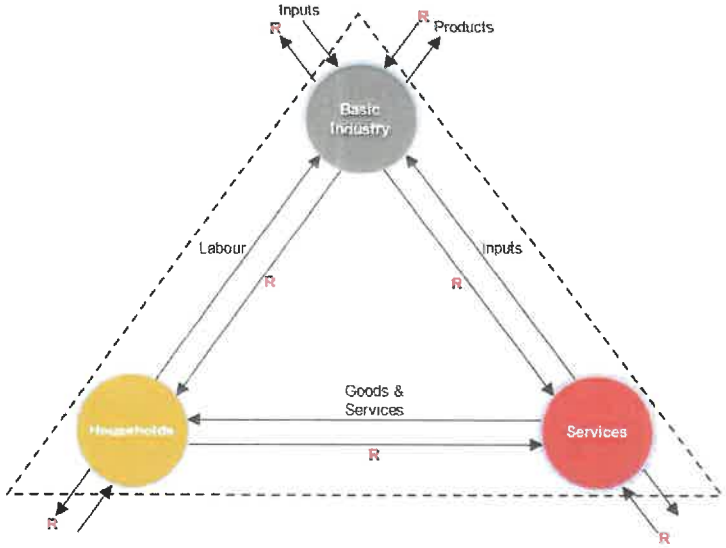
Source: DEMACON, 2024

Before the input-output model is discussed it is necessary to understand the community economic system and underlying interrelationships (Refer to Diagram 3.2 - Overleaf).

There is a strong interrelationship and interdependence between the three dominant sectors of the local economy: Basic industry, households and services. These interrelationships refer to sectors purchasing from other sectors, sectors selling to other sectors, sectors selling outside of the local economy and sectors buying outside of the local economy.

This results in the flow of labour, inputs, goods and services as well as money within and beyond the local economy. The input-output analysis creates a picture of a provincial economy describing the flows to and from industries and institutions. In other words, it describes the provincial economy and predicts the estimated impacts resulting from a change in the economy.

Diagram 3.2: Community Economic System



Source: DEMACON, 2024

The Input-Output Model depicts economic relationships between different components of an economy by identifying monetary flows (expenditures, receipts) between various units. The relationship between the initial spending and the total effects generated by the spending is known as the multiplier effect of the sector, or more generally as the impact of the sector on the economy. The input-output table represents the nucleus of the Inset-Output Model – as reflected in Table 3.1.

Table 3.1: Schematic Presentation of the Input-Output Model

	Intermediate Outputs	Final Demand	Total Production
	Quadrant I	**Quadrant II**	
Intermediate Inputs	x11 x12	C1 G1 I1 IC1 E1	X1
	x21 x22	C2 G2 I2 IC2 E2	X2
	xn1 xn2	Cn Gn In ICn En	Xn
	m11 m12	MC MG	Mn
	Quadrant III	**Quadrant IV**	
Primary Inputs	A1 A2	VC VG Vi VIC VE	A
	B1 B2		B
	T1 T2		T
Total Production	X1 X2 Xn	C G | IC E	Z

Source: DEMACON, 2024

Final demand (Y) can be presented by the following formula:

Y = C + I + G + (X - Z) where:

C: Private consumption expenditure

I: Gross domestic fixed investment

G: Government consumption expenditure

X: Exports

Z: Imports

Both the intermediate inputs as well as intermediate outputs for the different production sectors are shown in Quadrant I. This quadrant is usually referred to as the transaction table or transaction matrix and is an indication of the transfer of goods and services between the industrial sectors for production purposes.

The different final demand components as applied in the input-output table are shown in Quadrant II. Components of final demand are private consumption expenditure (C), government consumption expenditure (G), gross domestic fixed investment (I), change in inventories (IC) and total exports (E).

Quadrant III represents the demand for primary inputs by the industrial sector. The elements of primary input, which are referred to are the remuneration of employees (A), the gross operating surplus (B) as well as net indirect taxes (T).

Quadrant IV is that portion of primary input, which is part of the final demand.

The linkage effects between the various sectors in the transaction matrix can be presented by xij, which shows the flow of goods from sector i to sector j.

The input-output model consists of three basic components:

- Transaction Table: illustrate the monetary flows of goods and services in a local economy for a given period
- Direct Requirements Table: indicates the purchases of resources (inputs) by a sector from all sectors to produce one Rand of output (creating a production recipe)
- Total Requirements Table: indicates the indirect and induced transactions caused by the purchases of resources (inputs) by a sector from all sectors

The input-output table is also based on certain basic assumptions:

- It is possible to group the different production activities in homogeneous industries
- The demand for intermediates by a particular sector will change in direct proportions to the specific sector's change in output
- No substitution of intermediates is possible due to price changes
- No technological change takes place
- Each sector produces only one primary product

It should be noted that:

- All rand values in the report represent 2024 current prices
- The different measures of economic impact cannot be added together and should be interpreted separately
- The model quantifies the economic impacts for a specific amount of time, and it is not derived gradually over time
- The input-output table is based on provincial supply and use tables, therefore, the multipliers and other related data measure economic impacts throughout the provincial economy (Quantec derived multipliers based on StatsSA Annual Financial Statistics, GDP at various economic levels, employment data and quarterly labour force surveys, 2024).

Impacts are traced through the provincial economy in terms of the application of a set of multipliers derived from provincial economic accounts (only local transactions are used to create the multiplier effect).

A multiplier summarises the total impact that can be expected throughout the economy from one-unit change for a given sector. There are several types of multipliers used by the model:

- Output multipliers (Business revenue or sales): it estimates the total change in sales volume
- Employment multipliers: measures the total change in employment resulting from an initial change in output/production of a specific industry
- Value-added multiplier (GDP): provides an estimate of the additional value added to the products as a result of this economic activity. Value-added includes employee compensations, corporate profits, indirect business taxes, and proprietary and other property income. It is the sum of the remuneration of employees and the gross operating surplus.
- Income multiplier: measures the total increase in income in the local economy resulting from a 1 Rand increase in total output/production
- Taxation multiplier: measures the increase in tax revenue that the national treasury could collect from the operation of business activities
- SMME opportunities measure the potential of the economy to create opportunities for new SMME's based on the causal relationship with an increase in the GDP of the economy. The analysis also considers the relationship between SMME growth and black ownership. The relationship takes into consideration GDP growth (StatsSA) and concomitant business registration and ownership data (SARS).
- Potential skills requirements: measures the demand for jobs based on different skill levels, i.e. low, semi and skilled jobs
- Sector profiling: measures the linkage of defined land uses with sectors of the economy and estimates the impact that increased economic activity could have on the various components of the economy.
- In addition to the preceding multipliers, reference is also made to the need and demand for social amenities based on economic growth. The growth of the economy increases the demand for jobs. Consequently, an increased demand for jobs, aligned with increased livelihoods increases demand for social amenities. The impact tool seeks to measure the increased demand for a spectrum of social amenities.

Difference between multipliers and turnover:

Turnover is typically used as a synonym for the output or production of business. Turnover refers to the number of times some of the initial Rand that is received from outside the community, changes hands within the community. Example: 1 Rand received from a new investment changes hands five times within the local economy. The multiplier is 1.66, although some portion of the initial Rand turns over five times.

During each exchange of money for goods or services, some of the original Rand leaves the local economy, which reduces the amount spent locally during the next exchange. Multipliers measure the full impact of a Rand on the local economy, whereas turnover merely indicates the number of times some of the initial Rand is spent locally.

The economic impact can be measured in terms of three effects:

- Direct effects: those economic effects caused by the new investment or proposed project
- Indirect effects: occurs to industries in the backward linked industries that supply goods and services to the proposed development. Economic activity triggered by the purchases made as a result of the initial round of project expenditure
- Induced effects: result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economies.

There are two types of multipliers:

- Type 1 multipliers: Include direct or initial spending, as well as indirect spending or business buying and selling to each other
- Type 2 multipliers: Include Type 1 multiplier effects, plus household spending based on the income earned from the direct and indirect effects – the induced effects

In summary: Economic impacts represent the positive or negative effects caused by the expansion or contraction of an area's economy, resulting from the changes in a facility or project. In the case of the proposed project, it represents the impacts caused by the proposed construction activities.

Subsequent sections provide an overview of the estimated socio-economic impacts that could be caused by the implementation and operation of the proposed mixed-use development as well as the effect that the removal of commercial agricultural land could have of economic activity. The impact for the mixed-use development is estimated in terms of two project phases – the construction and the operational phases whilst the impact for the loss of commercial agricultural land is estimated for the current operational activities of the property.

3.3 Proposed Development Socio-Economic and Fiscal Impact Assessment

The purpose of this section is to assess the anticipated socio-economic impact that could be generated as a result of the implementation and operation of the proposed development's master plan. The estimated capital investment during the construction phase and operational revenue during the operational phase are used to quantify the potential impact on the regional, provincial and national economies.

The impact refers to the ripple effect throughout the economy caused by investment in a specific economic sector/land use. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

3.3.1 Key Indicators and Inputs

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating an estimated capital expenditure (CAPEX) and estimated operational revenue (OPEX) of the proposed development's master plan when fully developed and operational.

The following key indicators and inputs are based on the latest Block Plan (Master Plan) of the proposed development – compiled by URBANSTUDIO on 28 March 2024.

Diagram 3.3: Modelling Key Indicators and Inputs - Proposed Development

Land Use Type	Estimated Bulk (m²)	CAPEX	OPEX
Education	4 000	R49 072 800	R19 200 000
Commercial (Business)	2 869	R39 357 946	R109 022 000
Clubhouse (Entertainment)	900	R12 346 515	RR34 200 000
Residential (80 du/ha)	25 750	R681 590 913	R80 461 540
Residential (40 du/ha)	28 400	R751 735 220	R55 463 780
Residential (Allotment Villa)	3 500	R61 763 625	R2 187 305
Total	**65 419**	**R1 595 867 019**	**R300 534 625**

Source: DEMACON Modelling, 2024

3.3.2 IMPACT SYNOPSIS

Total Estimated Capital Investment and Operational Revenue

The total estimated capital investment of the Lyndoch Mixed Use Development (Net Present Value for the current year) is R1.6 billion - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services. The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R300.53 million.

Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R3.5 billion in additional business sales, R1.49 billion in additional GDP (contributes +1.49% to the provincial economy) and approximately 5 253 once-off jobs (formal and informal) throughout the Western Cape provincial economy. An estimated 13 formal small, medium and micro-enterprise opportunities could be created. Black-owned SMMEs would potentially represent 61.54% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment during the construction phase represents 4 111 jobs (total direct, indirect and induced). Approximately 21.31% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.75% semi-skilled labourers and 21.94% low-skilled labourers. Additional compensation paid to employees during the construction phase is estimated to be approximately R526.92 million.

It is estimated that approximately R428.93 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R561.72 million in additional business sales, R317.02 million in additional GDP (contributes +0.32% to the provincial economy) and approximately 888 sustained jobs (formal and informal) throughout the Western Cape provincial economy. An estimated 0 formal small, medium and micro-enterprise opportunities could be created throughout the lifetime of the project. Black-owned SMMEs would potentially represent 0% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment opportunities created throughout the lifetime of the project represents 725 jobs (total direct, indirect and induced). Approximately 34.34% of formal employment opportunities are expected to be filled by skilled labourers compared to 45.24% semi-skilled labourers and 20.41% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R101.34 million.

It is estimated that approximately R62.42 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 48.43% to all taxes collected economywide.

Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods. The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

3.3.3 Construction Phase Impacts

The following section provides a concise overview of impacts that could arise during the construction phase of the proposed project. For a detailed breakdown of construction phase impacts, please refer to Annexure D. Please note that all effects of the construction phase are unsustained meaning that impacts are once-off and sustained for the duration of the construction phase.

Overarching Impacts

Total estimated **CAPEX** of the project: **R1.60 billion**

- **R3.5 billion** Additional Business Sales
- **R1.49 billion** Additional GDP
- **5 253 jobs** Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
6	5	2

Calculations indicate that the total estimated GDP impact of the construction phase could create 13 new SMME enterprise opportunities



61.5% of opportunities could be **black owned**

Social Amenities Potentially Required

No social amenity impacts apply during the construction phase

Formal Job Opportunities and Compensation



78.3% of total employment opportunities are **formal**

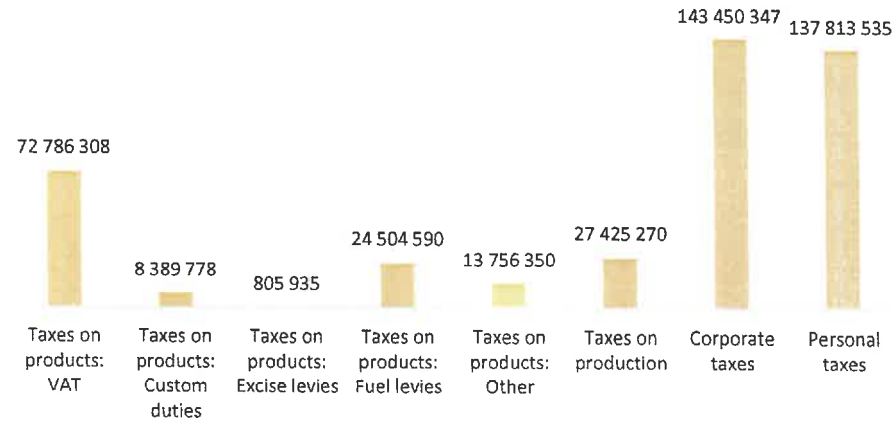
Skilled Jobs	21.3%
Semi-Skilled Jobs	56.7%
Low-Skilled Jobs	21.9%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
876	2 333	902

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R149.6 million	R211.7 million	R165.6 million

Impact on Taxation



3.3.4 Operational Phase Impacts

The following section provides a concise overview of impacts that could arise during the operational phase of the proposed project. For a detailed breakdown of operational phase impacts, please refer to Annexure D. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

Overarching Impacts

Total estimated **OPEX** of the project **R300.5 million**

- R561.7 million — Additional Business Sales
- R317.0 million — Additional GDP
- 888jobs — Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required



Formal Job Opportunities and Compensation



81.8% of total employment opportunities are **formal**

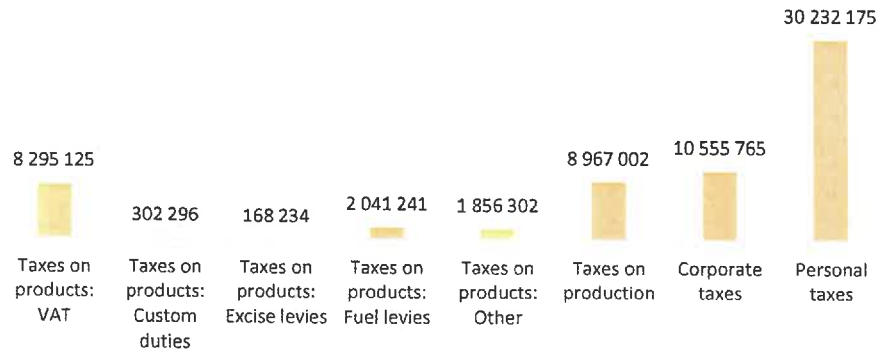
Skilled Jobs	34.4%
Semi-Skilled Jobs	45.2%
Low-Skilled Jobs	20.4%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
249	328	148

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R41.8 million	R35.3 million	R24.2 million

Impact on Taxation



Property taxes total approximately **R8 003 615** per annum

3.3.5 EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the construction and operational phase of the project.



3.3.6 Cost and Benefit Analysis of the Impact

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)					
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure	R1.53 billion	Financial Impact	Additional Business Sales	R2.4 billion	R427.6 million	R694.0 million	R3.5 billion
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R302.2 million	R47.1 million	R79.7 million	R429.0 million
			Property Rates and Taxes – Municipal				
		Economic Impact	Additional GDP (Market Prices)	R955.5 million	R190.3 million	R346.9 million	R1.49 billion
Furniture, Fittings and Related Services	R69.4 million	Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	4	0	2	6
			Small Enterprises (11 to 50)	3	0	2	5
			Medium Enterprises (51 to 200)	2	0	0	2
Total CAPEX	R1.60 billion	Social Impact	Additional Jobs (Formal and Informal)	3 812	470	971	5 253
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R343.8 million	R55.6 million	R127.5 million	R526.9 million
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
		Financial Impact	Additional Business Sales	R371.2 million	R33.2 million	R157.3 million	R561.7 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R40.6 million	R3.7 million	R18.1 million	R62.4 million
			Property Rates and Taxes – Municipal	R8.0 million			
Total OPEX	R300.5 million	Economic Impact	Additional GDP (Market Prices)	R221.6 million	R16.8 million	R78.6 million	R317.0 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	624	43	220	888
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R67.0 million	R5.5 million	R28.9 million	R101.3 million

3.4 Existing Agriculture Operations Socio-Economic and Fiscal Impact Assessment

This section aims to assess the socio-economic impact generated by the day-to-day operations of the commercial agricultural activities on the proposed development site. The estimated expenditure on operational activities for wine grape production on the property, along with the estimated costs of processing these grapes into consumable products, are used to quantify the potential impact on the regional, provincial, and national economies.

The impact refers to the ripple effect throughout the economy caused by expenditure to support specific economic sector/land use activities. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

3.4.1 Key Indicators and Inputs

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating the estimated operational expenses (OPEX) of the of the current agricultural production activities on the property as well as the likely expenditure undergone to process the produce of the farm into related products and consumables.

The following key indicators and inputs are based on information contained in the Agriculture Impact Assessment Report (2023) compiled by AGRIinformatics and supported by information from sources such as Vinpro (Cost Guide 2024/25) and SAWIS (South African Wine Industry Statistics (2023)).

Diagram 3.4: Modelling Key Indicators and Inputs - Proposed Development

Land Use Type	Yield (tons)	OPEX
Farm Wine Grape Production Costs	158.46	R2 185 331
Downstream Wine Grape Processing and Wine Manufacturing Costs	158.46	R375 280
Total		**R2 560 611**

Source: DEMACON Modelling, 2024

3.4.2 Impact Synopsis

Total Estimated Operational Expenditure

The total estimated annual operational expenditure (annualised on-site operational expenditure and market related processing of agricultural produce) of the development (Net Present Value for the current year) is R2.56 million.

Summary of Construction Phase Impacts

Because this impact assessment focusses on the operational activities of the farm given its commercial production of wine grapes, construction related expenditure has not been identified and has therefore been excluded.

Summary of Operational Impacts

Operational impacts are generated because of the operational activities of the farm and the resulting processing of produce produced by the farm for consumer goods. Impacts created during operations are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually).

The total OPEX (operational expenditure) of the farm and the processing of wine grapes into other products could annually add approximately R4.8 million in additional business sales, R1.97 million in additional GDP (contributes +0% to the provincial economy) and approximately 8 sustained jobs (formal and informal) throughout the Western Cape provincial economy. No additional formal small, medium and micro-enterprise opportunities could be created as a result of the current operational output of the farm.

Formal employment opportunities created as a result of the operational output of the farm represents 7 jobs (total direct, indirect and induced). Additional annual compensation paid to employees as a result of the operational output of the farm is estimated to be approximately R0.54 million.

It is estimated that approximately R0.46 million in additional taxes could be generated. The largest contributor to new taxes is as a result of personal income tax, contributing 39.34% to all taxes collected economywide.

Although the farm produces wine grapes, the yield generated by the farm does not generate substantial demand for additional goods and services throughout the provincial economy.

3.4.3 Operational Impacts

The following section provides a concise overview of impacts that arise during the operations of the agricultural activities of the farm. For a detailed breakdown of operational impacts, please refer to Annexure A. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually).

Overarching Impacts

Total estimated **OPEX** of the project **R2.6 million**

- R4.8 million — Additional Business Sales
- R2.0 million — Additional GDP
- 8 jobs — Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required

No additional social amenities are required.

Formal Job Opportunities and Compensation



81.8% of total employment opportunities are **formal**

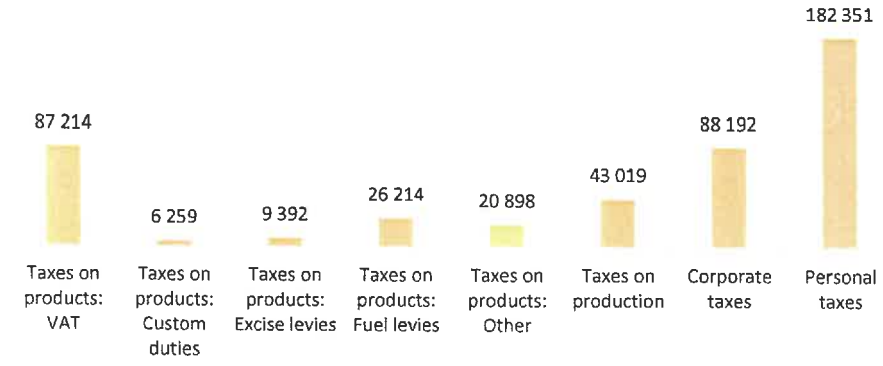
Skilled Jobs	15.1%
Semi-Skilled Jobs	30.6%
Low-Skilled Jobs	54.2%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
1	2	4

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R178 983	R176 678	R188 191

Impact on Taxation

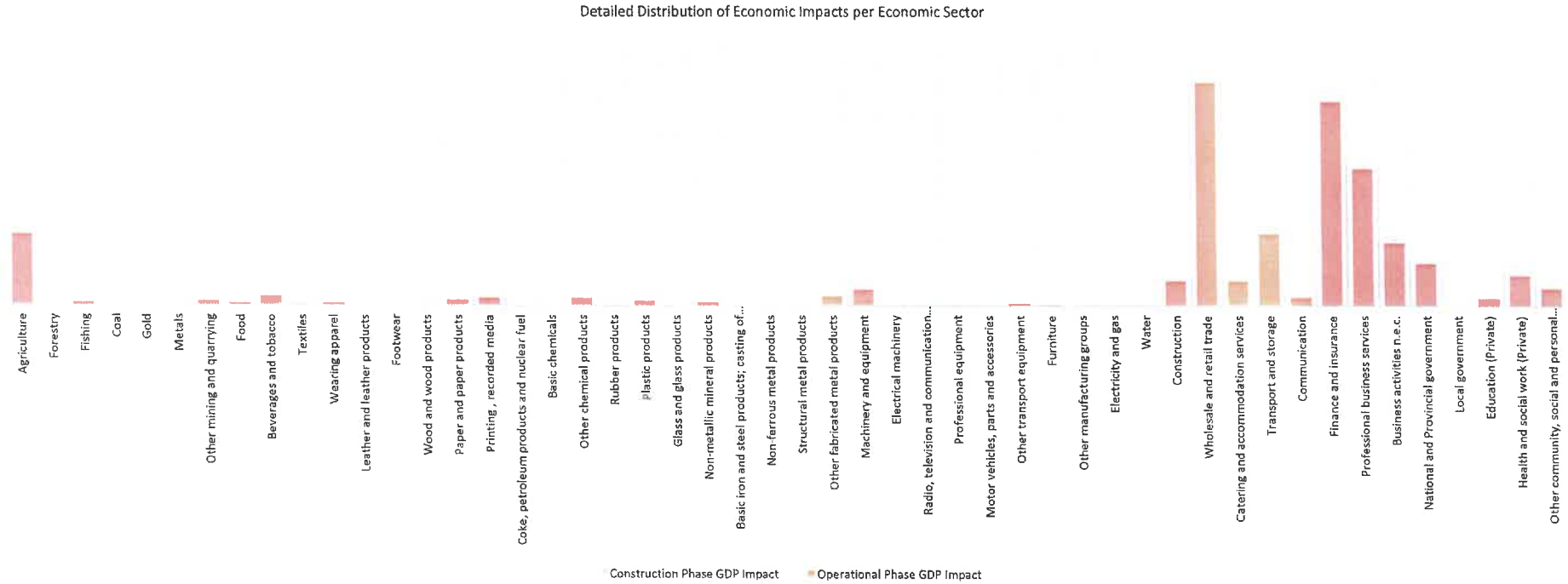


Property taxes total approximately R15 760 per annum

3.4.4 EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the agricultural operations on the subject property.





3.4.5 COST AND BENEFIT ANALYSIS OF THE IMPACT

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)				
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure		Financial Impact	Additional Business Sales	No Impact			
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)				
			Property Rates and Taxes – Municipal				
		Economic Impact	Additional GDP (Market Prices)				
Furniture, Fittings and Related Services		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)				
			Small Enterprises (11 to 50)				
			Medium Enterprises (51 to 200)				
Total CAPEX		Social Impact	Additional Jobs (Formal and Informal)				
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)				
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Total OPEX	R2.56.5 million	Financial Impact	Additional Business Sales	R3.29 million	R0.37 million	R1.13 million	R4.8 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R0.29 million	R0.04 million	R0.13 million	R0.46 million
			Property Rates and Taxes – Municipal	R15 760			
		Economic Impact	Additional GDP (Market Prices)	R1.21 million	R0.19 million	R0.57 million	R1.97 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	6	1	2	8
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R0.27 million	R0.07 million	R0.21 million	R0.54 million

3.5 IMPACT SYNOPSIS

The proposed mixed-use development is a scaled real estate development opportunity that aims to develop a mixture of residential, commercial, entertainment and education land uses as part of an integrated development in the Lynedoch area of Stellenbosch.

The proposed development is strategically positioned to not only contribute and support the optimal use of developable land within the current urban development boundary of the Stellenbosch administrative region, but also can unlock a myriad of long-term and sustained economic, socio-economic and fiscal benefits as a result of the projects' construction and operation.

At full maturity, the development will span 45 hectares of developable land, offering a diverse range of economically and fiscally productive land uses. It will feature over 800 residential units of varying densities, supporting a mixed-typology approach, while also incorporating complementary uses such as retail services, entertainment venues, and educational facilities.

However, it is important to note that the proposed site is currently used for commercial agriculture, specifically the production of wine grapes. The implementation of the proposed development would transform the property from its current agricultural use, leading to the removal of active agricultural land from the wine grape industry and the broader Western Cape agricultural sector. The agricultural potential of the property has been assessed as low and unviable for a range of agricultural activities, particularly for the current wine grape production, which, according to the Agricultural Impact Assessment (2023), is considered a temporary use.

Wine grape production on the farm is deemed temporary due to the declining yield from aging vineyards and the current market and input cost climate, which restricts investment in long-term sustainability. The Impact Assessment highlights that aging vineyards, limited capacity to replace end-of-life vineyards, and insufficient water resources for sustained irrigation have resulted in a current yield of 5.5 tons per hectare—significantly below the 15 tons per hectare needed for sustainable wine grape production. These factors indicate that, while the property does produce wine grapes, its commercial viability as a long-term agricultural asset is limited and under constant market pressure, diminishing the farm's ability to reinvest and maintain its commercial viability.

Given that the property currently serves an economic function through its agricultural output, it is crucial to weigh the economic benefits of its current state against those of the proposed mixed-use development. The socio-economic and fiscal impact assessment has focused on measuring the current and potential future economic and fiscal impacts of the property under both scenarios. The resulting quantification allows for a comparison of the economic and fiscal impacts of continued agricultural use versus the proposed development, determining the net economic benefit or cost associated with transforming the agricultural land.

The following table summarizes the socio-economic and fiscal impact assessment of the proposed development in comparison to the current agricultural use of the property.

Table 3.2: Summary of the Socio-Economic and Fiscal Impact Assessment of the Proposed Development in comparison to the Current Agricultural Use of the Property

	Proposed Development	Current Agricultural Use
Input Considerations		
Bulk m² and Other Considerations	65 419	Produces 158.5 tons of wine grapes per annum. Vineyards are reaching their end of life and current yields are below the required yield to sustain wine grape production
Construction Phase		

	Proposed Development	Current Agricultural Use
Input		
Construction Cost (includes land, infrastructure, furniture and fittings)	R1 595 867 019	
Impact		
Additional Business Sales	R3 496 988 265	
Additional GDP	R1 492 683 555	
Additional formal employment	4 111	No Impact
Estimated number of new enterprise opportunities	13	
Compensation of additional formal employment opportunities (annual)	R526 920 368	
Total additional taxation (Taxes on products and production, corporate taxes, personal income tax)	R428 932 116	
Operational Phase		
Input		
Operational Expenditure (land use specific)	R300 534 625	R2 560 611
Impact		
Additional Business Sales (per annum)	R561 723 704	R4 798 987
Additional GDP (per annum)	R317 017 638	R1 969 061
Additional formal employment	726	7
Estimated number of new enterprise opportunities	0	0
Compensation of additional formal employment opportunities (per annum)	R101 339 452	R543 851
Additional social amenities	9	0

	Proposed Development	Current Agricultural Use
Total additional taxation (Taxes on products and production, corporate taxes, personal income tax)	R62 418 141	R463 538
Total additional property taxation	R8 003 615	R15 760
Probability Rating		
Impact Prospects	**Moderate to High** The forecast impacts are likely to occur given the implementation of the proposed development. Take-up is forecast to accelerate as the development gains traction in the market.	**Low** The agricultural potential of the subject property for different types of agricultural production is assessed to be low and unviable.

Source: DEMACON Socio-Economic and Fiscal Impact Assessment Results

4 QUALITATIVE IMPACT ASSESSMENT

4.1 INTRODUCTION

The following chapter is focused on the qualitative impact assessment of the proposed mixed use development opportunity in the Lynedoch precinct of the Stellenbosch Local Municipality. The purpose of this assessment is to:

- identify potential impacts that may arise from the project during the construction and operational phase,
- assess identified impacts based on a scientific methodology in order to outline the extent, scale, magnitude, probability and significance of each impact, and
- to propose potential mitigation measures that can be implemented to minimize the severity of negative impacts and encourage greater output from positive impacts.

The chapter outlines the potential qualitative impacts that could arise during the construction and operational phases of the proposed development. The primary focus of the assessment is to identify the impact that the proposed development could have on the function of the local and regional economy within which the project is to operate.

The section outlines potential mitigation measures to ensure that negative impacts are minimised, and positive impacts are enhanced within the local community and economy.

4.2 IMPACT ASSESSMENT PROCEDURE

In order to adequately assess and evaluate the impacts and benefits associated with the project, it was necessary to develop a methodology that would scientifically achieve this and reduce the subjectivity involved in making such evaluations.

The evaluation of impacts is conducted in terms of a framework of criteria. The various socio-economic and fiscal impacts of the proposed project is measured in terms of the status, extent, duration, probability, and magnitude of the impact. By making use of the preceding measurements, a pre- and post-mitigation significance rating is calculated. Furthermore, the nature or status of the impact is determined by the conditions of the environment prior to construction and operation. A discussion on the status of the impact will include a description of what causes the effect, what will be affected and how it will be affected. The status of the impact can be described as negative, positive or neutral.

The following provides an outline and overview of the methodological elements described above.

Table 4.1: Criteria for Determining Impact Consequence

Aspect	Score	Definition
Status	+1	A benefit to the community
	0	No cost or benefit to the community
	-1	A cost to the community
Extent	1	Site-Specific (Occurs within the site boundary)
	2	Local (Extends beyond the site boundary - extending only as far as local community or urban area)
	3	Provincial / Regional (Extends far beyond the site boundary - Widespread effect)
	4	National (i.e. South Africa)
	5	Across International Borders
Duration	1	Immediate (less than a year)
	2	Short term (1-5 years)
	3	Medium-term (6-10 years)
	4	Long term (longer than 10 years)
	5	Permanent (no mitigation measures or natural process will reduce the impact after construction)
Magnitude	1	Where the impact affects the social and/or economic environment in such a way that neutral, cultural and social functions and processes are not affected
	2	Where the impact affects the social and/or economic environment in such a way that neutral, cultural and social functions and processes are slightly affected
	3	Where the impact affects the social and/or economic environment in such a way that neutral, cultural and social functions and processes continue albeit in a modified way

Aspect	Score	Definition
	4	Where the impact affects the social and/or economic environment in such a way that neutral, cultural and social functions and processes are altered to the extent that it will temporarily cease
	5	Where the impact affects the social and/or economic environment in such a way that neutral, cultural and social functions and processes are altered to the extent that it will permanently cease
Probability	1	The impact will not occur
	2	The possibility of the impact materialising is very low
	3	There is a possibility that the impact will occur
	4	The impact may occur
	5	It is expected that the impact will occur

Source: DEMACON, 2024

The following table provides an overview of the significance rating of each impact. the significance rating is calculated pre- and post-mitigation in order to determine the extent to which mitigation measures can mitigate the impacts of the project.

Table 4.2: Impact Significance Rating

Significance Rating	Description
0	The impact has limited influence, or the impact is unknown
Up to 15	Low - The impact does not have a direct influence on the decision to develop in the area
16 to 30	Low to Medium - There is an impact, but can be mitigated
31 to 45	Medium - The impact could influence the decision to develop in the area unless it is effectively mitigated
46 to 60	Medium to High - The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be difficult as well as expensive
Above 60	High - The impact will have a direct influence on whether to develop, but there is limited scope to mitigate these impacts

Source: DEMACON, 2024

4.3 Qualitative Impact Assessment

The purpose of the qualitative socio-economic and fiscal impact assessment is to complement and enhance the quantitative assessment by providing a comprehensive understanding of the broader range of potential impacts that could result from the proposed project. The purpose of the qualitative impact assessment is to:

- Assess each relevant impact identified based on an impact assessment framework that measures the risk of an impact based on factors such as nature, extent, duration, probability and magnitude and
- Determine a significance rating for each impact and based on the nature of the impact identify and provide mitigation measures and alternatives

The section outlines the potential qualitative impacts that could arise during the construction and operational phases of the proposed project. Additionally, potential mitigation measures to ensure that negative impacts are minimised, and positive impacts are enhanced within the local community and economy are identified.

The following sections will provide a qualitative impact assessment of potential impacts that may arise from the construction and operation of the proposed project. The assessment is based on the methodology outlined in Section 1.3 of this report.

4.3.1 Construction Phase Qualitative Impact Assessment

The following section provides an overview of the potential impacts that could arise during the construction phase of the proposed project and measures the identified impacts within the qualitative impact assessment framework. The section firstly focusses on identifying potential impacts and thereafter qualitatively measures each impact pre- and post-mitigation.

4.3.1.1 Impact Identification

This section focusses on identifying and outlining the key impacts that the proposed development could have on the receiving socio-economic environment during the construction phase.

The potential impacts arising from the construction of the proposed development span across diverse areas and encompass multiple core themes. Consequently, the subsequent section delineates these thematic categories, within which the

identified impacts are presented, showcasing the impacts associated with each individual theme.

Theme 1: Impact on the Local and Regional Business Base

The proposed development could, as per the quantitative impact assessment, have a measurable impact on the receiving demography and economy and the broader containing economic geographies during its construction phase - the quantitative analysis reveals that the capital expenditure during the construction phase of the project could be as much as R1.6 billion, stimulating nearly R1.5 billion in additional GDP and R3.5 billion in additional business sales. This additional output will be the result of expenditures across the entire value chain of the construction industry, including both backward and forward linkages. These expenditures will create direct, indirect, and induced effects, leading to increased economic production and the demand for related services and inputs.

While an augmented economic output has the potential to invigorate demand across the construction industry value chain, the influence and repercussions attributed to "construction mafia" entities could undermine the project's economic value. This in turn could curtail the project's capacity to contribute positively to local communities through avenues such as employment opportunities, business growth, and overall economic sustainability.

Theme 2: Stimulation of Employment Opportunities

The measurable economic potential of the proposed project's construction phase could also stimulate additional employment opportunities throughout the economy. Even though site-specific construction related employment opportunities will be created, increased economic output and demand for services and inputs throughout the construction sector's value chain could stimulate the need for additional employment opportunities to support increased demand and output requirements. The quantitative analysis of the construction phase identifies that nearly 5 300 additional unsustained employment opportunities could be created throughout the construction period of the project economy-wide (construction period is currently unknown).

Site-specific and value chain related employment opportunities could benefit the local community and, al be it temporary, contribute toward addressing the persistent unemployment rate of the receiving economy (14.5%).

Theme 3: Impact on Local Communities

As highlighted earlier, the construction phase of the project is poised to generate a multitude of on-site employment openings and holds the potential to ignite employment prospects within the recipient economy. These available job positions may, in part, be taken-up by local labourers, contributing to augmented household incomes and the betterment of livelihoods within the community.

Furthermore, the households experiencing heightened income levels might also foster increased demand for goods and services, potentially amplifying the need for social facilities. However, this surge in amenity demand might inadvertently place stress on the local supply capacity, potentially exacerbating prevailing supply shortages even though the project proposes the construction of a school and private healthcare facility.

The sudden increase in people on the development site and its immediate surrounds as a result of construction related activities and opportunity seekers could increase the prospect of crime in the immediate communities. As a result, an increase in construction related activities would require a concomitant increase in policing activity to maintain the safety and security of communities.

Lastly, the heightened movement activity associated with construction operations could disrupt existing traffic patterns around the project site and along major routes connecting key nodes, economic zones, and settlements. The increased daily movement of labourers to and from the construction site could disrupt normal traffic flow and established movement patterns.

Theme 4: Infrastructure and Utilities

The period of construction of the proposed project is currently unknown – market demand estimations suggest that the take-up of the proposed development could occur over a 10-year period. During this time, however, construction activities as well as heightened economic activity could place additional demand on existing transportation infrastructure (primarily roads). As a result, an increased maintenance burden is placed on the authority administrating local and regional roads that will be impacted by the proposed project's construction activity movement.

Additionally, the increased labour in the receiving environment accompanied by increased livelihoods in the local community and the construction activities could create additional demand for bulk utilities – electricity, water, sanitation, etc., in

light of the prevailing moderate- to high-levels of access to bulk and related infrastructure and services in the area.

Because the project is changing the use of the property upon which it is being built, state revenue is increased through additional rates and taxes. These additional rates and taxes could contribute toward addressing inter alia infrastructure supply and maintenance demands.

Theme 5: Natural Environment and Agriculture

The duration and extent of construction activities on the proposed development site could create air, noise and pollutant exposure that could impact on existing local communities by contributing to their existing burden of disease.

The proposed development will result in a change in land use for the property on which it is being built, transitioning from agricultural to a mixed-use area comprising residential, business, healthcare, education, entertainment, open space, and infrastructure. Currently, the property is used for commercial agriculture, primarily for growing wine grapes. However, an Agriculture Impact Assessment conducted for the property indicates that its agricultural potential is low, and in some cases, unviable.

The assessment notes that wine grape production on the property is significantly below the level required to sustain commercial agriculture. The vineyards are nearing the end of their productive life, and factors such as aging vines, limited irrigation, reliance on rainfed crops, and rising input costs make vineyard replacement economically unfeasible. As a result, the productivity of the property is anticipated to decline in the short to medium term, rendering it insufficient to support commercial wine grape production. This trend aligns with current market conditions in the Stellenbosch wine grape production area.

Quantitative analysis of the farm's current output shows that the property generates R2.6 million in operational expenditure through wine grape production and processing. This activity supports approximately 8 jobs, contributes nearly R2 million to GDP, and generates less than R5 million in additional business sales. In comparison, the proposed development will have a much greater economic impact. The property currently represents a limited production unit with minimal potential for economic expansion, and its economic value will continue to decline as productivity decreases due to aging vineyards, limited irrigation, and increasing input costs.

Agricultural activities such as irrigated cultivation, dryland farming, and livestock operations are also considered low-potential due to insufficient irrigation, the small size of the property, topographical challenges, and low to medium soil quality.

While the transformation of the property will remove farmland used for wine grape production, contributing to the reduction of available agricultural land in South Africa's broader wine-producing area, the current output of the property is only about 150 tons of grapes annually - ±0.2% of the total Stellenbosch annual yield. This contribution to the local and regional economy is minor, and the current agricultural activities are well below the threshold for sustainable production.

Given the low viability of continued agricultural use, the transformation of the property into a mixed-use development will enable more productive land uses, contributing positively to the local economy, urban development, and socio-economic conditions.

Table 4.3: Construction Phase Impacts Identified

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
Impact on Local and Regional Business Base	**Impact** • The construction phase of the project will generate demand for goods and services necessary to sustain construction activities. This sustained demand over the construction phase could lead to additional business sales throughout the construction industry's value chain (increased economic output, production and gross value added). **Mitigation Measures** • The sourcing of construction inputs by the implementing agent should, as far as possible, be sourced from the receiving economy, i.e., business within the receiving economy capable of servicing the construction activity.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	• Prior to construction, implementers should engage with local businesses and suppliers to determine the capability and financial viability of sourcing from local businesses. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support construction efforts and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • The demand for goods and services required to sustain construction activities may not be fully serviced by the local economy's existing construction sector value chain and as a result would need to source goods and services from outside the local economy. **Mitigation Measures** • Should it be required that goods and services be sourced from outside the receiving economy, value chain development initiatives could be drafted between the implementer of the project and local suppliers and businesses to assist local businesses with expanding their access to the broader value chain and its markets. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support construction efforts and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • Increased economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created. **Mitigation Measures** • The sourcing of goods and services should be prioritised within the receiving economy. • Agencies such as the Stellenbosch Business Forum, National Empowerment Fund, Wesgro, etc., should extend their support to local businesses. This could involve offering guidance and supplementary business support measures, all aimed at empowering the businesses that experience gains throughout the construction phase. This assistance would enable these local and regional enterprises to not only thrive during the immediate term but also to foster sustainable business practices for the long run. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support growing businesses and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • The effective execution of the proposed project might face hindrance due to the presence of local 'construction mafias'. The possibility exists that these entities intimidate external labour sources, disrupt the local community, and consequently causes delays in project completion.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Mitigation Measures • It is important that the necessary community/business community engagement is undertaken to, as far as possible, source supply chain inputs from local businesses, entrepreneurs and construction agents (includes labour). **Cumulative Impacts** • Such a scenario could potentially lead to significant disruptions in the project's punctual completion and delivery. Moreover, it has the potential to undermine the intended outcome of the project, influence investor appetite, enable nodal and local growth potential and reduce community orientated socio-economic benefits.. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • The labour force involved in the construction of the intended project could drive a surge in demand for lodging facilities and related services within the host economy. This heightened demand arises from the need to accommodate workers who aren't native to the area. This situation presents an opportunity for local lodging providers to experience extended periods of high occupancy, consequently leading to increased revenue streams. **Mitigation Measures** • It's important to proactively identify potential local accommodation service providers. In instances of scarcity, it becomes crucial to locate alternative lodging options and, if deemed necessary, establish plans for temporary accommodations. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support the residential industry and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • The construction of the proposed project will create temporary construction related employment opportunities on-site (across the skills spectrum). **Mitigation Measures** • Labour to be employed at the proposed project should so far as possible be sourced from local markets. • The sourcing of employment from the local market will be dependent on the availability of skills. Should the necessary skills not be available, skilled labour should be sourced from beyond the receiving economy. • The sourcing of labour should also consider the role of woman and other previously disadvantaged communities. **Cumulative Impacts** • The overall impact will create employment opportunities that will temporarily contribute to easing the high unemployment rate of the receiving socio-economic environment. These employment opportunities also contribute to improved household livelihoods **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • New employment opportunities throughout the construction industry's value chain could be stimulated as a result of the increased demand generated by the construction of the proposed project. **Mitigation Measures**

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	• No mitigation is required. **Cumulative Impacts** • The overall impact will create employment opportunities that in turn will induce economic effects such as increased household incomes and consumer spending. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • It might be necessary to temporarily import various tiers of skilled labour to the region to effectively carry out construction activities. **Mitigation Measures** • To mitigate the potential 'importation' of labour due to insufficient skills in the local labour force, consideration should be given to skills training in the local community. • Employment during the construction phase should also be focused on local procurement as far as possible. • Additionally, should the import of labour from outside the current labour pool be necessary, the focus should be temporary imports until such time that the local labour force has sufficient skills to undertake construction activities. **Cumulative Impacts** • The overall impact could remove employment opportunities from the receiving socio-economic environment and limit the potential of local communities to benefit from employment opportunities created. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Employment opportunities created on-site by the project during the construction phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities. **Mitigation Measures** • By procuring employment from local communities, a rise in household income would be created and directly affect the livelihood of local communities. • The procurement of local labourers would be dependent on the availability of necessary skills **Cumulative Impacts** • The overall impact could see an improvement in household livelihoods which could lead to the increased demand for goods, services and social amenities. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods during the construction phase. This could place an additional burden on existing social amenities and services due to an increase in demand. **Mitigation Measures** • Local authorities in conjunction with the implementing agent should undertake appropriate studies to determine the possible extent of demand generated for social amenities and services during the construction phase.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	• Sufficient knowledge regarding potential short-falls could allow for the expansion of, or implementation of, additional services to accommodate short-term demand as well as function as mitigation measures for medium- to long-term demand. **Cumulative Impacts** • The overall impact could see a widening in the social amenities and services supply gap and could exasperate existing supply inefficiencies. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Where labour is sourced from beyond the receiving economy the receiving socio-economic environment's labour absorption capacity is diminished and the spending of money earned locally is reduced – remittances to homesteads. In the event that labour must be sourced from outside the local area, these migrants could be viewed as temporary. **Mitigation Measures** • To mitigate the effects of large-scale in-migration to the socio-economic receiving environment, necessary planning and research should be undertaken. • A local migration plan by the local government and the implementing agent should be considered in order to identify the potential size of migration to the area, potential locations for settlement and the additional strain placed on the local economy, services and infrastructure. • The migration plan should be done in conjunction to spatial planning policies of local government in order to ensure sustainable and efficient spatial remedies and objectives. **Cumulative Impacts** • Migration into the socio-economic receiving environment is low and could be adjusted upward due to the construction of the proposed project. Sudden in-migration to the area and the concomitant increase of population could place stress on existing services and amenities. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • An influx of population to the receiving economy (employed or job-seekers) may lead to increased crime activity. Job-seekers that do not find employment may turn to crime and in turn influence community safety. The introduction of persons outside the local labour market (i.e. sourcing from other economic regions for instance) could introduce a criminal element. Additionally, contractors undertaking construction of the proposed development may also, due to bad behaviour, influence community safety through inappropriate actions. **Mitigation Measures** • Working hours should be kept to day-light hours. • Appointment of security services at the construction site. • Implement necessary health and safety standards and procedures. • Ensure local law enforcement monitors local communities for increased crime related to the construction of the project. **Cumulative Impacts** • The overall impact could see the increase in crime in the socio-economic receiving environment and as a consequence could influence the quality and safety of local communities. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
Impact on Local Communities	**Impact** • Due to construction activities, labour is transported to and from the construction site, i.e. from home to work and vice versa. Additionally, construction related transportation of goods and services will also occur. The daily movement of construction workers and related activities increases the load on the local transport network – influencing travel times and congestion. **Mitigation Measures** • The following could be considered: o Establish working hours that would assist with mitigating local community impacts and ensure operational efficiency o Avoid heavy trucks during peak traffic hours o The provision of adequate and strategically positioned traffic warning signs **Cumulative Impacts** • The overall impact could disrupt normal traffic flows on major routes and as a result impact on the efficiency of surrounding businesses (i.e. retailers, local farmers, etc.) **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • Road infrastructure may experience increased pressure due to project related construction activities as well as the increased transportation of economic goods and services. Construction activities may generate vehicles in support of construction efforts. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area. **Mitigation Measures** • Monitor and maintain infrastructure regularly used by construction vehicles and transporters for economic goods during the construction phase. **Cumulative Impacts** • The overall impact could impact on the quality of road infrastructure and as a result influence the capacity of local roads to be used by other industries (i.e. local retailers and farmers, etc.) **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities. **Mitigation Measures** • An infrastructure management plan should be developed in order to monitor and implement maintenance required to uphold transport infrastructure capacity. **Cumulative Impacts** • The overall impact could reduce the budget available to local authorities to implement or expand service delivery in other sectors and industries. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
Impact on Infrastructure and Utilities	**Impact** • An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, construction activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: o Negative impacts relate to increased maintenance burden o Positive impacts relate to increased revenue collection from service delivery **Mitigation Measures** • An infrastructure management plan should be developed in order to monitor and implement maintenance required to uphold utility infrastructure capacity. **Cumulative Impacts** • The overall impact could reduce the budget available to local authorities to implement or expand service delivery in other sectors and industries. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof. **Mitigation Measures** • Revenue generated through increase usage of utilities and increased property taxes collected should be applied to ensure maintenance and service delivery enhancement **Cumulative Impacts** • Improved maintenance could ensure sustainable delivery of municipal services. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on the Natural Environment and Agriculture	**Impact** • The construction phase will give rise to environmental factors that can impact health both on-site and in nearby communities. Common environmental factors, including elevated noise levels, increased dust and associated air pollutants, as well as visual impacts, may occur. **Mitigation Measures** • Appropriate environmental and pollutant mitigation measures must be implemented during construction. These measures should encompass: dust control; noise control; clear indications, signs, and buffers for hazardous areas; screenings and suitable buffers; and so forth **Cumulative Impacts** • The overall impact could contribute to the community's existing burden of disease, al be it temporary. **Irreplaceable Loss of Resources** • The impact could slightly alter the use of environmental resources.
Impact on the Natural Environment and Agriculture	**Impact** • The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation existing agricultural land is removed from the total inventory of agricultural land used for wine grape production and the broader wine production industry.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Mitigation Measures • Although the property currently produces agricultural output, an assessment shows that its potential for commercial agricultural use is very low. The output is expected to decline over time due to high input costs, limited irrigation potential, and aging vineyards. Mitigating the loss of productivity would require substantial capital investment and a fundamental change in the growth rate of input costs—both of which are deemed unattainable. As a result, the property is likely to become unproductive over time and would benefit from alternative land uses that support future urban growth and sustainable economic activity. **Cumulative Impacts** • Overall reduces the available land for wine grape production. **Irreplaceable Loss of Resources** • The impact could slightly alter the use of environmental resources.
Impact on the Natural Environment and Agriculture	**Impact** • The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation the existing wine grape production on the property will cease and as a result less wine grapes will be available to support the broader wine and related product manufacturing value chain. **Mitigation Measures** • Although the property currently produces agricultural output, an assessment shows that its potential for commercial agricultural use is very low. The output is expected to deteriorate over time due to high input costs, limited irrigation potential, and aging vineyards. It should be noted that the wine grapes produced on the property account for less than 0.2% of the total wine grape production in the Stellenbosch area, indicating the minimal impact that repurposing the property would have on the region's overall production. If the property were capable of sustaining output levels sufficient for long-term agricultural viability, continued use for agriculture could be considered. However, with declining output, no prospects for vineyard replacement, and escalating production costs, the opportunity for the property to remain a commercially viable agricultural unit is limited. Therefore, alternative land uses present a more favourable investment. **Cumulative Impacts** • Overall reduces the available wine grape yield available to wine and related product producers. **Irreplaceable Loss of Resources** • The impact could slightly alter the use of environmental resources.

Source: DEMACON, 2024

4.3.1.2 MEASUREMENT OF IMPACTS

The preceding section discussed and identified socio-economic and fiscal impacts that may arise during the construction phase of the proposed project. The sections explored different socio-economic impacts as part of several impact themes and identified the cumulative and loss of resource potential of the different impact themes. Mitigation measures were also identified.

Considering the preceding, the following table provides information regarding the measurement of construction phase socio-economic and fiscal impacts within the qualitative impact assessment framework. Information provided by the table include:

- A description of the relevant impact theme and the socio-economic impacts that relate to the impact theme
- The phase in which the impact will likely occur
- The measurement of the impact in accordance with the qualitative impact assessment framework pre-mitigation
- The measurement of the impact in accordance with the qualitative impact assessment framework post-mitigation

Table 4.4: Measurement of Construction Phase Impacts

			Pre-Mitigation						Post-Mitigation					
Theme	Impact	Phase	Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
Impact on Local and Regional Business Base	The construction phase of the project will generate demand for goods and services necessary to sustain construction activities. This sustained demand over the construction phase could lead to additional business sales throughout the construction industry's value chain (increased economic output, production and gross value added).	Construction Phase	4	3	3	1	4	40	4	3	3	1	4	40
Impact on Local and Regional Business Base	The demand for goods and services required to sustain construction activities may not be fully serviced by the local economy's existing construction sector value chain and as a result would need to source goods and services from outside the local economy.	Construction Phase	4	3	3	-1	4	-40	4	3	3	-1	3	-30
Impact on Local and Regional Business Base	Increased economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Construction Phase	2	3	3	1	3	24	2	3	4	1	3	27
Impact on Local and Regional Business Base	The effective execution of the proposed project might face hindrance due to the presence of local 'construction mafias'. The possibility exists that these entities intimidate external labour sources, disrupt the local community, and consequently causes delays in project completion.	Construction Phase	1	3	4	-1	3	-24	1	3	3	-1	2	-14
Impact on Local and Regional Business Base	The labour force involved in the construction of the intended project could drive a surge in demand for lodging facilities and related services within the host economy. This heightened demand arises from the need to accommodate workers who aren't native to the area. This situation presents an opportunity for local lodging providers to experience extended periods of high occupancy, consequently leading to increased revenue streams.	Construction Phase	2	3	2	1	3	21	2	3	3	1	3	24
Stimulation of Employment Opportunities	The construction of the proposed project will create temporary construction related employment opportunities on-site (across the skills spectrum).	Construction Phase	2	3	2	1	3	21	2	3	3	1	4	32
Stimulation of Employment Opportunities	New employment opportunities throughout the construction industry's value chain could be stimulated as a result of the increased demand generated by the construction of the proposed project.	Construction Phase	4	3	4	1	3	33	4	3	4	1	3	33

Theme	Impact	Phase	Pre-Mitigation						Post-Mitigation					
			Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
Stimulation of Employment Opportunities	It might be necessary to temporarily import various tiers of skilled labour to the region to effectively carry out construction activities.	Construction Phase	3	3	4	-1	4	-40	3	3	3	-1	3	-27
Impact on Local Communities	Employment opportunities created on-site by the project during the construction phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Construction Phase	2	3	3	1	4	32	3	3	4	1	4	40
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods during the construction phase. This could place an additional burden on existing social amenities and services due to an increase in demand.	Construction Phase	2	3	3	-1	3	-24	2	3	2	-1	3	-21
Impact on Local Communities	Where labour is sourced from beyond the receiving economy the receiving socio-economic environment's labour absorption capacity is diminished and the spending of money earned locally is reduced – remittances to homesteads. In the event that labour must be sourced from outside the local area, these migrants could be viewed as temporary.	Construction Phase	3	3	4	-1	4	-40	3	3	3	-1	4	-36
Impact on Local Communities	An influx of population to the receiving economy (employed or job-seekers) may lead to increased crime activity. Job-seekers that do not find employment may turn to crime and in turn influence community safety. The introduction of persons outside the local labour market (i.e. sourcing from other economic regions for instance) could introduce a criminal element. Additionally, contractors undertaking construction of the proposed development may also, due to bad behaviour, influence community safety through inappropriate actions.	Construction Phase	2	3	3	-1	3	-24	2	3	2	-1	2	-14
Impact on Local Communities	Due to construction activities, labour is transported to and from the construction site, i.e. from home to work and vice versa. Additionally, construction related transportation of goods and services will also occur. The daily movement of construction workers and related activities increases the load on the local transport network – influencing travel times and congestion.	Construction Phase	2	3	2	-1	3	-21	2	3	2	-1	2	-14
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to project related construction activities as well as the increased transportation of economic goods and services. Construction activities may generate vehicles in support of construction efforts. Likewise, increased economic activity could drive augmented	Construction Phase	2	3	3	-1	3	-24	2	3	3	-1	2	-16

Theme	Impact	Phase	Pre-Mitigation						Post-Mitigation					
			Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
	demand for goods and services. The increased demand could require increased transportation of goods and services to the area.													
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Construction Phase	3	3	3	-1	3	-27	3	3	2	-1	3	-24
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, construction activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Construction Phase	3	3	2	-1	3	-24	3	3	2	-1	3	-24
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Construction Phase	3	3	2	1	3	24	3	3	3	1	4	36
Impact on the Natural Environment	The construction phase will give rise to environmental factors that can impact health both on-site and in nearby communities. Common environmental factors, including elevated noise levels, increased dust and associated air pollutants, as well as visual impacts, may occur.	Construction Phase	2	3	2	-1	2	-14	2	3	1	-1	1	-6
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation existing agricultural land is removed from the total inventory of agricultural land used for wine grape production and the broader wine production industry.	Construction Phase	3	5	2	-1	5	-50	3	5	2	-1	5	-50
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation the existing wine grape production on the property will cease and as a result less wine grapes will be available to support the broader wine and related product manufacturing value chain.	Construction Phase	2	5	2	-1	5	-45	2	5	2	-1	5	-45

Source: DEMACON, 2024

4.3.2 Operational Phase Qualitative Impact Assessment

The following section provides an overview of the potential impacts that could arise during the operational phase of the proposed project and measures the identified impacts within the qualitative impact assessment framework. The section firstly focusses on identifying potential impacts and thereafter qualitatively measures each impact pre- and post-mitigation.

4.3.2.1 Impact Identification

This section focusses on identifying and outlining the key impacts that the proposed project could have on the receiving socio-economic and fiscal environment during the operational phase.

The potential impacts arising from the operation of the proposed project span across diverse areas and encompass multiple core themes. Consequently, the subsequent section delineates these thematic categories, within which the identified impacts are presented, showcasing the impacts associated with each individual theme.

Theme 1: Impact on the Local and Regional Business Base

The proposed project could, as per the quantitative impact assessment, have a distinct impact on the receiving economy and the broader containing economic geographies during its operational phase - the quantitative analysis reveals that the annual operational revenue of the project could be as much as R301 million, stimulating nearly R62.4 million in additional GDP and R561.7 million in additional business sales. This additional output will be the result of expenditures across the entire value chain of the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project, including both backward and forward linkages. These expenditures will create direct, indirect, and induced effects, leading to increased economic production and the demand for related services and inputs.

Theme 2: Stimulation of Employment Opportunities

Due to the economic activity that will be generated across the entire value chain of the proposed project, encompassing local, regional, provincial, and national levels, the heightened and sustained demand for economic output has the potential to catalyse additional job opportunities within the economy. Beyond the employment opportunities directly tied to the project site, the ripple effect could result in job creation within industries connected to the project's value chain, thereby triggering a multiplier effect of increased economic demand.

Furthermore, it's important to note that the receiving economy is currently constrained in terms of its capacity to generate employment opportunities, and that the bulk of residents in the receiving socio-economic environment have not completed a secondary education or tertiary education. Thus, the existing workforce and skill sets may prove inadequate for the operational demands of the proposed project. This might necessitate the importation of labour to fulfil operational needs, or it could serve as a foundation to initiate skill development initiatives that cater to the long-term skill requirements of the project.

Theme 3: Impact on Local Communities

The operational phase of the project carries a prolonged impact on the economic and socio-economic landscape of the receiving environment. This enduring operational capacity has the potential to yield profound changes and opportunities within local communities, businesses across the value chain, and the overall socio-economic receiving framework, thereby enhancing the capacity of the receiving economy to uplift livelihoods.

The project's employment prospects, combined with the ripple effect of job creation throughout the value chain, hold the promise of establishing consistent income sources for households. This, in turn, could significantly influence the improvement of households' livelihoods. As livelihoods improve, there arises a heightened demand for essential services, economic offerings, products, and related personal services.

Moreover, the proposed development will offer mor than 800 residential units to households, creating a basis upon which a low-density area will experience a sizeable increase in households. Such influxes could potentially strain existing infrastructure and utility services, adding pressure to local communities.

Theme 4: Infrastructure and Utilities

The operational phase of the proposed project will create sustained economic activities not only as a direct result of the proposed project and its day-to-day operational needs, but also as a result of increased economic activity throughout the education, healthcare, retail and wholesale trade, property management industries, and within increased economic activities associated with businesses

and related industries that cater to demand for economic services and products from households.

These sustained economic activities will require consistent and frequent transportation of additional labour, goods, and services. As a consequence, transportation infrastructure may be subjected to increased usage and as a result be accompanied by an increased maintenance burden.

In conjunction, the proposed project will increase the demand for utility infrastructure such as water, sanitation and refuse removal. Likewise, an increase in the livelihoods of local communities and households throughout the value chain could place further stresses on existing bulk infrastructure. The increased and sustained demand could impact on the need and desirability to expand on existing bulk infrastructure supply.

Theme 5: Expansion of Productive and Rateable Fixed Assets

The proposed project will influence the land use category assigned to the development property on the municipal valuation roll. The Tariffs Policy of the local municipality identifies that the operator of the property would be paying an increased property rates amount. The increased rates amount adds additional revenue to the local authority which can be used to address socio-economic or infrastructure maintenance issues. It is, however, important to note that the fiscal benefit that the proposed development offers when compared to the current use of the property. At present the agricultural use of the property generates slightly more than R15 000 in fiscal benefits from property taxation. The introduction of the proposed development will expand the rates base and generate revenue from the sale of bulk services.

Table 4.5: Operational Phase Impacts Identified

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
Impact on Local and Regional Business Base	**Impact** • The operational phase of the project will generate sustained demand for goods and services necessary to maintain operational efficiency of all land uses included in the project. This sustained demand over the operational phase could lead to additional business sales throughout the education, healthcare, retail and wholesale trade industry value chains – also includes expenditure by households residing in the project (increased economic output, production and gross value added). **Mitigation Measures** • The sourcing of operational inputs should, as far as possible, be sourced from the receiving economy, i.e., business within the receiving economy capable of servicing operational requirements. • Prior to operations, operators should engage with local businesses and suppliers to determine the capability and financial viability of sourcing from local businesses. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support operational activities and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • The demand for goods and services required to sustain operational activities may not be fully serviced by the local economy's existing industries and as a result would need to source goods and services from outside the local economy. **Mitigation Measures** • Should it be required that goods and services be sourced from outside the receiving economy, value chain development initiatives could be drafted between the operator of the project and local suppliers and businesses to assist local businesses with expanding their access to the broader value chain and its markets. **Cumulative Impacts**

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	• The overall impact will create value throughout the backward linking industries required to support operational activities and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local and Regional Business Base	**Impact** • Increased and sustained economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created. **Mitigation Measures** • The sourcing of goods and services should be prioritised within the receiving economy. • Agencies such as the Stellenbosch Business Forum, National Empowerment Fund, Wesgro, etc., should extend their support to local businesses. This could involve offering guidance and supplementary business support measures, all aimed at empowering the businesses that experience gains as a result of the operation of the proposed project. This assistance would enable these local and regional enterprises to not only establish a basis for long-term growth but also to foster sustainable business practices for the long run. **Cumulative Impacts** • The overall impact will create value throughout the backward linking industries required to support growing businesses and therefore could generate additional economic benefits to the receiving, provincial and national economy and its socio-economic environment. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • The proposed project will create permanent operational employment opportunities on-site (across the skills spectrum). **Mitigation Measures** • Labour to be employed at the proposed project (i.e., at retail, education and healthcare facilities) should so far as possible be sourced from local markets. • The sourcing of employment from the local market will be dependent on the availability of skills. Should the necessary skills not be available, skilled labour should be sourced from beyond the receiving economy. • The sourcing of labour should also consider the role of woman and other previously disadvantaged communities. **Cumulative Impacts** • The overall impact will create employment opportunities that will contribute to easing the high unemployment rate of the receiving socio-economic environment. These employment opportunities also contribute to improved household livelihoods **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • New employment opportunities throughout the education, healthcare and retail industry value chains could be stimulated as a result of the increased demand generated by the operation of the proposed project. Household expenditure also contributes to the stimulation of economic activity and could influence the demand for employment opportunities. **Mitigation Measures** • No mitigation is required.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Cumulative Impacts • The overall impact will create employment opportunities that in turn will induce economic effects such as increased household incomes and consumer spending. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • The local economy faces constraints in terms of its available skilled labour force. This localised supply-side limitation could potentially result in a disparity between the required number of labourers with diverse skill levels needed for the operation of the services and amenities offered within the proposed project. **Mitigation Measures** • To mitigate possible localised labour supply side constraints during the operational phase, due consideration should be given to creating programmes that undertake either: o Generic skills training, o Targeted training in specific skills, o Targeted training for specific skills shortages, or o Training in firm-specific skills in/by companies • Pro-active mitigation could focus on training of employed and unemployed persons through skills development programmes targeting specific sectors at TVET and other colleges or localised programmes. **Cumulative Impacts** • The overall impact could see an increase of labour with skills across the skills spectrum. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Stimulation of Employment Opportunities	**Impact** • Given the localised and industry specific labour supply constraint that could arise during the operational phase, it might be necessary to import various tiers of skilled labour to the region to effectively carry out operational activities. **Mitigation Measures** • To mitigate the potential 'importation' of labour due to insufficient skills in the local labour force, consideration should be given to skills training in the local community. • Employment during the operational phase should also be focused on local procurement as far as possible. • Additionally, should the import of labour from outside the current labour pool be necessary, the focus should be temporary imports until such time that the local labour force has sufficient skills to undertake operational activities. **Cumulative Impacts** • The overall impact could remove employment opportunities from the receiving socio-economic environment and limit the potential of local communities to benefit from employment opportunities created. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Employment opportunities created on-site by the project during the operational phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Mitigation Measures • By procuring employment from local communities, a rise in household income would be created and directly affect the livelihood of local communities. • The procurement of local labourers would be dependent on the availability of necessary skills **Cumulative Impacts** • The overall impact could see an improvement in household livelihoods which could lead to the increased demand for goods, services and social amenities. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods. This could place an additional burden on existing social amenities and services due to an increase in demand. **Mitigation Measures** • Local authorities in conjunction with the implementing agent should undertake appropriate studies to determine the possible extent of demand generated for social amenities and services over the life of the project. Although the project will offer additional healthcare and educational opportunities, the influx of people to area could negate the increased supply of social amenities. • Sufficient knowledge regarding potential short-falls could allow for the expansion of, or implementation of, additional services to accommodate short-term demand as well as function as mitigation measures for medium- to long-term demand. **Cumulative Impacts** • The overall impact could see a widening in the social amenities and services supply gap and could exasperate existing supply inefficiencies. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Local Communities	**Impact** • Without meticulous planning, the proposed project runs the risk of influencing the inherent "sense of place" within the immediate community. The proposed changes might potentially reshape the local environment's importance to the community, which, over time, could potentially impact how the community perceives and values the natural resource setting. **Mitigation Measures** • The design of the project should seek to enhance the environmental qualities of its immediate surrounds and should aim to incorporate proposed developments in a natural and functional manner. **Cumulative Impacts** • The overall impact could see the loss of "sense of place" which could divest communities from the value of the local environment. **Irreplaceable Loss of Resources** • The impact will result in a small loss of resources.
Impact on Local Communities	**Impact** • Due to operational activities, labour at the proposed project will move to and from the project site, i.e. from home to work and vice versa. Additionally, the transportation of goods and services required for operational activities will also occur. Furthermore, the movement of households to and from their places of residence contribute to traffic increases. The daily movement of employees and related activities increases the load on the local transport network – influencing travel times and congestion.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Mitigation Measures • The following could be considered: ○ Establish working hours that would assist with mitigating local community impacts and ensure operational efficiency **Cumulative Impacts** • The overall impact could disrupt normal traffic flows on major routes and as a result impact on the efficiency of surrounding businesses (i.e. local businesses, residents, farmers, etc.) **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • Road infrastructure may experience increased pressure due to the operational activities of the project as well as the increased transportation of economic goods and services. Operational activities (i.e., accessing of healthcare services, access to schools, access to retail amenities, etc.) may generate vehicles in support of operations. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area. **Mitigation Measures** • Monitor and maintain infrastructure regularly used by construction vehicles and transporters for economic goods during the operational phase. **Cumulative Impacts** • The overall impact could impact on the quality of road infrastructure and as a result influence the capacity of local roads to be used by other industries (i.e. tourism, mining, etc.) **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities. **Mitigation Measures** • An infrastructure management plan should be developed in order to monitor and implement maintenance required to uphold transport infrastructure capacity. **Cumulative Impacts** • The overall impact could reduce the budget available to local authorities to implement or expand service delivery in other sectors and industries. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.

Impact on Infrastructure and Utilities	**Impact**
	• An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, operational activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts:
	  ○ Negative impacts relate to increased maintenance burden
	  ○ Positive impacts relate to increased revenue collection from service delivery
	Mitigation Measures
	• An infrastructure management plan should be developed in order to monitor and implement maintenance required to uphold utility infrastructure capacity.

Theme	Impact, Mitigation Measures, Cumulative Impacts and Irreplaceable Loss of Resources
	Cumulative Impacts • The overall impact could reduce the budget available to local authorities to implement or expand service delivery in other sectors and industries. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.
Impact on Infrastructure and Utilities	**Impact** • The land use change of the proposed development area could lead to additional rates and taxes generated during the operational phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof. **Mitigation Measures** • Revenue generated through increase usage of utilities and increased property taxes collected should be applied to ensure maintenance and service delivery enhancement **Cumulative Impacts** • Improved maintenance could ensure sustainable delivery of municipal services. **Irreplaceable Loss of Resources** • The impact is unlikely to result in irreplaceable loss of resources.

Source: DEMACON, 2024

4.3.2.2 MEASUREMENT OF IMPACTS

The preceding section discussed and identified socio-economic impacts that may arise during the operational phase of the proposed project. The sections explored different socio-economic impacts as part of several impact themes and identified the cumulative and loss of resource potential of the different impact themes. Mitigation measures were also identified.

Considering the preceding, the following table provides information regarding the measurement of construction phase socio-economic impacts within the qualitative impact assessment framework. Information provided by the table include:

- A description of the relevant impact theme and the socio-economic impacts that relate to the impact theme
- The phase in which the impact will likely occur
- The measurement of the impact in accordance with the qualitative impact assessment framework pre-mitigation
- The measurement of the impact in accordance with the qualitative impact assessment framework post-mitigation

Table 4.6: Measurement of Operational Phase Impacts

			Pre-Mitigation						Post-Mitigation					
Theme	Impact	Phase	Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
Impact on Local and Regional Business Base	The operational phase of the project will generate sustained demand for goods and services necessary to maintain operational efficiency. This sustained demand over the operational phase could lead to	Operational Phase	4	4	2	1	4	40	4	4	3	1	4	44

Theme	Impact	Phase	Pre-Mitigation						Post-Mitigation					
			Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
	additional business sales throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project (increased economic output, production and gross value added).													
Impact on Local and Regional Business Base	The demand for goods and services required to sustain operational activities may not be fully serviced by the local economy's existing industries and as a result would need to source goods and services from outside the local economy.	Operational Phase	4	4	2	-1	4	-40	4	4	1	-1	3	-27
Impact on Local and Regional Business Base	Increased and sustained economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Operational Phase	2	4	2	1	3	24	2	4	3	1	4	36
Stimulation of Employment Opportunities	The proposed project will create permanent operational employment opportunities on-site (across the skills spectrum).	Operational Phase	1	4	2	1	5	35	1	4	3	1	5	40
Stimulation of Employment Opportunities	New employment opportunities throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project could be stimulated as a result of the increased demand generated by the operation of the proposed project.	Operational Phase	4	4	4	1	3	36	4	4	4	1	3	36
Stimulation of Employment Opportunities	The local economy faces constraints both in terms of its size, reflected in its economic output, and its available labour force. This localised supply-side limitation could potentially result in a disparity between the required number of labourers with diverse skill levels needed for the operation of the proposed project.	Operational Phase	2	4	3	-1	4	-36	2	4	2	-1	3	-24
Stimulation of Employment Opportunities	Given the localised and industry specific labour supply constraint that could arise during the operational phase, it might be necessary to import various tiers of skilled labour to the region to effectively carry out operational activities.	Operational Phase	3	4	3	-1	4	-40	3	4	2	-1	3	-27
Impact on Local Communities	Employment opportunities created on-site by the project during the operational phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Operational Phase	2	4	3	1	3	27	2	4	4	1	4	40
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people	Operational Phase	2	4	2	-1	3	-24	2	4	2	-1	2	-16

Theme	Impact	Phase	Pre-Mitigation						Post-Mitigation					
			Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
	in the area and the improvement of local household livelihoods. This could place an additional burden on existing social amenities and services due to an increase in demand.													
Impact on Local Communities	Without meticulous planning, the proposed project runs the risk of influencing the inherent "sense of place" within the immediate community. The proposed changes might potentially reshape the local environment's importance to the community, which, over time, could potentially impact how the community perceives and values the natural resource setting.	Operational Phase	2	4	3	-1	3	-27	2	4	2	-1	2	-16
Impact on Local Communities	Due to operational activities, labour at the proposed project will move to and from the project site, i.e. from home to work and vice versa. Additionally, the transportation of goods and services required for operational activities will also occur. The daily movement of employees and related activities increases the load on the local transport network – influencing travel times and congestion.	Operational Phase	2	4	2	-1	3	-24	2	4	1	-1	2	-14
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to the operational activities of the project as well as the increased transportation of economic goods and services. Operational activities may generate vehicles in support of operations. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Operational Phase	2	4	3	-1	3	-27	2	4	2	-1	3	-24
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Operational Phase	3	4	3	-1	3	-30	3	4	2	-1	3	-27
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, operational activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Operational Phase	3	4	2	-1	3	-27	3	4	2	-1	3	-27
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local	Operational Phase	3	4	2	1	3	27	3	4	3	1	4	40

Theme	Impact	Phase	Pre-Mitigation						Post-Mitigation					
			Extent	Duration	Magnitude	Status	Probability	Pre-Mitigation Environmental Risk	Extent	Duration	Magnitude	Status	Probability	Post-Mitigation Environmental Risk
	budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.													

Source: DEMACON, 2024

4.4 SYNTHESIS

The purpose of the chapter is to evaluate the socio-economic and fiscal impact that may arise from the proposed project by identifying socio-economic and fiscal impacts relevant to the project and measuring these impacts within a qualitative impact assessment methodology.

The potential impacts arising from the construction and operation of the proposed project span across diverse areas and encompass multiple core themes.

The first theme encompasses the project's impact on the local and regional business landscape. Through quantitative analysis across its construction and operational phases, it becomes evident that the proposed project could exert a substantial influence on not only the immediate economy but also the provincial and national scales. The construction phase injects a significant yet temporary surge into the economy, coursing through the construction industry's value chain. Conversely, the operational phase sustains a more moderate but continuous effect via several value chains (i.e., healthcare, education, retail, property management, household expenditure, etc.). This augmented economic output stems from capital and operational expenditures spanning the construction and personal services, business services and wholesale and retail trade sectors, encompassing both forward and backward linkages. These expenditures set in motion direct, indirect, and induced effects, fostering escalated economic production and spurring demand for correlated services and inputs.

However, the qualitative impact assessment acknowledges a potential hindrance to timely construction – the presence of "construction mafias." This poses a tangible risk to project completion and, subsequently, the initiation of sustainable impacts during the operational phase.

The second theme delves into the project's employment impact, both direct and indirect. Directly, the project's construction and operation phases generate on-site employment prospects, though the precise number remains unspecified as of this report's finalisation. This spectrum of employment opportunities caters to various skill levels and is intrinsically linked to the project's nature. Nevertheless, the assessment identifies a potential deficiency in local labour resources possessing the required skills for construction and operation, thereby necessitating the importation of skilled labour. Alternative mitigation avenues, such as skills development and training initiatives, might prove advantageous during the operational phase.

Indirectly, the project has the potential to stimulate employment demands within the construction, retail, healthcare, education and personal services value chains, manifesting across both its construction and operational timelines. The quantitative analysis highlights the potential generation of nearly 5 300 temporary employment opportunities and approximately 888 sustained employment opportunities throughout the project's respective phases.

It's important to recognize that both local and external employment opportunities contribute to ameliorating the region's unemployment challenge. Additionally, these opportunities augment household incomes and elevate overall livelihoods within the community. The third theme represents the impact that the proposed project could have on local communities. The theme identifies that the project's construction and operational phase employment prospects, combined with the ripple effect of job creation throughout construction, education, healthcare, retail, business services and personal services value chains, hold the promise of

establishing consistent income sources for households. This, in turn, could significantly influence the improvement of households' livelihoods. As livelihoods improve, there arises a heightened demand for essential services, economic offerings, products, and related personal services.

The sudden increase in people on the development site and its immediate surrounds as a result of construction related activities and opportunity seekers could increase the prospect of crime in the immediate communities. As a result, an increase in construction related activities would require a concomitant increase in policing activity to maintain the safety and security of communities.

The fourth theme identifies that the construction and operational phases of the project could impact on the supply and usage of infrastructure and utilities.

During the construction period of the proposed project, heightened economic activity and construction operations could exert additional demands on the region's transportation infrastructure, particularly its roads. Consequently, this could lead to increased maintenance requirements for local and regional road authorities affected by the project's construction-related movement.

Simultaneously, the influx of labour into the receiving environment, coupled with improved livelihoods within the local community, alongside ongoing construction activities, might contribute to a surge in demand for essential utilities such as electricity, water, and sanitation services.

As the project transforms the purpose of the development site, additional rates and taxes are generated, boosting state revenue. This increased revenue potential could be channelled to address infrastructure supply and maintenance needs in various sectors.

Moreover, the operational phase of the project is poised to sustain economic activities. This sustainability arises not only from the project's direct operational needs but also from the broader ripple effect across the education, healthcare, retail, business services and personal services value chains and related industries catering to economic services and products for households.

To facilitate these sustained activities, transportation of labour, goods, and services will remain consistent and essential. Consequently, transportation infrastructure could encounter heightened usage, leading to an amplified maintenance burden.

Additionally, the project's ongoing operations will contribute to an increased demand for utility infrastructure like water, sanitation, and waste removal. The upswing in livelihoods within local communities and households, combined with ongoing demand from the value chain, might further strain existing bulk infrastructure. This sustained demand might prompt a need for expansion and enhancement of existing infrastructure supplies to ensure their effective provisioning.

The fifth theme identifies the impact that the proposed project could have on the natural environment, agriculture and business activities that make use of the environment's qualities.

Construction activities may create air, noise and visual pollution that may influence the burden of disease of the community. The effective management of these impacts may reduce the potential of these impacts to cause environmental and community related impacts.

Moreover, transforming the property from its current agricultural use to alternative land uses will reduce the amount of land dedicated to wine grape production in the Western Cape and reduce the wine grape yields that contribute to intermediate and final product manufacturing. While this change moves the property away from agricultural activities, it also positions the development site as a long-term sustainable opportunity. The existing agricultural operations have a limited viable future due to the lack of reinvestment in vineyards, driven by escalating capital costs. This challenge is further exacerbated by insufficient irrigation, rising operational costs and the need for higher yields to maintain commercial viability. Considering the opportunity cost of the proposed development versus the current agricultural use of the property suggests that the transformation of the property will generate greater economic, socio-economic, and fiscal value compared to its current and future agricultural use.

Lastly, within the sixth theme, it becomes evident that the proposed project will trigger a revaluation of the land use classifications assigned to properties within the study area, as documented in the municipal valuation roll. According to the Tariffs Policy of the local municipality, property operators would experience an elevation in their property rates. This uptick in rates translates into supplementary revenue for the local authority, providing an avenue to tackle socio-economic challenges and invest in vital infrastructure maintenance.

Given the analyses provided in this chapter, the data suggests that the proposed project could create net benefits to the receiving socio-economic environment and as result offer enhanced economic and social output and development. The negative effects created by the project in the receiving socio-economic environment could be minimised through effective and coordinated planning, mitigation measures and environmental management plans (which includes coordinated planning with interested and affected parties). Furthermore, the opportunity cost of the project versus current agricultural production identifies that the proposed development could allow for long-term sustainable economic, socio-economic and fiscal benefits to the economy, community and municipality.

The following table presents an overview of the final significance rating per socio-economic impact identified along with its descriptive context

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Table 4.7: Overview of the Final Impact Significance Rating of Each Impact Measured

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Local and Regional Business Base	The construction phase of the project will generate demand for goods and services necessary to sustain construction activities. This sustained demand over the construction phase could lead to additional business sales throughout the construction industry's value chain (increased economic output, production and gross value added).	Construction Phase	40	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on Local and Regional Business Base	The demand for goods and services required to sustain construction activities may not be fully serviced by the local economy's existing construction sector value chain and as a result would need to source goods and services from outside the local economy.	Construction Phase	30	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	Increased economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	The effective execution of the proposed project might face hindrance due to the presence of local 'construction mafias'. The possibility exists that these entities intimidate external labour sources, disrupt the local community, and consequently causes delays in project completion.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop in the area
Impact on Local and Regional Business Base	The labour force involved in the construction of the intended project could drive a surge in demand for lodging facilities and related services within the host economy. This heightened demand arises from the need to accommodate workers who aren't native to the area. This situation presents an opportunity for local lodging providers to experience extended periods of high occupancy, consequently leading to increased revenue streams.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Stimulation of Employment Opportunities	The construction of the proposed project will create temporary construction related employment opportunities on-site (across the skills spectrum).	Construction Phase	32	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the construction industry's value chain could be stimulated as a result of the increased demand generated by the construction of the proposed project.	Construction Phase	33	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Stimulation of Employment Opportunities	It might be necessary to temporarily import various tiers of skilled labour to the region to effectively carry out construction activities.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the construction phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Construction Phase	40	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods during the construction phase. This could place an additional burden on existing social amenities and services due to an increase in demand.	Construction Phase	21	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Where labour is sourced from beyond the receiving economy the receiving socio-economic environment's labour absorption capacity is diminished and the spending of money earned locally is reduced – remittances to homesteads. In the event that labour must be sourced from outside the local area, these migrants could be viewed as temporary.	Construction Phase	36	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on Local Communities	An influx of population to the receiving economy (employed or job-seekers) may lead to increased crime activity. Job-seekers that do not find employment may turn to crime and in turn influence community safety. The introduction of persons outside the local labour market (i.e. sourcing from other economic regions for instance) could introduce a criminal element. Additionally, contractors undertaking construction of the proposed development may also, due to bad behaviour, influence community safety through inappropriate actions.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop in the area
Impact on Local Communities	Due to construction activities, labour is transported to and from the construction site, i.e. from home to work and vice versa. Additionally, construction related transportation of goods and services will also occur. The daily movement of construction workers and related activities increases the load on the local transport network – influencing travel times and congestion.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop in the area
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to project related construction activities as well as the increased transportation of economic goods and services. Construction activities may generate vehicles in support of construction efforts. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Construction Phase	16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, construction activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Construction Phase	36	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on the Natural Environment	The construction phase will give rise to environmental factors that can impact health both on-site and in nearby communities. Common environmental factors, including elevated noise levels, increased dust and associated air pollutants, as well as visual impacts, may occur.	Construction Phase	6	Low	The impact does not have a direct influence on the decision to develop in the area
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation existing agricultural land is removed from the total inventory of agricultural land used for wine grape production and the broader wine production industry.	Construction Phase	50	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be difficult as well as expensive
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation the existing wine grape production on the property will cease and as a result less wine grapes will be available to support the broader wine and related product manufacturing value chain.	Construction Phase	45	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on Local and Regional Business Base	The operational phase of the project will generate sustained demand for goods and services necessary to maintain operational efficiency. This sustained demand over the operational phase could lead to additional business sales throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project (increased economic output, production and gross value added).	Operational Phase	48	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be difficult as well as expensive
Impact on Local and Regional Business Base	The demand for goods and services required to sustain operational activities may not be fully serviced by the local economy's existing industries and as a result would need to source goods and services from outside the local economy.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	Increased and sustained economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base	Operational Phase	40	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	could expand current production, services and products or the necessary demand required for establishing new businesses could be created.				
Stimulation of Employment Opportunities	The proposed project will create permanent operational employment opportunities on-site (across the skills spectrum).	Operational Phase	45	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project could be stimulated as a result of the increased demand generated by the operation of the proposed project.	Operational Phase	39	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Stimulation of Employment Opportunities	The local economy faces constraints both in terms of its size, reflected in its economic output, and its available labour force. This localised supply-side limitation could potentially result in a disparity between the required number of labourers with diverse skill levels needed for the operation of the proposed project.	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated
Stimulation of Employment Opportunities	Given the localised and industry specific labour supply constraint that could arise during the operational phase, it might be necessary to import various tiers of skilled labour to the region to effectively carry out operational activities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the operational phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Operational Phase	44	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods. This could place an additional burden on existing social amenities and services due to an increase in demand.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Without meticulous planning, the proposed project runs the risk of influencing the inherent "sense of place" within the immediate community. The proposed changes might potentially reshape the local environment's importance to the community, which, over time, could potentially impact how the community perceives and values the natural resource setting.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Due to operational activities, labour at the proposed project will move to and from the project site, i.e. from home to work and vice versa. Additionally, the transportation of goods and services required for operational activities will also occur. The daily movement of employees and related activities increases the load on the local transport network – influencing travel times and congestion.	Operational Phase	-16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to the operational activities of the project as well as the increased transportation of economic goods and services. Operational activities may generate vehicles in support of operations. Likewise, increased economic activity could drive augmented demand for goods and services. The increased	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	demand could require increased transportation of goods and services to the area.				
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, operational activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Operational Phase	44	Medium	The impact could influence the decision to develop in the area unless it is effectively mitigated

Source: DEMACON, 2024

5 OVERVIEW AND CONCLUSIONS

5.1 INTRODUCTION

The purpose of the study is to undertake an impact assessment of the receiving environment within which the proposed Lyndoch Mixed-Use Development will be located in order to determine the likely effect that the proposed project could have on the receiving environment's overarching socio-economic, economic and fiscal context. The assessment, therefore, assists with the quantification of the overall socio-economic impact of the project by measuring impacts that could impact on the established socio-economic ecosystem of the project's receiving environment.

The study explored the purpose and function of the project. The report also focused on defining and profiling the receiving socio-economic environment that the proposed project will likely impact whilst also considering the potential socio-economic functions and/or qualities that the proposed project could influence, thereby allowing for the identification of socio-economic impacts.

By making use of a quantitative and qualitative socio-economic impact assessment framework, the identified impacts are measured within a socio-economic context in order to establish the extent with which the proposed project could impact on the receiving socio-economic environment. The assessment allows for the identification of mitigation measures that focus on either enhancing positive impacts or limiting negative impacts.

