

# FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION

*(Incorporating Fish Hoek, Clovelly and Sun Valley)*

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**TO: HAVE YOUR SAY - [Future.CapeTown@capetown.gov.za](http://Future.CapeTown@capetown.gov.za)**

**SUBJECT: COMMENT ON DRAFT MSDF**

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## **1. DISCUSSION**

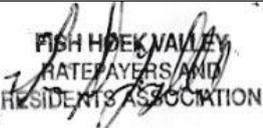
From the City's website <http://www.capetown.gov.za/City-Connect/Have-your-say/Issues-open-for-public-comment/comment-on-the-draft-msdf-and-draft-citp>, which was removed on 26 August 2017, related to "Comment on the Draft MSDF and Draft CITP", comments on both may be made up to 17:00 on 26 September 2017. Note the email time stamp of the sending server (citizens cannot be penalised if the City's servers do not receive emails timeously) renders this comment valid.

The thrust of the City's argument with doing away with the "urban edge" seems to be the arguments in Section 3.3 on page 118 that having an urban edge encourages urban sprawl, contributes to underperforming inner city business nodes, underutilised pockets of land (e.g. Wingfield) and densification (backyarding). Urban sprawl is a choice by those willing and able to afford travelling further to less frequently municipal serviced areas. Underperforming business nodes have more to do with convenience of access and parking by customers and economics (cost of renting or purchasing properties). Underutilised pockets of land, such as Wingfield, are again a choice. No one wants to live near an airport. They are too noisy and full of fuel vapour fumes. The City encourages densification. Backyarding is another economics issue in that it brings needed revenue to the owners, which is pragmatic.

It is our contention that a sharp line needs to be drawn on a map indicating the urban edge. The urban edge is a useful tool to delineate zoning and servicing types. When development wants to proceed beyond the urban edge, procedures can be invoked for dealing with the applications. Removing the sharp line of an urban edge takes away clarity for potential purchasers of land, developers and the public. Also, it could make boundaries arbitrary and possibly subject to corrupt assignment practices.

**2. RECOMMENDATION**

It is recommended that, for the reasons set out in this report that the City keeps the sharp line of the urban edge

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<b>SIGNATURE</b>	
<b>DATE</b>	26 August 2017 before 17:00