

Tammy-Lee Cloete

From: Spatial Planning
Sent: Thursday, 21 July 2022 09:31
To: Tammy-Lee Cloete
Cc: Viola Anthony
Subject: FW: ATC LSDF public participation (5 May 2022)

Hi Tammy

Kan jy asb vir ons 2 copies van onderstaande e-pos ook uitprint?

Baie dankie.

Groete
B-A

From: Clifford Heys <Clifford@tv3.co.za>
Sent: Thursday, 23 June 2022 11:20
To: Chantel Hauptfleisch <Chantel.Hauptfleisch@stellenbosch.gov.za>; Spatial Planning <Spatial.Planning@stellenbosch.gov.za>
Subject: [EX] ATC LSDF public participation (5 May 2022)

Hi Chantel

See my comments below on the draft ATC LSDF report.

The draft ATC report states that it is possible to achieve a development of some 3 000 000m² bulk, including 13 500 housing opportunities and that bulk infrastructure required to service the development can be provided. However, no impact assessments or correspondence from government departments are provided to support these claims. For this reason, the following questions are asked:

- 1. Has a macro Transport Impact Assessment (TIA) been undertaken for the ATC project (which is supported by the Provincial Roads Engineer)?***
- 2. Has the Passenger Rail Agency of South Africa (PRASA) commented on the ATC project? Do they support the ATC project, and does it align with their planning for the rail system in Stellenbosch?***

3. ***In their master planning, did the Stellenbosch Municipality's engineering department make provision to provide additional bulk infrastructure (roads, water, sewerage and electricity) for the proposed 3 000 000m² bulk?***
4. ***Has an extensive Heritage Impact Assessment (HIA) been undertaken (which is supported by Heritage Western Cape) as the ATC project will have a major impact on the Stellenbosch historic core and historic properties?***
5. ***Droeë Dyke (Precinct 1) is state land (national government). Does the national government support the AIT project and its proposals for Droeë Dyke or do they have a different development plan for Droeë Dyke?***
6. ***What are the ATC's plans for developable land located on the ATC, but which are excluded from the ATC, such as:***
 - ***Du Toit Street area (south of Precinct 8);***
 - ***Kayamandi town centre (south of Precinct 10);***
 - ***Nothern Extension Municipal Farms No. 183, 183/5 and 183/23, Stellenbosch (west of Precinct 10); and***
 - ***Municipal Farm 81/2, Stellenbosch (south of Precinct 10).***
7. ***May the ATC report enforce the provision of inclusionary and affordable housing on new developments? If so, then what are the terms and conditions?***
8. ***May officials use and impose the draft ATC report's recommendations as a formal municipal policy?***

Your response will be appreciated.

Kind regards

Clifford Heys

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