The purpose of this chapter is to provide a conclusion of the analyses contained in the report and provide a concise summary of the outcomes related to the socio-economic and fiscal impact assessment.

5.2 SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT CONCLUSION AND KEY OUTCOMES

The proposed Lynedoch mixed-use development is a large-scale real estate project aimed at implementing various land uses to support an integrated development concept. At full maturity, it will provide a diverse range of productive land uses that will contribute to the local and regional economies through direct, indirect, and induced economic, socio-economic, and fiscal impacts. Approximately 45 hectares of developable land will be utilised to establish over 800 residential units of varying densities and configurations, while also incorporating complementary uses such as retail spaces, entertainment venues, educational facilities, public open spaces, and supporting bulk infrastructure.

The integrated real estate development will transform commercial agricultural land, currently used for wine grape production, to accommodate the proposed land uses. This transition will affect the economic function of the property, shifting from agricultural use to more diverse productive land uses. It is necessary to consider the opportunity cost of transitioning from the existing agricultural value of the property to the proposed development. In essence, the economic benefit or cost of the proposed development is weighed against the current agricultural use of the property.

An analysis of the agricultural use of the property reveals that, under current yields, the property generates positive economic, socio-economic, and fiscal impacts. The operational expenditure of approximately R2.6 million from farming and related processing activities stimulates approximately R4.8 million in business sales, R2.0 million in GDP, and supports eight employment opportunities across the Western Cape economy. These positive impacts stem from the wine grape production on the property, as well as the operational expenditures necessary to generate this output.

The positive economic effects generated by the property as a commercial agricultural unit may not be sustainable in the long term. According to the Agriculture Impact Assessment (2023), the current vineyard production is highly dependent on yields in order to cover essential production costs. The ageing vineyards on the farm, coupled with limited capacity for replacement and insufficient water resources, have resulted in an achievable yield of only 5.5 tons per hectare—significantly below the 15 tons per hectare required for sustainable wine grape production. As such, the farm faces dwindling commercial viability, hampered by high input costs, limited irrigation potential, and the absence of an economic rational to reinvest in newer vineyards on a comparatively small land holding.

Although the property still produces agricultural output (approximately 32.5 hectares of the property have historically been farmed, but due to the progressively aging vines, more than 3.2 hectares have become unproductive

and were lost to uprooting), the Agriculture Impact Assessment (2023) indicates that the potential for long-term commercial agricultural use is low. The decline in profitability due to rising costs, aging vineyards, and market pressures is eroding the capacity of the farm to remain a viable agricultural unit. These challenges reflect broader industry trends affecting wine grape production in South Africa, leading to a shift to specialised entities (away from smaller scale/recreational farming units) and the conversion of less productive units to alternative uses (dictated by location dynamics).

Given these circumstances, the agricultural functions of the property could become unproductive over time, representing a suboptimal use of the potential economic value of the land. The current agricultural activities have limited prospects for economic expansion, as the productivity of the property declines due to aging vineyards, unaffordable replacement costs, and rising input costs.

In contrast, the proposed development offers the potential for economic benefits that far exceed those generated by the current agricultural use of the property. The mixed-use development can generate substantial short-term economic value during construction and long-term value once the productive land uses are fully operational, addressing market demand and urban development pressures.

According to the quantitative impact assessment, the proposed development, with a R1.5 billion capital investment, could generate between R1.5 billion and R3.5 billion in additional GDP and business sales during construction. Moreover, nearly 5,300 temporary employment opportunities could be created. In the operational phase, household and operational expenditures are estimated to contribute R301 million, unlocking as much as R317 million in additional sustained GDP, while supporting nearly 890 sustained employment opportunities.

In comparing the potential economic, socio-economic, and fiscal impacts of the proposed development to the loss generating agricultural use, the impact assessment indicates that the proposed development stands to create a considerable net benefit to the local economy, not least of which would be additional rates and taxes. The long-term and sustained economic value generated by the mixed-use development far exceeds the declining economic value of the current agricultural use of the property. Therefore, the proposed development represents a greater economic benefit to the local economy by establishing long-term value, in contrast to the diminishing returns of continued wine grape production.

Table 5.1: Quantitative Economic Impact Assessment Comparison during the Operational Phases of Each Use

Economic Impact Name	Current Agricultural Production – Wine Grape Farming	Proposed Mixed-Use Development	Net Economic Benefit
Economic Value Added/Subtracted by Each Property Use	R2 560 611	R300 534 625	**R297 974 01**
Additional Business Sales	R4 798 987	R561 723 704	**R556 924 717**
Additional Gross Domestic Product	R1 969 061	R317 017 638	**R315 048 577**
Additional Taxes	R463 538	R62 418 141	**R61 954 603**
Additional Property Taxes	R15 760	R8 003 615	**R7 987 855**
Additional Formal Employment Compensation	R543 851	R101 339 452	**R100 795 601**
Additional Formal Employment	7	726	**719**
Additional SMME Opportunities	0	0	**0**
Additional SMME Opportunities (Black Owned)	0	0	**0**

Source: DEMACON, 2023

Aside from the inherent quantitative socio-economic and fiscal benefits of the proposed development, the construction and operation of the proposed development could generate a plethora of impacts that influence the underlying functions and socio-economic characteristics of the receiving economy during construction and operational activities. The qualitative impact assessment therefore considers impacts that are not necessarily quantitatively quantifiable and therefore must be identified and measured within a qualitative analysis framework.

The qualitative impact assessment revealed the following outcomes:

- **Economic Impact:**
  - **Key Outputs:** The project will significantly boost the local, provincial, and national economy during both its construction and operational phases. The construction phase will create a temporary surge in economic activity, while the operational phase will have sustained effects through multiple value chains (healthcare, education, retail, property management, etc.).
  - **Risks:** The presence of "construction mafias" may delay construction and the realization of economic benefits.
- **Employment Impact:**
  - **Key Outputs:** Nearly 5,300 temporary and 888 sustained employment opportunities will be created. Direct and indirect jobs span construction, retail, healthcare, and more, providing a significant source of income in a high-unemployment region.
  - **Challenges:** A potential shortage of skilled local labour may require importing talent. Mitigation efforts, such as local skills training, could address this gap.
- **Community Impact:**
  - **Key Outputs:** Job creation will improve household livelihoods, leading to increased demand for services and products. The increase of population, onsite during construction efforts and during the operational phase where residents occupy the development could influence aspects such as crime.
  - **Challenges:** The influx of people may strain housing and services, necessitating infrastructure expansion and stronger community policing.
- **Infrastructure and Utility Impact:**
  - **Key Outputs:** The project will put pressure on local transportation infrastructure and utilities, such as electricity, water, and sanitation. However, it will also generate increased rates and taxes, providing additional revenue for infrastructure improvements.
  - **Challenges:** Sustained demand for utility infrastructure and transportation services may strain existing systems, necessitating expansion.
- **Environmental and Agricultural Impact:**
  - **Key Outputs:** The project will reduce land dedicated to wine grape production but offers a sustainable development opportunity. Air, noise, and visual pollution from construction could impact community health if not properly managed.
  - **Challenges:** Loss of agricultural land and yields could affect the regional wine industry, though current agricultural use is deemed unsustainable.
- **Property Valuation and Revenue Impact:**
  - **Key Outputs:** The development will lead to a revaluation of land in the area, resulting in higher property rates and increased revenue for the local authority. This could help address socio-economic challenges and support infrastructure investments.
  - **Challenges:** The increased property rates could affect landowners but would provide necessary funding for municipal improvements.

Table 5.2: Overview of the Final Impact Significance Rating of Each Impact Measured Qualitatively

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
Impact on Local and Regional Business Base	The construction phase of the project will generate demand for goods and services necessary to sustain construction activities. This sustained demand over the construction phase could lead to additional business sales throughout the construction industry's value chain (increased economic output, production and gross value added).	Construction Phase	40	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local and Regional Business Base	The demand for goods and services required to sustain construction activities may not be fully serviced by the local economy's existing construction sector value chain and as a result would need to source goods and services from outside the local economy.	Construction Phase	30	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	Increased economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	The effective execution of the proposed project might face hindrance due to the presence of local 'construction mafias'. The possibility exists that these entities intimidate external labour sources, disrupt the local community, and consequently causes delays in project completion.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop
Impact on Local and Regional Business Base	The labour force involved in the construction of the intended project could drive a surge in demand for lodging facilities and related services within the host economy. This heightened demand arises from the need to accommodate workers who aren't native to the area. This situation presents an opportunity for local lodging providers to experience extended periods of high occupancy, consequently leading to increased revenue streams.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Stimulation of Employment Opportunities	The construction of the proposed project will create temporary construction related employment opportunities on-site (across the skills spectrum).	Construction Phase	32	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the construction industry's value chain could be stimulated as a result of the increased demand generated by the construction of the proposed project.	Construction Phase	33	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	It might be necessary to temporarily import various tiers of skilled labour to the region to effectively carry out construction activities.	Construction Phase	27	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the construction phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Construction Phase	40	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods during the construction	Construction Phase	21	Low to Medium	There is an impact, but can be mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	phase. This could place an additional burden on existing social amenities and services due to an increase in demand.				
Impact on Local Communities	Where labour is sourced from beyond the receiving economy the receiving socio-economic environment's labour absorption capacity is diminished and the spending of money earned locally is reduced – remittances to homesteads. In the event that labour must be sourced from outside the local area, these migrants could be viewed as temporary.	Construction Phase	36	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local Communities	An influx of population to the receiving economy (employed or job-seekers) may lead to increased crime activity. Job-seekers that do not find employment may turn to crime and in turn influence community safety. The introduction of persons outside the local labour market (i.e. sourcing from other economic regions for instance) could introduce a criminal element. Additionally, contractors undertaking construction of the proposed development may also, due to bad behaviour, influence community safety through inappropriate actions.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop
Impact on Local Communities	Due to construction activities, labour is transported to and from the construction site, i.e. from home to work and vice versa. Additionally, construction related transportation of goods and services will also occur. The daily movement of construction workers and related activities increases the load on the local transport network – influencing travel times and congestion.	Construction Phase	14	Low	The impact does not have a direct influence on the decision to develop
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to project related construction activities as well as the increased transportation of economic goods and services. Construction activities may generate vehicles in support of construction efforts. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Construction Phase	16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, construction activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden • Positive impacts relate to increased revenue collection from service delivery	Construction Phase	24	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be	Construction Phase	36	Medium	The impact could influence the decision to develop unless it is effectively mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	utilised to support maintenance of infrastructure and improve the supply thereof.				
Impact on the Natural Environment	The construction phase will give rise to environmental factors that can impact health both on-site and in nearby communities. Common environmental factors, including elevated noise levels, increased dust and associated air pollutants, as well as visual impacts, may occur.	Construction Phase	6	Low	The impact does not have a direct influence on the decision to develop
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation existing agricultural land is removed from the total inventory of agricultural land used for wine grape production and the broader wine production industry.	Construction Phase	50	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be costly and challenging
Impact on the Natural Environment	The land use change of the proposed development area will transform agricultural land to alternative uses. Because of this transformation the existing wine grape production on the property will cease and as a result less wine grapes will be available to support the broader wine and related product manufacturing value chain.	Construction Phase	45	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local and Regional Business Base	The operational phase of the project will generate sustained demand for goods and services necessary to maintain operational efficiency. This sustained demand over the operational phase could lead to additional business sales throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project (increased economic output, production and gross value added).	Operational Phase	48	Medium to High	The impact will have a direct influence on the decision to develop but there are means of mitigating the impact, although these may be costly and challenging
Impact on Local and Regional Business Base	The demand for goods and services required to sustain operational activities may not be fully serviced by the local economy's existing industries and as a result would need to source goods and services from outside the local economy.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local and Regional Business Base	Increased and sustained economic activity in the receiving socio-economic environment could induce additional demand for goods and services within the receiving economy. As a result, the existing business base could expand current production, services and products or the necessary demand required for establishing new businesses could be created.	Operational Phase	40	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	The proposed project will create permanent operational employment opportunities on-site (across the skills spectrum).	Operational Phase	45	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	New employment opportunities throughout the education, healthcare, retail and wholesale trade, property management industries, as well as expenditure by households in the project could be stimulated as a result of the increased demand generated by the operation of the proposed project.	Operational Phase	39	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Stimulation of Employment Opportunities	The local economy faces constraints both in terms of its size, reflected in its economic output, and its available labour force. This localised supply-side limitation could potentially result in a disparity between the required	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	number of labourers with diverse skill levels needed for the operation of the proposed project.				
Stimulation of Employment Opportunities	Given the localised and industry specific labour supply constraint that could arise during the operational phase, it might be necessary to import various tiers of skilled labour to the region to effectively carry out operational activities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Employment opportunities created on-site by the project during the operational phase will provide compensation to employees that will contribute toward household livelihoods and their access to services and amenities.	Operational Phase	44	Medium	The impact could influence the decision to develop unless it is effectively mitigated
Impact on Local Communities	Social facilities and amenities (e.g. healthcare, policing, postal services, etc) demand could be influenced by an increase of people in the area and the improvement of local household livelihoods. This could place an additional burden on existing social amenities and services due to an increase in demand.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Without meticulous planning, the proposed project runs the risk of influencing the inherent "sense of place" within the immediate community. The proposed changes might potentially reshape the local environment's importance to the community, which, over time, could potentially impact how the community perceives and values the natural resource setting.	Operational Phase	-18	Low to Medium	There is an impact, but can be mitigated
Impact on Local Communities	Due to operational activities, labour at the proposed project will move to and from the project site, i.e. from home to work and vice versa. Additionally, the transportation of goods and services required for operational activities will also occur. The daily movement of employees and related activities increases the load on the local transport network – influencing travel times and congestion.	Operational Phase	-16	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Road infrastructure may experience increased pressure due to the operational activities of the project as well as the increased transportation of economic goods and services. Operational activities may generate vehicles in support of operations. Likewise, increased economic activity could drive augmented demand for goods and services. The increased demand could require increased transportation of goods and services to the area.	Operational Phase	-27	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	Additional demand on transport infrastructure generally impacts on the frequency of maintenance required to maintain infrastructure at an acceptable usage level. The increased maintenance burden influences public sector fiscal responsibilities.	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated
Impact on Infrastructure and Utilities	An increase in labour in the local economy accompanied by increased livelihoods could influence the need for utilities and related infrastructure. Likewise, operational activities could influence demand from existing utilities infrastructure. The increased demand generates negative and positive fiscal and economic impacts: • Negative impacts relate to increased maintenance burden	Operational Phase	-30	Low to Medium	There is an impact, but can be mitigated

Theme	Impact	Phase	Final Significance Rating	Impact Significance Rating Description	
	• Positive impacts relate to increased revenue collection from service delivery				
Impact on Infrastructure and Utilities	The land use change of the proposed development area could lead to additional rates and taxes generated during the construction phase. Furthermore, increased demand for utilities from local consumers could also add to local authority budgets. The increase in local budgets could be utilised to support maintenance of infrastructure and improve the supply thereof.	Operational Phase	44	Medium	The impact could influence the decision to develop unless it is effectively mitigated

Source: DEMACON, 2024

The proposed development presents significant net benefits to the socio-economic environment through job creation, increased revenue, and long-term sustainable economic growth. Negative impacts, such as pressure on infrastructure and environmental concerns, can be mitigated through effective planning and coordination.

In addition to the previous points, government systems in urban, and particularly metropolitan, areas place increasing pressure on property owners to optimize property use to align with policy goals related to densification, unlocking economic and socio-economic potential, and maximizing fiscal value through property taxation and rates. These pressures are driven by high and increasing rates of urbanization and inter-provincial migration. The Western Cape Province, second only to Gauteng, is one of the fastest-growing regions, primarily due to continuous migration to the province's key metropolitan areas and major towns. Smaller, marginal agricultural parcels, which have become sub-optimal production units, are particularly affected by these development-related pressures. These pressures also affect both property owners and developers, requiring constant evaluation to ensure that properties are positioned to address the expansion of urban systems while meeting government objectives regarding optimal land use, productive development, sustainable practices, and the unlocking of fiscal value in well-located areas.

Therefore, the proposed development, in light of the aforementioned and previous analyses, represents an opportunity to utilise property that is currently underperforming economically. The land produces agricultural yields that are below commercially sustainable levels and has limited future prospects for achieving sustainability. It does not represent a long-term or viable use of strategically located land. The agricultural potential of the property is assessed to be very low, with current agricultural practices identified as temporary due to factors such as limited irrigation, high input costs, lack of capital for vineyard reestablishment, aging vineyards, and declining yields. These issues limit the capacity of the property for long-term wine grape production. Furthermore, the property has minimal potential for alternative agricultural activities and does not contribute to food security in South Africa. Given these circumstances, the proposed development represents the highest opportunity cost as an alternative use of the property, leveraging its inherent real estate value.

ADDENDUM A: SOCIO-ECONOMIC AND FISCAL IMPACT OF DEVELOPMENT ALTERNATIVES (OPTIONS ANALYSIS)

SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT OF DEVELOPMENT ALTERNATIVES

INTRODUCTION

A Basic Assessment Report is required to support an Environmental Authorisation Process for the proposed development of Portion 28 of the Farm Welmoed Estate No. 468 Stellenbosch, referred to in this report as the Lynedoch Node. This Basic Assessment Report includes an assessment of project alternatives. In the case of the proposed Lynedoch Node development, these alternatives pertain to different designs or layouts for the urban design framework. The purpose of identifying and assessing these alternative urban design frameworks is to demonstrate that various designs or layouts were considered before the selection and conceptualisation of a final, or preferred, development framework and design.

The purpose of this Addendum is to provide a socio-economic and fiscal impact assessment of the alternative urban design frameworks for the Lynedoch Node in order to determine whether the preferred urban design framework could offer sustainable long-term socio-economic, economic and fiscal benefits to the local economy and community. It should be borne in mind that this Addendum builds upon the impact assessment already contained in this report and focuses on assessing the alternative design frameworks with one another to assess the preferred urban design framework.

DEVELOPMENT ALTERNATIVES OVERVIEW

For the Lynedoch Node development, four urban design alternatives have been identified:

Diagram 0.1: Project Alternatives Overview

1 Alternative 1
No Go – Farmland Retention



The current agricultural use of the Welmoed Farm is retained, thereby restricting the potential for future urban growth and development in the Lynedoch Node

2 Alternative 2
SDF Development Framework



The development of the Welmoed Farm is restricted to the urban development extent proposed by the Spatial Development Framework of Stellenbosch Local Municipality. Under this alternative, only 12 hectares of land is available for development that will ultimately only be able to accommodate the gradual expansion of the Sustainability Institute and Lynedoch Eco Village.

3 Alternative 3
1 055 Unit Development Framework



The development footprint of the urban design framework extends across the entirety of the Welmoed Farm. Under this alternative a higher development potential intensification is considered by utilising the entirety of the development site and limiting the rural and environmental characteristics and context of the development location.

4 Alternative 4
884 Unit Development Framework



The development footprint of the the urban design framework extends across the entirety of the Welmoed Farm but seeks to strike a balance between the integration and expansion of the existing Lynedoch Node and the rural and environmental character and characteristics. Under this alternative socio-economic, visual and cultural landscape informants are used to inform and balance the scale of development with existing and surrounding character of the development location.

ALTERNATIVE 1 SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT

This section aims to assess the socio-economic impact generated by the day-to-day operations of the commercial agricultural activities on the proposed development site. The estimated expenditure on operational activities for wine grape production on the property, along with the estimated costs of processing these grapes into consumable products, are used to quantify the potential impact on the regional, provincial, and national economies.

The impact refers to the ripple effect throughout the economy caused by expenditure to support specific economic sector/land use activities. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

KEY INDICATORS AND INPUTS

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating the estimated operational expenses (OPEX) of the of the current agricultural production activities on the property as well as the likely expenditure undergone to process the produce of the farm into related products and consumables.

The following key indicators and inputs are based on information contained in the Agriculture Impact Assessment Report (2023) compiled by AGRIinformatics and supported by information from sources such as Vinpro (Cost Guide 2024/25) and SAWIS (South African Wine Industry Statistics (2023)).

Diagram 0.2: Modelling Key Indicators and Inputs - Proposed Development

Land Use Type	Yield (tons)	OPEX
Farm Wine Grape Production Costs	158.46	R2 185 331
Downstream Wine Grape Processing and Wine Manufacturing Costs	158.46	R375 280
Total		**R2 560 611**

Source: DEMACON Modelling, 2024

IMPACT SYNOPSIS

Total Estimated Operational Expenditure

The total estimated annual operational expenditure (annualised on-site operational expenditure and market related processing of agricultural produce) of the development (Net Present Value for the current year) is R2.56 million.

Summary of Construction Phase Impacts

Because this impact assessment focusses on the operational activities of the farm given its commercial production of wine grapes, construction related expenditure has not been identified and has therefore been excluded.

Summary of Operational Impacts

Operational impacts are generated because of the operational activities of the farm and the resulting processing of produce produced by the farm for consumer goods. Impacts created during operations are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually).

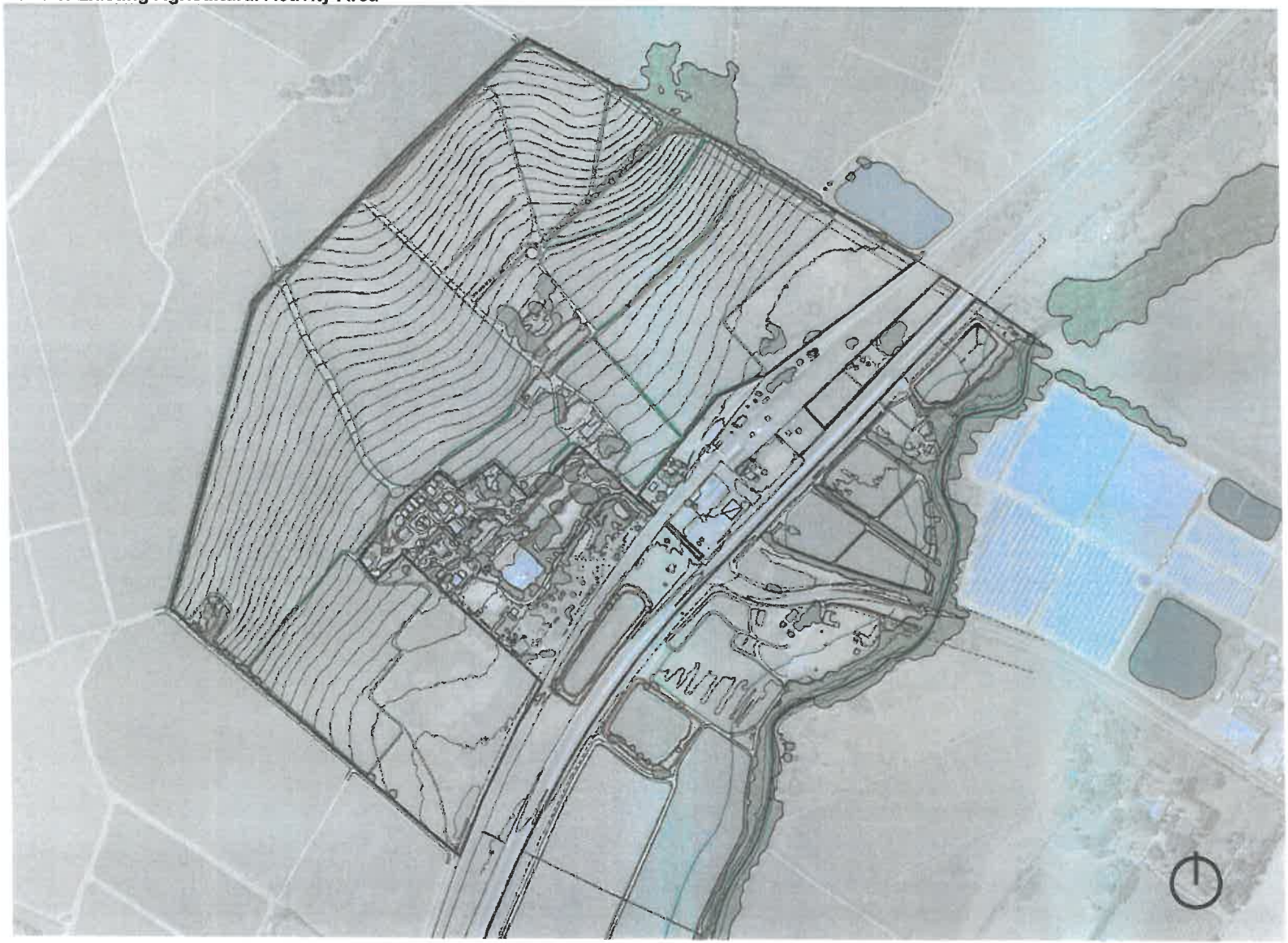
The total OPEX (operational expenditure) of the farm and the processing of wine grapes into other products could annually add approximately R4.8 million in additional business sales, R1.97 million in additional GDP (contributes +0% to the provincial economy) and approximately 8 sustained jobs (formal and informal) throughout the Western Cape provincial economy. No additional formal small, medium and micro-enterprise opportunities could be created as a result of the current operational output of the farm.

Formal employment opportunities created as a result of the operational output of the farm represents 7 jobs (total direct, indirect and induced). Additional annual compensation paid to employees as a result of the operational output of the farm is estimated to be approximately R0.54 million.

It is estimated that approximately R0.46 million in additional taxes could be generated. The largest contributor to new taxes is as a result of personal income tax, contributing 39.34% to all taxes collected economywide.

Although the farm produces wine grapes, the yield generated by the farm does not generate substantial demand for additional goods and services throughout the provincial economy.

Map 0.1: Alternative 1: Existing Agricultural Activity Area



Source: DEMACON ex Urban Design Studio 2025

Operational Impacts

The following section provides a concise overview of impacts that arise during the operations of the agricultural activities of the farm. For a detailed breakdown of operational impacts, please refer to Annexure A. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually).

Overarching Impacts

Total estimated **OPEX** of the project **R2.6 million**

R4.8 million	Additional Business Sales
R2.0 million	Additional GDP
8 jobs	Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required

No additional social amenities are required.

Formal Job Opportunities and Compensation

81.8% of total employment opportunities are **formal**

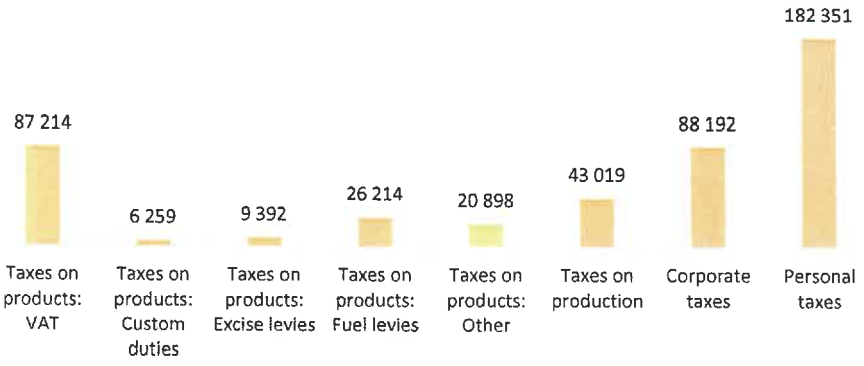
Skilled Jobs	15.1%
Semi-Skilled Jobs	30.5%
Low-Skilled Jobs	54.2%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
1	2	4

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R178 983	R176 678	R188 191

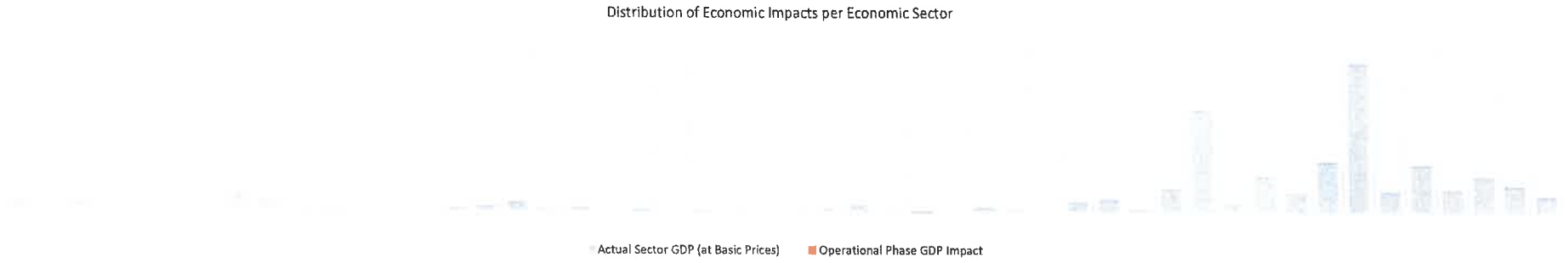
Impact on Taxation

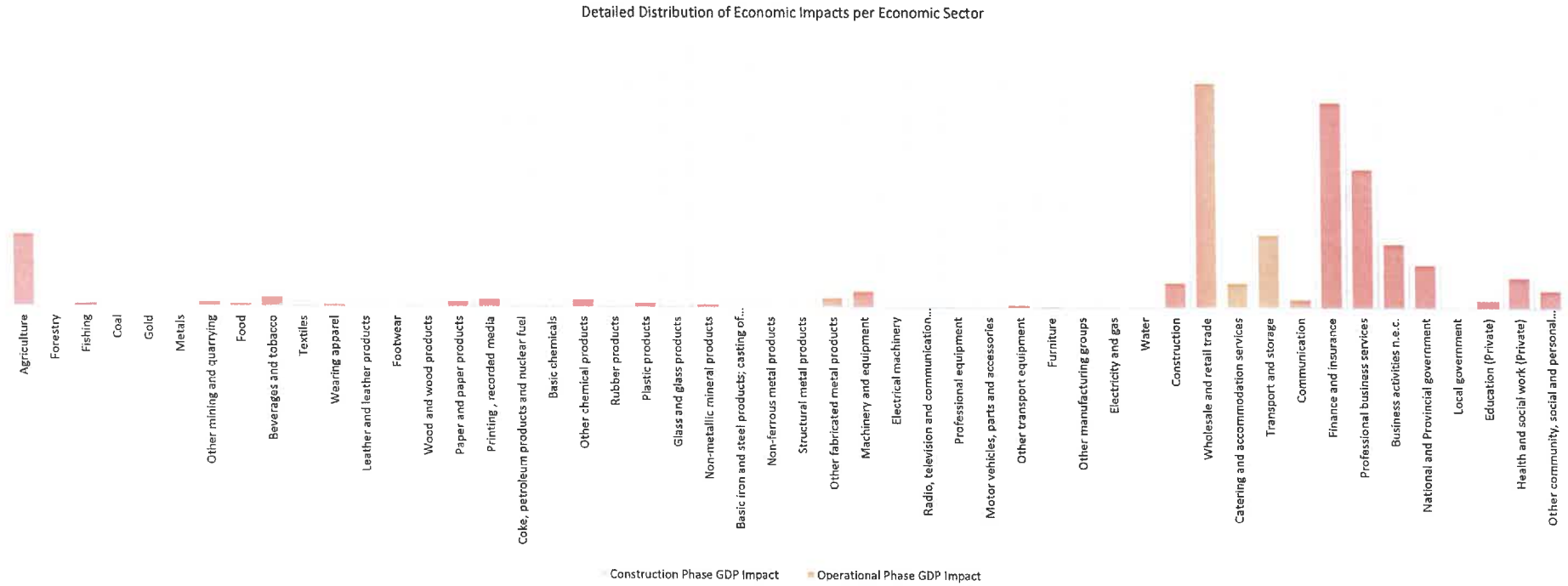


Property taxes total approximately **R15 760** per annum

EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the agricultural operations on the subject property.





COST AND BENEFIT ANALYSIS OF THE IMPACT

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)				
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure		Financial Impact	Additional Business Sales	No Impact			
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)				
			Property Rates and Taxes – Municipal				
		Economic Impact	Additional GDP (Market Prices)				
Furniture, Fittings and Related Services		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)				
			Small Enterprises (11 to 50)				
			Medium Enterprises (51 to 200)				
Total CAPEX		Social Impact	Additional Jobs (Formal and Informal)				
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)				
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Total OPEX	R2.56.5 million	Financial Impact	Additional Business Sales	R3.29 million	R0.37 million	R1.13 million	R4.8 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R0.29 million	R0.04 million	R0.13 million	R0.46 million
			Property Rates and Taxes – Municipal	R15 760			
		Economic Impact	Additional GDP (Market Prices)	R1.21 million	R0.19 million	R0.57 million	R1.97 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	6	1	2	8
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R0.27 million	R0.07 million	R0.21 million	R0.54 million

ALTERNATIVE 2 SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT

The purpose of this section is to assess the anticipated socio-economic impact that could be generated as a result of the implementation and operation of the urban design framework for Alternative 2. The estimated capital investment during the construction phase and operational revenue during the operational phase are used to quantify the potential impact on the regional, provincial and national economies.

The impact refers to the ripple effect throughout the economy caused by investment in a specific economic sector/land use. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

KEY INDICATORS AND INPUTS

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating an estimated capital expenditure (CAPEX) and estimated operational revenue (OPEX) of the proposed development's master plan when fully developed and operational.

The following key indicators and inputs are based on the latest urban design framework for Alternative 2 (SDF Proposals) of the proposed development site – compiled by URBANSTUDIO in February 2025.

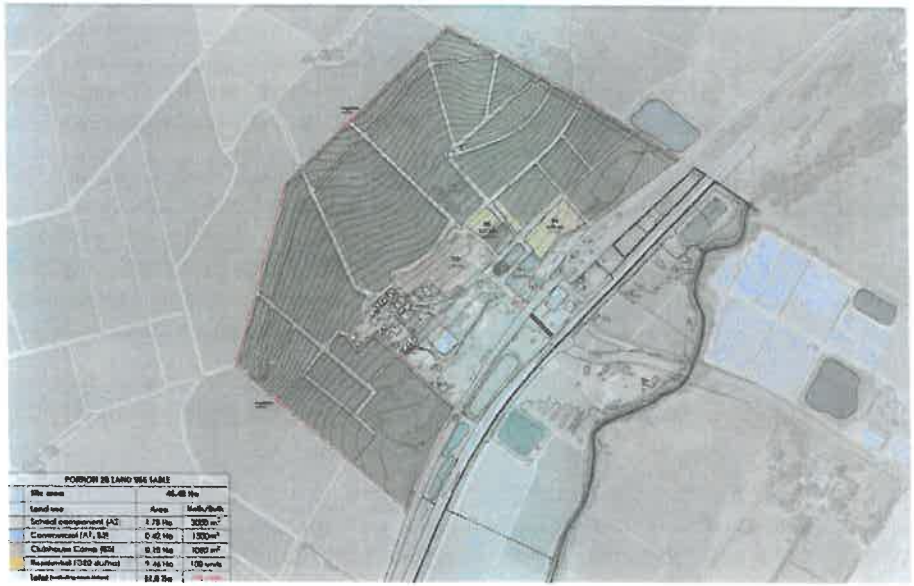
Diagram 0.3: Modelling Key Indicators and Inputs – Alternative 1

Land Use Type	Bulk (m²)	Units	CAPEX	OPEX
Education	3 000		R36 804 600	R14 400 000
Commercial (Business)	1 500		R20 577 525	R57 000 000
Clubhouse (Entertainment)	1 000		R13 718 350	R6 537 000
Residential (80 du/ha)	5 000	100	R132 347 750	R15 623 600
Total	**10 500**	**100**	**R203 448 225**	**R93 560 600**

Source: DEMACON Modelling, 2024

The development of the Welmoed Farm is restricted to the urban development extent proposed by the Spatial Development Framework of Stellenbosch Local Municipality. Under this alternative, only 12 hectares of land is available for development that will ultimately only be able to accommodate the gradual expansion of the Sustainability Institute and Lynedoch Eco Village.

Map 0.2: Alternative 2: SDF Urban Design Framework



Source: DEMACON ex Urban Studio, 2025

IMPACT SYNOPSIS

Total Estimated Capital Investment and Operational Revenue

The total estimated capital investment of the Lyndoch Mixed Use Development - Alternative 2 (Net Present Value for the current year) is R203.45 million - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services. The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R93.56 million.

Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R445.81 million in additional business sales, R190.29 million in additional GDP (contributes +0.19% to the provincial economy) and approximately 670 once-off jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment during the construction phase represents 524 jobs (total direct, indirect and induced). Approximately 21.37% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.68% semi-skilled labourers and 21.95% low-skilled labourers.

Additional compensation paid to employees during the construction phase is estimated to be approximately R67.17 million.

It is estimated that approximately R54.68 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R179.15 million in additional business sales, R103.16 million in additional GDP (contributes +0.1% to the provincial economy) and approximately 334 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment opportunities created throughout the lifetime of the project represents 270 jobs (total direct, indirect and induced). Approximately 35.93% of formal employment opportunities are expected to be filled by skilled labourers compared to 44.07% semi-skilled labourers and 20% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R35.88 million.

It is estimated that approximately R19.43 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 50.96% to all taxes collected economywide.

Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods. The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

Construction Phase Impacts

The following section provides a concise overview of impacts that could arise during the construction phase of the urban development framework. For a detailed breakdown of construction phase impacts, please refer to Annexure B. Please note that all effects of the construction phase are unsustained meaning that impacts are once-off and sustained for the duration of the construction phase.

Overarching Impacts

Total estimated **CAPEX** of the project **R203.5 million**

- **R445.8 million** Additional Business Sales
- **R190.3 million** Additional GDP
- **670 jobs** Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0.0% of opportunities could be **black owned**

Social Amenities Potentially Required

No social amenity impacts apply during the construction phase

Formal Job Opportunities and Compensation

78.3% of total employment opportunities are **formal**

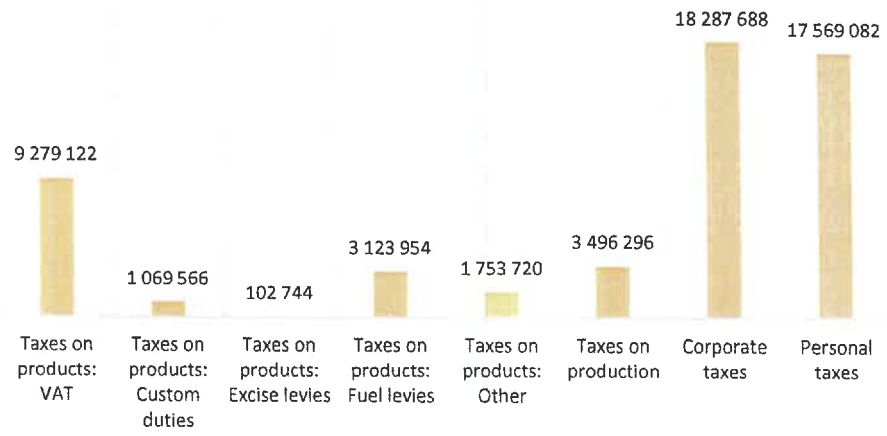
Skilled Jobs	21.3%
Semi-Skilled Jobs	56.7%
Low-Skilled Jobs	21.9%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
122	297	115

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R19.1 million	R27.0 million	R21.1 million

Impact on Taxation



Operational Phase Impacts

The following section provides a concise overview of impacts that could arise during the operational phase of the urban development framework. For a detailed breakdown of operational phase impacts, please refer to Annexure B. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the urban development framework commences (long-term impacts).

Overarching Impacts

Total estimated **OPEX** of the project **R93.6 million**

- R179.2 million — Additional Business Sales
- R103.2 million — Additional GDP
- 334 jobs — Additional Formal and Informal Jobs

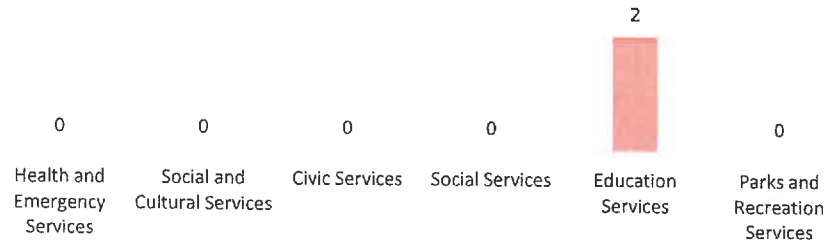
Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required



Formal Job Opportunities and Compensation



81.2% of total employment opportunities are **formal**

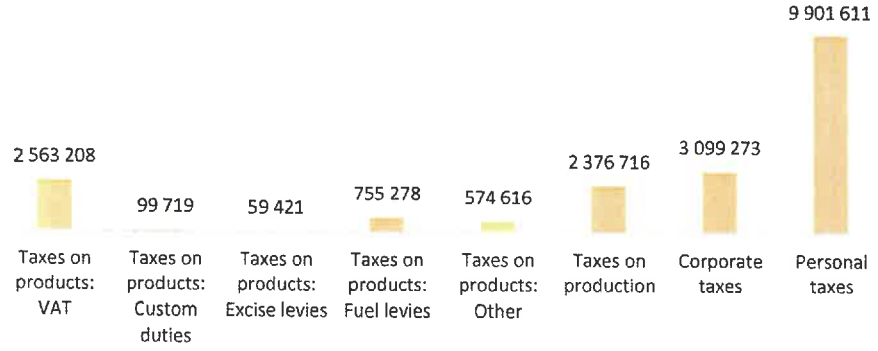
Skilled Jobs	36.0%
Semi-Skilled Jobs	44.1%
Low-Skilled Jobs	19.9%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
97	119	54

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R15.2 million	R12.1 million	R8.6 million

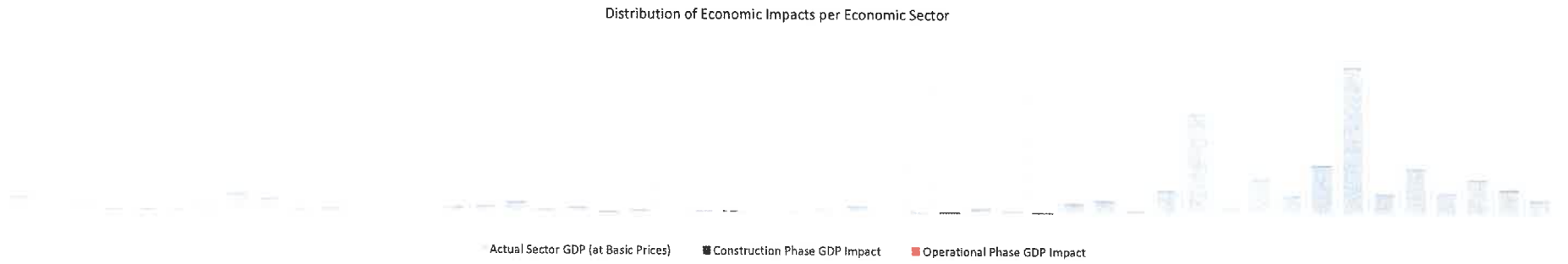
Impact on Taxation

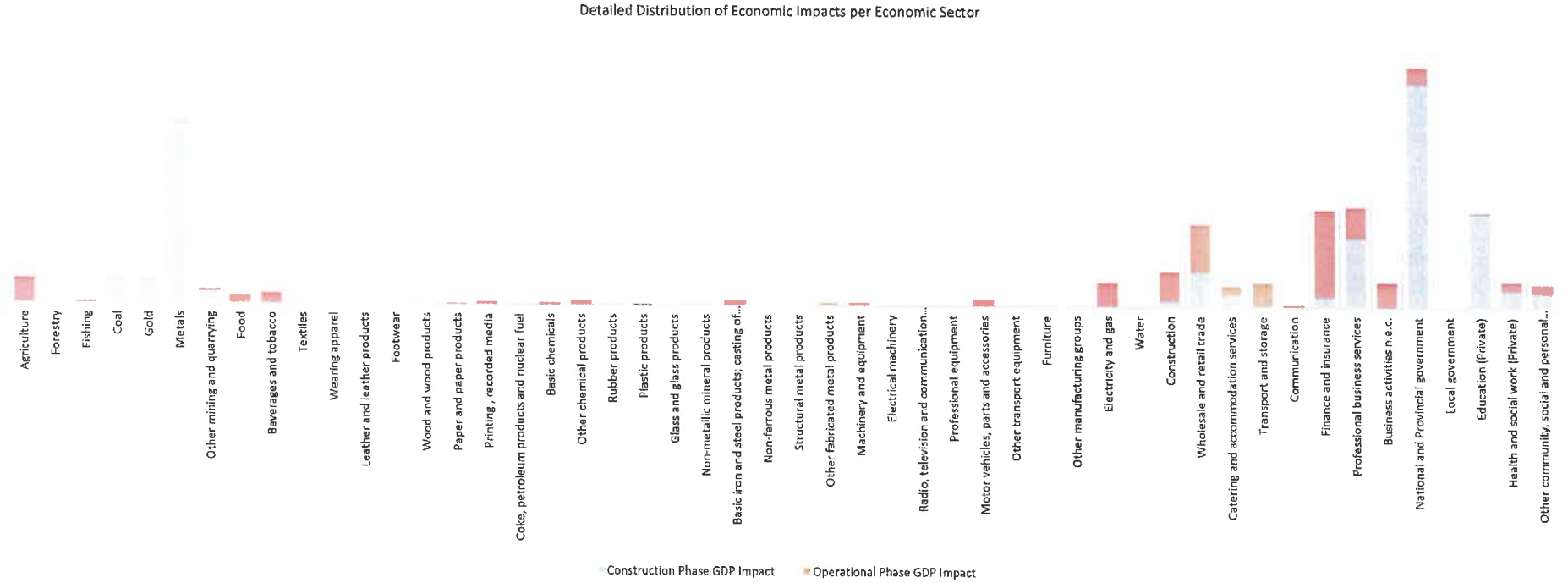


Property taxes total approximately **R1 382 642** per annum

EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the construction and operational phase of the project.





Cost and Benefit Analysis of the Impact

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)					
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure	R176.9 million	Financial Impact	Additional Business Sales	R302.8 million	R54.5 million	R96.7 million	R487.0 billion
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R38.5 million	R6.0 million	R10.2 million	R54.7 million
			Property Rates and Taxes – Municipal				
	+	Economic Impact	Additional GDP (Market Prices)	R121.8 million	R24.3 million	R44.2 million	R190.3 million
Furniture, Fittings and Related Services	R26.5 million	Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
	↓		Medium Enterprises (51 to 200)	0	0	0	0
Total CAPEX	R203.5 million	Social Impact	Additional Jobs (Formal and Informal)	486	60	124	670
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R43.8 million	R7.1 million	R16.3 million	R67.2 million
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
		Financial Impact	Additional Business Sales	R118.2 million	R11.0 million	R50.0 million	R179.2 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R12.5 million	R1.2 million	R5.7 million	R19.4 million
			Property Rates and Taxes – Municipal	R1.4 million			
Total OPEX	R93.6 million	Economic Impact	Additional GDP (Market Prices)	R72.7 million	R5.5 million	R25.0 million	R103.2 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	250	14	70	334
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R24.9 million	R1.8 million	R9.2 million	R35.9 million

ALTERNATIVE 3 SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT

The purpose of this section is to assess the anticipated socio-economic impact that could be generated as a result of the implementation and operation of the proposed development's master plan. The estimated capital investment during the construction phase and operational revenue during the operational phase are used to quantify the potential impact on the regional, provincial and national economies.

The impact refers to the ripple effect throughout the economy caused by investment in a specific economic sector/land use. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

KEY INDICATORS AND INPUTS

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating an estimated capital expenditure (CAPEX) and estimated operational revenue (OPEX) of the proposed development's master plan when fully developed and operational.

The following key indicators and inputs are based on the latest urban design framework for Alternative 3 (1 055 Units) of the proposed development site – compiled by URBANSTUDIO in February 2025.

Diagram 0.4: Modelling Key Indicators and Inputs – Alternative 3

Land Use Type	Bulk (m²)	Units	CAPEX	OPEX
Education	2 500		R30 670 500	R12 000 000
Commercial (Business)	1 000		R13 718 350	R38 000 000
Clubhouse (Entertainment)	5 000		R68 591 750	R32 685 000
Residential (55 du/ha)	26 950	539	R713 354 373	R84 211 204
Residential (30 du/ha)	41 280	516	R1 092 663 024	R40 617 776
Total	**76 730**	**1 055**	**R1 918 997 997**	**R247 513 980**

Source: DEMACON Modelling, 2025

The development footprint of the urban design framework extends across the entirety of the Welmoed Farm. Under this alternative a higher development potential intensification is considered by utilising the entirety of the development site and limiting the rural and environmental characteristics and context of the development location.

Map 0.3: Alternative 3: 1 055 Unit Urban Design Framework



Source: DEMACON ex Urban Studio, 2025

IMPACT SYNOPSIS

Total Estimated Capital Investment and Operational Revenue

The total estimated capital investment of the Lyndoch Mixed Use Development - Alternative 3 (Net Present Value for the current year) is R1.92 billion - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services. The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R247.51 million.

Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R4.21 billion in additional business sales, R1.79 billion in additional GDP (contributes +1.79% to the provincial economy) and approximately 6 317 once-off jobs (formal and informal) throughout the Western Cape provincial economy.

An estimated 15 additional formal small, medium and micro-enterprise opportunities could be created. Black-owned SMMEs would potentially represent 80% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment during the construction phase represents 4 944 jobs (total direct, indirect and induced). Approximately 21.3% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.76% semi-skilled labourers and 21.95% low-skilled labourers.

Additional compensation paid to employees during the construction phase is estimated to be approximately R633.61 million.

It is estimated that approximately R515.78 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R452.9 million in additional business sales, R254.24 million in additional GDP (contributes +0.25% to the provincial economy) and approximately 630 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment opportunities created throughout the lifetime of the project represents 527 jobs (total direct, indirect and induced). Approximately 36.05% of formal employment opportunities are expected to be filled by skilled labourers compared to 43.83% semi-skilled labourers and 20.11% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R77.97 million.

It is estimated that approximately R51.32 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 47.07% to all taxes collected economywide.

Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods. The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

Construction Phase Impacts

The following section provides a concise overview of impacts that could arise during the construction phase of the urban development framework. For a detailed breakdown of construction phase impacts, please refer to Annexure C. Please note that all effects of the construction phase are unsustained meaning that impacts are once-off and sustained for the duration of the construction phase.

Overarching Impacts

Total estimated **CAPEX** of the project **R1.9 billion**

- **R4.2 billion** Additional Business Sales
- **R1.8 billion** Additional GDP
- **6 317 jobs** Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
8	5	2

Calculations indicate that the total estimated GDP impact of the construction phase could create **15** new SMME enterprise opportunities

80.0% of opportunities could be **black owned**

Social Amenities Potentially Required

No social amenity impacts apply during the construction phase

Formal Job Opportunities and Compensation

78.3% of total employment opportunities are **formal**

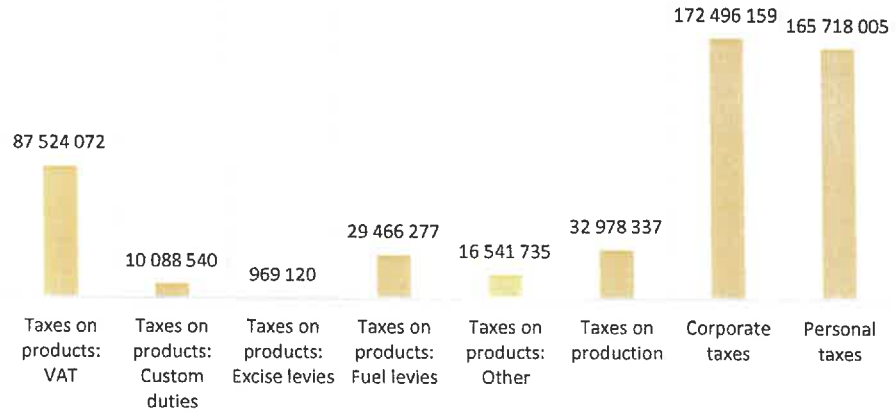
Skilled Jobs	21.3%
Semi-Skilled Jobs	56.7%
Low-Skilled Jobs	21.9%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
1 053	2 806	1 085

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R180.0 million	R254.6 million	R199.1 million

Impact on Taxation



Operational Phase Impacts

The following section provides a concise overview of impacts that could arise during the operational phase of the urban development framework. For a detailed breakdown of operational phase impacts, please refer to Annexure C. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the urban development framework commences (long-term impacts).

Overarching Impacts

Total estimated **OPEX** of the project **R247.5 million**

- R452.9 million — Additional Business Sales
- R254.2 million — Additional GDP
- 630 jobs — Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create 0 new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required



Formal Job Opportunities and Compensation

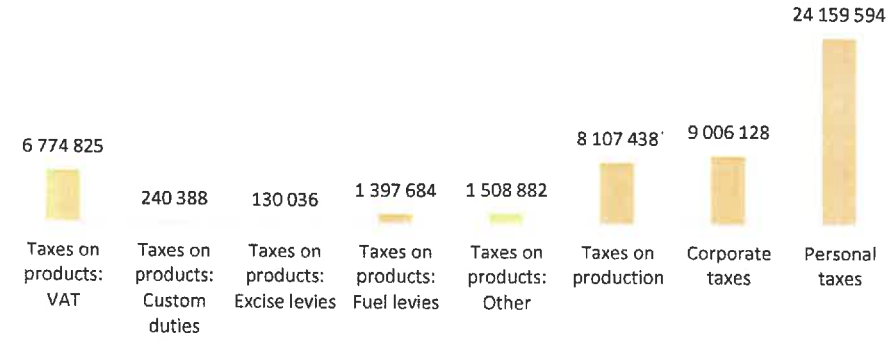


83.6% of total employment opportunities are **formal**

Skilled Jobs	36.0%
Semi-Skilled Jobs	43.8%
Low-Skilled Jobs	20.2%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
190	231	106
Total Compensation for all Job Opportunities		
R33.5 million	R26.6 million	R17.8 million

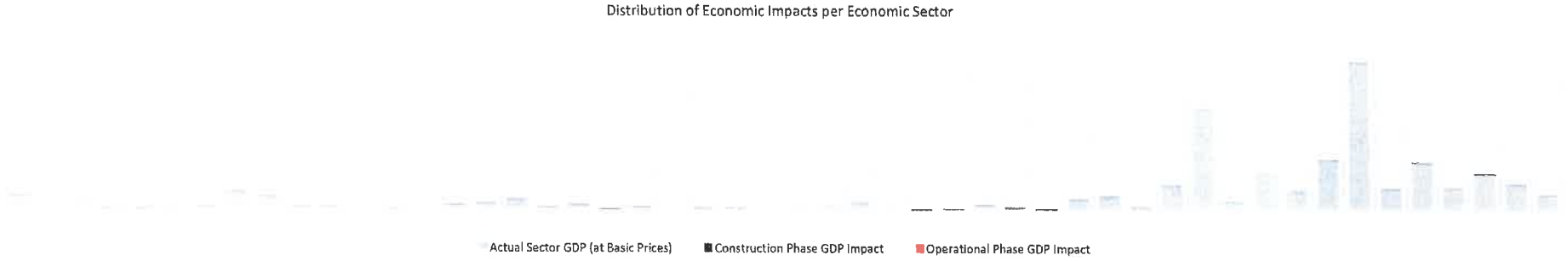
Impact on Taxation

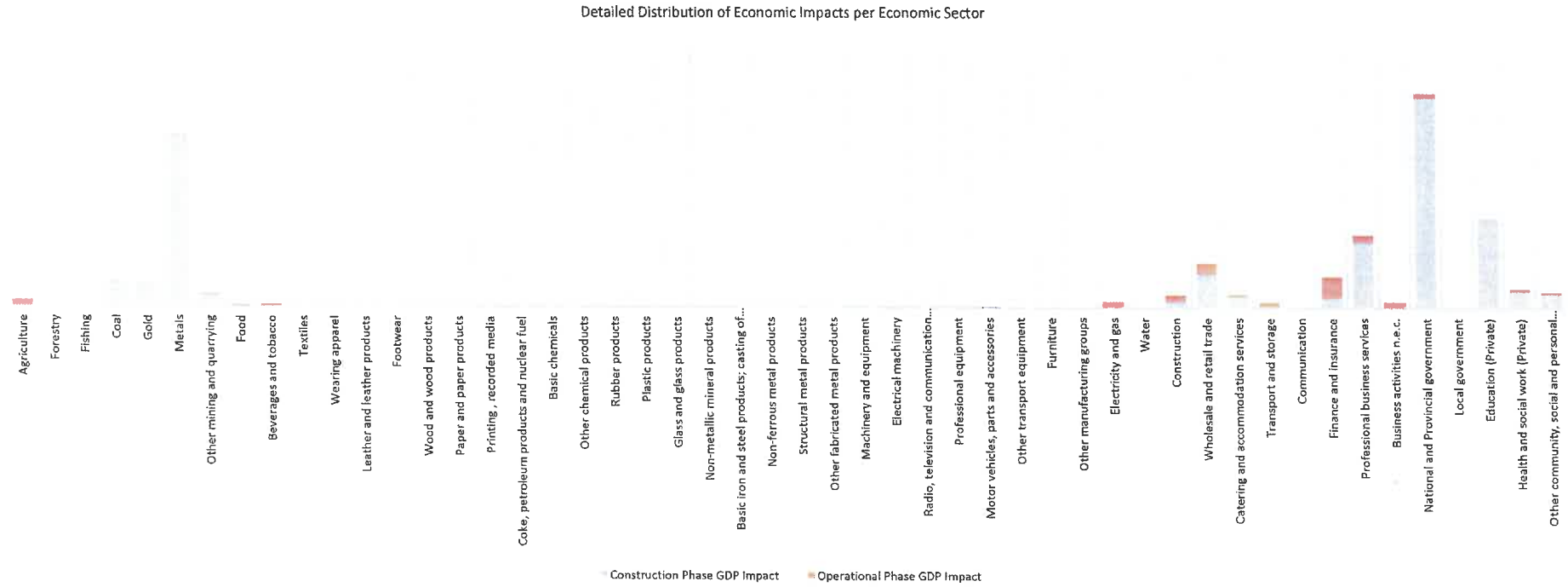


Property taxes total approximately **R9 586 344** per annum

EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the construction and operational phase of the project.





COST AND BENEFIT ANALYSIS OF THE IMPACT

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)					
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure	R1.7 billion	Financial Impact	Additional Business Sales	R2.9 billion	R514.2 million	R834.6 million	R4.2 billion
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R363.4 million	R56.6 million	R95.8 million	R515.8 million
			Property Rates and Taxes – Municipal				
		Economic Impact	Additional GDP (Market Prices)	R1.2 million	R228.8 million	R417.1 million	R1.8 billion
Furniture, Fittings and Related Services	R250.3 million	Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	5	1	2	8
			Small Enterprises (11 to 50)	3	0	2	5
			Medium Enterprises (51 to 200)	2	0	0	2
Total CAPEX	R1.9 billion	Social Impact	Additional Jobs (Formal and Informal)	4 584	565	1 168	6 317
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R413.4 million	R66.8 million	R153.4 million	R633.6 million
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
		Financial Impact	Additional Business Sales	R298.8 million	R25.5 million	R128.6 million	R452.9 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R33.7 million	R2.9 million	R14.8 million	R51.3 million
			Property Rates and Taxes – Municipal	R9.6 million			
Total OPEX	R247.5 million	Economic Impact	Additional GDP (Market Prices)	R177.0 million	R13.0 million	R64.3 million	R254.2 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	416	34	180	630
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R50.0 million	R4.3 million	R23.6 million	R78.0 million

ALTERNATIVE 4 SOCIO-ECONOMIC AND FISCAL IMPACT ASSESSMENT

The purpose of this section is to assess the anticipated socio-economic impact that could be generated as a result of the implementation and operation of the proposed development's master plan. The estimated capital investment during the construction phase and operational revenue during the operational phase are used to quantify the potential impact on the regional, provincial and national economies.

The impact refers to the ripple effect throughout the economy caused by investment in a specific economic sector/land use. This impact stretches beyond the jobs and income generated by the original project. To estimate the total socio-economic impact, the input-output model is employed.

KEY INDICATORS AND INPUTS

The following section provides an overview of the key indicators and inputs used to inform the input-output model. The data used as input to the model assists with calculating an estimated capital expenditure (CAPEX) and estimated operational revenue (OPEX) of the proposed development's master plan when fully developed and operational.

The following key indicators and inputs are based on the latest urban design framework for Alternative 4 (884 Units) of the proposed development site – compiled by URBANSTUDIO in February 2025.

Diagram 0.5: Modelling Key Indicators and Inputs – Alternative 3=4

Land Use Type	Bulk (m²)	Units	CAPEX	OPEX
Education	3 000		R49 072 800	R19 200 000
Commercial (Business)	1 500		R39 357 946	R109 022 000
Clubhouse (Entertainment)	1 000		R12 346 515	R34 200 000
Residential (80 du/ha)	25 750	515	R681 590 913	R80 461 540
Residential (40 du/ha)	28 400	355	R751 735 220	R55 463 780
Residential (Allotment Villa)	3 500	14	R61 763 625	R2 187 305
Total	**63 150**	**884**	**R1 595 867 019**	**R300 534 625**

Source: DEMACON Modelling, 2025

The development footprint of the urban design framework extends across the entirety of the Welmoed Farm but seeks to strike a balance between the integration and expansion of the existing Lynedoch Node and the rural and environmental character and characteristics. Under this alternative socio-economic, visual and cultural landscape informants are used to inform and balance the scale of development with existing and surrounding character of the development location.

Map 0.4: Alternative 4: 884 Unit Urban Design Framework



Source: DEMACON ex Urban Studio, 2025

IMPACT SYNOPSIS

Total Estimated Capital Investment and Operational Revenue

The total estimated capital investment of the Lyndoch Mixed Use Development (Net Present Value for the current year) is R1.6 billion - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services. The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R300.53 million.

Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R3.5 billion in additional business sales, R1.49 billion in additional GDP (contributes +1.49% to the provincial economy) and approximately 5 253 once-off jobs (formal and informal) throughout the Western Cape provincial economy. An estimated 13 formal small, medium and micro-enterprise opportunities could be created. Black-owned SMMEs would potentially represent 61.54% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment during the construction phase represents 4 111 jobs (total direct, indirect and induced). Approximately 21.31% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.75% semi-skilled labourers and 21.94% low-skilled labourers. Additional compensation paid to employees during the construction phase is estimated to be approximately R526.92 million.

It is estimated that approximately R428.93 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R561.72 million in additional business sales, R317.02 million in additional GDP (contributes +0.32% to the provincial economy) and approximately 888 sustained jobs (formal and informal) throughout the Western Cape provincial economy. An estimated 0 formal small, medium and micro-enterprise opportunities could be created throughout the lifetime of the project. Black-owned SMMEs would potentially represent 0% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment opportunities created throughout the lifetime of the project represents 725 jobs (total direct, indirect and induced). Approximately 34.34% of formal employment opportunities are expected to be filled by skilled labourers compared to 45.24% semi-skilled labourers and 20.41% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R101.34 million.

It is estimated that approximately R62.42 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 48.43% to all taxes collected economywide.

Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods. The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is

offset by the addition of productive rateable assets through the envisaged capital investment in the project.

Construction Phase Impacts

The following section provides a concise overview of impacts that could arise during the construction phase of the proposed project. For a detailed breakdown of construction phase impacts, please refer to Annexure D. Please note that all effects of the construction phase are unsustained meaning that impacts are once-off and sustained for the duration of the construction phase.

Overarching Impacts

Total estimated **CAPEX** of the project **R1.60 billion**

- **R3.5 billion** Additional Business Sales
- **R1.49 billion** Additional GDP
- **5 253 jobs** Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
6	5	2

Calculations indicate that the total estimated GDP impact of the construction phase could create **13** new SMME enterprise opportunities

61.5% of opportunities could be **black owned**

Social Amenities Potentially Required

No social amenity impacts apply during the construction phase

Formal Job Opportunities and Compensation

78.3% of total employment opportunities are **formal**

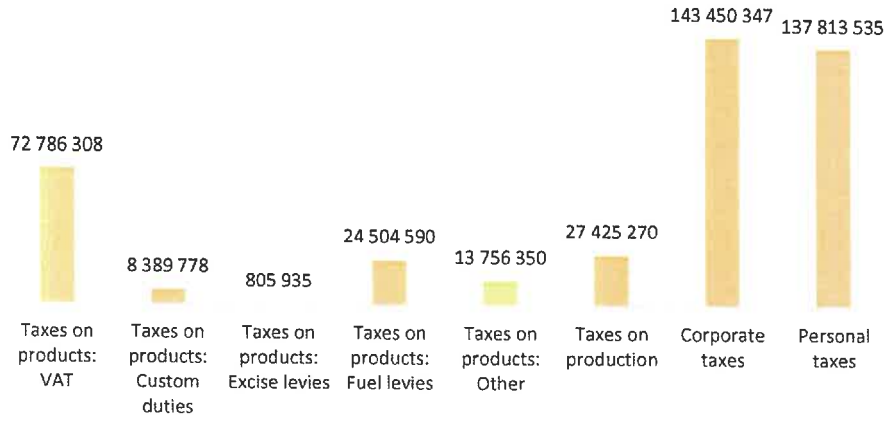
Skilled Jobs	21.3%
Semi-Skilled Jobs	56.7%
Low-Skilled Jobs	21.9%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
876	2 333	902

Total Compensation for all Job Opportunities

R149.6 million	R211.7 million	R165.6 million

Impact on Taxation



Operational Phase Impacts

The following section provides a concise overview of impacts that could arise during the operational phase of the proposed project. For a detailed breakdown of operational phase impacts, please refer to Annexure D. Please note that all effects of the operational phase are sustained meaning that impacts are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

Overarching Impacts

Total estimated **OPEX** of the project: **R300.5 million**

- **R561.7 million** Additional Business Sales
- **R317.0 million** Additional GDP
- **888jobs** Additional Formal and Informal Jobs

Estimated Number of New Enterprise Opportunities

Micro Enterprises (1 to 10 employees)	Small Enterprises (11 to 50 employees)	Medium Enterprises (51 to 200 employees)
0	0	0

Calculations indicate that the total estimated GDP impact of the construction phase could create **0** new SMME enterprise opportunities

0% of opportunities could be **black owned**

Social Amenities Potentially Required



Formal Job Opportunities and Compensation

81.8% of total employment opportunities are **formal**

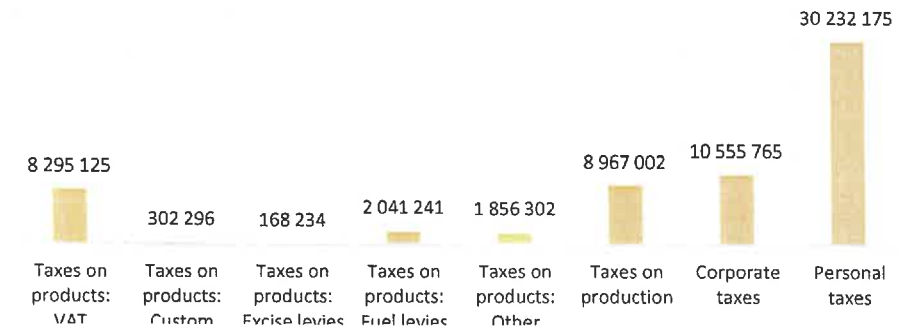
Skilled Jobs	34.4%
Semi-Skilled Jobs	45.2%
Low-Skilled Jobs	20.4%

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
249	328	148

Total Compensation for all Job Opportunities

Skilled Jobs	Semi-Skilled Jobs	Low-Skilled Jobs
R41.8 million	R35.3 million	R24.2 million

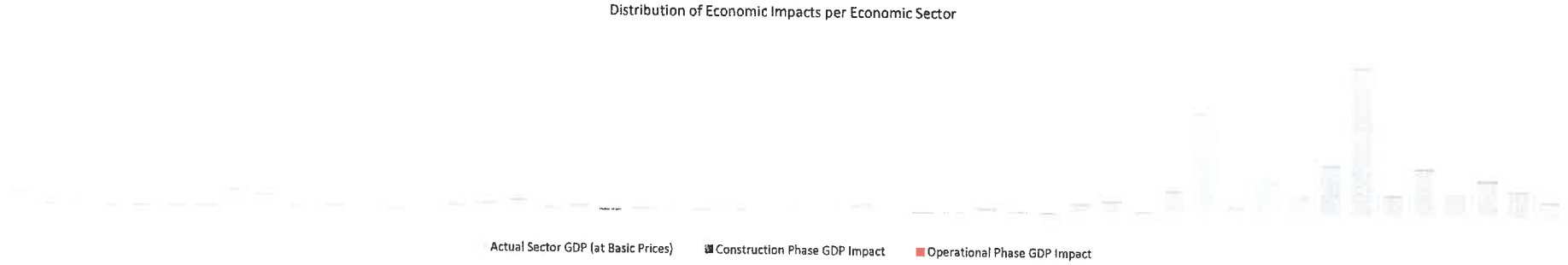
Impact on Taxation



Property taxes total approximately **R8 003 615** per annum

EFFECTS ON THE PROVINCIAL ECONOMY

The following illustrates the impact that the proposed development has on the Western Cape provincial economy by providing a graphical representation of the distribution of added GDP as a result of the construction and operational phase of the project.





COST AND BENEFIT ANALYSIS OF THE IMPACT

The following provides a concise perspective on the cost and benefit of the proposed development, taking into account the outcome of the preceding impact assessment.

Cost		Benefit (Impact)					
Construction Phase (CAPEX)		**Unsustained Impacts**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
Land, Buildings and Infrastructure	R1.53 billion	Financial Impact	Additional Business Sales	R2.4 billion	R427.6 million	R694.0 million	R3.5 billion
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R302.2 million	R47.1 million	R79.7 million	R429.0 million
			Property Rates and Taxes – Municipal				
	+	Economic Impact	Additional GDP (Market Prices)	R955.5 million	R190.3 million	R346.9 million	R1.49 billion
Furniture, Fittings and Related Services	R69.4 million	Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	4	0	2	6
			Small Enterprises (11 to 50)	3	0	2	5
	↓		Medium Enterprises (51 to 200)	2	0	0	2
Total CAPEX	R1.60 billion	Social Impact	Additional Jobs (Formal and Informal)	3 812	470	971	5 253
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R343.8 million	R55.6 million	R127.5 million	R526.9 million
Operational Phase (OPEX)		**Sustained Impacts (annualised; at maturity)**		**Direct (e.g. Industry)**	**Indirect (e.g. Value Chain)**	**Induced (e.g. Consumption)**	**Total**
		Financial Impact	Additional Business Sales	R371.2 million	R33.2 million	R157.3 million	R561.7 million
			Total Production, Product and Operational Taxes (including VAT, Levies, Personal Income Tax, Corporate Taxes, etc.)	R40.6 million	R3.7 million	R18.1 million	R62.4 million
			Property Rates and Taxes – Municipal	R8.0 million			
Total OPEX	R300.5 million	Economic Impact	Additional GDP (Market Prices)	R221.6 million	R16.8 million	R78.6 million	R317.0 million
		Business Impact – New business opportunities and/or business employment expansion	Micro Enterprise (1 to 10)	0	0	0	0
			Small Enterprises (11 to 50)	0	0	0	0
			Medium Enterprises (51 to 200)	0	0	0	0
		Social Impact	Additional Jobs (Formal and Informal)	624	43	220	888
			Total Compensation Benefits of New Jobs Created (Salaries and Wages)	R67.0 million	R5.5 million	R28.9 million	R101.3 million

Impact Synopsis of Development Alternatives

The realised economic, socio-economic, and fiscal value of a property is, at minimum, informed by its highest and best use. The highest and best use represents the optimal combination of land uses that will sustainably support the long-term economic, socio-economic, and real estate utilisation of a property, compared to all other reasonable alternative uses. By identifying the highest and best use, the long-term and sustainable economic, socio-economic, and fiscal value and benefits of a property can be unlocked and optimised. In other words, properties underperforming economically can be strategically positioned to achieve greater economic value and socio-economic development through effective real estate market positioning.

To identify the highest and best use, all reasonable alternative uses of the property must be considered and weighed against each other. This process allows for the evaluation of the opportunity cost of each use, informing and supporting the determination of the highest and best use.

In the case of Portion 28 of the Farm Welmoed, four development alternatives have been identified as reasonable options for the property. These alternatives offer diverse utilisation possibilities, each with distinct economic, socio-economic, and fiscal value for the local community and economy.

Weighing these development alternatives against each other within the context of a socio-economic and fiscal impact assessment helps to identify the preferred development alternative. This preferred alternative, through its developmental direction, will offer the greatest economic, socio-economic, and fiscal benefits to the local and regional communities and economies.

Development Alternative One Key Outcomes and Considerations

Development Alternative One represents a **"no-go" scenario**, maintaining the property's status quo through continued commercial wine grape production. Currently, the achievable yield for commercial wine grape production on the property is approximately 5.5 tons per hectare. Under present yields and market conditions, commercial agricultural production on the property generates positive economic, socio-economic, and fiscal impacts. The operational expenditure of approximately R2.6 million from farming and related processing activities stimulates roughly R4.8 million in business sales, R2.0 million in GDP, and supports eight employment opportunities across the Western Cape economy.

These positive impacts result from the wine grape production on the property, as well as the operational expenditures required to generate this output.

However, it is important to acknowledge that the continued use of the property as a commercial agricultural unit may not be sustainable in the long term due to:

- Current vineyard production being highly dependent on sustained and consistent yields to cover essential production costs. The Agriculture Impact Assessment (2023) indicates that the property underachieves in terms of commercial production yields necessary to support sustainable wine grape production. Current production is one-third (5 tons produced per annum compared to the required 15 tons per annum) of the production needed to support commercial agricultural output.
- The farm facing dwindling commercial viability, hampered by high input costs, limited irrigation potential, and the absence of an economic rationale to reinvest in newer vineyards on a comparatively small landholding.
- The total number of hectares being farmed systematically reduced due to the uprooting of aging vineyards, a consequence of age and a lack of capital for replacement.

Considering the above, the socio-economic and fiscal impact assessment demonstrates that the current commercial agricultural use of the property does generate economic, socio-economic, and fiscal output in the local and regional communities and economies. However, this is limited by the yield achievable from the current vineyards, given their age and declining output. Given current trends, the commercial agricultural function of the property could become unproductive over time, representing a suboptimal use of the land's potential economic value. The current agricultural activities have limited prospects for economic expansion, as the property's productivity declines due to aging vineyards, unaffordable replacement costs, and rising input costs.

Therefore, development alternative one is not considered a viable long-term use of the property due to the underutilisation of the land's economic value and the likely continuous decline of output as vineyards age, leading to a reduction and eventual cessation of economic and socio-economic value derived from the property.

Development Alternative Two Key Outcomes and Considerations

Development Alternative Two proposes a **combined development option** where the development footprint on the Welmoed property is limited to the urban development boundary surrounding the Lynedoch Node (as identified by the municipal SDF), while retaining the remainder of the Welmoed property for existing commercial agricultural purposes. Under this development direction, urban development is restricted to within the urban development boundary surrounding the Lynedoch Node. Within this boundary, up to approximately 12 hectares of land are available for development. This land could accommodate up to 100 residential units (at 80 units per hectare), 3,000 m² of educational space, 1,500 m² of commercial space, and a clubhouse component of up to 1,000 m², while retaining a significant portion of the existing commercial agricultural land.

According to the quantitative socio-economic and fiscal impact assessment, the development direction of alternative two, with a R203.5 million capital investment, could generate approximately R190.3 million in additional GDP and R445.8 million in business sales during construction. Furthermore, nearly 670 temporary employment opportunities could be created. In the operational phase, household and operational expenditures are estimated to contribute R93.6 million, unlocking as much as R103.2 million in additional sustained GDP, while supporting nearly 334 sustained employment opportunities. These impacts exclude the existing commercial agricultural land and its economic and socio-economic output. The impact of retaining commercial agricultural land has not been included because, as stated in the assessment of alternative one, commercial agricultural activities are not considered a viable and long-term economic prospect for the property. The contribution of commercial agriculture to the overall economic and socio-economic value of the property is likely to continuously decrease until it no longer makes a meaningful contribution.

Considering the above, key factors influencing the evaluation of development alternative two as a preferred option include:

- Given that the commercial agricultural potential of the Welmoed property is limited or considered low, with no prospect of pivoting to alternative agricultural production (e.g., livestock), continuing to incorporate economically underperforming commercial agriculture on the property reduces the economic and socio-economic viability of the property as a productive real estate asset within the Stellenbosch Local Authority.
- Utilising up to approximately 26% of the total Welmoed property extent available for development will continue to underutilise the property in terms of its economic and socio-economic value.
- The productive real estate base that the Welmoed property could add to the Stellenbosch property register will not be optimally expanded, resulting in only limited additional fiscal and related benefits from the property.

Considering the above, the socio-economic and fiscal impact assessment demonstrates that the limited expansion of the urban footprint on the Welmoed property can generate additional economic, socio-economic, and fiscal benefits to the local and regional communities and economies. However, it is anticipated that the commercial agricultural activity on the remainder of the Welmoed property will not contribute meaningfully to the economic and socio-economic value produced by the property as a whole over the medium to long term, due to declining agricultural productivity and yields. The limited urban expansion on the property can, to a degree, offset the continuously declining value generated by the commercial agricultural land of the remaining property.

Therefore, Development Alternative Two is not considered a preferred long-term use of the Welmoed property because the majority of the property will be used to support continuously declining and underperforming commercial agricultural activities, while the introduction of economically productive land uses is limited. The limited productive land uses introduced to the property will only marginally unlock the economic and socio-economic value of the property and restrict the long-term benefits that the property could offer to the community, economy, and local authority.

Development Alternative Three Key Outcomes and Considerations

Development Alternative Three proposes the establishment of a **development footprint that extends across the entire Welmoed property**, introducing diverse land uses and completely transforming the existing commercial farmland into a higher-potential mixed-use urban node. This alternative largely removes treelines, undeveloped lands, and natural areas in favor of higher-intensity development that could yield greater residential land uses at varying densities and configurations. Development Alternative Three aims to accommodate up to

1,055 residential units (at varying densities), 2,500 m² of educational space, 1,000 m² of commercial space, and a clubhouse and estate facilities component of up to 5,000 m².

According to the quantitative socio-economic and fiscal impact assessment, the development direction of Alternative Three, with a R1.9 billion capital investment, could generate approximately R1.8 billion in additional GDP and R4.2 billion in business sales during construction. Furthermore, nearly 6,317 temporary employment opportunities could be created. In the operational phase, household and operational expenditures are estimated to contribute R247.5 million, unlocking as much as R254.2 million in additional sustained GDP, while supporting nearly 630 sustained employment opportunities.

Considering the above, key factors influencing the evaluation of Development Alternative Three as a preferred option include:

- The establishment of a higher-potential urban footprint on the entirety of the Welmoed property replaces an existing economically underperforming land use (declining commercial agriculture) with a productive real estate development that has the potential to generate economic, socio-economic, and fiscal value in the local and regional communities and economies.
- The extensive and higher-potential urban footprint proposed by this alternative has limited, if any, systematic integration with the surrounding rural locations, potentially influencing the rateability and value of real estate on properties surrounding the development.
- The limited systematic integration of the higher-intensity urban footprint could influence the commercial and economic productivity and value development of surrounding commercial farming activities. This includes impacts such as:
    - Employment generation
    - Supply chain development
    - Wine grape market growth and stability
    - Etc.
- The introduction of this alternative will remove existing commercial farmland, albeit economically underperforming and declining in productivity.
- The high development potential of the project could lead to heightened pressure on surrounding locations to urbanise, resulting in a further loss of commercial agricultural land.

Considering the above, the socio-economic and fiscal impact assessment demonstrates that the development of the higher-potential development footprint on the Welmoed property can generate considerable additional economic, socio-economic, and fiscal benefits to the local and regional communities and economies. However, the scaled development provides limited mechanisms for integrating the higher-intensity urban function of the proposed alternative into the surrounding rural/commercial agriculture and low-density environment. The abrupt transition from urban to rural environment could influence the agricultural function of surrounding farms, potentially reducing the potential and agricultural productivity of properties due to the environmental effects of urban environments on agricultural activities. Additionally, influencing agricultural activities could have knock-on effects in terms of output, employment, supply chain development, agriculture-specific market activity, etc. Moreover, the higher-intensity urban development between commercial agricultural lands could influence the rateability of these land parcels, potentially diminishing their value as a result of the development. Furthermore, development pressure could be stimulated on properties surrounding the development, generating the potential for a further loss of commercial and productive agricultural land.

Therefore, Development Alternative Three is not considered the preferred long-term use and development option for the Welmoed property. The high-intensity nature and abrupt transition between urban and rural environments could influence the economic performance of surrounding properties, thereby creating knock-on effects that extend beyond local communities and economies.

Development Alternative Four Key Outcomes and Considerations

Development Alternative Four represents **a balanced approach to establishing a development footprint on the entire Welmoed property**. This alternative aims to create a contextual fit for the property within its rural setting by considering aspects such as its spatial location, environmental factors, services, amenities, and socio-economic drivers. It focuses on expanding the existing Lynedoch Node by using cultural and visual informants to guide the positioning and densities of land uses. Development Alternative Four seeks to create a development footprint that facilitates transitions from urban locations to

rural and natural environment contexts and landscapes. It incorporates varying density options but scales the residential component to an extent less intensive than that proposed in Development Alternative Three, while still providing residential opportunities at different densities and typologies. This alternative aims to accommodate up to 884 residential units (consisting of low, medium, and high-density options), 3,000 m² of educational space, 1,500 m² of commercial space, and a clubhouse component of up to 1,000 m².

According to the quantitative socio-economic and fiscal impact assessment, the development direction of Alternative Four, with a R1.6 billion capital investment, could generate approximately R1.5 billion in additional GDP and R3.5 billion in business sales during construction. Furthermore, nearly 4,111 temporary employment opportunities could be created. In the operational phase, household and operational expenditures are estimated to contribute R300.5 million, unlocking as much as R317.0 million in additional sustained GDP, while supporting nearly 726 sustained employment opportunities.

Considering the above, key factors influencing the evaluation of Development Alternative Four as a preferred option include:

- The establishment of the development footprint on the entirety of the Welmoed property replaces an existing economically underperforming land use (declining commercial agriculture) with a productive real estate development that has the potential to generate economic, socio-economic, and fiscal value in the local and regional communities and economies by expanding rateable assets and economic output-producing activities.
- Development Alternative Four seeks to create systematic integration with the surrounding rural locations by retaining natural areas along the upper third of the site and along key interfaces, reducing the influence the development could have on the rateability and value of real estate on properties surrounding the development.
- The effect that urban development could have on the productivity of commercial agricultural land can, to some extent, be mitigated by the systematic transition of the development from a high-intensity core along the transport corridor to a low-density environment with natural environment buffers along commercial farmland. The "integration zone" could limit the impact the development has on the commercial and economic productivity and value development of surrounding commercial farming activities. This includes impacts such as:
    - Employment generation
    - Supply chain development
    - Wine grape market growth and stability
    - Etc.
- The introduction of this alternative will remove existing commercial farmland, albeit economically underperforming and declining in productivity.
- The development of the project could lead to heightened pressure on surrounding locations to urbanise, resulting in a further loss of commercial agricultural land. Development in these locations could be more contextually appropriate due to the approach introduced by the proposed Development Alternative.

Considering the above, the socio-economic and fiscal impact assessment demonstrates that the development on the Welmoed property can generate measurable additional economic, socio-economic, and fiscal benefits to the local and regional communities and economies. Development Alternative Four seeks to balance the proposed urban development footprint with the surrounding rural and commercial agricultural landscape. Consequently, it proposes a transition from a high-intensity core to a low-density periphery that can merge into the rural and agricultural areas surrounding the property. Balancing urban development within the rural character of the greater Lynedoch area helps mitigate the economic effects that the introduction of an urban development into a predominantly rural location can have. Aspects such as mitigating the impact on the productivity and economic output of agricultural areas surrounding the site can be lessened, while the rateability and function of surrounding agricultural land can be minimized. However, although the Development Alternative removes underperforming and declining commercial agricultural land from the Stellenbosch area, the project has the capacity to establish a range of rateable assets and productive land uses that can support economic, socio-economic, and fiscal value development.

Therefore, Development Alternative Four is the preferred long-term development option for the Welmoed property. It offers the greatest socio-economic, economic, and fiscal benefits while also working towards mitigating

the effects that the introduction of the project could have on surrounding agricultural communities.

Summary of Key Outcomes and Considerations

In comparing the economic, socio-economic, and fiscal impacts of the development alternatives considered for the Welmoed property, the impact assessment indicates that all four development alternatives can create additional economic, socio-economic, and fiscal benefits. However, the realisation and sustainability of these benefits hinge on the chosen development concept and its integration into the broader real estate, economic, and socio-economic markets. Furthermore, the analysis demonstrates the critical role that identifying the highest and best use of a property plays in maximising its economic, socio-economic, and fiscal potential.

By utilising a socio-economic and fiscal impact assessment, each development alternative was evaluated. The assessment revealed that continued agricultural use (Alternative One) is unsustainable due to declining yields and escalating production costs. Additionally, Alternative Two, a combined development concept integrating limited urban footprint growth while maintaining underperforming commercial agricultural land, underutilises the property's potential. Conversely, a full-scale, unintegrated urban development (Alternative Three) poses risks to the surrounding rural environment and commercial agricultural property owners, even though it has the capacity to generate substantial economic, socio-economic, and fiscal benefits.

Ultimately, Development Alternative Four emerges as the preferred option. It offers a balanced approach, integrating urban development in a way that preserves the existing rural character. This means that new development will be designed to complement and coexist with the surrounding agricultural landscape, mitigating negative impacts on surrounding agricultural communities while generating the greatest overall economic, socio-economic, and fiscal benefits.

