

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
40	<p><b>ARRA VINEYARDS</b></p> <p><b>EMAIL SUBMISSION: 8 MAY 2019</b></p>	<ul style="list-style-type: none"> <li>In 2008 Arra was included in the urban edge only to be omitted in the final draft.</li> <li>They have scrutinized the latest SDF proposals but fail to find any sensible deliberation on Arra Vineyards position.</li> <li>Placing their property outside the urban edge in terms of the latest SDF proposals militates against a number of important principles and considerations that have informed the formulation of the SDF guidelines and urban edge determination.</li> <li>Arra would like to use an urban/ agricultural buffer zone to develop for middle income housing and provide economies of scale for security and harmony to farming operations.</li> <li>There has been questionable inclusion of property in the urban edge that is not adding value to the SDF. but just providing real estate commerce.</li> <li>The Klapmuts Plan contains "green area" that have development rights and have been developed. These include the Mandela Estate, the housing estate outside Klapmuts and does not reflect the approvals of the two schools and university south of Klapmuts. These green spaces have been confirmed to have low agricultural potential land.</li> <li>Klapmuts is labelled as a significant new regional economic node yet the land budget consideration only speaks to land required primarily for indigent housing and give no indication of allocation of land to actually realise the "vision".</li> <li>The SDF does not reflect the urgency to improve safety at the current high hazardous Arra Vineyards water dam that has 300+ low income houses located close by and with school children having easy access to the dam. This issue should be addressed and planned for accordingly.</li> </ul>	Klapmuts urban edge	<ul style="list-style-type: none"> <li>The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch.</li> <li>Should further development proposals be submitted – supported by relevant studies and market support – and found appropriate by the Municipality through associated processes, a motivation for the further adjustment of the urban edge further could be considered as part of the proposal.</li> </ul>
41	<p><b>DE ZALZE HOA</b></p> <p><b>EMAIL SUBMISSION: 7 MAY 2019</b></p>	<ul style="list-style-type: none"> <li>The De Zalze HOA (represents over 400 homeowners) request explanation for the inclusion of a triangle of agricultural land south of De Zalze in the urban edge. They are aware that this area contains red data species which are protected.</li> <li>The HOA also notes a new extension of the urban edge on the southern side of Jamestown, an area currently zoned agricultural.</li> <li>The area between the Webersvallei Road and the Blaauwklippen River is now included in the urban edge and is marked as "existing and proposed urban character areas". The HOA enquires as to what is meant by this description.</li> </ul>	Urban edge in vicinity of De Zalze	<ul style="list-style-type: none"> <li>The triangle of land south of De Zalze has been excluded from the urban edge.</li> </ul>
42	<p><b>SPIER FARM PRECINCT</b></p> <p><b>EMAIL SUBMISSION: 9 MAY 2019</b></p>	<ul style="list-style-type: none"> <li>Spier is in the process of re-visiting its long term vision, across sectors of activity, and including the spatial use and configuration of the complex.</li> <li>They plan on preparing a vision, strategy, and implementation plan holistically, across multiple aspects including agriculture, commercial considerations, agri-processing, tourism, residential and mixed-use development of select portions of the Spier.</li> <li>Spier requests that the MSDF description of the complex enables this long term planning process to unfold.</li> </ul>	Future of the Spier Farm precinct	<ul style="list-style-type: none"> <li>The Municipality believes that the MSDF adequately enables the long-term visioning and planning process for Spier – as outlined in their submission – to proceed.</li> </ul>
43	<p><b>WERKSMANS ATTORNEYS ON BEHALF OF BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH</b></p> <p><b>EMAIL SUBMISSION: NO DATE</b></p>	<ul style="list-style-type: none"> <li>The submission motivates for the inclusion of various farm portions in the vicinity of Paradyskloof and Jamestown (Farms 1457, 369/17, and 527/3) to be included in the urban edge.</li> </ul>	Urban edge in vicinity of Paradyskloof and Jamestown, Stellenbosch	<ul style="list-style-type: none"> <li>The MSDF maintains that the urban edge of Stellenbosch town should be maintained as far as possible for the MSDF period in order to achieve national, provincial, and local settlement development and management objectives</li> </ul>

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
