

Spreekrecht inzending Dhr Melet inzake Slot-Oost

I created a 3 minutes video and it is now on Youtube at the following link:

<https://youtu.be/vSGiFQGC1r0>

I also used a few slides with the points I was making during the presentation.

I include these slides as pdf into this email.

Council members can contact me if they have questions.

E-mail: fabien.melet@gmail.com

Mobile phone: 06 47 96 33 29.

I'd like to thank you again about the flexibility you offered to share my contribution.

Kind regards,

Fabien Melet



Fabien Melet
Katarina Gustafsson
Gareel 47, Zeelst

Spreekrecht 29 november 2021

ontwerpbestemmingsplan “Slot-Oost”

Content

- ▶ Traffic between the old and new area
- ▶ Building height limits
- ▶ Layout of the lots at the edge of the existing area

Traffic between the old and new area

- Statement from the city: no motorized vehicles (apart from ambulance, police and firefighters), only bikers and pedestrians.
- No cars, great!
- Moped, scooters, even (e-)bikes are fast too nowadays!
- Keep our streets safe for our kids!
- Force these vehicles to slow down with physical obstacles. Not just simple poles!



Building height limits



- Initial proposal from the city:
 - Maximum height : 12.5m; Maximum gutter height : 6m
- Our request: as this is tightly connected to the Gareel, use the same limits!
 - Maximum height : 10m; Maximum gutter height : 4.5m
- Feedback from the city:
 - Maximum height lowered to 11.5m
 - Maximum gutter height : no change
- It was not demonstrated that this will match with the existing area.
- We do NOT think it matches well at all!
- Houses close to the new area are not even reaching the 10m limit. (ours among them)
- **Using the limits of the existing area will give best match for sure!**
- **There are no reasons to not use the existing limits!** At least in the part close to the existing area.
- (if there are reasonable reasons, why not explain them?)



Layout of the lots at the edge of the existing area

- We made several request over several years to buy a little bit of ground (50-100m², tbd) to extend slightly our lot knowing this area would eventually be developed.
- This was not approved, and this was understandable as long as the project was not clear.
- Now the plan proposed does not include a green corridor or a public space between the 2 areas. We will get direct neighbors.
- **This ground will be sold to someone!**
- **Why refuse selling a little bit to us?**
- **This plan allows easily to adjust the limits somewhat!**
- Please be considerate about the people living right there on the edge! Engage with us!



Thank you for listening and for taking our contribution into consideration.