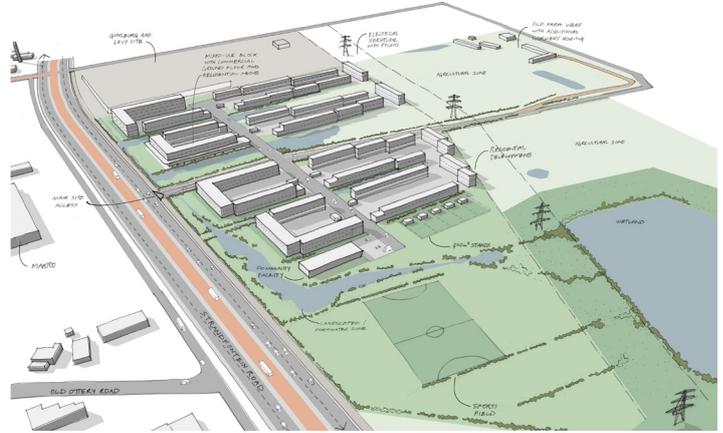


TITLE	Development Concept for Remainder Cape Farms 738 & 767, Cape Town
CLIENT	Finishing Touch Trading 165 (Pty) Ltd.
DATE	2015 - 2019
AREA/EXTENT	± 36 ha
LOCALITY	Strandfontein Road, Philippi, Cape Town

### The Project Challenge

In September 2015, NM&A undertook a desktop assessment of the site and its broader context, together with a review of the applicable planning policies and legislation. An examination of other planning applications and overall development trends in the vicinity of the Philippi Horticultural Area (PHA), revealed the need for an exemplar model to be developed, which demonstrated that the edge of the PHA can be developed in a manner which protects and enhances the cultural heritage and ecological integrity of the area, whilst responding to urban imperatives. This assessment established that the site was ideally positioned to play the role of a test model for such development, given its strategic location not only along Strandfontein Road and in close proximity to the Ottery Commercial area, but also its immediate proximity to forthcoming MyCiti BRT services. It was further established that a well-considered proposal which engages with the realities of the area, would have the potential to demonstrate that urban development (addressing imperatives such as housing and densification) in this generally sensitive part of Cape Town, could be achieved in a manner which supports productive agricultural activity.

The main challenge was therefore to explore a spatial solution whereby the urban and agricultural realms could support one another.

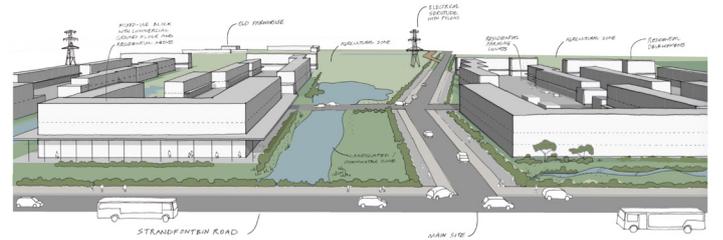


Perspective Aerial View

### Planning and Design Approach

The design was informed by a comprehensive set of baseline reports and studies including an Heritage baseline report, Living heritage study and Visual study, an Environmental Baseline study and various engineering reports.

The layout responded to the context by attempting to create a new urban development edge along the east of Strandfontein Road, directly overlooking the PHA. The new edge was punctured in places to provide visual corridors through to the farming from off the corridor and to allow the necessary surface water flows across the site. The development respected and responded to the historic Ottery Road gateway into the PHA and the historic homestead on the site.

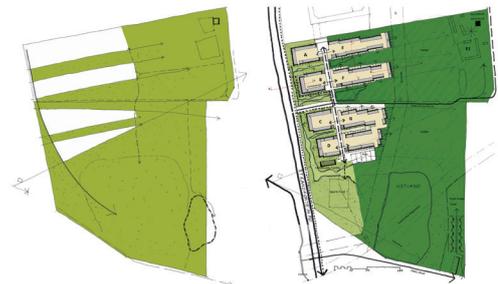


Main Site: Gateway View

### Proposals

The proposed development was comprised of a compact and densified residential environment structured around a set of residential courtyards. The residential units were multi-storey and intended for the lower-middle income market, in the form of 2 to 5 storey walk-up apartments. To achieve an appropriate gradation of densities from the west to the east, 4 to 5 storey blocks were located along the Strandfontein Road edge, with the bulk dropping to 2 to 4 storeys approaching the agricultural portion of the site. Approximately 50% of the site was conserved for a wetland and for agricultural use.

The development incorporated a small component of commercial to service the needs of future residents and passing foot traffic that are expected to increase due to the sites proximity to two future BRT stations. A market and village for current residents of the farm was also accommodated in the layout.



Spatial Heritage Informants      Concept Alternative C



Stormwater Management      Potential Management Boundaries



Looking east up existing farm access road



Wetland on the site

Concept layers informing plan