



STELLENBOSCH

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Your ref:
Our ref: 17/4/4/12/1/2

2017-02-24

Heritage Western Cape
3rd Floor Protea Assurance Building
Greenmarket Square
CAPE TOWN
8000

RE: FRANSCHHOEK HOUSING BACKLOG WRT LA MOTTE HOUSING DEVELOPMENT

Our Municipality was informed that the Heritage Department of the Western Cape is questioning the proposed development on Farms 1653, 1339 and 1158/Portion 1, La Motte, Franschhoek.

Stellenbosch Municipality, like so many other local authorities in South Africa is faced with huge challenges such as poverty, informal settlements, unemployment, overcrowded backyard dwellings and access to basic services. Whilst we remain committed to meet the housing-and service needs in a sustainable and integrated way, limited resources demands from us to seek for additional land to provide services and housing opportunities. As a result we identified Farms Farms 1653, 1339 and 1158/Portion 1, La Motte for a project to provide a mixed use housing development amongst other the following community amenities:

- Church sites
- Crèches
- Public open spaces and;
- School sites

The original lay-out allowed for \pm 800 housing opportunities, but after taking into account the sensitivity of the area the sites were reduced to 428 housing opportunities. The Stellenbosch Municipality densification proposals are well within our current town planning policies, including the Stellenbosch SDF and IDP encourage mix use development within the urban edge of mixed densities from low to high residential development and mixed income. Therefor the proposed project aims to integrate high density with existing low to medium areas.

We therefor support the proposal by CK Rumboll and Partners in order to address the current housing backlog of \pm 3411 in Franschhoek valley, and the sites identified in La Motte is the only area to provide housing opportunities within the budgetary challenges the Municipality faces.

Yours faithfully

Lester van Stavel
Manager: New Housing

T: +27 21 808 8462 • F: +27 21 887 6167

Oude Bloemhof building, Plein Street, Stellenbosch, 7600 • PO Box 17, Stellenbosch, 7599

www.stellenbosch.gov.za