

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
40	<p>ARRA VINEYARDS</p> <p>EMAIL SUBMISSION: 8 MAY 2019</p>	<ul style="list-style-type: none"> In 2008 Arra was included in the urban edge only to be omitted in the final draft. They have scrutinized the latest SDF proposals but fail to find any sensible deliberation on Arra Vineyards position. 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. 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. 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. 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. 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". 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. 	Klapmuts urban edge	<ul style="list-style-type: none"> The Klapmuts urban edge has been adjusted to indicate agreements with the University of Stellenbosch. 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.
41	<p>DE ZALZE HOA</p> <p>EMAIL SUBMISSION: 7 MAY 2019</p>	<ul style="list-style-type: none"> 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. The HOA also notes a new extension of the urban edge on the southern side of Jamestown, an area currently zoned agricultural. 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. 	Urban edge in vicinity of De Zalze	<ul style="list-style-type: none"> The triangle of land south of De Zalze has been excluded from the urban edge.
42	<p>SPIER FARM PRECINCT</p> <p>EMAIL SUBMISSION: 9 MAY 2019</p>	<ul style="list-style-type: none"> 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. 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. Spier requests that the MSDF description of the complex enables this long term planning process to unfold. 	Future of the Spier Farm precinct	<ul style="list-style-type: none"> The Municipality believes that the MSDF adequately enables the long-term visioning and planning process for Spier – as outlined in their submission – to proceed.
43	<p>WERKSMANS ATTORNEYS ON BEHALF OF BLAAUWKLIPPEN AGRICULTURAL ESTATES STELLENBOSCH</p> <p>EMAIL SUBMISSION: NO DATE</p>	<ul style="list-style-type: none"> 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. 	Urban edge in vicinity of Paradyskloof and Jamestown, Stellenbosch	<ul style="list-style-type: none"> 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