28	<p><b>TV3 ARCHITECTS AND PLANNERS ON BEHALF OF PORTION 4 FARM FLEURBAAI NO. 1040</b></p> <p><b>EMAIL SUBMISSION</b></p> <p><b>5 July 2019</b></p>	<ul style="list-style-type: none"> <li>In addition to the comments made in relation to Farm 1040 and 1480, the points below were highlighted in terms of Portion 4 of Farm Fleurbaai 1040.</li> <li>The current concept development proposal consists of residential and educational land uses, and forms part of the greater Fleurbaai / Libertas urban development project. The schools in Stellenbosch are at maximum capacity and have expanded (as far as possible) to accommodate this need, but without adequately addressing this need. The only solution to address this need for educational facilities is to provide additional schools. The subject property offers an opportunity for the establishing of such educational facilities in Stellenbosch that will benefit the broader community of Stellenbosch. It can only be realized if the subject property is located within the urban edge.</li> <li>The development of this property will complement the Adam Tas Corridor initiative by providing alternative housing and educational opportunities in close proximity to central Stellenbosch. The Adam Tas corridor initiative is supported but loaded with complexities which will not be easily solved in the short to medium term.</li> <li>Taking the above into consideration, they motivate that the MSDF's urban edge be amended to include Farm 1040, and to earmark it for urban development.</li> </ul>	Urban Edge	<ul style="list-style-type: none"> <li>As indicated before, the development is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.</li> </ul>
29	<p><b>TV3 ARCHITECTS AND PLANNERS ON BEHALF OF PORTION 1 FARM FLEURBAAI NO. 1040</b></p> <p><b>EMAIL SUBMISSION</b></p> <p><b>5 July 2019</b></p>	<ul style="list-style-type: none"> <li>In addition to the comments related to adjoining properties, the objector maintains that the subject property is ±9.5ha in extent and is not a viable agricultural land unit.</li> <li>The MSDF's aim is to promote strategic development and this property is just that, being located directly north-west of Techno Park, in Stellenbosch. The subject property is located strategically adjacent to the proposed Techno Park Link Road (to the west), making it a desirable strategic location for future urban development.</li> <li>The property is located at the planned second entrance to Techno Park (from Adam Tas Road). It bookends this entrance to Techno Park with Capitec's new head office building and it would therefore make sense to harness this opportunity and to provide land (on the subject property) for the future expansion of Techno Park as the need arises. The development proposal – consisting of residential and commercial / office land uses – forms part of the Fleurbaai / Libertas urban development project, and as such will complement the Adam Tas Corridor initiative by providing alternative housing and commercial opportunities in close proximity to central Stellenbosch.</li> <li>Taking the above into consideration they would like to request that the MSDF's urban edge be amended to include Portion 1 of Farm 1040 and to earmark it for urban development.</li> </ul>	Urban Edge	<ul style="list-style-type: none"> <li>As indicated before, the development is not supported at this stage. The MSDF sets out to actively curtail sprawl of Stellenbosch town and protect agricultural land over the planning period. The MSDF maintains that sufficient land exists within the urban edge for the type of development envisaged.</li> </ul>
30	<p><b>WERKMANS ATTORNEYS ON BEHALF OF BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH RE FARM NO. 527/3, FARM NO. 368/17 &amp; FARM 1457</b></p> <p><b>EMAIL SUBMISSION</b></p> <p><b>5 July 2019</b></p>	<ul style="list-style-type: none"> <li>The comment had been in relation to the comments received on their previous comments sent through on the Draft SDF.</li> <li>The Municipality's generic and superficial response cannot be regarded to be an adequate response to their previous submissions and their client is not placed in a position to understand the reasons for the Municipality's continued exclusion of the properties from the urban edge. It is believed that the continued exclusion of the properties from the urban edge is arbitrary and irrational and the Municipality's failure to engage with their client's submissions and provide proper reasons for the exclusion of the properties amounts to a violation of their client's rights to administrative action which is lawful, reasonable and procedurally fair as contemplated in the Constitution and entrenched in the Promotion of Administrative Justice Act, 2000 ("PAJA").</li> <li>The irrationality and arbitrariness of the Municipality's decision to exclude the properties is all the more glaring when one considers that these properties are all exempt from the Subdivision of Agricultural Land Act, Act 70 of 1970 ("SALA"), and (in respect of Farms 1457 and 369/17) border the proposed Eastern Link Road which forms part of the master road network planning for Stellenbosch, in conjunction with the proposed Techno Avenue Link Road.</li> <li>In the light of the fact that the Municipality has failed to engage with their previous submissions, we maintain that the motivations contained in those submissions remain pertinent and remain unanswered by the Municipality.</li> <li>They believe that the municipality had failed to address the issues outlined in the below attached document.</li> </ul>	Urban Edge	<ul style="list-style-type: none"> <li>The MSDF is based on a comprehensive argument for managing the spatial development of the Municipality over the planning period. This is aligned with national, provincial, and local statutory and policy prescriptions. Working to contain urban sprawl and ensure a compact settlement form – to ensure efficiency and sustainability – are key objectives of the MSDF. With the above in mind, the MSDF maintains that the urban edge of Stellenbosch town should be maintained as far as possible for the MSDF period.</li> </ul>