

D-3 COMMENT AND RESPONSE REPORT

PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF HAASENDAL ESTATE ON ERVEN 23582, 23583, 23584, 23579 & 23580 (REGISTERED AS ERF 23324), IN KUILS RIVER, WESTERN CAPE.

Issues / comment raised by:	Date	Means of communication	Issue / comment	Response
«Name»	«Date of Comms»	«Means of Comms»	«Comment»	«Response»
Veronica Wessels	8 August 2019	Email	<p>Great... Like we need any more traffic...</p> <p>I just find it absolutely ridiculous that the city is just approving all these developments in the Brackenfell/Kuilsriver area with the ridiculous amount of traffic we already experience on a daily basis, especially on Brackenfell Boulevard, with no infrastructure upgrades whatsoever; and whatever upgrades are made don't relieve any of our traffic problems. Even driving out of peak time traffic is a complete nightmare. Where must all the children attend school as all the public schools in Brackenfell/Kuilsriver areas are already exceeding its capacity limits and showing children away that lives across the street from the school because there simply is not any space! And all these private schools you sell these developments with - the average household simply cannot afford their expensive fees.</p> <p>It is really beyond ridiculous; but as we have learned that you can stand on your head and sign 100 000 petitions, these developments will</p>	<p>Dear Veronica,</p> <p>Please refer to the Traffic Impact Assessment attached the BAR as Annexure H. You will note that a number of the existing roads as well as major future road upgrades will be brought about as a result of this development. Without the development no road upgrades will take place.</p> <p>Furthermore the proposed development includes a Curro private school. The school has done its due diligence and has ascertained that a market does exist in the area.</p>

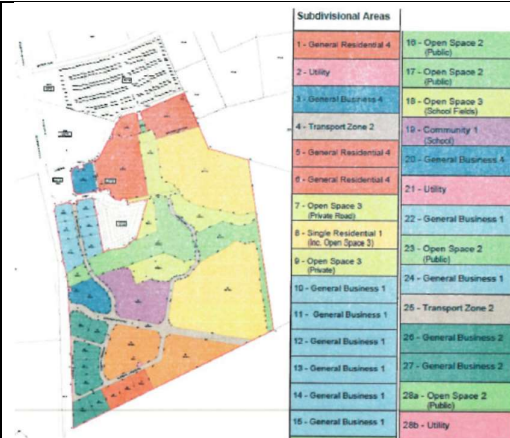
			<p>continue no matter what because its all about the money, money, money.</p> <p>Please don't bother to provide me with a sugar coated response (Like you always do) with the so called benefits and promises of yet another development in an already over developed and populated Brackenfell area.</p> <p>Regards, A beyond frustrated resident (Protea Heights, Brackenfell)</p>	
JJ Lourens	8 August 2019	Email	<p>Goedag Renier,</p> <p>Dankie vir die inligting. Kan jy asseblief vir my die area plan aanstuur waarop hierdie veranderings aangedui is.</p> <p>Dankie by voorbaat</p> <p>Groete</p> <p>JJ Lourens 0724360789</p>	<p>Hi JJ,</p> <p>Vind asseblief hierby aangeheg die nuutste uitlegplan vir die ontwikkeling. Indien daar enigiets verder spesifiek is wat jy graag sal wil sien is jy welkom om my te kontak. The volle verslag en alle addendums is ook beskikbaar op ons webtuiste by www.gnec.co.za.</p> <p>Vriendelike Groete</p>
Hassan Parker	10 September 2019	Email	<p>The Directorate: Pollution and Chemicals Management (D:PCM) acknowledges receipt of the Pre-BAR and EMPr for the proposed activity and has the following comment:</p> <ol style="list-style-type: none"> 1. The Google Map of the proposed development area is not well defined. Please provide a map with greater areal resolution; 2. One co-ordinate of the proposed development was provided: 33 90' 87.8" (Latitude S) and 18 69' 84.1" (Longitude E) (page 23 of 99 – Basic Assessment 	<p>Please refer to Annexure A – Aerial Site Overlay.</p> <p>The co-ordinate of the centre point of the proposed development is 33 91' 01.94" (Latitude S) and 18 70' 27.05" (Longitude E).</p>