Government systems, particularly in metropolitan areas, exert increasing pressure on property owners. This pressure aims to optimise property use, aligning with policy goals. These goals include densification, unlocking economic and socio-economic potential, and maximising fiscal value through property taxation and rates. These pressures are driven by high and increasing rates of urbanisation and inter-provincial migration. The Western Cape Province, second only to Gauteng, is one of the fastest-growing regions, primarily due to continuous migration to the province's key metropolitan areas and major towns. Smaller, marginal agricultural parcels, which have become sub-optimal production units, are particularly affected by these development-related pressures. These pressures also affect both property owners and developers, requiring constant evaluation to ensure that properties are positioned to address the expansion of urban systems while meeting government objectives regarding optimal land use, productive development, sustainable practices, and the unlocking of fiscal value in well-located areas.

Therefore, based on the preceding analyses, Development Alternative Four represents an opportunity to maximise the property's best use, unlocking economic benefits from a property that is currently underperforming economically.

The following table provides an overview of key socio-economic and fiscal impact assessment metrics for each Development Alternative considered for the Welmoed property.

Table 0.1: Comparison of the Quantitative Socio-Economic and Fiscal Impact Assessment for Each Development Alternative

	Alternative 1 Current Agricultural Use	Alternative 2 SDF Development Framework	Alternative 3 1055 Unit Development Framework	Alternative 4 884 Unit Development Framework (Preferred Option)
Input Considerations				
Bulk m² and Other Considerations	Produces 158.5 tons of wine grapes per annum. Vineyards are reaching their end of life and current yields are below the required yield to sustain wine grape production	10 500	76 730	65 419
Construction Phase				
Input				
Construction Cost (includes land, infrastructure, furniture and fittings)	No Impact	R203 448 225	R1 918 997 997	R1 595 867 019
Impact				
Additional Business Sales		R445 811 617	R4 205 058 063	R3 496 988 265
Additional GDP		R190 293 938	R1 794 921 956	R1 492 683 555
Additional formal employment		670	6 317	4 111
Estimated number of new enterprise opportunities		0	15	13
Compensation of additional formal employment opportunities (annual)		R67 174 152	R633 611 146	R526 920 368
Total additional taxation (Taxes on products and production, corporate taxes, personal income tax)		R54 682 174	R515 782 244	R428 932 116
Operational Phase				
Input				

	Alternative 1 Current Agricultural Use	Alternative 2 SDF Development Framework	Alternative 3 1055 Unit Development Framework	Alternative 4 884 Unit Development Framework (Preferred Option)
Operational Expenditure (land use specific)	R2 560 611	R93 560 600	R247 513 980	R300 534 625
Impact				
Additional Business Sales (per annum)	R4 798 987	R179 152 841	R452 904 696	R561 723 704
Additional GDP (per annum)	R1 969 061	R103 155 391	R254 243 938	R317 017 638
Additional formal employment	7	334	630	726
Estimated number of new enterprise opportunities	0	0	0	0
Compensation of additional formal employment opportunities (per annum)	R543 851	R35 881 044	R77 969 965	R101 339 452
Additional social amenities	0	9	9	9
Total additional taxation (Taxes on products and production, corporate taxes, personal income tax)	R463 538	R19 429 844	R51 324 973	R62 418 141
Total additional property taxation	R15 760	R1 382 642	R9 586 344	R8 003 615
Probability Rating				
Impact Prospects and Alternative Considerations	**Low** The agricultural potential of the Welmoed property for different types of agricultural production is assessed to have low long-term sustainability and is therefore considered to be unviable.	**Low to Moderate** The Development Alternative seeks to limit the urban footprint on the Welmoed property, thereby underutilising the property in terms of highest and best use principles.	**Moderate** The high intensity of the Development Alternative could impact on the economic, real estate and socio-economic value of the surrounding properties. The Alternative can offer substantial economic and socio-economic benefits but would need to be weighed against the impact that such a development could have on surrounding commercial agricultural land	**Moderate to High** The balanced approach to land use mixing and intensification in this alternative facilitates integration of the proposed development into the existing commercial agricultural area, minimising significant effects on existing commercial agriculture farms and operators. This alternative provides a carefully planned development footprint, offering the greatest economic, socio-economic,

	Alternative 1 Current Agricultural Use	Alternative 2 SDF Development Framework	Alternative 3 1055 Unit Development Framework	Alternative 4 884 Unit Development Framework (Preferred Option)
				and fiscal benefits compared to the other options

ANNEXURE A: DEVELOPMENT ALTERNATIVE 1 EXISTING FARM SOCIO-ECONOMIC AND FISCAL IMPACT REPORT

Prepared For:
UNiQON

September 2024

Lyndoch Mixed Use Development

Existing Farm Fiscal and Socio-Economic Impact Model

DEMACON LEADERS IN ECONOMIC & REAL ESTATE MARKET INSIGHT

Market Studies
Retail Studies | Centre Repositioning | Consumer Surveys

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1

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Index and Glossary

Direct Impacts	Those economic effects caused by the new investment or proposed project
Indirect Impacts	Occurs to industries in the backward linked industries that supply goods and services to the proposed project. Economic activity triggered by the purchases made as a result of the initial round of project expenditure
Induced Impacts	Result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economy
Construction Phase	Focuses on the period during which the proposed project is constructed
Operational Phase	Focuses on the period after construction has completed and operations are started
Capital Investment	The investment by public and private sector stakeholders in land, infrastructure, top structures and other items required to undertake and complete the construction of a project
Annual Turn Over	Estimated annual turn over expected by the project due to normal day to day operations
Gross Domestic Product	Gross domestic product (GDP) at market prices (value added originating) is the value that the production processes and services rendered in the economy adds to the value of goods sold or services delivered (Gross domestic product (GDP) at market prices = Gross value added at basic prices + Net indirect taxes on products (by government))
Formal Employment	Employment figures indicate the number of paid employees and include casual, seasonal and informal workers. Employment consists of three main categories, namely skilled, semi-skilled, low skilled and informal labour
Informal Employment	Number of paid employees that are employed by informal buisnesses - informal businesses are businesses not registered as a formal enterprise
Compensation	The compensation of employees is equal to the income received by employees, i.e. wages and salaries
SMME	Small, Medium and Micro Enterprises

Taxes on Products	Indirect taxes on products include all indirect taxes levied by the government on products. These taxes include the following: Value added tax (VAT) and customs and excise duties
Taxes on Production	Taxes on production are the value of all the money paid by producers to the government, in respect to taxes on their production
Corporate Taxes	Corporate taxes
Personal Taxes	Personal taxes include UIF and PAYE

Chapter 1
Project Information

The following section of the report is focused on providing an overview of the project modeled by the fiscal and socio-economic impact model. The purpose of the section is to introduce the project, highlight the broad land uses of the project, identify capital investment and operational expenditure frameworks and timeframes, and to highlight the intended target market.

1 Project Information

1.1 Project Description

Project Name: Portion 28 of the Farm 468 Current Wine Grape Production

Project Description: Review of impacts that are generated by the existing use of the property

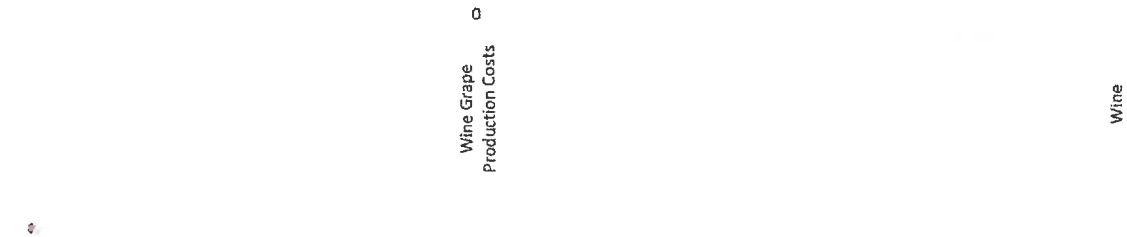
1.2 Land Use and Bulk Overview

Farm Information	Indicator	Value
Current Farm Extent		45.4 ha
Portion of the Farm used for Vineyards		28.9 ha
Farrow Lands		9.9 ha
Farmyards		0.8 ha
Fall-Out Areas and Farm Roads		5.9 ha
Average Annual Vineyard Grape Yield		158.46 ton
Types of Cultivar Planted	Chenin Blanc	13.7 ha
	Merlot	3.6 ha
	Sauvignon Blanc	5.5 ha
	Cabernet Sauvignon	5.2 ha
Wine Grape Yield per ha	Chenin Blanc	6.1 t/ha
	Merlot	4.6 t/ha
	Sauvignon Blanc	6.6 t/ha
	Cabernet Sauvignon	4.1 t/ha
	Total	5.5 t/ha

1.3 Capital Investment Overview

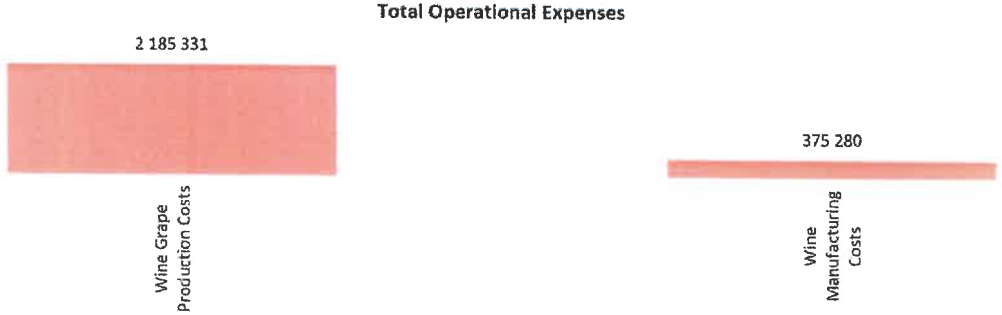
Land Use Description	Buildings	Infrastructure, Land & Furniture, Fittings & Fixtures	Total Capital Investment	% Contribution
Wine Grape Production Costs	0	0	0	
Wine Manufacturing Costs	0	0	0	
Total	**0**	**0**	**0**	

Total Capital Investment



1.4 Operational Revenue Overview

Land Use Description	Total Annual Operational Expenses	% Contribution
Wine Grape Production Costs	2 185 331	85.3%
Wine Manufacturing Costs	375 280	14.7%
Total	**2 560 611**	





Chapter 2
Synopsis

This section of the report focuses on providing a concise and digestable overview of the outcomes of the socio-economic impact model. The purpose is to highlight key outcomes and considerations from the impact analysis. The Section also serves as an introduction to the remainder of the report which, from Secion 2 onwards, provide detailed information regarding every impact modeled.

2 Synopsis

2.1 Impact Outcome Synopsis

2.1.1 Total Estimated Capital Investment (CAPEX and Operational Revenue (OPEX)

The total estimated operational xpenditure (annualised on-site expenditure) of the development (Net Present Value for the current year) is R2.56 million.

2.1.2 Summary of Construction Phase Impacts

No Construction Phase Impacts

2.1.3 Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational expenditure) of the property could annually add approximately R4.8 million in additional business sales, R1.97 million in additional GDP (contributes +0% to the provincial economy) and approximately 8 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

An estimated 0 formal small, medium and micro-enterprise opportunities could be created throughout the lifetime of agricultural production. Black-owned SMMEs would potentially represent 0% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment opportunities created throughout the lifetime of the agricultural use of the property 7 jobs (total direct, indirect and induced). Approximately 14.29% of formal employment opportunities are expected to be filled by skilled labourers compared to 28.57% semi-skilled labourers and 57.14% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R0.54 million.

It is estimated that approximately R0.46 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 39.34% to all taxes collected economywide.

2.1.4 Overall Outcome

Overall, the operational phase of the agricultural us of the property would have a positive effect on the Western Cape provincial economy, generating GDP over the short- to long-term, additional business sales and sveral new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods.

The property currently contributes to the fiscus and operation of public sector entities.

2.2 Construction Phase Economic Impacts



Construction Phase CAPEX
0

Additional Business Sales	0
Additional GDP	0
Additional Employment (Formal and Informal)	0

2.3 Operational Phase Economic Impacts

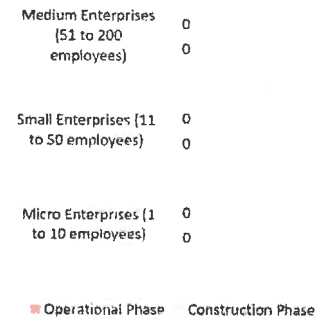


Operational Phase OPEX
2 560 611

Additional Business Sales	4 798 987
Additional GDP	1 969 061
Additional Employment (Formal and Informal)	8

2.4 SMME Opportunities

Enterprise Type	Construction Phase	Operational Phase
Micro Enterprises (1 to 10 employees)	0	0
Small Enterprises (11 to 50 employees)	0	0
Medium Enterprises (51 to 200 employees)	0	0
Estimated Number of New Enterprise Opportunities	0	0
Estimated Number of New Black Owned SMME Opportunities	0	0
	0.0%	0.0%
	of new business opportunities could be black owned	of new business opportunities could be black owned



2.5 Formal Jobs Created by Skill Level - Construction Phase Economic Impacts

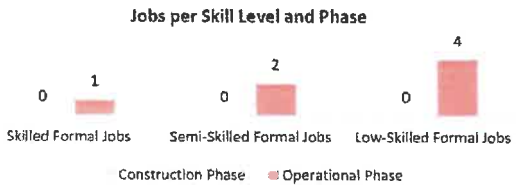
Construction Phase CAPEX
0

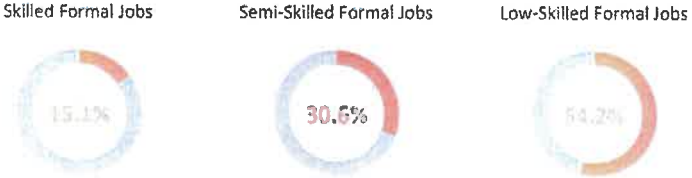
Skilled Formal Jobs	0
Semi-Skilled Formal Jobs	0
Low-Skilled Formal Jobs	0

2.6 Formal Jobs Created by Skill Level - Operational Phase Economic Impacts

Operational Phase OPEX
2 560 611

Skilled Formal Jobs	1
Semi-Skilled Formal Jobs	2
Low-Skilled Formal Jobs	4





2.7 Impact on Compensation of Formal Jobs per Skill Level

Job Typer per Skill Level	Construction Phase	Operational Phase
Skilled Formal Jobs	0	178 983
Semi-Skilled Formal Jobs	0	176 678
Low-Skilled Formal Jobs	0	188 191
Total	0	543 851

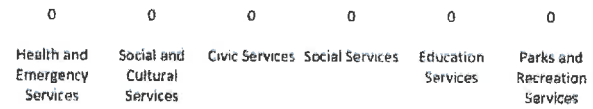
Average Annual Compensation per Formal Job Created

#DIV/0! 80 627



2.8 Additional Social Facilities Required

Social Facility Type (Main Category)	Additional Facilities Required (Sustained)
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	0
Education Services	0
Parks and Recreation Services	0
Total	**0**



2.9 Additional Taxes Generated

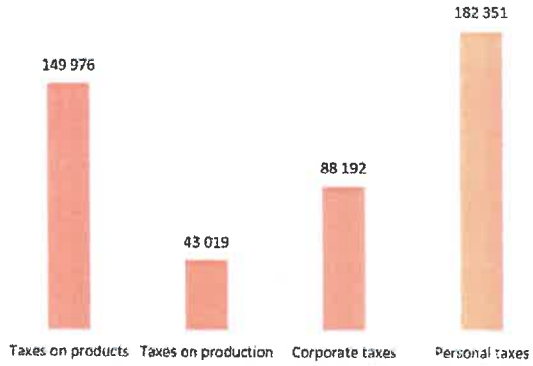
Taxation Type	Construction Phase	Operational Phase
Taxes on products	0	149 976
Taxes on production	0	43 019
Corporate taxes	0	88 192
Personal taxes	0	182 351
Total Tax Impact	0	463 538

Property Taxation	Property Rates per Annum
Total Property Taxes (i.e. Taxable Property Types)	15 760
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0
Total	15 760

Construction Phase



Operational Phase



2.10 Sector Profiling

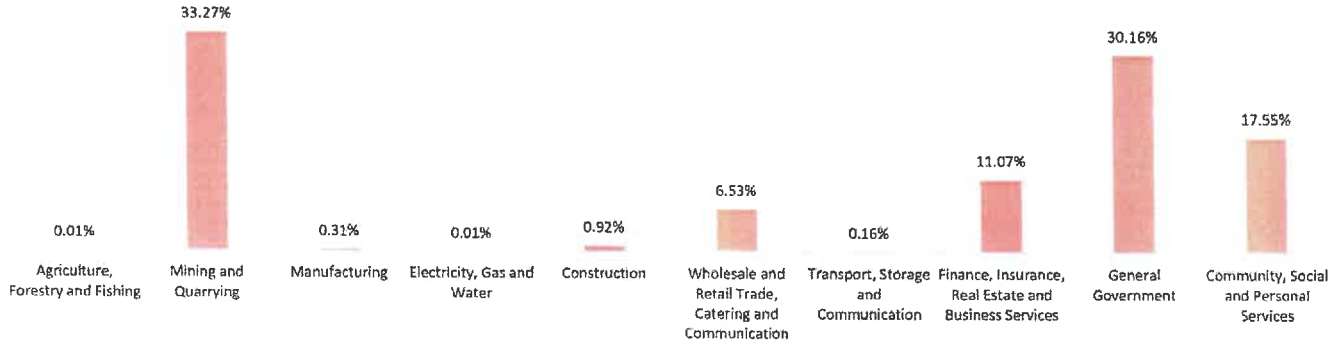
Impact on GDP during the Construction Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 691 412 000	0.00%
Cape Winelands Regional Economy	84 321 214 000	0	84 321 214 000	0.00%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 380 502 000	0.00%

Top Economic Sectors that Benefit from Increased GDP

1	Agriculture	0	6	#N/A	#N/A
2	#N/A	#N/A	7	#N/A	#N/A
3	#N/A	#N/A	8	#N/A	#N/A
4	#N/A	#N/A	9	#N/A	#N/A
5	#N/A	#N/A	10	#N/A	#N/A

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



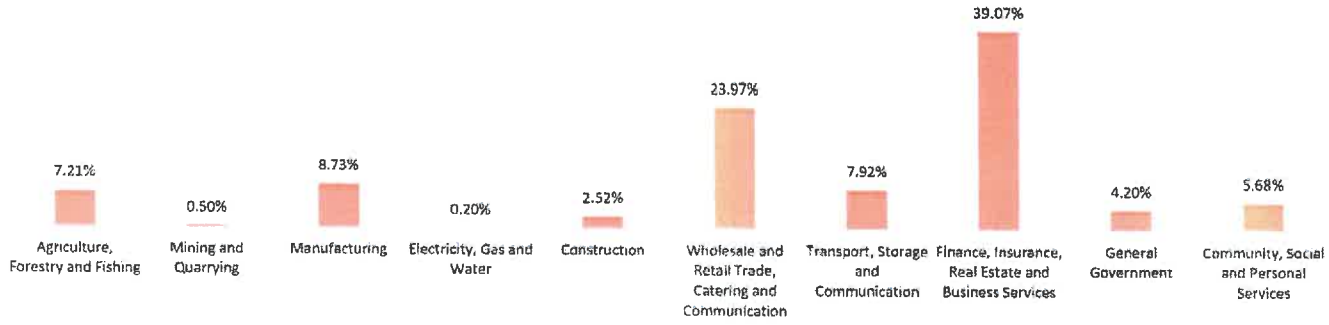
Impact on GDP during the Operational Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 693 235 185	0.00%
Cape Winelands Regional Economy	84 321 214 000	1 823 185	84 323 037 185	0.00%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 382 325 185	0.01%

Top Economic Sectors that Benefit from Increased GDP

1	Wholesale and retail trade	391 126	6	Business activities n.e.c.	112 275
2	Finance and insurance	358 287	7	National and Provincial government	76 619
3	Professional business services	241 816	8	Health and social work (Private)	56 090
4	Transport and storage	127 675	9	Construction	45 912
5	Agriculture	125 396	10	Catering and accommodation services	45 846

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector





Chapter 3
Construction Phase Economic Impacts

This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the construction phase of the proposed project. Impacts generated during this phase are not sustained impacts because the construction phase of a project only lasts up until the necessary land improvements, buildings, bulk infrastructure, other infrastructure, fittings and furnishings and operational machinery etc. have been constructed and completed.

3 Construction Phase Economic Impacts

TOTAL estimated **CAPEX** of the project **0.00** million

Additional Business Sales (Unsustained)	0 million
Additional GDP - Market Prices (Unsustained)	0 million
Additional Jobs - Formal & Informal (Unsustained)	0 jobs

Additional Business Sales (R/million)

Direct	Indirect	Induced
0.00	0.00	0.00

Additional GDP (R/million)

Direct	Indirect	Induced
0.00	0.00	0.00

Jobs (Formal and Informal)

Direct	Indirect	Induced
0	0	0

Additional Business Sales (R/million)

Wine Manufacturing Costs	0.00
Wine Grape Production Costs	0.00

Additional GDP (R/million)

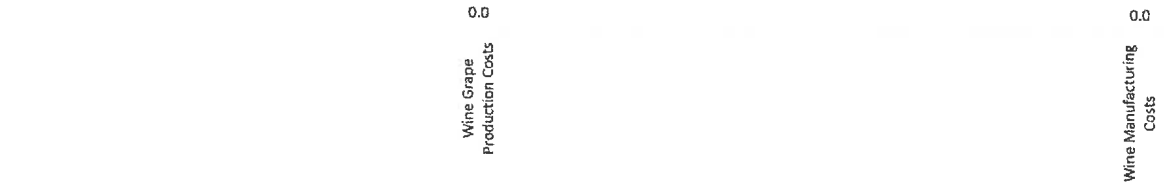
Wine Manufacturing Costs	0.00
Wine Grape Production Costs	0.00

Jobs (Formal and Informal)

Wine Manufacturing Costs	0
Wine Grape Production Costs	0

3.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs				
Wine Manufacturing Costs				
Total				



3.2 Impact on Gross Domestic Product

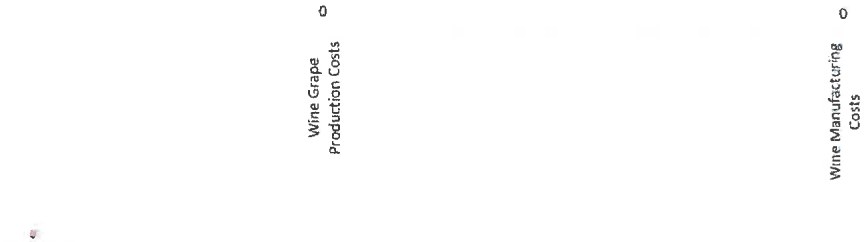
Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs				
Wine Manufacturing Costs				
Total				



3.2 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs				
Wine Manufacturing Costs				
Total				

Total Impact



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	0
Total Number of Informal Jobs Created	0



Chapter 4
Operational Phase Economic Impacts

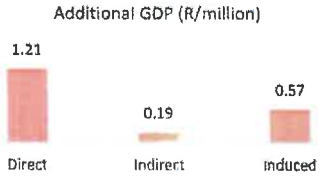
This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the operational phase of the proposed project. Impacts generated during this phase are sustained impacts meaning, impacts generated are sustained for the duration of the the project lifecycle given that annual turn over remains constant.

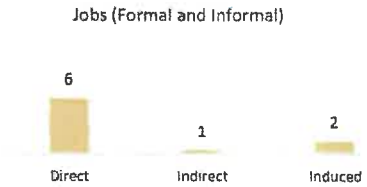
4 Operational Phase Economic Impacts

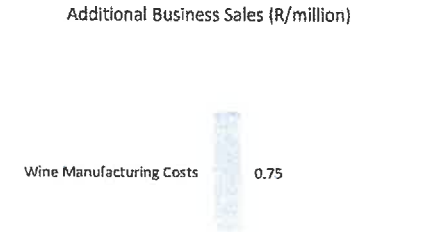
TOTAL estimated **OPEX** of the project **2.56** million

Additional Business Sales (Unsustained)	4.8 million
Additional GDP - Market Prices (Unsustained)	1.97 million
Additional Jobs - Formal & Informal (Unsustained)	8 jobs

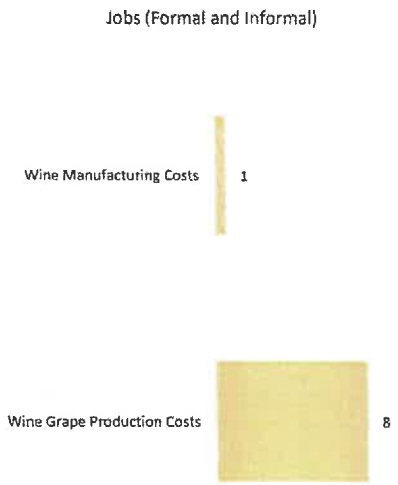






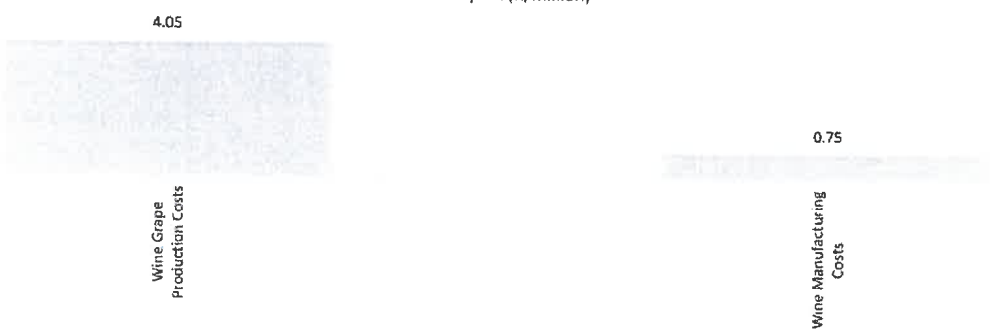






4.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs	2 784 516	301 788	960 373	4 046 677
Wine Manufacturing Costs	509 241	70 951	172 118	752 310
Total	**3 293 757**	**372 739**	**1 132 491**	**4 798 987**



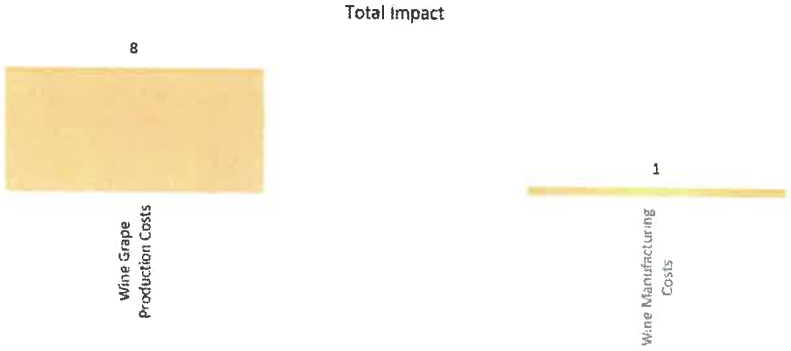
4.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs	980 905	159 092	480 011	1 620 008
Wine Manufacturing Costs	229 216	33 809	86 028	349 053
Total	**1 210 121**	**192 901**	**566 039**	**1 969 061**



4.3 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Wine Grape Production Costs	6	0	1	8
Wine Manufacturing Costs	0	0	0	1
Total	**6**	**1**	**2**	**8**



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	7
Total Number of Informal Jobs Created	2

Chapter 5
Estimated Number of Formal SMME Opportunities

This section of the report is focused on providing an overview of potential number of new small, medium or micro enterprises that could become operational as a result of the added GDP generated during the construction and operational phases. The impact considers the current impact (includes an historic perspective) that changes in the GDP of the regional economy has had on the number of SMME's operational and formally registered with SARS. The section thus estimates the number of potential new SMME's that could be established due to changes in the provincial economy's GDP and the segment that could potentially be black owned.

5 Estimated Number of Formal SMME Opportunities

5.1 Construction Phase Enterprise Opportunities

TOTAL estimated **CAPEX** of the project **0.00** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

#DIV/0!

5.1 Operational Phase Enterprise Opportunities

TOTAL estimated **OPEX** of the project **2.56** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

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Chapter 6
Formal Jobs Created per Skill Level

This section of the report focuses on providing an overview of the impact on formal job creation per skill level during the construction and operational phases of the proposed project. The purpose of the section is to estimate the potential number of new jobs created throughout the provincial economy and the distribution of those jobs per skill level required.

The information provides an indication as to the extent to which the implementation of the proposed project could influence the growth and demand for new skilled labourers. The information also provides a contextual background as to the opportunity to develop skills in the provincial economy.

6 Formal Jobs Created per Skill Level

6.1 Construction Phase Skills Demand

TOTAL estimated **CAPEX** of the project **0.00** million





Skilled Jobs — 0 jobs

Semi-Skilled Jobs — 0 jobs

Low-Skilled Jobs — 0 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	0	0	0	0
Semi-Skilled Jobs	0	0	0	0
Low-Skild Jobs	0	0	0	0
Estimated Number of New Employment Opportunities	**0**	**0**	**0**	**0**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of skilled job opportunities.

6.2 Operational Phase Skills Demand

TOTAL estimated **OPEX** of the project **2.56** million





Skilled Jobs — 0.452182594539795 jobs

Semi-Skilled Jobs — 1.28159843047221 jobs

Low-Skilled Jobs — 3.18047801162034 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	0	0	0	1
Semi-Skilled Jobs	1	1	1	4
Low-Skild Jobs	3	3	3	10
Estimated Number of New Employment Opportunities	**5**	**5**	**5**	**15**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of low-skilled job opportunities.

Chapter 7
Impact on Compensation

This section of the report focuses on providing an overview of the impact on employee compensation for potentially new formally employed persons during the construction and operational phases of the proposed project. The purpose of the section is to identify the additional compensation that could be generated as a result of additional employment.

7 Impact on Compensation

7.1 Construction Phase Impact on Compensation

TOTAL estimated **CAPEX** of the project: **0.00** million

Skilled Jobs Total Compensation	0
Semi-Skilled Jobs Total Compensation	0
Low-Skilled Jobs Total Compensation	0

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	0	0	0	0
Semi-Skilled Jobs	0	0	0	0
Low-Skild Jobs	0	0	0	0
Estimated Number of New Employment Opportunities	**0**	**0**	**0**	**0**
Average Annual Compensation per Job Created	0	0	0	#DIV/0!

7.2 Operational Phase Impact on Compensation

TOTAL estimated **OPEX** of the project: **2.56** million

Skilled Jobs Total Annual Compensation	178 982
Semi-Skilled Jobs Total Annual Compensation	176 677
Low-Skilled Jobs Total Annual Compensation	188 191

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	69 402	25 712	83 868	178 982
Semi-Skilled Jobs	83 841	23 776	69 060	176 677
Low-Skild Jobs	116 109	16 912	55 170	188 191
Estimated Number of New Employment Opportunities	**269 352**	**66 400**	**208 098**	**543 850**
Average Annual Compensation per Job Created	53 870	13 280	41 620	108 770

Chapter 8
Impact on Social Facilities

This section of the report focuses on providing an overview of the impact on social amenities as a result of the growth of new employment in the provincial economy due to the construction and operation of the proposed project. The purpose of the section is to illustrate the range of social amentities that could be required should the added employment generated within the provincial economy become a reality.

8 Impact on Social Facilities

8.1 Operational Phase Impact on Social Facilities

Primary Category	Secondary Category	Additional Amenities
Health and Emergency Services	Tertiary Hospital	0
	Regional Hospital	0
	District Hospital	0
	Community Health Centre	0
	Primary Health Clinic	0
	Small- to Medium-Sized Clinic	0
	Large Clinic	0
	Extra Large Clinic	0
	Fire Station	0
	Police Station	0
Social and Cultural Services	Performing Arts Centre	0
	Museum	0
	Local Library	0
	Regional Library	0
Civic Services	Civic Centre	0
	Major Public Event Venue	0
	Home Affairs Office	0
	Regional Home Affairs Office	0
	District Office	0
	Permanent Service Point	0
	Thusong Service Centre	0
Social Services	Community Hall	0
	ICT Access Point	0
	Post Office / Agency and Post Boxes	0
	Large Cemetery	0
	Medium Cemetery	0
	Small Cemetery	0
	Very Small Cemetery	0
	Local Market	0
	Place of Worship	0

Primary Category	Secondary Category	Additional Amenities
Education Services	University	0
	Colleges	0
	Secondary School	0
	Primary School	0
	Grade R ECD	0
	Creche ECD	0
	Resource Hub and Xare Centre ECD	0
Parks and Recreation Services	Small Park	0
	Large Park	0
	Community Parks	0
	Neighbourhood Sports Fields	0
	Community / Sub-District Sports Field	0
	District / Sub-Regional Sports Field	0
	Metro / Regional Sports Field	0
	Multi-Purpose Sports Halls	0
	Swimming Pools	0
	Sports Complexes	0
	Sports Stadiums	0
	Regional Sports Arenas	0
	Interntional Sports Complex	0

Primary Category	Additional Amenities
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	0
Education Services	0
Parks and Recreation Services	0
Total	**0**



Chapter 9
Impact on Taxation

This section of the report focuses on providing an overview of the possible taxation and related impacts that could arise during the construction and operational phase of the proposed project. The purpose of the analysis is to estimate the impact, be it direct, indirect or induced, that the construction and operation of the proposed project could have on the provincial economy.

The data provides an informative basis from which to consider the range of tax related revenue that could be generated throughout the provincial economy and as a result of the value chain of the proposed project. Tax related revenue could include taxation of production, products, corporate taxes and personal income taxes.

9 Impact on Taxation

9.1 Construction Phase Impact on Taxation

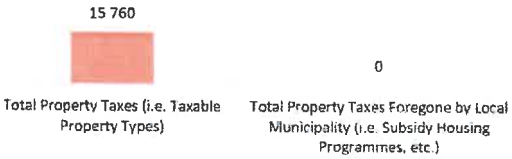
Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	0	0	0	0
Custom Duties	0	0	0	0
Excise Levies	0	0	0	0
Fuel Levies	0	0	0	0
Other Taxes	0	0	0	0
Taxes on Production	0	0	0	0
Corporate Taxes	0	0	0	0
Personal Income Tax	0	0	0	0
Total Impact	0	0	0	0

9.2 Operational Phase Impact on Taxation

Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	61 475	6 291	19 448	87 214
Custom Duties	4 639	283	1 337	6 259
Excise Levies	8 365	77	950	9 392
Fuel Levies	18 271	2 031	5 912	26 214
Other Taxes	15 353	1 361	4 184	20 898
Taxes on Production	24 362	4 987	13 670	43 019
Corporate Taxes	49 091	7 932	31 169	88 192
Personal Income Tax	110 785	18 222	53 344	182 351
Total Impact	292 341	41 184	130 014	463 539

9.3 Operational Phase Property Taxation

Property Taxation	Total Annual Property Taxes
Total Property Taxes (i.e. Taxable Property Types)	15 760
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0



Chapter 10
Sector Profiling

This section of the report focuses on the value chain reaction created within the sectoral profile (50 sub-sectors) of the provincial economy by the construction and operational impact of the proposed mixed-use project.

Ultimately, the profile provides an overview as to where within the provincial economy construction and operational phase impacts will generate added GDP and employment. The data is used to illustrate the value chain impact that the proposed project could have on the economy and where in the economy changes and benefits can be expected.

10 Sector Profiling

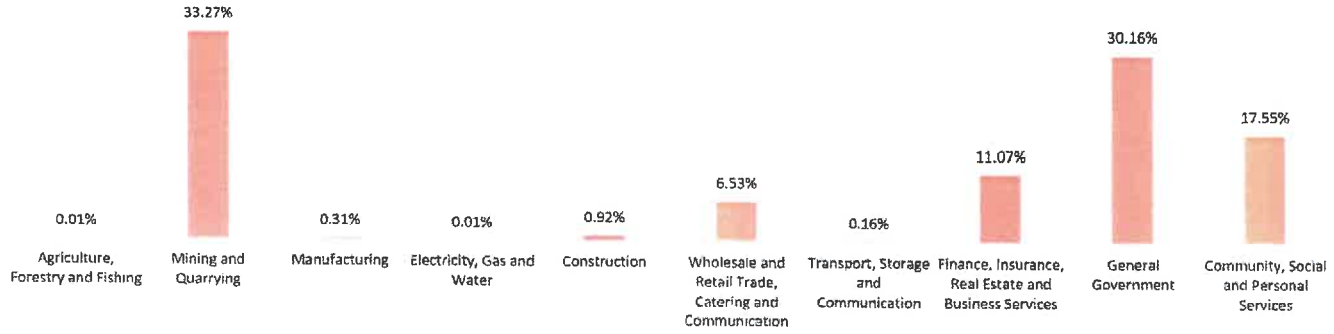
10.1 Construction Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 691 412 000	0.00%
Cape Winelands Regional Economy	84 321 214 000	0	84 321 214 000	0.00%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 380 502 000	0.00%

Top Economic Sectors that Benefit from Increased GDP

1	Agriculture	0	6	#N/A	#N/A
2	#N/A	#N/A	7	#N/A	#N/A
3	#N/A	#N/A	8	#N/A	#N/A
4	#N/A	#N/A	9	#N/A	#N/A
5	#N/A	#N/A	10	#N/A	#N/A

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



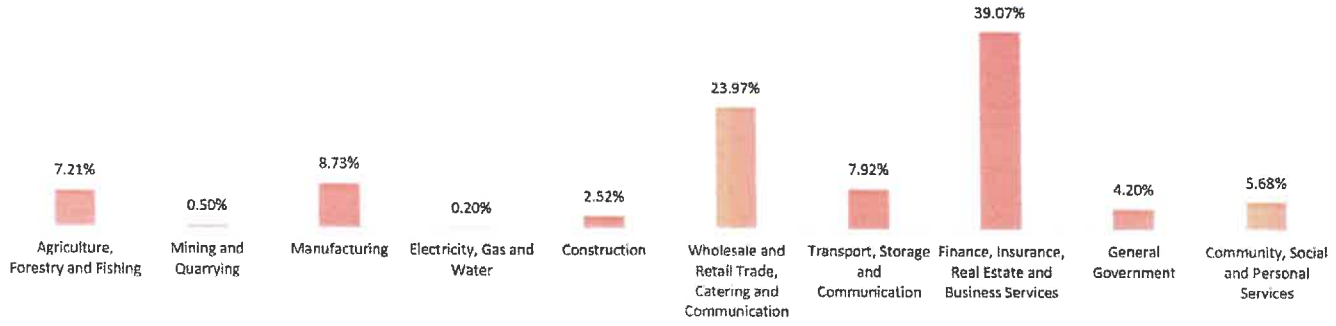
10.2 Operational Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 693 235 185	0.00%
Cape Winelands Regional Economy	84 321 214 000	1 823 185	84 323 037 185	0.00%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 382 325 185	0.01%

Top Economic Sectors that Benefit from Increased GDP

1	Wholesale and retail trade	391 126	6	Business activities n.e.c.	112 275
2	Finance and insurance	358 287	7	National and Provincial government	76 619
3	Professional business services	241 816	8	Health and social work (Private)	56 090
4	Transport and storage	127 675	9	Construction	45 912
5	Agriculture	125 396	10	Catering and accommodation services	45 846

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector

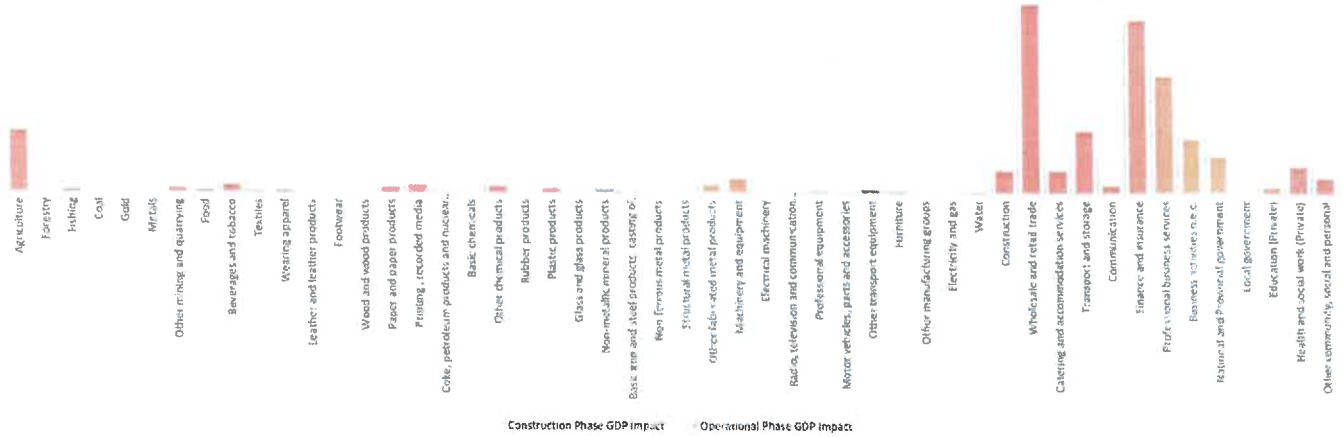


10.3 Detailed Added GDP Breakdown

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Agriculture	22 522 083 000	0	125 396	
Forestry	575 365 000	0	81	
Fishing	14 365 971 000	0	5 885	
Coal	0	0	0	
Gold	0	0	0	
Metals	162 378 000	0	456	
Other mining and quarrying	3 292 175 000	0	8 628	
Food	30 995 475 000	0	5 397	
Beverages and tobacco	22 143 021 000	0	16 986	
Textiles	3 603 622 000	0	3 197	
Wearing apparel	4 941 307 000	0	4 930	
Leather and leather products	363 383 000	0	403	
Footwear	495 566 000	0	1 206	
Wood and wood products	2 800 914 000	0	774	
Paper and paper products	8 730 823 000	0	10 168	
Printing , recorded media	11 464 457 000	0	14 886	
Coke, petroleum products and nuclear fuel	18 806 712 000	0	1 620	
Basic chemicals	5 128 976 000	0	1 942	
Other chemical products	9 449 321 000	0	13 907	
Rubber products	934 989 000	0	1 468	
Plastic products	5 446 268 000	0	8 678	
Glass and glass products	995 868 000	0	0	
Non-metallic mineral products	3 374 224 000	0	6 456	
Basic iron and steel products; casting of metal	2 694 565 000	0	474	
Non-ferrous metal products	2 265 260 000	0	71	
Structural metal products	2 700 220 000	0	2 196	
Other fabricated metal products	6 340 519 000	0	17 757	
Machinery and equipment	13 013 007 000	0	30 000	
Electrical machinery	3 004 959 000	0	628	
Radio, television and communication apparatus	467 769 000	0	1 714	
Professional equipment	1 394 954 000	0	3 006	
Motor vehicles, parts and accessories	9 718 287 000	0	2 067	
Other transport equipment	3 592 352 000	0	5 478	
Furniture	1 275 043 000	0	3 197	
Other manufacturing groups	19 696 777 000	0	553	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	25 044 354 000	0	760	
Water	5 576 456 000	0	2 953	
Construction	44 914 547 000	0	45 912	
Wholesale and retail trade	187 123 870 000	0	391 126	
Catering and accommodation services	16 154 835 000	0	45 846	
Transport and storage	67 739 522 000	0	127 675	
Communication	36 090 722 000	0	16 761	
Finance and insurance	93 707 260 000	0	358 287	
Professional business services	273 289 664 000	0	241 816	
Business activities n.e.c.	40 586 807 000	0	112 275	
National and Provincial government	88 609 414 000	0	76 619	
Local government	44 231 750 000	0	0	
Education (Private)	68 570 162 000	0	14 517	
Health and social work (Private)	49 364 548 000	0	56 090	
Other community, social and personal services	30 930 891 000	0	32 945	
Total	**1 308 691 412 000**	**0**	**1 823 185**	

Detailed Distribution of Economic Impacts per Economic Sector

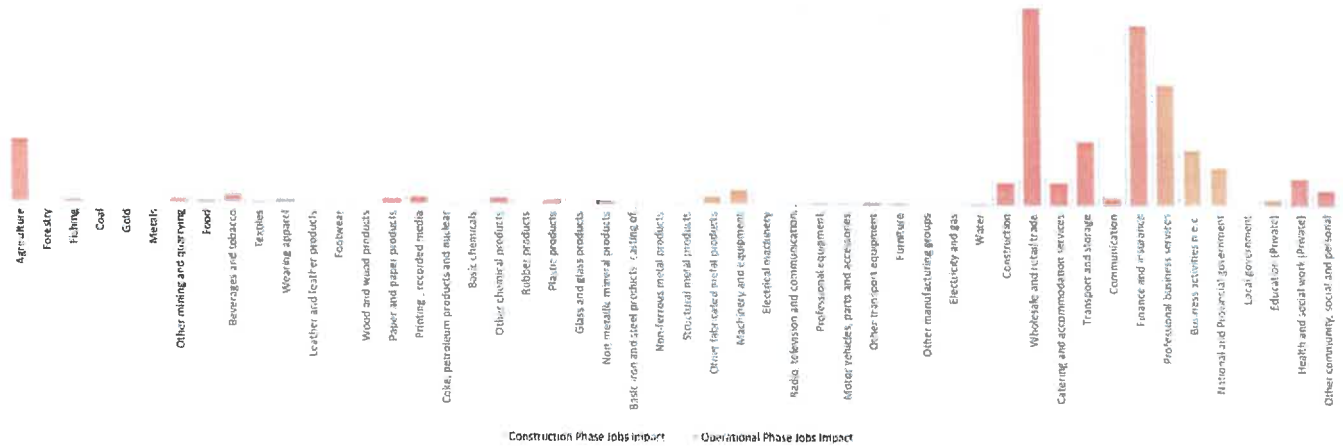


10.4 Detailed Added Jobs Breakdown

Economic Sector	Actual Sector Jobs	Construction Phase Jobs Impact	Operational Phase Jobs Impact	Distribution (Operational
Agriculture	195 143	0	1	
Forestry	11 155	0	0	
Fishing	64 007	0	0	
Coal	0	0	0	
Gold	0	0	0	
Metals	48	0	0	
Other mining and quarrying	2 061	0	0	
Food	74 806	0	0	
Beverages and tobacco	17 511	0	0	
Textiles	12 363	0	0	
Wearing apparel	18 375	0	0	
Leather and leather products	1 405	0	0	
Footwear	2 880	0	0	
Wood and wood products	13 136	0	0	
Paper and paper products	9 052	0	0	
Printing , recorded media	25 772	0	0	
Coke, petroleum products and nuclear fuel	6 199	0	0	
Basic chemicals	5 745	0	0	
Other chemical products	15 462	0	0	
Rubber products	2 719	0	0	
Plastic products	22 111	0	0	
Glass and glass products	3 691	0	0	
Non-metallic mineral products	10 219	0	0	
Basic iron and steel products; casting of metal	4 605	0	0	
Non-ferrous metal products	1 456	0	0	
Structural metal products	10 259	0	0	
Other fabricated metal products	19 883	0	0	
Machinery and equipment	36 391	0	0	
Electrical machinery	12 319	0	0	
Radio, television and communication apparatus	2 178	0	0	
Professional equipment	4 576	0	0	
Motor vehicles, parts and accessories	25 946	0	0	
Other transport equipment	8 535	0	0	
Furniture	7 842	0	0	
Other manufacturing groups	14 310	0	0	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	10 919	0	0	
Water	3 013	0	0	
Construction	213 755	0	0	
Wholesale and retail trade	739 147	0	2	
Catering and accommodation services	106 612	0	0	
Transport and storage	129 691	0	1	
Communication	30 123	0	0	
Finance and insurance	122 653	0	2	
Professional business services	319 157	0	1	
Business activities n.e.c.	363 028	0	1	
National and Provincial government	156 546	0	0	
Local government	105 446	0	0	
Education (Private)	247 752	0	0	
Health and social work (Private)	176 278	0	0	
Other community, social and personal services	378 696	0	0	
Total	**3 764 976**	**0**	**8**	

Distribution of Economic Impacts per Economic Sector



Fiscal and socio-economic impact model developed by DEMACON Market Studies.

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ANNEXURE B: DEVELOPMENT ALTERNATIVE 2 SOCIO-ECONOMIC AND FISCAL IMPACT REPORT

Prepared For:
UNiQON

March 2025

Lyndoch Mixed Use Development - Alternative 2

Development Framework Fiscal and Socio-Economic Impact Model

DEMACON LEADERS IN ECONOMIC & REAL ESTATE MARKET INSIGHT

Market Studies
Retail Studies | Centre Repositioning | Consumer Surveys

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Mixed Use Developments | Inclusionary Housing Projects | Economic Impact Assessments

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Index and Glossary

Direct Impacts	Those economic effects caused by the new investment or proposed project
Indirect Impacts	Occurs to industries in the backward linked industries that supply goods and services to the proposed project. Economic activity triggered by the purchases made as a result of the initial round of project expenditure
Induced Impacts	Result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economy
Construction Phase	Focuses on the period during which the proposed project is constructed
Operational Phase	Focuses on the period after construction has completed and operations are started
Capital Investment	The investment by public and private sector stakeholders in land, infrastructure, top structures and other items required to undertake and complete the construction of a project
Annual Turn Over	Estimated annual turn over expected by the project due to normal day to day operations
Gross Domestic Product	Gross domestic product (GDP) at market prices (value added originating) is the value that the production processes and services rendered in the economy adds to the value of goods sold or services delivered (Gross domestic product (GDP) at market prices = Gross value added at basic prices + Net indirect taxes on products (by government))
Formal Employment	Employment figures indicate the number of paid employees and include casual, seasonal and informal workers. Employment consists of three main categories, namely skilled, semi-skilled, low skilled and informal labour
Informal Employment	Number of paid employees that are employed by informal buisnesses - informal businesses are businesses not registered as a formal enterprise
Compensation	The compensation of employees is equal to the income received by employees, i.e. wages and salaries
SMME	Small, Medium and Micro Enterprises

Taxes on Products	Indirect taxes on products include all indirect taxes levied by the government on products. These taxes include the following: Value added tax (VAT) and customs and excise duties
Taxes on Production	Taxes on production are the value of all the money paid by producers to the government, in respect to taxes on their production
Corporate Taxes	Corporate taxes
Personal Taxes	Personal taxes include UIF and PAYE

Chapter 1
Project Information

The following section of the report is focused on providing an overview of the project modeled by the fiscal and socio-economic impact model. The purpose of the section is to introduce the project, highlight the broad land uses of the project, identify capital investment and operational expenditure frameworks and timeframes, and to highlight the intended target market.

1 Project Information

1.1 Project Description

Project Name: Lyndoch Mixed Use Development - Alternative 2

Project Description: Review of impacts that could arise as a result of the implmentation of the project

1.2 Land Use and Bulk Overview

Land Use Description	Number of Units / Keys / Seats	Bulk m²	% Contribution
Residential (80 du/ha)	100	5 000	47.6%
School	300	3 000	28.6%
Commercial		1 500	14.3%
Clubhouse		1 000	9.5%
Total		**10 500**	

300

1.3 Capital Investment Overview

Land Use Description	Buildings	Infrastructure, Land & Furniture, Fittings & Fixtures	Total Capital Investment	% Contribution
Residential (80 du/ha)	115 085 000	17 262 750	132 347 750	65.1%
School	32 004 000	4 800 600	36 804 600	18.1%
Commercial	17 893 500	2 684 025	20 577 525	10.1%
Clubhouse	11 929 000	1 789 350	13 718 350	6.7%
Total	**176 911 500**	**26 536 725**	**203 448 225**	



1.4 Operational Revenue Overview

Land Use Description	Total Operational Revenue	% Contribution
Residential (80 du/ha)	15 623 600	7.7%
School	14 400 000	7.1%
Commercial	57 000 000	28.0%
Clubhouse	6 537 000	3.2%
Total	**93 560 600**	





Chapter 2
Synopsis

This section of the report focuses on providing a concise and digestable overview of the outcomes of the socio-economic impact model. The purpose is to highlight key outcomes and considerations from the impact analysis. The Section also serves as an introduction to the remainder of the report which, from Secion 2 onwards, provide detailed information regarding every impact modeled.

2 Synopsis

2.1 Impact Outcome Synopsis

2.1.1 Total Estimated Capital Investment (CAPEX and Operational Revenue (OPEX)

The total estimated capital investment of the Lyndoch Mixed Use Development - Alternative 2 (Net Present Value for the current year) is R203.45 million - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services.

The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R93.56 million.

2.1.2 Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R445.81 million in additional business sales, R190.29 million in additional GDP (contributes +0.19% to the provincial economy) and approximately 670 once-off jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment during the construction phase represents 524 jobs (total direct, indirect and induced). Approximately 21.37% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.68% semi-skilled labourers and 21.95% low-skilled labourers.

Additional compensation paid to employees during the construction phase is estimated to be approximately R67.17 million.

It is estimated that approximately R54.68 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

2.1.3 Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R179.15 million in additional business sales, R103.16 million in additional GDP (contributes +0.1% to the provincial economy) and approximately 334 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment opportunities created throughout the lifetime of the project represents 270 jobs (total direct, indirect and induced). Approximately 35.93% of formal employment opportunities are expected to be filled by skilled labourers compared to 44.07% semi-skilled labourers and 20% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R35.88 million.

It is estimated that approximately R19.43 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 50.96% to all taxes collected economywide.

2.1.4 Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods.

The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

2.2 Construction Phase Economic Impacts



Construction Phase CAPEX
203 448 225

Additional Business Sales	445 811 617
Additional GDP	190 293 938
Additional Employment (Formal and Informal)	670

2.3 Operational Phase Economic Impacts

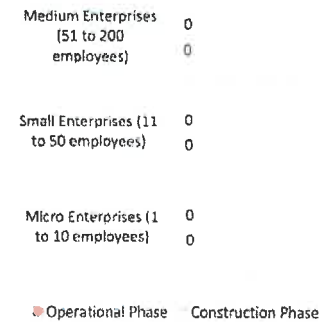


Operational Phase OPEX
93 560 600

Additional Business Sales	179 152 841
Additional GDP	103 155 391
Additional Employment (Formal and Informal)	334

2.4 SMME Opportunities

Enterprise Type	Construction Phase	Operational Phase
Micro Enterprises (1 to 10 employees)	0	0
Small Enterprises (11 to 50 employees)	0	0
Medium Enterprises (51 to 200 employees)	0	0
Estimated Number of New Enterprise Opportunities	0	0
Estimated Number of New Black Owned SMME Opportunities	0	0
	0.0%	0.0%
	of new business opportunities could be black owned	of new business opportunities could be black owned



2.5 Formal Jobs Created by Skill Level - Construction Phase Economic Impacts

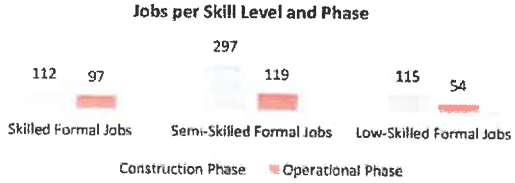
Construction Phase CAPEX
203 448 225

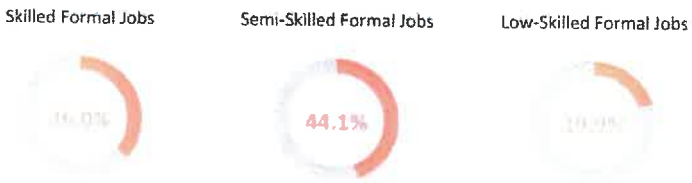
Skilled Formal Jobs	112
Semi-Skilled Formal Jobs	297
Low-Skilled Formal Jobs	115

2.6 Formal Jobs Created by Skill Level - Operational Phase Economic Impacts

Operational Phase OPEX
93 560 600

Skilled Formal Jobs	97
Semi-Skilled Formal Jobs	119
Low-Skilled Formal Jobs	54

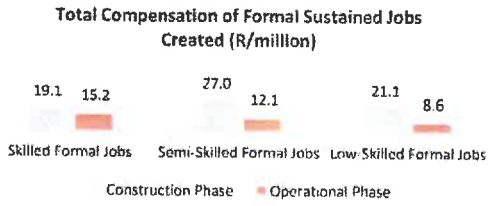




2.7 Impact on Compensation of Formal Jobs per Skill Level

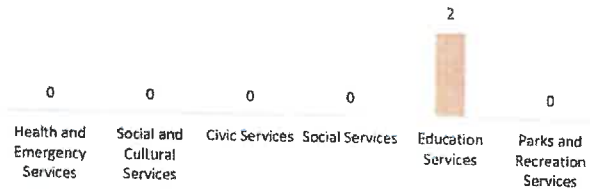
Job Typer per Skill Level	Construction Phase	Operational Phase
Skilled Formal Jobs	19 074 278	15 212 791
Semi-Skilled Formal Jobs	26 994 772	12 053 251
Low-Skilled Formal Jobs	21 105 102	8 615 002
Total	67 174 152	35 881 044

Average Annual Compensation per Formal Job Created	
128 160	132 532



2.8 Additional Social Facilities Required

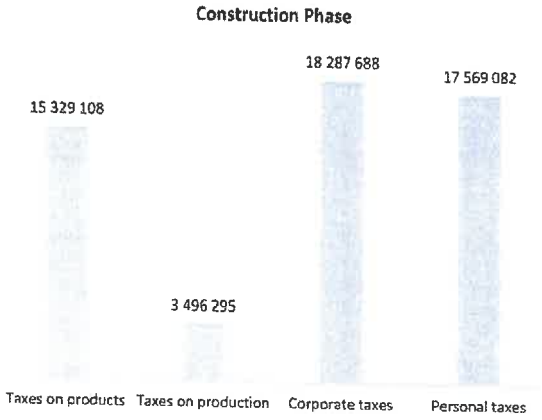
Social Facility Type (Main Category)	Additional Facilities Required (Sustained)
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	0
Education Services	2
Parks and Recreation Services	0
Total	**2**

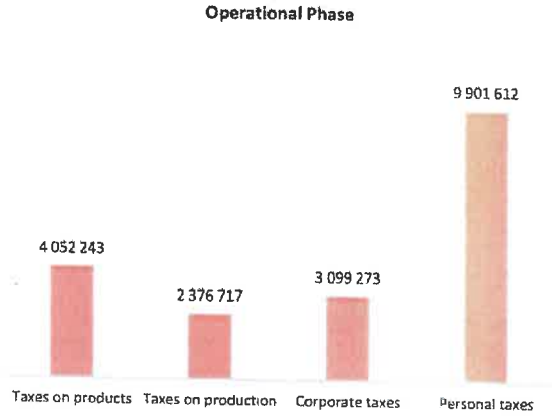


2.9 Additional Taxes Generated

Taxation Type	Construction Phase	Operational Phase
Taxes on products	15 329 108	4 052 243
Taxes on production	3 496 295	2 376 717
Corporate taxes	18 287 688	3 099 273
Personal taxes	17 569 082	9 901 612
Total Tax Impact	54 682 174	19 429 844

Property Taxation	Property Rates per Annum
Total Property Taxes (i.e. Taxable Property Types)	1 382 642
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0
Total	1 382 642





2.10 Sector Profiling

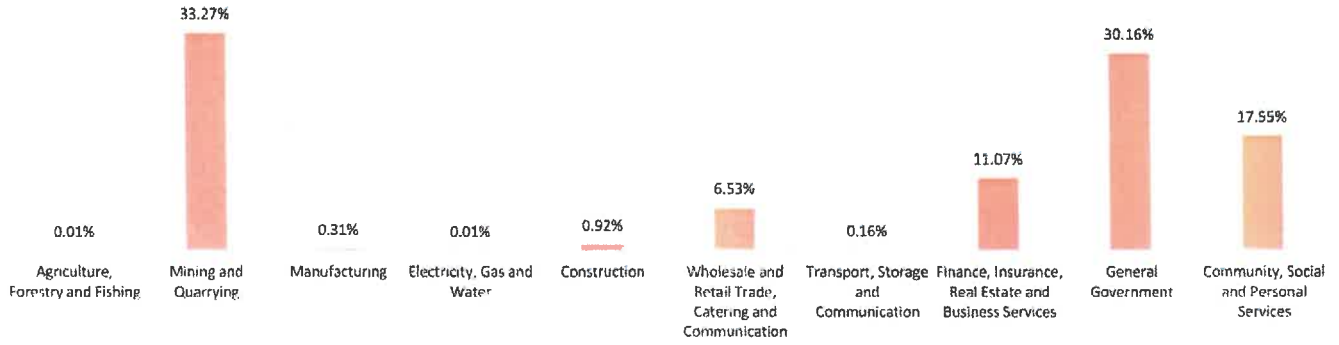
Impact on GDP during the Construction Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 866 727 857	0.01%
Cape Winelands Regional Economy	84 321 214 000	175 315 857	84 496 529 857	0.21%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 555 817 857	0.85%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	51 874 749	6	Coal	6 189 611
2	Metals	42 174 874	7	Gold	5 828 435
3	Education (Private)	22 155 025	8	Health and social work (Private)	4 315 310
4	Professional business services	16 276 237	9	Other community, social and personal services	3 720 281
5	Wholesale and retail trade	8 333 484	10	Other mining and quarrying	3 044 211

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



Impact on GDP during the Operational Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000	99 217 586	1 308 790 629 586	0.01%
Cape Winelands Regional Economy	84 321 214 000		84 420 431 586	0.12%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 479 719 586	0.48%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	20 262 958	6	Business activities n.e.c.	6 067 912
2	Wholesale and retail trade	11 168 929	7	Transport and storage	5 925 724
3	Professional business services	7 222 460	8	Electricity and gas	5 904 820
4	Construction	6 991 809	9	National and Provincial government	4 128 775
5	Agriculture	6 082 489	10	Beverages and tobacco	2 771 526

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector





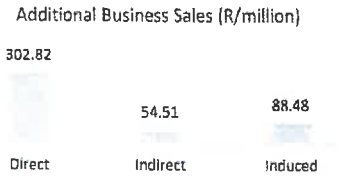
Chapter 3
Construction Phase Economic Impacts

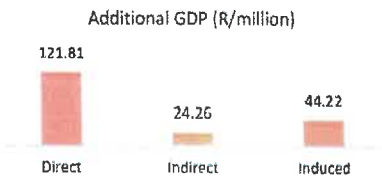
This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the construction phase of the proposed project. Impacts generated during this phase are not sustained impacts because the construction phase of a project only lasts up until the necessary land improvements, buildings, bulk infrastructure, other infrastructure, fittings and furnishings and operational machinery etc. have been constructed and completed.

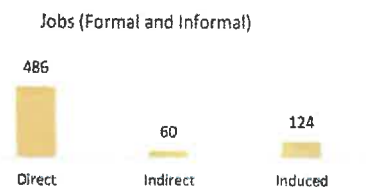
3 Construction Phase Economic Impacts

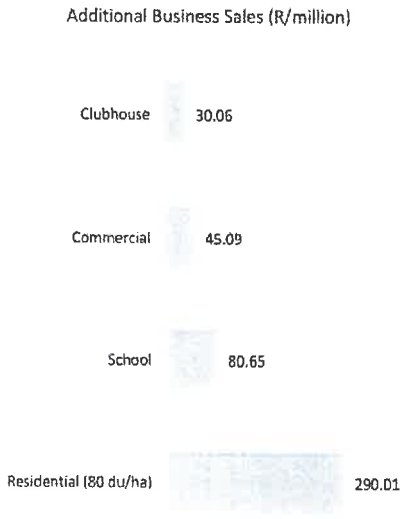
TOTAL estimated **CAPEX** of the project **203.45** million

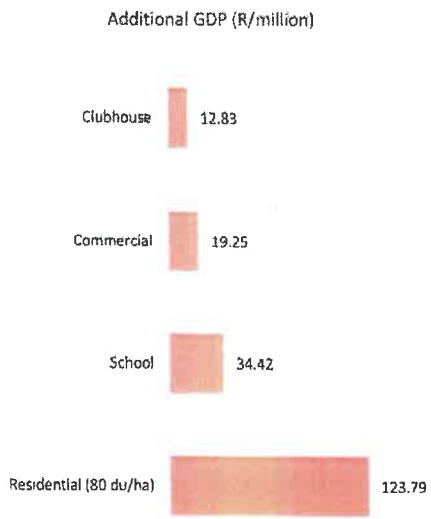
Additional Business Sales (Unsustained)	445.81 million
Additional GDP - Market Prices (Unsustained)	190.29 million
Additional Jobs - Formal & Informal (Unsustained)	670 jobs

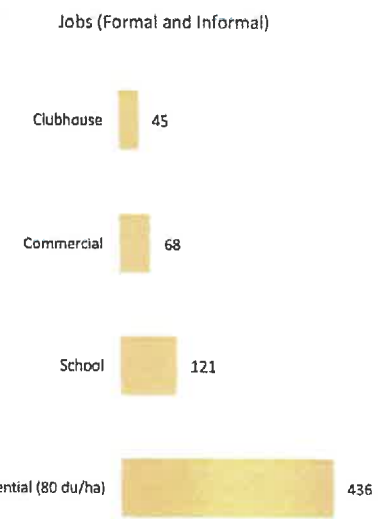






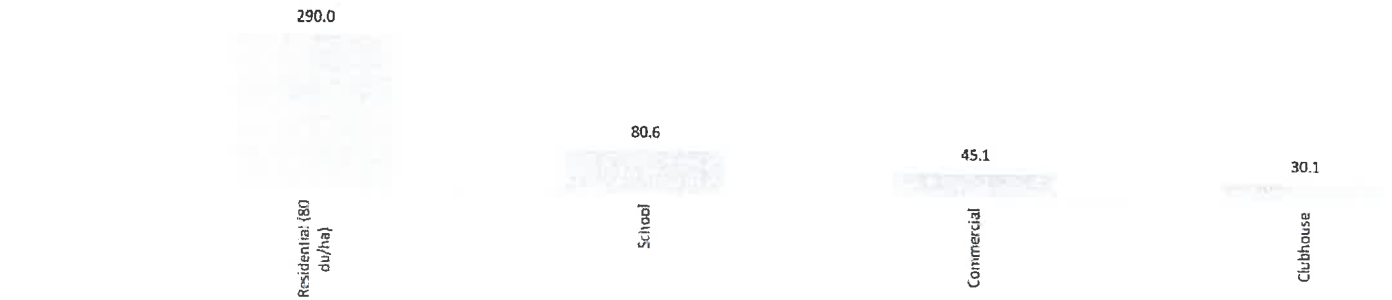






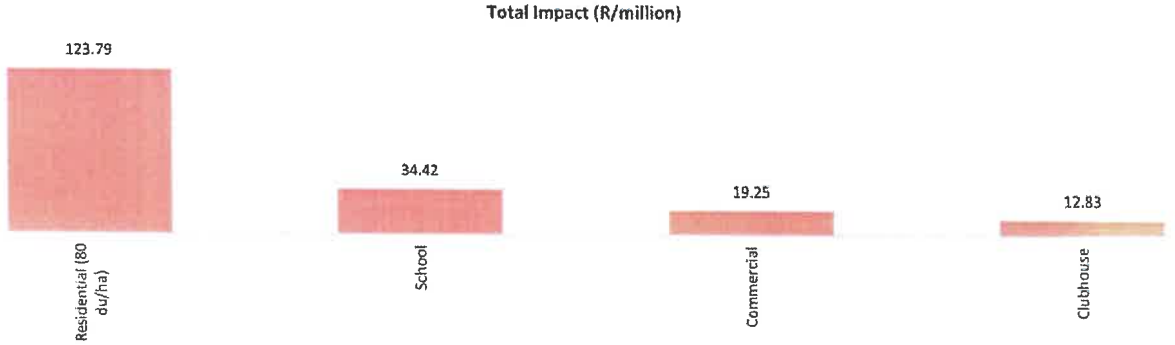
3.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	196 992 777	35 460 462	57 557 473	290 010 711
School	54 781 742	9 861 204	16 006 164	80 649 110
Commercial	30 628 581	5 513 418	8 949 078	45 091 078
Clubhouse	20 419 054	3 675 612	5 966 052	30 060 718
Total	**302 822 154**	**54 510 696**	**88 478 766**	**445 811 617**



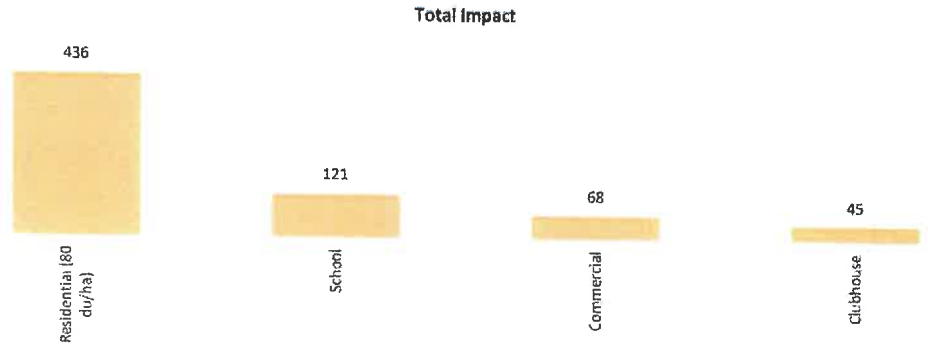
3.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	79 241 130	15 781 212	28 768 242	123 790 584
School	22 036 174	4 388 599	8 000 164	34 424 937
Commercial	12 320 469	2 453 674	4 472 907	19 247 051
Clubhouse	8 213 646	1 635 783	2 981 938	12 831 367
Total	**121 811 418**	**24 259 269**	**44 223 251**	**190 293 938**



3.2 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	316	39	81	436
School	88	11	22	121
Commercial	49	6	13	68
Clubhouse	33	4	8	45
Total	**486**	**60**	**124**	**670**



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	524
Total Number of Informal Jobs Created	146



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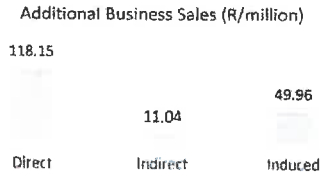
Chapter 4
Operational Phase Economic Impacts

This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the operational phase of the proposed project. Impacts generated during this phase are sustained impacts meaning, impacts generated are sustained for the duration of the the project lifecycle given that annual turn over remains constant.

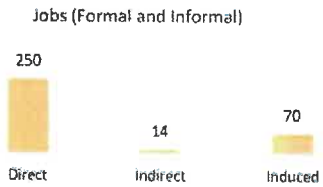
4 Operational Phase Economic Impacts

TOTAL estimated **OPEX** of the project **93.56** million

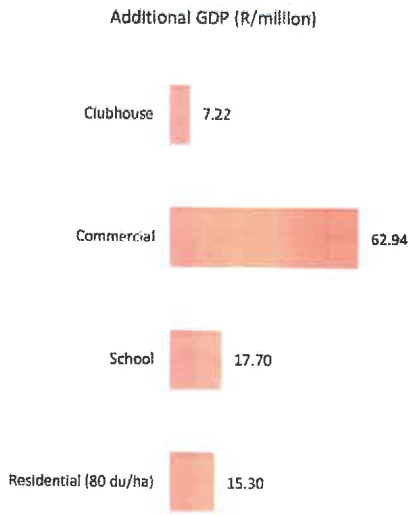
Additional Business Sales (Unsustained)	179.15 million
Additional GDP - Market Prices (Unsustained)	103.16 million
Additional Jobs - Formal & Informal (Unsustained)	334 jobs

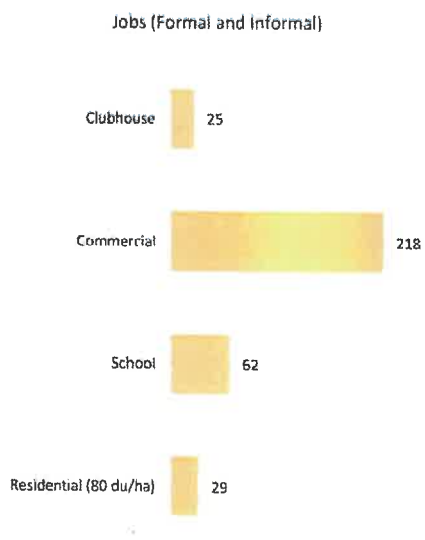






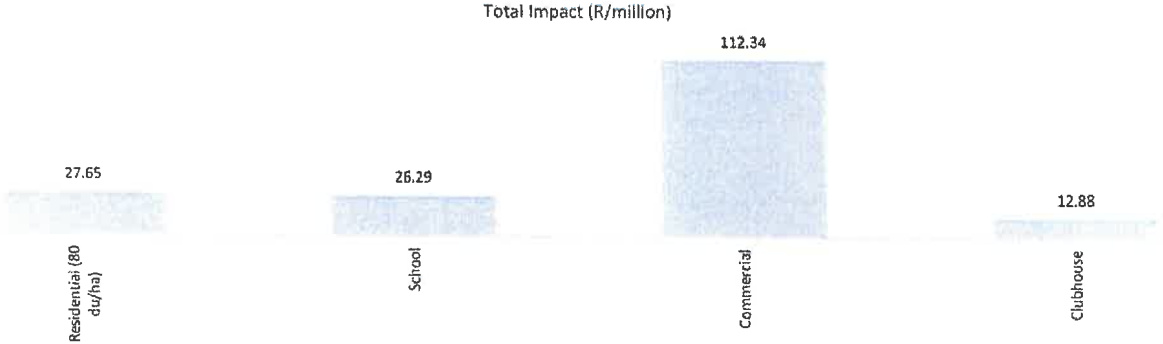






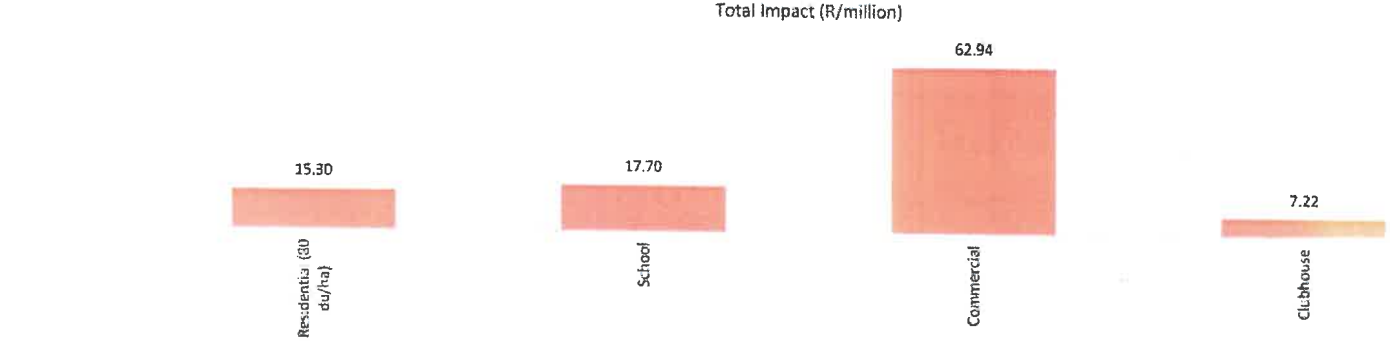
4.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	18 218 812	1 437 107	7 992 832	27 648 751
School	16 394 153	1 275 008	8 616 574	26 285 736
Commercial	74 943 819	7 472 948	29 918 505	112 335 272
Clubhouse	8 594 873	857 029	3 431 180	12 883 082
Total	**118 151 657**	**11 042 092**	**49 959 092**	**179 152 841**



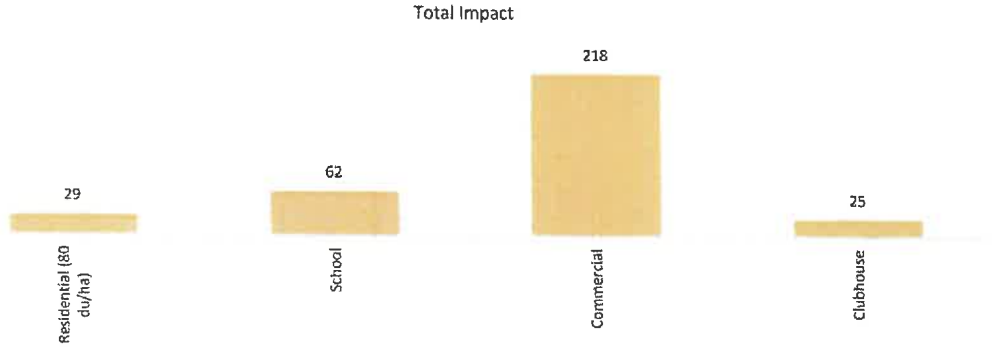
4.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	10 564 154	744 040	3 994 959	15 303 152
School	12 764 258	624 659	4 306 716	17 695 633
Commercial	44 246 836	3 737 915	14 953 798	62 938 549
Clubhouse	5 074 413	428 680	1 714 964	7 218 058
Total	**72 649 661**	**5 535 294**	**24 970 437**	**103 155 391**



4.3 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	16	2	11	29
School	48	2	12	62
Commercial	167	9	42	218
Clubhouse	19	1	5	25
Total	**250**	**14**	**70**	**334**



Distribution between the Formal and Informal Economy

Total Number of Formal Jobs Created	271
Total Number of Informal Jobs Created	63



Chapter 5
Estimated Number of Formal SMME Opportunities

This section of the report is focused on providing an overview of potential number of new small, medium or micro enterprises that could become operational as a result of the added GDP generated during the construction and operational phases. The impact considers the current impact (includes an historic perspective) that changes in the GDP of the regional economy has had on the number of SMME's operational and formally registered with SARS. The section thus estimates the number of potential new SMME's that could be established due to changes in the provincial economy's GDP and the segment that could potentially be black owned.

5 Estimated Number of Formal SMME Opportunities

5.1 Construction Phase Enterprise Opportunities

TOTAL estimated **CAPEX** of the project **203.45** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

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5.1 Operational Phase Enterprise Opportunities

TOTAL estimated **OPEX** of the project **93.56** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

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Chapter 6
Formal Jobs Created per Skill Level

This section of the report focuses on providing an overview of the impact on formal job creation per skill level during the construction and operational phases of the proposed project. The purpose of the section is to estimate the potential number of new jobs created throughout the provincial economy and the distribution of those jobs per skill level required.

The information provides an indication as to the extent to which the implementation of the proposed project could influence the growth and demand for new skilled labourers. The information also provides a contextual background as to the opportunity to develop skills in the provincial economy.

6 Formal Jobs Created per Skill Level

6.1 Construction Phase Skills Demand

TOTAL estimated **CAPEX** of the project **203.45** million



Skilled Jobs	111 jobs
Semi-Skilled Jobs	297 jobs
Low-Skilled Jobs	116 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	65	13	33	111
Semi-Skilled Jobs	231	23	43	297
Low-Skild Jobs	74	13	29	116
Estimated Number of New Employment Opportunities	**370**	**49**	**105**	**524**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.

6.2 Operational Phase Skills Demand

TOTAL estimated **OPEX** of the project **93.56** million



Skilled Jobs	#N/A
Semi-Skilled Jobs	119 jobs
Low-Skilled Jobs	#N/A

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	75	4	19	98
Semi-Skilled Jobs	90	5	24	119
Low-Skild Jobs	35	2	16	53
Estimated Number of New Employment Opportunities	**200**	**11**	**59**	**270**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.



Chapter 7
Impact on Compensation

This section of the report focuses on providing an overview of the impact on employee compensation for potentially new formally employed persons during the construction and operational phases of the proposed project. The purpose of the section is to identify the additional compensation that could be generated as a result of additional employment.

7 Impact on Compensation

7.1 Construction Phase Impact on Compensation

TOTAL estimated **CAPEX** of the project **203.45** million

Skilled Jobs Total Compensation	19 074 277
Semi-Skilled Jobs Total Compensation	26 994 772
Low-Skilled Jobs Total Compensation	21 105 103

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	10 066 494	2 455 408	6 552 375	19 074 277
Semi-Skilled Jobs	18 998 077	2 601 224	5 395 471	26 994 772
Low-Skild Jobs	14 765 798	2 029 025	4 310 280	21 105 103
Estimated Number of New Employment Opportunities	**43 830 369**	**7 085 657**	**16 258 126**	**67 174 152**
Average Annual Compensation per Job Created	118 460	144 605	154 839	128 195

7.2 Operational Phase Impact on Compensation

TOTAL estimated **OPEX** of the project **93.56** million

Skilled Jobs Total Annual Compensation	15 212 791
Semi-Skilled Jobs Total Annual Compensation	12 053 251
Low-Skilled Jobs Total Annual Compensation	8 615 002

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	10 775 401	737 624	3 699 766	15 212 791
Semi-Skilled Jobs	8 401 768	604 958	3 046 525	12 053 251
Low-Skild Jobs	5 765 694	415 530	2 433 778	8 615 002
Estimated Number of New Employment Opportunities	**24 942 863**	**1 758 112**	**9 180 069**	**35 881 044**
Average Annual Compensation per Job Created	124 714	159 828	155 594	132 893

Chapter 8
Impact on Social Facilities

This section of the report focuses on providing an overview of the impact on social amenities as a result of the growth of new employment in the provincial economy due to the construction and operation of the proposed project. The purpose of the section is to illustrate the range of social amentities that could be required should the added employment generated within the provincial economy become a reality.

8 Impact on Social Facilities

8.1 Operational Phase Impact on Social Facilities

Primary Category	Secondary Category	Additional Amenities
Health and Emergency Services	Tertiary Hospital	0
	Regional Hospital	0
	District Hospital	0
	Community Health Centre	0
	Primary Health Clinic	0
	Small- to Medium-Sized Clinic	0
	Large Clinic	0
	Extra Large Clinic	0
	Fire Station	0
	Police Station	0
Social and Cultural Services	Performing Arts Centre	0
	Museum	0
	Local Library	0
	Regional Library	0
Civic Services	Civic Centre	0
	Major Public Event Venue	0
	Home Affairs Office	0
	Regional Home Affairs Office	0
	District Office	0
	Permanent Service Point	0
	Thusong Service Centre	0
Social Services	Community Hall	0
	ICT Access Point	0
	Post Office / Agency and Post Boxes	0
	Large Cemetery	0
	Medium Cemetery	0
	Small Cemetery	0
	Very Small Cemetery	0
	Local Market	0
	Place of Worship	0

Primary Category	Secondary Category	Additional Amenities
Education Services	University	0
	Colleges	0
	Secondary School	0
	Primary School	0
	Grade R ECD	1
	Creche ECD	1
	Resource Hub and Xare Centre ECD	0
Parks and Recreation Services	Small Park	0
	Large Park	0
	Community Parks	0
	Neighbourhood Sports Fields	0
	Community / Sub-District Sports Field	0
	District / Sub-Regional Sports Field	0
	Metro / Regional Sports Field	0
	Multi-Purpose Sports Halls	0
	Swimming Pools	0
	Sports Complexes	0
	Sports Stadiums	0
	Regional Sports Arenas	0
	Interntional Sports Complex	0

Primary Category	Additional Amenities
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	0
Education Services	2
Parks and Recreation Services	0
Total	**2**

Chapter 9
Impact on Taxation

This section of the report focuses on providing an overview of the possible taxation and related impacts that could arise during the construction and operational phase of the proposed project. The purpose of the analysis is to estimate the impact, be it direct, indirect or induced, that the construction and operation of the proposed project could have on the provincial economy.

The data provides an informative basis from which to consider the range of tax related revenue that could be generated throughout the provincial economy and as a result of the value chain of the proposed project. Tax related revenue could include taxation of production, products, corporate taxes and personal income taxes.

9 Impact on Taxation

9.1 Construction Phase Impact on Taxation

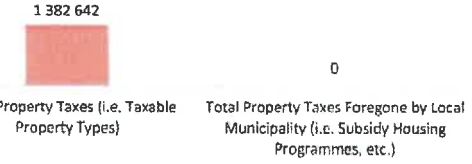
Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	6 679 514	1 080 200	1 519 408	9 279 122
Custom Duties	914 187	50 946	104 433	1 069 566
Excise Levies	19 439	9 052	74 253	102 744
Fuel Levies	2 253 484	408 556	461 914	3 123 954
Other Taxes	1 192 041	234 775	326 904	1 753 720
Taxes on Production	1 746 358	681 912	1 068 026	3 496 296
Corporate Taxes	14 554 536	1 297 981	2 435 171	18 287 688
Personal Income Tax	11 166 377	2 235 086	4 167 619	17 569 082
Total Impact	38 525 936	5 998 508	10 157 728	54 682 172

9.2 Operational Phase Impact on Taxation

Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	1 514 014	191 268	857 926	2 563 208
Custom Duties	31 335	9 416	58 968	99 719
Excise Levies	15 194	2 300	41 927	59 421
Fuel Levies	409 291	85 170	260 817	755 278
Other Taxes	349 055	40 976	184 585	574 616
Taxes on Production	1 609 315	164 346	603 055	2 376 716
Corporate Taxes	1 498 347	225 919	1 375 007	3 099 273
Personal Income Tax	7 031 719	516 667	2 353 225	9 901 611
Total Impact	12 458 270	1 236 062	5 735 510	19 429 842

9.3 Operational Phase Property Taxation

Property Taxation	Total Annual Property Taxes
Total Property Taxes (i.e. Taxable Property Types)	1 382 642
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0



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Chapter 10
Sector Profiling

This section of the report focuses on the value chain reaction created within the sectoral profile (50 sub-sectors) of the provincial economy by the construction and operational impact of the proposed mixed-use project.

Ultimately, the profile provides an overview as to where within the provincial economy construction and operational phase impacts will generate added GDP and employment. The data is used to illustrate the value chain impact that the proposed project could have on the economy and where in the economy changes and benefits can be expected.

