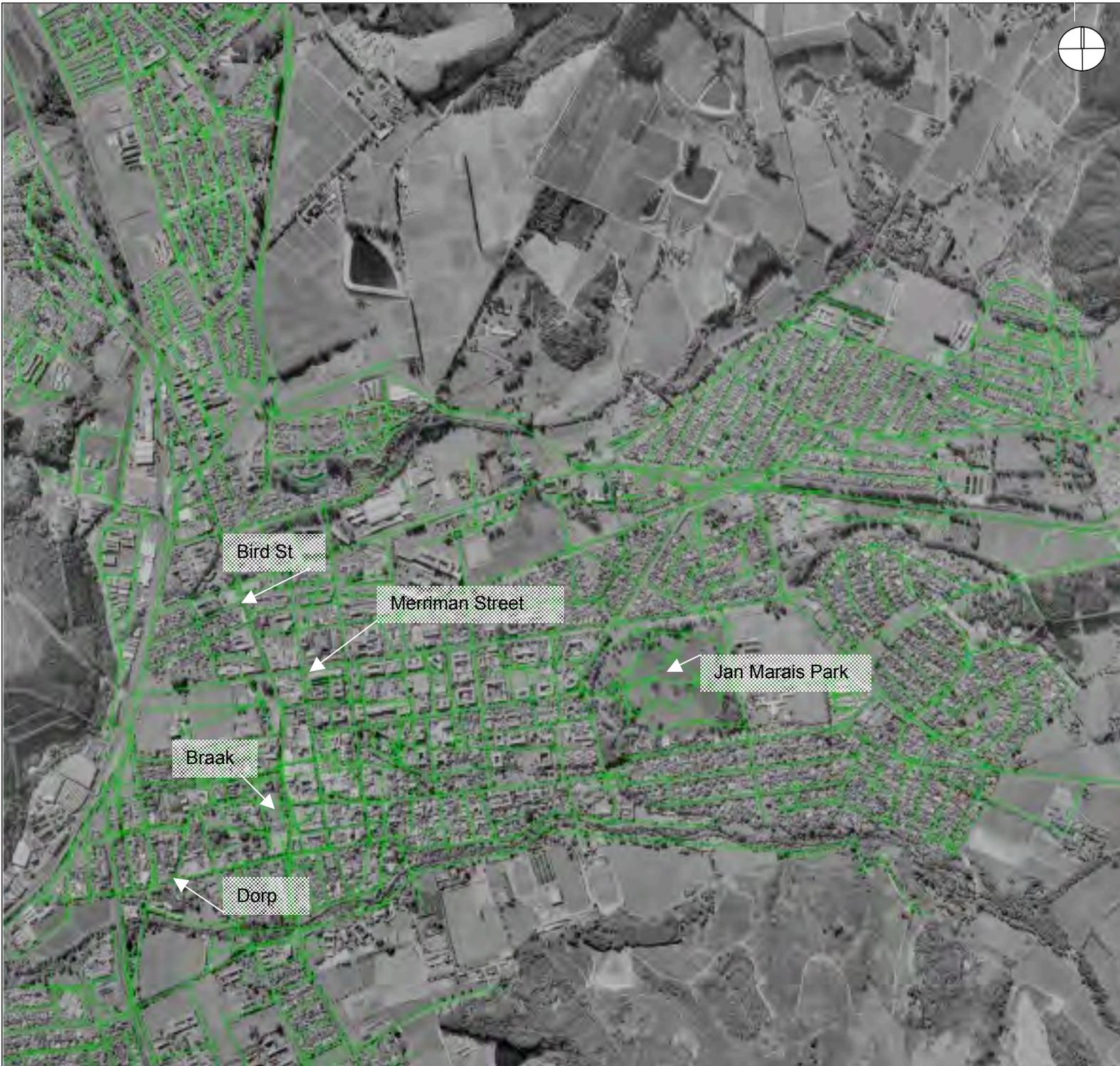


## 8. SPATIAL ANALYSIS

Space Syntax constructed a computer model of the pedestrian route networks of the town in order to understand how the pattern of pedestrian activity is shaped by the physical layout of streets and public open spaces in Stellenbosch (Figure 10). The model maps all the publicly accessible spaces in Stellenbosch by a set of fewest and longest lines of sight (see Appendix 1 for technical description).

The map reflects the accessibility of the area as it calculates the connections among lines in the system on two levels: 1) linked up to three changes of direction away (local integration), and 2) global integration which represents connections from each line to twenty three changes of direction. The models reflect how people moving through an area perceive the spatial configuration and the routes 'unfolding' in front of them from a local to a global perspective.

Broadly speaking, each level provides different walking times and therefore reflects the catchment area of each centre: The local integration model (R3) gives us a 10 minute walk in the context of Stellenbosch (approximately) and reflects small local centres. The global integration model (RN) gives us a 30-minute walk and tends to be more indicative of vehicular movement patterns.



KEY

**Figure 10**  
ACCESSIBILITY MODEL  
**EXISTING**  
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## 9. KEY FINDINGS

### *Local integration (Figures 11 and 12)*

- Analysis of the local accessibility model highlights the importance of the east west connections served by Merriman and Victoria Street. Important north south routes are Van Ryneveld, Andringa Street and the upper end of Bird Street between the settlements of Cloeteville and Kayamandi. The western ends of Dorp and Plein Street are also well integrated. Along all of the routes except for Victoria Street (university precinct) commercial activities (retail, offices, restaurants) have developed.
- Two other streets that have the potential to become local destinations are along Cluver Road leading into Ida's Valley and Jan Celliers to the north of the town centre. Although both routes currently are not retail destinations, they have the potential to become important local centres given the right amount of active frontage, such as retail.
- The model highlights the potential of the Town Hall site, which is bound on all sides by highly accessible streets. The edges of the Town Hall site along Andringa and Van Ryneveld are currently undeveloped.
- Voorgelegen Garden and the Bloemhof site are bound on their southern edge by a route of good accessibility, namely Dorp Street and Plein Street respectively. Voorgelegen Garden is however currently accessed from the north and is neither open to nor visible from Dorp Street.
- Few of the outlying settlements to the north or south of the town have as much potential as the town centre to generate their own local centres. This intensifies the use of Stellenbosch's town centre as a local as well as regional centre for all outlying suburbs.
- A small retail mall has developed, to the south of the town centre along Strand Street, in response to the high volumes of vehicular traffic that are experienced along this stretch of road.



**KEY FINDINGS**



**Figure 11**  
**ACCESSIBILITY MODEL**  
**EXISTING - LOCAL**  
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