

20 February 2018

Dear Interested and Affected Party

GNEC Code: 20401
DEA&DP REF: 16/3/3/6/7/1/A5/11/2082/17

AVAILABILITY OF 2nd PRE-APP DRAFT BAR: PROPOSED HAASENDAL DEVELOPMENT AND KUILS RIVER GOLF COURSE RE-DEVELOPMENT ON ERF 23580, ERF 23579, ERF 23582, ERF 23583, ERF 23584, FARM 1339, AND PORTIONS 60, 64, 67, 87 AND 106 OF FARM 222 IN KUILS RIVER, WESTERN CAPE.

As you are aware, Amphoria (Pty) Ltd, proposes to develop the Haasendal site which is set to include numerous residential precincts, a commercial node along Saxdowns Road as well as the re-development of the existing Kuils River Golf Course.

Currently the farm portions where the development is proposed is lying vacant and is not in use although located within the City of Cape Town Urban Edge. The area was previously farmed, although the soil is not of high quality due to sandy substrate and farming potential was very limited. The existing Kuils River Golf Course is located on the property and a land swop has been entered into between the applicant and the City of Cape Town in order to swop portions for the re-development of the Kuils River Golf Course and to avail other portions for development. This land swop has been formally approved by the City of Cape Town.

The Haasendal Estate development is located toward the immediate south of the Bottelary Road and toward the immediate west of the Kuilsriver Golf Course in Brackenfell. The development leads all along Saxdowns Road toward the immediate east of Saxdowns Road.

The site previously comprised of Portions 01, 11, 26, 30, 34, 58 and 87 of Farm Haasendal no. 222, Brackenfell, Western Cape. These portions have been since been consolidated and a range of new residential erven have been introduced since. This proposed development is now being applied for which includes Erf 23580, Erf 23579, Erf 23582, Erf 23583, Erf 23584, Farm 1339, and Portions 60, 64, 67, 87 and 106 of Farm 222 in Brackenfell, Western Cape.

The site as it currently stands comprises of the existing Turnberry Single Residential Development which comprises 10ha in extent and 250 single residential units. The site is currently disturbed in its entirety and the road network has also been constructed on site. One existing dwelling (not older than 60 years) is present on the site which is being utilized as a site office for sales. The site furthermore contains Eskom powerlines and no biophysical constraints

to development, apart from the Bottelary River which is to be protected by riverine buffers and is to be rehabilitated. The site is located within the City of Cape Town urban edge.

It is further important to take cognisance of the fact that this entire site area has previously been approved as part of a full EIA process for the same development, although at that stage the proposal included only single residential units and the land swap was not confirmed at that stage. The City indicated that the previous approved proposal (DEA&DP Ref: E12/2/3/2-A4/62-0297/06) did not include enough density for development in this area. It should also be noted that the Haasendal Estate now includes a re-design of the Kuils River Golf Course to be included as part of the Haasendal Estate.

The total site area included as part of this application (including the golf course) totals 145.3ha. This includes all nodes as per the preferred Site Development Plan B9, **apart from the nodes already approved (1; 2; 5-10; and 13)**. The development areas included as part of this application includes a number of different residential land uses, a private school with associated sports fields (node 23), and mixed use nodes which could potentially entail some retail developments.

The Preferred Site Development Plan has attempted to respond to all input obtained from the specialist consultants and the engineering teams, as well as the requirements in terms of feasibility. Three main access roads to the development are proposed. One access has already been constructed which refers to Pugsli Road and serves as the access to the existing Turnberry Estate. Another access (left in – left out) will be constructed toward the north of this existing access. Furthermore another full access will be constructed toward the south of the Bottelary River opposite the existing Sandalwood Road. This has been determined by the Traffic Engineer as part of the Traffic Impact Assessment and agreed to in principle by the CoCT.

Furthermore the Preferred Layout Alternative have incorporated the storm water management requirements as detailed as part of the Storm Water Management Plan. Eleven new storm water ponds are to be created along with the existing pond on the Kuils River Golf Course. The location of these ponds have been indicated on the Preferred Site Development Plan and taken into consideration in terms of the developable areas.

The Preferred Layout Alternative have also taken cognisance of the findings of the Freshwater Assessment Report. All buffer areas as proposed in the Freshwater Assessment has been responded to and have been incorporated into the layout. An ecological buffer area has been included toward the south of the Bottelary River in order to accommodate a seasonal stream / tributary leading from south to north. This also allows for ecological processes along with the buffer provided further toward the east.

The Haasendal development stretches toward the north and the south of the Bottelary River and will be an access controlled development with a number of individual residential precincts to form part of the greater Haasendal development. As a result of the scale of the proposed

development, this EIA process will look to address all environmental impacts associated with the development of the greater Haasendal Estate and the incorporation of the Golf Course and all developable pockets will subsequently be designed inside these perimeters.

All bulk services are readily available in the area and will be supplied by the City of Cape Town. The applicant have also been tasked with assisting in the provision of bulk services to the development as well as the construction of Saxdowns Road. Bulk services will be sufficient to accommodate the proposal.

Amphoria (Pty) Ltd, appointed GNEC as an independent environmental consultancy to facilitate the Environmental Impact Assessment (EIA) and public participation process required for the project. The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed application as an activity that may have significant detrimental effects on the environment with the following listed activities:

The **2nd Pre-App Draft** BAR is made available for comment from the **21st of February 2018** until the **23rd of March 2018**.

Please ensure that your comment is submitted to the EAP at the contact details provided below:

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COMMENTS MUST BE SUBMITTED ON OR BEFORE FRIDAY THE 23rd OF MARCH 2018.

Yours sincerely



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