10 Sector Profiling

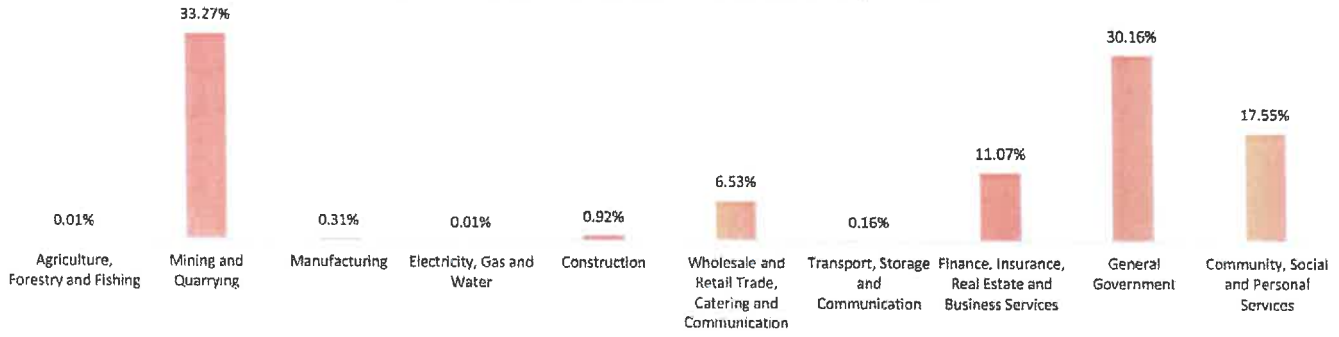
10.1 Construction Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 866 727 857	0.01%
Cape Winelands Regional Economy	84 321 214 000	175 315 857	84 496 529 857	0.21%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 555 817 857	0.85%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	51 874 749	6	Coal	6 189 611
2	Metals	42 174 874	7	Gold	5 828 435
3	Education (Private)	22 155 025	8	Health and social work (Private)	4 315 310
4	Professional business services	16 276 237	9	Other community, social and personal services	3 720 281
5	Wholesale and retail trade	8 333 484	10	Other mining and quarrying	3 044 211

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



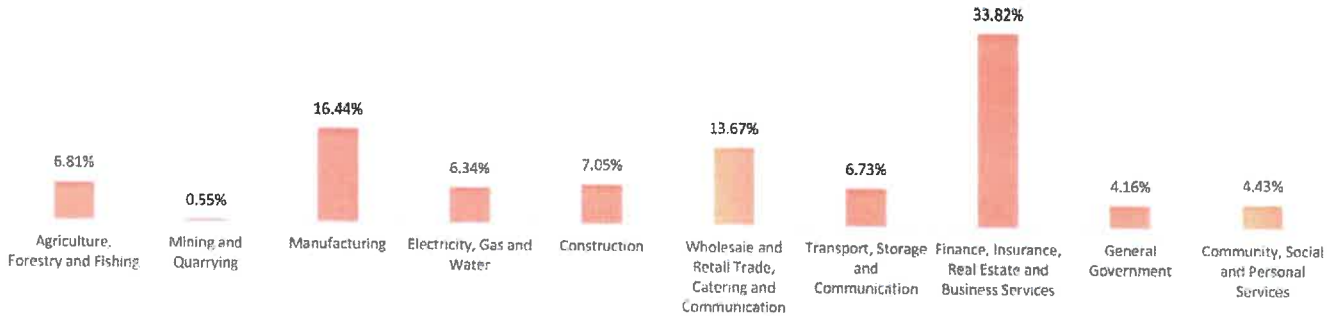
10.2 Operational Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 790 629 586	0.01%
Cape Winelands Regional Economy	84 321 214 000	99 217 586	84 420 431 586	0.12%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 479 719 586	0.48%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	20 262 958	6	Business activities n.e.c.	6 067 912
2	Wholesale and retail trade	11 168 929	7	Transport and storage	5 925 724
3	Professional business services	7 222 460	8	Electricity and gas	5 904 820
4	Construction	6 991 809	9	National and Provincial government	4 128 775
5	Agriculture	6 082 489	10	Beverages and tobacco	2 771 926

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector

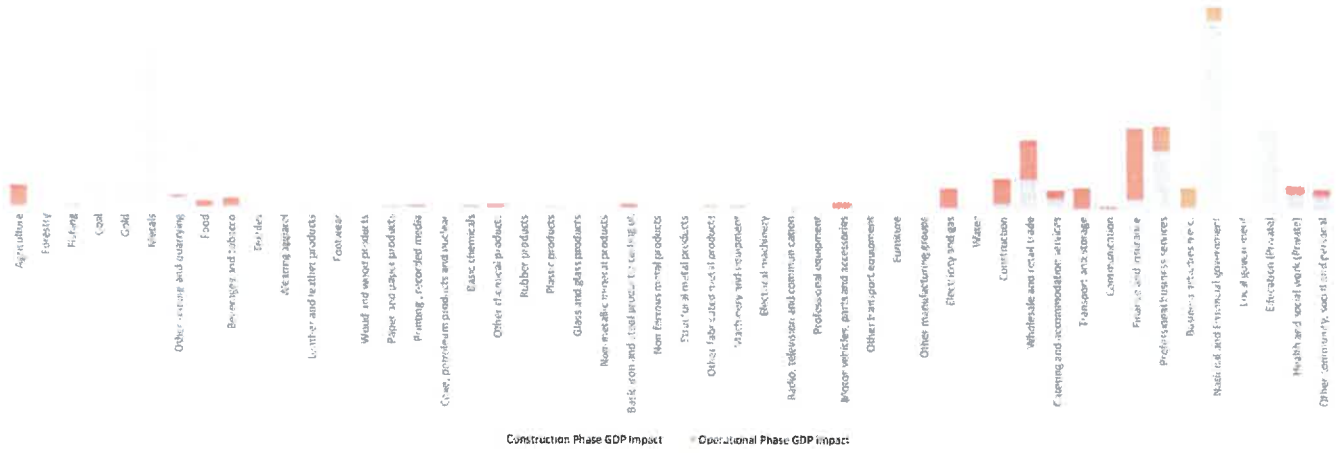


10.3 Detailed Added GDP Breakdown

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Agriculture	22 522 083 000	24 390	6 082 489	
Forestry	575 365 000	0	25 119	
Fishing	14 365 971 000	556	646 137	
Coal	0	6 189 611	0	
Gold	0	5 828 435	0	
Metals	162 378 000	42 174 874	23 345	
Other mining and quarrying	3 292 175 000	3 044 211	521 805	
Food	30 995 475 000	20 939	1 970 144	
Beverages and tobacco	22 143 021 000	28 254	2 771 526	
Textiles	3 603 622 000	3 682	153 822	
Wearing apparel	4 941 307 000	12 871	369 778	
Leather and leather products	363 383 000	825	46 114	
Footwear	495 566 000	36 581	79 042	
Wood and wood products	2 800 914 000	1 849	22 769	
Paper and paper products	8 730 823 000	20 847	549 343	
Printing , recorded media	11 464 457 000	83 357	817 486	
Coke, petroleum products and nuclear fuel	18 806 712 000	7 114	354 271	
Basic chemicals	5 128 976 000	9 098	718 792	
Other chemical products	9 449 321 000	62 424	1 130 577	
Rubber products	934 989 000	10 935	99 190	
Plastic products	5 446 268 000	18 644	473 660	
Glass and glass products	995 868 000	1 039	324	
Non-metallic mineral products	3 374 224 000	26 455	298 005	
Basic iron and steel products; casting of metal	2 694 565 000	383	1 359 109	
Non-ferrous metal products	2 265 260 000	100	62 539	
Structural metal products	2 700 220 000	16 200	173 303	
Other fabricated metal products	6 340 519 000	1 928	1 079 170	
Machinery and equipment	13 013 007 000	17 128	986 745	
Electrical machinery	3 004 959 000	591	11 970	
Radio, television and communication apparatus	467 769 000	4 099	123 611	
Professional equipment	1 394 954 000	70 180	167 922	
Motor vehicles, parts and accessories	9 718 287 000	2 138	1 756 176	
Other transport equipment	3 592 352 000	4 972	365 556	
Furniture	1 275 043 000	67 986	229 768	
Other manufacturing groups	19 696 777 000	519	139 746	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	25 044 354 000	4 137	5 904 820	
Water	5 576 456 000	13 345	388 388	
Construction	44 914 547 000	1 583 148	6 991 809	
Wholesale and retail trade	187 123 870 000	8 333 484	11 168 929	
Catering and accommodation services	16 154 835 000	2 896 174	2 399 024	
Transport and storage	67 739 522 000	97 858	5 925 724	
Communication	36 090 722 000	178 287	755 980	
Finance and insurance	93 707 260 000	2 635 737	20 262 958	
Professional business services	273 289 664 000	16 276 237	7 222 460	
Business activities n.e.c.	40 586 807 000	135 989	6 067 912	
National and Provincial government	88 609 414 000	51 874 749	4 128 775	
Local government	44 231 750 000	3 088	0	
Education (Private)	68 570 162 000	22 155 025	234 719	
Health and social work (Private)	49 364 548 000	4 315 310	2 162 905	
Other community, social and personal services	30 930 891 000	3 720 281	1 993 828	
Total	**1 308 691 412 000**	**172 016 064**	**99 217 586**	

Detailed Distribution of Economic Impacts per Economic Sector

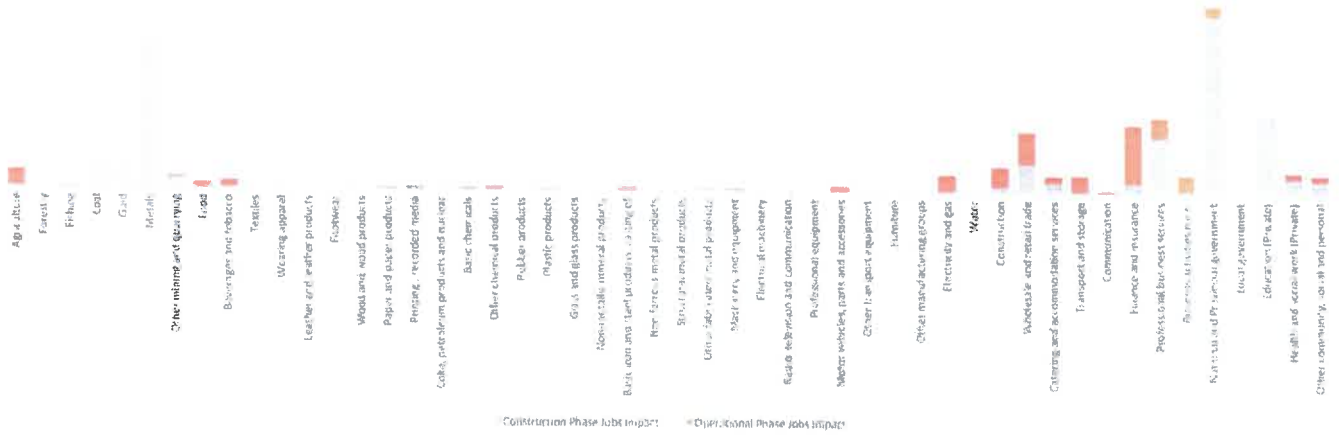


10.4 Detailed Added Jobs Breakdown

Economic Sector	Actual Sector Jobs	Construction Phase Jobs Impact	Operational Phase Jobs Impact	Distribution (Operational
Agriculture	195 143	0	20	
Forestry	11 155	0	0	
Fishing	64 007	0	2	
Coal	0	24	0	
Gold	0	23	0	
Metals	48	164	0	
Other mining and quarrying	2 061	12	2	
Food	74 806	0	7	
Beverages and tobacco	17 511	0	9	
Textiles	12 363	0	1	
Wearing apparel	18 375	0	1	
Leather and leather products	1 405	0	0	
Footwear	2 880	0	0	
Wood and wood products	13 136	0	0	
Paper and paper products	9 052	0	2	
Printing , recorded media	25 772	0	3	
Coke, petroleum products and nuclear fuel	6 199	0	1	
Basic chemicals	5 745	0	2	
Other chemical products	15 462	0	4	
Rubber products	2 719	0	0	
Plastic products	22 111	0	2	
Glass and glass products	3 691	0	0	
Non-metallic mineral products	10 219	0	1	
Basic iron and steel products; casting of metal	4 605	0	5	
Non-ferrous metal products	1 456	0	0	
Structural metal products	10 259	0	1	
Other fabricated metal products	19 883	0	4	
Machinery and equipment	36 391	0	3	
Electrical machinery	12 319	0	0	
Radio, television and communication apparatus	2 178	0	0	
Professional equipment	4 576	0	1	
Motor vehicles, parts and accessories	25 946	0	6	
Other transport equipment	8 535	0	1	
Furniture	7 842	0	1	
Other manufacturing groups	14 310	0	0	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	10 919	0	20	
Water	3 013	0	1	
Construction	213 755	6	24	
Wholesale and retail trade	739 147	32	38	
Catering and accommodation services	106 612	11	8	
Transport and storage	129 691	0	20	
Communication	30 123	1	3	
Finance and insurance	122 653	10	68	
Professional business services	319 157	63	24	
Business activities n.e.c.	363 028	1	20	
National and Provincial government	156 546	202	14	
Local government	105 446	0	0	
Education (Private)	247 752	86	1	
Health and social work (Private)	176 278	17	7	
Other community, social and personal services	378 696	14	7	
Total	**3 764 976**	**670**	**334**	

Distribution of Economic Impacts per Economic Sector



Fiscal and socio-economic impact model developed by DEMACON Market Studies.

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ANNEXURE C: DEVELOPMENT ALTERNATIVE 3 SOCIO-ECONOMIC AND FISCAL IMPACT REPORT

Prepared For:
UNiQON

March 2025

Lyndoch Mixed Use Development - Alternative 3

Development Framework Fiscal and Socio-Economic Impact Model

DEMACON LEADERS IN ECONOMIC & REAL ESTATE MARKET INSIGHT

Market Studies
Retail Studies | Centre Repositioning | Consumer Surveys

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Mixed Use Developments | Inclusionary Housing Projects | Economic Impact Assessments

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Incorporating GIS Technology for Advanced Geo-Spatial Analysis

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Index and Glossary

Direct Impacts	Those economic effects caused by the new investment or proposed project
Indirect Impacts	Occurs to industries in the backward linked industries that supply goods and services to the proposed project. Economic activity triggered by the purchases made as a result of the initial round of project expenditure
Induced Impacts	Result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economy
Construction Phase	Focuses on the period during which the proposed project is constructed
Operational Phase	Focuses on the period after construction has completed and operations are started
Capital Investment	The investment by public and private sector stakeholders in land, infrastructure, top structures and other items required to undertake and complete the construction of a project
Annual Turn Over	Estimated annual turn over expected by the project due to normal day to day operations
Gross Domestic Product	Gross domestic product (GDP) at market prices (value added originating) is the value that the production processes and services rendered in the economy adds to the value of goods sold or services delivered (Gross domestic product (GDP) at market prices = Gross value added at basic prices + Net indirect taxes on products (by government))
Formal Employment	Employment figures indicate the number of paid employees and include casual, seasonal and informal workers. Employment consists of three main categories, namely skilled, semi-skilled, low skilled and informal labour
Informal Employment	Number of paid employees that are employed by informal buisnesses - informal businesses are businesses not registered as a formal enterprise
Compensation	The compensation of employees is equal to the income received by employees, i.e. wages and salaries
SMME	Small, Medium and Micro Enterprises

Taxes on Products	Indirect taxes on products include all indirect taxes levied by the government on products. These taxes include the following: Value added tax (VAT) and customs and excise duties
Taxes on Production	Taxes on production are the value of all the money paid by producers to the government, in respect to taxes on their production
Corporate Taxes	Corporate taxes
Personal Taxes	Personal taxes include UIF and PAYE

Chapter 1
Project Information

The following section of the report is focused on providing an overview of the project modeled by the fiscal and socio-economic impact model. The purpose of the section is to introduce the project, highlight the broad land uses of the project, identify capital investment and operational expenditure frameworks and timeframes, and to highlight the intended target market.

1 Project Information

1.1 Project Description

Project Name: Lyndoch Mixed Use Development - Alternative 3

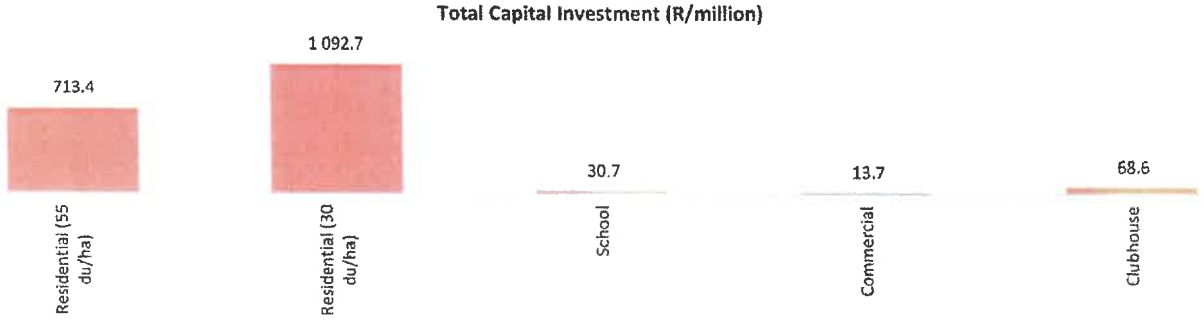
Project Description: Review of impacts that could arise as a result of the implmentation of the project

1.2 Land Use and Bulk Overview

Land Use Description	Number of Units / Keys / Seats	Bulk m²	% Contribution
Residential (55 du/ha)	539	26 950	35.1%
Residential (30 du/ha)	516	41 280	53.8%
School	250	2 500	3.3%
Commercial		1 000	1.3%
Clubhouse		5 000	6.5%
Total		**76 730**	

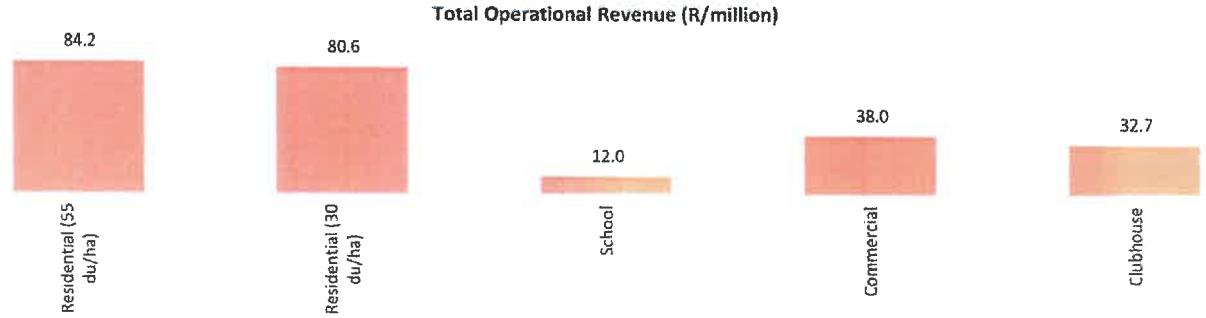
1.3 Capital Investment Overview

Land Use Description	Buildings	Infrastructure, Land & Furniture, Fittings & Fixtures	Total Capital Investment	% Contribution
Residential (55 du/ha)	620 308 150	93 046 223	713 354 373	37.2%
Residential (30 du/ha)	950 141 760	142 521 264	1 092 663 024	56.9%
School	26 670 000	4 000 500	30 670 500	1.6%
Commercial	11 929 000	1 789 350	13 718 350	0.7%
Clubhouse	59 645 000	8 946 750	68 591 750	3.6%
Total	**1 668 693 910**	**250 304 087**	**1 918 997 997**	



1.4 Operational Revenue Overview

Land Use Description	Total Operational Revenue	% Contribution
Residential (55 du/ha)	84 211 204	4.4%
Residential (30 du/ha)	80 617 776	4.2%
School	12 000 000	0.6%
Commercial	38 000 000	2.0%
Clubhouse	32 685 000	1.7%
Total	**247 513 980**	



Chapter 2
Synopsis

This section of the report focuses on providing a concise and digestable overview of the outcomes of the socio-economic impact model. The purpose is to highlight key outcomes and considerations from the impact analysis. The Section also serves as an introduction to the remainder of the report which, from Secion 2 onwards, provide detailed information regarding every impact modeled.

2 Synopsis

2.1 Impact Outcome Synopsis

2.1.1 Total Estimated Capital Investment (CAPEX and Operational Revenue (OPEX)

The total estimted capital investment of the Lyndoch Mixed Use Development - Alternative 3 (Net Present Value for the current year) is R1.92 billion - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services.

The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R247.51 million.

2.1.2 Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R4.21 billion in additional business sales, R1.79 billion in additional GDP (contributes +1.79% to the provincial economy) and approximately 6 317 once-off jobs (formal and informal) throughout the Western Cape provincial economy.

An estimated 15 additional formal small, medium and micro-enterprise opportunities could be created. Black-owned SMMEs would potentially represent 80% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment during the construction phase represents 4 944 jobs (total direct, indirect and induced). Approximately 21.3% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.76% semi-skilled labourers and 21.95% low-skilled labourers.

Additional compensation paid to employees during the construction phase is estimated to be approximately R633.61 million.

It is estimated that approximately R515.78 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

2.1.3 Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R452.9 million in additional business sales, R254.24 million in additional GDP (contributes +0.25% to the provincial economy) and approximately 630 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

No additional SMME opportunities or business expansion will be created during the construction phase of the project.

Formal employment opportunities created throughout the lifetime of the project represents 527 jobs (total direct, indirect and induced). Approximately 36.05% of formal employment opportunities are expected to be filled by skilled labourers compared to 43.83% semi-skilled labourers and 20.11% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R77.97 million.

It is estimated that approximately R51.32 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 47.07% to all taxes collected economywide.

2.1.4 Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods.

The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

2.2 Construction Phase Economic Impacts

Construction Phase CAPEX
1 918 997 997

Additional Business Sales → **4 205 058 063**

Additional GDP → **1 794 921 956**

Additional Employment (Formal and Informal) → **6 317**

2.3 Operational Phase Economic Impacts

Operational Phase OPEX
247 513 980

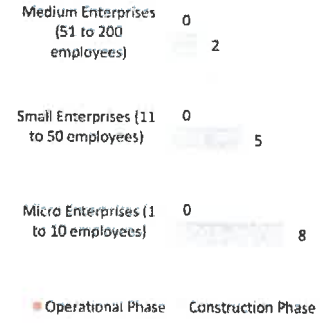
Additional Business Sales → **452 904 696**

Additional GDP → **254 243 938**

Additional Employment (Formal and Informal) → **630**

2.4 SMME Opportunities

Enterprise Type	Construction Phase	Operational Phase
Micro Enterprises (1 to 10 employees)	8	0
Small Enterprises (11 to 50 employees)	5	0
Medium Enterprises (51 to 200 employees)	2	0
Estimated Number of New Enterprise Opportunities	15	0
Estimated Number of New Black Owned SMME Opportunities	12	0
	80.0%	**0.0%**
	of new business opportunities could be black owned	of new business opportunities could be black owned



2.5 Formal Jobs Created by Skill Level - Construction Phase Economic Impacts

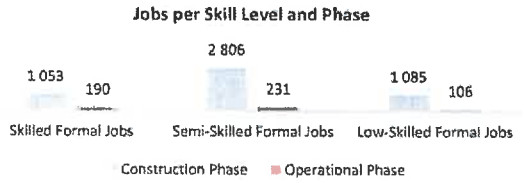
Construction Phase CAPEX
1 918 997 997

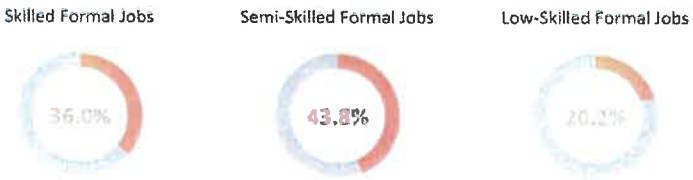
Skilled Formal Jobs	1 053
Semi-Skilled Formal Jobs	2 806
Low-Skilled Formal Jobs	1 085

2.6 Formal Jobs Created by Skill Level - Operational Phase Economic Impacts

Operational Phase OPEX
247 513 980

Skilled Formal Jobs	190
Semi-Skilled Formal Jobs	231
Low-Skilled Formal Jobs	106





2.7 Impact on Compensation of Formal Jobs per Skill Level

Job Typer per Skill Level	Construction Phase	Operational Phase
Skilled Formal Jobs	179 915 556	33 543 298
Semi-Skilled Formal Jobs	254 624 553	26 620 122
Low-Skilled Formal Jobs	199 071 037	17 806 545
Total	633 611 146	77 969 965

Average Annual Compensation per Formal Job Created

128 160 147 986



2.8 Additional Social Facilities Required

Social Facility Type (Main Category)	Additional Facilities Required (Sustained)
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	3
Education Services	7
Parks and Recreation Services	2
Total	**12**

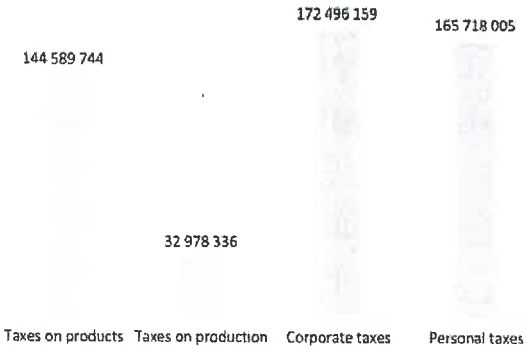


2.9 Additional Taxes Generated

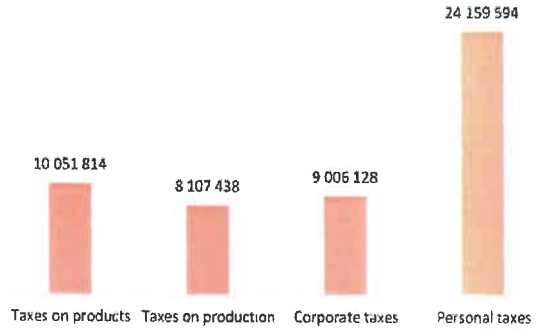
Taxation Type	Construction Phase	Operational Phase
Taxes on products	144 589 744	10 051 814
Taxes on production	32 978 336	8 107 438
Corporate taxes	172 496 159	9 006 128
Personal taxes	165 718 005	24 159 594
Total Tax Impact	515 782 244	51 324 973

Property Taxation	Property Rates per Annum
Total Property Taxes (i.e. Taxable Property Types)	9 586 344
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0
Total	9 586 344

Construction Phase



Operational Phase



2.10 Sector Profiling

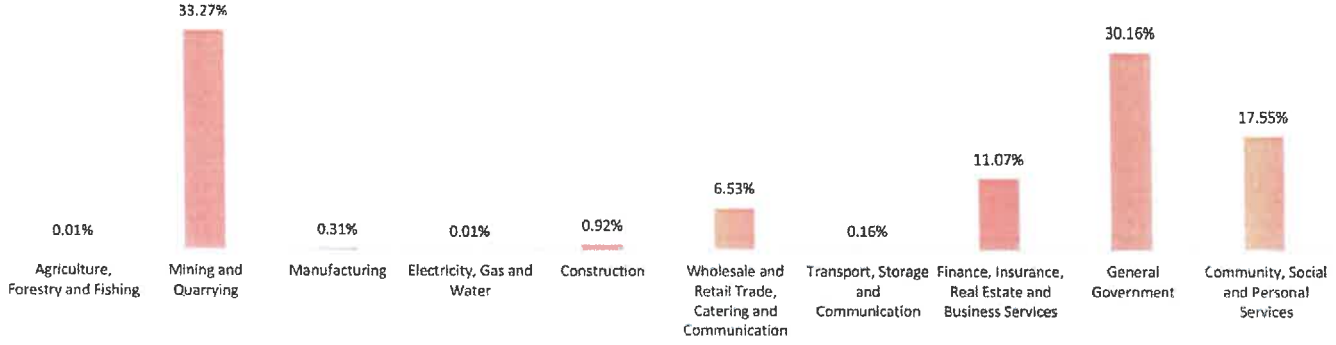
Impact on GDP during the Construction Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000	1 653 643 219	1 310 345 055 219	0.13%
Cape Winelands Regional Economy	84 321 214 000		85 974 857 219	1.92%
Stellenbosch Sub-Regional Economy	20 380 502 000		22 034 145 219	7.50%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	489 301 588	6	Coal	58 382 669
2	Metals	397 808 818	7	Gold	54 975 931
3	Education (Private)	208 974 287	8	Health and social work (Private)	40 703 579
4	Professional business services	153 523 414	9	Other community, social and personal services	35 091 049
5	Wholesale and retail trade	78 604 463	10	Other mining and quarrying	28 714 111

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



Impact on GDP during the Operational Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 935 831 878	0.02%
Cape Winelands Regional Economy	84 321 214 000	244 419 878	84 565 633 878	0.29%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 624 921 878	1.19%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	49 917 258	6	Business activities n.e.c.	14 948 141
2	Wholesale and retail trade	27 514 360	7	Transport and storage	14 597 862
3	Professional business services	17 792 338	8	Electricity and gas	14 546 366
4	Construction	17 224 135	9	National and Provincial government	10 171 126
5	Agriculture	14 984 050	10	Beverages and tobacco	6 827 580

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



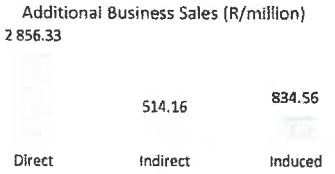
Chapter 3
Construction Phase Economic Impacts

This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the construction phase of the proposed project. Impacts generated during this phase are not sustained impacts because the construction phase of a project only lasts up until the necessary land improvements, buildings, bulk infrastructure, other infrastructure, fittings and furnishings and operational machinery etc. have been constructed and completed.

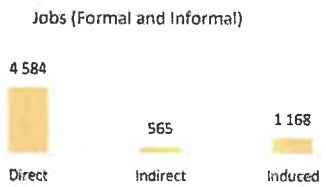
3 Construction Phase Economic Impacts

TOTAL estimated **CAPEX** of the project **1.92** billion

Additional Business Sales (Unsustained)	4.21 billion
Additional GDP - Market Prices (Unsustained)	1.79 billion
Additional Jobs - Formal & Informal (Unsustained)	6 317 jobs

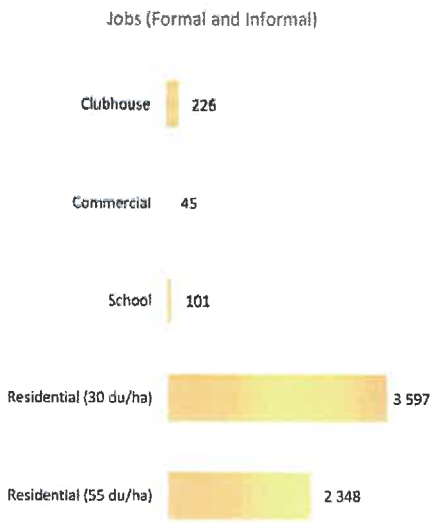












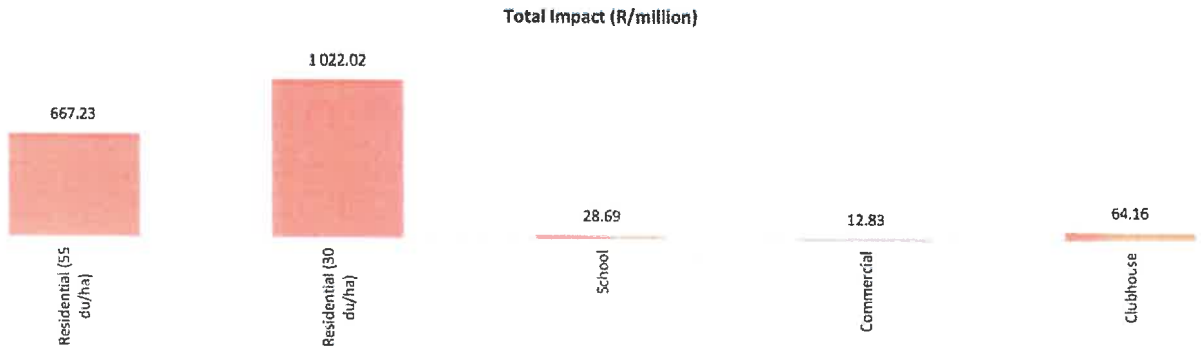
3.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	1 061 791 066	191 131 888	310 234 778	1 563 157 732
Residential (30 du/ha)	1 626 372 364	292 761 570	475 194 495	2 394 328 429
School	45 651 452	8 217 670	13 338 470	67 207 591
Commercial	20 419 054	3 675 612	5 966 052	30 060 718
Clubhouse	102 095 270	18 378 062	29 830 260	150 303 592
Total	**2 856 329 207**	**514 164 801**	**834 564 055**	**4 205 058 063**



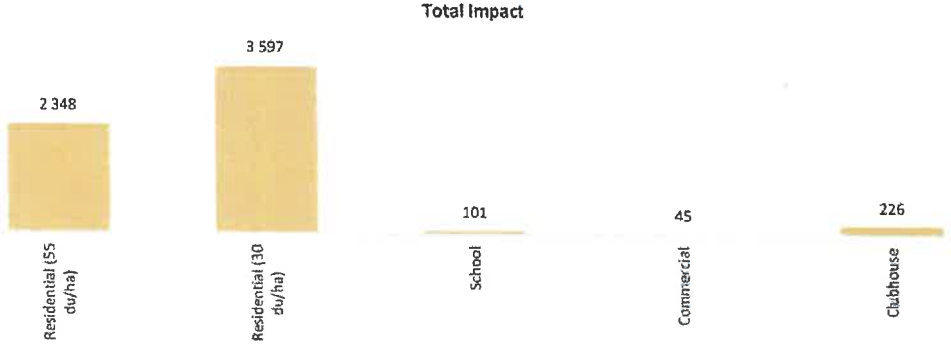
3.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	427 109 688	85 060 734	155 060 825	667 231 247
Residential (30 du/ha)	654 214 766	130 289 688	237 510 606	1 022 015 060
School	18 363 479	3 657 166	6 666 803	28 687 447
Commercial	8 213 646	1 635 783	2 981 938	12 831 367
Clubhouse	41 068 229	8 178 915	14 909 691	64 156 835
Total	**1 148 969 808**	**228 822 285**	**417 129 863**	**1 794 921 956**



3.2 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	1 704	210	434	2 348
Residential (30 du/ha)	2 610	322	665	3 597
School	73	9	19	101
Commercial	33	4	8	45
Clubhouse	164	20	42	226
Total	**4 584**	**565**	**1 168**	**6 317**



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	4 944
Total Number of Informal Jobs Created	1 373



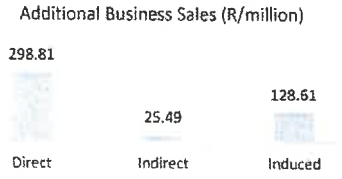
Chapter 4
Operational Phase Economic Impacts

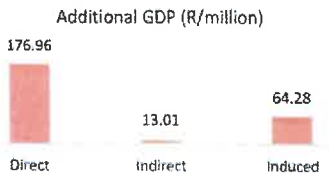
This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the operational phase of the proposed project. Impacts generated during this phase are sustained impacts meaning, impacts generated are sustained for the duration of the the project lifecycle given that annual turn over remains constant.

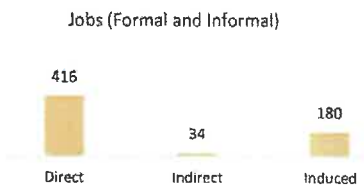
4 Operational Phase Economic Impacts

TOTAL estimated **OPEX** of the project **247.51** million

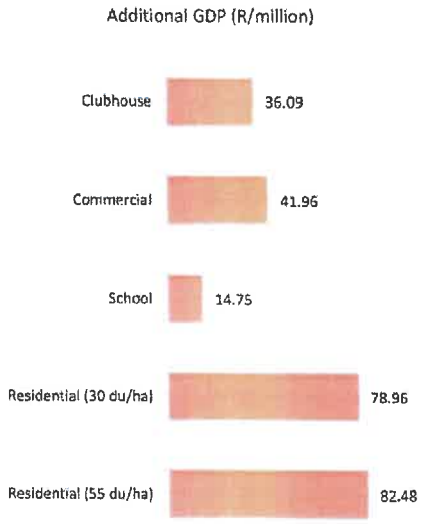
Additional Business Sales (Unsustained)	452.9 million
Additional GDP - Market Prices (Unsustained)	254.24 million
Additional Jobs - Formal & Informal (Unsustained)	630 jobs













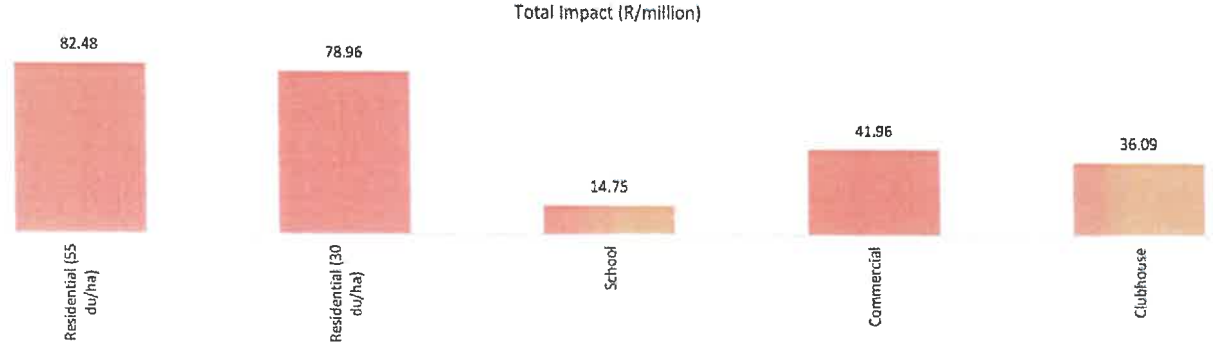
4.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	98 199 397	7 746 008	43 081 363	149 026 769
Residential (30 du/ha)	94 009 071	7 415 474	41 243 012	142 667 556
School	13 661 794	1 062 507	7 180 479	21 904 780
Commercial	49 962 546	4 981 965	19 945 670	74 890 181
Clubhouse	42 974 364	4 285 146	17 155 901	64 415 410
Total	**298 807 172**	**25 491 099**	**128 606 424**	**452 904 696**



4.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	56 940 790	4 010 374	21 532 827	82 483 991
Residential (30 du/ha)	54 511 035	3 839 245	20 613 986	78 964 266
School	10 636 881	520 549	3 588 930	14 746 360
Commercial	29 497 890	2 491 944	9 969 198	41 959 033
Clubhouse	25 372 067	2 143 399	8 574 822	36 090 289
Total	**176 958 664**	**13 005 511**	**64 279 764**	**254 243 938**



4.3 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (55 du/ha)	86	11	60	158
Residential (30 du/ha)	83	11	58	151
School	40	1	10	51
Commercial	111	6	28	145
Clubhouse	96	5	24	125
Total	**416**	**34**	**180**	**630**



Distribution between the Formal and Informal Economy

Total Number of Formal Jobs Created	527
Total Number of Informal Jobs Created	103





Chapter 5
Estimated Number of Formal SMME Opportunities

This section of the report is focused on providing an overview of potential number of new small, medium or micro enterprises that could become operational as a result of the added GDP generated during the construction and operational phases. The impact considers the current impact (includes an historic perspective) that changes in the GDP of the regional economy has had on the number of SMME's operational and formally registered with SARS. The section thus estimates the number of potential new SMME's that could be established due to changes in the provincial economy's GDP and the segment that could potentially be black owned.

5 Estimated Number of Formal SMME Opportunities

5.1 Construction Phase Enterprise Opportunities

TOTAL estimated **CAPEX** of the project **1.92** billion

Micro Enterprises (1 to 10 employees)	8 enterprises
Small Enterprises (11 to 50 employees)	5 enterprises
Medium Enterprises (51 to 200 employees)	2 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	5	1	2	8
Small Enterprise Opportunities	3	0	2	5
Medium Enterprise Opportunities	2	0	0	2
Estimated Number of New Enterprise Opportunities	**10**	**1**	**4**	**15**
Estimated Number of New Black Owned Entrprise Opportunities				**12**

Calculations indicate that the total estimated GDP impact of the construction phase could create 15 new SMME enterprise opportunities. Approximately 80% of opportunities could be black owned.

5.1 Operational Phase Enterprise Opportunities

TOTAL estimated **OPEX** of the project **247.51** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

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Chapter 6
Formal Jobs Created per Skill Level

This section of the report focuses on providing an overview of the impact on formal job creation per skill level during the construction and operational phases of the proposed project. The purpose of the section is to estimate the potential number of new jobs created throughout the provincial economy and the distribution of those jobs per skill level required.

The information provides an indication as to the extent to which the implementation of the proposed project could influence the growth and demand for new skilled labourers. The information also provides a contextual background as to the opportunity to develop skills in the provincial economy.

6 Formal Jobs Created per Skill Level

6.1 Construction Phase Skills Demand

TOTAL estimated **CAPEX** of the project **1.92** billion



Skilled Jobs	1 053 jobs
Semi-Skilled Jobs	2 806 jobs
Low-Skilled Jobs	1 085 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	615	126	312	1 053
Semi-Skilled Jobs	2 183	219	404	2 806
Low-Skild Jobs	695	118	272	1 085
Estimated Number of New Employment Opportunities	**3 493**	**463**	**988**	**4 944**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.

6.2 Operational Phase Skills Demand

TOTAL estimated **OPEX** of the project **247.51** million



Skilled Jobs	189 jobs
Semi-Skilled Jobs	230 jobs
Low-Skilled Jobs	107 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	131	10	48	189
Semi-Skilled Jobs	155	13	62	230
Low-Skild Jobs	59	6	42	107
Estimated Number of New Employment Opportunities	**345**	**29**	**152**	**526**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.

Chapter 7
Impact on Compensation

This section of the report focuses on providing an overview of the impact on employee compensation for potentially new formally employed persons during the construction and operational phases of the proposed project. The purpose of the section is to identify the additional compensation that could be generated as a result of additional employment.

7 Impact on Compensation

7.1 Construction Phase Impact on Compensation

TOTAL estimated **CAPEX** of the project **1.92** billion



Skilled Jobs Total Compensation	179 915 556
Semi-Skilled Jobs Total Compensation	254 624 553
Low-Skilled Jobs Total Compensation	199 071 038

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	94 950 849	23 160 309	61 804 398	179 915 556
Semi-Skilled Jobs	179 196 805	24 535 697	50 892 051	254 624 553
Low-Skild Jobs	139 276 401	19 138 502	40 656 135	199 071 038
Estimated Number of New Employment Opportunities	**413 424 055**	**66 834 508**	**153 352 584**	**633 611 147**
Average Annual Compensation per Job Created	118 358	144 351	155 215	128 158

7.2 Operational Phase Impact on Compensation

TOTAL estimated **OPEX** of the project **247.51** million



Skilled Jobs Total Annual Compensation	33 543 298
Semi-Skilled Jobs Total Annual Compensation	26 620 121
Low-Skilled Jobs Total Annual Compensation	17 806 544

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	22 184 824	1 834 409	9 524 065	33 543 298
Semi-Skilled Jobs	17 317 429	1 460 221	7 842 471	26 620 121
Low-Skild Jobs	10 524 384	1 017 045	6 265 115	17 806 544
Estimated Number of New Employment Opportunities	**50 026 637**	**4 311 675**	**23 631 651**	**77 969 963**
Average Annual Compensation per Job Created	145 005	148 678	155 471	148 232

Chapter 8
Impact on Social Facilities

This section of the report focuses on providing an overview of the impact on social amenities as a result of the growth of new employment in the provincial economy due to the construction and operation of the proposed project. The purpose of the section is to illustrate the range of social amentities that could be required should the added employment generated within the provincial economy become a reality.

8 Impact on Social Facilities

8.1 Operational Phase Impact on Social Facilities

Primary Category	Secondary Category	Additional Amenities
Health and Emergency Services	Tertiary Hospital	0
	Regional Hospital	0
	District Hospital	0
	Community Health Centre	0
	Primary Health Clinic	0
	Small- to Medium-Sized Clinic	0
	Large Clinic	0
	Extra Large Clinic	0
	Fire Station	0
	Police Station	0
Social and Cultural Services	Performing Arts Centre	0
	Museum	0
	Local Library	0
	Regional Library	0
Civic Services	Civic Centre	0
	Major Public Event Venue	0
	Home Affairs Office	0
	Regional Home Affairs Office	0
	District Office	0
	Permanent Service Point	0
	Thusong Service Centre	0
Social Services	Community Hall	0
	ICT Access Point	0
	Post Office / Agency and Post Boxes	0
	Large Cemetery	0
	Medium Cemetery	0
	Small Cemetery	0
	Very Small Cemetery	1
	Local Market	1
	Place of Worship	1
Education Services	University	0
	Colleges	0
	Secondary School	0
	Primary School	1
	Grade R ECD	4
	Creche ECD	2
	Resource Hub and Xare Centre ECD	0
Parks and Recreation Services	Small Park	1
	Large Park	0
	Community Parks	0
	Neighbourhood Sports Fields	1
	Community / Sub-District Sports Field	0
	District / Sub-Regional Sports Field	0
	Metro / Regional Sports Field	0
	Multi-Purpose Sports Halls	0
	Swimming Pools	0
	Sports Complexes	0
	Sports Stadiums	0
	Regional Sports Arenas	0
	Interntional Sports Complex	0

Primary Category	Additional Amenities
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	3
Education Services	7
Parks and Recreation Services	2
Total	**12**



Chapter 9
Impact on Taxation

This section of the report focuses on providing an overview of the possible taxation and related impacts that could arise during the construction and operational phase of the proposed project. The purpose of the analysis is to estimate the impact, be it direct, indirect or induced, that the construction and operation of the proposed project could have on the provincial economy.

The data provides an informative basis from which to consider the range of tax related revenue that could be generated throughout the provincial economy and as a result of the value chain of the proposed project. Tax related revenue could include taxation of production, products, corporate taxes and personal income taxes.

9 Impact on Taxation

9.1 Construction Phase Impact on Taxation

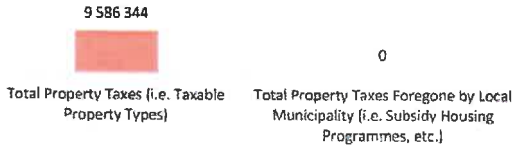
Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	63 003 615	10 188 846	14 331 611	87 524 072
Custom Duties	8 622 944	480 543	985 053	10 088 540
Excise Levies	183 355	85 385	700 380	969 120
Fuel Levies	21 255 686	3 853 650	4 356 941	29 466 277
Other Taxes	11 243 770	2 214 484	3 083 481	16 541 735
Taxes on Production	16 472 283	6 432 044	10 074 010	32 978 337
Corporate Taxes	137 283 701	12 243 035	22 969 423	172 496 159
Personal Income Tax	105 325 351	21 082 148	39 310 506	165 718 005
Total Impact	363 390 705	56 580 135	95 811 405	515 782 245

9.2 Operational Phase Impact on Taxation

Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	4 127 107	439 215	2 208 503	6 774 825
Custom Duties	66 732	21 859	151 797	240 388
Excise Levies	16 856	5 251	107 929	130 036
Fuel Levies	551 465	174 814	671 405	1 397 684
Other Taxes	940 375	93 342	475 165	1 508 882
Taxes on Production	6 186 543	368 489	1 552 406	8 107 438
Corporate Taxes	4 913 412	553 125	3 539 591	9 006 128
Personal Income Tax	16 882 021	1 219 819	6 057 754	24 159 594
Total Impact	33 684 511	2 875 914	14 764 550	51 324 975

9.3 Operational Phase Property Taxation

Property Taxation	Total Annual Property Taxes
Total Property Taxes (i.e. Taxable Property Types)	9 586 344
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0



Chapter 10
Sector Profiling

This section of the report focuses on the value chain reaction created within the sectoral profile (50 sub-sectors) of the provincial economy by the construction and operational impact of the proposed mixed-use project.

Ultimately, the profile provides an overview as to where within the provincial economy construction and operational phase impacts will generate added GDP and employment. The data is used to illustrate the value chain impact that the proposed project could have on the economy and where in the economy changes and benefits can be expected.

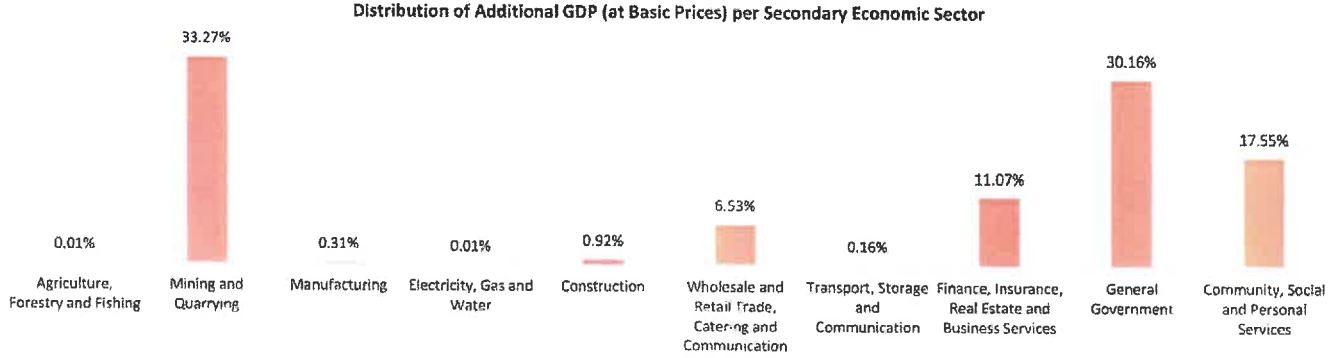
10 Sector Profiling

10.1 Construction Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000	1 653 643 219	1 310 345 055 219	0.13%
Cape Winelands Regional Economy	84 321 214 000		85 974 857 219	1.92%
Stellenbosch Sub-Regional Economy	20 380 502 000		22 034 145 219	7.50%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	489 301 588	6	Coal	58 382 669
2	Metals	397 808 818	7	Gold	54 975 931
3	Education (Private)	208 974 287	8	Health and social work (Private)	40 703 579
4	Professional business services	153 523 414	9	Other community, social and personal services	35 091 049
5	Wholesale and retail trade	78 604 463	10	Other mining and quarrying	28 714 111



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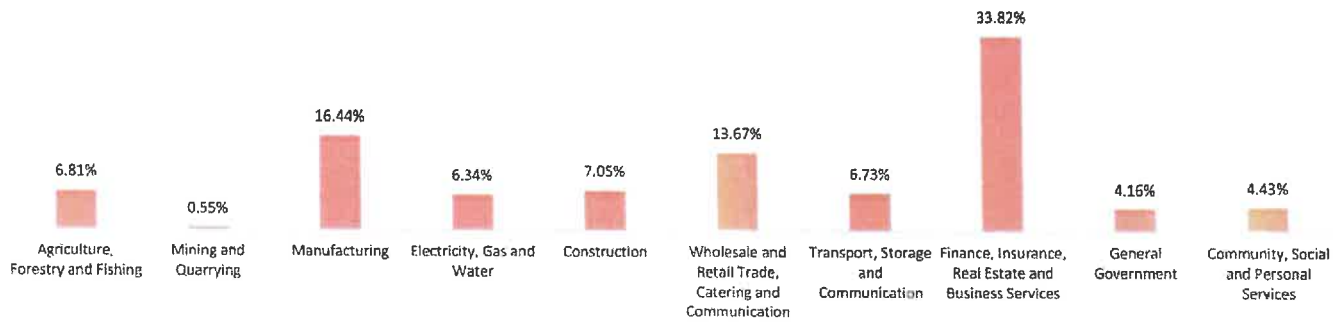
10.2 Operational Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 935 831 878	0.02%
Cape Winelands Regional Economy	84 321 214 000	244 419 878	84 565 633 878	0.29%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 624 921 878	1.19%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	49 917 258	6	Business activities n.e.c.	14 948 141
2	Wholesale and retail trade	27 514 360	7	Transport and storage	14 597 862
3	Professional business services	17 792 338	8	Electricity and gas	14 546 366
4	Construction	17 224 135	9	National and Provincial government	10 171 126
5	Agriculture	14 984 050	10	Beverages and tobacco	6 827 580

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector

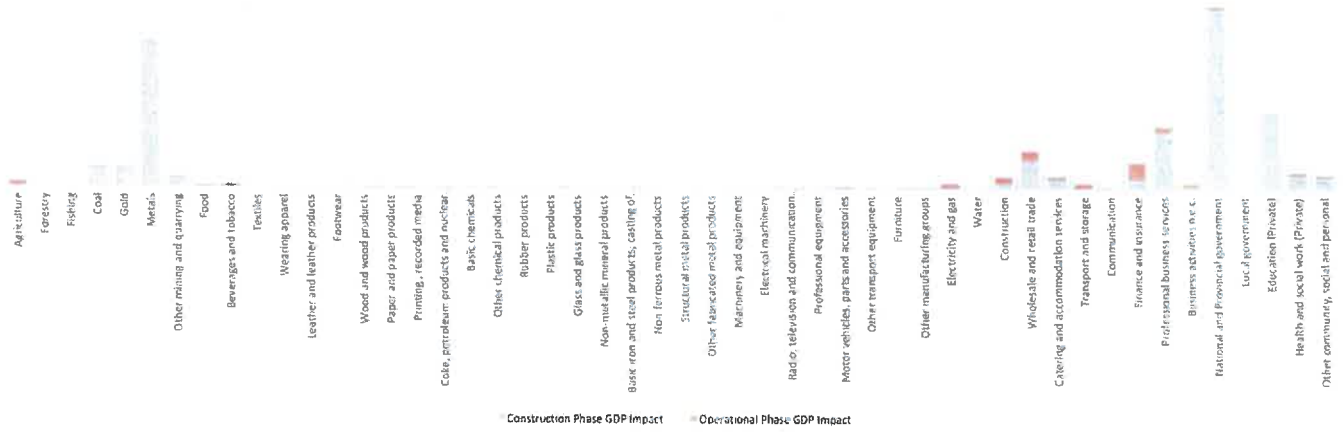


10.3 Detailed Added GDP Breakdown

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Agriculture	22 522 083 000	230 057	14 984 050	
Forestry	575 365 000	0	61 879	
Fishing	14 365 971 000	5 244	1 591 742	
Coal	0	58 382 669	0	
Gold	0	54 975 931	0	
Metals	162 378 000	397 808 818	57 511	
Other mining and quarrying	3 292 175 000	28 714 111	1 285 453	
Food	30 995 475 000	197 501	4 853 396	
Beverages and tobacco	22 143 021 000	266 500	6 827 580	
Textiles	3 603 622 000	34 726	378 937	
Wearing apparel	4 941 307 000	121 407	910 938	
Leather and leather products	363 383 000	7 786	113 601	
Footwear	495 566 000	345 047	194 718	
Wood and wood products	2 800 914 000	17 436	56 091	
Paper and paper products	8 730 823 000	196 635	1 353 291	
Printing , recorded media	11 464 457 000	786 254	2 013 856	
Coke, petroleum products and nuclear fuel	18 806 712 000	67 103	872 738	
Basic chemicals	5 128 976 000	85 814	1 770 725	
Other chemical products	9 449 321 000	588 809	2 785 147	
Rubber products	934 989 000	103 147	244 352	
Plastic products	5 446 268 000	175 859	1 166 848	
Glass and glass products	995 868 000	9 802	798	
Non-metallic mineral products	3 374 224 000	249 533	734 128	
Basic iron and steel products; casting of metal	2 694 565 000	3 609	3 348 128	
Non-ferrous metal products	2 265 260 000	946	154 064	
Structural metal products	2 700 220 000	152 800	426 927	
Other fabricated metal products	6 340 519 000	18 186	2 658 507	
Machinery and equipment	13 013 007 000	161 560	2 430 820	
Electrical machinery	3 004 959 000	5 572	29 487	
Radio, television and communication apparatus	467 769 000	38 662	304 511	
Professional equipment	1 394 954 000	661 966	413 672	
Motor vehicles, parts and accessories	9 718 287 000	20 167	4 326 292	
Other transport equipment	3 592 352 000	46 898	900 538	
Furniture	1 275 043 000	641 264	566 026	
Other manufacturing groups	19 696 777 000	4 891	344 262	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	25 044 354 000	39 025	14 546 366	
Water	5 576 456 000	125 873	956 784	
Construction	44 914 547 000	14 932 834	17 224 135	
Wholesale and retail trade	187 123 870 000	78 604 463	27 514 360	
Catering and accommodation services	16 154 835 000	27 317 774	5 909 933	
Transport and storage	67 739 522 000	923 037	14 597 862	
Communication	36 090 722 000	1 681 670	1 862 336	
Finance and insurance	93 707 260 000	24 861 236	49 917 258	
Professional business services	273 289 664 000	153 523 414	17 792 338	
Business activities n.e.c.	40 586 807 000	1 282 702	14 948 141	
National and Provincial government	88 609 414 000	489 301 588	10 171 126	
Local government	44 231 750 000	29 126	0	
Education (Private)	68 570 162 000	208 974 287	578 224	
Health and social work (Private)	49 364 548 000	40 703 579	5 328 260	
Other community, social and personal services	30 930 891 000	35 091 049	4 911 742	
Total	**1 308 691 412 000**	**1 622 518 368**	**244 419 878**	

Detailed Distribution of Economic Impacts per Economic Sector

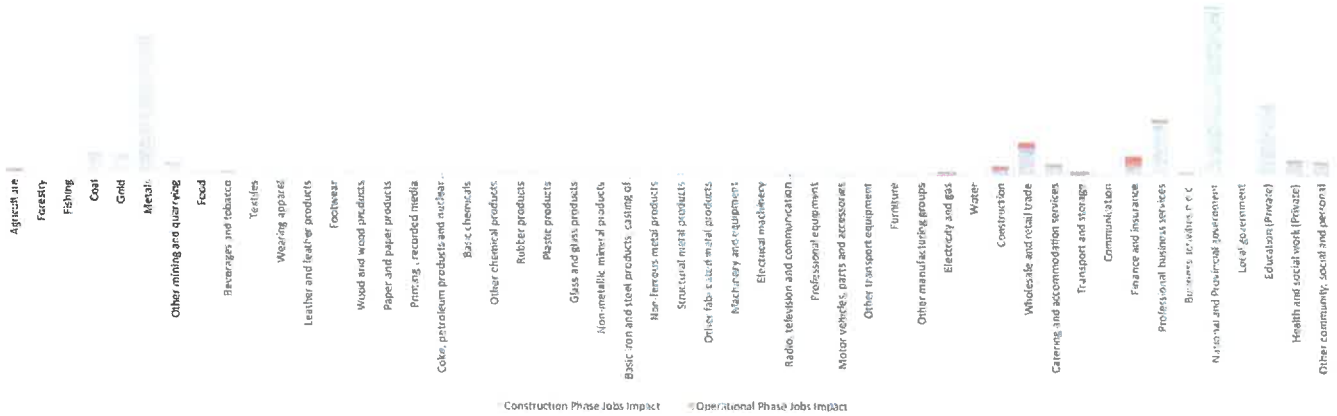


10.4 Detailed Added Jobs Breakdown

Economic Sector	Actual Sector Jobs	Construction Phase Jobs Impact	Operational Phase Jobs Impact	Distribution (Operational
Agriculture	195 143	1	39	
Forestry	11 155	0	0	
Fishing	64 007	0	4	
Coal	0	227	0	
Gold	0	214	0	
Metals	48	1 549	0	
Other mining and quarrying	2 061	112	3	
Food	74 806	1	13	
Beverages and tobacco	17 511	1	18	
Textiles	12 363	0	1	
Wearing apparel	18 375	0	2	
Leather and leather products	1 405	0	0	
Footwear	2 880	1	1	
Wood and wood products	13 136	0	0	
Paper and paper products	9 052	1	3	
Printing , recorded media	25 772	3	5	
Coke, petroleum products and nuclear fuel	6 199	0	2	
Basic chemicals	5 745	0	5	
Other chemical products	15 462	2	7	
Rubber products	2 719	0	1	
Plastic products	22 111	1	3	
Glass and glass products	3 691	0	0	
Non-metallic mineral products	10 219	1	2	
Basic iron and steel products; casting of metal	4 605	0	9	
Non-ferrous metal products	1 456	0	0	
Structural metal products	10 259	1	1	
Other fabricated metal products	19 883	0	7	
Machinery and equipment	36 391	1	6	
Electrical machinery	12 319	0	0	
Radio, television and communication apparatus	2 178	0	1	
Professional equipment	4 576	3	1	
Motor vehicles, parts and accessories	25 946	0	11	
Other transport equipment	8 535	0	2	
Furniture	7 842	2	1	
Other manufacturing groups	14 310	0	1	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	10 919	0	37	
Water	3 013	0	2	
Construction	213 755	58	44	
Wholesale and retail trade	739 147	306	71	
Catering and accommodation services	106 612	106	15	
Transport and storage	129 691	4	38	
Communication	30 123	7	5	
Finance and insurance	122 653	97	129	
Professional business services	319 157	598	46	
Business activities n.e.c.	363 028	5	39	
National and Provincial government	156 546	1 905	26	
Local government	105 446	0	0	
Education (Private)	247 752	814	1	
Health and social work (Private)	176 278	158	14	
Other community, social and personal services	378 696	137	13	
Total	**3 764 976**	**6 317**	**630**	

Distribution of Economic Impacts per Economic Sector



Fiscal and socio-economic impact model developed by DEMACON Market Studies.

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ANNEXURE D: DEVELOPMENT ALTERNATIVE 4 SOCIO-ECONOMIC AND FISCAL IMPACT REPORT

Prepared For:
UNiQON

September 2024

Lyndoch Mixed Use Development

Development Framework Fiscal and Socio-Economic Impact Model

DEMACON LEADERS IN ECONOMIC & REAL ESTATE MARKET INSIGHT

Market Studies
Retail Studies | Centre Repositioning | Consumer Surveys

Special Projects
Mixed Use Developments | Inclusionary Housing Projects | Economic Impact Assessments

Africa
Real Estate Feasibility Studies | Economic Assessments | Socio-Economic Surveys | Impact Assessments

Incorporating GIS Technology for Advanced Geo-Spatial Analysis

DEMACON

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Chapter 7: Impact on Compensation	31
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Chapter 9: Impact on Taxation	35
Chapter 10: Sector Profiling	37

Index and Glossary

Direct Impacts	Those economic effects caused by the new investment or proposed project
Indirect Impacts	Occurs to industries in the backward linked industries that supply goods and services to the proposed project. Economic activity triggered by the purchases made as a result of the initial round of project expenditure
Induced Impacts	Result from households spending some of the additional income they receive on goods and services within the local, regional and provincial economy
Construction Phase	Focuses on the period during which the proposed project is constructed
Operational Phase	Focuses on the period after construction has completed and operations are started
Capital Investment	The investment by public and private sector stakeholders in land, infrastructure, top structures and other items required to undertake and complete the construction of a project
Annual Turn Over	Estimated annual turn over expected by the project due to normal day to day operations
Gross Domestic Product	Gross domestic product (GDP) at market prices (value added originating) is the value that the production processes and services rendered in the economy adds to the value of goods sold or services delivered (Gross domestic product (GDP) at market prices = Gross value added at basic prices + Net indirect taxes on products (by government))
Formal Employment	Employment figures indicate the number of paid employees and include casual, seasonal and informal workers. Employment consists of three main categories, namely skilled, semi-skilled, low skilled and informal labour
Informal Employment	Number of paid employees that are employed by informal buisnesses - informal businesses are businesses not registered as a formal enterprise
Compensation	The compensation of employees is equal to the income received by employees, i.e. wages and salaries
SMME	Small, Medium and Micro Enterprises

Taxes on Products	Indirect taxes on products include all indirect taxes levied by the government on products. These taxes include the following: Value added tax (VAT) and customs and excise duties
Taxes on Production	Taxes on production are the value of all the money paid by producers to the government, in respect to taxes on their production
Corporate Taxes	Corporate taxes
Personal Taxes	Personal taxes include UIF and PAYE

Chapter 1
Project Information

The following section of the report is focused on providing an overview of the project modeled by the fiscal and socio-economic impact model. The purpose of the section is to introduce the project, highlight the broad land uses of the project, identify capital investment and operational expenditure frameworks and timeframes, and to highlight the intended target market.

1 Project Information

1.1 Project Description

Project Name: Lyndoch Mixed Use Development

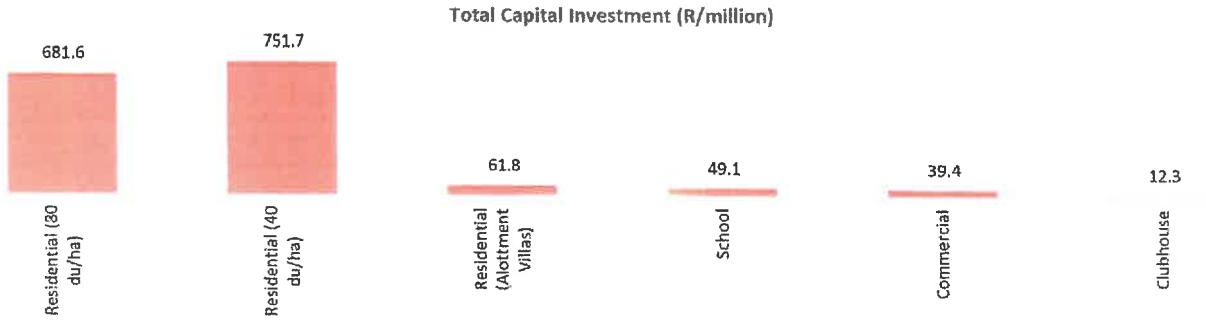
Project Description: Review of impacts that could arise as a result of the implmentation of the project

1.2 Land Use and Bulk Overview

Land Use Description	Number of Units / Keys / Seats	Bulk m²	% Contribution
Residential (80 du/ha)	515	25 750	39.4%
Residential (40 du/ha)	355	28 400	43.4%
Residential (Alottment Villas)	14	3 500	5.4%
School	400	4 000	6.1%
Commercial		2 869	4.4%
Clubhouse		900	1.4%
Total		**65 419**	

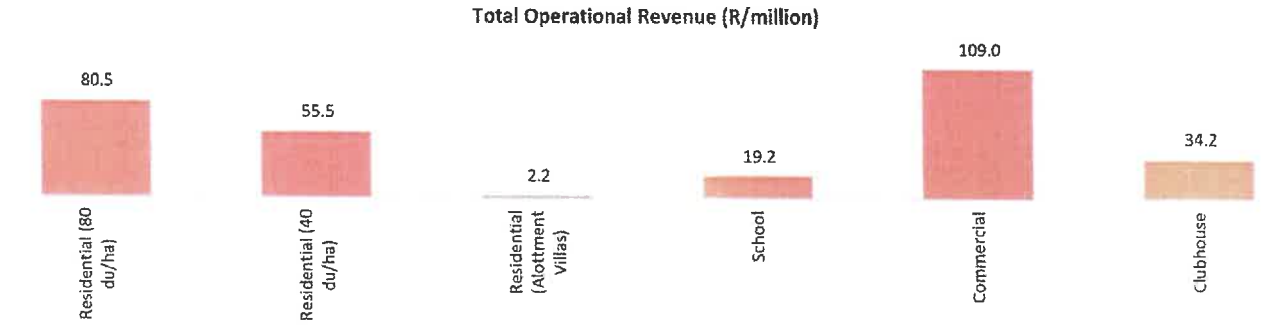
1.3 Capital Investment Overview

Land Use Description	Buildings	Infrastructure, Land & Furniture, Fittings & Fixtures	Total Capital Investment	% Contribution
Residential (80 du/ha)	592 687 750	88 903 163	681 590 913	42.7%
Residential (40 du/ha)	653 682 800	98 052 420	751 735 220	47.1%
Residential (Alottment Villas)	53 707 500	8 056 125	61 763 625	3.9%
School	42 672 000	6 400 800	49 072 800	3.1%
Commercial	34 224 301	5 133 645	39 357 946	2.5%
Clubhouse	10 736 100	1 610 415	12 346 515	0.8%
Total	**1 387 710 451**	**208 156 568**	**1 595 867 019**	



1.4 Operational Revenue Overview

Land Use Description	Total Operational Revenue	% Contribution
Residential (80 du/ha)	80 461 540	5.0%
Residential (40 du/ha)	55 463 780	3.5%
Residential (Alottment Villas)	2 187 305	0.1%
School	19 200 000	1.2%
Commercial	109 022 000	6.8%
Clubhouse	34 200 000	2.1%
Total	**300 534 625**	



Chapter 2
Synopsis

This section of the report focuses on providing a concise and digestable overview of the outcomes of the socio-economic impact model. The purpose is to highlight key outcomes and considerations from the impact analysis. The Section also serves as an introduction to the remainder of the report which, from Secion 2 onwards, provide detailed information regarding every impact modeled.

2 Synopsis

2.1 Impact Outcome Synopsis

2.1.1 Total Estimated Capital Investment (CAPEX and Operational Revenue (OPEX)

The total estimted capital investment of the Lyndoch Mixed Use Development (Net Present Value for the current year) is R1.6 billion - It should be noted that the Total CAPEX includes expenditure on furniture, fixtures, fittings and related services.

The total estimated operational revenue (annualised on-site business sales or turnover) of the development (Net Present Value for the current year) is R300.53 million.

2.1.2 Summary of Construction Phase Impacts

Impacts generated during the construction phase of the project are once-off and are sustained for as long as construction occurs. These impacts dwindle as construction activity comes to an end and the development becomes operational – then operational impacts, which are created and sustained annually, are activated.

The total CAPEX (Capital Investment) of the project could temporarily add approximately R3.5 billion in additional business sales, R1.49 billion in additional GDP (contributes +1.49% to the provincial economy) and approximately 5 253 once-off jobs (formal and informal) throughout the Western Cape provincial economy.

An estimated 13 formal small, medium and micro-enterprise opportunities could be created. Black-owned SMMEs would potentially represent 61.54% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment during the construction phase represents 4 111 jobs (total direct, indirect and induced). Approximately 21.31% of formal employment opportunities are expected to be filled by skilled labourers compared to 56.75% semi-skilled labourers and 21.94% low-skilled labourers.

Additional compensation paid to employees during the construction phase is estimated to be approximately R526.92 million.

It is estimated that approximately R428.93 million in additional taxes could be generated during the construction phase. The largest contributor to new taxes is as a result of corporate taxes, contributing 33.44% to all taxes collected economywide.

2.1.3 Summary of Operational Phase Impacts

Operational phase impacts are generated when the productive-land uses of the development commence with operations. Impacts created during the operational phase are "sustained" impacts. "Sustained impacts" are impacts that are continuously generated (i.e. created and then sustained annually) as soon as the full operation of the project commences (long-term impacts).

The total OPEX (operational revenue) of the project could annually add approximately R561.72 million in additional business sales, R317.02 million in additional GDP (contributes +0.32% to the provincial economy) and approximately 888 sustained jobs (formal and informal) throughout the Western Cape provincial economy.

An estimated 0 formal small, medium and micro-enterprise opportunities could be created throughout the lifetime of the project. Black-owned SMMEs would potentially represent 0% of new formal SMME opportunities, given the prevailing legislative environment.

Formal employment opportunities created throughout the lifetime of the project represents 725 jobs (total direct, indirect and induced). Approximately 34.34% of formal employment opportunities are expected to be filled by skilled labourers compared to 45.24% semi-skilled labourers and 20.41% low-skilled labourers. Additional annual compensation paid to employees during the operational phase is estimated to be approximately R101.34 million.

It is estimated that approximately R62.42 million in additional taxes could be generated during the operational phase. The largest contributor to new taxes is as a result of personal income tax, contributing 48.43% to all taxes collected economywide.

2.1.4 Overall Outcome

Overall, the construction and operational phase of the project would have a measurable positive effect on the Western Cape provincial economy, generating sizeable GDP over the short- to long-term, high additional business sales and new business formation and a considerable number of new employment opportunities - across all skill levels. Additional taxes can contribute to national and local treasuries and households across the province can increase their livelihoods.

The increased demand for social amenities will influence the fiscus and operation of public sector entities. The increased pressure on the fiscus is offset by the addition of productive rateable assets through the envisaged capital investment in the project.

2.2 Construction Phase Economic Impacts

Construction Phase CAPEX
1 595 867 019

Additional Business Sales	3 496 988 265
Additional GDP	1 492 683 555
Additional Employment (Formal and Informal)	5 253

2.3 Operational Phase Economic Impacts

Operational Phase OPEX
300 534 625

Additional Business Sales	561 723 704
Additional GDP	317 017 638
Additional Employment (Formal and Informal)	888

2.4 SMME Opportunities

Enterprise Type	Construction Phase	Operational Phase
Micro Enterprises (1 to 10 employees)	6	0
Small Enterprises (11 to 50 employees)	5	0
Medium Enterprises (51 to 200 employees)	2	0
Estimated Number of New Enterprise Opportunities	13	0
Estimated Number of New Black Owned SMME Opportunities	8	0
	61.5%	0.0%
	of new business opportunities could be black owned	of new business opportunities could be black owned



2.5 Formal Jobs Created by Skill Level - Construction Phase Economic Impacts

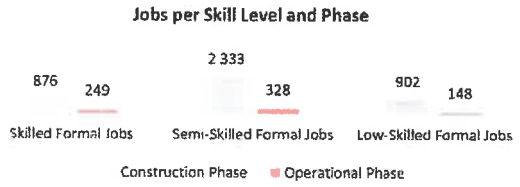
Construction Phase CAPEX
1 595 867 019

Skilled Formal Jobs	876
Semi-Skilled Formal Jobs	2 333
Low-Skilled Formal Jobs	902

2.6 Formal Jobs Created by Skill Level - Operational Phase Economic Impacts

Operational Phase OPEX
300 534 625

Skilled Formal Jobs	249
Semi-Skilled Formal Jobs	328
Low-Skilled Formal Jobs	148



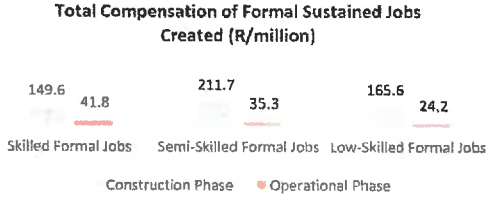


2.7 Impact on Compensation of Formal Jobs per Skill Level

Job Typer per Skill Level	Construction Phase	Operational Phase
Skilled Formal Jobs	149 620 428	41 835 047
Semi-Skilled Formal Jobs	211 749 531	35 286 279
Low-Skilled Formal Jobs	165 550 409	24 218 126
Total	526 920 368	101 339 452

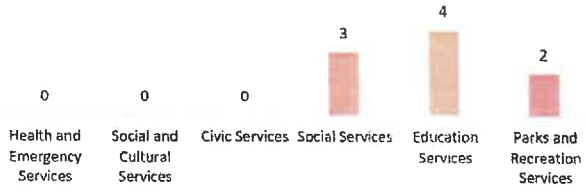
Average Annual Compensation per Formal Job Created

128 160 139 598



2.8 Additional Social Facilities Required

Social Facility Type (Main Category)	Additional Facilities Required (Sustained)
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	3
Education Services	4
Parks and Recreation Services	2
Total	**9**

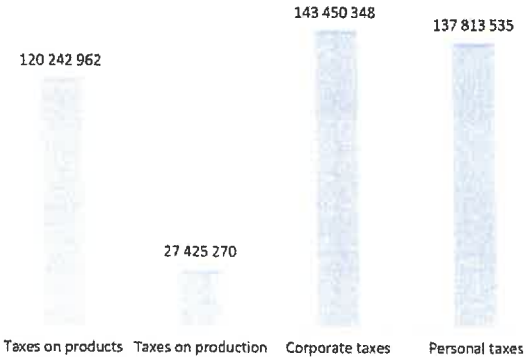


2.9 Additional Taxes Generated

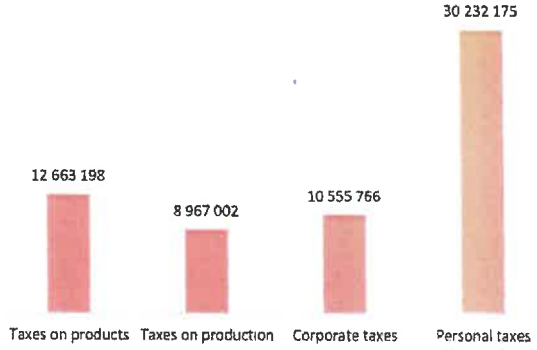
Taxation Type	Construction Phase	Operational Phase
Taxes on products	120 242 962	12 663 198
Taxes on production	27 425 270	8 967 002
Corporate taxes	143 450 348	10 555 766
Personal taxes	137 813 535	30 232 175
Total Tax Impact	428 932 116	62 418 141

Property Taxation	Property Rates per Annum
Total Property Taxes (i.e. Taxable Property Types)	8 003 615
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0
Total	8 003 615

Construction Phase



Operational Phase



2.10 Sector Profiling

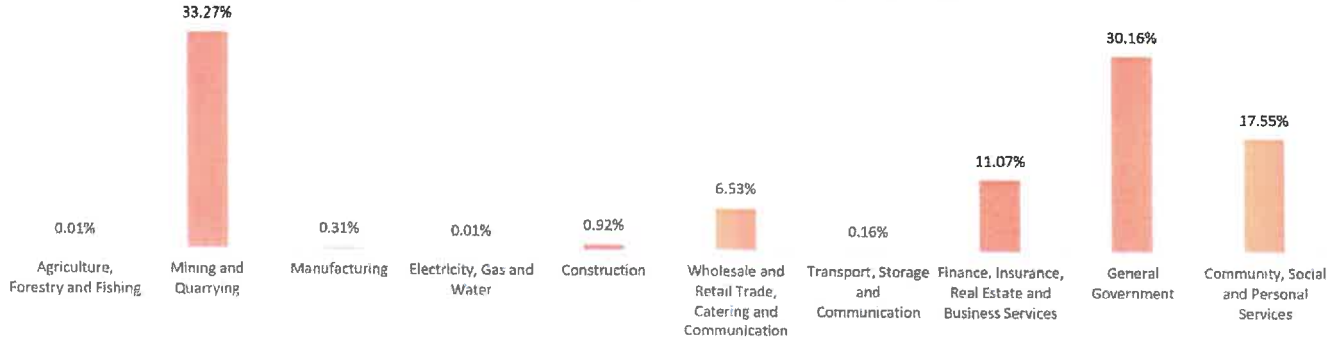
Impact on GDP during the Construction Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 310 066 606 075	0.10%
Cape Winelands Regional Economy	84 321 214 000	1 375 194 075	85 696 408 075	1.60%
Stellenbosch Sub-Regional Economy	20 380 502 000		21 755 696 075	6.32%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	406 910 412	6	Coal	48 551 888
2	Metals	330 823 677	7	Gold	45 718 795
3	Education (Private)	173 786 097	8	Health and social work (Private)	33 849 696
4	Professional business services	127 672 334	9	Other community, social and personal services	29 182 233
5	Wholesale and retail trade	65 368 630	10	Other mining and quarrying	23 879 078

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



Impact on GDP during the Operational Phase (Different Economic Geographies)

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 996 087 212	0.02%
Cape Winelands Regional Economy	84 321 214 000	304 675 212	84 625 889 212	0.36%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 685 177 212	1.47%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	62 223 053	6	Business activities n.e.c.	18 633 214
2	Wholesale and retail trade	34 297 307	7	Transport and storage	18 196 584
3	Professional business services	22 178 574	8	Electricity and gas	18 132 392
4	Construction	21 470 296	9	National and Provincial government	12 678 552
5	Agriculture	18 677 976	10	Beverages and tobacco	8 510 742

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



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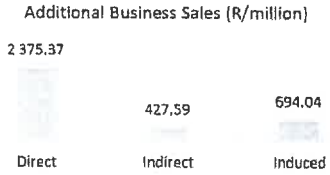
Chapter 3
Construction Phase Economic Impacts

This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the construction phase of the proposed project. Impacts generated during this phase are not sustained impacts because the construction phase of a project only lasts up until the necessary land improvements, buildings, bulk infrastructure, other infrastructure, fittings and furnishings and operational machinery etc. have been constructed and completed.

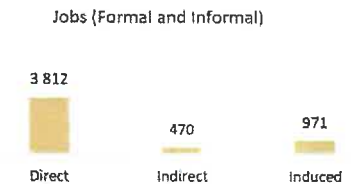
3 Construction Phase Economic Impacts

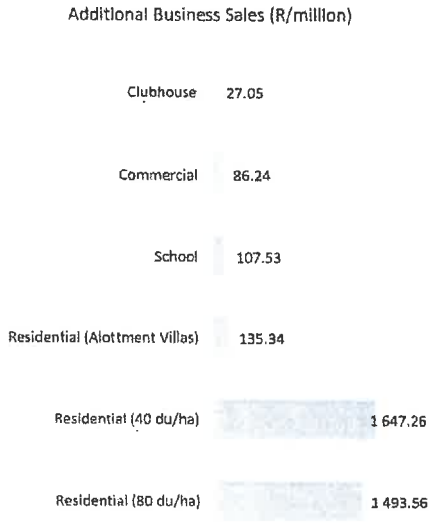
TOTAL estimated **CAPEX** of the project **1.60** billion

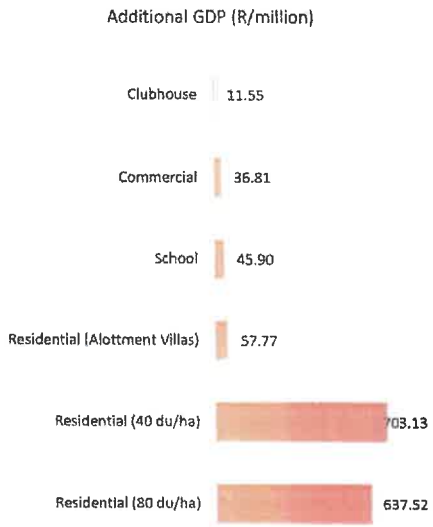
Additional Business Sales (Unsustained)	3.5 billion
Additional GDP - Market Prices (Unsustained)	1.49 billion
Additional Jobs - Formal & Informal (Unsustained)	5 253 jobs

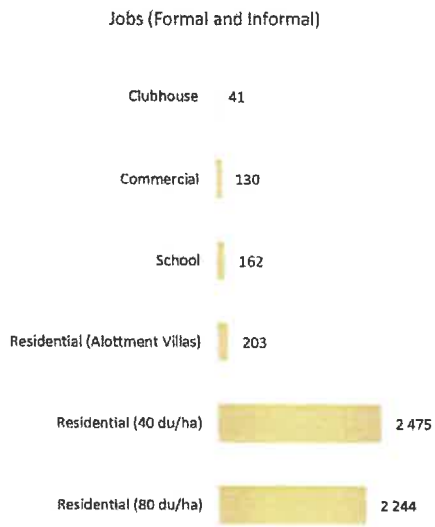






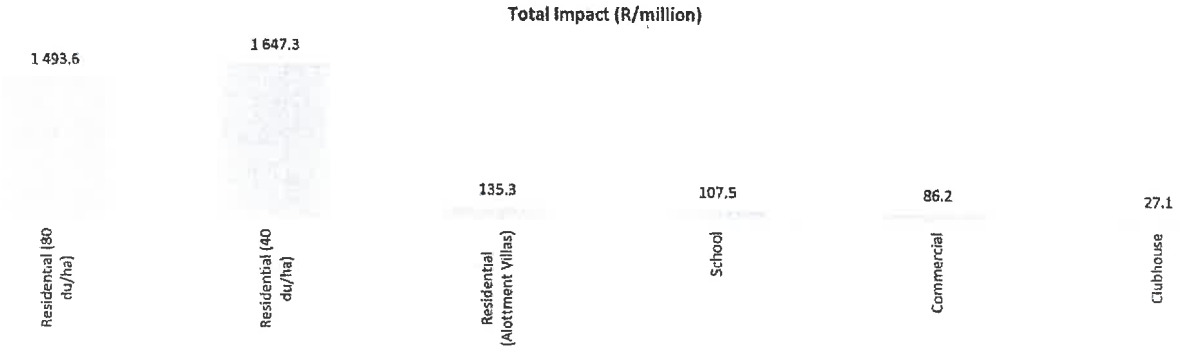






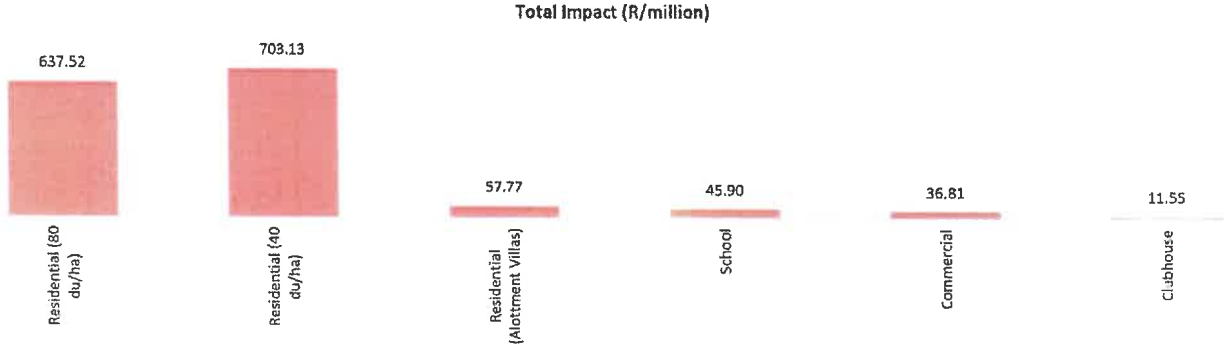
3.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	1 014 512 800	182 621 377	296 420 985	1 493 555 161
Residential (40 du/ha)	1 118 918 972	201 415 421	326 926 445	1 647 260 838
Residential (Alottment Villas)	91 931 959	16 548 575	26 860 737	135 341 272
School	73 042 323	13 148 271	21 341 552	107 532 146
Commercial	58 582 266	10 545 332	17 116 603	86 244 201
Clubhouse	18 377 149	3 308 051	5 369 447	27 054 647
Total	**2 375 365 469**	**427 587 027**	**694 035 769**	**3 496 988 265**



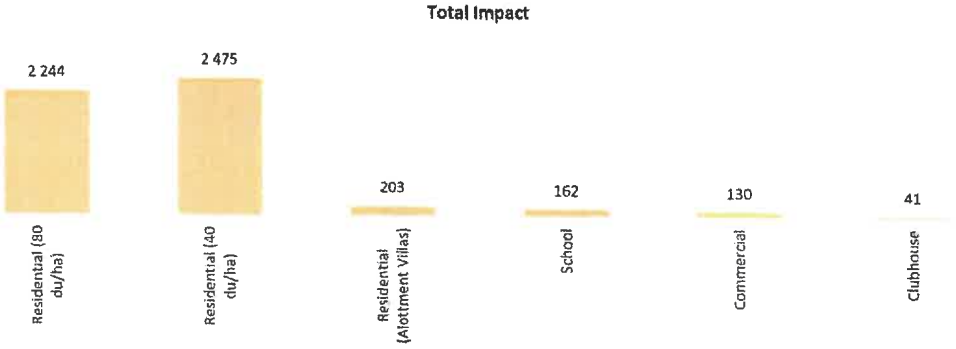
3.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	408 091 817	81 273 243	148 156 447	637 521 507
Residential (40 du/ha)	450 089 616	89 637 285	163 403 615	703 130 516
Residential (Alottment Villas)	36 979 997	7 364 726	13 425 471	57 770 194
School	29 381 566	5 851 465	10 666 885	45 899 916
Commercial	23 564 950	4 693 061	8 555 181	36 813 192
Clubhouse	7 392 281	1 472 205	2 683 744	11 548 230
Total	**955 500 227**	**190 291 985**	**346 891 343**	**1 492 683 555**



3.2 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	1 628	201	415	2 244
Residential (40 du/ha)	1 796	221	458	2 475
Residential (Alottment Villas)	148	18	38	203
School	117	14	30	162
Commercial	94	12	24	130
Clubhouse	29	4	8	41
Total	**3 812**	**470**	**971**	**5 253**



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	4 111
Total Number of Informal Jobs Created	1 142



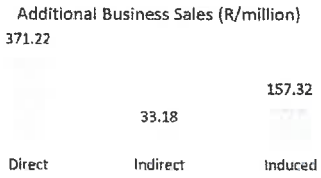
Chapter 4
Operational Phase Economic Impacts

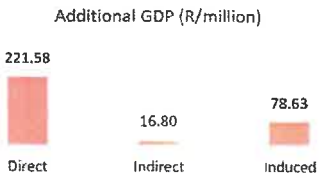
This section of the report is focused on providing an overview of potential economic and socio-economic impacts that may arise during the operational phase of the proposed project. Impacts generated during this phase are sustained impacts meaning, impacts generated are sustained for the duration of the the project lifecycle given that annual turn over remains constant.

