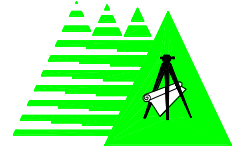


# CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL

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DATUM / DATE: 8 December 2016

ONS VERW / OUR REF: LM/8129/JL  
U VERW/YOUR REF: 130218RN21M

**Attention:** Mr Andrew September

Chief Executive Officer  
Heritage Western Cape  
Private Bag X9067  
**CAPE TOWN**  
8001

## **INTEREM COMMENT – HERITAGE IMPACT ASSESSMENT: PROPOSED AFFORDABLE HOUSING ON PORTIONS OF FARMS 1158/1, 1653 AND 1139 LA MOTTE, FRANSCHHOEK**

Your letter addressed to Mr Henry Aikman dated 21 September 2016 and our subsequent meeting dated 31st of October 2016 refers.

Our comment on your letter must be seen against the following reality. The Franschhoek Valley is experiencing a huge influx of people seeking job opportunities, and the informal housing sector in Franschhoek is growing daily. The housing backlog in Stellenbosch is in excess of 15 000 units. To address this dire situation, Stellenbosch Municipality conducted a spatial evaluation to determine where housing projects can be launched. This spatial survey pointed out that La Motte is one of the settlements that must be expanded. Pre-feasibility studies were done by various professionals to determine the potential of these sites for the proposed housing development. From the studies done, it is apparent that the sites are suitable for the envisaged development. The Municipality is under much strain to provide housing, that the original call was made to establish an additional 750 units adjacent La Motte. The public processes conducted during the planning and environmental phases brought the number of subsidised housing down to 322 units. The planners consulted with Heritage Specialists and Urban Designers, and a grid layout was very strongly recommended with a wide green corridor separating the two nodes to soften the impact.

There is logic in building new housing close to existing housing nodes that can be seen as natural extensions of the existing towns, as this leads to sharing of community facilities, social cohesion and close proximity of service

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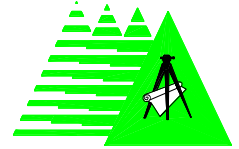
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connections. In order to preserve the character of the valley, smaller nodes at different locations were identified. The land available at La Motte Village can be developed for subsidised housing, it would be sensible to expand this area, as an economy of scale could be achieved for services and the impact of the development will be dispersed. It is proposed that some of the dwellers from the Langrug informal settlement (Franschhoek) be accommodated in the proposed development as set out below. There is no other solution than the one on the table for La Motte.

By studying the existing town of La motte with its one access route, it can clearly be seen that the only feasible entrance to the new development can be achieved by extending the main entrance road, then going into a north westerly direction at the top of the existing La Motte hamlet. Unfortunately the cost factor in the development of a low cost housing development does not allow for expensive unutilised infrastructure, therefore, the two rows of erven abutting the entrance road. Careful scrutiny of the visual impact study pointed out that these houses will not be visible.

We noted the committees comment that the current layout does not respect the urban morphology and visual aesthetic of La Motte which has social, historical and built environment significance. On the recommendation of your Department, an Urban Designer was appointed. A visual impact study were also undertaken that informed the layout plan, and is it clear that the urban morphology and visual aesthetic were taken seriously.

The statement that the layout should be revised to allow for bigger erven is partly addressed with the statement that limited funds are available, bigger erven lead to more funds and the most important factor is that large erven lead to the influx of backyard dwellers putting more strain on infrasture and social facilities that were designed to deal with a specific number of households. The cemetery that is mentioned has fallen into total disrepair, and was only noticed during a thorough walk through of the terrain. Very few of the community were aware of the existence of the cemetery. This reality should not detract from the necessary respect that should be given to the cemetery and it will be pointed out to the eventual contractors that a fence should be erected to protect the cemetery.

The ultimate goal is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone who chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. South Africa has a constitutional imperative that obliges

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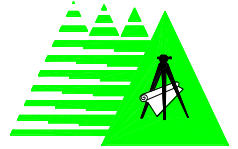
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government to ensure that all its citizens are provided with shelter and housing in accordance with the Bill of Rights.  
We therefor respectfully request that you consider our comments before issuing your final comment.

Kind regards

Jolandie Linnemann

*For CK Rumboll and Partners*

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