### **Chris Cronje**

From: Chris Cronje

**Sent:** 12 September 2018 04:41 PM

**To:** Barbara-Ann Henning (Barbara-Ann.Henning@stellenbosch.gov.za);

'bernabe.delabat@stellenbosch.gov.za'; 'pedro.april@stellenbosch.gov.za'; 'adriaan.kurtz@stellenbosch.gov.za'; 'Tyrone.King@stellenbosch.gov.za' Donovan Comerma; Jaco Minnie; 'Yolandi Obermeyer'; 'Malcolm Cerfonteyn';

Michael Duke (michael@raubicon.co.za); Hendro Hugo; Jan van Rensburg

**Subject:** PRE-SUBMISSION CONSULTATION MEETING MINUTES: BLAAUWKLIP-AAN-RIVIER

**Attachments:** Pre-sub\_attendance form.pdf

#### Good day all,

Cc:

Herewith follows the meeting minutes of the pre-submission consultation meeting held this morning, 12 Sept 2018. Attendance register attached hereto.

Please add / amend where you deem necessary.

- The purpose of the pre-submission consultation meeting is to discuss the proposed development on Portions 71, 52, 53 and 54 of the Farm Blaauw Klip No. 510.
- The proposal is to develop town houses (±200 ±300m²) and double-storey flats on the application area.
- The portion in between the application area and the existing La Clémence (Februarie's arbitration case) could possibly, in the future either form part of La Clémence or the proposed development.
- B. de la Bat had three concerns, namely:
  - 1. Agriculture should ideally be maintained
    - Development area is inside urban edge and portions possibly too small for economically viable agricultural production.
    - The threat of illegal land invasions, especially with the history of the site's illegal occupiers (recently removed).
  - 2. <u>Gentrification</u>, where local residents' sell their homes to developers who then develop houses the locals cannot afford to live in thereby worked out of a suburb.
    - Seeing that the proposed site is currently vacant, the proposal will not remove any existing residents from Jamestown; hence will not lead to gentrification.
  - 3. Heritage significance
    - o There is a Heritage Inventory, which was adopted / approved with overlay zones.
    - Stellenbosch Municipality will formulate development rules in the SDF process (2019) for each of the identified overlay zones.
- A Kurtz Existing sewerage pipeline north of La Clémence which is a private pipeline, hence negotiations would have to take place to link up with this pipeline.
  - Drainage of the site should also be looked at.
- T. King There is sufficient water available, but will have to assess the capacity of the pipeline and the storage of water in the reservoir.
  - Questioned access condition and impact the proposed development would have on the road network.
- Y. Obermeyer confirmed that the proposed development do not necessitate any additional road network upgrades
- M. Duke Eskom area, so electricity is not an issue.
- Mountain View Phase 1, 2 and 3 low cost housing development are in process / being planned for south of Jamestown.
- SDF principles support infill development, rather than further expansion / development to the south.
- F. Adams' 1% should be considered which could be utilised to possibly upgrade / improve security in and around Jamestown.

## Best Regards.

## CJ (Chris) Cronjé

B Hons (Geog), M (T&RP) TOWN PLANNER Cell: +27 (0)81 230 1242

**Directions** 

# BLAAUWKLIP-AAN-RIVIER (KREEFGAT) DEVELOPMENT PRE-CONSULTATION MEETING STELLENBOSCH MUNICIPALITY 12 SEPTEMBER 2018



ATTENDANCE REGISTER				
Name / Surname:	Company / Organisation:	E-mail:	Tel / Cell	Present (Signature)/ Apology
YOLANDI OBERMEYER	ice Group	yoland to regrou	0218800443	(J).
Jaco Minie	Blacow Wyren	jaco @atma.c	0.21 450 3980	15
Donovan Comerma	Blacunklippen	dunavara atmg.c		<b>3</b> -
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JAN UAN ROWS BURLY	Tv3	jan @ bv3.co.za		
CHRIS CROWSE	Tv3	tyrone king @		(Jary)
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AMEIRAN KURTZ	SB UNTERTIAN	stellen bosch gov.	809 F221	and a
Barbara Am Henring	SBMun	Henry Estelland Bernate. dela B	3-6	Gening
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