

BLUEBERRY HILLS: NOTES OF INTERDEPARTMENTAL MEETING (14 JUNE 2018)

NOTES:

The purpose of the meeting was to present the draft Framework Plan for Blueberry Hills to the City's line departments to receive their inputs and comments. The following is a summary of the important discussion points:

- Get inputs from Transport Engineers regarding proposed N7 extension and how it will intersect with Spine Road. This will have an influence on how the roads in the proposed development will intersect with the N7 extension.
- Consultant Transport Engineers to provide input on the following:
 - Road hierarchies.
 - Road widths.
 - Location of traffic circles / roundabouts.
 - Which roads will not provide direct residential access?
 - Distance from traffic circles and intersections where no residential access is allowed.
- Location of Eskom servitude along western boundary of the site should be clarified. Can be discussed with Johan Meyer.
- Straight roads might be problematic from a safety perspective, however the Planning Department prefer a grid pattern therefore other proposals should be made on how to deal with traffic calming.
- Comments from the Planning Department:
 - Support clustering of facilities around public open space. But they do not want too many small open spaces as the City does not have the funding to develop it.
 - The Forest Village development is a good example of densification. The average erf sizes is 75m² (5m x 15m).
 - Do not support on-site parking. A parking ratio of 1 parking per 4 units is acceptable.
 - Narrow road reserves with a minimum of 8m where possible.
 - The "courtyard / woonerf" concept and the Delft Precinct 7 concept are not desired due to the width of the courtyard and the fact that there is too much hard open sterile areas. It could be supported if courtyard is made narrower.
 - Long narrow erven is supported to enable the construction of backyard shacks. Provision must be made for the necessary upgrading of services for the backyard shacks.
- The number and area of social, community and sport facilities should be discussed with the relevant department - contact person is Bradley Burger. Meeting will be arranged.
- Regarding educational facilities; a meeting will be held with the Department of Education to discuss their needs.
- With regards to the identified sensitive area on the site; the City's Environmental Department suggested that a meeting should be held with them asap, as well as a site visit, to discuss the sensitive area. An internal meeting between the Planning consultant, Environmental consultant, Freshwater Specialist and Botanist is also necessary prior to meeting with the City officials and will be arranged.
- New Urban to revise the current draft Framework plan and a first draft precinct detail subdivisional plan (portion of the site) to be compiled for discussions with role players. This is to finalise principles to be followed in the bigger picture.

ACTIONS TO BE TAKEN:

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| • Meeting between consultants and Transport Engineers: | CSM to arrange |
| • Meeting with Facilities Manager, Bradley Burger: | Nuplan to arrange |
| • Meeting with Department of Education: | Nuplan to arrange |
| • Meeting with Environmental consultant, Freshwater Specialist & Botanist | CSM to arrange |