

## Chris Cronje

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**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'  
**Cc:** 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,

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 ( $\pm 200 - \pm 300\text{m}^2$ ) 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. Gentrification, 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
    - 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

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Directions

