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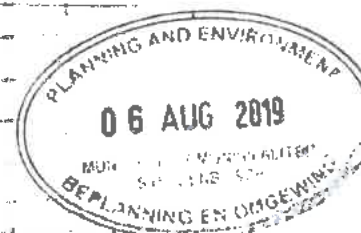
Spatial Planning, Heritage and Environment

To : Manager: Land Use Management (N Katts)
From : Manager: Spatial Planning
Date : 5 August 2019
Re : Application for consolidation, rezoning, subdivision, departure, HOA and SDP for Fam 510/52, Jamestown.

I refer to your request for comment on the above application.

1) Opinion / reasoning:

F 510/52 ST



In terms of the approved MSDF for Stellenbosch Municipality, the subject property is located within the approved urban edge of Jamestown node. However, in terms of the approved Heritage Inventory the subject properties were identified as a Special Area with heritage significance in Jamestown.

Although infill development and densification is encouraged in terms of the MSDF, the subject properties are identified as historical erven and the main aim is to enhance and manage the proposed Special Area for Jamestown. The appropriate use and renewal of heritage features is critical for their preservation. Any development that will result in the loss of the remaining agricultural plots will completely undermine the heritage value of this townscape unit.

Over-scaled private dwellings, change in land use to non-residential uses, construction on the farming, gardening allotments, cluttered properties, gated residential estates, high and solid boundary treatments were all identified deviated land uses that will likely erode the townscape character.

The layout of Jamestown is orientated towards the Blaauwklippen River that edges the allotment-style "water erf" properties. The remaining place-making elements present in the village of Jamestown are the long, narrow agricultural plots which provide visual containment and an agricultural context to the village as a whole. Rezoning of the agricultural strip and over-scaled new development should not be allowed.

The consolidation or subdivision of land units will impact the "grain" of the neighbourhood. Densification should only be contemplated where it respects the historical patterns of subdivision. No new development should be permitted on these productive land units, especially in the form of permanent built structures that are unrelated to the agricultural use.

In terms of the approved Heritage inventory, gentrification should be prevented from threatening the distinctiveness of this unique settlement within the Stellenbosch winelands.

2) Supported / not supported:

This department therefore does not support the application for the reasons mentioned above.

(Please also refer to extract of the approved Heritage Inventory attached to this memo)

PP Bening
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B de la Bat
MANAGER: SPATIAL PLANNING