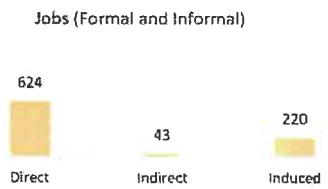
4 Operational Phase Economic Impacts

TOTAL estimated **OPEX** of the project **300.53** million

Additional Business Sales (Unsustained)	561.72 million
Additional GDP - Market Prices (Unsustained)	317.02 million
Additional Jobs - Formal & Informal (Unsustained)	888 jobs

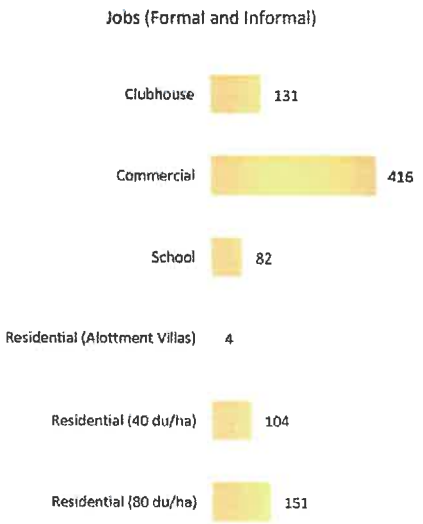






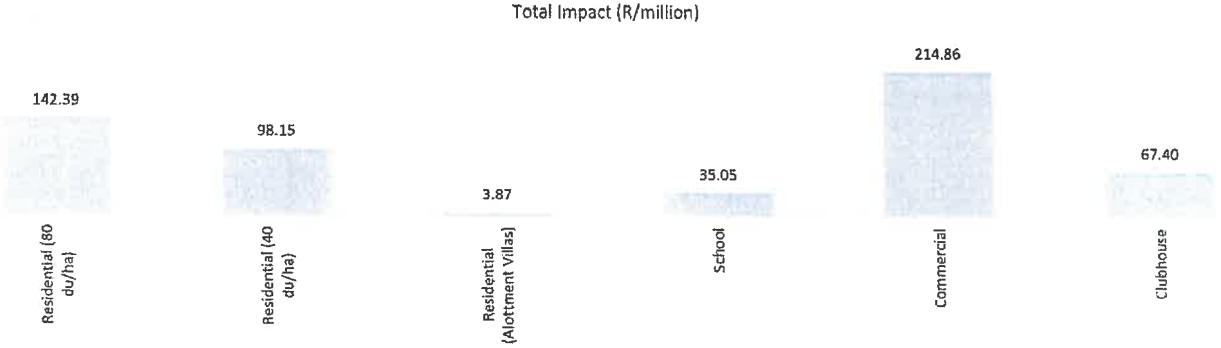






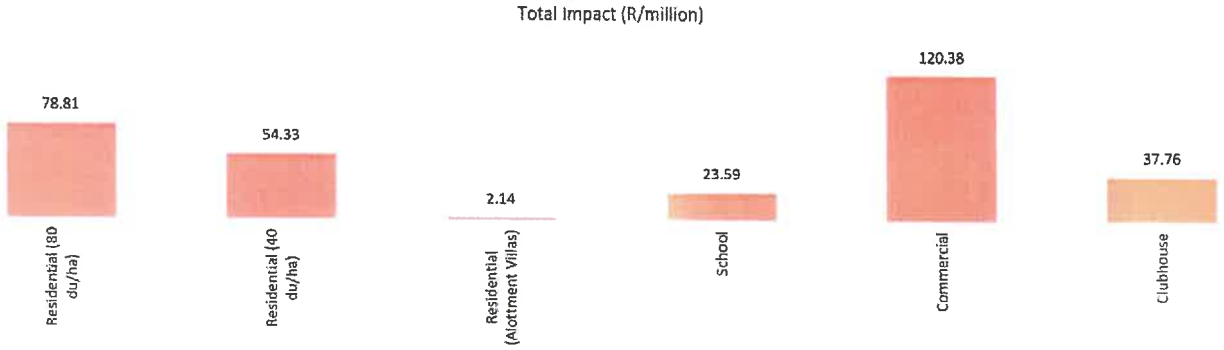
4.1 Impact on Additional Business Sales

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	93 826 883	7 401 103	41 163 083	142 391 069
Residential (40 du/ha)	64 676 783	5 101 731	28 374 553	98 153 067
Residential (Alottment Villas)	2 550 635	201 195	1 118 997	3 870 828
School	21 858 871	1 700 011	11 488 766	35 047 648
Commercial	143 342 545	14 293 258	57 224 128	214 859 931
Clubhouse	44 966 291	4 483 769	17 951 103	67 401 163
Total	**371 222 008**	**33 181 066**	**157 320 630**	**561 723 704**



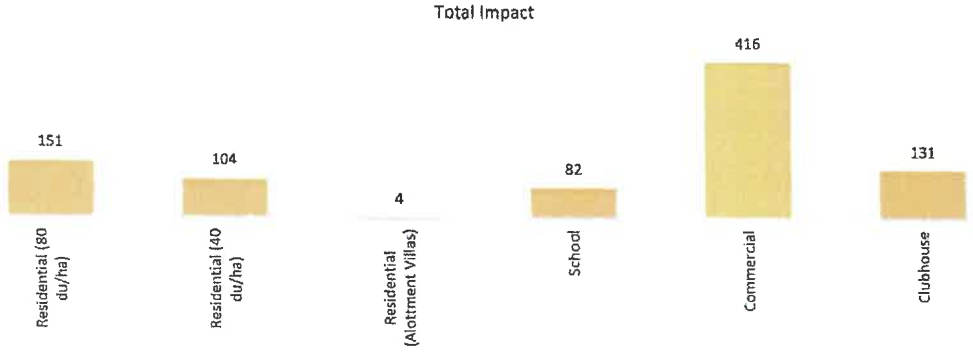
4.2 Impact on Gross Domestic Product

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	54 405 393	3 831 804	20 574 037	78 811 234
Residential (40 du/ha)	37 502 747	2 641 341	14 182 103	54 326 191
Residential (Alottment Villas)	1 478 983	104 166	559 295	2 142 443
School	17 019 010	832 879	5 742 288	23 594 177
Commercial	84 629 448	7 149 386	28 601 630	120 380 464
Clubhouse	26 548 101	2 242 749	8 972 279	37 763 129
Total	**221 583 682**	**16 802 325**	**78 631 631**	**317 017 638**



4.3 Impact on Employment

Land Use	Direct Impacts	Indirect Impacts	Induced Impacs	Total Impacts
Residential (80 du/ha)	82	11	58	151
Residential (40 du/ha)	57	7	40	104
Residential (Alottment Villas)	2	0	2	4
School	64	2	16	82
Commercial	319	17	80	416
Clubhouse	100	5	25	131
Total	**624**	**43**	**220**	**888**



Distribution between the Formal and Informal Economy	
Total Number of Formal Jobs Created	726
Total Number of Informal Jobs Created	162



Chapter 5
Estimated Number of Formal SMME Opportunities

This section of the report is focused on providing an overview of potential number of new small, medium or micro enterprises that could become operational as a result of the added GDP generated during the construction and operational phases. The impact considers the current impact (includes an historic perspective) that changes in the GDP of the regional economy has had on the number of SMME's operational and formally registered with SARS. The section thus estimates the number of potential new SMME's that could be established due to changes in the provincial economy's GDP and the segment that could potentially be black owned.

5 Estimated Number of Formal SMME Opportunities

5.1 Construction Phase Enterprise Opportunities

TOTAL estimated **CAPEX** of the project **1.60** billion

Micro Enterprises (1 to 10 employees)	6 enterprises
Small Enterprises (11 to 50 employees)	5 enterprises
Medium Enterprises (51 to 200 employees)	2 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	4	0	2	6
Small Enterprise Opportunities	3	0	2	5
Medium Enterprise Opportunities	2	0	0	2
Estimated Number of New Enterprise Opportunities	**9**	**0**	**4**	**13**
Estimated Number of New Black Owned Entrprise Opportunities				**8**

Calculations indicate that the total estimated GDP impact of the construction phase could create 13 new SMME enterprise opportunities. Approximately 61.5% of opportunities could be black owned.

5.1 Operational Phase Enterprise Opportunities

TOTAL estimated **OPEX** of the project **300.53** million

Micro Enterprises (1 to 10 employees)	0 enterprises
Small Enterprises (11 to 50 employees)	0 enterprises
Medium Enterprises (51 to 200 employees)	0 enterprises

Enterprise Type	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Micro Enterprise Opportunities	0	0	0	0
Small Enterprise Opportunities	0	0	0	0
Medium Enterprise Opportunities	0	0	0	0
Estimated Number of New Enterprise Opportunities	**0**	**0**	**0**	**0**
Estimated Number of New Black Owned Entrprise Opportunities				**0**

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Chapter 6
Formal Jobs Created per Skill Level

This section of the report focuses on providing an overview of the impact on formal job creation per skill level during the construction and operational phases of the proposed project. The purpose of the section is to estimate the potential number of new jobs created throughout the provincial economy and the distribution of those jobs per skill level required.

The information provides an indication as to the extent to which the implementation of the proposed project could influence the growth and demand for new skilled labourers. The information also provides a contextual background as to the opportunity to develop skills in the provincial economy.

6 Formal Jobs Created per Skill Level

6.1 Construction Phase Skills Demand

TOTAL estimated **CAPEX** of the project **1.60** billion



Skilled Jobs	876 jobs
Semi-Skilled Jobs	2 333 jobs
Low-Skilled Jobs	902 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	511	105	260	876
Semi-Skilled Jobs	1 815	182	336	2 333
Low-Skild Jobs	578	98	226	902
Estimated Number of New Employment Opportunities	**2 904**	**385**	**822**	**4 111**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.

6.2 Operational Phase Skills Demand

TOTAL estimated **OPEX** of the project **0.30** billion



Skilled Jobs	250 jobs
Semi-Skilled Jobs	328 jobs
Low-Skilled Jobs	148 jobs

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	178	13	59	250
Semi-Skilled Jobs	235	17	76	328
Low-Skild Jobs	90	7	51	148
Estimated Number of New Employment Opportunities	**503**	**37**	**186**	**726**

The data shows that the majority of employment opportunities generated as a result of the project primarily consist of semi-skilled job opportunities.

Chapter 7
Impact on Compensation

This section of the report focuses on providing an overview of the impact on employee compensation for potentially new formally employed persons during the construction and operational phases of the proposed project. The purpose of the section is to identify the additional compensation that could be generated as a result of additional employment.

7 Impact on Compensation

7.1 Construction Phase Impact on Compensation

TOTAL estimated **CAPEX** of the project **1.60** billion

Skilled Jobs Total Compensation	149 620 427
Semi-Skilled Jobs Total Compensation	211 749 531
Low-Skilled Jobs Total Compensation	165 550 409

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	78 962 525	19 260 454	51 397 448	149 620 427
Semi-Skilled Jobs	149 022 704	20 404 247	42 322 580	211 749 531
Low-Skild Jobs	115 824 308	15 915 860	33 810 241	165 550 409
Estimated Number of New Employment Opportunities	**343 809 537**	**55 580 561**	**127 530 269**	**526 920 367**
Average Annual Compensation per Job Created	118 392	144 365	155 146	128 173

7.2 Operational Phase Impact on Compensation

TOTAL estimated **OPEX** of the project **0.30** billion

Skilled Jobs Total Annual Compensation	41 835 047
Semi-Skilled Jobs Total Annual Compensation	35 286 279
Low-Skilled Jobs Total Annual Compensation	24 218 126

Skill Level	Direct Impact	Indirect Impact	Induced Impact	Total Impact
Skilled Jobs	27 863 462	2 321 063	11 650 522	41 835 047
Semi-Skilled Jobs	23 830 509	1 862 295	9 593 475	35 286 279
Low-Skild Jobs	15 268 531	1 285 655	7 663 940	24 218 126
Estimated Number of New Employment Opportunities	**66 962 502**	**5 469 013**	**28 907 937**	**101 339 452**
Average Annual Compensation per Job Created	133 126	147 811	155 419	139 586

Chapter 8
Impact on Social Facilities

This section of the report focuses on providing an overview of the impact on social amenities as a result of the growth of new employment in the provincial economy due to the construction and operation of the proposed project. The purpose of the section is to illustrate the range of social amentities that could be required should the added employment generated within the provincial economy become a reality.

8 Impact on Social Facilities

8.1 Operational Phase Impact on Social Facilities

Primary Category	Secondary Category	Additional Amenities
Health and Emergency Services	Tertiary Hospital	0
	Regional Hospital	0
	District Hospital	0
	Community Health Centre	0
	Primary Health Clinic	0
	Small- to Medium-Sized Clinic	0
	Large Clinic	0
	Extra Large Clinic	0
	Fire Station	0
	Police Station	0
Social and Cultural Services	Performing Arts Centre	0
	Museum	0
	Local Library	0
	Regional Library	0
Civic Services	Civic Centre	0
	Major Public Event Venue	0
	Home Affairs Office	0
	Regional Home Affairs Office	0
	District Office	0
	Permanent Service Point	0
	Thusong Service Centre	0
Social Services	Community Hall	0
	ICT Access Point	0
	Post Office / Agency and Post Boxes	0
	Large Cemetery	0
	Medium Cemetery	0
	Small Cemetery	0
	Very Small Cemetery	1
	Local Market	1
	Place of Worship	1

Primary Category	Secondary Category	Additional Amenities
Education Services	University	0
	Colleges	0
	Secondary School	0
	Primary School	0
	Grade R ECD	3
	Creche ECD	1
	Resource Hub and Xare Centre ECD	0
Parks and Recreation Services	Small Park	1
	Large Park	0
	Community Parks	0
	Neighbourhood Sports Fields	1
	Community / Sub-District Sports Field	0
	District / Sub-Regional Sports Field	0
	Metro / Regional Sports Field	0
	Multi-Purpose Sports Halls	0
	Swimming Pools	0
	Sports Complexes	0
	Sports Stadiums	0
	Regional Sports Arenas	0
	Interntional Sports Complex	0

Primary Category	Additional Amenities
Health and Emergency Services	0
Social and Cultural Services	0
Civic Services	0
Social Services	3
Education Services	4
Parks and Recreation Services	2
Total	**9**

Chapter 9
Impact on Taxation

This section of the report focuses on providing an overview of the possible taxation and related impacts that could arise during the construction and operational phase of the proposed project. The purpose of the analysis is to estimate the impact, be it direct, indirect or induced, that the construction and operation of the proposed project could have on the provincial economy.

The data provides an informative basis from which to consider the range of tax related revenue that could be generated throughout the provincial economy and as a result of the value chain of the proposed project. Tax related revenue could include taxation of production, products, corporate taxes and personal income taxes.

9 Impact on Taxation

9.1 Construction Phase Impact on Taxation

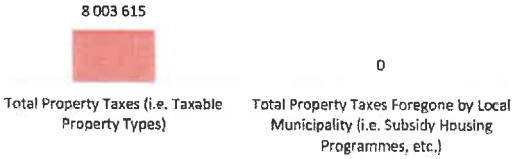
Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	52 394 735	8 473 194	11 918 379	72 786 308
Custom Duties	7 170 967	399 626	819 185	8 389 778
Excise Levies	152 481	71 007	582 447	805 935
Fuel Levies	17 676 542	3 204 752	3 623 296	24 504 590
Other Taxes	9 350 485	1 841 597	2 564 268	13 756 350
Taxes on Production	13 698 593	5 348 982	8 377 695	27 425 270
Corporate Taxes	114 167 149	10 181 488	19 101 710	143 450 347
Personal Income Tax	87 590 114	17 532 225	32 691 196	137 813 535
Total Impact	302 201 066	47 052 871	79 678 176	428 932 113

9.2 Operational Phase Impact on Taxation

Tax Type	Direct Impacts	Indirect Impacts	Induced Impacts	Total Impact
Value Added Tax	5 020 099	573 426	2 701 600	8 295 125
Custom Duties	88 257	28 350	185 689	302 296
Excise Levies	29 593	6 615	132 026	168 234
Fuel Levies	978 300	241 630	821 311	2 041 241
Other Taxes	1 152 922	122 124	581 256	1 856 302
Taxes on Production	6 580 969	487 018	1 899 015	8 967 002
Corporate Taxes	5 528 415	697 468	4 329 882	10 555 765
Personal Income Tax	21 249 533	1 572 362	7 410 280	30 232 175
Total Impact	40 628 088	3 728 993	18 061 059	62 418 140

9.3 Operational Phase Property Taxation

Property Taxation	Total Annual Property Taxes
Total Property Taxes (i.e. Taxable Property Types)	8 003 615
Total Property Taxes Foregone by Local Municipality (i.e. Subsidy Housing Programmes, etc.)	0



Chapter 10
Sector Profiling

This section of the report focuses on the value chain reaction created within the sectoral profile (50 sub-sectors) of the provincial economy by the construction and operational impact of the proposed mixed-use project.

Ultimately, the profile provides an overview as to where within the provincial economy construction and operational phase impacts will generate added GDP and employment. The data is used to illustrate the value chain impact that the proposed project could have on the economy and where in the economy changes and benefits can be expected.

10 Sector Profiling

10.1 Construction Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000	1 375 194 075	1 310 066 606 075	0.10%
Cape Winelands Regional Economy	84 321 214 000		85 696 408 075	1.60%
Stellenbosch Sub-Regional Economy	20 380 502 000		21 755 696 075	6.32%

Top Economic Sectors that Benefit from Increased GDP

1	National and Provincial government	406 910 412	6	Coal	48 551 888
2	Metals	330 823 677	7	Gold	45 718 795
3	Education (Private)	173 786 097	8	Health and social work (Private)	33 849 696
4	Professional business services	127 672 334	9	Other community, social and personal services	29 182 233
5	Wholesale and retail trade	65 368 630	10	Other mining and quarrying	23 879 078

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



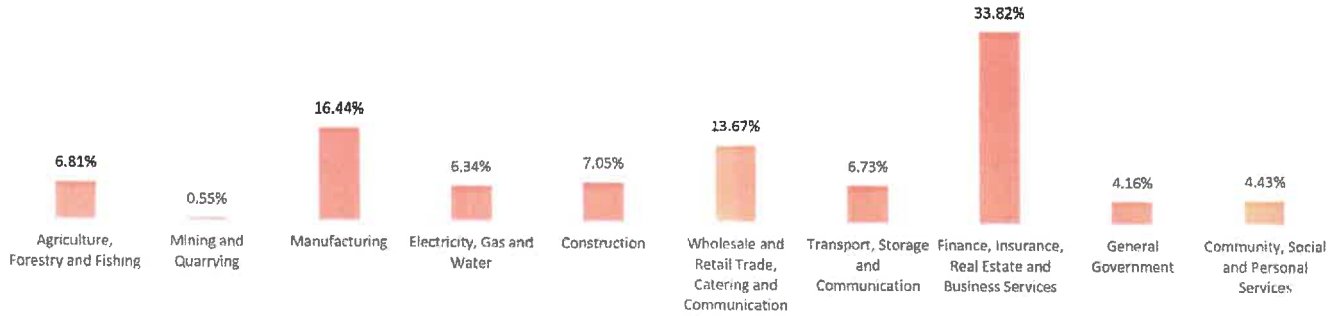
10.2 Operational Phase Sector Profiling Impact

Economic Geography	Current GDP (at Basic Prices)	Additional GDP (at Basic Prices)	New GDP (at Basic Prices)	% Contribution
Western Cape Provincial Economy	1 308 691 412 000		1 308 996 087 212	0.02%
Cape Winelands Regional Economy	84 321 214 000	304 675 212	84 625 889 212	0.36%
Stellenbosch Sub-Regional Economy	20 380 502 000		20 685 177 212	1.47%

Top Economic Sectors that Benefit from Increased GDP

1	Finance and insurance	62 223 053	6	Business activities n.e.c.	18 633 214
2	Wholesale and retail trade	34 297 307	7	Transport and storage	18 196 584
3	Professional business services	22 178 574	8	Electricity and gas	18 132 392
4	Construction	21 470 296	9	National and Provincial government	12 678 552
5	Agriculture	18 677 976	10	Beverages and tobacco	8 510 742

Distribution of Additional GDP (at Basic Prices) per Secondary Economic Sector



10.3 Detailed Added GDP Breakdown

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Agriculture	22 522 083 000	191 319	18 677 976	
Forestry	575 365 000	0	77 134	
Fishing	14 365 971 000	4 361	1 984 144	
Coal	0	48 551 888	0	
Gold	0	45 718 795	0	
Metals	162 378 000	330 823 677	71 688	
Other mining and quarrying	3 292 175 000	23 879 078	1 602 348	
Food	30 995 475 000	164 244	6 049 874	
Beverages and tobacco	22 143 021 000	221 626	8 510 742	
Textiles	3 603 622 000	28 879	472 354	
Wearing apparel	4 941 307 000	100 964	1 135 506	
Leather and leather products	363 383 000	6 475	141 606	
Footwear	495 566 000	286 946	242 721	
Wood and wood products	2 800 914 000	14 500	69 919	
Paper and paper products	8 730 823 000	163 524	1 686 910	
Printing , recorded media	11 464 457 000	653 860	2 510 319	
Coke, petroleum products and nuclear fuel	18 806 712 000	55 804	1 087 889	
Basic chemicals	5 128 976 000	71 364	2 207 251	
Other chemical products	9 449 321 000	489 662	3 471 752	
Rubber products	934 989 000	85 779	304 590	
Plastic products	5 446 268 000	146 247	1 454 504	
Glass and glass products	995 868 000	8 152	994	
Non-metallic mineral products	3 374 224 000	207 516	915 108	
Basic iron and steel products; casting of metal	2 694 565 000	3 001	4 173 521	
Non-ferrous metal products	2 265 260 000	787	192 045	
Structural metal products	2 700 220 000	127 071	532 175	
Other fabricated metal products	6 340 519 000	15 124	3 313 893	
Machinery and equipment	13 013 007 000	134 356	3 030 075	
Electrical machinery	3 004 959 000	4 634	36 756	
Radio, television and communication apparatus	467 769 000	32 152	379 581	
Professional equipment	1 394 954 000	550 501	515 652	
Motor vehicles, parts and accessories	9 718 287 000	16 771	5 392 826	
Other transport equipment	3 592 352 000	39 001	1 122 542	
Furniture	1 275 043 000	533 285	705 565	
Other manufacturing groups	19 696 777 000	4 067	429 130	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	25 044 354 000	32 453	18 132 392	
Water	5 576 456 000	104 678	1 192 655	
Construction	44 914 547 000	12 418 365	21 470 296	
Wholesale and retail trade	187 123 870 000	65 368 630	34 297 307	
Catering and accommodation services	16 154 835 000	22 717 863	7 366 872	
Transport and storage	67 739 522 000	767 611	18 196 584	
Communication	36 090 722 000	1 398 501	2 321 447	
Finance and insurance	93 707 260 000	20 674 970	62 223 053	
Professional business services	273 289 664 000	127 672 334	22 178 574	
Business activities n.e.c.	40 586 807 000	1 066 714	18 633 214	
National and Provincial government	88 609 414 000	406 910 412	12 678 552	
Local government	44 231 750 000	24 222	0	
Education (Private)	68 570 162 000	173 786 097	720 770	
Health and social work (Private)	49 364 548 000	33 849 696	6 641 803	
Other community, social and personal services	30 930 891 000	29 182 233	6 122 604	
Total	**1 308 691 412 000**	**1 349 310 190**	**304 675 212**	

Detailed Distribution of Economic Impacts per Economic Sector

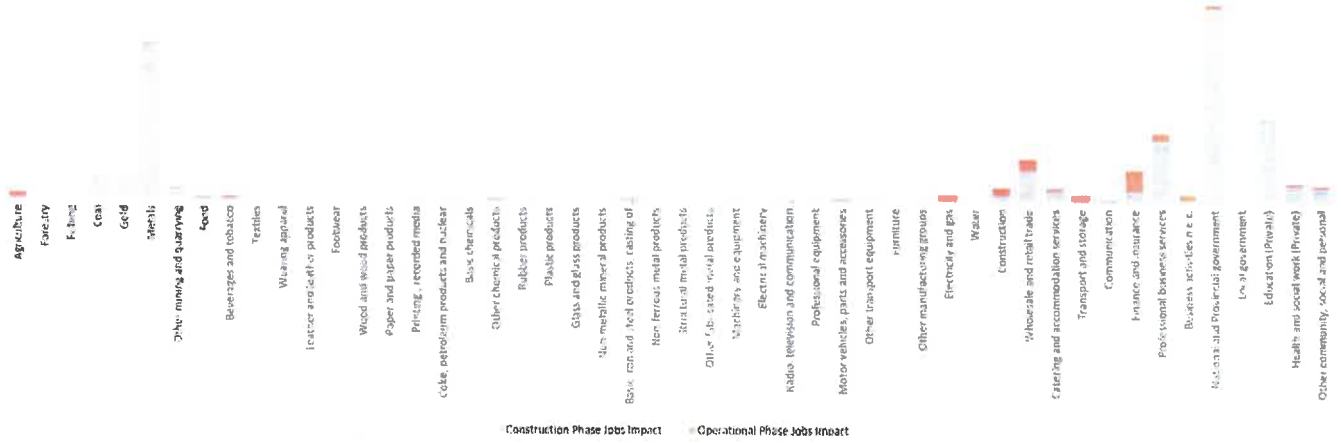


10.4 Detailed Added Jobs Breakdown

Economic Sector	Actual Sector Jobs	Construction Phase Jobs Impact	Operational Phase Jobs Impact	Distribution (Operational
Agriculture	195 143	1	54	
Forestry	11 155	0	0	
Fishing	64 007	0	6	
Coal	0	189	0	
Gold	0	178	0	
Metals	48	1 288	0	
Other mining and quarrying	2 061	93	5	
Food	74 806	1	18	
Beverages and tobacco	17 511	1	25	
Textiles	12 363	0	1	
Wearing apparel	18 375	0	3	
Leather and leather products	1 405	0	0	
Footwear	2 880	1	1	
Wood and wood products	13 136	0	0	
Paper and paper products	9 052	1	5	
Printing , recorded media	25 772	3	7	
Coke, petroleum products and nuclear fuel	6 199	0	3	
Basic chemicals	5 745	0	6	
Other chemical products	15 462	2	10	
Rubber products	2 719	0	1	
Plastic products	22 111	1	4	
Glass and glass products	3 691	0	0	
Non-metallic mineral products	10 219	1	3	
Basic iron and steel products; casting of metal	4 605	0	12	
Non-ferrous metal products	1 456	0	1	
Structural metal products	10 259	0	2	
Other fabricated metal products	19 883	0	10	
Machinery and equipment	36 391	1	9	
Electrical machinery	12 319	0	0	
Radio, television and communication apparatus	2 178	0	1	
Professional equipment	4 576	2	2	
Motor vehicles, parts and accessories	25 946	0	16	
Other transport equipment	8 535	0	3	
Furniture	7 842	2	2	
Other manufacturing groups	14 310	0	1	

Economic Sector	Actual Sector GDP (at Basic Prices)	Construction Phase GDP Impact	Operational Phase GDP Impact	Distribution (Operational
Electricity and gas	10 919	0	53	
Water	3 013	0	3	
Construction	213 755	48	63	
Wholesale and retail trade	739 147	255	100	
Catering and accommodation services	106 612	88	21	
Transport and storage	129 691	3	53	
Communication	30 123	5	7	
Finance and insurance	122 653	80	181	
Professional business services	319 157	497	65	
Business activities n.e.c.	363 028	4	54	
National and Provincial government	156 546	1 584	37	
Local government	105 446	0	0	
Education (Private)	247 752	677	2	
Health and social work (Private)	176 278	132	19	
Other community, social and personal services	378 696	114	18	
Total	**3 764 976**	**5 253**	**888**	

Distribution of Economic Impacts per Economic Sector



Fiscal and socio-economic impact model developed by DEMACON Market Studies.

Should you have any questions, please contact Hein du Toit on:

Telephone: +27 12 460 7009'
Cellphone: +27 82 898 8667
E-mail: hein@demacon.co.za

Or visit our website at:
www.demacon.co.za

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APPENDIX 5

Objections received

FOR ATTENTION: J SAMSON

APPLICATION FOR REZONING AND SUBDIVISION:

THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

Application Reference: TP752/2024

We refer to the NOTICE OF LAND DEVELOPMENT APPLICATION received on 24 OCTOBER 2024.

Details of Interested & Affected Party (I&AP):

LYNEDOCH ECO VILLAGE HOA
LYNEDOCH, STELLENBOSCH
7603
ATT: L. VAN WILGEN
Lynedochhoa@gmail.com

On behalf of the Lynedoch Eco Village Home Owner's Association (HOA), we would like to note our strong objection to this application for rezoning. As a community of homeowners and residents, we have various and significant concerns regarding the environmental, social and aesthetic impact of this proposed development. Please note that this letter represents the overarching position of the Lynedoch Eco Village HOA and trustees and that individual homeowners and residents reserve the right to register as Interested and Affected Parties to give comment in their personal capacity.

The Lynedoch Eco Village is a socioeconomically integrated community that is committed to the values of social and ecological sustainability. This community exists in a unique setting along with the Sustainability Institute which is situated on the premises. In collaboration with the Sustainability Institute, we strive to set an example of globally relevant sustainable practices and integrated living which should be celebrated and preserved as they serve to enhance the reputation of Stellenbosch both locally and internationally. We are of the opinion that the proposed development has not taken these principles into consideration and would significantly negatively impact both the character and function of our community.

We refer to the motivational letter submitted by Consultant: J Samson Consultancy o.b.o Virdus Works (Pty) Ltd & Client: Uniqon Developers (Pty) Ltd, titled "MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR: STELLENBOSCH FARM WELMOED ESTATE NO. 468 PORTION 28).

1. **As the primary purpose of this application is to have this land rezoned from agricultural to residential/ commercial land, we would like to begin by addressing this issue.**

   - On page 4, the developer asserts that the land is currently "no longer effectively maintained or productively used for agricultural purposes." However, all viticultural practices (winter pruning, canopy management, spray programs, etc.) are still being rendered on the majority of existing vineyards within portion 28. This seems to indicate that the land is still being productively used for agricultural purposes.

- In addition, it is suggested that the land will not be profitable for agricultural purposes without significant capital investment. However, we are of the opinion that focused management of the land, which potentially takes into consideration alternative uses, could lead to a more profitable agricultural enterprise. Redeveloping and shaping the land to be suitable for residential development is likely to incur far greater costs. Therefore, this is not a valid reason to consider rezoning valuable agricultural land.

- Furthermore, the opinion that the Protected Agricultural land should not be rezoned is supported by both the Western Cape Department of Agriculture and the National Department of Agriculture. Letters from both departments, which unambiguously support this assertion have been attached for reference along with this letter.

2. **<u>We would like to refer to the current MSDF:</u>**
   - The current nature and character of the Lynedoch Eco Village is in line with the MSDF (approved by Council on 27 June 2023) which states.

     "The corridor is not proposed as a continuous development strip. Rather it is to comprise contained, walkable settlements surrounded by nature and agriculture, linked via different transport modes, with the rail line as backbone."

   - Furthermore, the MSDF explicitly states that Lynedoch has not been identified as a primary urban node to be developed over the long or short term. This is well illustrated by the very limited allocation of a small portion of the farm to the east of the existing village, intended for limited expansion of the village itself and in line with its principles (not some separate and disconnected conventional urban establishment, including 4 storey buildings). By far the bulk of the farm has been earmarked on plan as "Green Areas Retained" (inclusive of agriculture), which clearly illustrates the intention of the relevant authorities to contain the village and secure its rural surrounds. This nullifies any potential argument or motivation that the farm is included within the urban edge and hence should in principle be allowed to fully develop and be seen as part of a growing urban node.

   - The MSDF goes on to state:

     "The focus on Stellenbosch town and Klapmuts does not exclude all development focus in Franschhoek and the smaller settlements. Rather, it is argued that these settlements should not accommodate significant growth as the pre-conditions for accommodating such growth does not exist to the same extent as in Stellenbosch town and Klapmuts. What should be emphasized in Franschhoek and smaller settlements is improving conditions for existing residents and natural growth within a context of retaining what is uniquely special in each (from the perspective of history, settlement structure and form, relationship with nature and agriculture, and so on)."

     As stated above, the relevant infrastructure is not in place for a development of this scale. Furthermore, the proposed development will not "improve conditions for existing residents" and would not represent natural growth or a retention of what is "uniquely special" about our existing community. In particular, the proposed development will significantly contrast with the current typology and character of the existing settlement.

- The MSDF specifically addresses our community in the following statement.

"Further growth of the Sustainability Institute and its partners education focus and offer, through expanded and new programmes, and further accommodation for students and staff within a compact, pedestrian oriented, child friendly community, appears appropriate."

The proposed development is not being conducted in collaboration with the Sustainability Institute, nor the Lynedoch Eco Village. Both institutions are on record as opposing this development throughout the various phases of public engagement. Both the SI and the Lynedoch Eco Village retain significant concerns that the developer has failed to address.

- It should also be noted that the Sustainability Institute has recently entered into agreements with the Stellenbosch Waldorf School as well as the Pinotage Youth Development Academy. Both institutions will be conducting their operations on our shared premises as of next year. We find these arrangements to be in line with the vision outlined in the MSDF for this community both in terms of scale and alignment of values. The developer would have been unaware of these arrangements at the time of submitting this rezoning application, but they would have a significant impact on both the need and capacity of the premises to accommodate further development.

3. **<u>Impact on our existing community:</u>**

- Building guidelines and aesthetics

Although the proposed development remains highly conceptual, we are concerned by the nature of the proposed layout. The Lynedoch Eco Village exists within an indentation in the landscape on a slope, which would sit below a large portion of the development. We are concerned as to how this would affect the village's access to natural sunlight and its impact on vegetation and biodiversity, as well as general quality of life for the residents. Furthermore, the character of the development with uniform, standardised buildings and suggested 4 storey structures, would jar significantly with the existing aesthetic of the village and go against the specific development guidelines outlined in Annexure P. As a community we would have no say or oversight regarding the materials and practices used with the building of this development and as such it will not be an expansion of the eco village concept.

With reference to Annexure P:
A Visual Impact Assessment was called for in addition to the HIA in response to the NID. According to the Cultural Landscape & Visual Impact Study, the site of the proposed development has been graded a IIIB scenic route with the R310 (Baden Powell Dr) graded a IIIA scenic route.

Additionally, the site has 70% visibility from within the wider Valley Basin and therefore forms part of a wider landscape of exceptional scenic qualities. It is noted in the study that extensive urbanisation of this area would negatively impact the agricultural setting of many historic farmsteads and other heritage sites, some of which are of Provincial Heritage Significance. The Visual Assessment Criteria also speaks about "Visual Intrusion", which relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity

and sense of place, and the heritage-based design indicators in this study, look to ensure this visual integrity with its surrounds.

The study notes that the typology introduced by Lynedoch Eco Village is an architecture of single dwellings, using alternative and more sustainable methods of construction, with no structure larger than two stories. There is no repetition in design; each structure is uniquely designed for its site. Additionally, the Eco Village occupied the former terraced garden area above the old hotel, and so responds to the natural contouring of the site while also enforcing densification. Further stated, is that it is critical that the architectural concept of the expansion of the Lynedoch hamlet avoid over-scaled private dwellings, gated residential estates, or a suburban model of development – particularly one that involves the repetition of construction of "unit types" across the landscape. Instead, it is recommended, the existing, unique aspect of the site should be properly understood, and extended across the site.

We would like to highlight the study's "Heritage Indicators and Guidelines for the Site". Indicator nr. 16 highlights Scenic Route Restrictions within 500m of the roadway. It is noted that the foreground views within the scenic route corridor is considered the most significant, and therefore all scenic routes should have a 500 m buffer on either side of the road where specific development guidelines apply. These are detailed under "foreground guidelines" and "background guidelines". The conceptual plans provided by the developer, which includes subdivisions, shopping centres, 4 storey buildings, etc. are in direct contradiction to many of the guidelines provided.

- Traffic

The additional volume of traffic generated by such an increase in residential population as well as a school and other proposed businesses simply cannot be accommodated. On page 10-11 of the developer's traffic report (annexure K) it is concluded that no amendments are considered necessary to the following intersections: Baden Powell Drive/Vlaeberg Road, Vlaeberg Road/Lynedoch Road, Polkedraai Road/Vlaeberg Road, Lynedoch Road/Sustainability institute access intersection. The only upgrades that are deemed necessary are the additions of dedicated turn lanes at the Lynedoch Road/Vlaeberg Road intersection and the Lynedoch Road/Access road. In the case of the latter this is only deemed necessary "Should the traffic along Lynedoch Road, for some reason, drastically increase in the future" (p14). It is difficult to comprehend how such conclusions could be reached given the enormous increase in traffic volume that would result from a development of this scale.

Lynedoch Road would be the primary avenue of access to the proposed development and it is not fit for purpose in this regard. It is acknowledged in Annexure K that widening this road would be difficult if not impossible given its location between the railway line and several other private properties. They also acknowledge that dedicated taxi stops would be required but difficult to add for the same aforementioned reasons. The only mitigation offered is that it is hoped that several commuters would make use of the train, which is speculative at best and highly unlikely to reduce the dependence on road access to the proposed development sufficiently.
Currently the Lynedoch Road functions as a 'service road' which is frequented by pedestrians walking from the train station to their various places of work as well as school children waiting for buses in the morning. The proposed additions of sidewalk areas are severely insufficient to allow these activities to continue safely. This issue is directly referred to in Annexure P which highlights

the Stellenbosch Municipality Heritage Survey from April 2018, as quoted below.

"Sadly, and inescapably it has been the experience that pedestrian deaths from motor vehicle conclusions (sic) result when there are different land uses straddling arterial routes."

- The traffic report also mentions a speculative plan to collaborate with the Sustainability Institute for the management of recycling which is currently also collected along this road. When dealing with the waste produced by 40 eco-conscious households and likeminded business partners, this collection is manageable. How the developer plans to manage the additional waste of close to 900 households, a much larger school and an as yet undefined number of businesses without making any alterations to the road is unclear. It is also worth noting that no such collaboration has been discussed or entered into between the developer and the Sustainability Institute or the Lynedoch Eco Village.

  It is clear that the current primary access road to the proposed development is not fit for purpose. Correcting this fundamental problem would require significant time and Municipal resources to be diverted from the overarching aims of the MSDF to accommodate a development which falls outside of this mandate. As such we are of the opinion that this rezoning application should not be allowed to proceed.

- Services:

  A development of this scale will have a highly disruptive impact over a long duration on our community, as acknowledged by the developer.

  The motivation of the developer implies that the existing community would one day benefit and is currently disadvantaged by lack of access to services. However, we would like to highlight that this is not due to a lack of access, but rather a deliberate system in line with our environmental goals. As stated by the developer, the Lynedoch Eco Village operates independently from the Stellenbosch Municipality for the provision of several key services such as waste management and water treatment. These processes form an integral part of the village's founding mission which is to find innovative and sustainable solutions to these issues. This nullifies the suggestion by the developer that the village and its residents would benefit from conventional access to such services as a result of the development being approved. Not only would such access be unnecessary and unwelcome, it would be actively counterproductive to our ability to expand such initiatives in line with our own principles.

  As we are not working in collaboration with the developer, we would see the approval of such a development as a significant set-back to achieving our long term goals.

4. **Environmental Impact:**

- The proposed development would have a severely negative impact on the existing eco systems and natural biodiversity. Most significantly the wetlands which surround the Lynedoch Eco Village. This issue has been addressed in more detail in the letter which was submitted as comment during the public participation window in response to DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23. This letter has been attached for reference.

In conclusion, we find that the proposed development does not align with the vision of local authorities, nor residents, in terms of the use and character of the land. For reference, we have attached supporting documents, which support this conclusion.

Yours sincerely,
Lynedoch Eco Village HOA
Corner Baden Powell and Annandale Street
Lynedoch
Stellenbosch

For the attention of J Samson Consultancy – J Samson e-mail address: jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
Application Reference: TP752/2024

SIGNATORIES IN SUPPORT OF LYNEDOCH ECO VILLAGE HOA LETTER TO OPPOSE THE REZONING APPLICATION REFERENCED ABOVE:

NAME	HOUSE NUMBER	ID NUMBER	CONTACT NUMBER	SIGN AND DATE
THOMAS PLATT	53	8710026354182	0662824330	6/11/24
DAMIAN HACKING	53	8808205264 084	0848238040	6/11/2024
Robert Pott	63	8601115032085	0717151769	6/11/2024
Jo Engelbrecht	44	6707275091084	0820830504	6/11/24
Eve Amure	10	5907040007082	0796769352	6.11.24
Fegan Swiegers	18	0825493964 5209210506087	0825493964.	
KAREN COLLETT	45	6202230545 086	0812713638	
David Wolsky	62	9007065167088	073 280 7761	
NINA VAN WILGEN	50	9012050411087	081 052 0758	
Adri Swiegers	18	600802 0002 080	082 297 6343	
Kananelo Mabeba	48	9703146306089	0822377320	06/11/2024
RAYMOND RAMIAH	19	7812075133085	0744660436	06/11/24

For the attention of J Samson Consultancy – J Samson e-mail address: jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION:
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Application Reference: TP752/2024

SIGNATORIES IN SUPPORT OF LYNEDOCH ECO VILLAGE HOA LETTER TO OPPOSE THE REZONING APPLICATION REFERENCED ABOVE:

NAME	HOUSE NUMBER	ID NUMBER	CONTACT NUMBER	SIGN AND DATE
Eunice Marais	52	9201120167082	072 282 5815	9/11/2024
Jan Marais	52	9203175315085	061 693 5812	9/11/2024
Martin Cyrus	15	8703025066086	0835716482	20/11/202
Daniella Fawis	62	9005220050082	079 886 7094	20/11/2024
ANGELIQUE SMARTS	24	0011030192089	076 419 6486	20/11/2024
Dane Kuhn	40	6705105029 084	0727103842	20/11/202
Bea de Wit	14	6812250010081	071 318 0926	20/11/202
Jill Sloan	38	6501290011080	076-9315276	20/11/202
FRANCESCA SMARTS	24	0307230137084	084-068-1057	20/11/202
Barbara Seele	40	8509020165082	0829518415	20/11/2024
Lawrence van Wilgen	50	8806215071087	0822362870	23/11/2024

FOR ATTENTION: DUPRÉ LOMBAARD

THE PROPOSED DEVELOPMENT OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION (DEA&DP CASE REFERENCE: 16/3/3/6/7/1/B4/45/1247/23)

Dear Sir,

We refer to the notice received from Virdus Works (Pty) Ltd on 12 June 2024 regarding the above proposed development as well as their call for comment from Interested and Affected Parties on the application.

On behalf of the Lynedoch Eco Village Home Owner's Association (HOA), we would like to note our strong objection to this proposal. As a community of homeowners and residents, we have various and significant concerns regarding the environmental, social and aesthetic impact of this proposed development. Please note that this letter represents the overarching position of the Lynedoch Eco Village HOA and trustees and that individual homeowners and residents reserve the right to register as Interested and Affected Parties to give comment in their personal capacity.

MSDF (Municipal Spacial Development Framework):

-refer to ANNEXURE E 15: COMMENT FROM THE LOCAL AUTHORITY

The Lynedoch Eco Village comprises of a socially integrated and progressive minded community that is committed to the values of social and ecological sustainability. This community exists in a unique setting along with the Sustainability Institute which is situated on the premises. In collaboration with the Sustainability Institute, we strive to set an example of globally relevant sustainable practices and integrated living which should be celebrated and preserved as they serve to enhance the reputation of Stellenbosch both locally and internationally. We are of the opinion that the proposed development has not taken these principles into consideration and would significantly negatively impact both the character and function of our community.

As a community we ascribe to building guidelines which ensure the use of environmentally friendly materials. We also strive to utilise natural energy, such as solar and work towards integrating sustainable methods of waste disposal and other environmentally friendly practices in our day to day lives. Furthermore, the village has an independent grey water system that is terribly sensitive to pollutants and as such efforts are made by the community to use eco-friendly and biodegradable cleaning products. We would envisage any expansion of this concept to be done internally and in line with the founding principles of Lynedoch Eco Village and the Sustainability Institute, in order to promote these forward thinking progressive transformations which are lacking in the current development and building industry. Not only is eco-friendly development increasingly popular, but an absolute necessity considering the state of our planet.

The current nature and character of the Lynedoch Eco Village is in line with the MSDF (approved by Council on 27 June 2023) which states that settlements in this corridor should "comprise contained, walkable settlements surrounded by nature and agriculture". Furthermore, the MSDF explicitly states that Lynedoch has not been identified as a primary urban node to be developed over the long or short term. This is well illustrated by the very limited allocation of a

small portion of the farm to the east of the existing village, intended for limited expansion of the village itself and in line with its principles (not some separate and disconnected conventional urban establishment). By far the bulk of the farm has been earmarked on plan as "Green Areas Retained" (inclusive of agriculture), which clearly illustrates the intention of the relevant authorities to contain the village and secure its rural surrounds. This nullifies any potential argument or motivation that the farm is included within the urban edge and hence should in principle be allowed to fully develop and be seen as part of a growing urban node. Therefore, we find that the proposed development does not align with the vision of local authorities, nor residents, in terms of the use and character of the land.

Agricultural land use:

-refer to ANNEXURE E7: COMMENT FROM WCG: DOA

-refer to ANNEXURE E5: COMMENT FROM THE DARD&LRr

Lynedoch is a rural, agricultural area. This is supported by the current MSDF and zoning of the land. The Lynedoch Eco Village is founded on the principles of sustainable living. As such, retention of useable agricultural land is a priority for us as well as the broader community. The land in question is zoned as a "Protected Agricultural Area" and as such should not be considered for re-zoning. The loss of agricultural land should not be considered lightly, and this is supported by both the Provincial and National Departments of Agriculture, as referenced above. Both departments are explicitly opposed to the rezoning of the land for high density residential development and therefore we are of the opinion that this proposal should not be allowed to proceed any further.

Heritage Impact Assessment

-refer to ANNEXURE E1: FINAL COMMENT/ ROD FROM HWC

-refer to ANNEXURE G 7: SPECIALIST REPORT – HERITAGE AND ARCHAEOLOGICAL IMPACT

Lynedoch forms part of the unique and discernible scenic character of the Winelands which is an important part of our shared heritage as South Africans. In addition, it is an important contributor to both local and international tourism which is essential for the local community. The proposed development would impact the aesthetic character of this rural region as it would be located on a highly visible hillside on one of the main corridors in and out of Stellenbosch. Furthermore, Heritage Western Cape has also noted that the proposed development will impact on heritage resources and requested that a comprehensive Heritage Impact Assessment (HIA) be conducted prior to considering consent or approval for any development to proceed.

As per the CULTURAL LANDSCAPE & VISUAL IMPACT STUDY referred to in Annexure G 7:

The SMHS identifies the existing Lynedoch Eco Village as a "good example of integration of mixed income and use. The Hamlet is considered a positive contemporary example of development that challenges the tendencies towards gated villages and other residential schemes that reinforce exclusion and separation".

In our engagements with the developer, Uniqon, we were of the opinion that they showed no intention of replicating or expanding on this example as mentioned above. The proposed development does not align with the aesthetic or other values of the existing community.

Furthermore, the study finds that "there is currently insufficient information provided to make a proper assessment" as they have described the proposal submitted as a "very conceptual plan". It is clear that not enough consideration has been given to the aesthetic and cultural impact of the proposed development. As such, we are of the opinion that the current HIA falls short of the requirements of Heritage Western Cape and that thorough and detailed engagement with this issue would be essential before any proposal could be considered for approval.

In addition to the HIA, we would insist that a thorough case study should be done on matters that would certainly impact our community which include but are not limited to:

- Property value decrease during and after construction.
- Health and safety concerns routinely associated with big developments. Our village is currently a safe and secure space for all homeowners and residents and it is almost certain that this would be compromised by an influx of human activity in the area.

Site sensitivity report

- **refer to ANNEXURE I 2: SITE SENSITIVITY VERIFICATION REPORT**

We find the site sensitivity report, conducted by Virdus, to be insufficient. In particular, we disagree with the findings that suggest that no significant animal populations will be impacted by the development. As residents we are able to attest to the presence of a healthy and diverse population of birds, mammals, reptiles and insects which live in the surrounding environment. The report states that "no animals were observed during the site visit or reported by farm workers", but no homeowners or residents of the Lynedoch Eco Village were consulted during this site visit. This seems to indicate that due diligence and thorough consideration was not given to this matter. It is not clear how the species listed in the site sensitivity report were selected, but clearly many have been overlooked. For example, we are aware of populations of grey duiker and Cape grysbok on the land in question, and these would almost certainly be permanently displaced should the development go ahead.

The site sensitivity report also failed to sufficiently address the overall visual and environmental impact that such a development might have in terms of increased demand on water resources, light and noise pollution and increased EMF activity in the region which may result from such a development. All of these factors are of concern to our community and it is clear that insufficient consideration and engagement has been undertaken to understand and alleviate these concerns.

Conclusion

We are of opinion the current proposed development is not of sufficient standard, conscientiousness nor collaborative spirit which is the foundation of any impact study. Until such time where due diligence and thorough consideration has been given to all matters addressed above, as well as others not mentioned that might have an impact on our community and environment, we remain of the opinion that the proposed development should not be allowed to go ahead. We are in agreement with the stance of the relevant authorities including the Western Cape Department of Agriculture, the National Department of Agriculture and the Stellenbosch Municipality and urge them to maintain their position to not allow this development to proceed any further.

AANDAG: DUPRÉ LOMBAARD

DIE VOORGESTELDE AANSOEK VIR ONTWIKKELING OP ERFDEEL 28 VAN PLAAS WELMOED LANDSGOED NR. 468, STELLENBOSCH AFDELING (DEA&DP SAAK VERWYSING: 16/3/3/6/7/1/B4/45/1247/23)

AAN ALLE PARTYE BETROKKE:

Ons verwys graag na die kennisgewing van Virdus Works (Pty) Ltd op 12 Junie 2024 rakende die bogenoemde voorgestelede ontwikkeling, sowel as hul uitnodiging aan geraakte partye om kommentaar te lewer op hul aansoek.

Die grotere gemeenskap van Lynedoch Eco Dorpie lig graag hul besware met betrekking tot hierdie ontwikkeling. Ons het verskeie belangwekkende besorgdhede rakende die impak op die omgewing, gemeenskap, sowel as aestetiese voorkoms wat hierdie ontwikkeling sal laat. Hierdie brief verteenwoordig die oorkoepelende hoofstroom gedagte van ons gemeenskap. Individuele inwoners behou steeds die reg om as 'Belanghebbende en Geaffekteerde Partye te registreer en gevolglik kommentaar te lewer, sou hul die behoefte hê.

MSDF (Munisipale Spasie Ontwikkelings Raamwerk 'Municipal Spacial Development Framework):

-verwys na AANHEGSEL 15: KOMMENTAAR VAN DIE PLAASLIKE OWERHEDE

Die Lynedoch Eko Dorpie bestaan uit 'n geïntegreerde gemeenskap. Ons lede is vooruitstrewend rondom maatskaplike en ekologiese volhoubaarheids kwessies. Hierdie gemeenskap is geleë in 'n unieke omgewing, en deel gronde met die Volhoubaarheids Instituut. In samewerking met die Volhoubaarheids Instituut streef ons om globale relevante volhoubaarheids praktyke en geïntegreerde lewensstyle op alle vlakke te leef en te bevorder, en voel dus dit sou sinvol wees om ons pogings te waardeer en te beskerm omdat dit die reputasie van Stellenbosch dien op plaaslike en internasionale vlak. Ons is van opinie die voorgestelde ontwikkeling neem nie hierdie beginsels in ag nie, en sal dus 'n geweldige negatiewe impak op beide die karakter en funksionering van ons gemeenskap hê.

As 'n gemeenskap het ons bou riglyne wat omgewings vriendelike materiale voorskryf. Ons streef om natuurlike energie soos sonkrag te benut, en werk daaraan om volhoubare maniere te vind vir die bestuur van vullis-verwydering sowel as verskeie ander omgewing vriendelike metodes toe te pas in ons daaglikse lewens. Verdermeer het die dorpie 'n onafhanklike grys water stelsel wat geweldig sensitief is vir besoedeling, en gevolglik bevorder ons dit onder die gemeenskap om eko-vriendelike bio-afbreekbare skoonmaak produkte te gebruik. Ons sou indink enige uitbreiding of ontwikkeling van hierdie lewensstyl konsek sal intern geskiet en in lyn met die fondumentele beginsels van die Lynedoch Eko Dorpie en die Volhoubaarheids Instituut, ter bevordering van hierdie vooruitstrewende transformasies wat huidiglik grootliks nie teenwoordig is in die bou industrie nie. Nie alleenlik is eko-vriendelike ontwikkeling toenemend gewild, maar ook 'n abselute noodsaaklikheid siende die toestand van ons planeet.

Die huidige aard en karakter van Lyndeoch Eko Dorpie is in lyn met die MSDF (goedgekeur deur die Raad op 27 Junie 2023). Dit het benadruk nedersettings in hierdie deurgang moet 'bestaan uit ingehoue, wandelbare nedersettings of kolonies omring met natuur en landbou."

Verdermeer het die MSDF duidelik uiteengesit dat dit nie beoog word om Lynedoch as 'n primere stads uitbrouding in die nabye of langtermyn toekoms te ontwikkel nie. Dit is duidelik

geïllustreer deur 'n baie beperkte en klein gedeelte van die plaas aan die ooste kant van die huidige dorpie, wat bedoel is vir beperkte uitbreiding van die dorpie self en natuurlik in lyn met ons beginsels (nie 'n aparte gediskonnekteerde konvensionele stads ontwikkeling nie). Die grotere gedeelte van die plaas is gereserveer as 'Behou as Groen Area" (insluitend landbou). Dit alles illustreer duidelik die intensies van die relevante owerhede om die dorpie en sy rustiek plattelandse omliggende omgewing te behou. Dit verklaar nietig enige potensieële argumente of motiverings dat die plaas ingesluit is by die stad se buitewyke, en dus in beginsel toegelaat moet word om te ontwikkel as deel van die groeiende stadsuitbreiding. Dus bevind ons die voorgestelde ontwikkeling is nie in lyn met die visie van ons plaaslike owerhede of inwoners nie, in besonder tot betrekking met die gebruik en karakter van die grondgebied.

Landbou grond gebruike:

-verwys na AANHEGSEL E7: KOMMENTAAR VAN WCG: DOA

-verwys na AANHEGSEL E5: KOMMENTAAR VAN DIE DARD&LRr

Lynedoch is 'n plattelandse landbou area. Dit word ondersteun deur die huidige MSDF gebiedstrook van die area. Die Lynedoch Eko Dorpie is gebaseer op 'n volhoubare lewensstyl. Dus is die behouing van landbou grond 'n prioriteit vir ons sowel as die grotere gemeenskap. Die land in vraag is gereserveer as 'Beskermde Landbou Grond" en moet dus nie konsidereer word vir hersonering nie. Die verlies van landbou grond moet nie ligtelike opgeneem word nie, en dit word ondersteun deur die Provensiële en Nationale Departemente van Landbou, soos verwys hierbo. Beide departemente is duidelik teen die hersonering van hierdie grond vir hoë bevolkingsdigtheid ontwikkeling, en ons is daarom van opinie dat die voorgestelde ontwikkeling nie moet voort gaan nie.

ERFENIS IMPAK BEOORDELING

verwys na AANHEGSEL E1: FINALE KOMMENTAAR / ROD VAN HWC

verwys na AANHEGSEL G7: SPESIALIS VERSLAG - ERFENIS EN ARGEOLOGIE IMPAK

Lynedoch vorm deel van die unieke en uitmuntende uitsig van die Wynlande, wat 'n belangrike deel speel in 'n gesamentelik erfenis van Suid Africa. Verdermeer lewer dit 'n belangrike bydra tot plaaslike en internationale toerisme wat noodsaaklik is vir ons plaaslike gemeenskap. Die voorgestelde ontwikkeling sal die voorkoms en karakter van hierdie plattelandse omgewing impakteer, want dit sal geleë wees op 'n baie sigbare heuwel van een van die hoof deurgange in en uit Stellenbosch. Verdermeer, Erfenis Wes Kaap het ook genoem dat die voorgestelde ontwikkeling op erfenis hulpbronne 'n impak sal hê, en het 'n volledige Erfenis Impak Studie versoek voor hul toestemming sal konsidereer vir enige ontwikkeling.

Verwysend na die KULTURELE LANDSKAP EN VISIEËLE IMPAK STUDIE in aanhegsel G7:

Die SMHS identifiseer die huidige Lynedoch Eko Dorpie as 'n "goeie voorbeeld van integrasie van gemengde inkomse en gebruike. Die Hamlet word konsidereer as 'n positiewe huidige voorbeeld, en dit daag inderdaad die huidige geneigdheid uit van ontwikkelings waar sekuriteit omheinde landgoede uitsluiting en apartheid eerder verder bevorder".

In ons ontmoeting met die ontwikkellaar, Uniqon, het ons 'n sterk gevoel gekry hul het geen intensie om ons model van volhoubaarheid en integrasie uit te brei of vol te hou nie. Die voorgestelde ontwikkeling is nie in lyn met die strewe van hierdie gemeenskap nie.

Verdermeer het die studie bevind: "daar is huidiglik te min informasie om 'n behoorlike studie of uitspraak te maak", en hul beskryf die huidige voorstel ingedien as "slegs 'n voorgestelde plan". Dit is duidelik nie genoeg aandag is gegee aan verskeie impakte van huidige voorgelegde ontwikkeling nie. Ons is dus van opinie dat die huidige HIA voldoen nie aan die vereistes van die Erfenis Wes Kaap en dat deeglike deelname met hierdie sake noodsaaklik is voor enige voorstel konsidereer kan word vir goedkeuring.

In addisie tot die HIA dring ons ook aan op 'n deeglike gevalle studie oor die volgende sake wat verseker ook 'n impak op ons gemeensskap kan hê, wat nie beperk is tot, maar wel die volgende insluit:

Die waardevermindering van ons eiendom gedurende en na die konstruksie priode.

Gesondheids en veiligheids kwessies tipies geasosieër met groot ontwikkelings. Ons dorpie is huidielig 'n veiilige omgewing vir alle inwoners.

Omgewing sensitiwiteits verslag

- verwys na AANHEGSEL I 2: OMGEWING SENSITIWETEITS UITKLARINGS VERSLAG

Ons vind die Omgewings Sensitiwiteits verslag, gedoen deur Virdus, onvoldoende. In besonders stem ons nie ooreen met bevindige dat daar nie werklik diere populasies is wat geimpakteer sal word nie. As inwoners kan ons getuig oor die teenwoordigheid van 'n groot verskeidenheid gesonde lewe en populasies wat voëls, soogdiere soos bokkies, reptiele en insekte insluit. Die verslag noem "geen diere was geöbserveer gedurende die terein besoek en ook nie geraporteer deur die plaas werkers nie." Maar geen inwonders van Lynedoch Eko Dorpie was gekonsulteer gedurende hierdie terein besoek nie. Dit bleik dus daar is nie ywerig en deeglik konsiderasie gegee aan hierdie saak nie. Dit is nie duidelik hoe die spesie lyste in die terein sensitiwiteits verslag gekies is nie, maar duidelik is baie uitgelaat. Byvoorbeeld, ons is bewus van populasies Grys Duikers en Kaap Grysbokke op die land in aanvraag en hul sal verseker permanent verplaas word sou die ontwikkeling voort gaan.

Die terein sensitiwiteits verslag vaal ook om die oorhoofse visuele en omgewings impak wat so 'n ontwikkeling moontlik te weeg bring in ag te neem. Dit sluit in die toenemende vraag na water hulpbonne, lig, lug en klank besoedeling en ook 'n toename van EMF aktiwiteite in die omgewing as 'n resultaat van die ontwikkeling. All hierdie faktore is van belang vir ons gemeenskap en dit is duidelik dat ontoereikende konsiderasie en deelname is geneem om moontlike oplossings te begryp.

Gevolgtrekking

Ons is van opinie die huidie voorgestelde ontwiikkeling is van ontoereikende standaard, nougesetheid en gewetensgehalte sowel as nie in 'n samewerkings gees geskryf nie, en hierdie dinge is die fondasie van enige impak studie. Tot genoegsame deeglikheid, ywerigheid en konsiderasie aan al bogenoemde sake gegee is nie, sowel as ander kwessies nie genoem wat ook 'n impak op ons gemeenskap en omgewing sal hê, bly ons van opinie dat die huidige

ontwikkeling nie toegelaat word nie. Ons is in samehorigheid met die huidige standpunte van die Wes Kaapse Departement Landbou, die Nationale Departement van Landbou, en die Stellenbosch Munisipaliteit en moedig hierdie owerhede aan om hul posisie te behou en nie hierdie ontwikkeling verder te laat vorder nie.

Yours faithfully / Die uwe,
Lynedoch Ecovillage HOA
Corner Baden Powell and Annandale Street
Lynedoch
Stellenbosch

ANNEXURE E7: COMMENT FROM WCG: DOA

Western Cape Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/956
YOUR REFERENCE : -
ENQUIRIES : Corvan der Walt

Virdus Works
Email: dupre.lombaard@virdus.com

FOR ATTENTION: DUPRE LOMBAARD

APPLICATION FOR EXTENSION OF MUNICIPAL AREA OF JURISDICTION FOR LAND INSIDE OF A DESIGNATED URBAN AREA: DIVISION STELLENBOSCH
PORTION 28 OF THE FARM WELMOED ESTATE NO 468

Your request for comment on the Agricultural Impact Assessment (AIA) of 05 June 2023 for PORTION 28 OF FARM 468, STELLENBOSCH, has reference.

During the review of the 2019 Stellenbosch Spatial Development Framework, the Western Cape Department of Agriculture (WCDoA) on 17 April 2019 did not support the inclusion of the subject property into the urban edge of Lynedoch, Stellenbosch, due to the subject property having a high agricultural value and being worthy of preservation for agricultural purposes.

The WCDoA is of the opinion that the land should still be preserved for agriculture based on the following reasons:

a) Portion 28 of Farm 468, Stellenbosch has a long history of being cultivated with wine grapes and has the same land capability and suitability as the abutting farms, which continue to be farmed individually or collectively with other farms.

b) Although it is argued that no irrigation water is available, *"the water requirement of wine grapes is lower than most other perennial crops and soils with high water retention capacity are capable of storing sufficient water to sustain wine grape production, but at reduced yield levels" (Agri-Informatics).* Large areas in the Western Cape are successfully farmed with dryland vineyards.

c) The ground water storage for the deep Vilafontes and Oakleaf soils, together with climatic conditions, will sustain wine grape production under dryland conditions. It is also widely accepted that high quality wine grapes are produced under dryland conditions, although at a lower yield but at higher prices. The findings of the AIA are that *"the soils of the study area are generally moderately to well drained, of medium to good depth with good to moderate water retention capacity"*. In consideration of the aforesaid, the WCDoA does not agree with the finding that *"the overall agricultural potential of the study area is evaluated as being low and unviable, unless an additional source of irrigation water can be sourced"*. Even without an additional source of irrigation water, the land is deemed to have a medium overall agricultural potential with the exception of the Westleigh, Katspruit and Glenrosa soils.

d) The questions surrounding the current and future availability of irrigation water have not been adequately resolved. The fact that supplementary irrigation was available and used in the past but has been neglected or lost is not regarded as motivation for a change in land use out of agriculture. The ground water has not been scoped, drilled or tested and there is, therefore, no evidence of a lack of groundwater.

e) The AIA addresses the lifespan of vineyards and profitability thereof. This is not a long-term argument and only reflects the present situation. The fact that old vineyards were not replaced with newer cultivars and better soil preparation methods is not regarded as motivation for introducing other land uses. In terms of the data, the youngest vineyard is 20 years old and the oldest 43 years, with an average age of 34 years. Given that vines have an average commercial productive lifespan of 20-25 years, the yield will naturally decrease over time.

f) Furthermore, with an average lifespan and in terms of profitability: i) all agricultural commodities undergo fluctuations in terms of supply and demand and thus ultimately price and profitability and ii) although farm size plays an important role, it is generally accepted that farming enterprises comprise more than one farm/cadastral unit, to be considered viable. The size of the individual land unit, therefore, becomes insignificant and the focus shifts to land capability and land suitability.

g) The WCDoA does not agree with the statement that *"being a grape farm, the land does not directly contribute to food security..."*. The fact that a particular crop *"does not directly contribute to food security"* does not have a bearing on the agricultural production potential and sustainability of an agricultural land unit.

h) The statement that *"it is believed that a development on this site will contribute to the retention of higher value agricultural resources elsewhere in the Stellenbosch or surrounding municipal areas and is therefore supported"*, is unsubstantiated.

i) The WCDoA considers this application as premature from a spatial development perspective and the inclusion of this property within the municipal area of jurisdiction is, therefore, not supported.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van derWalt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2023-09-13

Copies:		
Department of Agriculture Landform and Rural Development National Department of Agriculture Private Bag X 120 PRETORIA 0001	Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Stellenbosch Municipality PO Box 17 STELLENBOSCH 7599

ANNEXURE E5: COMMENT FROM THE DARD&LR

MINISTER
AGRICULTURE, LAND REFORM AND
RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Private Bag X250, PRETORIA, 0001 • Tel.: +27 12 319 7319 • Fax 012 319 6681
Private Bag X9087, CAPE TOWN, 8000 • Tel.: +27 21 467 4502 • Fax 021 465 6550 • Web: www.dalrrd.gov.za

Reference: **2/4/1/2 REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, SALA APPEAL**

Adriaan Venter Attorneys and Associates
Lady Brooks Building, Ground Floor
14 -12th Street (C/o Brooklyn and Justice Mahomed Streets)
PRETORIA
0001

Email: info@avatt.co.za

Dear Mr Venter

APPEAL APPLICATION LODGED IN ACCORDANCE WITH SECTION 8(1) OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970 (SALA) REGARDING THE PROPOSED EXCLUSION AND REZONING FOR MIXED USES THAT INCLUDE HOUSING FOR RESIDENTS ON THE REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, WESTERN CAPE PROVINCE

1. Your appeal application against the proposed exclusion and rezoning for mixed uses that include housing for residents on the subject property in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970 refers.

   (a) I have considered the application documents referred to me against the decision of my department on the matter in the caption. The head of arguments laid for this application and all supporting documents provided by your office were considered together with the grounds on which my Delegate has based the decision concerned.

APPEAL APPLICATION LODGED IN ACCORDANCE WITH SECTION 8(1) OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970 (SALA) REGARDING THE PROPOSED EXCLUSION AND REZONING FOR MIXED USES THAT INCLUDE HOUSING FOR RESIDENTS ON THE REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, WESTERN CAPE PROVINCE

(b) It should be noted that the proposed exclusion and rezoning of this property for mixed uses that include housing for residents will be situated in an area that is demarcated as a Protected Agricultural Area (PAAs) for agricultural production. The property has potential for cultivation practices and good results can be yielded.

(c) The proposed exclusion and rezoning of this property for mixed uses that include housing for residents will have a detrimental impact on the agricultural industry as potential agricultural land will be lost. Such will also have a negative impact on the surrounding agricultural properties in the vicinity and activities that are taking place.

(d) It should be noted further that the surrounding properties do not have a residential resemblance, therefore approval will change the character of the area tremendously, from that of agriculture to residential.

2. **Your application for appeal is therefore hereby denied.**

Kindly contact Mr N Machume of the Directorate: Land and Soil Management of the Department of Agriculture, Land Reform and Rural Development at telephone number: 012 319 7634 or email: LUAHelpdesk@dalrrd.gov.za, should require more information or have any enquiries.

Yours sincerely

MRS AT DIDIZA, MP
MINISTER FOR AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT
DATE: 17/04/2024

Lynedoch Land Trust
Lynedoch Road
LYNEDOCH
7603

25 November 2024

FOR ATTENTION:
Jacqueline Samson-Swartz
Samson Consultancy obo Virdus Works (Pty) Ltd.

Dear Jacqueline,

RE: APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468,
LYNEDOCH
STELLENBOSCH

Application Reference: TP752/2024

We refer to the NOTICE OF LAND DEVELOPMENT APPLICATION received on 24 October 2024.

Details of Interested and Affected Party (I&AP):
Lynedoch Land Trust
Lynedoch Road
LYNEDOCH
7603

We object to any use whatsoever of Lynedoch Land Trust land for any purpose other than designated in the original trust deed.

The Lynedoch Land Trust is entrusted with the following principle aims and objectives:

1. ensure that a restrictive condition of title is registered against the title deed of the land comprising the indigenous garden that will have the effect of protecting that land in perpetuity from residential and commercial development; and

2. ensure that the indigenous garden is maintained in its indigenous state in perpetuity for the benefit of the beneficiaries of this Deed.

As trustees, we are legally bound to maintain these objectives and object to any development in the local area that do not adhere strictly to principles and practices sustainable development, let alone any use of the Lynedoch Land Trust land for water/ infrastructure purposes of the proposed development.

The Lynedoch Land Trust shares property with the Lynedoch EcoVillage, and Sustainability Institute. We are in full support of their points articulated below.

1. Agricultural Land Use

The proposed rezoning from agricultural to residential/commercial use undermines the purpose and value of this land. The assertion in the applicant's submission that the land is no longer productively used for agriculture is inaccurate. Agricultural activities, including vineyard maintenance and other farming practices, continue to be undertaken on the property.

The Western Cape Department of Agriculture and the National Department of Agriculture have both affirmed the importance of preserving this land for agricultural purposes. Their statements, attached herewith, support our position that rezoning this land is unnecessary and contrary to policy.

Focused and innovative management of agricultural practices could render this land more profitable than speculative residential development, which would incur higher costs and disrupt the rural character of the area.

2. Alignment with the Stellenbosch Municipal Spatial Development Framework (MSDF)

The MSDF clearly outlines that Lynedoch is not earmarked as a primary urban node. It advocates for limited, context-sensitive expansion that aligns with the village's unique character and principles.

The proposed development includes multi-storey buildings, high-density housing, and commercial areas that starkly contrast with the current design ethos of the Eco-Village. Such development is incompatible with the MSDF's emphasis on compact, pedestrian-friendly, child-centred communities rooted in nature and agriculture.

Additionally, the Sustainability Institute's recent collaborations with organisations such as the Stellenbosch Waldorf School and the Pinotage Youth Development Academy are aligned with the MSDF's vision of educational growth and integrated community living. The proposed development disregards these existing commitments and partnerships, which are central to our shared vision for the area.

3. Environmental and Visual Impact

The proposed development would significantly alter the visual and ecological integrity of the area. The site is situated within a highly visible and scenic corridor, recognised for its cultural and natural heritage value. The uniform, standardised architecture of the proposed development would clash with the diverse and sustainable design ethos of the Eco-Village. We are particularly concerned about the potential loss of vegetation and biodiversity in the village due to the elevation and density of the proposed structures. This would negatively affect both the environment and the quality of life for residents.

4. Traffic and Infrastructure

The proposed development would dramatically increase traffic volumes on Lynedoch Road, which is already a service road frequented by pedestrians, schoolchildren, and workers commuting to and from the train station.
The traffic report submitted by the developers fails to adequately address the strain this development would place on the local road network. The suggested upgrades are insufficient and speculative, relying on hypothetical scenarios such as increased train

usage, which cannot be guaranteed.
The road is unsuitable for the additional traffic from 900 households, businesses, and a school, and any necessary upgrades would divert municipal resources away from critical infrastructure needs elsewhere.

5. Waste and Service Management

The proposed development would place significant pressure on waste and service management systems. While the developers have mentioned potential collaboration with the Sustainability Institute for recycling, no such discussions have taken place. Our current systems are designed for a small, eco-conscious community and are ill-equipped to handle the scale of waste generated by a development of this magnitude.

Conclusion

The Lynedoch Land Trust strongly opposes the rezoning of this land. The proposed development disregards the unique social, ecological, and architectural character of ourcommunity, conflicts with the principles of the MSDF, and threatens the integrity of the surrounding environment.

We urge the municipality to reject this application and to prioritise developments that are aligned with the sustainable and regenerative vision outlined for the Lynedoch area.

Yours sincerely



Eve Annecke

Trustee Lynedoch Land Trust

ANNEXURE E7: COMMENT FROM WCG: DOA

Western Cape Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/956
YOUR REFERENCE : -
ENQUIRIES : Corvan der Walt

Virdus Works
Email: dupre.lombaard@virdus.com

FOR ATTENTION: DUPRE LOMBAARD

APPLICATION FOR EXTENSION OF MUNICIPAL AREA OF JURISDICTION FOR LAND INSIDE OF A DESIGNATED URBAN AREA: DIVISION STELLENBOSCH
PORTION 28 OF THE FARM WELMOED ESTATE NO 468

Your request for comment on the Agricultural Impact Assessment (AIA) of 05 June 2023 for PORTION 28 OF FARM 468, STELLENBOSCH, has reference.

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The WCDoA is of the opinion that the land should still be preserved for agriculture based on the following reasons:

a) Portion 28 of Farm 468, Stellenbosch has a long history of being cultivated with wine grapes and has the same land capability and suitability as the abutting farms, which continue to be farmed individually or collectively with other farms.

b) Although it is argued that no irrigation water is available, *"the water requirement of wine grapes is lower than most other perennial crops and soils with high water retention capacity are capable of storing sufficient water to sustain wine grape production, but at reduced yield levels" (Agri-Informatics).* Large areas in the Western Cape are successfully farmed with dryland vineyards.

c) The ground water storage for the deep Vilafontes and Oakleaf soils, together with climatic conditions, will sustain wine grape production under dryland conditions. It is also widely accepted that high quality wine grapes are produced under dryland conditions, although at a lower yield but at higher prices. The findings of the AIA are that *"the soils of the study area are generally moderately to well drained, of medium to good depth with good to moderate water retention capacity"*. In consideration of the aforesaid, the WCDoA does not agree with the finding that *"the overall agricultural potential of the study area is evaluated as being low and unviable, unless an additional source of irrigation water can be sourced"*. Even without an additional source of irrigation water, the land is deemed to have a medium overall agricultural potential with the exception of the Westleigh, Katspruit and Glenrosa soils.

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f) Furthermore, with an average lifespan and in terms of profitability: i) all agricultural commodities undergo fluctuations in terms of supply and demand and thus ultimately price and profitability and ii) although farm size plays an important role, it is generally accepted that farming enterprises comprise more than one farm/cadastral unit, to be considered viable. The size of the individual land unit, therefore, becomes insignificant and the focus shifts to land capability and land suitability.

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h) The statement that *"it is believed that a development on this site will contribute to the retention of higher value agricultural resources elsewhere in the Stellenbosch or surrounding municipal areas and is therefore supported"*, is unsubstantiated.

i) The WCDoA considers this application as premature from a spatial development perspective and the inclusion of this property within the municipal area of jurisdiction is, therefore, not supported.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van derWalt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2023-09-13

Copies:		
Department of Agriculture Landform and Rural Development National Department of Agriculture Private Bag X 120 PRETORIA 0001	Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Stellenbosch Municipality PO Box 17 STELLENBOSCH 7599

ANNEXURE E5: COMMENT FROM THE DARD&LR

MINISTER
AGRICULTURE, LAND REFORM AND
RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Private Bag X250, PRETORIA, 0001 • Tel.: +27 12 319 7319 • Fax 012 319 6681
Private Bag X9087, CAPE TOWN, 8000 • Tel.: +27 21 467 4502 • Fax 021 465 6550 • Web: www.dalrrd.gov.za

Reference: **2/4/1/2 REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, SALA APPEAL**

Adriaan Venter Attorneys and Associates
Lady Brooks Building, Ground Floor
14 -12th Street (C/o Brooklyn and Justice Mahomed Streets)
PRETORIA
0001

Email: info@avatt.co.za

Dear Mr Venter

APPEAL APPLICATION LODGED IN ACCORDANCE WITH SECTION 8(1) OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970 (SALA) REGARDING THE PROPOSED EXCLUSION AND REZONING FOR MIXED USES THAT INCLUDE HOUSING FOR RESIDENTS ON THE REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, WESTERN CAPE PROVINCE

1. Your appeal application against the proposed exclusion and rezoning for mixed uses that include housing for residents on the subject property in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970 refers.

   (a) I have considered the application documents referred to me against the decision of my department on the matter in the caption. The head of arguments laid for this application and all supporting documents provided by your office were considered together with the grounds on which my Delegate has based the decision concerned.

APPEAL APPLICATION LODGED IN ACCORDANCE WITH SECTION 8(1) OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970 (SALA) REGARDING THE PROPOSED EXCLUSION AND REZONING FOR MIXED USES THAT INCLUDE HOUSING FOR RESIDENTS ON THE REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO. 468, WESTERN CAPE PROVINCE

(b) It should be noted that the proposed exclusion and rezoning of this property for mixed uses that include housing for residents will be situated in an area that is demarcated as a Protected Agricultural Area (PAAs) for agricultural production. The property has potential for cultivation practices and good results can be yielded.

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(d) It should be noted further that the surrounding properties do not have a residential resemblance, therefore approval will change the character of the area tremendously, from that of agriculture to residential.

2. **Your application for appeal is therefore hereby denied.**

Kindly contact Mr N Machume of the Directorate: Land and Soil Management of the Department of Agriculture, Land Reform and Rural Development at telephone number: 012 319 7634 or email: LUAHelpdesk@dalrrd.gov.za, should require more information or have any enquiries.

Yours sincerely

MRS AT DIDIZA, MP
MINISTER FOR AGRICULTURE, LAND REFORM AND RURAL DEVELOPMENT
DATE: 17/04/2024

From: Damian Hacking <damianuct@gmail.com>
Sent: 29 October 2024 11:34
To: jacqui@jsamsonconsultancy.com; Thomas Platt
Subject: Re: STAKEHOLDER NOTICE: REM PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

Dear Jacqui,

We (Thomas Platt and Damian Hacking) are residents at 53 Lynedoch Eco Village, our property lies along the border of the eco-Village and the Welmoed Farm in question. We do not support the proposed rezoning of portion 28 of Farm Welmoed Estate no.468, for the reasons outlined below:

1. Page 96 of the Stellenbosch Spatial Development Framework (SDF) outlines the area abutting the eco-Village where further residential development is envisaged (image below). This yellow block of "Mixed Use Community and Residential Infill" is only a small fraction of the Welmoed farm, with the remainder earmarked as "Green Areas Retained". The SDF also outlines the following principles for the Vlottenberg-Spier-Lynedoch area (page 95):

- Maintain and improve the nature areas surrounding small settlements along Baden Powell Drive
- As a general principle, contain the footprint of small settlements along Baden Powell Drive as far as possible within the existing urban edge.
- Retain the strong sense of transition between agriculture and human settlement at the entrances to the small settlements along Baden Powell Drive.

We do not feel that the proposed rezoning and development adheres to these principles, given the size, density, and type of development proposed.

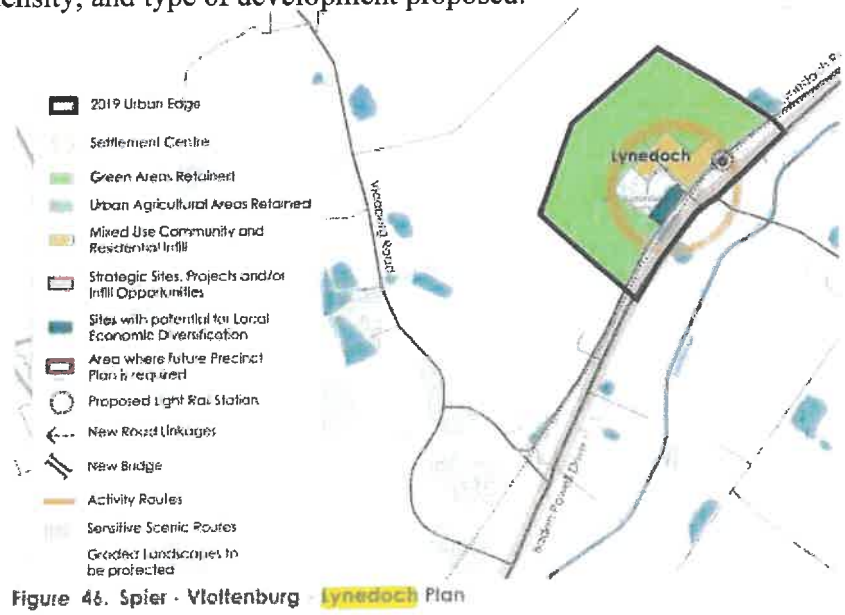


Figure 46. Spier - Vlottenburg - Lynedoch Plan

2. The application mentions 20% of the 884 dwelling units being reserved for inclusionary housing. However Annexure H, the site development plan, makes no mention of inclusionary housing. Section 6.5 of the Inclusionary Housing Zoning Policy requires applicants to conduct and submit a detailed household income analysis for the area, yet we cannot find such document as part of the submission? The applicants only refer to section 6.8 of the policy which outlines affordability ranges for Stellenbosch municipality,

which we feel does not reflect the Lynedoch community, nor a true commitment to inclusionary housing (e.g. inclusion of subsidy housing), merely a "compliance" approach.

3. According to Annexure K, the Traffic Impact Assessment, a tenfold increase in traffic on Lynedoch rd east of Vlaeberg rd is expected (in the AM 109->998, in the PM 83->989), and a fivefold increase on Lynedoch road west of Vlottenberg rd (in the AM 79->375, in the PM 64->365). Lynedoch rd is the only access road to Lynedoch Eco Village, the Sustainability institute, and the Lynedoch Childrens school, and the only other users of this road are individual farms and the PlantCulture nursery. Currently, there are 36 dwellings in the Eco-Village. The proposed development would include 887 new dwellings (a 24 fold increase!), a new school that is 10 times the size of the current school, and a new 2500m commercial hub. Given these large increases, we seriously question the Traffic Assessments conclusion of only a 5-10 fold increase in traffic. Further, while they do make recommendations for changes to the intersections to accommodate this extra traffic, they make no mention of the Lynedoch rd itself, other to say any modifications would be severely limited by the existing railway.

4. The Sustainability Institute, and the Lynedoch Eco-Village, is a flagship community that successfully demonstrates a socially inclusive community, coupled with environmentally-conscious living. It is locally, nationally, and internationally renowned, and contributes to the prestige and reputation of Stellenbosch municipality. The proposed development which does not embrace any of these principles. and would surround the existing site, would severely negatively impact this reputation.

5. Lastly, we have had several good-faith engagements with the applicants prior to this submission. We stressed that in order to enjoy our support, the applicants would need to prioritise socially inclusive housing and communal spaces, environmentally-sustainable building practices and infrastructure, and build on the experience and lessons learned from the Lynedoch Eco-Village. There have been zero changes to their proposed development. This has made it clear to us that the applicant has no interest in the principles of the Spier-Vlottenberg-Lynedoch urban node. We do not support the proposed development in its current form, and therefore do not support the rezoning application.

