

E 2019 MSDF: explanation why Farm1049/RE was not included in Urban Edge

No.	SUBMISSION	KEY COMMENTS / ISSUES RAISED	THEME	MUNICIPAL RESPONSE
10	VIRDIUS WORKS (PTY) LTD EMAIL SUBMISSION: 23 APRIL 2019	- Objection is made to the inclusion of state land for urban development purposes at Stellenbosch: Farm Vredenburg no. 281, the remainder and portion 8 of farm Vredenburg No. 283, Portions 17 and 35 of farm Grootvlei No. 188, and Farm 1357. - The above referred state-owned land falls into the category of unique agricultural land where expansion of the agricultural output must be promoted. - As part of the Stellenbosch Municipality Heritage Survey numerous parcels of land within the municipality have been indicated for proposed exclusion from Act 70 of 1970. - These are in Kromrivier, Klapmuts, Priel, Lanquedoc, Kylemore, the Franschhoek area, La Motte, Wemmershoek, Stellenbosch, and Ratthby (the land parcels are listed in the submission).	Proposed use of some "agricultural land areas" for urban development and proposed exclusion of other land areas from the provisions of Act 70 of 1970	- The MSDF sets out to consider the appropriate use of land from a range of perspectives (not only its current use). - The Droë Dyke area is ideally situated to address housing needs in Stellenbosch in a manner which serves national, provincial, and local settlement management objectives. - The Municipality has approached the HDA to assist in unlocking the land (owned by the National Department of Public Works). In this process, issues of current use will be addressed. - The Municipality understands that a proclamation for various land parcels to be excluded from the provisions of Act 70 of 70 was retracted. Nevertheless, exclusion of land from the provisions of the Act does not of necessity imply that the Municipality should consider the land for urban development or include the land parcels within the urban edge. - The MSDF emphasises the need to maintain the unique character of Franschhoek, while providing in the needs of residents. This includes maintaining a balance between the needs of residents and tourism establishments/ activities (critical to sustaining livelihoods). - The concerns raised predominantly relates to matters of zoning and land use management. - The proposed urban edge was adjusted to include a smaller, more rational development area.
11	PHILIP LUND RESIDENT AND LANDOWNER, FRANSCHHOEK EMAIL SUBMISSION: 25 APRIL 2019	- The change of streets from single residential properties into streets comprising commercial properties is ruining Franschhoek. - There is a need for regulations related to "Airbnb's" in the area (the lack thereof is ruining the market value of the current residential buildings). - The longer term planning objectives have been replaced by short term convenient but harmful planning decisions on property development use, "capped" by the lack of enforcement.	Land use change in Franschhoek	
12	TV3 ARCHITECTS AND TOWN PLANNERS, ON BEHALF OF BRANDWACHT LAND DEVELOPMENT (PTY) LTD EMAIL SUBMISSION: 25 APRIL 2019	The submission expresses support for the Draft MSDF, in that comments submitted on the 25 April 2018 have been included in the Stellenbosch urban edge and earmarked it for future urban development.	Stellenbosch urban edge	
13	FEEDBACK WARD 19 AT BOTTLERY TENNIS COURT HALL 24 APRIL (COMMENT AT THE PUBLIC MEETING)	Concern was expressed related to the De Novo township not being included within the urban edge.	De Novo township urban edge	The Municipality is of the view that the farm worker housing and institutional focus of De Novo do not necessarily require its inclusion within an urban edge.