Regards,
Damian Hacking and Thomas Platt

On Thu, Oct 24, 2024 at 6:45 PM Jacqui Samson <jacqui@jsamsonconsultancy.com> wrote:

Good day Stakeholder

NOTICE OF LAND DEVELOPMENT APPLICATION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

Herewith

1. Locality Plan
2. Summary of the proposed development
3. Public Notice of development

Regards/Groete

Ms Jacqui Samson
Professional Planner
(Pr.Pln A/1124/1999)
Mobile: +27 (0)82 467 3748
jacqui@jsamsonconsultancy.com

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

From: Cayla Rheeders <rheederscayla@gmail.com>
Sent: 18 November 2024 11:05
To: jacqui@jsamsonconsultancy.com
Subject: TP752/2024

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Goeie dag,

Hiermee wil ek graag skriftelik laat weet dat ons teen die verdere verwikkelinge is.
Die verwikkelinge gaan die landskap vernietig asook die kleiner besighede.
Ons kinders se kindwees gaan daarmee heen wees, die hele sustainability institute gaan vergaan en as mens aan Lynedoch dink dink mens aan al die families wat daar woon. Waarheen gaan ons almal moet gaan? Wat gaan van ons word?

Wat gaan van die laaste bitjie natuur wat stellenbosch het word?
Wat van die kinders?

Van my en my familie is die n GROOT nee.
Baie dankie vir u tyd om my epos te lees.

Groete,
Cayla Rheeders
0847140299
Rivierhuis - Uitsig plaas
Sowel as,
Leonie Mynhardt
Hoofhuis - Uitsig plaas

FOR ATTENTION: J SAMSON
APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
APPLICATION REFERENCE: TP752/2024

Dear Sir,

We refer to the notice received from Virdus Works (Pty) Ltd on 12 June 2024 and from J Samson Consultancy on 24 October 2024 regarding the above proposed development as well as their call for comment from Interested and Affected Parties on the application.

I , Mr GJ Steyn, owner of Welgeleë, Lynedoch road, Lynedoch, Stellenbosch (30/468 Welmoed Estate No. 468 Welmoed Estate), would like to note my strong objection to this proposal.

1. **MSDF (Municipal Spacial Development Framework):**
-refer to ANNEXURE E 15: COMMENT FROM THE LOCAL AUTHORITY

I bought this smallholding in February 2024, and it comprises of 4 residences for my family and extended family. We strive to use eco friendly techniques and products in our homes, gardens and vegetable garden to be a self sustainable entity.
The current nature and character of Welgeleë farm is in line with the MSDF (approved by Council on 27 June 2023) which states that settlements in this corridor should "comprise contained, walkable settlements surrounded by nature and agriculture".

The MSDF states that Lynedoch has not been identified as a primary urban node to be developed over the long or short term.
In fact, this area has been earmarked as an agricultural area.
This nullifies any potential argument or motivation that the farm is included within the urban edge and hence should in principle be allowed to fully develop and be seen as part of a growing urban node.
Therefore, we find that the proposed development does not align with the vision of local authorities as stated by them, nor residents, in terms of the use and character of the land.

2.Agricultural land use:
-refer to ANNEXURE E7: COMMENT FROM WCG: DOA
-refer to ANNEXURE E5: COMMENT FROM THE DARD&LRr

Lynedoch is a rural, agricultural area. This is supported by the current MSDF and zoning of the land.
Retention of useable agricultural land is a priority for us as well as the broader community.
To be more specific: the land in question is zoned as a "Protected Agricultural Area" and as such should not be considered for re-zoning.
The loss of agricultural land is extremely serious and this is supported by both the Provincial and National Departments of Agriculture, as referenced above.
Both departments are explicitly opposed to the rezoning of the land for high density residential development and therefore we are of the opinion that this proposal should not be allowed to proceed any further.

3.Heritage Impact Assessment
-refer to ANNEXURE E1: FINAL COMMENT/ ROD FROM HWC

-refer to ANNEXURE G 7: SPECIALIST REPORT – HERITAGE AND ARCHAEOLOGICAL IMPACT

Lynedoch forms part of the unique and discernible scenic character of the Winelands which is an important part of our shared heritage as South Africans. In addition, it is an important contributor to both local and international tourism which is essential for the local community.
The proposed development would impact the aesthetic character of this rural region as it would be located on a highly visible hillside on one of the main corridors in and out of Stellenbosch.

Furthermore, Heritage Western Cape has also noted that the proposed development will impact on heritage resources and requested that a comprehensive Heritage Impact Assessment (HIA) be conducted prior to considering consent or approval for any development to proceed.

4.As per the CULTURAL LANDSCAPE & VISUAL IMPACT STUDY referred to in Annexure G 7:

The proposed development does not align with the aesthetic or other values of the existing community. The current "conceptual plan of Uniqon" seems to lack sufficient information provided to make a proper assessment.

It is clear that not enough consideration has been given to the aesthetic and cultural impact of the proposed development. As such, we are of the opinion that the current HIA falls short of the requirements of Heritage Western Cape and that thorough and detailed engagement with this issue would be essential before any proposal could be considered for approval.

5.Site sensitivity report
- refer to ANNEXURE I 2: SITE SENSITIVITY VERIFICATION REPORT

We find the site sensitivity report, conducted by Virdus, to be insufficient.
In particular, I disagree with the findings that suggest that no significant animal populations will be impacted by the development. We see the presence of a diverse population of birds, mammals, reptiles and insects which live in the surrounding environment.
The report states that "no animals were observed during the site visit or reported by farm workers", but no residents were consulted during this site visit. This seems to indicate that due diligence and thorough consideration was not given to this matter.
It is not clear how the species listed in the site sensitivity report were selected, but clearly many have been overlooked. For example, we are aware of populations of grey duiker and Cape grysbok on the land in question, and these would almost certainly be permanently displaced should the development go ahead.

The site sensitivity report also failed to sufficiently address the overall visual and environmental impact that such a development might have in SA terms of increased demand on water resources, light and noise pollution and increased EMF activity in the region which may result from such a development.
All of these factors are of concern to our community and it is clear that insufficient consideration and engagement has been undertaken to understand and alleviate these concerns.

6. Lynedoch Road could not be upgraded.
Not all traffic from the new development will use Vlottenberg Road. The traffic going to Cape Town or Somerset West will use Lynedoch Road. It would not be possible to upgrade Lynedoch Road. On the one side, the shoulder of the road is very narrow, one meter at some places. On the other side, the railway line would limit the widening of the road. An irrigation channel also runs along the road. See photos below.





In summary

Referring to a few points above, without even including the online reviews of the company in question, it is my opinion that the current proposed development is not of acceptable standard, nor done in a collaborative spirit ,which is the foundation of any impact study.

I agree with the stance of the relevant authorities including the Western Cape Department of Agriculture, the National Department of Agriculture and the Stellenbosch Municipality and urge them to maintain their position to not allow this development to proceed any further.

You are welcome to contact me as an interested party in this matter.
yours sincerely

Mr. GJ Steyn
GJS Technologies
+27826511871
Owner
Welgeleë
Lynedoch Rd
Lynedoch
Stellenbosch

From: David Wolsky <davidwolsky@gmail.com>
Sent: 26 November 2024 00:01
To: jacqui@jsamsonconsultancy.com
Cc: Dani Favis
Subject: APPLICATION FOR REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH
Attachments: commentOnProposedDevelopmentOfportion28OfFarmWelmoedEstate_20241125.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good day

I hope you are well.

We would like to submit an objection to the following application:
APPLICATION FOR REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

Our details:
62 Lynedoch Eco Village

David Wolsky
- cell: 073 280 7761
- email: davidwolsky@gmail.com

Daniella Favis
- cell: 079 886 7094
- email: danifavis@gmail.com

Attached is our letter of comment for consideration.

Thank you and kind regards,
David and Daniella

For the attention of J Samson Consultancy – J Samson e-mail address:
jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
Application Reference: TP752/2024

Dear Sir,

We refer to the notice received from J Samson Consultancy titled "MOTIVATION IN SUPPORT OF LAND DEVELOPMENT APPLICATION FOR: STELLENBOSCH FARM WELMOED ESTATE NO. 468 PORTION 28"

We would like to note our strong objection to this proposal. As homeowners, we support the submission from the Lynedoch Eco Village Home Owners Association. Concerns include the following topics:

- Settlements in the area surrounding the village corridor should "comprise contained, walkable settlements surrounded by nature and agriculture" according to the Municipal Spatial Development Framework.
- Retention of useable agricultural land is a priority for us.
- The proposed development would impact the unique and discernible scenic character of the area.
- The proposed development does not align with the values of our specific community, which is a good example of integration of mix income and use.
- We believe that the animal population will be negatively impacted by the development.

We would prefer that this development does not proceed any further in its current form.

Yours faithfully,
David Wolsky and Daniella Favis
HOMEOWNERS
Address and contact details
62 Lynedoch Eco Village
Lynedoch
Stellenbosch

David cell: 073 280 7761
Daniella cell: 079 886 7094

Outlook

Comment on TP752/2024

From Dietmar Renner <renner.dietmar@gmail.com>
Date Mon 2024-11-11 11:12
To jacqui@jsamsonconsultancy.com <jacqui@jsamsonconsultancy.com>

Good Day,

My name is Dietmar Renner, Renner Estate, Vlottenburg Road, Stellenbosch Farms 7613, 0825598424

I would like to give my concerns relating to the proposed development in the Lynedoch area. The main concern is the access road which is already dangerous to drive with all the alien plants growing into the roadway and no maintenance is done by the municipal services, then further the road is so narrow without any yellow line available. With the proposed development the traffic can only be guessed as there are an additional 52 Erf's allocated with some having multiple units on there. The current road is already a safety hazard with the school traffic in the morning, with people not able to drive on their side, what will the traffic be like when all the inhabitants will go to work or come home? The access road is for sure not suitable for such a development even if a smart civil engineer is writing a supporting letter that is taken out of the fictive ideal world. NO ideal world scenario can apply here locally!

Then further delivery vehicles need to get to the properties and the road is with all the bushes on the side so narrow that normal cars already have issues passing each other safely.

The road is deteriorating at a speed of light already, with potholes appearing on a frequent basis, manhole covers disappear and never get replaced as are the pothols never fixed. Where will this end?

Secondly, the water supply to all these properties, currently a new supply line is installed with the new R310 development, I can't see that this will be able to supply the additional properties with a reasonable waterflow, I've been struggling in summer months to get water, how will it be with the additional people drawing from that line?

It is all good and well to create new developments in and around Stellenbosch, but where should firstly all the water come from, it doesn't rain more than before, then where does all the wastewater go to? Any suggestions on the wastewater network?

If social housing is also in the development, then people and workers from the surrounding farms should get preference on obtaining a place to stay and have a livelihood in the area they are accustomed to.

These are just basic concerns which a smart penpusher might just feel of no concern as he is not living in the area and doesn't have to deal with the effects of his decision.

It would be sensible to have the amount of living units reduced to a more realistic number and not just push for maximum financial gain of the developer to the detrimental effects to the surrounding

and the people that have to live in the area.

I hope this mail will have an effect on the decision making relating to the development of the area. I'm in general not against it, but it needs to be done decisively and to the best for the larger community.

Kind regards

Dietmar Renner
0825598424

Outlook

Re: Comment: Hogg Family Trust as an I&AP on Application TP752/2024 Portion 468/28

From Jacqui Samson <jacqui@jsamsonconsultancy.com>
Date Mon 2024-10-28 21:15
To hoggscott@gmail.com <hoggscott@gmail.com>
Cc eveannecke@gmail.com <eveannecke@gmail.com>; 'Nina van Wilgen' <ninalynette90@gmail.com>; 'Accounts' <accounts@plantculture.co.za>; 'Robert Fooy' <Robert.Fooy@stellenbosch.gov.za>; 'Ulrich Vonmolendorff' <Ulrich.Vonmolendorff@stellenbosch.gov.za>; allanburns362@gmail.com <allanburns362@gmail.com>

Good day,

I acknowledge receipt of your email.

Please find all the application supporting documents in the following links:
https://jacquisamson.co.za/category/land-use-applications-advertisement/

Regards/Groete

Ms Jacqui Samson
Professional Planner
(Pr.Pln A/1124/1999)
Mobile: +27 (0)82 467 3748
jacqui@jsamsonconsultancy.com

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

From: hoggscott@gmail.com <hoggscott@gmail.com>
Sent: Monday, October 28, 2024 14:20
To: jacqui@jsamsonconsultancy.com <jacqui@jsamsonconsultancy.com>
Cc: eveannecke@gmail.com <eveannecke@gmail.com>; 'Nina van Wilgen' <ninalynette90@gmail.com>; 'Accounts' <accounts@plantculture.co.za>; 'Robert Fooy' <Robert.Fooy@stellenbosch.gov.za>; 'Ulrich Vonmolendorff' <Ulrich.Vonmolendorff@stellenbosch.gov.za>; allanburns362@gmail.com <allanburns362@gmail.com>
Subject: Comment: Hogg Family Trust as an I&AP on Application TP752/2024 Portion 468/28

For the attention of Jacqueline Samson-Swartz of Samson Consultancy obo Virdus Works (Pty)Ltd
As per the notice Dated 24 October 2024. We would like to go on record in passing an objection on the above application TP752/2024
Property Portion 468/remainder portion 28, Lynedoch road, Stellenbosch

Details as the Interested and Affected Party (I&AP's)
HOGG FAMILY TRUST
ATT . Mr. SA HOGG
FARM ERF : 468/50
VLAEBERG ROAD corner (LYNEDOCH ROAD)

LYNEDOCH
hoggscott@gmail.com
082 377 8582
021 881 3286

Objection and Comments

In order to fully understand the impact of this development and reasoning to have it rezoned from agriculture to mixed use, we would like to state the following in objection.

1. There is concern that allowing rezoning that the current 'service road' will have to be widened resulting in possible expropriation of surrounding properties boundaries on this road. This in terms of Section 27 of the road ordinance 19/1976
2. Is the legal application for rezoning approval for either 'Mixed Use' or 'Township' development or both and does it fall under the Conditions of Title of the title deed.
3. The loss of agricultural land and negative socio-economic effect that this can have on the Stellenbosch municipalities agriculture industry. We see no reason to rezone viable agricultural land. Reference is made to vine as a crop not being suitable however the study of alternative crop needs to be taken into consideration for example Fruit, Nut Orchards or Indigenous Agathosma 'Buchu' (minimal to no water required). The statement that two boreholes will only yield 80m3/day is questionable and misleading (page 15 AIA) as this is not the case for the surrounding farms and their current yields.
4. We question the spacial planning effect in its location to Lyndoch (as a node) over a busy railway line and 'service road'. We don't believe this falls within Stellenbosch's spacial planning framework's 'node development'
5. We question the negative biodiversity impact on the existing ecologically sensitive alluvial floodplains and wetlands on site. We believe a development of this scale will encroach on both moderate and high conservation wetlands, this as the topography of the site lends itself to 'hillslope seepage'. We believe further information is required in authorisation from the Department of Water and Sanitation (DWS) prior to a rezoning application is considered. In particular the effects on contamination of groundwater in the local area where borehole water is used in the irrigation of agricultural crops for human and animal consumption.
6. We question the road infrastructure and its ability to handle this traffic. It is a narrow 'service road' with zero sidewalk or pedestrian access. There is a dangerous S bend at the station that has seen numerous accident situations. There is a blind 90 deg bend coming off Vlaeberg Road adjacent to the railway line. None of this is mentioned in the Traffic Impact Assessment while diagram 16 page 17 number 5 indicated an existing sidewalk in yellow which is in effect ineffective. As it stands Stellenbosch municipality road engineering department has failed on numerous occasions to address the maintenance of this road ref 'Stellenbosch lets fix it'. This brings into question future maintenance on this road and safety concerns.
7. We question that for the listed activities of this application (Mixed Use), further details of an Environmental Impact Assessment Report (EIAR) be provided together with Environmental Authorization (NEMA). Without these details there remains a number of influencing factors that will have an impact of this development if rezoning is authorized.

We have cc in 'The Lynedoch Land Trust' and 'Stellenbosch Municipality Planning & Economic Development Department' for their reference information

We look forward to your acknowledgement in confirmation in receipt of this communication and trust this will be registered.

Kind Regards

S.Hogg
c/o Hogg Family trust
Vlaeberg Road
PO Box 1

Lynedoch, 7603
Stellenbosch
Tel +27+21 881 3286
Mobile +27+82 377 8582

From: Pott, R, Prof [rpott@sun.ac.za] <rpott@sun.ac.za>
Sent: 28 October 2024 11:52
To: jacqui@jsamsonconsultancy.com
Cc: Lynedoch HOA
Subject: Objection to TP752/2024

To whom it may concern,

RE: Objection to rezoning application for remainder of Portion 28 of Farm Welmoed No. 468, Lynedoch, Stellenbosch

Details of commenter
Name: Prof Robert William McClelland Pott
Contact details:
Phone: 0717151769
Email: rpott@sun.ac.za
Address: 63 Lynedoch Eco Village, Stellenbosch, 7603

I am a homeowner within the Lynedoch Eco Village (ERF 63), which abuts the proposed development site which is applying for rezoning from agricultural to residential use. As such I have an interest in the proposed development, as well as the general development of the area of Lynedoch in Stellenbosch.

I would like to voice several objections to the proposed rezoning, and subsequent development application.

1. In the first instance, this application appears to run counter to the Stellenbosch Spatial Development Framework of 11 Nov 2019. Most pertinently, the framework identifies Lynedoch Eco Village as being surrounded by a "retained green area" (page 96). The development includes no such green space. Even if development were to occur, the Framework identifies that Lynedoch may undergo "Gradual expansion of unique development model based focused on sustainable living and education" (Page 102)– this application eschews the "unique development model" in favour of highest profit. During engagements the developer would not consider approaching this development in a way which aligns with the development model of Lynedoch Eco Village.
   Page 29 of the Framework also identifies that this area is a "Scenic Route" into Stellenbosch town. The scenery would be severely negatively impacted by a large, medium and high density development.
   Page 54 identifies this Erf as "moderate and high value cultural landscape". The development proposes to remove such important historical and cultural spaces – for instance the historic barn adjacent to the Eco Village is planned for demolition to make space for the community school.

2. The proposed development substantially occurs on active wetland (on their application, this includes Erfs 1,2, 27, 28, 29 and 30). The National Environmental Management Act 107 of 1998 (NEMA), the National Water Act 36 of 1998 (NWA) and the environmental provisions of the Mineral and Petroleum Resources Development Act 28 of 2002 (MPRDA) are meant to ensure that urban and commercial developments do not significantly affect or alter the natural state and function of wetlands. This application would see destruction of these wetlands.

3. Water, sewerage, and transportation lines to this area are not sufficient to support an additional 1123 units. The Lynedoch road would need to be upgraded, in addition to new sewerage infrastructure.

For the above reasons, I oppose the application for rezoning.

Kind regards,
Robbie

Kind regards | Ngemibuliso emihle | Vriendelike groete

Prof Robbie Pott PhD | PrEng

Professor
Department of Chemical Engineering | Departement Chemiese Ingenieurswese
Office C228.5 | 021 808 2064
Chemical Engineering Building, Banghoek Road
South Africa | Suid-Afrika
Research profile link | ORCID ID
www.sun.ac.za | Website | Find us on Instagram | Find us on Youtube |

Stellenbosch
UNIVERSITY
IYUNIVESITHI
UNIVERSITEIT

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Die integriteit en vertroulikheid van hierdie e-pos word deur die volgende bepalings bereël. Vrywaringsklousule

From: Elsa - Glue Group <gluegroup.info@gmail.com>
Sent: 25 November 2024 10:55
To: jacqui@jsamsonconsultancy.com
Subject: REFERENCE TP752/2024 THE PROPOSED DEVELOPMENT OF THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION
Attachments: 5G-and-Cell-Towers-Drop-Propery-Values- (1).pdf; 5G-Cell-Towers-Near-Schools-Children-Scientific-Research-Liability-Briefing-1-1.pdf; Environmental-Groups-on-5G-Health-Environment-Wildlife-Effects-3 (1).pdf; national_disability_policy.pdf; older research on environment impact EMF prior 5G.pdf; Risk-and-Liability-Factsheet-1-page-pdf.pdf; International-EMF-Scientist-Appeal-2016.pdf; EIJES2044 bees case study.pdf; EHS Mallery-Blythe-v1-EESC.pdf

Good day J Samson,

Hope you are well.

We would like to register (to participate in the process and comment) as Interested and Affected parties for:

REFERENCE TP752/2024 THE PROPOSED DEVELOPMENT OF THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH DIVISION

We are homeowners in the Lynedoch Eco Village and as such have a vested interest in this proposed development.

Our details:
13 Lynedoch Eco Village, 061 178 9201, Elsa Retief

Kindly confirm our registration. Also, below is more information as to why I chose to register.

Currently there is so much that both parties and nature can gain from this development if the developer choose to take a different approach. In some ways I can also say that of our village can also take a more humble approach. I did not sign the petition the second time, as I do not fully agree with it. I wish we can just all come together now and take hands. This is causing a lot of unneccary inconveniences for everyone, including the developer, and if everyone just bow down to each other needs, it can create so much prosperity for all.

I do not have much sentiment for the vineyard or any of those status quo sort of things. However I do love nature, my fellow man and God. So here is a few of my concern and reccomendations for the developer, which I hope they can take to heart. There is not sufficient collaberation from the developer's side to incorporate all issues and affected persons in their developmental proposal. Neither the environment or existing developments are considered, appreciated or consulted. If they can fundamentally collaborate, build and even enhance a culture of sustainability for all, we might view their proposal in a different light. However currently they are reviewing their impact study in a one dimensional way, only regarding their own needs and perspectives.
Ofcause one would like to see housing for all, and this would constitute housing for birds, bugs and all species. If it is not ecology, it is economy, and greed is really just anti-economy as it do not build the circle of life which we need to remain alive. The planet is our first an foremost home. By no means are the Lynedoch Eco Village without fault and a perfect example of sustainability, however there is at least an attempt. If the intention of the developer can change toward considering the true impact of their actions on all parties, and if they can take a humble stance and make a heartfelt real attempt to also incorporate all, things might change in their favour. But currently their attitude reflects one of bullying and oppressing those that seemingly are smaller and hence insignificant . They might do this unconscience as they currently feel threatened. But I do not believe they need to make enemies. It is my feeling that if they choose to humble themselves, this village will welcome them.

We often view the crimes against elephants and rhinos with disgusts, but we blatantly ignore the horrifying reality that bees are threatened too. They are too tiny and insignificant to care. However ironically we need them if we hope to survive. They are our key pollinators and without them a great famine wil be admits most families, and maybe even the extinction of mankind and many other species.

In this I have to question why this is the second impact study in less than 6 months, yet the results of the previous impact study have not even yet been discussed with us. This is once again an example of being emitted from what should be a collaborative process of developing the area we already live in. A second impact study in such a short span of time, dishonours our previous feedback which highlights the current oppressive nature of the developer who simply ignores our voice. This does not count in their favour, and they should rather just come and sit around a table with us se we can do this together.

We have learned from past lessons where colonisation is forced without consideration or regard for others. This is primitive. Let us try to do things in a more civil manner this time. It is true, everyone needs a place to go to which they call home, but it is ironic then to deny some their current home, in the name of building new homes. The current development will overshadow our tiny development, and will literally block the sun, create massive noise pollutions, air pollution and maybe increased EMFs. This will be extremely intrusive to the current landscape, and will also void all corridors for natural life like impala.

There is simple solutions such as green belts with walk ways and a food forrest for birds. This can even enhance the value of the current development, as they can advertise 'Enjoy nature in our bird park walkways". The market for Eco friendly homes are also increasingly in demand, and also green energy. All these initiatives will not only serve our greater planet, but can even enhance the value of the current proposed development. Just look at Tesla and what some initiatives in green developments have done for them. Best of all is, you have a lot of experts available to assist you with this transformative way of development to the tip of your fingers - we are after all the Sustainability Institute. I personally have build my own cob eco home with my own hands, and have some knowledge on green energy and food foresting. But there is people that know even more than me, and they are here. I am willing to help set up this collaboration if need be. Do not let the opportunity of what you are presented with pass.

If we can all just place the greater good, Life, and Respect first, instead of our own one-sided or selfish needs, we can possibly achieve great things together. Thank you for reading this letter, and hope you and yours have a lovely day.

On a personal note (I am going to send this last part in Afrikaans)

> Ek lei onder 'n kondisie EHS, en het dit so erg dat ek geregistreer is by SASSA gestremdheid. EMFs van selfone, torings en wifi maak my nie net siek, maar bedreig ook my lewe wanneer ek te veel blootstelling kry.
> Die eerste jaar wat ek EHS ontwikkel het, het ek op 21 verskillende plekke gebly. Dit was 'n nagmerrie, en ek het opgeïndig om in my kar in verafgeleë areas te moet slaap met geen heenkome. Ek het my katjie, honde, man, my vlorerende besigheid, kar, gesondheid en huis verloor om net 'n paar dinge te noem. My katjie is oorlede met al die EMFs wat eweskielik opgevlam het in ons area in Brandwaght.
> Dit was kort na die munisipaliteit in Stellenbosch ongeveer 21 selfoon torings opgerig het op die berg in 2015. Dit was hoogs onverantwoordelik van hul, en ek weet van ander vriende in die omgewing wat ook op daardie stadium met EHS siek geword het en hul troeteldiere verloor het.
> Nie een van ons het op daardie stadium geweet wat ons so siek maak nie, en die hele situasie was geweldig verwarrend. Ons het almal getrek omdat ons intuïtief kon voel iets is verkeerd en dat ons nie kan aanhou om daar te bly nie.
>
> Dit toon die geweldige skade wat aan mense se lewe gerig kan word waar ontwikkelings bloot toegelaat word om voort te gaan vir wins doeleindes. Veral waar hierdie winste net 'n paar individue bevoordeel ten koste van ander. Na hierdie belewenisse noem ek die selfoon besighede korporatiewe kriminele of see-rowers wat met golwe van lig al dan vuur mense se lewens roof. En dan maak hul boonop asof hul goeie suksesvolle besigheids mense is, en almal 'n guns doen om hul dienste te lewer. Maar die voordele weeg skaars die nadele uit, en hul verwoes ons planeet en beskadig ons magnetosphere wat ons kwesbaar maak vir meer son-gloede wat ons planeet in geheel kan afbrand. Dit alles, as daar ander volhoubare opsies is vir kommunikasie met bietjie transformasie. Mens kan maar net assesseer hoeveel astronomiese wins die wireless en tegnologie industrie gemaak het in 'n kort tyd. Waar het hierdie eweskielike geld vandaan gekom? Geld groei nie van bome nie, dit kom uit ander mense en industrië se sakke wat stelselmatig verarm en die prys betaal, want dit is verseker nie dat ons ekonomie in geheel beter gedoen het en daarom tot meer voorspoed vir almal gelei het nie. Dink maar wat voorlê in die huidige AI landskap. As dit net 'n paar verryk en ander uitbuit kan mens dit skaars vooruitgang of ontwikkeling noem. Die skrif is aan die muur.
>
> Die punt is, na baie jare se hel het ek na hierdie Eco dorpie gekom. Dit is vêr van perfek, maar dit is wel een van die min plekke in die wêreld waar die EMF radiasie nog so min is, dat ek wel tussen die beskawing kan leef. Ek was in verskeie lande oorsee as deel van die 21 plekke waar ek gebly het, so werklik hierdie is van die min plekke in die wêreld waar ek nog basies kan bly. Ek het 'n 'tiny house'

van 26vkm uit klei gedurende lockdown gebou - met my eie twee hande. Ek het uit puin uit die grond dit opgebou as opheffing na alles wat ek verloor het. Dit is nou 'n stukkie kuns en lyk effens soos 'n hobbit huisie :-)
Geen estate sou my dit wat ek kon doen toelaat nie. Maar hier kon ek weer my voete vind, en is nou weer besig om te skryf en 'n klein animasie fliek te verfilm, want ek is 'n filmmaker van formaat. Ek is so dankbaar ek is nie permanent huisloos gelaat wanweë onverantwoordelike ontwikkeling, en al is ek steeds brandarm na alles en sukkel soms met die gemeenskap se begrip met my situasie, het ek 'n dak oor my kop waar ek kan bly.
As die ontwikkellaar al hierdie woonstelle en skole direk gaan grens aan my huisie en ons dorpie, gaan dit nie net die uile verdryf en ook die muise wat hul versnaper nie. Nie net gaan dit die mooi bokkies dood maak nie, of die pragtie bye... al die dinge wat ek so lief het. Maar dit gaan ook my van my huisie wegdryf, en dit is regtig tragies as ons mense met sterk waardes wat omgee wegdryf, in ruil vir leë finansieële waardes. Kan mens waarlik vertroue hê dat 'n organisasies doelgedrewe is om behuising te skep as hul dit aan telke mens doen se huise en lewens doen?

Ek is seker daar is maniere hoe ons ontwikkelinge kan laat gebeur waar dit almal inkorporeer.

As jul nie inligting het oor EHS kan jul na die aangehegde wetenskaplike en bewusmaking literatuur loer. Ek het ook op Carte Blanche en RSG daaroor gepraat:
https://youtu.be/k7fmbLstiDg
https://omny.fm/shows/leefw-reld-van-die-gestremde/leefw-reld-van-die-gestremde-23-oktober-2022

Nog 'n interresante video van dr Havas:

https://youtu.be/fqMCjEs9oxE

Maniere om EHS te diagnoseer en te behandel:
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7139347/

En verdermeer is verskeie dockumente oor EHS aangeheg sou jul belangstel.

Weereens dankie vir alles:
Elsa Retief

From: Heidi Newton-King <HeidiNK@spier.co.za>
Sent: 29 November 2024 13:56
To: jacqui@jsamsonconsultancy.com
Subject: Objection to the Rezoning Application for portion 28 of Welcomed Estate No 468

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Jacqui,

Apologies for this being late, however as an interested and affected party representative, I never received this information directly. Please ensure this is corrected and I receive all correspondence directly.

I am writing to formally object to the rezoning application (TP752/2024) for Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch.

Our objections are based on several critical concerns regarding the proposed development.

1.Misalignment with Municipal Spatial Development Framework (MSDF)

The proposed rezoning fundamentally contradicts the MSDF, which explicitly prioritises the preservation of land beyond the Sustainability Institute and Lynedoch Eco Village for urban agricultural use.
This misalignment threatens the long-term planning goals of our community and undermines efforts to maintain sustainable land use practices.

2. Agricultural Heritage
The land in question has a rich history as a wine farm, with vineyards that enhance the rural aesthetic and visual landscape of the community. The surrounding properties are integral to this agricultural heritage. The proposed high-density mixed-use development starkly contrasts with the existing agricultural landscape and fails to acknowledge the historical and social significance of this area.

3.Heritage Considerations

The proposed development threatens to irrevocably alter the aesthetic and historical character of the area, diminishing the scenic beauty of the route into Stellenbosch.

4.Road Naming Concerns

We specifically object to the proposed use of the name "Spier" for one of the roads in the development. As the brand associated with this name, we believe it could create confusion regarding our identity and support for this proposed development which does not reflect the local heritage.

Conclusion
Given these concerns, we urge you to reconsider the rezoning application. It is crucial to conduct more comprehensive assessments and engage with the community to address these significant issues. The future of our community and its heritage depends on responsible and thoughtful development.

Thank you for considering our objection. I look forward to your response.

Sincerely,
Heidi Newton-King

heidink@spier.co.za
082 382 4585

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From: Astrid Kennealy <astrid.kennealy@gmail.com>
Sent: 25 November 2024 20:52
To: jacqui@jsamsonconsultancy.com
Subject: APPLICATION REFERENCE: TP752/2024 -APPLICATION FOR THE REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO.468 LYNEDOCH STELLENBOSCH

For the attention of J Samson Consultancy – J Samson e-mail address: jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
Application Reference: TP752/2024

We would like to go on record in passing an objection to the above application.

Details as the Interested and Affected Party (I&AP's)
Name of person/ company: Astrid Kennealy
Physical address: 64 Lynedoch Eco Village, Stellenbosch
Contact email: Astrid.kennealy@gmail.com
Contact number: 0767024195
Interest of person who submits the comment in respect of the Application:

I am a homeowner at the Lynedoch Eco village and would like to register my strong objection to the application for rezoning and subdivisions. I would also like to note my support of the letter submitted by the Lynedoch Eco Village HOA on behalf of the residents and homeowners.

My concerns are as follows:

1. **Environmental Impact**:
   - **Biodiversity Loss**: The development could lead to the destruction of local flora and fauna, disrupting the existing ecosystem. Many species might be endangered due to habitat loss.
   - **Water Resources**: Construction and increased human activity could strain local water resources, impacting the water table and potentially causing pollution to nearby water bodies.
   - **Soil Degradation**: Development activities can lead to soil erosion and degradation, affecting agricultural productivity in the surrounding areas.
2. **Impact on Eco Village's Sustainability Goals**:
   - **Increased Carbon Footprint**: The development could significantly increase the carbon footprint of the area, contradicting the sustainability goals of the Lynedoch Eco Village.
   - **Pollution**: Construction and subsequent habitation could lead to increased air, noise, and light pollution, affecting the quality of life for current residents.
3. **Aesthetic and Cultural Impact**:

- **Scenic Views**: The natural beauty and panoramic views of the vineyards and mountains, which are a significant attraction, could be compromised.
- **Cultural Heritage**: If there are any historical or cultural sites within the proposed development area, they might be at risk of being damaged or lost.

4. **Social Impact**:
   - **Community Disruption**: The development might bring a large influx of people, disrupting the close-knit community dynamics and potentially leading to social tensions.
   - **Traffic Congestion**: Increased population density can lead to traffic congestion, making commuting and daily life more difficult for current residents.
5. **Health and Well-being**:
   - **Health Risks**: Construction activities could pose health risks due to dust, chemicals, and noise pollution. Long-term living in a more congested area could also affect mental health and well-being.
   - **Quality of Life**: The peaceful and serene environment of the eco-village might be compromised, affecting the overall quality of life for current residents.
6. **Legal and Regulatory Concerns**:
7.
   - **Zoning Laws**: The development might conflict with existing zoning laws or land use plans. Ensuring that any development complies with these regulations is crucial.
   - **Precedent for Future Development**: Allowing this development might set a precedent for future developments, potentially leading to unchecked urban sprawl.

From: Lawrence van Wilgen <lvanwilgen22@gmail.com>
Sent: 25 November 2024 17:11
To: jacqui@jsamsonconsultancy.com
Subject: Application Reference: TP752/2024 - APPLICATION FOR REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

For the attention of J Samson Consultancy – J Samson e-mail address: jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
Application Reference: TP752/2024

Good day,

Details of the Interested and Affected Party (I&AP)

Contact person: Lawrence van Wilgen
Physical address: 50 Lynedoch Eco Estate, Lynedoch Road, Lynedoch, Stellenbosch, 7603
Contact email: lvanwilgen22@gmail.com
Contact number: 082 236 2870

I am a homeowner in the Lynedoch Eco Village and as such would be directly impacted by the rezoning of the land and proposed development mentioned above.

I would like to note my strong objection to this proposal and full support of the letter written on behalf of the Lynedoch Eco Village HOA. As it is mentioned in the letter, the proposal to rezone this portion of Welmoed farm does not have the support of either the National or Provincial departments of Agriculture and is not aligned with the vision of the current MSDF for the broader region.

The approval of this rezoning would significantly negatively impact the character and function of the Lynedoch Eco Village along with its ally and founder, the Sustainability Institute. The character and typology of the proposed development would be in direct conflict to that of the existing community. This would restrict the ability of these institutions to expand their crucial and groundbreaking iniatitives, which promote and model sustainable living practices both socially and environmentally. Relevant authorities should be the custodians of such institutions and initiatives as they serve to enhance the reputation of Stellenbosch and South Africa as a whole. The work of integrating communities in a way that is inclusive and progressive, while maintaining an awareness of the broader environmental impact of human settlement and activity, is globally relevant as well as incredibly delicate and complex. As such, the approval of any developments which would serve to hinder this progress, which has been decades in the making, would be extremely disappointing and shortsighted.

Furthermore, the necessary infrastructure, such as road access and access to water supply, is currently nowhere near sufficient to accommodate a development of the scale outlined in this

proposal. To alter this would require significant municipal investment for a project that is not in line with the goals and vision of the existing MSDF for the region. Such upheaval would also certainly have a very negative impact on the existing community over an extended period of time and would introduce safety risks for commuters, pedestrians and residents alike. It would also have a detrimental effect on the wetlands and biodiversity which surrounds the village.

I would like to urge the relevant authorities to maintain their positions and reject the application to have this land rezoned for residential and commercial use.

Please confirm receipt of this comment.

Kind regards,

Lawrence van Wilgen

For the attention of J Samson Consultancy – J Samson e-mail address:
jacqui@jsamsonconsultancy.com
As per the notice dated 24 October 2024 for APPLICATION FOR REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.
Application Reference: TP752/2024

We would like to go on record in passing an objection to the above application.

Details as the Interested and Affected Party (I&AP's)
Name of person/ company: Dr Jess Schulschenk
Contact person:
Physical address: 46 Lynedoch Ecovillage, Lynedoch, 7603
Contact email: jess.schulschenk@gmail.com
Contact number: 0761731632
Reason for comment: Direct neighbour
Interest of person who submits the comment in respect of the Application:

Objection and Comments

There is nothing in the proposed development that currently meets the desired vision/values of the intentional sustainable, integrated, education precinct that is identified within the Spatial Development Framework of Stellenbosch Municipality for the Lynedoch node. The proposed development currently has failed to address significant concerns regarding pressures on already strained transport infrastructure, as well as continuing to promote water and energy intensive approaches to design with nominal and tokenistic greenwashing measures that do not fundamentally advance sustainable and ecological designs.

The proposed development will bring increased traffic and security concerns, while eroding the social fabric of the currently integrated community that has to date managed security through relationships and neighbourly efforts.

Furthermore, the proposed development has made no attempts to address inclusive and integrated human settlements that safeguard housing for the generations of farm worker families that continue to be displaced from the valley into the unsafe and eroding communities of Eerste Rivier and further afield.

Lastly, the vision of an inclusive and integrated education precinct has not be considered or addressed short of a private school for those who can afford these services. This does not meet nor advance the intentions of the node as articulated in the spatial development framework.

While using much language that might signal these vision and values, there is little to no tangible and clear inclusion of these into the actual design and planning of the proposed development.

From:	Matthew Lemmetjies <MLemmetjies@oldmutualinvest.com>
Sent:	25 November 2024 17:54
To:	'jacqui@jsamsonconsultancy.com'
Cc:	Carmen Lemmetjies, TFR (RME); Matthew Lemmetjies; 'Lynedochhoa@gmail.com'
Subject:	Objection/Comments: Reference TP752/2024 Rezoning
Attachments:	Lynedoch Eco Village HOA Comments and supporting signatures.pdf
Follow Up Flag:	Flag for follow up
Flag Status:	Flagged

Dear Ms. Samson,

I am writing to express my strongest objection to the rezoning application for the Remainder of Portion 28 of Farm Welmoed Estate No. 468, Lynedoch, Stellenbosch. This application, if approved, will have severe and far-reaching consequences for our community and the environment. Attached you will find a letter signed by both myself Matthew Lemmetjies and Carmen Lemmetjies as support for the efforts of the Lynedoch Eco Village HOA.

My objections are based on the following grounds:

1. Incompatible Land Use: The proposed mixed-use development is incompatible with the existing rural character of the area. It will lead to increased traffic, noise pollution, and strain on local infrastructure.
2. Environmental Concerns: The development will result in the destruction of natural habitats and the loss of biodiversity. The area is home to several endangered species, and the development will exacerbate the existing environmental pressures.
3. Traffic and Infrastructure: The proposed development will generate significant additional traffic, which will put a strain on the already congested local roads. The development will also require significant upgrades to the local infrastructure, which will be costly and may not be feasible.
4. Impact on Local Community: The development will lead to an influx of new residents, which will put pressure on local schools, healthcare facilities, and other community resources.

In light of these objections, I urge the Stellenbosch Municipality to reject this rezoning application. I request that the Municipality consider the long-term consequences of this development and prioritize the needs and concerns of the local community and the environment.

Please acknowledge receipt of this objection.

Sincerely,

Matthew Lemmetjies

Client Liaison Officer I Old Mutual Investment Group
West Campus, Entrance 2, Mutualpark
T. +27 (21)509 2106 E. Mlemmetjies@oldmutualinvest.com
www.oldmutualinvest.com li. linkedin.com/old-mutual-investment-group

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THE SUSTAINABILITY INSTITUTE
PO Box 162 Lynedoch
Stellenbosch, 7603, South Africa
TEL +27 (0) 21 881 3500
info@sustainabilityinstitute.net

FOR ATTENTION:
Jacqueline Samson-Swartz
Samson Consultancy obo Virdus Works (Pty) Ltd.

25 November 2024

DEAR JACQUELINE,

RE: APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH STELLENBOSCH

Application Reference: TP752/2024

We refer to the NOTICE OF LAND DEVELOPMENT APPLICATION received on 24 October 2024.

Details of Interested and Affected Party (I&AP):
The Sustainability Institute Trust
Non-Profit Organisation 051-245-NPO
Off Baden Powell/R310,
Lynedoch Road, Lynedoch,
Stellenbosch
7603
ATT: V. VON DER HEYDE
vanessa@sustainabilityinstitute.net

F 468/28 S

...T SERVICES
25 NOV 2024
RECEIVED

On behalf of the Sustainability Institute, we hereby register our strong objection to the application for rezoning of Portion 28 of Farm Welmoed Estate No. 468. As an organisation dedicated to fostering social and ecological sustainability, we are deeply concerned about the environmental, social, and aesthetic impacts this proposed development would have on the surrounding area and our community.

The Sustainability Institute, established in 1999 and registered as a non-profit trust, is located within the Lynedoch Eco-Village, a unique socio-economically integrated community committed to sustainable living. Together with the Eco-Village, we strive to

exemplify globally relevant practices of integrated, ecological development that reflect South Africa's potential for just and regenerative futures. It is our belief that the proposed development disregards these principles and threatens the character and function of our community.

We wish to highlight the following key concerns:

1. **Agricultural Land Use**

The proposed rezoning from agricultural to residential/commercial use undermines the purpose and value of this land. The assertion in the applicant's submission that the land is no longer productively used for agriculture is inaccurate. Agricultural activities, including vineyard maintenance and other farming practices, continue to be undertaken on the property.

The Western Cape Department of Agriculture and the National Department of Agriculture have both affirmed the importance of preserving this land for agricultural purposes. Their statements, attached herewith, support our position that rezoning this land is unnecessary and contrary to policy.

Focused and innovative management of agricultural practices could render this land more profitable than speculative residential development, which would incur higher costs and disrupt the rural character of the area.

2. **Alignment with the Stellenbosch Municipal Spatial Development Framework (MSDF)**

The MSDF clearly outlines that Lynedoch is not earmarked as a primary urban node. It advocates for limited, context-sensitive expansion that aligns with the village's unique character and principles.

The proposed development includes multi-storey buildings, high-density housing, and commercial areas that starkly contrast with the current design ethos of the Eco-Village. Such development is incompatible with the MSDF's emphasis on compact, pedestrian-friendly, child-centred communities rooted in nature and agriculture.

Additionally, the Sustainability Institute's recent collaborations with organisations such as the Stellenbosch Waldorf School and the Pinotage Youth Development Academy are aligned with the MSDF's vision of educational growth and integrated community living. The

proposed development disregards these existing commitments and partnerships, which are central to our shared vision for the area.

3. **Environmental and Visual Impact**

The proposed development would significantly alter the visual and ecological integrity of the area. The site is situated within a highly visible and scenic corridor, recognised for its cultural and natural heritage value. The uniform, standardised architecture of the proposed development would clash with the diverse and sustainable design ethos of the Eco-Village.

We are particularly concerned about the potential loss of vegetation and biodiversity in the village due to the elevation and density of the proposed structures. This would negatively affect both the environment and the quality of life for residents.

4. **Traffic and Infrastructure**

The proposed development would dramatically increase traffic volumes on Lynedoch Road, which is already a service road frequented by pedestrians, schoolchildren, and workers commuting to and from the train station.

The traffic report submitted by the developers fails to adequately address the strain this development would place on the local road network. The suggested upgrades are insufficient and speculative, relying on hypothetical scenarios such as increased train usage, which cannot be guaranteed.

The road is unsuitable for the additional traffic from 900 households, businesses, and a school, and any necessary upgrades would divert municipal resources away from critical infrastructure needs elsewhere.

5. **Waste and Service Management**

The proposed development would place significant pressure on waste and service management systems. While the developers have mentioned potential collaboration with the Sustainability Institute for recycling, no such discussions have taken place. Our current systems are designed for a small, eco-conscious community and are ill-equipped to handle the scale of waste generated by a development of this magnitude.

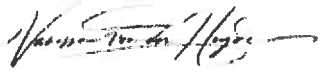
Conclusion

The Sustainability Institute strongly opposes the rezoning of this land. The proposed development disregards the unique social, ecological, and architectural character of our

community, conflicts with the principles of the MSDF, and threatens the integrity of the surrounding environment.

We urge the municipality to reject this application and to prioritise developments that are aligned with the sustainable and regenerative vision outlined for the Lynedoch area.

Yours sincerely,



Vanessa von der Heyde
Director, Sustainability Institute

Comments on:

NOTICE OF LAND DEVELOPMENT APPLICATION
DATE: 24 OCTOBER 2024
APPLICATION FOR REZONING AND SUBDIVISION:
THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

1: Interested and Affected Parties

It is unacceptable that we were never notified as interested and affected parties. This so-called "development" was not widely communicated, and as direct neighbours to the Billy Visser Trust, we absolutely should have been informed. Instead, we only learned about it a few days ago, by sheer chance, through another community member. This lack of transparency and disregard for proper notification is deeply concerning.

The proses is fatally flawed.

2: Visual Impact

The visual impact study was grossly inadequate, failing to include any neighbouring farms. This is a rural farming community, not an urbanized area like "Hillbrow" or "Sunnyside" with towering high-rises or "BLOCKS OF FLATS." Such developments are completely out of place here and will destroy the unique rural character and atmosphere of our area.
If this ill-conceived development proceeds, there must be a strict height restriction of 8 meters or less, along with indigenous "green walls" to minimize the damage to the farming "sense of place and space." Anything less is a blatant disregard for the community's heritage and environment.

3: Traffic Impact

The traffic impact assessment was entirely inadequate and failed to account for existing developments in the area. A massive packhouse, located just 500 meters from this so-called "proposed" development, already brings thousands of people into the area daily. None of this was factored into the study, nor were updated traffic projections included. Adding approximately 1,500 extra residents, 750 learners, and 890 permanent workers will overwhelm the already strained road infrastructure. The resulting increase in traffic will also place immense pressure on essential services like water, waste management, and sewage systems.
Furthermore, the current litter problem caused by nearby shops and a fuel station is already threatening the Eerste River's ecosystem, a critical water source for the area. The influx of additional people will only exacerbate this, poisoning the water system

with increased waste and pollution. This reckless development is a direct threat to both the environment and the community.

4: Sewage Plant

The lack of clarity on how human sewage will be managed is deeply troubling and irresponsible. This development is alarmingly close to the Eerste River, a vital water source, and constructing a sewage plant in such proximity would be an environmental catastrophe. The risk of contamination to the river is undeniable, threatening not only local ecosystems but also the health and livelihoods of everyone who depends on this water.
Beyond the environmental damage, the air quality and odour from a sewage plant would be intolerable, especially for a rural area that prides itself on its natural beauty and tranquillity. This would have devastating consequences for the local tourism industry, with accommodations located just 600 meters away being directly impacted. Property values will plummet, and residents will face enormous financial losses, all to accommodate an ill-conceived and destructive development.
This is not just a bad decision; it is an outright assault on the environment, the community, and the local economy.

5: 100-Year Flood Line

The proposed development fails to address the severe environmental consequences of increased impermeable surfaces such as roofs, roads, and paving. These additions will dramatically alter the natural water flow, raising the flood line significantly and increasing the risk of flooding near our properties.
Such changes will make flooding more frequent and destructive, leading to severe damage to homes, farmland, and infrastructure. This not only poses a direct threat to the safety and livelihoods of residents but also carries high financial burdens for neighbouring properties.
Ignoring the impact on flood patterns in a region already vulnerable to climate change is reckless and short-sighted. This development threatens to destabilize the delicate balance of our environment, putting the community and its future at unnecessary risk.

New Indentation Zone Required
The current zoning and planning completely fail to account for the environmental and infrastructural strain caused by the proposed development. It is imperative that a new indentation zone be established using updated data that accurately reflects the scale and impact of this project.
The addition of new infrastructure—such as roads, buildings, and utilities—will disrupt natural water flow, increase flood risks, and irreparably harm the surrounding ecosystems. This development cannot proceed without a comprehensive reassessment of its environmental impact, including the creation of updated zoning boundaries to mitigate damage.
To proceed without addressing these critical issues would show a blatant disregard for the environment, the well-being of the community, and sustainable planning principles.

This development demands responsible and informed action, not reckless advancement.

6: Loss of Sense of Place and Space – Stellenbosch Municipality Spatial Development Framework (SDF)

Lynedoch is a small, close-knit farming and rural community, where the sense of place and space forms the heart of our identity and way of life. The introduction of towering "BLOCKS OF FLATS" will obliterate this cherished character, sacrificing the community's essence for the financial gain of a privileged few.
A strong sense of space and community is essential for human well-being, fostering happiness, longevity, and a shared connection to the land and to one another. This is not just vital for our current residents but is a legacy we owe to future generations.
Allowing high-density urban-style developments will irreparably damage the rural and farming identity that defines Lynedoch.
The Stellenbosch Municipality Spatial Development Framework (SDF) should prioritize preserving this sense of place, not enabling developments that erode it. Building "BLOCKS OF FLATS" in this area will have devastating social and environmental consequences, alienating the community and undermining the values of sustainability and shared heritage. This is not progress, it is destruction of the very fabric of our rural way of life.

7: Scenic Views – Stellenbosch Municipality Spatial Development Framework (SDF)

If we continue allowing the construction of towering "BLOCKS OF FLATS" in our scenic and historic areas, we will lose what makes Stellenbosch unique. The beauty and identity of our region will be replaced with a soulless urban sprawl, a "Hillbrow" instead of the Stellenbosch we cherish.
Scenic views are not merely aesthetic; they are the culmination of hundreds of years of natural and cultural evolution. They foster a deep connection to our environment and our community. To destroy them in the name of so-called "progress" is a grave mistake. True progress is not measured by profit or urban expansion but by the preservation of our shared heritage, the protection of our environment, and the strengthening of our sense of community.
A bulldozer may erase centuries of beauty in seconds, but the damage to the spirit of our community and the environment will last for generations. This development is not about the greater good—it serves only to enrich a small elite while disregarding the values and voices of the people who live here. We must take a stand to protect what we have before it is lost forever.

(Part of Stellenbosch "Scenic Views": The property is located along and in the 500m-wide corridor of the Baden Powell
Road Scenic Route (see Figure 4 below). The distance of a property away from the scenic drive, together with its landscape features are considered in the decision-making process in all authorisation processes, e.g., heritage in terms of the NHRA, environmental in terms of the Environmental Impact Assessment Regulations made in terms of the National Environmental Management Act, 1998, Act 107 of 1998

(NEMA) and land use management in terms of the Stellenbosch Municipality Land Use Planning Bylaw, 2023.)

8: Flawed Financial Model

The financial model presented for this development is fundamentally flawed and misleading. Claiming that farming is "not making money" based on poor decisions or lack of reinvestment by a few is a gross misrepresentation. Many farmers in this region make a sustainable and successful living from these lands, proving that agriculture remains viable when managed responsibly.
If we allow struggling farmers to justify abandoning farming in favour of constructing "BLOCKS OF FLATS," we set a dangerous precedent. What stops any landowner with vineyards from turning their property into high-density developments, stripping the region of its agricultural heritage and rural identity?
Financial projections on paper are notoriously flexible and often inflated to serve the developers' agenda. While developers emphasize overly optimistic positives, the harsh realities and long-term consequences, both environmental and social, are conveniently downplayed. This project is no different, with an absurd imbalance of assumed benefits and little to no acknowledgment of its profound downsides.
We must not fall victim to hollow promises of progress when the true cost is the destruction of our environment, the erosion of community values, and the loss of agricultural lands that have sustained us for generations. This development is neither sustainable nor viable, it is a short-sighted grab for profit at the expense of our shared future.

9: High-Density BLOCKS OF FLATS – Stellenbosch Municipality Spatial Development Framework (SDF)

Lynedoch is entirely unsuitable for high-density "BLOCKS OF FLATS." There are far more appropriate areas within the Stellenbosch region for such developments, such as the Adam Tas area, which is closer to essential services, workplaces, roads, sewage systems, and the university. Additionally, locations near Somerset West and Cape Town offer better infrastructure and accessibility, making them far more practical for high-density housing.
Building in Lynedoch, far from major employment hubs, will only increase commuting times, adding unnecessary strain to residents and the environment through higher carbon emissions. Instead of expanding into untouched areas and destroying scenic vistas, the focus should be on redevelopment. Stellenbosch has numerous derelict or underutilized areas that could be revitalized to provide housing without further degrading our natural environment.
Why destroy the beauty and character of Lynedoch when there are viable alternatives? This development is shortsighted, prioritizing profit over community well-being, sustainability, and the preservation of our shared heritage. Redevelopment of existing spaces is the responsible and forward-thinking solution, not the reckless sprawl that erodes our environment and identity.

10: External Engineering Services

The proposed development is deeply flawed due to a complete lack of essential services in Lynedoch, namely water, Eskom power, sewage, and roads. Stellenbosch Municipality has not allocated any budget or resources to improve these services in the area, making it impossible for the development to be viable. The idea that "BLOCKS OF FLATS" could somehow be self-sufficient without addressing these critical service gaps is not only unrealistic but highly irresponsible.
It is incredibly optimistic, and frankly misleading, for developers to suggest that this project can function smoothly when the necessary infrastructure is absent. Without a concrete plan or funding from local authorities to upgrade services, this development is doomed to fail, both in terms of functionality and sustainability.
This project is financially flawed, environmentally damaging, and socially irresponsible. It fails to meet the needs of the community and ignores the realities of the area's infrastructure limitations. Instead of pushing forward with an ill-conceived plan that benefits only a few, we must prioritize responsible development that addresses the needs of the community and protects the environment.

charl brink

24 November 2024

Name: JC Brink

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Cel no: 0836535555

APPENDIX 6

Applicants comments on objections

WELMOED FARM 468 REMAINDER PORTION 28: RESPONSE TO PUBLIC and AUTHORITY COMMENT AND OBJECTIONS - 20 MAY 2025 (*Total = 76 Pages*)

1. This document constitutes a response to objections and comments received in respect of the abovementioned Application as is envisaged in terms of Section 55 of the Stellenbosch Municipal By-Law on Land Use Planning of 2023 ("By-law").

2. The Applicant has, however, since lodgment of the Application, already in principle formally and in writing responded to certain comments, averments and/or criticism raised in respect of the Application which responses culminated in:
3. An Application Qualification response dated 19 May 2025, addressed to the Director: Planning and Development of the Municipality, with annexures thereto, a copy of which is uploaded to Stellenbosch Municipality AFLA portal as additional document on 18 May 2025.
4. A Site-Specific Motivation submission dated 20 September 2024, addressed to the Director: Planning and Development of the Municipality, froms part of the application. (NB: A Typographical error in this Motivation – paragraph 2 under the heading 'Sustainability of Agricultural Use -v- Urban Development' should be rectified by substitution of the word "significant" with the word "insignificant" in the first line of this paragraph, and the contents of this paragraph should consequently be read in conjunction with paragraph 4 of the same document).
   Additional documents are:
   - An Urban Design Framework Review as referred to in letter submission dated 19 May 2025, addressed to the Director: Planning and Development of the Municipality, has been uploaded to the Stellenbosch Municipality AFLA portal as Annexure L.1.
   - A comprehensive Response to the comments of the Department: Infrastructure Services of the Municipality dated 5 March 2025, drawn by *UDS Africa Urban Development Solutions* with a list of annexures thereto, was uploaded to AFLA portal on 03 April 2025.

5. The abovementioned documents are hereby, by reference, incorporated as an integral part of the Applicant's Response report, and the contents thereof are not repeated in the Applicant's Response to objections and more specifically the comments from Organs of State and the Municipality dealt with hereinafter.

6. The Applicant shall, for convenience purposes, simply by way of reference to these incorporated submissions, include same as integral part of this Response.

7. It, at the outset, moreover has to be recorded that some, if not most, of the comments received from the Municipality and Organs of State are dated and were submitted without knowledge of the existence and contents of the Socio-Economic and Fiscal Report from *Demacon* and the Agricultural Impact Assessment compiled by *Agri Informatics Natural Resource Specialists* which documents were duly lodged in amplification of the Application. The aforementioned situation justifies review and reconsideration of such comments.

8. In the latter context, several remarks made with regard to, for instance, the stance adopted by the Department of Agriculture, in terms of the Subdivision of Agricultural Land Act (Act 70 of 1970) in respect of the Application are out of context and clearly in ignorance of the fact that such stance adopted by the Department consequently formed the subject matter of a still pending High Court Review Application brought by the Applicant in the Gauteng Division of the High Court under case number 114036/2024.

9. Against the backdrop of the aforegoing, the Applicant submits the following ancillary and supplementary responses to the objections and commentary received in respect of the Application.

10. In the latter regard, it is, however, specifically recorded that the statutory requirements for a valid, timeous and registerable objection against the Application, are contained in the By-law and more specifically in Section 50 thereof.

11. Such statutory prescripts have consequently specifically been echoed in the public participation notices published and dispatched by the Applicant in respect of the Application in which notice the following was pertinently recorded:

    "Written comment which must include the reference to the Application, the name, contact details and physical address of the person who submit the comments, the reasons for the comments and the interest of the person who submits the comment in respect of the Application" must be filed by any person interested in the Application.

12. The rationale for such statutory prescripts is clearly to enable the Applicant and your Municipality to identify the Objectors, determine their interests and locus standi to participate in the proceedings, and more pertinently to entitle the Applicant and your Municipality to meaningfully assess and respond to such Objections.

13. Non-compliance by an Objector with the relevant statutory prescripts, after having pertinently been alerted thereto, indeed makes a mockery of such prescripts, is to the extreme detriment of the Applicant and per se disqualifies the relevant Objectors and their right to be registered as timeous, valid Objectors, with locus standi to participate in these proceedings.

14. The By-law, in Section 50(5) clearly therefore entitled your Municipality to refuse acceptance of Objections which were received after the closing date or if same do not contain the details or particulars required in terms of Section 50 of the By-law.

15. As will be alluded to hereinafter, several objections stand to be disqualified on the abovementioned basis and or due to simply having been lodged on an entirely unauthorised basis. Such flaws in the Objections render same as "nullities" which nullities cannot be resuscitated after expiry of the statutory objection period. Such disqualified Objectors are obviously also disqualified as possible Appellants against any Decision of your Municipality in terms of Section 51 read with Regulation 20 of SPLUMA and Section 79(2) of your Municipal By-law and should be informed accordingly.

WELMOED FARM 468 REMAINDER PORTION 28: RESPONSE TO PUBLIC and AUTHORITY COMMENT AND OBJECTIONS - 20 MAY 2025 (*Total = 76 Pages*)

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16. From a mere practical point of view, such disqualified Objectors shall nevertheless, insofar as it may at all be possible or necessary, provisionally be responded to hereinafter on behalf of the Applicant to illustrate the demerits of such Objections and the Applicant's dealing with same occurs obviously without prejudice and without a direct or implied concession that same are valid or justify consideration by your Municipality at all. The Applicant's rights in the above regard are consequently reserved.

17. According to our records a total of 17 (seventeen) objections were lodged against the Application, of which only 7 (seven), in our view, possibly constitute valid objections which inter alia comply with the provisions of Section 50 of the By-law. These objections were received from Thomas Platt and Damian Hacking, David Wolsky and Daniella Favis, Prof. Robert Pott, Elsa Retief, Astrid Kennealy and Michael Filler, Lawrence van Wilgen and Dr. Jess Schulschenk.

18. Consequently, 10 (ten) objectors have not met the statutory requirements of Section 50 referred to above, i.e., to disclose the address and/or interest of the interested party and/or entity and in most instances the objections totally lack the necessary demonstration of the alleged undesirable effect, approval of the Application will have on such individuals and/or entities and/or their undisclosed interest. The latter and/or their undisclosed interests include the objections and/or comments submitted on behalf of the Lynedoch Land Trust, Cayla Rheeders and Leonie Mynhardt, the Hogg Family Trust, Heidi Newton-King, Matthew and Carmen Lemmetjies, Dietmar Renner and JC Brink. It is consequently not possible for the Applicant to meaningfully respond to these objections in the context of the subject application.

19. It is moreover significant to record that the Lynedoch Eco Village Home Owners Association, the Lynedoch Land Trust, the Hogg Family Trust and the Sustainability Institute Trust submitted no proof of their alleged authority to lodge comments and/or to object against the Application on behalf of the Association and/or respective Trusts and or institutions involved.

20. GJ Steyn who allegedly lodged an objection on behalf of the property described as The Remaining Extent of Portion 30 of the Farm Welmoed Estate 468, Registration Division Stellenbosch, Westen Cape Province moreover should have included authorizing documents of GJS Technologies CC, in circumstances where such property is registered in the name of the latter Close Corporation.

21. The aforementioned authorizing documents of these entities and/or legal persona must, from the outset, have formed an integral part of their respective objections. Without proof and lodgement of such authorizing documents, within the statutory objection period, the objections were factually lodged on an unauthorised basis by virtue and trite legal principles pertaining to agency and representation in our South African Law and should on such basis alone not even be processed or considered by the Municipality. Such objectors should consequently be informed of their disqualified status.

22. The comments or objections in respect of the Application should moreover in terms of the By-law and the contents of the relevant notices have been submitted within 30 days from the date of the public participation and were to be received by the Applicant on/or before the stipulated closing date of 25 November 2024. In the latter regard, the 2 (two) objections lodged were late and were not filed within the statutory objection period, namely the objections lodged by David Wolsky / Daniella Favis and Heidi Newton-King and same should summarily be disqualified on this basis.

23. We have moreover noted from the objections lodged by Heidi Newton-King and JC Brink that they allege that they were not duly notified and informed of the Application. Such allegations could however not be verified since these two individuals neglected to disclose their addresses/interest and it was consequently not possible to confirm whether notice of the Application should have been furnished to them personally. This untenable situation indeed stems from these Objectors' non-compliance with the requirements of Section 50 of the By-law. In the context of the wide and exclusive public participation process followed in respect of the Application, such allegations in principle have to be denied.

24. Your Municipality is in the aforementioned circumstances not only entitled but obliged to refuse to accept and process the flawed, non-compliant, late and unauthorised objections and comments of the Objectors identified and discussed above in terms of the By-law and the Applicant's rights in that regard are fully reserved.

RESPONSE TO PUBLIC COMMENT AND OBJECTIONS

Objector Code	Objection No.	Name of Objector	Objection / Comment	Response
A	1	LYNEDOCH HOA	As the primary purpose of this application is to have this land rezoned from **agricultural to residential** commercial land, we would like to begin by addressing this issue. On page 4, the developer asserts that the land is currently "no longer effectively maintained or productively used for agricultural purposes." However, all viticultural practices (winter pruning, canopy management, spray programs, etc.) are still being rendered on the majority of existing vineyards within portion 28. This seems to indicate that the land is still	The sustainability of agriculture use vs urban development is discussed in the site-specific motivation dated 20 September 2024. The long-term sustainability of the property's economic benefits as a commercial agricultural unit is questionable. The *Agriculture Impact Assessment* report by *Agri Informatics* (2023) highlights several challenges: • **Low Yields**: Current vineyard yields are 5.5 tons per hectare, far below the 15 tons needed for sustainable production. • **Aging Vineyards**: The vineyards are aging, with limited capacity for replacement and insufficient water resources. • **High Costs**: Rising input costs and limited irrigation potential hinder profitability.

			being productively used for agricultural purposes. In addition, it is suggested that the land will not be profitable for agricultural purposes without significant capital investment. However, we are of the opinion that focused management of the land, which potentially takes into consideration alternative uses, could lead to a more profitable agricultural enterprise. Redeveloping and shaping the land to be suitable for residential development is likely to incur far greater costs. Therefore, this is not a valid reason to consider rezoning valuable agricultural land. Furthermore, the opinion that the Protected Agricultural land should not be rezoned is supported by both the Western Cape Department of Agriculture and the National Department of Agriculture. Letters from both departments, which unambiguously support this assertion have been attached for reference along with this letter.	• **Declining Viability:** The farm's commercial viability is decreasing due to these factors, along with broader industry trends in South Africa. Overall, the property's agricultural functions may become unproductive over time, making it a suboptimal use of the land's economic potential. According to the *Demacon Socio-Economic and Fiscal Report* dated September 2024 (Annexure G.1 of LDA motivation report), the proposed real estate development will transform land currently used for wine grape production into a more diverse set of land uses. This shift will change the economic function of the property, moving from agricultural to various productive uses. This Report considers the opportunity cost of this transition, comparing the economic benefits of the new development with the current agricultural value. The proposed mixed-use development which generate a R1.5 – R3.5 Billion contribution to GDP, compared to the R2.0 million that the agriculture use will generate. It should be noted that the response from the DALRRD did not consider the Social-Economic and Fiscal Report because the comment was issued before the study was completed.
A	2		We would like to refer to the current MSDF: (i) **The current nature and character of the Lynedoch Eco Village is in line with the MSDF** {approved by Council on 27 June 2023) which states. "The corridor is not proposed as a continuous development strip. Rather it is to comprise contained, walkable settlements surrounded	(i) The fact that the node is perceived as a transit node, gives more reason for the development of a high density and intensity of use settlement in proximity of the station. Transit oriented development (TOD) represents the relationship between "transit", meaning the accessibility of a settlement / neighbourhood, and "development", meaning the spatial characteristics of the settlement /

			by nature and agriculture, linked via different transport modes, with the rail line as backbone." Furthermore, the MSDF explicitly states that Lynedoch has not been identified as a primary urban node to be developed over the long or short term. This is well illustrated by the very limited allocation of a small portion of the farm to the east of the existing village, intended for limited expansion of the village itself and in line with its principles {not some separate and disconnected conventional urban establishment, including 4 storey buildings). By far the bulk of the farm has been earmarked on plan as "Green Areas Retained" (inclusive of agriculture), which clearly illustrates the intention of the relevant authorities to contain the village and secure its rural surrounds. This nullifies any potential argument or motivation that the farm is included within the urban edge and hence should in principle be allowed to fully develop and be seen as part of a growing urban node. The MSDF goes on to state: (ii) "The focus on Stellenbosch town and Klapmuts does not exclude all development focus in Franschhoek and the smaller settlements. Rather, it is argued that these settlements should not accommodate significant	neighbourhood and in its relation to other settlements / neighbourhoods. TOD seeks to modify the spatial form of development in such a way that the movement patterns of people, goods and services are optimised. In doing so, it creates efficiencies, improves social equality, and stimulates economic development, i.e., achievement of the sustainable development goals which Lynedoch Village and the Welmoed Village applicant seek. The site specific motivation dated 20 September 2024, notes the following: The application area currently falls within the urban edge of the Lynedoch Node. Despite the fact that reference is made to the character and extent of the current Lynedoch Eco-Village and the Stellenbosch Sustainability Institute, the boundaries of the Lynedoch Node is extended to fully include the application area, The Urban Edge therefore runs along the property boundary of the Remainder Portion 28 of the Farm Welmoed No 468. As a result, the land development application was compiled, with specialist studies and assessments conducted to determine the sustainable land use of the property. In terms of residential planning, the MSDF stipulated that over the longer term, it is believed that some settlements along the Baden-Powell-AdamTas-R304 corridor can support larger populations, particularly the broader Muldersvlei/ Koelenhof and Vlottenburg/ Spier/Lynedoch areas. The related non-spatial proposals refer to *"support [for] private sector led institutional arrangements to enable joint planning and development"*.

			growth as the pre-conditions for accommodating such growth does not exist to the same extent as in Stellenbosch town and Klapmuts. What should be emphasized in Franschhoek and smaller settlements is improving conditions for existing residents and natural growth within a context of retaining what is uniquely special in each (from the perspective of history, settlement structure and form, relationship with nature and agriculture, and so on)." As stated above, the relevant infrastructure is not in place for a development of this scale. Furthermore, the proposed development will not "improve conditions for existing residents" and would not represent natural growth or a retention of what is "uniquely special" about our existing community. In particular, the proposed development will significantly contrast with the current typology and character of the existing settlement. (iii) The MSDF specifically addresses our community in the following statement. "Further growth of the Sustainability Institute and its partners education focus and offer, through expanded and new programmes, and further accommodation for students and staff	Furthermore, the comment from DEA&DP dated 2024-11-01 states that, *"Although the subject property is located inside the urban edge, said area is earmarked Green Areas Retained, and the growth of the settlement is not prioritised for development at this stage."* The development is proposed as a contained walkable residential development with association uses. The development master plan and landscaping plan show significant green corridors around and through the proposed development. The planning report, as does the environmental assessment, finds that the designated low density use of scarce land resources as contained in the SDF cannot be justified and that the entire node inside of the urban edge should be planned for the best practicable environmental option, and developed over time in accordance with the long term view of the node in the SDF. It should be noted that until 2019, the Lynedoch node was indicated as a full urban settlement node. The closure of the Annandale Road connection to the Village, amongst others, caused a rethink of the situation and led to the delineation of a smaller node and designation of a smaller area for development. The fact that the node is perceived as a transit node, gives more reason for the development of a high density and intensity of use settlement in proximity of the station. Transit oriented development (TOD) represents the relationship between "transit", meaning the accessibility of a settlement / neighbourhood, and "development", meaning the spatial characteristics of the settlement / neighbourhood and in its relation to other settlements / neighbourhoods. TOD seeks to

			within a compact, pedestrian oriented, child friendly community, appears appropriate." The proposed development is not being conducted in collaboration with the Sustainability Institute, nor the Lynedoch Eco Village. Both institutions are on record as opposing this development throughout the various phases of public engagement. Both the SI and the Lynedoch Eco Village retain significant concerns that the developer has failed to address. It should also be noted that the Sustainability Institute has recently entered into agreements with the Stellenbosch Waldorf School as well as the Pinotage Youth Development Academy. Both institutions will be conducting their operations on our shared premises as of next year. We find these arrangements to be in line with the vision outlined in the MSDF for this community both in terms of scale and alignment of values. The developer would have been unaware of these arrangements at the time of submitting this rezoning application, but they would have a significant impact on both the need and capacity of the premises to accommodate further development.	modify the spatial form of development in such a way that the movement patterns of people, goods and services are optimised. In doing so, it creates efficiencies, improves social equality, and stimulates economic development, i.e., achievement of the sustainable development goals which Lynedoch Village and the Welmoed Village applicant seek. **The proposed development therefore supports the MSDF in that the development is projected to be implemented in phases over a 10-year period.** (ii) The current land use management system is a reactive system, that reacts to urban challenges, rather than a proactive system that creatively plans for the future shape and form of settlements and predetermines a vision and development pattern inclusive of the required infrastructure to sustain the settlement. With a growing urban population, proactive planning can and must play an important role in creating environmentally sustainable communities. (iii) The proposed development provides for a range of land uses including education, low order retail and extensive green lungs or open spaces. The property is 45.58ha in extent and with a proposal of 884 units, the nett density is 20du/ha. The land uses and facilities will be accessible to both the Sustainability Institute stakeholders and residents of Lynedoch Village. Please see extract of p86 of the adopted-1st-review-of-the-5th-generation-idp-2022-2027 of Stellenbosh Municipality.

				"4.9.2 Private Sector Joint Planning The second relates to joint planning and action resourced by the private sector, increasingly needed for several reasons: The municipal human and financial resource base is simply too small to achieve the vision of the SDF or implement associated strategies and plans; Many matters critical to implementing the SDF fall outside the direct control or core business of the municipality. For example, the municipality does not necessarily own the land associated with projects critical to achieving SDF objectives; It is increasingly evident that individual landowners are finding it difficult to develop – to make the most of what they have – individually. Specifically, the transport and movement implications of individual proposals require strong and dedicated integration; Individual landowners do not necessarily control the extent of land required to undertake inclusive development, focusing on opportunities for a range of income groups. Inclusive development often requires cross-subsidisation, in turn, enabled by larger land parcels and development yields; and The municipality's focus is often – and understandably so – on the "immediate", or shorter-term challenges. Much of what is needed to implement the SDF or catalytic projects requires a longer-term view, a committed focus on one challenge, and cushioning from the daily and considerable demands of municipal management."
A	3		Impact on our existing community: **Building guidelines and aesthetics** Although the proposed development remains highly conceptual, we are concerned by the nature of the proposed layout. The Lynedoch Eco Village exists within an indentation in the	The views from the existing houses in Lynedoch Village will be minimally affected. The Visual-Cultural Landscape Impact Assessment (Annexure P of LDA Motivation Report) also assessed the outward vistas relevant to the proposed development. The finding is that there is insignificant effect on the outward vistas and that the views of the site from a scenic drive perspective can be mitigated. A set of heritage

			landscape on a slope, which would sit below a large portion of the development. We are concerned as to how this would affect the village's access to natural sunlight and its impact on vegetation and biodiversity, as well as general quality of life for the residents. Furthermore, the character of the development with uniform, standardised buildings and suggested 4 storey structures, would jar significantly with the existing aesthetic of the village and go against the specific development guidelines outlined in Annexure P. As a community we would have no say or oversight regarding the materials and practices used with the building of this development and as such it will not be an expansion of the eco village concept. With reference to Annexure P: A Visual Impact Assessment was called for in addition to the HIA in response to the NID. According to the Cultural Landscape & Visual Impact Study, the site of the proposed development has been graded a IIIB scenic route with the R310 (Baden Powell Dr) graded a IIIA scenic route. Additionally, the site has 70% visibility from within the wider Valley Basin and therefore forms part of a wider landscape of exceptional scenic qualities. It is noted in the study that extensive urbanisation of this area would negatively impact the agricultural	indicators were established for the development, and all these taken into consideration in the layout and planning process. The Heritage Impact Assessment includes the visual and cultural impact assessments. The study recommends that the heritage-based design indicators be integrated into the design proposal as far as possible, to achieve the "education focused... compact, pedestrian oriented, child friendly community" that was envisioned for this site in the 2019 and 2023 Stellenbosch Municipality Spatial Development Framework. The internal roads are planned as a grid with due consideration of the slopes and the need to design the development in such a way that it can be accommodated in the landscape without significant negative visual effect. Densities of development will be highest in proximity of the main transport infrastructure, while higher lying development will be structured to avoid skyline effect and allow for significant terrace forming. A Landscape Framework (Annexure I of LDA Motivation Report) supports the SDP and addresses the visual and cultural aspects of the application area. The heritage impact assessment (HIA) is comprehensive and apparently compliant with the requirements of Heritage Western Cape (HWC). If not, then HWC will require its amendment.

			setting of many historic farmsteads and other heritage sites, some of which are of Provincial Heritage Significance. The Visual Assessment Criteria also speaks about "Visual Intrusion", which relates to the concept of placing appropriate development typologies within their context to maintain landscape integrity and sense of place, and the heritage-based design indicators in this study, look to ensure this visual integrity with its surrounds. The study notes that the typology introduced by Lynedoch Eco Village is an architecture of single dwellings, using alternative and more sustainable methods of construction, with no structure larger than two stories. There is no repetition in design; each structure is uniquely designed for its site. Additionally, the Eco Village occupied the former terraced garden area above the old hotel, and so responds to the natural contouring of the site while also enforcing densification. Further stated, is that it is critical that the architectural concept of the expansion of the Lynedoch hamlet avoid over-scaled private dwellings, gated residential estates, or a suburban model of development - particularly one that involves the repetition of construction of "unit types" across the landscape. Instead, it is recommended, the existing, unique aspect of the site should be properly understood, and extended across the site.	

			We would like to highlight the study's "Heritage Indicators and Guidelines for the Site". Indicator nr. 16 highlights Scenic Route Restrictions within 500m of the roadway. It is noted that the foreground views within the scenic route corridor is considered the most significant, and therefore all scenic routes should have a 500 m buffer on either side of the road where specific development guidelines apply. These are detailed under "foreground guidelines" and "background guidelines". The conceptual plans provided by the developer, which includes subdivisions, shopping centres, 4 storey buildings, etc. are in direct contradiction to many of the guidelines provided.	
A	4		**Traffic** The additional volume of traffic generated by such an increase in residential population as well as a school and other proposed businesses simply cannot be accommodated. On page 10-11 of the developer's traffic report (annexure K) it is concluded that no amendments are considered necessary to the following intersections: Baden Powell Drive/Vlaeberg Road, Vlaeberg Road/Lynedoch Road, Polkedraai Road/Vlaeberg Road, Lynedoch Road/Sustainability institute access intersection. The only upgrades that are	The proposals in the Traffic Impact Assessment report considers both the motorised and non-motorised access and traffic requirements to support the development. Traffic congestion and the potential risk thereof is addressed in the TIA under Appendix K of the LDA. According thereto the levels of service on the surrounding roads will be retained with appropriate upgrading of certain intersections on Vlottenburg and Vlaeberg Road. Access to Welmoed Village is purposely planned to be separate from the entrance to Lynedoch Village, which occurs on a substandard road over private land. This will reduce the potential disruption of the traffic to and from Lynedoch Village. The central access will be upgraded to improve the existing

			deemed necessary are the additions of dedicated turn lanes at the Lynedoch Road/Vlaeberg Road intersection and the Lynedoch Road/Access road. In the case of the latter this is only deemed necessary "Should the traffic along Lynedoch Road, for some reason, drastically increase in the future" (p14). It is difficult to comprehend how such conclusions could be reached given the enormous increase in traffic volume that would result from a development of this scale. Lynedoch Road would be the primary avenue of access to the proposed development and it is not fit for purpose in this regard. It is acknowledged in Annexure K that widening this road would be difficult if not impossible given its location between the railway line and several other private properties. They also acknowledge that dedicated taxi stops would be required but difficult to add for the same aforementioned reasons. The only mitigation offered is that it is hoped that several commuters would make use of the train, which is speculative at best and highly unlikely to reduce the dependence on road access to the proposed development sufficiently. Currently the Lynedoch Road functions as a 'service road' which is frequented by pedestrians walking from the train station to their various places of work as well as school	traffic situation and allow for pedestrian access to the station and the transport interchange. It should be noted that Baden Powell is a public transport route and the Lynedoch station provides access to public transport, despite the rail services not currently functioning optimally.

			children waiting for buses in the morning. The proposed additions of sidewalk areas are severely insufficient to allow these activities to continue safely. This issue is directly referred to in Annexure P which highlights the Stellenbosch Municipality Heritage Survey from April 2018, as quoted below. "Sadly, and inescapably it has been the experience that pedestrian deaths from motor vehicle conclusions (sic) result when there are different land uses straddling arterial routes." The traffic report also mentions a speculative plan to collaborate with the Sustainability Institute for the management of recycling which is currently also collected along this road. When dealing with the waste produced by 40 eco-conscious households and likeminded business partners, this collection is manageable. How the developer plans to manage the additional waste of close to 900 households, a much larger school and an as yet undefined number of businesses without making any alterations to the road is unclear. It is also worth noting that no such collaboration has been discussed or entered into between the developer and the Sustainability Institute or the Lynedoch Eco Village.	

			It is clear that the current primary access road to the proposed development is not fit for purpose. Correcting this fundamental problem would require significant time and Municipal resources to be diverted from the overarching aims of the MSDF to accommodate a development which falls outside of this mandate. As such we are of the opinion that this rezoning application should not be allowed to proceed.	
A	5		**Services:** A development of this scale will have a highly disruptive impact over a long duration on our community, as acknowledged by the developer. The motivation of the developer implies that the existing community would one day benefit and is currently disadvantaged by lack of access to services. However, we would like to highlight that this is not due to a lack of access, but rather a deliberate system in line with our environmental goals. As stated by the developer, the Lynedoch Eco Village operates independently from the Stellenbosch Municipality for the provision of several key services such as waste management and water treatment. These processes form an integral part of the village's founding mission which is to find innovative and sustainable solutions to these issues. This	As part of the application process, the engineering specialists have consulted with the Stellenbosch Municipality Directorate: Infrastructure Services, which indicated that the proposed development must be connected to the municipal infrastructure as determined in the relevant master plans. No on-site waste water treatment facilities would be accepted by the Municipality and the potable water supply has to provide for sufficient pressure to the development on the higher lying parts of the subject property. Connections to the infrastructure as per the master plans require the installation of external services, across public and private properties owned by parties other than the Municipality or the developer, and for which registered servitudes over other properties are being applied for. The servitude plan indicating servitudes external to the application area and traversing other properties was prepared by UDSAfrica and is included in the Land Development Application (LDA) as *Annexure M.*

			nullifies the suggestion by the developer that the village and its residents would benefit from conventional access to such services as a result of the development being approved. Not only would such access be unnecessary and unwelcome, it would be actively counterproductive to our ability to expand such initiatives in line with our own principles. As we are not working in collaboration with the developer, we would see the approval of such a development as a significant set-back to achieving our long term goals.	
B	6	Eve Annecke - Trustee Lynedoch Land Trust	**We object to any use whatsoever of Lynedoch Land Trust land for any purpose other than designated in the original trust deed.** The Lynedoch Land Trust is entrusted with the following principle aims and objectives: 1. ensure that a restrictive condition of title is registered against the title deed of the land comprising the indigenous garden that will have the effect of protecting that land in perpetuity from residential and commercial development; and 2. ensure that the indigenous garden is maintained in its indigenous state in perpetuity for the benefit of the beneficiaries of this Deed. As trustees, we are legally bound to maintain these objectives and object to any development in the local area that do not	The application area does not form part of the Lynedoch Land Trust and is therefore not subjected to the restrictive conditions.

			adhere strictly to principles and practices sustainable development, let alone any use of the Lynedoch Land Trust land for water/ infrastructure purposes of the proposed development.	
B	7		**Agricultural Land Use** The proposed rezoning from agricultural to residential/commercial use undermines the purpose and value of this land. The assertion in the applicant's submission that the land is no longer productively used for agriculture is inaccurate. Agricultural activities, including vineyard maintenance and other farming practices, continue to be undertaken on the property. The Western Cape Department of Agriculture and the National Department of Agriculture have both affirmed the importance of preserving this land for agricultural purposes. Their statements, attached herewith, support our position that rezoning this land is unnecessary and contrary to policy. Focused and innovative management of agricultural practices could render this land more profitable than speculative residential development, which would incur higher costs and disrupt the rural character of the area.	The property falls within the Urban Edge and therefore land development applications decisions fall under the Municipality as the competent authority. Despite this, an application for Consent was submitted to DALRRD in terms of SALA, to exclude the subject property entirely from the definition of "Agricultural Land" by acknowledging the jurisdiction of the Municipal Area of the Municipality provided for in terms of Sections 3(a) and 3(f) of SALA and therefore Consent for the relinquishment of the jurisdiction of the DALRRD over the application area / subject property in terms of SALA. The motivation in terms of mixed use development as opposed to agriculture use has been discussed in **Paragraph A1** above.
B	8		**Alignment with the Stellenbosch Municipal Spatial Development Framework (MSDF)** The MSDF clearly outlines that Lynedoch is not earmarked as a primary urban node. It advocates for limited, context-sensitive	Please refer to **Paragraph A2** above, for a response to this comment. The main aim of the project is provision of affordable (economic and partly subsidised / inclusionary) housing, economic opportunities, and educational facilities in a walkable neighbourhood in proximity of a public transport

			expansion that aligns with the village's unique character and principles. The proposed development includes multi-storey buildings, high-density housing, and commercial areas that starkly contrast with the current design ethos of the Eco-Village. Such development is incompatible with the MSDF's emphasis on compact, pedestrian friendly, child-centred communities rooted in nature and agriculture. Additionally, the Sustainability Institute's recent collaborations with organisations such as the Stellenbosch Waldorf School and the Pinotage Youth Development Academy are aligned with the MSDF's vision of educational growth and integrated community living. The proposed development disregards these existing commitments and partnerships, which are central to our shared vision for the area.	interchange, the Lynedoch Station. At the time of submission of the development applications, and probably for the foreseeable future, the passenger rail system will not be fully operational or sustainable and the bus service is limited to single morning and evening peak trips. The Lynedoch residents and the workers on the high intensity agricultural enterprises in the area thus rely on private transport and mini-bus taxis. Amongst others, the public transport systems in South Africa and the Western Cape are not feasible or sustainable, due to low population densities and threshold populations in the nodes (Western Cape Provincial Sustainable Transport Programme, 2018). Inclusionary housing forms part of the proposed development. The project thus seeks to respond to the need for housing as indicated in the Demacon market assessment (Annexure G and G.1 of LDA), while making a positive contribution to the creation of a threshold population in proximity of the transport interchange over the longer term.
B	9		**Environmental and Visual Impact** The proposed development would significantly alter the visual and ecological integrity of the area. The site is situated within a highly visible and scenic corridor, recognised for its cultural and natural heritage value. The uniform, standardised architecture of the proposed development would clash with the diverse and sustainable design ethos of the Eco-Village. We are particularly concerned about the potential loss of vegetation and biodiversity in the village due to the elevation and density	The scenic character of the area will change as a result of the proposed development. However, the effect of the change needs to be balanced with the need for housing and the creation of a sustainable neighbourhood in close proximity to a transport interchange. Appropriate mitigation measures to justify the development are prescribed by the visual and historic character specialists. The specialist ecological studies as part of the EIA and NEMA process, indicate that the proposed use of the land for urban settlement will have a low negative impact and it is not likely to result in long-term degradation of the receiving environment or significant net loss of terrestrial biodiversity.

			of the proposed structures. This would negatively affect both the environment and the quality of life for residents.	The anticipated visual-cultural impacts of the proposed development are addressed in the conceptual site development plan (SDP) which has been informed by the heritage-based design indicators, as described in the Visual-cultural Landscape Impact Assessment (*Annexure P of LDA*). The views from the existing houses in Lynedoch Village will be minimally affected. The visual impact assessment also assessed the outward vistas relevant to the proposed development. The finding is that there is insignificant effect on the outward vistas and that the views of the site from a scenic drive perspective can be mitigated. A set of heritage indicators were established for the development, and all these taken into consideration in the layout and planning process. An urban design framework has been developed for the development. According to the urban design framework, 884 residential units could be established on the farm, in different densities, form and orientation. The design was done on the basis of implementing the development indicators provided in the Visual-Cultural Landscape Impact Assessment conducted by Claire Abrahamse in 2023, (refer Annexure P). In terms hereof, provision is made for high density housing in proximity of the transport infrastructure, where inclusionary housing will also be provided. Further from the transport infrastructure and on the steeper slopes, the development will become oriented along the contours, with tree lines, green corridors, and streets breaking the blocks and allowing for passage of the existing pedestrians across and over the site. Overall densities of development range between 1,35 (allotment villas) and 80 (apartments) dwelling units per

				hectare. The allotment villas are designed to fit the indicators requiring a low density development landscape on the more visible parts of the site. Lower down, on those parts less visible and adjacent to the transport infrastructure, the development is planned for multi-unit residential blocks varying from double to four storey high buildings. The central area includes a school building, which would be the largest single structure on the site.
B	10		**Traffic and Infrastructure** The proposed development would dramatically increase traffic volumes on Lynedoch Road, which is already a service road frequented by pedestrians, schoolchildren, and workers commuting to and from the train station. The traffic report submitted by the developers fails to dequately address the strain this development would place on the local road network. The suggested upgrades are insufficient and speculative, relying on hypothetical scenarios such as increased train usage, which cannot be guaranteed. The road is unsuitable for the additional traffic from 900 households, businesses, and a school, and any necessary upgrades would divert municipal resources away from critical infrastructure needs elsewhere.	Traffic congestion and the potential risk thereof is addressed in the TIA under Appendix K of the LDA. According thereto the levels of service on the surrounding roads will be retained with appropriate upgrading of certain intersections on Vlottenburg and Vlaeberg Road. Access to Welmoed Village is purposely planned to be separate from the entrance to Lynedoch Village, which occurs on a substandard road over private land. This will reduce the potential disruption of the traffic to and from Lynedoch Village. The central access will be upgraded to improve the existing traffic situation and allow for pedestrian access to the station and the transport interchange. Refer **Paragraph A4** for further response to this comment.
B	11		**Waste and Service Management** The proposed development would place significant pressure on waste and service management systems. While the developers have mentioned potential collaboration with	No on-site waste water treatment facilities would be accepted by the Municipality and the potable water supply has to provide for sufficient pressure to the development on the higher lying parts of the subject property. Refer **Paragraph A5** for additional response to this comment.

			the Sustainability Institute for recycling, no such discussions have taken place. Our current systems are designed for a small, eco-conscious community and are ill-equipped to handle the scale of waste generated by a development of this magnitude	
B	12		The Lynedoch Land Trust strongly **opposes the rezoning** of this land. The proposed development disregards the unique social, ecological, and architectural character of our community, conflicts with the principles of the MSDF, and threatens the integrity of the surrounding environment.	The proposed development is structured, as is the current Village, with an open, integrated community where social inclusivity and environmental sustainability are key focuses. This includes inclusionary housing and the gradual development of the settlement inclusive of educational and other community facilities. The proposed development on Portion 28 will have positive and negative effects on the receiving environment, while also responding to existing identified needs. Stellenbosch Municipality is becoming more urbanised, currently with more than 74% of the population residing in urban areas, and a definite need for housing, especially for affordable housing, in the Stellenbosch Municipal area.
C	13	Thomas Platt and Damian Hacking - 53 Lynedoch Eco Village	Page 96 of the Stellenbosch Spatial Development Framework **(SDF)** outlines the area abutting the eco-Village where further residential development is envisaged (image below). This yellow block of "Mixed Use Community and Residential Infill" is only a small fraction of the Welmoed farm, with the remainder earmarked as "Green Areas Retained". The SDF also outlines the following principles for the Vlottenberg-Spier-Lynedoch area (page 95):	Please refer **Paragraph A2** above.

			• Maintain and improve the nature areas surrounding small settlements along Baden Powell Drive • As a general principle, contain the footprint of small settlements along Baden Powell Drive as far as possible within the existing urban edge. • Retain the strong sense of transition between agriculture and human settlement at the entrances to the small settlements along Baden Powell Drive. We do not feel that the proposed rezoning and development adheres to these principles, given the size, density, and type of development proposed.	
C	14		The application mentions 20% of the 884 dwelling units being reserved for **inclusionary housing**. However Annexure H, the site development plan, makes no mention of inclusionary housing. Section 6.5 of the Inclusionary Housing Zoning Policy requires applicants to conduct and submit a detailed household income analysis for the area, yet we cannot find such document as part of the submission? The applicants only refer to section 6.8 of the policy which outlines affordability ranges for Stellenbosch municipality, which we feel does not reflect the Lynedoch community, nor a true commitment to inclusionary housing (e.g.	Currently the demand for housing exceeds the supply (Housing Market Studies for Intermediate Cities / Larger Towns in the Western Cape, Stellenbosch Town Report, August 2022, Department of Environmental Affairs and Development Planning). The development includes the provision for inclusionary housing even though the site is located outside affordable housing priority areas. The purpose of the Inclusionary Zoning Policy Council (approved 27 June 2023), is to support Stellenbosch Municipality and other key role players in delivering more high-quality affordable housing (also referred to as inclusionary housing) within mixed sustainable communities by using all the municipal planning tools (regulations, mechanisms, & incentives) available to them.

			inclusion of subsidy housing), merely a "compliance" approach.	
C	15		According to Annexure K, the Traffic Impact Assessment, a tenfold **increase in traffic** on Lynedoch rd east of Vlaeberg rd is expected (in the AM 109->998, in the PM 83->989), and a fivefold increase on Lynedoch road west of Vlottenberg rd (in the AM 79->375, in the PM 64->365). Lynedoch rd is the only access road to Lynedoch Eco Village, the Sustainability institute, and the Lynedoch Childrens school, and the only other users of this road are individual farms and the PlantCulture nursery. Currently, there are 36 dwellings in the Eco-Village. The proposed development would include 887 new dwellings (a 24 fold increase!), a new school that is 10 times the size of the current school, and a new 2500m commercial hub. Given these large increases, we seriously question the Traffic Assessments conclusion of only a 5-10 fold 15increase in traffic. Further, while they do make recommendations for changes to the intersections to accommodate this extra traffic, they make no mention of the Lynedoch rd itself, other to say any modifications would be severely limited by the existing railway.	Refer **Paragraph A4** and **B10.**
C	16		The Sustainability Institute, and the Lynedoch Eco-Village, is a flagship community that successfully demonstrates a **socially inclusive**	The community of Lynedoch Village, which is a close-knit, small, and integrated community, will most likely be most affected by a development. The proposed settlement should

			community, coupled with environmentally-conscious living. It is locally, nationally, and internationally renowned, and contributes to the prestige and reputation of Stellenbosch municipality. The proposed development which does not embrace any of these principles. and would surround the existing site, would severely negatively impact this reputation.	be structured as is the current Village, with an open, integrated community where social inclusivity and environmental sustainability are key focuses. Such structure is indeed proposed by the developer, amongst others by the development of inclusionary housing and secondly by the gradual development of the settlement inclusive of educational and other community facilities. Walkable settlements or neighbourhoods require a balance between population and locally provided facilities and amenities. Research shows that settlement densities of 30 du/ha are the minimum to achieve "walkability", and then only if at sufficient scale to justify the internal facilities and amenities, such as schools, retail opportunities, public transport, and places of employment (Delivering Sustainably Walkable Neighbourhoods, Arup, 2024). The main aim of the project is provision of affordable (economic and partly subsidised / inclusionary) housing, economic opportunities, and educational facilities in a walkable neighbourhood in proximity of a public transport interchange, the Lynedoch Station. At the time of submission of the development applications, and probably for the foreseeable future, the passenger rail system will not be fully operational or sustainable and the bus service is limited to single morning and evening peak trips. The Lynedoch residents and the workers on the high intensity agricultural enterprises in the area thus rely on private transport and mini-bus taxis. Amongst others, the public transport systems in South Africa and the Western Cape are not feasible or sustainable, due to low population densities and threshold populations in the nodes (Western Cape Provincial Sustainable Transport Programme, 2018). Inclusionary housing forms part

				of the proposed development. The project thus seeks to respond to the need for housing as indicated in the Demacon market assessment (Appendix GA2nd K of DBAR), while making a positive contribution to the creation of a threshold population in proximity of the transport interchange over the longer term.
C	17		Lastly, we have had several **good-faith engagements** with the applicants prior to this submission. We stressed that in order to enjoy our support, the applicants would need to prioritise socially inclusive housing and communal spaces, environmentally-sustainable building practices and infrastructure, and build on the experience and lessons learned from the Lynedoch Eco-Village. There have been zero changes to their proposed development. This has made it clear to us that the applicant has no interest in the principles of the Spier-Vlottenberg-Lynedoch urban node. We do not support the proposed development in its current form, and therefore do not support the rezoning application.	The developer, project team, and individual members of the project team had various meetings with various parties related to and / or resident in Lynedoch Village. Many of the issues raised during the collaboration events were included in the planning, however not all can. The project team however considered all the issues raised and sought the best practicable solutions to address the issues, much of which appears in the specialist reports. The economic aspects of sustainable development require equitable access to resources and opportunities. The Lynedoch Village residents alone cannot benefit from the land inside of the designated node. Lynedoch Village exists because a portion of the same farm was set aside for urban development in 1999. Use of the same finite land resource that allowed for the creation of sustainable livelihoods in Lynedoch Village is now required to cater for the growing population in a development based on similar sound environmental principles. The applicant's focus is on creating opportunities for all, not just for a few, and to do this in the best practicable environmental manner possible, without significant negative environmental effect. The Welmoed development must find a balance between protection of the bio-physical environment and natural resources, and use of

				the resources in a way that will allow future generations to attain the same quality of life. It is unlikely that all the sustainability principles can be simultaneously achieved and there will be conflicting requirements as in this instance. It creates a dilemma for decision-makers who must make trade-offs between those who need and those who have. The applicant has proposed a development that creates a balance between the different aspects of the environment and in keeping with the sustainability principles, as has the existing Lynedoch Village.
D	18	Cayla Rheeders - Rivierhuis	Hiermee wil ek graag skriftelik laat weet dat ons teen die verdere verwikkelinge is. Die verwikkelinge gaan die landskap vernietig asook die kleiner besighede. Ons kinders se kindwees gaan daarmee heen wees, die hele sustainability institute gaan vergaan en as mens aan Lynedoch dink dink mens aan al die families wat daar woon. Waarheen gaan ons almal moet gaan? Wat gaan van ons word? Wat gaan van die laaste bitjie natuur wat stellenbosch het word? Wat van die kinders?	According to the current Stellenbosch MSDF (p38), the economic opportunities will not grow at the same rate as the population growth, resulting in the Municipality not being able to meet the demands of the growing population. Private sector investment is therefore required to facilitate the opportunity for revenue generation.
E	19	Farm 468 Ptn 30 G Steyn	The **MSDF** states that Lynedoch has not been identified as a primary urban node to be developed over the long or short term. In fact, this area has been earmarked as an agricultural area. This nullifies any potential argument or motivation that the farm is included within	Refer to **Paragraph 2A** and **B8**

			the urban edge and hence should in principle be allowed to fully develop and be seen as part of a growing urban node. Therefore, we find that the proposed development does not align with the vision of local authorities as stated by them, nor residents, in terms of the use and character of the land.	
E	20		Settlements in the area surrounding the village corridor should "comprise **contained, walkable settlements** surrounded by nature and agriculture" according to the Municipal Spatial Development Framework.	Refer to **Paragraph C16**
E	21		Lynedoch is a **rural, agricultural area**. This is supported by the current MSDF and Zoning of the land. Retention of useable agricultural land is a priority for us. the land in question is zoned as a "Protected Agricultural Area" and as such should not be considered for re-zoning. The loss of agricultural land is extremely serious and this is supported by both the Provincial and National Departments of Agriculture, as referenced above. Both departments are explicitly opposed to the rezoning of the land for high density residential development and therefore we are of the opinion that this proposal should not be allowed to proceed any further.	Refer to **Paragraph A1**
E	22		Lynedoch forms part of the unique and discernible **scenic character** of the Winelands which is an important part of our shared heritage as South Africans. In addition, it is an	Refer to **Paragraph B9**

			important contributor to both local and international tourism which is essential for the local community. The proposed development would impact the aesthetic character of this rural region as it would be located on a highly visible hillside on one of the main corridors in and out of Stellenbosch. Furthermore, Heritage Western Cape has also noted that the proposed development will impact on heritage resources and requested that a comprehensive Heritage Impact Assessment (HIA) be conducted prior to considering consent or approval for any development to proceed.	
E	23		The proposed development does not align with the **aesthetic or other values of the existing community.** The current "conceptual plan of Uniqon" seems to lack sufficient information provided to make a proper assessment. It is clear that not enough consideration has been given to the aesthetic and cultural impact of the proposed development.	Refer to **Paragraph B9**
E	24		We find the site sensitivity report, conducted by Virdus, to be insufficient. In particular, I disagree with the findings that suggest that no significant **animal populations will be impacted by the development.** We see the presence of a diverse population of birds, mammals,	The specialist ecological studies form part of the draft Basic Assessment Report (Annexure S of LDA Motivation Report) which included the Terrestrial Biodiversity Assessment and Animal Impact Assessment, (Enviro-EAP / N Hanekom, 2024). This process indicated that the proposed use of the land for urban settlement will have a low negative impact and it is not

			reptiles and insects which live in the surrounding environment. The report states that "no animals were observed during the site visit or reported by farm workers", but no residents were consulted during this site visit. This seems to indicate that due diligence and thorough consideration was not given to this matter. It is not clear how the species listed in the site sensitivity report were selected, but clearly many have been overlooked. For example, we are aware of populations of grey duiker and Cape grysbok on the land in question, and these would almost certainly be permanently displaced should the development go ahead. The site sensitivity report also failed to sufficiently address the overall visual and environmental impact that such a development might have in SA terms of increased demand on water resources, light and noise pollution and increased EMF activity in the region which may result from such a development. All of these factors are of concern to our community and it is clear that insufficient consideration and engagement has been undertaken to understand and alleviate these concerns. Disagree with the findings that suggest that no significant animal populations will be impacted by the development. Due diligence	likely to result in long-term degradation of the receiving environment or significant net loss of terrestrial biodiversity.

			and thorough consideration was not given to this matter. It is not clear how the species listed in the site sensitivity report were selected, but clearly many have been overlooked.	
E	25		**Lynedoch Road could not be upgraded.** Not all traffic from the new development will use Vlottenberg Road. The traffic going to Cape Town or Somerset West will use Lynedoch Road. It would not be possible to upgrade Lynedoch Road. On the one side, the shoulder of the road is very narrow, one meter at some places. On the other side, the railway line would limit the widening of the road. An irrigation channel also runs along the road.	Refer **Paragraph A4** and **B10**
F	26	David Wolsky and Daniella Favis	· Settlements in the area surrounding the village corridor should "comprise contained, walkable settlements surrounded by nature and agriculture" according to the Municipal Spatial Development Framework. · Retention of useable agricultural land is a priority for us. · The proposed development would impact the unique and discernible scenic character of the area. · The proposed development does not align with the values of our specific community, which is a good example of integration of mix income and use. · We believe that the animal population will be negatively impacted by the development.	Refer **Paragraph C16, A2, B8, A1, B7**

G	27	Dietmar Renner, Renner Estate, Vlottenburg Rd	The main concern is the access road which is already dangerous to drive with all the alien plants growing into the roadway and no maintenance is done by the municipal services, then further the road is so narrow without any yellow line available. With the proposed development the traffic can only be guessed as there are an additional 52 Erf's allocated with some having multiple units on there. The current road is already a safety hazard with the school traffic in the morning, with people not able to drive on their side, what will the traffic be like when all the inhabitants will go to work or come home? The access road is for sure not suitable for such a development even if a smart civil engineer is writing a supporting letter that is taken out of the fictive ideal world. NO ideal world scenario can apply here locally! Then further delivery vehicles need to get to the properties and the road is with all the bushes on the side so narrow that normal cars already have issues passing each other safely. The road is deteriorating at a speed of light already, with potholes appearing on a frequent basis, manhole covers disappear and never get replaced as are the pothols never fixed. Where will this end?	Access road and traffic impact of the new development is discussed in the Traffic Impact Assessment with mitigators and upgrades proposed to accommodate the traffic generated by the development, Further comment is stated in **Paragraph A4** and **B10** The potholes and other maintenance requirements of public roads are the responsibility of the municipality.
G	28	Dietmar Renner	Secondly, the water supply to all these properties, currently a new supply line is	A bulk services capacity report dated March 2024 was issued, as an update of the bulk water and sewer capacity

			installed with the new R310 development, I can't see that this will be able to supply the additional properties with a reasonable waterflow, I've been struggling in summer months to get water, how will it be with the additional people drawing from that line? It is all good and well to create new developments in and around Stellenbosch, but where should firstly all the water come from, it doesn't rain more than before, then where does all the wastewater go to? Any suggestions on the wastewater network?	investigation report performed for development on portion 28 of Farm 468, dated 25 July 2023. In this updated report phasing for the different development areas within the larger development node was included in order to comment on the phasing of the proposed infrastructure upgrades and confirm that capacity is in place. Water supply is covered in the GLS Report which states that: *"It is proposed that the development area above the 60 to 70 m contour level (Phase 14) be supplied with water from the newly constructed Skilpadvlei reservoir in the Polkadraai system.* *The Faure system has sufficient spare capacity to accommodate the proposed Phases 1 to 13 of the development area below the 60 to 70 m contour level."* Wastewater will be managed through the infrastructure design as part of the engineering services plans. The services infrastructure reports are included in the LDA as Annexure M and N.
G	29		If social housing is also in the development, then people and workers from the surrounding farms should get preference on obtaining a place to stay and have a livelihood in the area they are accustomed to.	The development makes provision for inclusionary housing where the allocation or beneficiary selection criteria of the municipality will be applied..
G	30		It would be sensible to have the amount of **living units reduced to a more realistic number** and not just push for maximum financial gain of the developer to the detrimental effects to the surrounding and the people that have to live in the area.	While a total of 884 dwelling units is planned in the residential component, the ideal would have been between 1 250 and 1 500, as a critical threshold number. The provision of educational facilities to also satisfy a demand in the surrounding area, public transport, healthcare, and a sustainable community require minimum population

				thresholds, which in this instance is determined at between 1 250 and 1 500 households. The surrounding area within which the Sustainability Institute provides community and educational services, approximately in a radius of 3,5km, already accommodates an estimated 100 – 150 households, with 40 in the Village and 884 planned.
H	31	Hogg Family Trust - Welmoed 468 Ptn 50	1. There is concern that allowing rezoning that the current '**service road**' will have to be widened resulting in possible expropriation of surrounding properties boundaries on this road. This in terms of Section 27 of the road ordinance 19/1976	The TIA (refer **Paragraph A4** and **B10** addresses this concern.
H	32		2. Is the legal application for rezoning approval for either 'Mixed Use' or 'Township' development or both and does it fall under the **Conditions of Title** of the title deed.	There are no such restrictive conditions as confirmed in the conveyancer's certificate.
H	33		3. The **loss of agricultural land** and negative socio-economic effect that this can have on the Stellenbosch municipalities agriculture industry. We see no reason to rezone viable agricultural land.	Refer **Paragraph A1 and B7**
H	34		4. We don't believe this falls within Stellenbosch's spacial planning framework's **'node development'**	Refer **Paragraph A2**

H	35		5. question the **negative biodiversity impact** on the existing ecologically sensitive alluvial floodplains and wetlands on site. We believe a development of this scale will encroach on both moderate and high conservation wetlands, this as the topography of the site lends itself to 'hillslope seepage'.	The Basic Assessment Report (Annexure S of LDA) states that the external services infrastructure will cross three freshwater streams. One is in a near natural state and requires special construction mitigation measures, while the other two are significantly transformed and can be improved by construction.
H	36		6. question the **road infrastructure** and its ability to handle this traffic.	The TIA (refer **Paragraph A4** and **B10** addresses this concern.
H	37		7. We question that for the listed activities of this application (Mixed Use), further details of an Environmental Impact Assessment Report (EIAR) be provided together with Environmental Authorization **(NEMA)**	The Draft Basic Assessment Report, inclusive of a full description of the proposed development, specialist reports, the proposed draft environmental management programme (EMPr), and the HIA were made accessible to the public by the environmental consultant, Virdus Works Environmental (Pty) Ltd and available for a period of 40 days for public access and comment, from 14 June 2024 – 24 July 2024.
I	38	Prof Pott 63 Lynedoch Eco Village	i. In the first instance, this application appears to run counter to the **Stellenbosch Spatial Development Framework** of 11 Nov 2019. Most pertinently, the framework identifies Lynedoch Eco Village as being surrounded by a "retained green area" (page 96). The development includes no such green space. Even if development were to occur, the Framework identifies that Lynedoch may undergo "Gradual expansion of	Refer **Paragraph A2** and **B9** An urban design framework has been developed for the development. According to the urban design framework, 884 residential units could be established on the farm, in different densities, form and orientation. The design was done on the basis of implementing the development indicators provided in the Visual-Cultural Landscape Impact Assessment conducted by Claire Abrahamse in 2023, (refer Annexure P). In terms hereof, provision is made for high density housing in proximity of the transport infrastructure, where inclusionary housing will also be provided.

			unique development model based focused on sustainable living and education" (Page 102)– this application eschews the "unique development model" in favour of highest profit. During engagements the developer would not consider approaching this development in a way which aligns with the development model of Lynedoch Eco Village. Page 29 of the Framework also identifies that this area is a "Scenic Route" into Stellenbosch town. The scenery would be severely negatively impacted by a large, medium and high density development. Page 54 identifies this Erf as "moderate and high value cultural landscape". The development proposes to remove such important historical and cultural spaces – for instance the historic barn adjacent to the Eco Village is planned for demolition to make space for the community school.	Further from the transport infrastructure and on the steeper slopes, the development will become oriented along the contours, with tree lines, green corridors, and streets breaking the blocks and allowing for passage of the existing pedestrians across and over the site. Overall densities of development range between 1,35 (allotment villas) and 80 (apartments) dwelling units per hectare. The allotment villas are designed to fit the indicators requiring a low density development landscape on the more visible parts of the site. Lower down, on those parts less visible and adjacent to the transport infrastructure, the development is planned for multi-unit residential blocks varying from double to four storey high buildings. The central area includes a school building, which would be the largest single structure on the site.
I	39	Prof Pott 63 Lynedoch Eco Village	The proposed development substantially occurs on **active wetland** (on their application, this includes Erfs 1,2, 27, 28, 29 and 30). The National Environmental Management Act 107 of 1998 (NEMA), the National Water Act 36 of 1998 (NWA) and the	The Basic Assessment Report (Annexure S of LDA) states that the external services infrastructure will cross three freshwater streams. One is in a near natural state and requires special construction mitigation measures, while the other two are significantly transformed and can be improved by construction.

			environmental provisions of the Mineral and Petroleum Resources Development Act 28 of 2002 (MPRDA) are meant to ensure that urban and commercial developments do not significantly affect or alter the natural state and function of wetlands. This application would see destruction of these wetlands.	
I	40		Water, sewerage, and transportation lines to this area are not sufficient to support an additional 1123 units. The Lynedoch road would need to be upgraded, in addition to new sewerage infrastructure.	Refer to **Paragraph G28**
J	41	Elsa Retief– Elsa Group	Kindly confirm our registration. Also, below is more information as to why I chose to register. Currently there is so much that both parties and nature can gain from this development if the developer choose to take a different approach. In some ways I can also say that of our village can also take a more humble approach. I did not sign the petition the second time, as I do not fully agree with it. I wish we can just all come together now and take hands. This is causing a lot of unneccary inconveniences for everyone, including the developer, and if everyone just bow down to each other needs, it can create so much prosperity for all. I do not have much sentiment for the vineyard or any of those status quo sort of	The comment is noted and the proposal for more interaction between the developer and the Lynedoch Village community will be considered. Refer **Paragraph C17**

			things. However I do love nature, my fellow man and God. So here is a few of my concern and reccomendations for the developer, which I hope they can take to heart. There is not sufficient collaberation from the developer's side to incorporate all issues and affected persons in their developmental proposal. Neither the environment or existing developments are considered, appreciated or consulted. If they can fundamentally collaborate, build and even enhance a culture of sustainability for all, we might view their proposal in a different light. However currently they are reviewing their impact study in a one dimensional way, only regarding their own needs and perspectives. Of cause one would like to see housing for all, and this would constitute housing for birds, bugs and all species. If it is not ecology, it is economy, and greed is really just anti-economy as it do not build the circle of life which we need to remain alive. The planet is our first an foremost home. By no means are the Lynedoch Eco Village without fault and a perfect example of sustainability, however there is at least an attempt. If the intention of the developer can change toward considering the true impact of their actions on all parties, and if they can take a humble stance and make a heartfelt real attempt to also incorporate all, things might change in their favour. But currently their attitude reflects one of bullying and oppressing those that	

			seemingly are smaller and hence insignificant. They might do this unconscience as they currently feel threatened. But I do not believe they need to make enemies. It is my feeling that if they choose to humble themselves, this village will welcome them.	
J	42		We often view the crimes against elephants and rhinos with disgusts, but we blatantly ignore the horrifying reality that **bees are threatened** too. They are too tiny and insignificant to care. However ironically we need them if we hope to survive. They are our key pollinators and without them a great famine wil be admits most families, and maybe even the extinction of mankind and many other species.	Bees have not been specifically mentioned in the assessment. However, bees are globally recognised as essential pollinators and critical to the ecology. The ecological functioning of the site is amongst others noted in the landscape plan, where the choice of plants and planting in planned networks is done with specific intent of mimicking the ecological functioning of the local environment. Bees, and other insects, will thus probably not be negatively affected by the proposed development.
J	43		In this I have to question **why this is the second impact study in less than 6 months,** yet the results of the previous impact study have not even yet been discussed with us. This is once again an example of being emitted from what should be a collaborative process of developing the area we already live in. A second impact study in such a short span of time, dishonours our previous feedback which highlights the current oppressive nature of the developer who simply ignores our voice. This does not count in their favour, and they should rather	It is not clear what impact study is referred to here. If it is the economic impact study then it should be noted that the Economic and Fiscal Impact Study dated September 2024 was specifically commissioned to compare the economic impact of the agricultural use vs the mixed use development. At the time of the advertising, both studies were made available.

			just come and sit around a table with us se we can do this together. We have learned from past lessons where colonisation is forced without consideration or regard for others. This is primitive. Let us try to do things in a more civil manner this time. It is true, everyone needs a place to go to which they call home, but it is ironic then to deny some their current home, in the name of building new homes.	
J	44		The current development will **overshadow our tiny development, and will literally block the sun, create massive noise pollutions, air pollution and maybe increased EMFs.** This will be extremely intrusive to the current landscape, and will also void all corridors for natural life like impala.	The proposed development is aimed at satisfaction of a need for housing as determined in amongst others the Demacon market study under Appendix K and Lynedoch Socio-economic and Fiscal Impact Report, September 2024, under Appendix G.1. It will not deny any existing residents in Lynedoch Village their homes and will not be like colonisation. It will not take any resources from the Lynedoch community to advantage citizens elsewhere. While it is acknowledged that the socio-economic environment will change significantly over time, and from the Lynedoch perspective negatively, even if only the small development footprint as designated in the Stellenbosch SDF is developed for medium and high density residential accommodation, together with the educational and other desired uses, there is a need for such development, and the socio-economic benefits of the development are indicated to exceed the negative effects. Urban development does not cause noise pollution. Specific activities related to urban development might from time to time cause noise disturbances, but same applies to agricultural activities and the activities of the existing Lynedoch residents. Additional development will increase ambient noise levels, but not all sound is considered noise pollution. The World Health

				Organization (WHO) defines noise above 65 decibels (dB) as noise pollution and noise becomes harmful when it exceeds 75 dB. Normal residential neighbourhoods typically have a 30 dB ambient noise level, while the traffic on Baden Powell Drive would have a typical 60 – 70 dB ambient level. The draft property owners' association constitution for the development addresses noise and measures for the management thereof by the management body. Electromagnetic radiation occurs in two forms, namely: ionising and non-ionising, of which first mentioned has potential negative effect on humans and living creatures. Non-ionising radiation occurs in all aspects of human life, as it is emitted amongst others by cellular phones, light bulbs, electricity systems, computers, motor cars, and kitchen equipment and there are no conclusive studies linking these to serious health risks. Ionising radiation is caused mostly by sunlight, x-rays, and gamma rays (produced by energetic objects in the universe). These are more likely causes of health-related issues.
J	45		There is simple solutions such as **green belts with walk ways** and a food forrest for birds. This can even enhance the value of the current development, as they can advertise 'Enjoy nature in our bird park walkways". The market for Eco friendly homes are also increasingly in demand, and also green energy. All these initiatives will not only serve our greater planet, but can even enhance the value of the current proposed development. Just look at Tesla and what some initiatives in green developments have done for them. Best of all is, you have a lot of	Refer **Paragraph C16**

			experts available to assist you with this transformative way of development to the tip of your fingers - we are after all the Sustainability Institute. I personally have build my own cob eco home with my own hands, and have some knowledge on green energy and food foresting. But there is people that know even more than me, and they are here. I am willing to help set up this collaboration if need be. Do not let the opportunity of what you are presented with pass.	
K	46	Heidi Newton-King - Spier	Apologies for this being late, however as an interested and affected party representative, I never received this information directly. Please ensure this is corrected and I receive all correspondence directly.	This comment was received after the adverting period closed. The list of interested and affected parties were provided by the Stellenbosch Municipality. The application was sent via e-mail to jesnap@spier.co.za on 24 Oct 2024. This address was provided by the Municipality.
K	47		1.Misalignment with Municipal Spatial Development Framework (MSDF) The proposed rezoning fundamentally contradicts the MSDF, which explicitly prioritises the preservation of land beyond the Sustainability Institute and Lynedoch Eco Village for urban agricultural use. This misalignment threatens the long-term planning goals of our community and undermines efforts to maintain sustainable land use practices.	Refer **Paragraph A2**

K	48		2. **Agricultural Heritage** The land in question has a rich history as a wine farm, with vineyards that enhance the rural aesthetic and visual landscape of the community. The surrounding properties are integral to this agricultural heritage. The proposed high-density mixed-use development starkly contrasts with the existing agricultural landscape and fails to acknowledge the historical and social significance of this area.	Refer **Paragraph A1**
K	49		3. **Heritage Considerations** The proposed development threatens to irrevocably alter the aesthetic and historical character of the area, diminishing the scenic beauty of the route into Stellenbosch.	Refer **Paragraph B9**
K	50		4. **Road Naming Concerns** We specifically object to the proposed use of the name "Spier" for one of the roads in the development. As the brand associated with this name, we believe it could create confusion regarding our identity and support for this proposed development which does not reflect the local heritage.	The objection against the use of the name Spier is noted and alternate names are already part of the application and will be considered.
K	51		Given these concerns, we urge you to reconsider the rezoning application. It is crucial to **conduct more comprehensive**	It is understandable that residents of the receiving environment will object to any development occurring in the area where they have become accustomed to a certain

			assessments and engage with the community to address these significant issues. The future of our community and its heritage depends on responsible and thoughtful development.	lifestyle and living environment. Such objection is predictable and at times appropriate. The need for an appropriate development in the node, albeit over a long term, i.e., longer than 10 years, and the limited negative and predicted positive effects which would result, has to be balanced with the objection of the existing residents of Lynedoch Village and their desire to retain the surrounding environment in its current unsustainable form.
L	52	Astrid Kennealy & Michael Fuller – 64 Lynedoch Village	**Environmental Impact**: **Biodiversity Loss**: The development could lead to the destruction of local flora and fauna, disrupting the existing ecosystem. Many species might be endangered due to habitat loss. **Water Resources:** Construction and increased human activity could strain local water resources, impacting the water table and potentially causing pollution to nearby water bodies. **Soil Degradation**: Development activities can lead to soil erosion and degradation, affecting agricultural productivity in the surrounding areas.	The specialist assessment of the terrestrial biodiversity as under the Basic Assessment Report as part of the EIA process, indicates that no loss will occur due to the proposed development as shown on the Welmoed Village Master Plan. Water run-off is listed as one of the aspects of the development, during the construction and operational phases, which must be managed to avoid potential negative effects. Appropriate storm water management systems have accordingly been introduced and a storm water management plan drafted to ensure appropriate mitigation of the risks. The development is unlikely to have any effect on the water table in the area. The geotechnical assessment of the site under Appendix G indicates that test pits to 3m deep did not intersect any groundwater.
L	53		Impact on Eco Village's **Sustainability Goals**: o Increased Carbon Footprint: The development could significantly increase the carbon footprint of the area, contradicting the sustainability goals of the Lynedoch Eco Village.	It is apparent that the different parties and stakeholders see sustainable development differently. Sustainable development is a popular catch phrase in development discourse and mostly defined narrowly by the user of the term. The full extent of the concept is still unclear to most and other than the very broad "Brundtland definition" it is unclear to

				most what sustainable development entails, and implies in practise, hence the ease of use in development discourse without fear of being proven wrong. In 1987, the World Commission on Environment and Development (WCED), which had been set up in 1983, published a report entitled "Our common future". The document came to be known as the "Brundtland Report" after the Commission's chairwoman, Gro Harlem Brundtland. In the Report, it developed guiding principles for sustainable development as it is generally understood today. Note that the term "sustainable development" refers to a set of principles, and not necessarily project specific individual outcomes or activities. In 2015, UN Member States translated their vision of sustainable development into a blueprint for achieving it: "The 2030 Agenda for Sustainable Development". Its 17 Sustainable Development Goals form the framework for improving the lives of populations around the world and mitigating the hazardous man-made effects of climate change. It is again necessary to point out that reference to sustainable development refers to the achievement of goals, and thus a broader context, which the applicant seeks to achieve by amongst others proposing affordable and inclusionary (subsidised) housing, educational facilities, economic opportunities, and improved accessibility in proximity of and existing transport interchange and in a designated existing urban node, while retaining a green buffer around the node and a landscape network throughout the development. The applicant has commissioned the creation of a Sustainable Development Goals Plan (SDGP) for the envisaged Welmoed Village development, to be incorporated

				into the environmental management programme and the property owners' association constitution. This will ensure that all stakeholders are aware of the goals to be achieved and the framework for the achievement thereof. Sustainable development does not preclude the satisfaction of the needs of the population by the rational and sustainable use of natural resources and systems as proposed in the development plan. Sustainable development entails more than solely that what is being undertaken at Lynedoch Village. Sustainable development requires amongst others commitment to sound economic and developmental policies and management, an effective and predictable public administration, and the integration of environmental concerns into decision-making and allows for full participation of all parties concerned. The World Summit on Sustainable Development, 26 August-4 September 2002, Johannesburg and the resulting Plan of Implementation of the World Summit on Sustainable Development provides a good background to the requirements of "sustainable development". The Plan was adopted at the Summit and included provisions covering a set of actions to be taken and measures to be implemented in order to achieve development that takes into account respect for the environment. In doing so, the Summit led to decisions that related to water, energy, health, agriculture, biological diversity and other areas of concern. In the area of water, the Plan of Implementation encouraged partnerships between the public and private sectors to ensure safe and secure water services provision to citizens based on regulatory frameworks established by governments. The need

				to diversify the energy supply was highlighted, as well as the need to add renewable energy sources to energy supply, as is proposed by the developer and as implemented in Lynedoch. The field of agriculture covered mostly the need for included market access and the reduction of export subsidies and it did not address detailed agricultural matters of relevance to the application. Cognisance should nonetheless be taken of the Demacon and AgriInformatics impact assessments in Appendix G which address the agricultural potential and value of the current non-sustainable wine production occurring on the farm. With regard to biodiversity, the Plan called for the reduction of greenhouse gases, also an aspect addressed in the assessment reports. Establishment of feasible public transport systems as indicated as a desirable outcome in the Stellenbosch Municipality Spatial Development Framework (SDF) and Comprehensive Integrated Transport Plan (CITP) and related policy documents however requires the establishment of appropriate threshold populations in proximity of transport interchanges and facilities. The eradication of poverty and initiatives aimed at viable production and consumption patterns were also addressed in the Plan. Some of these aspects are addressed in the specialist assessments, with a focus on changing the land use from un-sustainable viticulture to urban development that has economic and social benefits for a wider community. Eradicating poverty is deemed by the UN and its different organisations as one of the greatest global challenges facing the world, and an indispensable requirement for sustainable development, particularly for developing countries. Although each country has the primary responsibility for its own sustainable development and poverty eradication, and the role of national policies and development strategies cannot be

				overemphasized, concerted and concrete measures are required by all to achieve the sustainable development goals related to poverty, including those contained in the UN conference papers, Agenda 21, and the Millenium Declaration. By providing for economic and housing opportunities in the proposed development, the applicant seeks to contribute to this goal.
L	54		**Pollution:** Construction and subsequent habitation could lead to increased air, noise, and light pollution, affecting the quality of life for current residents.	Urban development does not cause noise pollution. Specific activities related to urban development might from time to time cause noise disturbances, but same applies to agricultural activities and the activities of the existing Lynedoch residents. Additional development will increase ambient noise levels, but not all sound is considered noise pollution. The World Health Organization (WHO) defines noise above 65 decibels (dB) as noise pollution and noise becomes harmful when it exceeds 75 dB. Normal residential neighbourhoods typically have a 30 dB ambient noise level, while the traffic on Baden Powell Drive would have a typical 60 – 70 dB ambient level. The draft property owners' association constitution for the development addresses noise and measures for the management thereof by the management body. Electromagnetic radiation occurs in two forms, namely: ionising and non-ionising, of which first mentioned has potential negative effect on humans and living creatures. Non-ionising radiation occurs in all aspects of human life, as it is emitted amongst others by cellular phones, light bulbs, electricity systems, computers, motor cars, and kitchen equipment and there are no conclusive studies linking these to serious health risks. Ionising radiation is caused mostly by sunlight, x-rays, and gamma rays (produced by energetic objects in the universe). These are more likely causes of health-related issues.

L	55		**Aesthetic and Cultural Impact:** o Scenic Views: The natural beauty and panoramic views of the vineyards and mountains, which are a significant attraction, could be compromised. o Cultural Heritage: If there are any historical or cultural sites within the proposed development area, they might be at risk of being damaged or lost.	Refer **Paragraph B9** An urban design framework has been developed for the development. According to the urban design framework, 884 residential units could be established on the farm, in different densities, form and orientation. The design was done on the basis of implementing the development indicators provided in the Visual-Cultural Landscape Impact Assessment conducted by Claire Abrahamse in 2023, (refer Annexure P). In terms hereof, provision is made for high density housing in proximity of the transport infrastructure, where inclusionary housing will also be provided. Further from the transport infrastructure and on the steeper slopes, the development will become oriented along the contours, with tree lines, green corridors, and streets breaking the blocks and allowing for passage of the existing pedestrians across and over the site. Overall densities of development range between 1,35 (allotment villas) and 80 (apartments) dwelling units per hectare. The allotment villas are designed to fit the indicators requiring a low density development landscape on the more visible parts of the site. Lower down, on those parts less visible and adjacent to the transport infrastructure, the development is planned for multi-unit residential blocks varying from double to four storey high buildings. The central area includes a school building, which would be the largest single structure on the site.
L	56		**Social Impact:** o Community Disruption: The development might bring a large influx of people, disrupting the close-knit community dynamics and potentially leading to social tensions.	The number of residential opportunities is supported by the carrying capacity of the application area. The biophysical, social and economic impacts have been discussed at length in the application and supported by extensive specialist studies. The potential for social disruption exists and it is recognised in the Draft Basic Assessment Report and in the planning

				motivation. The fact that Lynedoch Village is a closed, gated community however reduces the potential for negative effect on the existing residents, as the two developments, although side-by-side, will be two separate settlements, one of which gated and one of which partially open, and partially gated with internally secure development blocks, consisting of sectional title townhouses, blocks of flats, and apartments.
L	57		**Traffic Congestion**: Increased population density can lead to traffic congestion, making commuting and daily life more difficult for current residents.	Refer **Paragraph A4** and **B10** for traffic impact assessment
L	58		**Legal and Regulatory Concerns**: o Zoning Laws: The development might conflict with existing zoning laws or land use plans. Ensuring that any development complies with these regulations is crucial. o Precedent for Future Development: Allowing this development might set a precedent for future developments, potentially leading to unchecked urban sprawl.	This land development application in terms of the Stellenbosch Municipality Land Use Planning Bylaw will be considered within its own context and merits. A precedent will not be created because site specific specialist assessments were conducted. The appropriate zonings will be considered for the proposed development in keeping therewith. The entire property is within the designated urban edge and the proposed development occurs only inside of the area designated for settlement purposes, albeit at a significantly larger scale, and in a form which is not supported by some of the government officials who have commented on the development proposals. Low density development inside of designated urban nodes is the cause of urban sprawl, hence the proposed development that maximises the potential of the land within the delineated urban edge, within the limits set in response to assessments by various specialists.
M	59	Lawrence van Wilgen – 50 Lynedoch Village	I would like to note my strong objection to this proposal and full support of the letter written on behalf of the Lynedoch Eco Village HOA. As it is mentioned in the letter, the	Refer **Paragraph A1**

			proposal to rezone this portion of Welmoed farm does not have the support of either the National or Provincial departments of **Agriculture and is not aligned with the vision of the current MSDF** for the broader region.	
M	60		The approval of this rezoning would significantly **negatively impact the character and function** of the Lynedoch Eco Village along with its ally and founder, the Sustainability Institute. The character and typology of the proposed development would be in direct conflict to that of the existing community. This would restrict the ability of these institutions to expand their crucial and groundbreaking iniatitives, which promote and model sustainable living practices both socially and environmentally. Relevant authorities should be the custodians of such institutions and initiatives as they serve to enhance the reputation of Stellenbosch and South Africa as a whole. The work of integrating communities in a way that is inclusive and progressive, while maintaining an awareness of the broader environmental impact of human settlement and activity, is globally relevant as well as incredibly delicate and complex. As such, the approval of any developments which would serve to hinder this progress, which has been decades in the making, would be extremely disappointing and shortsighted.	This comment has been addressed in above paragraphs. The economic aspects of sustainable development require equitable access to resources and opportunities. The Lynedoch Village residents alone cannot benefit from the land inside of the designated node. Lynedoch Village exists because a portion of the same farm was set aside for urban development in 1999. Use of the same finite land resource that allowed for the creation of sustainable livelihoods in Lynedoch Village is now required to cater for the growing population in a development based on similar sound environmental principles. The applicant's focus is on creating opportunities for all, not just for a few, and to do this in the best practicable environmental manner possible, without significant negative environmental effect. The Welmoed development must find a balance between protection of the bio-physical environment and natural resources, and use of the resources in a way that will allow future generations to attain the same quality of life. It is unlikely that all the sustainability principles can be simultaneously achieved and there will be conflicting requirements as in this instance. It creates a dilemma for decision-makers who must make trade-offs between those who need and those who have. The applicant has proposed a development that creates a balance between the different

				aspects of the environment and in keeping with the sustainability principles, as has the existing Lynedoch Village.
M	61		Furthermore, the necessary **infrastructure**, such as road access and access to water supply, is currently nowhere near sufficient to accommodate a development of the scale outlined in this proposal. To alter this would require significant municipal investment for a project that is not in line with the goals and vision of the existing MSDF for the region. Such upheaval would also certainly have a very negative impact on the existing community over an extended period of time and would introduce safety risks for commuters, pedestrians and residents alike. It would also have a detrimental effect on the wetlands and biodiversity which surrounds the village.	Refer **Paragraph A5 and A4**
N	62	Jess Schulschenck	There is nothing in the proposed development that currently meets the desired vision/values of the intentional sustainable, integrated, education precinct that is identified within the **Spatial Development Framework of Stellenbosch Municipality for the Lynedoch node.**	Refer **Paragraph A1**
N	62		The proposed development currently has failed to address significant concerns regarding pressures on already strained **transport infrastructure, as well as continuing to promote water and energy intensive approaches** to design with nominal and tokenistic greenwashing measures that	Refer **Paragraph A4 and A5**

			do not fundamentally advance sustainable and ecological designs.	
N	63		The proposed development will bring **increased traffic** and security concerns, while eroding the social fabric of the currently integrated community that has to date managed security through relationships and neighbourly efforts.	Refer **Paragraph A4** The proposed development will includes provision for security and safety within the context of the realities of security concerns in the area and the country as a whole.
N	64		Furthermore, the proposed development has made no attempts to address **inclusive and integrated human settlements** that safeguard housing for the generations of farm worker families that continue to be displaced from the valley into the unsafe and eroding communities of Eerste Rivier and further afield.	The application inclusions the provision of inclusionary housing with 20% of the residential units earmarked for this. The impact on biophysical environment has been addressed in the EIA process and Basic Assessment Report (Annexure S of LDA) and also covered in **Paragraph L52**.
N	65		Lastly, the vision of an **inclusive and integrated education precinct** has not be considered or addressed short of a private school for those who can afford these services. This does not meet nor advance the intentions of the node as articulated in the spatial development framework. While using much language that might signal these vision and values, there is little to no tangible and clear inclusion of these into the actual design and planning of the proposed development.	The provision of schools and other community facilities are in line with the standards for the scale and proposed yield of such a development.
0	66	Matthew & Carmen Lemmetjies – 12 Lynedoch Village	1. **Incompatible Land Use:** The proposed mixed-use development is incompatible with the existing rural character of the area. It will lead to increased traffic, noise pollution, and strain on local infrastructure.	Please refer **Paragraph A2** and **B9** above.

0	67		**2. Environmental Concerns:** The development will result in the destruction of natural habitats and the loss of biodiversity. The area is home to several endangered species, and the development will exacerbate the existing environmental pressures.	The current farming activity consists mainly of monoculture, by the use of the majority of the land for viticulture. Monoculture activities are not beneficial from a natural environmental / ecological point of view and the negative effects thereof are well researched and documented. In this instance, where the land is not effectively used for agriculture, and the viticulture makes insignificant economic contribution, as reported in the agricultural impact assessment (Appendix G1), the environmental impact of the existing use is undesirable and mostly negative. Replacement of the existing vineyards and expansion of the viticultural activities on the land is reported as not being economically feasible or environmentally sustainable, amongst others due to the current economic situation, lack of irrigation water, lack of farm infrastructure, and the soil conditions. However, should conditions have been different, and the establishment of new vineyards been feasible and sustainable, then the negative effects of the monoculture on the natural environment increased and prolonged. Amongst others, it would cause a threat to and probably the departure of those animal species reported by some of the I&APs, amongst others the Grysbok, which are not desirable in young vineyards (https://www.researchgate.net/publication/316167658, Article: October 2007, Deon Furstenburg, Afri Wild Services). The natural or bio-physical environment and ecological services of the land are important aspects of the environment in general. However, the environment consists of three

				equally important aspects, namely social, economic and bio-physical. Thus, the assessment of the development proposal must consider all three aspects and give equal weight to them.
0	68		**Traffic and Infrastructure:** The proposed development will generate significant additional traffic, which will put a strain on the already congested local roads. The development will also require significant upgrades to the local infrastructure, which will be costly and may not be feasible.	Refer **Paragraph A4 and A5**
0	69		**Impact on Local Community:** The development will lead to an influx of new residents, which will put pressure on local schools, healthcare facilities, and other community resources.	The potential for social disruption exists and it is recognised in the DBAR and in the planning motivation. The fact that Lynedoch Village is a closed, gated community however reduces the potential for negative effect on the existing residents, as the two developments, although side-by-side, will be two separate settlements, one of which gated and one of which partially open, and partially gated with internally secure development blocks, consisting of sectional title townhouses, blocks of flats, and apartments. Interaction between the existing Lynedoch residents and the future Welmoed residents will occur in the public realm, outside of Lynedoch Village, unless Lynedoch Village is willing to be integrated with the Welmoed development.
P	70	The Sustainability Institute	**Agricultural Land Use** The proposed rezoning from agricultural to residential/commercial use undermines the purpose and value of this land. The assertion in the applicant's submission that the land is no longer productively used for agriculture is inaccurate. Agricultural activities, including	The property falls within the Urban Edge and therefore land development applications decisions fall under the Municipality as the competent authority. Despite this, an application for Consent was submitted to DALRRD in terms of SALA, to exclude the subject property entirely from the definition of "Agricultural Land" by acknowledging the jurisdiction of the Municipal Area of the Municipality provided

			vineyard maintenance and other farming practices, continue to be undertaken on the property. The Western Cape Department of Agriculture and the National Department of Agriculture have both affirmed the importance of preserving this land for agricultural purposes. Their statements, attached herewith, support our position that rezoning this land is unnecessary and contrary to policy. Focused and innovative management of agricultural practices could render this land more profitable than speculative residential development, which would incur higher costs and disrupt the rural character of the area.	for in terms of Sections 3(a) and 3(f) of SALA and therefore Consent for the relinquishment of the jurisdiction of the DALRRD over the application area / subject property in terms of SALA. The motivation in terms of mixed use development as opposed to agriculture use has been discussed in **Paragraph A1** above.
P	71		**Alignment with the Stellenbosch Municipal Spatial Development Framework (MSDF)** The MSDF clearly outlines that Lynedoch is not earmarked as a primary urban node. It advocates for limited, context-sensitive expansion that aligns with the village's unique character and principles. The proposed development includes multi-storey buildings, high-density housing, and commercial areas that starkly contrast with the current design ethos of the Eco-Village. Such development is incompatible with the MSDF's emphasis on compact. pedestrian-friendly. child-centred communities rooted in nature and agriculture.	Please refer to **Paragraph A2** above, for a response to this comment. The main aim of the project is provision of affordable (economic and partly subsidised / inclusionary) housing, economic opportunities, and educational facilities in a walkable neighbourhood in proximity of a public transport interchange, the Lynedoch Station. At the time of submission of the development applications, and probably for the foreseeable future, the passenger rail system will not be fully operational or sustainable and the bus service is limited to single morning and evening peak trips. The Lynedoch residents and the workers on the high intensity agricultural enterprises in the area thus rely on private transport and mini-bus taxis. Amongst others, the public transport systems in South Africa and the Western Cape are not feasible or sustainable, due to low population densities and threshold populations in the nodes (Western Cape Provincial Sustainable

			Additionally, the Sustainability Institute's recent collaborations with organisations such as the Stellenbosch Waldorf School and the Pinotage Youth Development Academy are aligned with the MSDF's vision of educational growth and integrated community living. The	Transport Programme, 2018). Inclusionary housing forms part of the proposed development. The project thus seeks to respond to the need for housing as indicated in the Demacon market assessment (Appendix GA2nd K of DBAR), while making a positive contribution to the creation of a threshold population in proximity of the transport interchange over the longer term.
P	72		**Environmental and Visual Impact** The proposed development would significantly alter the visual and ecological integrity of the area. The site is situated within a highly visible and scenic corridor, recognised for its cultural and natural heritage value. The uniform, standardised architecture of the proposed development would clash with the diverse and sustainable design ethos of the Eco-Village. We are particularly concerned about the potential loss of vegetation and biodiversity in the village due to the elevation and density of the proposed structures. This would negatively affect both the environment and the quality of life for residents.	The scenic character of the area will change as a result of the proposed development. However, the effect of the change needs to be balanced with the need for housing and the creation of a sustainable neighbourhood in close proximity to a transport interchange. Appropriate mitigation measures to justify the development are prescribed by the visual and historic character specialists. The specialist ecological studies as part of the EIA and NEMA process, indicate that the proposed use of the land for urban settlement will have a low negative impact and it is not likely to result in long-term degradation of the receiving environment or significant net loss of terrestrial biodiversity. The anticipated visual-cultural impacts of the proposed development are addressed in the conceptual site development plan (SDP) which has been informed by the heritage-based design indicators, as described in the Visual-cultural Landscape Impact Assessment (*Annexure P of LDA*). The views from the existing houses in Lynedoch Village will be minimally affected. The visual impact assessment also assessed the outward vistas relevant to the proposed development. The finding is that there is insignificant effect on the outward vistas and that the views of the site from a

				scenic drive perspective can be mitigated. A set of heritage indicators were established for the development, and all these taken into consideration in the layout and planning process. An urban design framework has been developed for the development. According to the urban design framework, 884 residential units could be established on the farm, in different densities, form and orientation. The design was done on the basis of implementing the development indicators provided in the Visual-Cultural Landscape Impact Assessment conducted by Claire Abrahamse in 2023, (refer Annexure P). In terms hereof, provision is made for high density housing in proximity of the transport infrastructure, where inclusionary housing will also be provided. Further from the transport infrastructure and on the steeper slopes, the development will become oriented along the contours, with tree lines, green corridors, and streets breaking the blocks and allowing for passage of the existing pedestrians across and over the site. Overall densities of development range between 1,35 (allotment villas) and 80 (apartments) dwelling units per hectare. The allotment villas are designed to fit the indicators requiring a low density development landscape on the more visible parts of the site. Lower down, on those parts less visible and adjacent to the transport infrastructure, the development is planned for multi-unit residential blocks varying from double to four storey high buildings. The central area includes a school building, which would be the largest single structure on the site.
P	73		**Traffic and Infrastructure** The proposed development would dramatically increase traffic volumes on Lynedoch Road, which is already a service	Refer **Paragraph A4** and **A5**

			road frequented by pedestrians, schoolchildren, and workers commuting to and from the train station. The traffic report submitted by the developers fails to adequately address the strain this development would place on the local road network. The suggested upgrades are insufficient and speculative, relying on hypothetical scenarios such as increased train usage, which cannot be guaranteed. The road is unsuitable for the additional traffic from 900 households, businesses, and a school, and any necessary upgrades would divert municipal resources away from critical infrastructure needs elsewhere.	
P	74		**Waste and Service Management** The proposed development would place significant pressure on waste and service management systems. While the developers have mentioned potential collaboration with the Sustainability Institute for recycling, no such discussions have taken place. Our current systems are designed for a small, eco-conscious community and are ill-equipped to handle the scale of waste generated by a development of this magnitude.	Refer **Paragraph A5**

Q	75	Charl Brink	**Interested and Affected Parties** It is unacceptable that we were never notified as interested and affected parties. This so-called "development" was not widely communicated, and as direct neighbours to the Billy Visser Trust, we absolutely should have been informed. Instead, we only learned about it a few days ago, by sheer chance, through another community member. This lack of transparency and disregard for proper notification is deeply concerning. The proses is fatally flawed.	The list of interested and affected parties were provided by the Stellenbosch Municipality. The objector did not indicate his address.
O	76		**Visual Impact** The visual impact study was grossly inadequate, failing to include any neighbouring farms. This is a rural farming community, not an urbanized area like "Hillbrow" or "Sunnyside" with towering high-rises or "BLOCKS OF FLATS." Such developments are completely out of place here and will destroy the unique rural character and atmosphere of our area. If this ill-conceived development proceeds, there must be a strict height restriction of 8 meters or less, along with indigenous "green walls" to minimize the damage to the farming "sense of place and space." Anything less is a blatant disregard for the community's heritage and environment.	Refer **Paragraph A3** and **B9**

Q	77		**Traffic Impact** The traffic impact assessment was entirely inadequate and failed to account for existing developments in the area. A massive packhouse, located just 500 meters from this so- called "proposed" development, already brings thousands of people into the area daily. None of this was factored into the study, nor were updated traffic projections included. Adding approximately 1,500 extra residents, 750 learners, and 890 permanent workers will overwhelm the already strained road infrastructure. The resulting increase in traffic will also place immense pressure on essential services like water, waste management, and sewage systems. Furthermore, the current litter problem caused by nearby shops and a fuel station is already threatening the Eerste River's ecosystem, a critical water source for the area. The influx of additional people will only exacerbate this, poisoning the water system with increased waste and pollution. This reckless development is a direct threat to both the environment and the community.	Refer to **Paragraph A4**
Q	78		**Sewage Plant** The lack of clarity on how human sewage will be managed is deeply troubling and	Refer **Paragraph A5**

			irresponsible. This development is alarmingly close to the Eerste River, a vital water source, and constructing a sewage plant in such proximity would be an environmental catastrophe. The risk of contamination to the river is undeniable, threatening not only local ecosystems but also the health and livelihoods of everyone who depends on this water. Beyond the environmental damage, the air quality and odour from a sewage plant would be intolerable, especially for a rural area that prides itself on its natural beauty and tranquillity. This would have devastating consequences for the local tourism industry, with accommodations located just 600 meters away being directly impacted. Property values will plummet, and residents will face enormous financial losses, all to accommodate an ill-conceived and destructive development. This is not just a bad decision; it is an outright assault on the environment, the community, and the local economy.	
Q	79		**100-Year Flood Line** The proposed development fails to address the severe environmental consequences of increased impermeable surfaces such as roofs, roads, and paving. These additions will dramatically alter the natural water flow, raising the flood line	Refer **Paragraph I39**

			significantly and increasing the risk of flooding near our properties. Such changes will make flooding more frequent and destructive, leading to severe damage to homes, farmland, and infrastructure. This not only poses a direct threat to the safety and livelihoods of residents but also carries high financial burdens for neighbouring properties. Ignoring the impact on flood patterns in a region already vulnerable to climate change is reckless and short-sighted. This development threatens to destabilize the delicate balance of our environment, putting the community and its future at unnecessary risk.	
Q	80		**New Indentation Zone Required** The current zoning and planning completely fail to account for the environmental and infrastructural strain caused by the proposed development. It is imperative that a new indentation zone be established using updated data that accurately reflects the scale and impact of this project. The addition of new infrastructure-such as roads, buildings, and utilities-will disrupt natural water flow, increase flood risks, and irreparably harm the surrounding ecosystems. This development cannot proceed without a comprehensive reassessment of its	Refer **Paragraph O67**

			environmental impact, including the creation of updated zoning boundaries to mitigate damage. To proceed without addressing these critical issues would show a blatant disregard for the environment, the well-being of the community, and sustainable planning principles.	
Q	81		**Scenic Views - Stellenbosch Municipality Spatial Development Framework (SDF)** If we continue allowing the construction of towering "BLOCKS OF FLATS" in our scenic and historic areas, we will lose what makes Stellenbosch unique. The beauty and identity of our region will be replaced with a soulless urban sprawl, a "Hillbrow" instead of the Stellenbosch we cherish. Scenic views are not merely aesthetic; they are the culmination of hundreds of years of natural and cultural evolution. They foster a deep connection to our environment and our community. To destroy them in the name of so-called "progress" is a grave mistake. True progress is not measured by profit or urban expansion but by the preservation of our shared heritage, the protection of	Refer Paragraph **A2** , **B9** and **P71**

			our environment, and the strengthening of our sense of community. A bulldozer may erase centuries of beauty in seconds, but the damage to the spirit of our community and the environment will last for generations. This development is not about the greater good-it serves only to enrich a small elite while disregarding the values and voices of the people who live here. We must take a stand to protect what we have before it is lost forever. (Part of Stellenbosch "Scenic Views": The property is located along and in the 500m- wide corridor of the Baden Powell Road Scenic Route (see Figure 4 below). The distance of a property away from the scenic drive, together with its landscape features are considered in the decision-making process in all authorisation processes, e.g., heritage in terms of the NHRA, environmental in terms of the Environmental Impact Assessment Regulations made in terms of the National Environmental Management Act, 1998, Act 107 of 1998	

			(NEMA) and land use management in terms of the Stellenbosch Municipality Land Use Planning Bylaw, 2023.)	
Q	82		**Flawed Financial Model** The financial model presented for this development is fundamentally flawed and misleading. Claiming that farming is "not making money" based on poor decisions or lack of reinvestment by a few is a gross misrepresentation. Many farmers in this region make a sustainable and successful living from these lands, proving that agriculture remains viable when managed responsibly. If we allow struggling farmers to justify abandoning farming in favour of constructing "BLOCKS OF FLATS," we set a dangerous precedent. What stops any landowner with vineyards from turning their property into high-density developments, stripping the region of its agricultural heritage and rural identity? Financial projections on paper are notoriously flexible and often inflated to serve the developers' agenda. While developers emphasize overly optimistic positives, the harsh realities and long-	The *Demacon Socio-Economic and Fiscal Report* dated September 2024 (Annexure G.1 of LDA motivation report), is prepared by economic specialists who have assessed the impact and benefit of both agricultural activities and a mixed-use development. Note that this development falls within the urban edge and is thus earmarked for urban development. All specialist studies have been conducted to inform the proposed development and what mitigators must be put in place to manage the impact on the social, economic and bio-physical environment. Other properties which fall outside the urban edge do not have the same development opportunity.

			term consequences, both environmental and social, are conveniently downplayed. This project is no different, with an absurd imbalance of assumed benefits and little to no acknowledgment of its profound downsides. We must not fall victim to hollow promises of progress when the true cost is the destruction of our environment, the erosion of community values, and the loss of agricultural lands that have sustained us for generations. This development is neither sustainable nor viable, it is a short-sighted grab for profit at the expense of our shared future.	
Q	83		High-Density BLOCKS OF FLATS - **Stellenbosch Municipality Spatial Development Framework (SDF)** Lynedoch is entirely unsuitable for high-density "BLOCKS OF FLATS." There are far more appropriate areas within the Stellenbosch region for such developments, such as the Adam Tas area, which is closer to essential services, workplaces, roads, sewage systems, and the university. Additionally, locations near Somerset West and Cape Town offer better infrastructure and accessibility,	Refer Paragraph **A2** , **B9** and **P71** The property is located along major multi-modal transport routes.

			making them far more practical for high-density housing. Building in Lynedoch, **far from major employment hubs**, will only increase commuting times, adding unnecessary strain to residents and the environment through higher carbon emissions. Instead of expanding into untouched areas and destroying scenic vistas, the focus should be on redevelopment. Stellenbosch has numerous derelict or underutilized areas that could be revitalized to provide housing without further degrading our natural environment. Why destroy the beauty and character of Lynedoch when there are viable alternatives? This development is shortsighted, prioritizing profit over community well-being, sustainability, and the preservation of our shared heritage. Redevelopment of existing spaces is the responsible and forward-thinking solution, not the reckless sprawl that erodes our environment and identity.	
Q	84		**External Engineering Services** The proposed development is deeply flawed due to a complete lack of essential services in Lynedoch, namely water,	Refer Paragraph **A4** and **A5**

			Eskom power, sewage, and roads. Stellenbosch Municipality has not allocated any budget or resources to improve these services in the area, making it impossible for the development to be viable. The idea that "BLOCKS OF FLATS" could somehow be self-sufficient without addressing these critical service gaps is not only unrealistic but highly irresponsible. It is incredibly optimistic, and frankly misleading, for developers to suggest that this project can function smoothly when the necessary infrastructure is absent. Without a concrete plan or funding from local authorities to upgrade services, this development is doomed to fail, both in terms of functionality and sustainability. This project is financially flawed, environmentally damaging, and socially irresponsible. It fails to meet the needs of the community and ignores the realities of the area's infrastructure limitations. Instead of pushing forward with an ill-conceived plan that benefits only a few, we must prioritize responsible development that addresses the needs of the community and protects the environment.	

RESPONSE TO ORGANS OF STATE AND MUNICIPALITY COMMENTS

i. In addition to what it stated hereinafter, the commentary from the Directorates: Development Management and Environmental Impact of **DEADP** dated 13 September 2023, 1 November 2024, 27 November 2024 and 16 January 2025, from a Land Use Management and Development Management point of view, are in principle not in support of the Application, ostensibly unduly influenced by the principle and premature comments issued by the Municipality in respect of the Application already on 28 June 2023 and issued by the Department of Agriculture on 13 September 2023, i.e. before the Application has been lodged in May 2024.

ii. The abovementioned Provincial Departments (**DEADP**) consequently relying on the stance adopted by abovementioned institutions adopted the view that the Application is not compatible with and indeed militates against the prevailing SDF of the Municipality. Such Provincial Department indeed recommended a more conservative development proposal and insisted that the Application also be motivated in terms of the Western Cape Land Use Planning Guidelines for Rural Areas dated March 2019. It was indeed further demanded that a separate Application is required for approval by the Head of the Department in terms of Section 53(2) of the Land Use Planning Act 2014 (Act 3 of 2014) (**LUPA**).

THE DEADP COMMENTS DATED 13 SEPTEMBER 2023

i. The comments from **DEADP** dated 13 September 2023 by virtue of which future exclusive Agricultural use of the subject property is propagated, is unfortunately tainted by obvious subjectivity.

ii. The quotes relied upon by the author of these Comments, on behalf of **DEADP**, from the Applicant's Agricultural Impact Assessment, is to say the least extremely selective, out of context and culminated in distorted conclusions.

iii. The author of these negative comments on an unqualified basis, moreover apparently on hearsay, referred to and relied upon "land capability and sustainability of abutting farms", allege "widely accepted yields of high-quality grapes under dry land conditions" and on the basis of undisclosed and source-less "data" determined the commercial productivity lifespan of the archaic vineyards on the subject property, after which such author unilaterally attached a "medium Agricultural Potential" to the subject property, which potential has however scientifically been negated and has been classified as "low and unviable" by the Applicant's Scientists.

iv. The abovementioned deductions of **DEADP** in respect of the Application are moreover fallaciously based on a "general accepted" scenario that the current owners of the subject property own more than 1 (one) farm or cadastral unit which may render the subject property indeed a viable Agricultural unit despite the insignificance of the property size. No such multiple ownership of farms however find application.

v. The author of this **DEADP** comment, moreover, clearly in ignorance of the detailed discussion of groundwater yield in respect of the subject property, contained on pages 16 and 17 of the Applicants' Agricultural Impact Assessment and which reflects that same can barely achieve effective irrigation for 3 (three) hectares of cultivated land baselessly however refuses to accept such conclusions made on behalf of the Applicant.

vi. Save for the fact that no Spatial Development perspective of the Application has at all been addressed in these comments of **DEADP**, the conclusion that the Application is considered as "premature" is without any foundation, devoid of merit and, as was already alluded to above, is totally negated by the Applicant's Social Economic and Fiscal Report.

vii. These comments of **DEADP** should consequently be approached with circumspection and can objectively not be considered as an impediment against the approval of the Application.

AD OBLIGATION TO LODGE AN APPLICATION IN TERMS OF SECTION 53(2) OF LUPA

i. The Application was duly motivated in terms of the Section 6 and 7 Development Principles of **SPLUMA** (see paragraph 3.9 of the Application's Motivating Memorandum) which principles indeed were in essence also copied or duplicated as development principles and guiding principles in **LUPA**.

ii. The Applicant has illustrated compliance with these development principles and that the envisaged statutory outcomes will be achieved by the intended development on the subject property.

iii. It seems to be superfluous to repeat the same generic Town Planning and sustainability arguments in respect of the same Application and the same subject property in terms of **LUPA**, if it was already done in terms of **SPLUMA** and the **By-law**. Such submissions made on behalf of the Applicant should therefore be considered to *mutatis mutandis* apply to the subject property in terms of **LUPA**.

iv. In this regard, **DEADP** nevertheless seems to hold the view that in terms of Section 53 read with Regulation 10 of **LUPA**, the Applicant is obliged to submit a separate Application to procure the consent of the Departmental Head of this Provincial Department in respect of the Application.

v. The aforementioned submission of **DEADP** is ostensibly made purely on the basis that the subject property was utilised for cultivation during the 10-year period immediately preceding the proposed land development.

vi. Such obligation referred to by **DEADP** is however in terms of **LUPA** excluded if the intended development is consistent with the Spatial Development Framework of the Municipality which is indeed the stance adopted and motivated by the Applicant in the Application and which

stance was further alluded to in the Applicant's earlier commentary already referred to above.

vii. Should the Applicant's submission in the above regard i.e. compliance with the **SDF** not be upheld by the Municipality, and the Applicant may ultimately be forced to lodge an Application to depart from the prevailing Spatial Development Framework (which is improbable), the Applicant shall only, in such event, indeed simultaneously lodge an Application envisaged in Section 53(2) read with Regulation 10 of **LUPA**, and in compliance with the latter.

AD MOTIVATION OF THE APPLICATION IN TERMS OF THE WESTERN CAPE RURAL AREA GUIDELINES

i. **DEADP's** reference to the 2019 Western Cape Land Use Planning Guidelines for Rural Areas (the "**Guidelines**") are indeed of no moment.

ii. Such **Guidelines** do not constitute legislation, do not constitute a formal Policy and indeed at best constitute a normative guiding, planning instrument which could on no basis serve as a decisive or determining factor for the Approval or Refusal of the Application.

iii. It in any event seems as if the subject property, which has already pertinently been classified by the Municipality as "falling inside the urban edge" in terms of the SDF, may as a result, not fall within the ambit of the definition of "Rural Areas" defined in paragraph 1.3 of this **Guideline** document.

iv. Even if the subject property is considered to fall within the ambit of "Rural Area" envisaged in this document, it seems as if the subject property in terms of the **Guidelines** document (which is not conceded) could be located within the Cape Winelands District and that the intended development of the Applicant may indeed achieve the performance qualities of this District which *inter alia* entail "**settlements and surrounding rural areas functioning as interconnected systems**"; and "**Rural Development reinforcing a logical network of settlements of varying sizes and functions**".

v. Whilst the intended development of the Applicant was proven in the Application to not compromise the "sense of place" and "identity" of the area, it is significant to note that the classification of the subject property by the Municipality to fall within the "Urban Edge" *per se* negates any argument that same must still be retained as "unique and high potential and demarcated agricultural land" as per paragraph 3.4 page 11 of this **Guideline** document and indeed suggests that the intended development will align with the Provincial Spatial Development Framework intended to **"open up opportunities in the rural space economy to accommodate a greater diversity of compatible land use activities on farms and in the rural landscape in general".**

vi. While the subject property from a Provincial Spatial Planning point of view, was ostensibly, in terms of this **Guideline** document, initially classified as falling within an **Agricultural Spatial Planning Category** outside any Core Protected Area, development of Agricultural land outside the urban delineated area in terms of such classification is generally not supported by this **Guideline** document (see paragraph 4.5 thereof).

vii. The subject property is, however, located within the urban edge and is already partially transformed for non-agricultural uses. Such site specific facts indeed rather render the subject property located within a so-called **Settlement Spatial Planning Category** in terms of this **Guideline** document, with characteristics and locational attributes overwhelmingly in support of "**activities that are appropriate in a rural context, to generate positive socio-economic returns**" while same already located in or associated within is considered to be the urban edge, "**suitable for expansion of settlements**" (paragraph 4.6.2 page 29 of this **Guideline** document) and "**infrastructure installations**" as is envisaged in Chapter 15 of this **Guideline** document.

viii. It is important to note that Chapter 16 (page 65) of this **Guideline** document which deals with urban development clearly states that all areas **recognized and planned for urban development and expansion** i.e. areas which fall within the urban edge in terms of the prevailing SDF, should indeed be reflected in the "**Settlement Spatial Planning Category**" and therefore not in the "**Agricultural Spatial Planning Category**".

ix. It is moreover significant to note that the Guidelines for sustainable farming contained in Chapter 5 of this **Guideline** document in accordance with the results of both the Applicant's Agricultural Impact Assessment and its Economic and Fiscal Report *per se* disqualify the subject property as a sustainable farming unit and moreover by virtue of the "**norms for subdivision of agricultural land**", contained in the **Guideline** document demands that for "vineyards" a farming unit of at least 40 hectares with a necessary water irrigation source of 7500m^3 per hectare is required, a criteria for economic agricultural sustainability. It is common cause that the subject property does not comply with these norms and sustainable requirements from an Agricultural point of view.

x. As a result of the aforegoing, and while the Application has already been illustrated to comply with the Chapter 6 and 7 **SPLUMA** Development Principles the abovementioned **Guidelines** pertaining to sustainable Agriculture contained in Chapter 8 of this document, as well as the Guidelines for Rural Accommodation outside the Urban Edge, contained in Chapter 10 of this document, including the "Guidelines for Agricultural Projects" contained in Chapter 9 of this document, are academic and can simply find no application to the subject property.

xi. In view of the above, the relevant **Guideline** document seemingly relied upon by **DEADP**, in support of its initial negative stance regarding the Application objectively, constitutes no impediment against the approval of the Application and the reliance of **DEADP** on this document for such negative stance adopted seems to be somewhat misplaced.

xii. The response to such comments of **DEADP** dealt with hereinafter should therefore be considered in the context of the discussions above.

Authority Code	Comment No.	Name of Authority	Comment	Response
AA	1	DEADP: Directorate: Development Management, Region 2	Although the subject property is located inside the urban edge, said area is earmarked Green Areas Retained, and the growth of the settlement is not prioritized for development at this stage.	The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025. Attached as **Annexure 1** The proposed development will be implemented over a 5-10 year period.
AA	2	DEADP: Directorate: Development Management, Region 1	Municipal engineering services are not currently available in Lynedoch and no provision has been made for any services in the 10-year Capital Expenditure Framework.	The GLS Engineers report dated March 2024 indicates that capacity is available. Stellenbosch Municipality has issued a letter dated 2 October 2024, indicating that capacity is available.
AA	3	DEADP: Directorate: Development Management, Region 1	...not aligned to the Stellenbosch SDF and the principles contained in the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019 and the proposal is regarded as premature.	The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025.
AB	1	DEADP: Environmental Impact Management Services: Region 1	The comment from Stellenbosch Municipality dated 28 June 2023 indicated that the proposed development is not supported by the municipality since it is not aligned with the Municipal Spatial Development Framework.	The comments were issued before the application was submitted in May 2024. The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025.
AB	2	DEADP: Environmental Impact Management Services: Region 1	Comment from the Department of Agriculture dated 13 September 2023 was not in support of the proposed development. Furthermore, the Department of Rural Development and Land Reform denied the appeal for the exclusion and rezoning of the property for mixed use development.	The comments were issued before the application was submitted in May 2024. It should be noted that the response from the DALRRD did not consider the Social-Economic and Fiscal Report because the comment was issued before the study was completed and submitted as part of the site specific motivation dated 20 Sept 2024.

				The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025.
AB	3	DEADP: Environmental Impact Management Services: Region 1	In light of above concerns, it was advised that the need and desirability for the proposed development must be further considered and a detailed motivation must be provided for the proposed development. Furthermore, alternatives that are in line with the municipal SDF and the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019 must be investigated.	The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025. Attached as Annexure 1 Alternatives have been investigated and described in detail in the Urban Design Framework **(LDA Annexure L.1)** dated March 2025 and the Economic and Fiscal Impact assessment **(LDA Annexure G.2)** dated March 2025
AC	1	WC Dept of Agriculture	The WCDoA considers this application as premature from a spatial development perspective and the inclusion of this property within the municipal area of jurisdiction is, therefore, not supported.	The comment is addressed in the site specific motivation memo dated 20 September 2024 and the additional memo dated 19 May 2025.
AC	2	WC Dept of Agriculture	The WCDoA states that the site has agricultural potential and lists the reasons.	The comments w.r.t agricultural potential is addressed in the *Agriculture Impact Assessment* report by *AgriInformatics* (2023)
AD	1	Dept of Mineral and Energy	No objection and consent granted	NOTED
AE	1	Dept Water and Sanitation	Permission granted to continue with water use	NOTED
AF	1	ESKOM 'Happy Letter"	Based on current network conditions, an indicative capacity of up to 2 100 kVA may be available from either the Lynedoch / Farmers 1 feeder, the Dezalze / Farmers 1 feeder, or potentially via direct supply from the Lynedoch or Dezalze Substations. The actual availability of capacity and the method of supply will be determined through the formal budget quote process.	NOTED

AG	1	Heritage Western Cape – Record of meeting held on 09 April 2025 and RECEIVED on 22 April 2025	RESOLVED - FURTHER REQUIREMENTS: The Committee does not support the proposals in the current form. The proposals should be revised in accordance with the SDP to reduce impact on the cultural landscape and Lynedoch Village.	This is an extract of the Adopted Resolutions and Decisions of the Meeting of the Impact Assessment Committee (IACOM) of Heritage Western Cape (HWC) held via MS Teams at 09H00 on Wednesday, 9 April 2025. The Developer takes note of the further requirements to revise the proposals. A request for further clarity was made to HWC by the heritage consultant.
AH	1	WC: Dept Infrastructure	Lynedoch Service Road was established as part of the upgrading and dualling of Main Road 168 (MR168: Baden Powell Road), primarily to accommodate all existing rural low-volume accesses that previously had to cross a railway line and did not meet the minimum access guidelines for MR168. As a result, expropriation was limited to the minimum road reserve and roadway necessary for a rural environment with low traffic and pedestrian volumes.	The TIA addresses the traffic volumes which includes internal circulation due to the nature of the proposed development with schools and retail facilities provided for as part of the development.
AH	2	WC: Dept Infrastructure	The Branch objects to the proposed development for Portion 28 of the Remainder of Farm Welmoed 468, Lynedoch. The objection will be reconsidered once Stellenbosch Municipality indicates its full support for the development.	The objection is based on previous comments from Stellenbosch Municipality and will be reconsidered once a final decision on LDA is issued by Stellenbosch Municipality.
AH	3	WC: Dept Infrastructure	Should the development get the full support of Stellenbosch Municipality, this Branch may require additional road infrastructure upgrades or a reduction in the scale of the development.	DEADP will provide final comment once Stellenbosch Municipality has issued final decision on application.

AI	1	Stellenbosch Mun Directorate: Infrastructure Services	List of comments from - Water & Sewer - Roads - Solid Waste - Stormwater - Roads, Transport and Stormwater	On 18 Feb 2025, a meeting was held with officials from the Directorate: Infrastructure Services Engineering and the Developer and their consultants, to discuss the comments. The Municipality has also provided a Capacity Letter dated 2 Oct 2024 which confirms availability of service subject to certain conditions. A response was prepared by the consulting engineers UDS Africa dated 05 March 2025 and was uploaded on AFLA portal on 03 April 2025.
AJ	1	Stellenbosch Mun. Electro Technical	No objections since the property is located in ESKOM service area.	NOTED

APPENDIX 7

Department of Environmental Affairs and Development Planning

Western Cape Government

Department of Environmental Affairs and Development Planning
Helene Janser
Directorate: Development Management (Region 2)
Helene.Janser@westerncape.gov.za | Tel: 084 585 2000

Reference: 15/3/1/11/BS2/Farm 468/28, Division Stellenbosch

FILE NR: 468/28
SCAN NR:
COLLABORATOR NR: 801607

J Samson Consultancy

FOR ATTENTION: MS JACQUI SAMSON

e-mail: Jacqui@jsamsonconsultancy.com

APPLICATION FOR LAND DEVELOPMENT IN TERMS OF SECTION 53(1) OF THE WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) AND REGULATION 10, TO PERMIT A MIXED-USE DEVELOPMENT TO BE LOCATED ON PORTION 28 OF FARM WELMOED ESTATE NO. 468, STELLENBOSCH

1. Your application dated 6 June 2025 refers.

2. The Competent Authority has decided to refuse, in whole, the application for a mixed-use development to be located on Portion 28 of Farm Welmoed Estate No. 468, Stellenbosch Division in terms of Section 54(1) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA), read with Regulation 21(1) of the Western Cape Land Use Planning Act Regulations, 2015: Amendment, 2019 (PG 8083 dated 15 April 2019).

3. The reasons for the above decision are summarised as follows:

3.1 The land retains agricultural value and should be preserved for such purposes.
3.2 The proposal is inconsistent with the approved Stellenbosch Spatial Development Framework and represents premature release of land, which would undermine priority restructuring and transformation goals of the municipality.
3.3 The scale of the development and urban character are incompatible with the rural context and the contained-settlement designation of Lynedoch.
3.4 Cumulative impacts on the agricultural landscape, cultural heritage resources, biodiversity (seasonal wetlands), traffic, and infrastructure have not been acceptably mitigated.
3.5 The policy objectives of safeguarding agricultural land and containing urban sprawl outweigh the motivations advanced in support of the application.

4. In terms of section 56 of LUPA and Regulation 23, any person whose rights are affected by the decision and who submitted comments on the application may appeal the above decision to the Provincial Minister, Western Cape Ministry of Environmental Affairs and Development Planning within 21 days of the date of notification of the decision.

5. The prescribed Appeal Form is obtainable from the Appeal Authority at Tel. (021) 483 2659 or E-mail Marius.Venter@westerncape.gov.za. The Appeal Form and supporting documentation must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Mr Marius Venter (Tel: 021 483 2659)
Room 809, 8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

6. Failure to comply with the above requirements and provisions within section 56 of LUPA and regulation 23 will result in the appeal being ruled invalid.

7. Please note that the operation/enactment of the approval of a land development application that is the subject of an appeal is suspended pending the decision of the Provincial Minister on that appeal.

Digitally signed by Kobus Munro
Date: 2026.02.18 11:39:00 +02'00'

DIRECTOR
DEVELOPMENT MANAGEMENT: REGION 2

COPY TO:

1. Department of Agriculture
   Land Use Management

   For attention: Cor van der Walt E-mail: CorVanderWalt@westerncape.gov.za

2. Stellenbosch Municipality
   Planning and Economic Development

   For attention: Stiaan Carstens E-mail: Stiaan.Carstens@stellenbosch.gov.za

Western Cape Government

Department of Environmental Affairs and Development Planning
Kobus Munro
Directorate: Development Management (Region 2)
Kobus.Munro@westerncape.gov.za | Tel: 083 701 1890

Reference: 15/3/2/12/BS2

J Samson Consultancy
Email: jacqui@samsonconsultancy.com

FOR ATTENTION: JACQUI SAMSON

REQUEST FOR COMMENT: APPLICATION FOR REZONING AND SUBDIVISION ON THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH

1. Your request for comment, dated 24 October 2024, has reference.

2. The application as submitted is for consideration of a phased development, by rezoning and subdivision of the property, to provide for mixed uses, including, but not limited to:

   - multi-unit housing comprising 515 dwelling units at 80 units/hectare, 355 dwelling units at 40 units/hectare and 14 allotment villas
   - open space
   - transport facilities zone for transport purposes (goods and passengers)
   - public roads and parking zone for public roads and streets
   - local business zone for the establishment of a small retail outlet, restaurant, medical consulting rooms and offices
   - community zone for the establishment of a place of assembly, place of worship, day care facilities, place of education, indoor and other sporting, and related facilities
   - utility services zone for the accommodation of private infrastructure and utility services.

3. Although the subject property is located inside the urban edge, said area is earmarked Green Areas Retained, and the growth of the settlement is not prioritised for development at this stage. In terms of the provisions of the Stellenbosch Municipal Spatial Development Framework (SDF) dated 27 June 2023, the settlement of Lynedoch is identified as one of several settlements seen to fulfil a role in containing the urban sprawl of the Stellenbosch node over the longer term. The SDF is, however, clear that said settlements should not grow significantly unless parallel public transport arrangements can be provided.

4. Municipal engineering services are not currently available in Lynedoch and no provision has been made for any services in the 10-year Capital Expenditure Framework.

5. One of the objectives of the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019, is to provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up area. As such, the following extracts from the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019, have specific bearing on the application at hand:

- Within the Agricultural SPC, permitted activities and uses should primarily be directly related to the primary agricultural enterprise.
- Facilities for ancillary on-farm activities should be of an appropriate scale, should not detract from farming production, diversify farm income and add value to locally produced products.
- Large scale resorts, and tourist and recreation facilities should not be accommodated within Agriculture SPCs as they detract from the functionality and integrity of productive landscapes.
- Land uses ancillary to or associated with agriculture should be located within or peripheral to the farmstead precinct (preferably in re-used or replaced farm buildings and disturbed areas), not on good or moderate soils, and linked to existing farm access roads and the services network.
- New residential nodes in the rural landscape must be prevented due to municipal efficiency and opportunity costs to deliver services to scattered small nodes versus providing the same services in a central urban area.
- The WCG approach is to prevent further development of extensive residential lifestyle properties (i.e. smallholdings) in the rural landscape. New smallholdings can be established on suitable land on the urban fringe.
- The WCG approach to urban development is to channel settlement development pressures into the current footprint of the Western Cape's city, towns, villages and hamlets. Only in exceptional cases should new settlements of appropriate scale and compatibility be considered within the rural landscape.
- Municipalities are encouraged to delineate urban edges or to describe the municipality's planned outer limit of urban expansion to contain settlement footprints and to prevent settlement encroachment into agricultural areas, scenic landscapes and biodiversity priority areas, especially along coastal edges and river corridors.
- Integrated land development planning of the urban fringe is necessary to ensure that urban expansion is structured and directed away from environmentally sensitive areas and farming land, agricultural resources are reserved, environmental resources are protected as part of integrated open-space systems and appropriate levels of service can feasibly be supplied to the various urban fringe land uses that need to be accommodated.

6. The proposed development is not aligned to the Stellenbosch SDF and the principles contained in the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019 and the proposal is regarded as premature.

7. As confirmed in a pre-application meeting with yourself and your project team, dated 20 May 2024, the proposed land development which utilises an area greater than five hectares of agricultural land that has been cultivated or irrigated in the preceding 10 years, requires the approval from the Head of Department in terms of section 53(2) of the Land Use Planning Act, 2014 (Act 3 of 2014).

Kobus Munro Digitally signed by Kobus Munro Date: 2024.11.01 13:51:13 +02'00'

KOBUS MUNRO
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

Western Cape Government

Department of Environmental Affairs and Development Planning
Bernadette Osborne
Directorate: Development Management, Region 1
Bernadette.Osborne@westerncape.gov.za | Tel: 021 483 3679

REFERENCE: 16/3/3/6/B4/45/1011/25
DATE OF ISSUE: 16 January 2025

J Samson Consultancy
17 St. Thomas Road
CLAREMONT
7708

Attention: Ms. Jacqui Samson

Cell: 082 467 3748
E-mail: Jacqui@jsamsonconsultancy.com

Dear Madam

COMMENT ON THE APPLICATION FOR REZONING AND SUBDIVISION: THE REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH, STELLENBOSCH.

1. Your correspondence received by this Directorate on 31 October 2024, refers.

2. This letter serves as an acknowledgement of receipt of your correspondence and to determine the applicability of the EIA Regulations, 2014 with respect to the proposed activity.

3. Based on the information provided by you, a land use application is being submitted to the Stellenbosch Municipality for the rezoning and subdivision of the Remainder of Portion 28 of the Farm Welmoed Estate No. 468, Lyndoch.

4. You are herewith informed that the rezoning and subdivision of the said property does not constitute a listed activity in terms of the EIA Regulations, 2014 (as amended) and environmental authorisation will not be required from the competent authority for the said activity.

5. However, a pre-application process was conducted for development on the farm. (A Notice of Intent was submitted to the competent authority on 23 June 2023 and a pre-application draft Basic Assessment Report ("BAR") on 12 June 2024 for a development that will include a mixed-use of education, business, and residential units on Portion 28 of the Farm Welmoed Estate No. 468, Lynedoch). Development on the farm will constitute various listed activities in terms of the EIA Regulations, 2014 (as amended) and environmental authorisation will be required from the competent authority prior to the undertaking of the said development.

6. This Directorate provided comment on the pre-application draft BAR on 22 July 2024 and 26 August 2024, respectively and highlighted the following concerns:

   6.1. The comment from Stellenbosch Municipality dated 28 June 2023 indicated that the proposed development is not supported by the municipality since it is not aligned with the Municipal Spatial Development Framework.

6.2. Comment from the Department of Agriculture dated 13 September 2023 was not in support of the proposed development. Furthermore, the Department of Rural Development and Land Reform denied the appeal for the exclusion and rezoning of the property for mixed use development.

6.3. This Department's Directorate: Town and Regional Planning is not in support of the application as proposed. Their comment dated 16 August 2024 concluded that, "*the proposed development is not aligned with the Stellenbosch Spatial Development Framework and the principles contained in the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019 and is regarded as premature. A more conservative development proposal would be more appropriate, particularly in consideration of the provision of services and the potential impacts on the cultural landscape.*"

7. In light of above concerns, it was advised that the need and desirability for the proposed development must be further considered and a detailed motivation must be provided for the proposed development. Furthermore, alternatives that are in line with the municipal SDF and the Western Cape Land Use Planning Guidelines for Rural Areas, March 2019 must be investigated.

8. It must be noted that the above concerns may prejudice the outcome of the application for environmental authorisation should it be submitted.

9. This Directorate reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

Melanese Schippers

Digitally signed by Melanese Schippers
Date: 2025.01.16 16:05:00 +02'00'

pp HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: Mr. Schalk van der Merwe (Stellenbosch Municipality) E-mail: schalk.vandermerwe@stellenbosch.gov.za

APPENDIX 8

Western Cape Government: Department of Agriculture

Western Cape Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/6/956
YOUR REFERENCE : TP752/2024-WELGEMOED FARM 468 PTN 28
ENQUIRIES : Cor van der Walt

J Samson Consultancy
Email: Jacqui@jsamsonconsultancy.com

Att: Ms. Jacqui Samson

APPLICATION FOR PHASED MIXED-USE DEVELOPMENT: DIVISION STELLENBOSCH REMAINDER OF PORTION 28 OF THE FARM WELMOED ESTATE NO 468

Your application of 27 June 2025 has reference.

The Western Cape Department of Agriculture does not support the mixed-use development. Please see attached letters dated:

- 27 November 2024
- 30 September 2024 and
- 13 September 2023

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2025-12-02

Copies:
Department of Agriculture, Land Reform and Rural Development
National Department of Agriculture
Private Bag X 120
PRETORIA
0001

Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Western Cape Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : **20/9/2/5/6/956**
YOUR REFERENCE : -
ENQUIRIES : **Cor van der Walt**

J Samson Consultancy
Email: jacqui@jsamsonconsultancy.com

Att: Ms. Jacqui Samson

APPLICATION FOR REZONING AND SUBDIVISION: DIVISION STELLENBOSCH
REMAINDER OF PORTION 28 OF FARM WELMOED ESTATE NO. 468, LYNEDOCH

Your application of 27 May 2024 has reference.

The Western Cape Department of Agriculture does not support the development, as proposed.

Please refer to the previous comment on the proposal dated 30 September 2024 and 13 September 2023, as attached.

Please be advised, that this office is a commenting authority and further discussions on your application must be taken up with the decision makers. Further consultation will only be considered when requested by the decision maker.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2024-11-27

Copies:
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

Department of Agriculture Land Reform and Rural Development
National Department of Agriculture
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PRETORIA
0001

Western Cape Government

Cor Van Der Walt
LandUse Management
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OUR REFERENCE : 20/9/2/5/6/956
YOUR REFERENCE : -
DEA&DP REFERENCE : 16/3/3/6/7/1/B4/45/1247/23
ENQUIRIES : Cor van der Walt/Fadwa Mohammed

Virdus Works
PO Box 247
WOLSELEY
6830

Att: Dupré Lombaard

DRAFT BASIC ASSESSMENT REPORT AND DRAFT HERITAGE IMPACT ASSESSMENT
PROPOSED DEVELOPMENT: DIVISION STELLENBOSCH
PORTION 28 OF THE FARM WELMOED ESTATE NO 468

Your application of 21 June 2024 has reference.

The Western Cape Department of Agriculture: Land Use Management comments remain unchanged.

Please refer to the letter dated 13 September 2023 and the letter received from the Stellenbosch Municipality, dated 28 June 2023.

Please be advised, that this office is a commenting authority and further discussions on your application must be taken up with the decision makers. Further consultation will only be considered when requested by the decision maker.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2024-09-30

Copies:
Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

Stellenbosch Municipality
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7599

Western Cape Government

Cor Van Der Walt
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OUR REFERENCE : **20/9/2/5/6/956**
YOUR REFERENCE : **-**
ENQUIRIES : **Cor van der Walt**

Virdus Works
Email: dupre.lombaard@virdus.com

FOR ATTENTION: DUPRE LOMBAARD

APPLICATION FOR EXTENSION OF MUNICIPAL AREA OF JURISDICTION FOR LAND INSIDE OF A DESIGNATED URBAN AREA: DIVISION STELLENBOSCH
PORTION 28 OF THE FARM WELMOED ESTATE NO 468

Your request for comment on the Agricultural Impact Assessment (AIA) of 05 June 2023 for PORTION 28 OF FARM 468, STELLENBOSCH, has reference.

During the review of the 2019 Stellenbosch Spatial Development Framework, the Western Cape Department of Agriculture (WCDoA) on 17 April 2019 did not support the inclusion of the subject property into the urban edge of Lynedoch, Stellenbosch, due to the subject property having a high agricultural value and being worthy of preservation for agricultural purposes.

The WCDoA is of the opinion that the land should still be preserved for agriculture based on the following reasons:

a) Portion 28 of Farm 468, Stellenbosch has a long history of being cultivated with wine grapes and has the same land capability and suitability as the abutting farms, which continue to be farmed individually or collectively with other farms.

b) Although it is argued that no irrigation water is available, *"the water requirement of wine grapes is lower than most other perennial crops and soils with high water retention capacity are capable of storing sufficient water to sustain wine grape production, but at reduced yield levels" (Agri-Informatics).* Large areas in the Western Cape are successfully farmed with dryland vineyards.

c) The ground water storage for the deep Vilafontes and Oakleaf soils, together with climatic conditions, will sustain wine grape production under dryland conditions. It is also widely accepted that high quality wine grapes are produced under dryland conditions, although at a lower yield but at higher prices. The findings of the AIA are that *"the soils of the study area are generally moderately to well drained, of medium to good depth with good to moderate water retention capacity"*. In consideration of the aforesaid, the WCDoA does not agree with the finding that *"the overall agricultural potential of the study area is evaluated as being low and unviable, unless an additional source of irrigation water can be sourced"*. Even without an additional source of irrigation water, the land is deemed to have a medium overall agricultural potential with the exception of the Westleigh, Katspruit and Glenrosa soils.

d) The questions surrounding the current and future availability of irrigation water have not been adequately resolved. The fact that supplementary irrigation was available and used in the past but has been neglected or lost is not regarded as motivation for a change in land use out of agriculture. The ground water has not been scoped, drilled or tested and there is, therefore, no evidence of a lack of groundwater.

e) The AIA addresses the lifespan of vineyards and profitability thereof. This is not a long-term argument and only reflects the present situation. The fact that old vineyards were not replaced with newer cultivars and better soil preparation methods is not regarded as motivation for introducing other land uses. In terms of the data, the youngest vineyard is 20 years old and the oldest 43 years, with an average age of 34 years. Given that vines have an average commercial productive lifespan of 20 - 25 years, the yield will naturally decrease over time.

f) Furthermore, with an average lifespan and in terms of profitability: i) all agricultural commodities undergo fluctuations in terms of supply and demand and thus ultimately price and profitability and ii) although farm size plays an important role, it is generally accepted that farming enterprises comprise more than one farm/cadastral unit, to be considered viable. The size of the individual land unit, therefore, becomes insignificant and the focus shifts to land capability and land suitability.

g) The WCDoA does not agree with the statement that *"being a grape farm, the land does not directly contribute to food security..."*. The fact that a particular crop *"does not directly contribute to food security"* does not have a bearing on the agricultural production potential and sustainability of an agricultural land unit.

h) The statement that *"it is believed that a development on this site will contribute to the retention of higher value agricultural resources elsewhere in the Stellenbosch or surrounding municipal areas and is therefore supported"*, is unsubstantiated.

i) The WCDoA considers this application as premature from a spatial development perspective and the inclusion of this property within the municipal area of jurisdiction is, therefore, not supported.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2023-09-13

Copies: Department of Agriculture Landform and Rural Development National Department of Agriculture Private Bag X 120 PRETORIA 0001	Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Stellenbosch Municipality PO Box 17 STELLENBOSCH 7599

APPENDIX 9

Heritage Western Cape

16.3 Ptn 28 Farm Welmoed 468 Lynedoch Village, Off R310, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBOSCH / PORTION 28 OF FARM 468

Case No: HWC23040509AM0411

FURTHER REQUIREMENTS:
The Committee does not support the proposals in the current form. The proposals should be revised in accordance with the SDP to reduce impact on the cultural landscape and Lynedoch Village.

SB

ADOPTED

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 9 April 2025**

MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

11.1 None

12. SECTION 38(1): INTERIM COMMENT

12.1 Proposed Development on Erf 16502, 16503-RE, 16507-RE, 16508-RE, 16510-RE, Welgevallen, University of Stellenbosch, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH/ ERF 16502, 16503-RE, 16507-RE, 16508-RE, 16510-RE

Case No: HWC24112203CH0218

INTERIM COMMENT:
The Committee endorsed the general heritage indicators as well as the area specific indicators (area 4) as indicated in sections 6 and 7 of the Heritage Statement, dated 17 January 2025 as prepared by ARCON to enable the design development to proceed. The area specific heritage-related development indicators are to be read in conjunction with Diagrams SESR 0.1. The site-specific heritage-related development indicators for area 4 are to be read in conjunction with SESR 4.1 and SESR 4.2.

CH

13. SECTION 38(4) RECORD OF DECISION (ROD)

13.1 Proposed Construction of a Packing Shed on Erf 42368, 12 Cecilia Street, Goedemoed Farm, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 42368

Case No: HWC24080128CN0814

HELD OVER:
The Committee resolved to undertake a site inspection (CF, DS, AM and KS).

CN

ADOPTED RESOLUTIONS AND DECISIONS

13.2 Proposed Development on Erf 26439, Alexandra Road, Oude Molen Eco Village, Pinelands: NM
HM / CAPE TOWN METROPOLITAN /PINELANDS / ERF 26439

Case No: 21022615SB0330E/ 21012506TZ0126E

HELD OVER:
The Committee resolved to undertake a site inspection on Friday, 25 April 2025 (DS, CF, GJ, AM and IGIC member).

SB

13.3 Erven 1502329-RE; 156138 (Erven 178896; 178895), 122 Boyes Drive and 7 Carisbrooke Steps, St. James: NM
HM / CAPE TOWN METROPOLITAN / ST. JAMES / ERVEN 1502329-RE; 156138 (ERVEN 178896; 178895)

Case No: HWC24050602EJV0324

HELD OVER:
The Committee resolved to undertake a site inspection (SW, DG and KS).

EJV

13.4 Proposed Redevelopment on Erf 31990-RE, 23 Main Road, Mowbray: MA
HM / CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 31990-RE

Case No: HWC24071109CN0717

FURTHER REQUIREMENTS:
1. Explore the street condition noting the constraints;
2. The Main Road/ Rhodes Avenue corner be addressed;
3. Use of face brick;
4. Sheer massing of Rhodes Avenue edge; and
5. Setting back of top three floors to address (mitigate) issue of inappropriate massing

CH

13.5 Erf 3715, St Cyprian's School (New Art Block), 4 Gorge Road, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 3715

Case No: 16041101KR0420M

RECORD OF DECISION:
The Committee resolved to endorse the proposal, as being substantially in accordance with the HWC approval dated 24 May 2018, as per the drawings numbered SC19_S4 1.001, SC19_S4 1.002, SC19_S4 1.003 and SC19_S4 1.004, Revision A, dated 25 February 2025, and prepared by Meyer & Associates Architect and Urban Designers.

ADOPTED RESOLUTIONS AND DECISIONS

The existing building to be demolished is deemed not conservation-worthy and the Committee supports its demolition.

CH

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

16.1 Farm 845 Portion 5, Drakenzicht 3 on Wemmershoek Road, Paarl: MA HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 854 PORTION 5

Case No: HWC23101707SB1018

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of Section 38(3) of the NHRA and supports the recommendations and mitigation measures of the HIA titled "Pre-Application Phase Heritage Impact Assessment: Proposed Redevelopment of Portion 5/Farm 845 off R301 Paarl: Drakenzicht 3", prepared by Cindy Postlethwayt, dated to February 2025 as follows:

1. The development is generally in accordance with, and only in so far as it relates to heritage related aspects, the layout and associated guidelines and documents described in this report as the Preferred Alternative,
2. The mitigation measures described in this Report and already included in the development plans are to be implemented in full in all important respects. To accompany the development proposal, the following drawings as per the planning, design and detail considerations described in this document and which already show the mitigations are to accompany the planning application: Landscape Development Plan (prepared by a SACLAP - registered Professional Landscape Architect), indicating the position and hierarchy of all public open spaces as well as tree planting. Landscape Details (prepared by a SACLAP - registered Professional Landscape Architect):
   a. indicating the proposed landscaping treatment of the 30m wide buffer strip interface with the R301 including a detailed section (minimum 1:100)
   b. indicating the proposed landscaping treatment of the interface with the ecological corridor to the south
   c. indicating suggested plant species list for trees, shrubs and groundcovers (including total areas, planting - out sizes and planting - out ratios),
   d. details of proposed security / boundary treatment (visually transparent, welded mesh fence recommended
   e. no continuous solid masonry walls;
   f. rather visually permeable, non - obtrusive farm fences),
   g. details of proposed footways (including suggested materials),
   h. indication of lighting and signage and/or (discreet) way - finding system
   i. positions to be included on plan,

ADOPTED IACOM RESOLUTIONS AND DECISIONS

j. storm water strategy (open, planted channels and swales recommended), and
k. details of parking including screening (berming / planting - again no kerbs, paving of parking to reflect in - situ soil colours, include list of suggested materials)

3. Construction phase: Careful environmental management measures must be enacted to prevent damage to surrounding soil, vegetation and drainage lines. Dust control measures must be put in place. The use of heavy machinery must be minimised to prevent scarring and erosion of the site and cut and fill operations must be minimized.
4. Operational phases: Although the proposed buildings need to be further developed in terms of typology criteria within their landscape context, additional landscaping and screen planting will reduce the visual impact further and help to settle and anchor the new buildings into their context. Screen and shade planting will also help to reduce the visibility of buildings, and to provide a greater degree of privacy. Careful consideration must be applied to the parking of vehicles – as far as possible visiting vehicles should be parked in the shade, or screened behind berms or hedges, to prevent reflected glare from wind shields. Parking areas must be unobtrusive and surfaced with exposed aggregate or clay brick rather than asphalt.

EJV

16.2 Farm 1006 Portion 4 of Portion 1, Meerlust, Huguenot Road, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / FARM 1006 PORTION 4 OF PORTION 1

Case No 21070811AM0723E

FINAL COMMENT:
The Committee supports the revised proposal on condition that a hard landscaping and paving/ paved surfaces plan is submitted to HWC for approval prior to construction.

EJV

16.3 Ptn 28 Farm Welmoed 468 Lynedoch Village, Off R310, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / PORTION 28 OF FARM 468

Case No: HWC23040509AM0411

FURTHER REQUIREMENTS:
The Committee does not support the proposals in the current form. The proposals should be revised in accordance with the SDP to reduce impact on the cultural landscape and Lynedoch Village.

SB

ADOPTED RESOLUTIONS AND DECISIONS

16.4 Mining Permit for Farm 1029-RE, Malmesbury, Saldanha Bay: NM
HM / WEST COAST / SALDANHA BAY / MALMESBURY / REMAINDER OF FARM 1029

Case No: HWC24101601CSI1022 & 24101526

HELD OVER:
The Committee requires the EAP to be present at the next meeting to clarify the public participation process that was followed and the heritage related comments that were received.

Csi

16.5 Erf 878, Fontein Street, Riebeek Kasteel, Swartland: MA
HM / WEST COAST / SWARTLAND / RIEBEECK KASTEEL / ERF 878

Case No: 20030413SB0603E

HELD OVER:
The Committee resolved to undertake a site inspection and requested cross section to orient the project (SW, AM, KS, DG and DS).

SB

17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23. SECTION 27 PROVINCIAL HERITAGE SITES

23.1 None

24. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 None

ADOPTED RESOLUTIONS AND DECISIONS

25. ADVICE

25.1 None

26. SECTION 42 HERITAGE AGREEMENTS

26.1 None

27. OTHER

27.1 None

28. Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as recorded above.

ADOPTED RESOLUTIONS AND DECISIONS

15

13.3 Erven 381, 384-Re, 385 and Ptn of 386-Re, 2 & 4 Mill Street, The Lenox and Lincoln House, Oranjezicht: MA
HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERVEN 381, 384-RE, 385 AND A PORTION OF ERF 386-RE

Case No: HWC23042606CN0522

RECORD OF DECISION:
The Committee resolved to approve the revised SDP in terms of Section 38(4) as per the drawing set Revision A: 1.01; 1.02; 2.02; 2.03; 2.04; 2.05; 2.06; 2.07; 13.01; 3.01; 3.02; 3.03; 3.04; 3.09; 3.09, dated 12 August 2025, and prepared by Jane Visser Architects as being substantially in accordance with the previous HWC approval dated 14 August 2024.

SJ

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

16.1 Portion 28 of Welmoed Farm 468, Lynedoch Village, Off R310, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / PORTION 28 OF FARM 468

Case No: HWC23040509AM0411

FURTHER REQUIREMENTS:
The Committee resolved that the HIA does not meet the requirements of Section 38(3) of the NHRA for the following reasons and requires the following to be addressed:

1. The HIA does not contain a site development plan which will guide and direct the ongoing management of heritage resources in a responsible manner.
2. The Committee therefore requires a site development plan set including a breakdown of land uses, subdivision pattern massing and height controls.
3. The Committee requires clarity on the future use and protection of the agricultural land, making up for the remainder of the site.

SB

F 408/28 S

794270

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELPOMENT SERVICES
18 SEP 2025
RECEIVED

APPENDIX 10

Municipal Directorate: Infrastructure Services

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Director: Infrastructure Services**
Date ▫ Datum:	**27 May 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2804**
Town Planning Ref:	**LU/17211 – TP752/2024**
Re ▫ Insake:	**Welmoed: Farm 468/28 Stellenbosch: 884 residential units + School (+/- 750 learners) + Commercial (+/- 2500m² GLA)**

Background: This Memo is a follow-up to our Memo dated 23 December 2024, and is based on the response letter to that Memo, received by UDS, dated 5 March 2025.

After considering the representations made by the Developer, our position remains the same, namely that the development application cannot be supported unfortunately, for the following reasons:

Our initial commenting Memo and the response thereto by the developer also deals with some secondary matters. Although these secondary matters are also important in technical terms, they are not regarded as critical in terms of whether the application should be approved or not. This Memo will therefore not go into detail wrt these secondary matters, as it does not affect the outcome of our recommendation. This Memo will only focus on the more critical reasons for our non-support.

1. Roads and Public Transport

As acknowledged in the Developer's response letter, the majority of residents of this development will make use of private vehicles. Judging from the high-density, urban nature of this development, the impact of private vehicles on the already stressed municipal road network will be significant. No substantive mitigation measures are offered to mitigate the impact of private vehicle usage.

Should this development be approved, the undiminished traffic impact of this development on the town's road networks, will have a significant impact on the municipality's mobility network. To then mitigate this impact would require considerable financial and planning resources. This will be problematic, since no medium- or long-term funding has been allocated by the Municipality for bulk service provision to this node, since it is not identified as a priority development area.

2. Lynedoch Service Road

The Lynedoch service road, from which the development gains access, was never designed to accommodate the amount of traffic as proposed by this development. It was also not analysed in the TIA or confirmed if the road has sufficient capacity to accommodate the traffic that will be generated by the development.

3. Non Motorised Transport (NMT) and public transport facilities

The Developer has indicated that there is not sufficient space in the Lynedoch Road's road reserve to provide a decent sidewalk / NMT route between the train station and the various access points of the proposed development. Part of the reason is because some of the properties along this route belongs to 3rd parties, which will have to forego land for the construction of a NMT route. The municipality previously indicated the requirement of a 1.5m sidewalk, based on the existing sidewalk width – but on closer inspection, a sidewalk with a minimum width of 3m will be required to cater for both pedestrians and cyclists. If a proper NMT route is not provided, pedestrians will be forced to walk in the roadway, which is unacceptable.

The same rationale applies for the lack of space for the construction of public transport embayments at the access points to the new development. If this is not provided, taxis etc will stop in the roadway and will obstruct the traffic flows, and their passengers will not have a safe area to embark / disembark.

4. Water and Sewer

No medium- or long-term municipal funding has been allocated for bulk service provision to this node, since it is not identified as a priority development area.

The water and sewer link pipelines required to connect this development to the municipal bulk networks, would be triggered only by this development. Therefore, these items cannot be offset against Development Charges (DCs). The DCs payable by the Developer will be for this development's uptake of bulk capacity from the municipal bulk network, which was recently upgraded by the municipality at a high cost.

The Developer has to date not made any commitment that they will cover the cost of these link pipelines. There is thus no funding commitment in place to provide water and sewer services required by this development.

5. Services crossing the private properties of 3rd parties

The servitude drawing shows various servitudes that seem to affect private properties. The developer has provided proof of consent from some of the landowners affected, but not by all of them. For instance, the Sustainability Institute (Erf 1), which is affected by a proposed sewer pipe and servitude – has not provided consent. It would be irresponsible of the municipality to approve an application that will affect the rights of other private properties, without them having given consent. Without these consents and servitudes in place, it would not be possible to lay the services required by the development.

6. Stormwater management

On Drawing UDS 629/C/15 – Combined Services Drawing, two of the detention ponds required for the stormwater management of the development are located on a separate erf (erf 468/41), located across the road and railway line from the development. The ownership of this erf and whether a servitude might be required for the ponds is not clear.

7. Conclusion

For the reasons as set out above, the development application cannot be supported unfortunately.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

Myra Francis
SENIOR MANAGER: DEVELOPMENT SERVICES, ASSET MANAGEMENT AND SYSTEMS & PROJECT MANAGEMENT UNIT (PMU)

Shane Chandaka 30/05/2025
DIRECTOR: INFRASTRUCTURE SERVICES

W:\2.0 DEVELOPMENT\01 Land Use applications\2804 (TK) Farm 468-28 Stellenbosch (LU-17211 TP752-2024), Lynedoch - Welmoed Farm\2804 Farm 468-28 Stellenbosch (LU-17211 TP752-2024)_4.docx

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

Mobile: +27 (0)82 467 3748
E-mail: Jacqui@jsamsonconsultancy.com

YOUR REF: TP752/2024-WELMOED FARM 468 PTN 28
OUR REF: JSC/03/A2.2

DATE: 17 JUNE 2025

The Director: Planning and Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7600

Per email:
landuse.enquiries@stellenbosch.gov.za

Dear Sir/Madam

REM.PORTION 28 OF THE FARM WELMOED NO. 468. LYNEDOCH, STELLENBOSCH

The memorandum from the Director: Infrastructure Services, reference number Civil LU 2804, dated 27 May 2025, has reference. Herewith our response to your comments according to the memorandum provided. The purpose of the letter is to provide a consolidated response to the comment for consideration of the application by the delegated decision-maker of the Stellenbosch Municipality. Where necessary, comment from the other specialists in the project team have been incorporated into the letter. The numbering of the response below is according to the aforementioned memorandum from the Directorate: Infrastructure Services.

Before commenting on the details of the memorandum, the policy context within which the application is made has to be considered, as also detailed in the portfolio of evidence submitted on behalf of the applicant on 20 May 2025. The Directorate's comment letters (inclusive of the initial memorandum dated 23 December 2024) do not refer to the Stellenbosch Municipality's spatial development framework and policy in terms of which land development applications should be considered. It is therefore important to address this aspect prior to responding to the details of the comment, as the objection by the Directorate is contrary to or inconsistent with the SDF.

The approved Stellenbosch Municipality Spatial Development Framework (SDF), 2023, provides the spatial development policies and strategies. The SDF "*sets out the municipality's spatial agenda for government departments across spheres of government to consider and follow. Most importantly, the MSDF outlines the municipality's spatial agenda to its own service departments, ensuring that their sector plans, programmes, and projects are grounded in a sound and common spatial logic.*" As is obvious from the SDF: "*over the longer term, the Muldersvlei/Koelenhof and Vlottenburg/Lynedoch areas can potentially develop into significant settlements.*" The settlements are identified "*as balanced, inclusive communities ... to fulfil a role in containing the sprawl of Stellenbosch town, threatening valuable nature and agricultural areas. Importantly, they should not grow significantly unless parallel public transport arrangements can be provided.*" As will be obvious from the response below, there already exists three public transport systems which service the Lynedoch node.

The SDF indicates the Lynedoch Node as being a rural node with social inclusivity as the aim thereof together with the expansion of the education and training facilities. The policy is for the gradual expansion of the "*unique development model based on sustainable living and education.*" The policy further and importantly determines that: "*Over the longer term, these expanded settlements ... should not grow significantly unless parallel public transport arrangements can be provided.*" As a consequence of the policy, an integrated community with limited need for the use of private transport is envisaged over the long term. By integration it is meant a socio-economically mixed and integrated community, with inclusionary housing at the one end of the range and large individual estate-style erven at the other, with the majority of the residential units aimed at the middle-income market by the provision of apartments / flats and group / town housing at densities above 25 units per hectare. At present the public transport systems are non-viable and will not be viable or feasible in the near future unless economies of scale and appropriate threshold populations can be established along the routes to make use of the public transport.

The spatial policy further states that the relevant authorities must: "*Support private sector led institutional arrangements to enable joint planning and development*" of the node, thus a cooperative and facilitative approach to the land use planning process is foreseen, while the latest comment from the Directorate seems not to follow this policy approach. As there are no infrastructure services to support an urban development at Lynedoch, significant expenditure needs to be incurred to provide such infrastructure for a development on Portion 28. It must have sufficient capacity to accommodate the long term development vision for the node, which, according to the approved spatial development framework, is an urban node. Moreover, the indicated linking of the node via public transport to the surrounding urban areas further support a long term growth vision that would create a threshold population to make the provision of public transport and infrastructure services feasible.

The estimated number of new households establishing in the Stellenbosch Municipal area is 1 110 per year. The Demacon market study and socio-economic impact assessment submitted with the land development application confirms the population growth and socio-economic situation, including urbanisation trends. The demographic trend highlights the need for proactive planning of sustainable urban settlements:

- It requires planning for access to community facilities and services.
- Such services are difficult to provide in dispersed rural populations and requires rural residents, who can mostly least afford it, to travel to urban settlements.
- Without efficient (or non-existent) public transport, essential travel creates challenges for the relevant authorities and the residents in need of services, as well as those affected by congestion.
- Small population nodes cannot function efficiently as the low population numbers do not warrant sustainable service delivery, including public transport systems.
- It requires planning for and the provision of municipal infrastructure services, whether publicly or privately supplied, which cannot grow incrementally due to the prohibitive cost of replacement of redundant infrastructure.

Access to social and community facilities, with specific reference to educational facilities, is an issue that is highlighted in all of the Municipality's strategic planning documents, together with the need for housing and employment opportunities. The proposed long-term development of a sustainable urban node at Lynedoch Village seeks to participate in the provision of the required resources and satisfaction of the demand and needs, with minimal investment by the Municipality. To this end Lynedoch is identified and proposed as a socially inclusive urban° node with a focus on education and training (with provision for future development) in the Stellenbosch SDF. It is further indicated as a node in a range of other related documents, and it has been designated as a node since at least 2010 when the concept of a "string of pearls", relating to the nodes along the railway line and at major intersections on the main transport corridors, was promoted as the growth strategy for Stellenbosch.

Section 22 (1) and (2) of SPLUMA stipulate that a Municipal Planning Tribunal or any other authority required to make a land development decision may not make a decision which is inconsistent with a municipal SDF and that such authorities may only depart from the provisions of an SDF if there are site specific circumstances that justify a departure. The proposal is consistent with the existing SDF, although there are certain departures which need to be considered in view of the argument that proactive long-term planning for a phased development should be considered to ensure efficiencies and economies of scale in the provision of services infrastructure for the development. The objection to the development as submitted by the Directorate is contrary to and inconsistent with the approved SDF and spatial development policy that indicates that at least 11 – 12 ha of land can be developed for urban settlement purposes.

The Stellenbosch Municipality is obligated to provide services to its citizens and to the proposed development as per the applicable master plans as set out in the GLS Consulting (Pty) Ltd letter / report "DEVELOPMENT OF PORTION 28 OF FARM 468 (WELMOED DEVELOPMENT), STELLENBOSCH: CAPACITY ANALYSIS OF THE BULK WATER & SEWER SERVICES", dated 28 March 2024. Connections to the infrastructure as per the master plans require the installation of external services, across public and private properties owned by parties other than the Municipality or the developer, and for which registered servitudes over the properties will be required and are in the process of being established by Uniqon. The creation of the servitudes, the authorisation of the infrastructure, and the assessment of the impacts thereof require statutory processes, all of which are in process at the expense and initiative of Uniqon.

The following is submitted as specific response to the comment received.

1. Roads and Public Transport

"The majority of residents of this development will make use of private vehicles" and "No substantive mitigation measures are offered to mitigate the impact of private vehicle usage". "Should this development be approved, the undiminished traffic impact of this development on the town's road networks, will have a significant impact on the municipality's mobility network".

The statement is unsubstantiated and ignores the content and policies of the Comprehensive Integrated Transport Plan (CITP) and the Roads Master Plan (RMP), amongst others. Moreover, it ignores the findings of the Welmoed Village Traffic Impact Assessment (TIA) that shows significantly more trips originating from the proposed development towards the City (westerly), than towards Stellenbosch town and the analysis of the pre and post development situation along Lynedoch Road. The response erroneously states that the TIA did not analyse the Lynedoch Road situation.

The CITP states that land use planning plays a critical role in the effectiveness of public transport and then illustrates the need to plan for land uses which tend to be the generators of travel and those which are destinations. It concludes that by improving the relationship between land uses i.e., where people live and where they want to travel to can reduce sprawl and the negative effects thereof on the landscape and the infrastructure networks. It further repeats the policy statement as contained in the SDF, namely that "*over the longer term, the Muldersvlei/Koelenhof and Vlottenburg/Lynedoch areas also have the potential to develop into more significant settlements, foreseen to fulfil a role in containing the sprawl of Stellenbosch town*".

The CITP argues that the growth of the municipal area must be more sustainable, and it must be supported by more sustainable modes of transport and other integrated transport solutions, with a particular focus on public transport and non-motorised transport. These are municipal functions and obligations, and the private sector cannot provide for public transport, other than plan developments accordingly, which is what the proposed Welmoed Village development entails.

Mini bus taxis are the dominant providers of public transport mode in the Stellenbosch municipal area and approved route 663 (amongst others) serves Lynedoch. The bus service between Stellenbosch and Somerset West has apparently been terminated, while the service between Mitchells Plan and Stellenbosch (along Baden Powell Drive) still operates. The Metrorail train service to Stellenbosch connects Lynedoch Station to the rest of the metropolitan area and Stellenbosch town. There are thus three public transport systems serving amongst others Lynedoch Village and the proposed Welmoed Village development. These three services will benefit from the development by the addition of a threshold user population along the routes.

2. Lynedoch Service Road

"The Lynedoch service road, from which the development gains access, was never designed to accommodate the amount of traffic as proposed by this development. It was also not analysed in the TIA or confirmed if the road has sufficient capacity to accommodate the traffic that will be generated by the development."

The response erroneously states that the TIA did not analyse the Lynedoch Road situation. The findings of the Welmoed Village TIA (paragraph 4 of the TIA) include an analysis of Lynedoch Road and the proposed intersections thereon. The findings are conclusive, namely that no upgrading to the road is required. Moreover, it is unlikely that this statement is correct, as the service road was constructed in 2014, at the time that the SDF indicated the full extent of the subject property (Portion 28 of Farm No. 468) as being suitable for urban development. The designated development footprint on the property was reduced in the 2019 SDF. Thus, when the road was constructed, it was in consideration of an urban development of 45ha in keeping with the policies at the time, being that new nodes should achieve densities of at least 25 units per hectare.

3. Non Motorised Transport (NMT) and public transport facilities

"There is not sufficient space in the Lynedoch Road's road reserve to provide a decent sidewalk / NMT route between the train station and the various access points of the proposed development." "The same rationale applies for the lack of space for the construction of public transport embayments at the access points to the new development."

The Cape Winelands District Municipality prepared a NMT Transport Masterplan for the entire district as reported in the Municipality's Roads Master Plan. The plan to improve facilities along Baden Powell Drive, to serve Lynedoch Village amongst others, were implemented with the dualling of the road and there is ample provision for pedestrians and cyclists along the road.

MBT and bus stops were incorporated into the Baden Powell Drive upgrading, along the existing defined public transport routes. The Lynedoch service road does not warrant separate routes, as the distance from the road and the station to the closest stops is less than 250m.

There is no economic or other rationale for separate parallel or duplicate NMT facilities and public transport embayments along the service road, less than 250m from such existing facilities.

4. Water and Sewer

"The Developer has to date not made any commitment that they will cover the cost of these link pipelines. There is thus no funding commitment in place to provide water and sewer services required by this development."

The Municipality's Development Charges Policy (DC Policy) includes the following statement in the introduction: *"The Constitution enjoins local government not just to seek to provide services to all its inhabitants, but to be fundamentally developmental in orientation and to play a key role in promoting justifiable social and economic development. To this end it inter alia has to perform regulatory functions in respect of land use planning and development and ensuring lawful, reasonable and fair administrative government practices."*

Based on the above-referred infrastructure master plans and the SDF, as well as the objectives of the DC Policy (*"to provide a sustainable and equitable framework for the financing of capital infrastructure assets and to ensure that: The Municipality is able to provide capital infrastructure assets in a timely and sufficient manner to support land development"*), the developer and the Municipality must cooperate in the provision of external services for the node. The developer is committed to the provision of the external services as detailed in the master plans and reflected in the UDS Africa Engineering Services Report, April 2024. The Municipality, in terms of the applicable policies, is obligated to allow the deduction of the costs for such installation as set out in Chapter 9 of the DC Policy. The developer has indicated that external engineering services will be installed to the standards and capacities as indicated in the GLS report and the master plans, to support the planned future development in the vicinity of the node and the policy thus allows for deductions in the DCs payable.

The DC Policy (in Chapter 5) states clearly that: *"Development charges should not be used as a spatial planning policy instrument".* Instead, it must *"use town-planning scenarios and engineering master planning to determine what new services are required".*

5. Services crossing the private properties of 3rd parties

"The Sustainability Institute (Erf 1), which is affected by a proposed sewer pipe and servitude --has not provided consent. It would be irresponsible of the municipality to approve an application that will affect the rights of other private properties, without them having given consent."

The developer fully agrees and has commenced the required processes to gain authorisation for the installation of the services across other properties. The Sustainability Institute and other registered owners of properties which form part of road reserves need not give consent to the use of such road reserves. The sewer line does not run across Erf 1, Lynedoch, but rather Erf 75, an unregistered road portion, expropriated by the Western Cape Provincial Government. The relevant road authority has agreed to the processes for the installation of the services in the road reserves, for which purpose wayleaves need to be applied for depending on the outcome of the land development application process.

6. Stormwater management

"Two of the detention ponds required for the stormwater management of the development are located on a separate erf (erf 468/41)"

All stormwater detention occurs on site. The detention ponds are however connected to the existing channels and furrows across other properties en route to the Eerste River. No new off-site drainage systems are envisaged.

The above is submitted and should be read together as part of the response to comment and objections.

Yours faithfully



MS JACQUI SAMSON

JSAMSON CONSULTANCY
PROFESSIONAL PLANNER

Mobile: +27 (0)82 467 3748
E-mail: Jacqui@jsamsonconsultancy.com

YOUR REF: TP752/2024-WELMOED FARM 468 PTN 28
OUR REF: JSC/03/A2.3

DATE: 21 August 2025

The Director: Planning and Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7600

Per email:
landuse.enquiries@stellenbosch.gov.za
Tyrone.king@stellenbosch.gov.za

Dear Sir/Madam

REM.PORTION 28 OF THE FARM WELMOED NO. 468. LYNEDOCH, STELLENBOSCH

The memorandum from the Director: Infrastructure Services, reference number Civil LU 2804, dated 27 May 2025, has reference. Herewith our response to your comments according to the memorandum provided.

We refer to the e-mailed correspondence dated 16 July 2025 from Tyrone King to Nicole Katts which was then forwarded to the applicant on 20 August 2025. The e-mail from Tyrone King reads as follows:
"The response is acknowledged; however, it does not change our position – the development is not supported for the reasons as set out in our Memorandums dated 23 December 2024 and 27 May 2025.
We will not be providing a revised comment."

We wish to record the following, given the comment from Tyrone King that a revised comment will not be provided.

In the light of the above we refer you to our correspondence dated 17 June 2025. We put on record that we have answered all your queries / concerns raised as per your memorandum dated 27 May 2025.

We specifically refer to:

1. Roads and Public Transport
2. Lynedoch Service Road
3. Non-Motorised Transport (NMT) and public transport facilities
4. Water and Sewer
5. Services crossing the private properties of 3'rd parties.
6. Stormwater Management

The only item that we wish to clarify further is your comment: "*The Developer has to date not made any commitment that they will cover the cost of these link pipelines. There is thus no funding commitment in place to provide water and sewer services required by this development".*

In terms of the above we herewith comment as follows:

1. It is clear that the Municipality distances itself from any responsibility for costs associated with External Infrastructure that is not aligned with its budget cycle or capital planning.

2. The DC Policy of the Stellenbosch Municipality states that the Municipality play a Developmental Role and must create an Environment that facilitates Socio-Economic Growth. This provision reflects the Municipalities Constitutional and Statutory obligations. It recognises that Municipalities are not only Services Providers but also enablers of Development. The Applicant is prepared to install the External Services self, which in practical terms advances the Municipalities Developmental mandate.

On that basis:

2.1 The Cost of those works should be credited and set off against the Development charges. The Policy expressly provides for such Credit, and they should be viewed as a Contribution that reduces the Municipalities own burden on infrastructure delivery.

2.2 The Development as applied for should be approved in order to achieve the required critical mass that justifies the Infrastructure Investment. Without such approval, the Municipality would effectively undermine its own Development Mandate under paragraph 2.1 of the D.C Policy.

3. The services in question fall Outside the property boundary and therefore qualify as External Engineering Services. External Engineering Services are, by definition, the responsibility of the Municipality. To categorise them as link services within the Developer's responsibility, is not only inconsistent with the terminology used in planning law and engineering practice but also shifts a financial burden onto the Developer that the policy framework does not intend.

We urge you to please meet with us in order to correct your comments and thus avoid amendment at a future stage.

Kind regards

Yours faithfully



MS JACQUI SAMSON

cc: The Manager: Development (Infrastructure Services)
Stellenbosch Municipality
Tyrone King
Per e-mail: Tyrone.King@stellenbosch.gov.za

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**23 December 2024**
Our Ref ▫ Ons Verw:	**Civil LU 2804**
Town Planning Ref:	**LU/17211 – TP752/2024**
Re ▫ Insake:	**Farm 468/28 Stellenbosch: 884 residential units + School (+/- 750 learners) + Commercial (+/- 2500m² GLA)**

The following documents refer:

- Motivation report dated 27 May 2024 by J Samson Consultancy o.b.o Virdus Works
- Engineering Services Report – Rev 00, dated April 2024, by UDS Africa
- Water and Sewer Capacity report (GLS report) dated 28 March 2024, by GLS
- Traffic Impact Assessment (TIA), dated 29 April 2024, by UDS Africa
- Stormwater Management Plan (SWMP) - Rev 00, dated April 2024 by UDS Africa

Our comments on the application are as follows:

1. Water and Sewer

1.1 The site is located in an area that is not currently fully serviced by the municipality in terms of the demands required by the development. The expansion of the municipal networks to this development area, as indicated on the GLS report's layout

drawings, is not planned or budgeted for in the medium and long term. Should the development be approved, it is not clear who would take responsibility for the installation and funding of the services, but it cannot be the Municipality. Furthermore, the development area is not currently included within an area earmarked for intensified development and the identified upgrade items will service only the proposed private development. Therefore, should the development be approved, please be aware that these links services are not deductible from DCs and will be for the Developer's own cost.

1.2 Service servitudes - 2.2.3 of Motivation report: The proposed link services required by this development crosses various private properties – has the private landowners given permission for these services to cross their property and for servitudes to be registered? It would be irresponsible to approve a development only to encounter resistance with the neighbors further down the line – this matter needed to be resolved upfront.

1.3 A 2.6km portion of the link sewer is also located in the Baden Powell road reserve (5.2 of Engineering Services Report). It is not clear if permission has been obtain by the provincial roads authority for this - line – this matter also needed to be resolved upfront.

2. Roads

2.1 The application does not explore the provision of public transport systems to serve the development's transport needs. Without effective public transport, this development will be reliant on private vehicle usage, which is not desirable.

3. Solid Waste

3.1 The municipal Waste Management department does not have sufficient capacity to service this development. Only 1 x truck and team services this area, and this proposed development will require another truck and team which has not been planned for, as this is not a priority development area in terms the MSDF.

4. Stormwater

4.1 Stormwater Management Plan Par 9: The required volume of the attenuation facilities required for stormwater quantity and quality requirements is +/- 8800m^3. The position and volumes of these facilities are not indicated on a conceptual engineering layout drawing, in order to see if sufficient space has been allocated on the subdivision plan and SDP.

5. Comments from the Roads, Transport & Stormwater department

In addition to the recommendations of the TIA, the following information is outsanding:

5.1 To justify the trip adjustment factors (page 3, pt.3.3 of TIA), please motivate the internal NMT improvements to accommodate/support this the request.

5.2 To aid a NMT friendly environment – what traffic calming measures will be implemented within the proposed development?

5.3 Consideration should be given to place taxi embayments along Lynedoch Road at the various development's accesses. Or provide alternative solutions to accommodate taxi's, which will in all likelihood be an important mode of transport for many people employed at the development.

5.4 The existing sidewalk along Lynedoch Rd, including the extension of the sidewalk to the western and eastern access – widths must increase to at least 1,5m. Please indicate the space allocated to this on the subdivision and SDP plans.

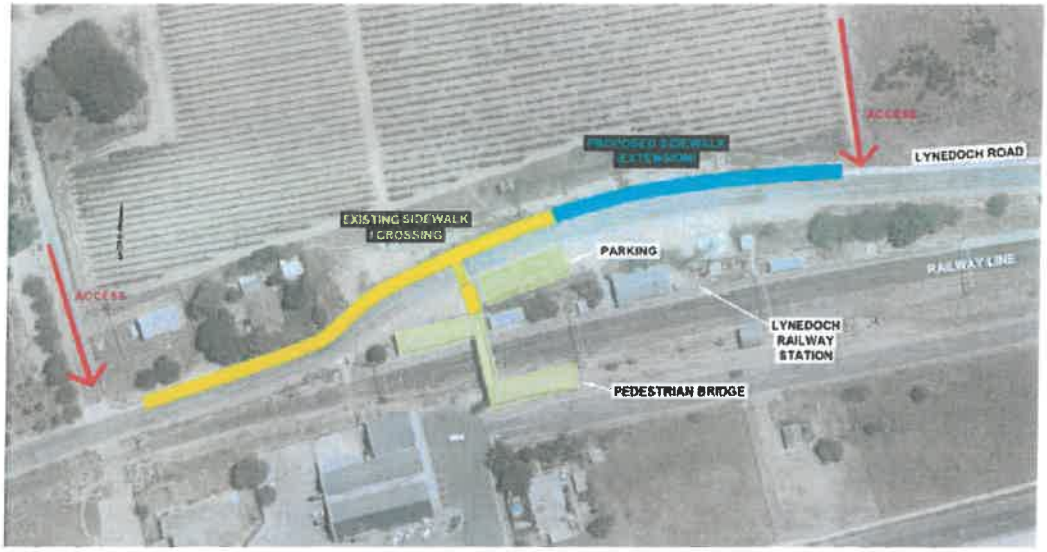


Diagram 16 : *Existing and proposed pedestrian- and public transport accommodation*

5.5 To enhance road safety along Lynedoch Road – consideration should be given to create raised intersections at the western and eastern accesses of the development to calm traffic flow. Please investigate and amend TIA accordingly.

5.6 "Kiss and ride" facilities to be implemented at school precinct. Please investigate and amend TIA accordingly.

5.7 What was the amount of pedestrians and cyclists counted along the study area of Lynedoch Road? Is there any NMT infrastructure upgrades needed to accommodate the proposed development and existing NMT users?

6. General

6.1 The subdivision layout cannot be evaluated because no engineering layout has been provided in order to determine if the subdivision is compatible with the subdivision plan. The following information is not available:

- Conceptual design of internal service networks
- Connection points to external / bulk services
- Road network and road reserve widths
- 1:50 and 1:100 floodlines

- Routes for overland stormwater run-off during major storms and confirm if there will be no localized low points
- Servitudes – location and widths

6.2 Shared access with the sustainability Institute (3.2.8 of motivation report). Clarity on what the formal access point is for the Sustainability Institute will be and how it will affect the design of the access to the development. If access is to be shared, a servitude must be indicated on the subdivision plan.

7. Conclusion

7.1 Based on the comments above, it is summarized that there is currently insufficient bulk water and sewer networks in this area, no public transport systems to provide an alternative to private vehicle usage, and insufficient solid waste management capacity to cater for the additional impact of this development.

7.2 The proposed development is therefore not desirable form a civil engineering perspective and is therefore not recommended for approval.

Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\2804 (TK) Farm 468-28 Stellenbosch (LU-17211 TP752-2024), Lynedoch - Welmoed Farm\2804 () Farm 468-28 Stellenbosch (LU-17211 TP752-2024).doc

Our Ref/Ons Verw: Capacity Letter Farm 468-28, Welmoed

Your Ref/U Verw:

2 October 2024

Ruaan Siebrits
UDS
PO Box 50487
Cape Town
8002

By e-mail: ruaan@udsafrica.co.za

Sir,

CAPACITY STATUS OF MUNICIPAL CIVIL ENGINEERING INFRASTRUCTURE TO SERVICE THE PROPOSED DEVELOPMENT ON FARM 468/28 (LOUISVALE BARREL PROJECT)

Your e-mail enquiry dated 10 May 2024, regarding a water and sewer capacity letter required for environmental approval, refers.

This letter is based on the following information:

- GLS report dated 28 March 2024

The following are the proposed development parameters:

•	355 Medium density residential units (40 units/ha) @ 450 L/d/unit	=	159,8 kL/d
•	515 High density residential units (80 units/ha) @ 300 L/d/unit	=	154,5 kL/d
•	14 Allotment Villa units @ 2,0 kL/d/unit	=	28,0 kL/d
•	1,78 ha School area @ 12.0 kL/d/ha	=	21,4 kL/d
•	0,5 ha Business/commercial area @ 20,8 kL/d/ha	=	10,4 kL/d
•	0,18 ha Clubhouse facility area @ 12,0 kL/d/ha	=	2,2 kL/d
	Total	=	376,3 kL/d

1. GENERAL

The confirmation of services capacity is based on the status of the infrastructure at this point in time and in no ways reflect the official viewpoint whether the development will be approved or not. The official viewpoint of this Directorate will only be given once a complete land-use application is submitted for formal comment.

T: +27 21 808 8213 • F: +27 21 883 9874 • shane.chandaka@stellenbosch.gov.za
71 Plein Street, Ecclesia Building, 1st Floor, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za

STELLENBOSCH

2. WATER

There is insufficient capacity in the bulk water network to accommodate the proposed development. All of the infrastructure as indicated on GLS Figures 1 and 2 must be installed to connect the proposed development to the municipal network. The implementation of all these items will be the Developer's responsibility and for their own cost.

3. SEWER

Currently there is spare capacity in the Stellenbosch WWTW to accommodate the proposed development. The WWTW capacity status will be re-assessed at the point in time that the formal land use application is submitted.

There is insufficient capacity in the bulk sewer network to accommodate the proposed development. All of the infrastructure as indicated on GLS Figures 3 and 4 must be installed to connect the proposed development to the municipal network. The implementation of all these items will be the Developer's responsibility and for their own cost.

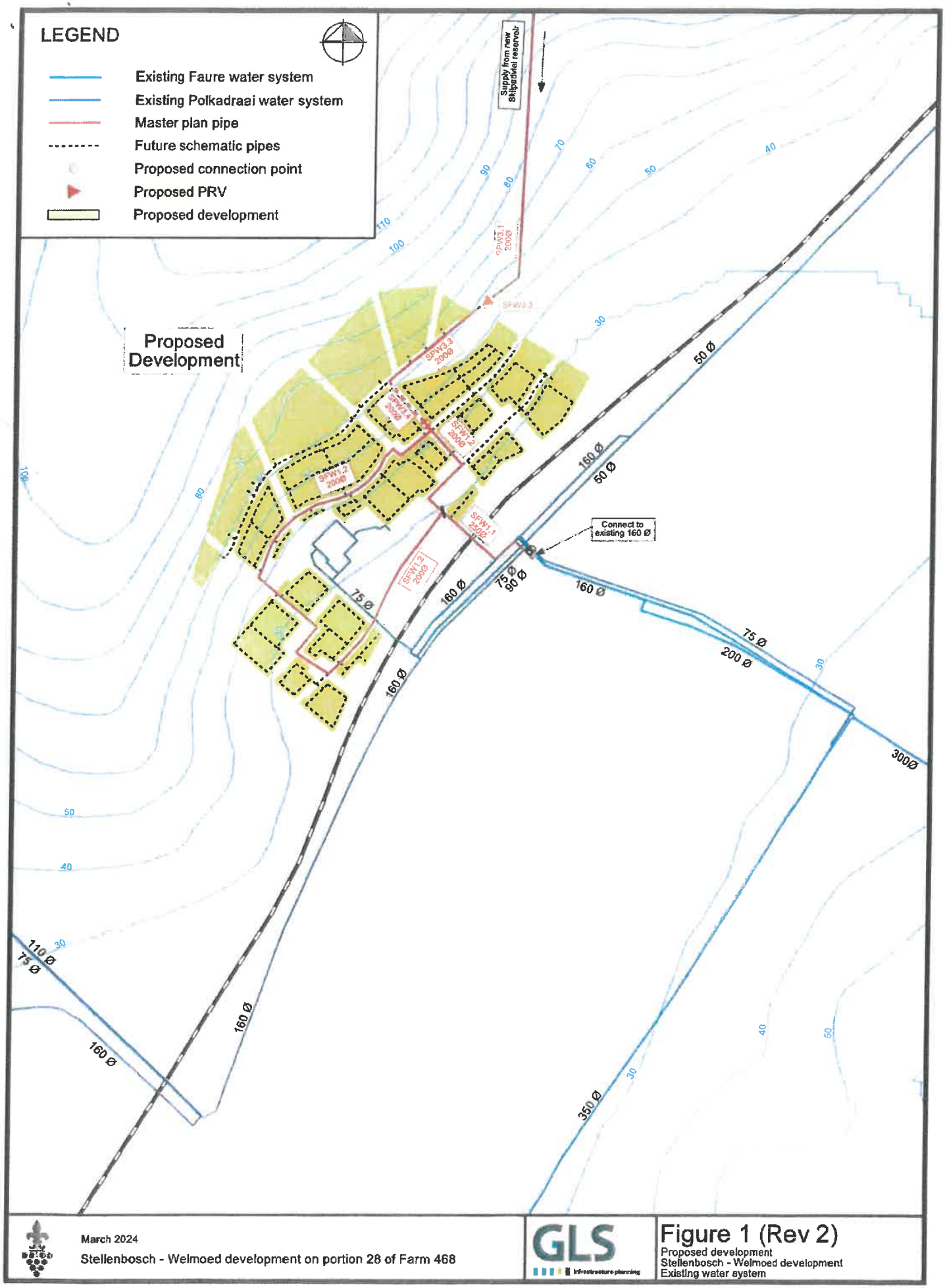
4. SERVICES CROSSING PRIVATE PROPERTIES

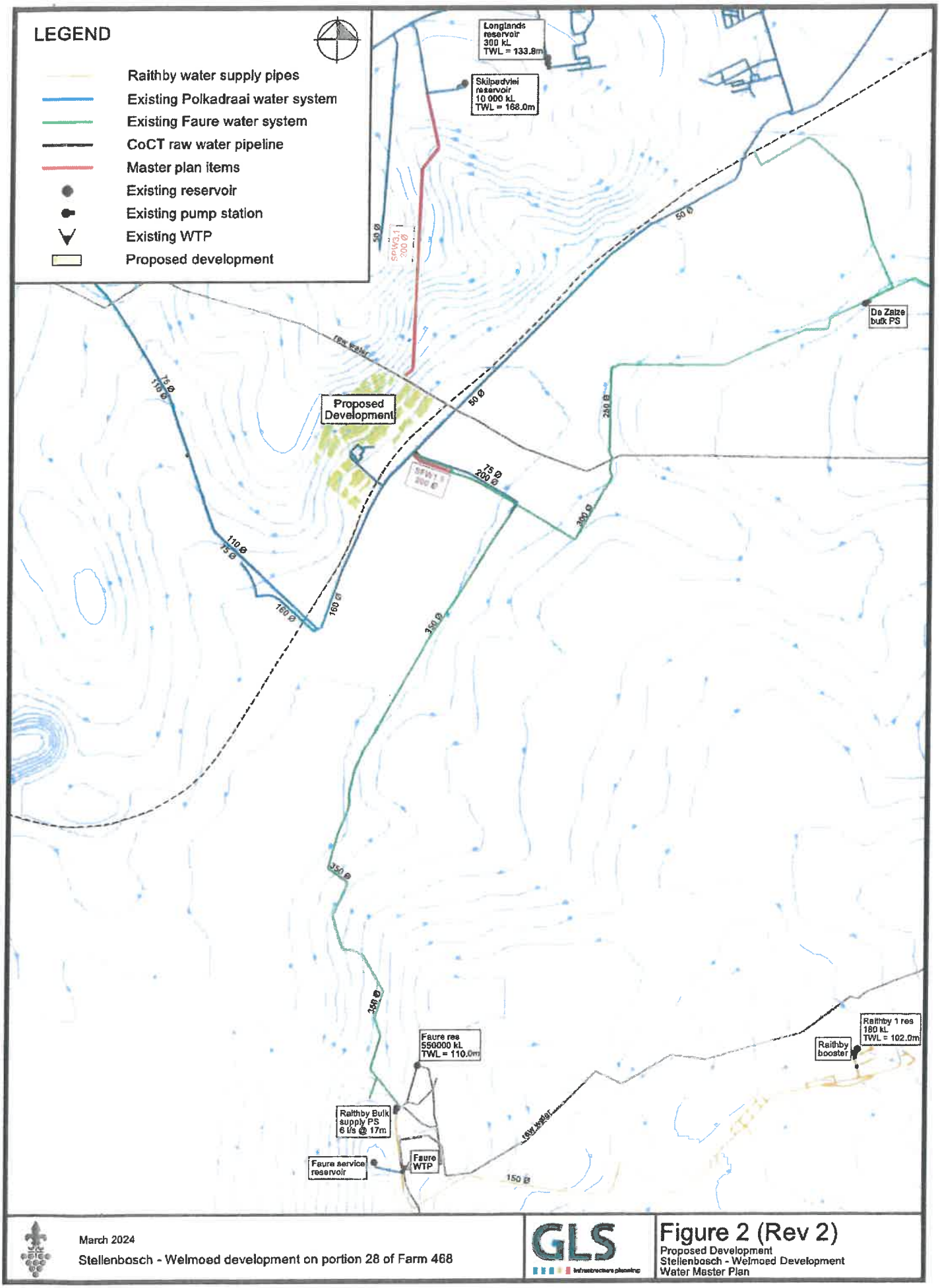
Furthermore, it is noticed that some of the proposed water and sewer infrastructure crosses the neighbouring private properties. Written permission for the positioning of services and registration of servitudes will be required from the landowner/s before any further application can be considered for this development.

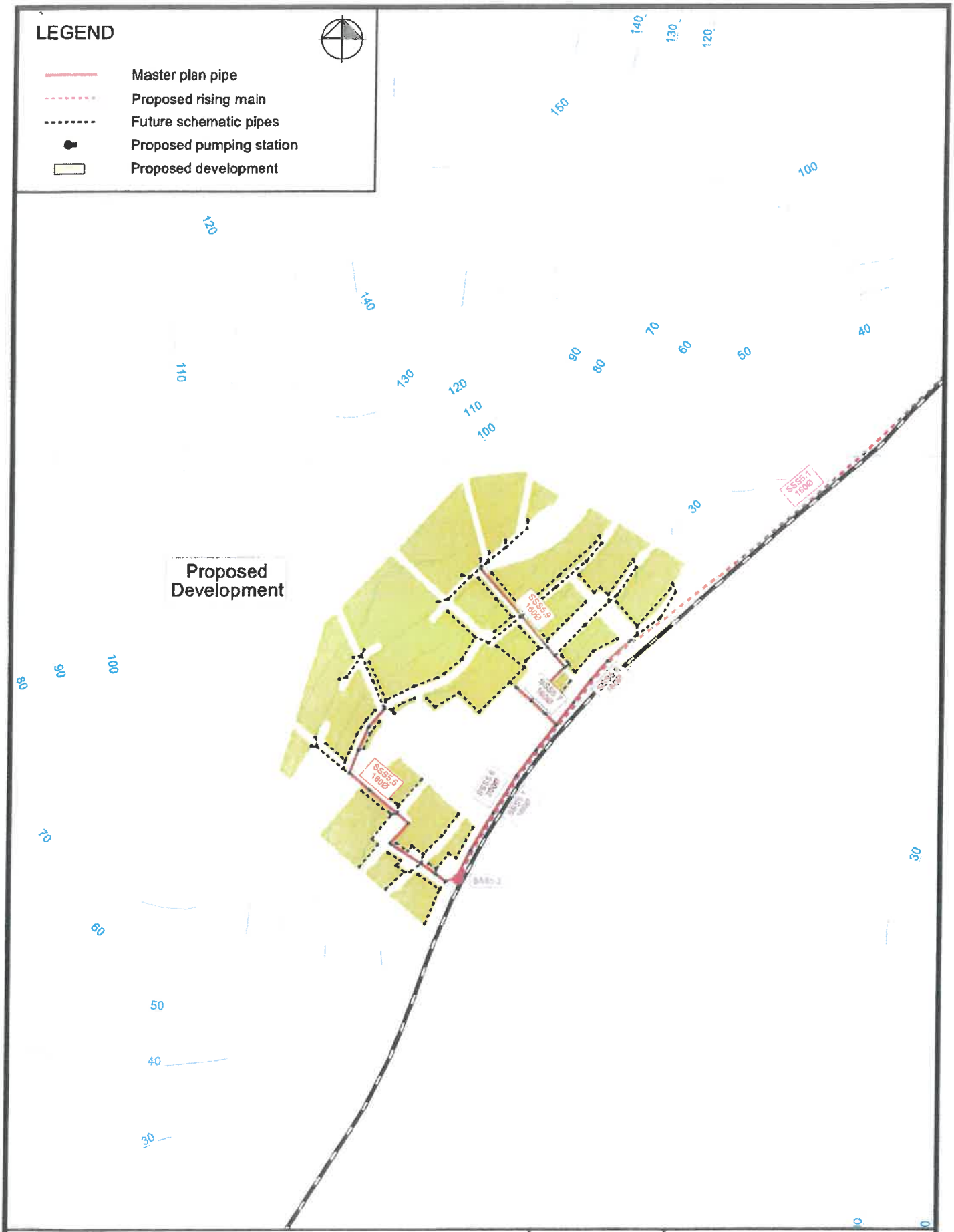
Yours faithfully

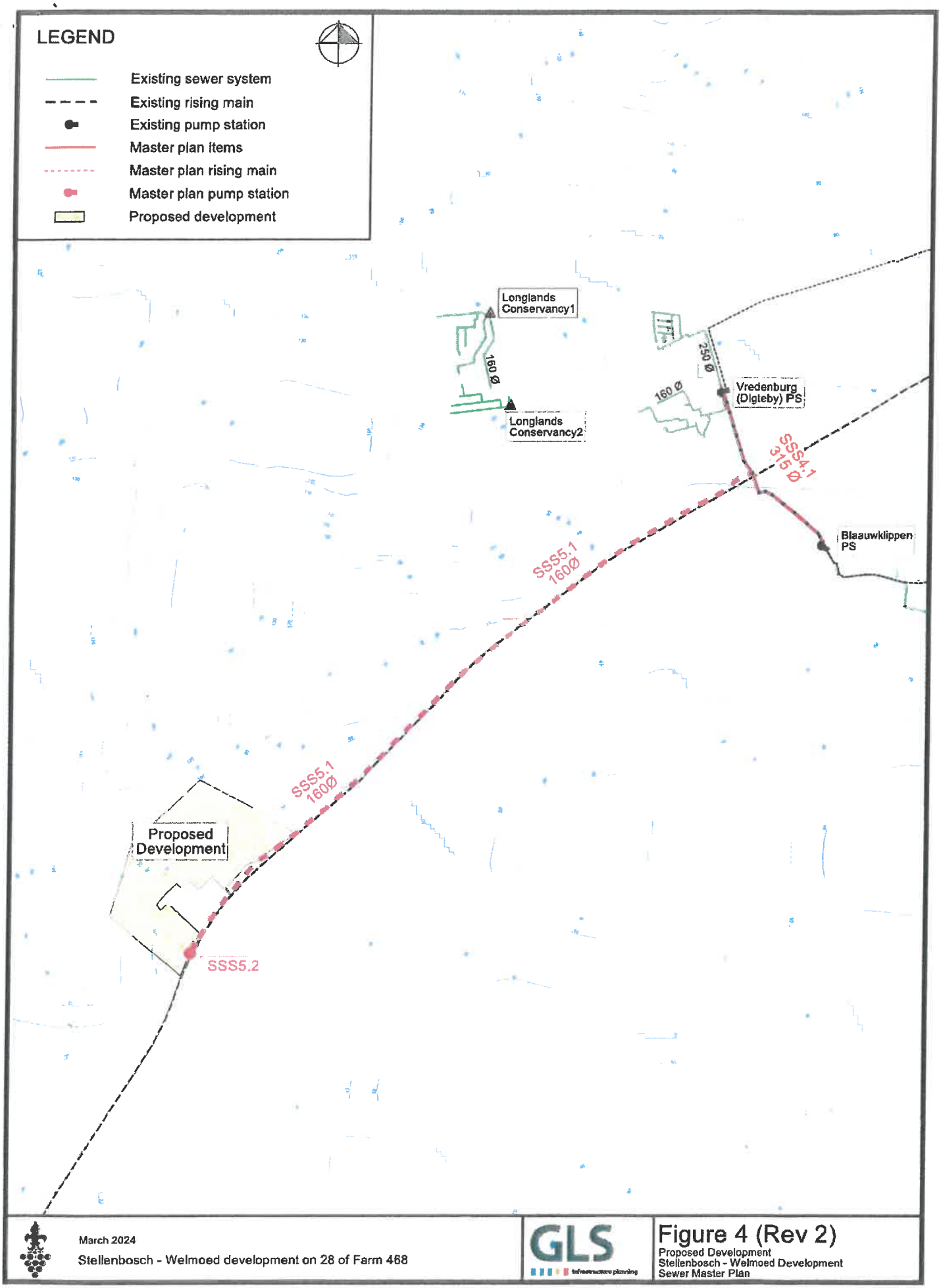
Shane Chandaka
Director: Infrastructure Services
W:\2.0 DEVELOPMENT\Capacities (Letters, Constraints, Discussions)\Capacity Letters\20240517 Farm 468-28 Welmoed\Capacity letter Farm 468-28, Welmoed.doc

T: +27 21 808 8213 • F: +27 21 883 9874 • shane.chandaka@stellenbosch.gov.za
71 Plein Street, Ecclesia Building, 1st Floor, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599
www.stellenbosch.gov.za


LEGEND
Existing Faure water system
Existing Polkadraai water system
Master plan pipe
Future schematic pipes
Proposed connection point
Proposed PRV
Proposed development
Supply from new Skilpadvlei reservoir
Proposed Development
Connect to existing 160 Ø
160 Ø
50 Ø
75 Ø
90 Ø
200 Ø
300Ø
110 Ø
350 Ø
March 2024
Stellenbosch - Welmoed development on portion 28 of Farm 468
GLS
Figure 1 (Rev 2)
Proposed development
Stellenbosch - Welmoed development
Existing water system


LEGEND
Raithby water supply pipes
Existing Polkadraai water system
Existing Faure water system
CoCT raw water pipeline
Master plan items
Existing reservoir
Existing pump station
Existing WTP
Proposed development
Longlands reservoir 300 kL TWL = 133.8m
Skilpadvlei reservoir 10 000 kL TWL = 168.0m
De Zalze bulk PS
Proposed Development
Faure res 550000 kL TWL = 110.0m
Raithby Bulk supply PS 6 l/s @ 17m
Faure service reservoir
Faure WTP
Raithby booster
Raithby 1 res 180 kL TWL = 102.0m
March 2024
Stellenbosch - Welmoed development on portion 28 of Farm 468
GLS
Figure 2 (Rev 2)
Proposed Development
Stellenbosch - Welmoed Development
Water Master Plan


LEGEND
Master plan pipe
Proposed rising main
Future schematic pipes
Proposed pumping station
Proposed development
Proposed Development
SSSS.1 1600
SSSS.9 1600
SSSS.9 1600
SSSS.9 1600
140
130
120
150
100
120
140
110
130
120
110
100
90
80
70
60
50
40
30
100
90
80
70
60
50
40
30
March 2024
Stellenbosch - Welmoed development on portion 28 of Farm 468
GLS
Figure 3 (Rev 2)
Proposed Development
Stellenbosch - Welmoed Development
Existing sewer system

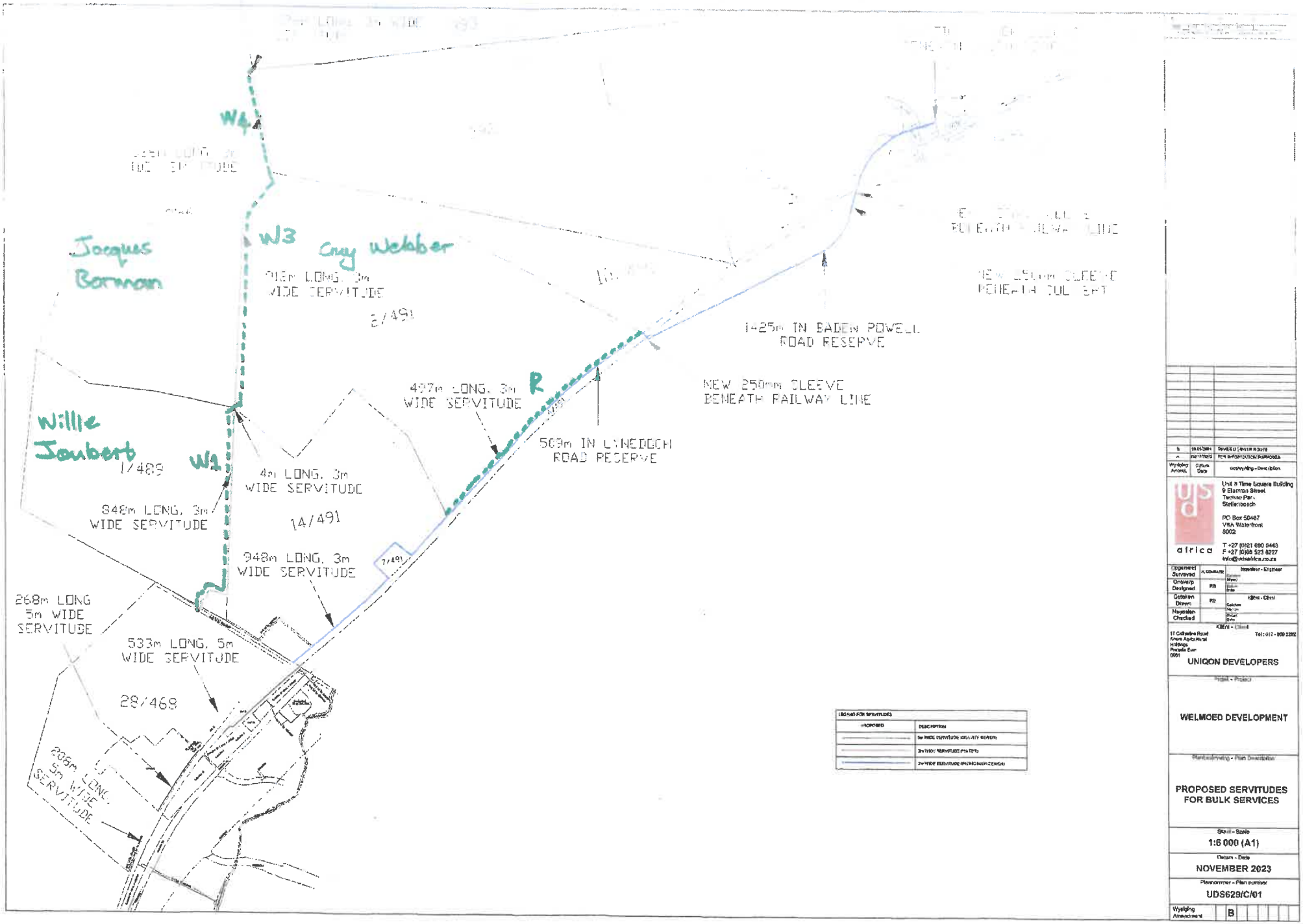

LEGEND
Existing sewer system
Existing rising main
Existing pump station
Master plan items
Master plan rising main
Master plan pump station
Proposed development
Longlands Conservancy1
160 Ø
Longlands Conservancy2
250 Ø
160 Ø
Vredenburg (Digteby) PS
SSS4.1 315 Ø
Blaauwklippen PS
SSS5.1 160Ø
SSS5.1 160Ø
Proposed Development
SSS5.2
March 2024
Stellenbosch - Welmoed development on 28 of Farm 468
GLS
Figure 4 (Rev 2)
Proposed Development
Stellenbosch - Welmoed Development
Sewer Master Plan

Farm 468/28 (LU 17215)

GENERAL COMMENT:
1. Outside Stellenbosch area of supply.
2. All Electrical requirements should be directed to ESKOM
CONDITIONS
3. No conditions.

.....

SIGNATE ..... DATE...14/10//2024.....



B	13.03.2024	Servitude Layout Route
A	28/11/2023	FOR INFORMATION PURPOSES
Wysiging Amend.	Datum Date	Wysiging - Description

Unit 9 Time Square Building
9 Electron Street
Technopark
Stellenbosch
PO Box 50487
V&A Waterfront
8002
T +27 (0)21 880 0443
F +27 (0)86 523 8227
info@udsafrica.co.za

Opgemeet Surveyed	K.COETZEE	Ingenieur - Engineer
Ontwerp Designed	RB	Meet - Measure
Geteken Drawn	RB	Kliënt - Client
Nagesien Checked		Datum Date

Kliënt - Client

17 Cathedral Road
Knure Apollo Hotel
Hillfields
Pretoria East
0081
Tel: 012 - 809 2202

UNIQON DEVELOPERS

Projek - Project

WELMOED DEVELOPMENT

Tekeninginhoud - Plan Description

PROPOSED SERVITUDES FOR BULK SERVICES

Skaal - Scale

1:6 000 (A1)

Datum - Date

NOVEMBER 2023

Plannommer - Plan number

UDS629/C/01

Wysiging Amendment B

632

APPENDIX 11

Department: Mineral Resources & Energy

mineral resources & energy

Department:
Mineral Resources and Energy
REPUBLIC OF SOUTH AFRICA

Enquiries: M Koen
MINERAL REGULATION AND ADMINISTRATION
WESTERN CAPE
Private Bag X9, Rogge Bay, 8012
Tel No: (021) 427-1019
Fax No: (021) 427-1046
Email: morne.koen@dmre.gov.za
Ref: (WC) 30/5/4/2/11595 SU
Your Ref:

THE DIRECTOR
VIRDUS WORKS (PTY) LTD
3RD FLOOR
TIME SQUARE
ELEKTRON STREET
TECHNO PARK
7600

Dear Sir/Madam

APPLICATION FOR A PROPOSED ESTABLISHMENT OF A TOWNSHIP IN TERMS OF SECTION 53 OF THE MINERALS AND PETROLEUM RESOURCES DEVELOPMENT ACT 28 OF 2002: ON PORTION 28 OF THE FARM WELMOED 468 SITUATED IN THE DISTRICT OF STELLENBOSCH.

We acknowledge receipt of your application dated the 15 May 2024.

According to the records of this office, there are no existing mining/prospecting rights on the above-mentioned properties. In terms of Section 53 of the Mineral and Petroleum Resources Development Act 2002 (Act 28 of 2002), we have no objection against the proposed development on the above-mentioned property.

The approval granted does not negate the responsibility of the developer to comply with any other statuary requirements that may be applicable to the undertaking of such development or concluding any agreement(s) with entities that holds any other rights on the property concerned.

Kindly take note that this consent granted is only valid for a period of 5 years, calculated from the date thereof. Should the project not be implemented within this period, then you will be required to obtain a new consent to be issued in terms of the relevant provisions of the Act.

Yours faithfully

REGIONAL MANAGER
WESTERN CAPE REGION
DATE: 25/09/2024

APPENDIX 12

Department: Water & Sanitation

water & sanitation
Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

Private Bag X16, SANLAMHOF, 7532, 53 Spectrum Building Voortrekker Road, Bellville, CAPE TOWN, 7532,
www.dws.gov.za

Enquiries: Ms V Kweza
Email: KwezaV@dws.gov.za
Ref. No: WU34809

Tel: 0219416278
Fax: 0219416070
File No: 27/2/2/G822/62/3

Uniqon Developers
Po Box 29593,
SUNNYSIDE
0132

Dear Mr. L Coetzer

REGISTRATION OF WATER USE(S) IN RESPECT OF A GENERAL AUTHORISATION (GA) IN TERMS OF SECTION 39 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), BERG-OLIFANTS - BELVILLE: FOR THE ESTABLISHMENT OF WELMOED ESTATE BY UNIQON DEVELOPERS THAT IS SITUATED ADJACENT TO THE LYNEDOCH RESIDENTIAL AREA IN STELLENBOCH LOCATED IN QUATERNARY CATCHMENT G22H

Your request dated 28 Marc 2024 to be registered to use water in terms of General Authorisation Government Gazzette No. 49833 (Notice no. 4167) dated 08 November 2023 refers.

The Department is pleased to confirm that the intended water use falls within the ambit of the General Authorisation. Therefore, you may continue with the water uses as permissible in terms of Section 22 (1) (a) (iii) of the NWA. You are therefore requested to adhere to the conditions stipulated in the said General Authorisation.

Water use(s) registered:

No	Water Use Section 21	Quat	Property Description	Purpose	Co-ordinates
1	(c)	G22H	Farm Welmoed Estate	Residential Development	-33.981317515069, 18.7665735730758
2	(i)	G22H	Farm Welmoed Estate	Residential Development	-33.980423804797, 18.7680430939058

Attached herewith are the Registration Certificate and a copy of the General Authorisation for ease of reference.

You are required to comply with the conditions of the General Authorisation.

Yours sincerely

Comments:



I, Mr Warren Dreyer (Acting WULA Manager) herewith electronically sign this document.
Serial Number : 5697724834014590101
WUL Manager
Date: Apr 8 2024 4:07PM

APPENDIX 13

Eskom

Eskom

Mr Etienne Coetzer
Chief Executive Officer
Uniqon Developers Pty Ltd
A/H Plot 17 Catherine Ave
SHERE

Date:
14 February 2025

Enquiries: JP Du Preez
Tel +27 21 915 2076
Project: 868529135

Dear Mr. Coetzer

SUPPLY OF ELECTRICITY

PROPOSED SUPPLY: PTN 28 OF THE FARM 468, WELMOED ESTATE, STELLENBOSCH

With reference to your enquiry at Eskom, we confirm that Eskom is the licensed distributor for the property mentioned above.

Based on current network conditions, an indicative capacity of up to 2 100 kVA may be available from either the Lynedoch / Farmers 1 feeder, the Dezalze / Farmers 1 feeder, or potentially via direct supply from the Lynedoch or Dezalze Substations. The actual availability of capacity and the method of supply will be determined through the formal budget quote process.

The formal budget quote process will confirm the actual spare capacity available and provide a detailed proposal for supplying the development. The execution of any supply arrangement will be subject to the acceptance of a formal budget quote and Eskom's standard connection terms and conditions. The timeline for making a point of supply available will be determined during this process.

Should you require any further information, please contact Pieter du Preez at the telephone number provided above. Eskom remains committed to providing the best possible service at all times.

Yours faithfully

JP Du Preez
Key Customer Relations Officer

Group Customer Service
60 Voortrekker Road, Bellville, 7530
P.O. Box 2100, Bellville, 7535 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30

APPENDIX 14

Western cape Government:

Department of Infrastructure

Chief Directorate: Roads Planning

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/506 (Application No: 2024-06-0057)

Virdus Works Environmental
3rd Floor Time Square
Elektron Street
Techno Park
STELLENBOSCH
7600

Attention: Mr D Lombaard

Dear Sir

PORTION 28 OF REMAINDER FARM WELMOED 468, LYNEDOCH, STELLENBOSCH: LYNEDOCH PROVINCIAL SERVICE ROAD, BETWEEN DR1052 (VLAEBERG ROAD) AND DR1065 (VLOTTENBURG ROAD) AND MAIN ROAD 168 (BADEN POWELL ROAD): PRE-APPLICATION FOR THE PROPOSED
RESIDENTIAL DEVELOPMENT OF WELMOED VILLAGE

1. The following refer:

   1.1. Your Pre-Application Draft Basic Assessment Report for the development of Welmoed Village on Portion 28 of Farm 468, Stellenbosch prepared by Virdus Works Environmental (Pty) Ltd dated May 2024; and

   1.2. A concept layout is indicated on the attached Block Plan (Rev 05.2, 28.03.2024) prepared by Urban Studio Architects & Urban Designers; and

   1.3. The Traffic Impact Assessment (TIA) (Reference: DS629) prepared by UDS Africa Consulting Engineers dated 29 April 2024; and

   1.4. The letter of objection Farm468/28 from the Manager Spatial Planning, Stellenbosch Municipality to the Western Cape Department of Agriculture dated 28 June 2023.

2. The Provincial Service Road, low volume Collector Road between DR1052 (Vlaeberg Road) and DR1065 (Vlottenburg Road), will be directly affected by the proposed residential development with proposed existing accesses at the following locations, as measured on site from the km markers present:

   - ±km1.34: proposed new access on left- hand side (LHS);
   - ±km1.70: existing access on LHS; and ±km2.00:
   - proposed new access on LHS.

3. Lynedoch Service Road was established as part of the upgrading and dualling of Main Road 168 (MR168: Baden Powell Road), primarily to accommodate all existing rural low-volume accesses that previously had to cross a railway line and did not meet the minimum access guidelines for MR168. As a result, expropriation was limited to the minimum road reserve and roadway necessary for a rural environment with low traffic and pedestrian volumes.

4. Lynedoch Service Road was established as part of the upgrading and dualling of Provincial Main Road (MR168), primarily to accommodate all existing rural low-volume accesses that previously had to cross a railway line and did not meet the minimum access guidelines for MR168. As a result, expropriation was limited to the minimum road reserve and roadway necessary for a rural environment with low traffic and pedestrian volumes.

5. This project was also part of a vehicle and railway crossing safety initiative, which involved eliminating the DR1052 railway road crossing by realigning a portion of DR1057, constructing a bridge with a new signalized access onto MR168, and building a pedestrian bridge over the railway at Lynedoch Station.

6. Typical Geometric Cross Section Elements present:

   - Roadway width: 6.8m
   - Standard concrete and subsurface drain at road edge with no space for road shoulder o Road reserve: 9.6m with no space for separate NMT infrastructure

7. The application entails the following land uses:

   - Allotment Villas -14 units
   - Single Residential - 355 units
   - Townhouse - 515 units
   - School 1.78 ha (estimated 750 learners)
   - Commercial 0.50 ha (estimated ± 2 500 m2 GLA)

8. The key findings from the TIA relating to the expected additional traffic generated by the development are summarised as follows:

   8.1. That the proposed development would have the potential to generate 1 185 AM peak hour trips (426 in, 759 out) and 1 207 PM peak hour trips (744 in, 463 out);

   8.2. The upgrading of the Vlaeberg Road/Lynedoch Road intersection by way of dedicated left and right-turn lanes along all approaches, as well as traffic signals;

   8.3. The provision of dedicated left- and right-turn lanes on all approaches at the three access intersections;

   8.4. The expropriated 'road reserve' of the Lynedoch service road is limited, thus some space would be required along the proposed development-side of the road for providing the required turning lanes at the accesses;

   8.5. The 'middle/central' access will be situated on the subject property, and shared with

the Sustainability Institute (currently used as their main access, however, without formal right-of-way servitude according to available information);

8.6. That the larger residential component will obtain access via two security controlled accesses, whilst the commercial, institutional and a small portion of residential will be situated to the outside of the security controls;

8.7. The proposed booms at the said two accesses are setback sufficiently to accommodate the expected queuing at the access controls, and that two inboundand two outbound-lanes are provided at both accesses which is considered sufficient for the proposed development;

8.8. The Lynedoch Railway Station is situated just to the southeast of the subject property, with a short section of sidewalk and pedestrian crossing across Lynedoch Road existing, the pedestrian crossing raised (to inter alia address traffic calming in the vicinity) and that the sidewalk be extended up to the eastern development access, to tie in with the facilities proposed on-site;

8.9. That the possibility of providing public transport embayments along Lynedoch Road at the development-accesses be further investigated; and

8.10. That to accommodate the background traffic (excluding this development) the signalisation (with the required streetlighting) be considered at the Polkadraai Road/Vlaeberg Road intersection to address existing safety concerns.

9. The letter from the Manager Spatial Planning, Stellenbosch Municipality stated that the directorate does not support the application submitted in terms of Act 70 of 1970 and objects to the application to extend the municipal jurisdiction as applied for and also emphasise that the proposed incorporation of Portion 28 of Farm 248 within the urban edge of Lynedoch is not aligned with the latest Municipal Spatial Development Framework (MSDF 2023).

10. The proposed road infrastructure improvements to accommodate this development, as outlined in the TIA, are noted, however, while the TIA mentions the current narrow road reserve and limited roadway space of Lynedoch Service Road, the necessary improvements as mentioned in the TIA must also address the geometric restrictions present along its entire length.

11. The current function of the service road is to accommodate existing traffic (vehicles, cyclists, and pedestrians) present in a rural environment, which must share the roadway, with no space available for shoulders or separate NMT facilities. This is particularly important given the proposed medium-density residential developments, which also include a school and commercial facilities.

12. The Branch objects to the proposed development for Portion 28 of the Remainder of Farm Welmoed 468, Lynedoch. The objection will be reconsidered once Stellenbosch Municipality indicates its full support for the development.

13. Should the development get the full support of Stellenbosch Municipality, this Branch may require additional road infrastructure upgrades or a reduction in the scale of the development.

14. If this development proceeds, Stellenbosch Municipality must apply to close the entire Lynedoch Service Road (approximately 5.6km) between DR1052 and DR1065 under Section 3 of the Roads Ordinance 19 of 1976, so it can become a municipal street.

Yours Sincerely

DD FORTUIN
For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH
DATE: 28 MARCH 2025

ENDORSEMENTS

1. Stellenbosch Municipality

   Attention : Mr U von Molendorff (e-mail : landuse.enquiries@stellenbosch.gov.za)

2. Virdus Works Environmental

   Attention: Mr D Lombaard (e-mail: dupre.lombaard@virdus.com)

3. UDS Africa

   Attention: Me Y Obermeyer (e-mail: yolandi@udsafrica.co.za)

4. Mr DD Fortuin (e-mail)

5. Mr B du Preez (e-mail)

6. Mr E Smith (e-mail)

7. Ms R Beukes (e-mail)