			<p>Report). Please review your co-ordinate system and revert;</p> <p>3. Please note that the catchment management agency is now called, 'Breede Gouritz Catchment Management Agency (BGCMA) and the abbreviation BOCMA (Page 81) is no longer in use;</p> <p>4. Construction vehicles must remain on roads and within demarcated areas, and should no encroach into the wetland areas or their respective buffer zones;</p> <p>5. Storage of construction material should be located within designated areas, ensuring a minimal ecological footprint, to prevent the loss of natural habitat and to ensure a suitable distance from sensitive aquatic features;</p> <p>6. All alien and invasive vegetation species must be eradicated from site;</p> <p>7. No potable water is to be used for dust suppression during the construction phase;</p> <p>8. Storm-water runoff must be controlled to ensure that on-site activities do not culminate in off-site pollution of watercourses and wetlands;</p> <p>9. On-site watercourses should be maintained, including the removal of</p>	<p>This is noted and has been updated in the Post App Draft EMP.</p> <p>This is noted and agreed. A number of rehabilitation and landscaping activities will be conducted within the buffer areas. The onus will be on the ECO to ensure that only essential activities required for the rehabilitation of these areas be allowed within these zones.</p> <p>This is noted and agreed. In this regard also please refer to the phasing plan attached as part of the Preferred Site Development Plan. Each phase of the development should ensure that the storage of material and site camps be located away from the Botlary River and its tributaries.</p> <p>This is noted and agreed and has been detailed as part of the landscaping master plan and the associated landscaping framework.</p> <p>Agreed. This has been included as part of the Environmental Management Plan.</p> <p>Agreed. These measures have been elaborated upon as part of the EMP and RMMP.</p>
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			<p>sedimentation and overgrown vegetation to ensure unimpeded water flow;</p> <p>10. The directorate reserves the right to amend the comments should any further information become know;</p> <p>11. The applicant is reminded that Section 28 of the National Environmental Management Act (NEMA) (Act No. 107 of 1998) i.e. Duty of Care, states that:</p> <p><i>Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such pollution or degradation of the environment”.</i></p> <p>Kindly be informed that the D:PCM reserves the right to review the provided comments should additional information become available.</p> <p>Please contact Hassan Parker should you need to.</p>	<p>Furthermore all mitigation measures in the Freshwater Impact Assessment have been included in the Post App BAR. This is noted.</p> <p>This is noted.</p>
M. Noqhamza Department of Water and Sanitation	16 September 2019	Post	<p>Reference is made to the above-mentioned document dated 08 August 2019 with reference number 16/3/3/6/7/A8/74/3216/19 from DEA&DP.</p> <p>The Department perused the above-mentioned report and has the following comments:</p>	

			<ul style="list-style-type: none"> • It is mentioned in the report that services (potable water and sewerage) will be provided by City of Cape Town Municipality. A formal letter from City of Cape Town confirming that they will have sufficient capacity to provide water, sewer and waste service for the proposed development must be submitted to this Department; • Please note that any development within the 1:100 year line and/or delineated riparian habitat, whichever is the greatest distance or on the area within 100m from the edge of a watercourse or within 500m from any boundary of a wetland or a pan constitutes a water use activity and must be authorized and registered in terms of the National Water Act (Act 36 of 1998) before the proposed development may commence; • If the property that receives water from an Irrigation Board or Water User Association is subdivided, sold or consolidated, the Board or Association and this Department must be notified within sixty (60) days after the said transaction has taken place; • Please note that if the subdivision will affect the allocation of a water use as registered by this Department, the owner(s) of the new property (ies) must enter into a written mutual agreement to determine each property's share in any allocated water or water use and this must be communicated to this Department; 	<p>The confirmation of services is included as part of Annexure H Engineering Services Report. The CoCT Mr Shamile Manie has confirmed that the City does have sufficient capacity and the letter is included as part of the Civil Services report.</p> <p>This is noted and agreed. A Water Use License has been submitted to the DWS in order to apply for the said activities.</p> <p>This is noted and agreed.</p> <p>This is noted and agreed. Once the development has been completed and a Property Owners Association has been established, the responsible body will provide the required information on all registered water uses and the responsible entities to the Department.</p>
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			<ul style="list-style-type: none"> • No abstraction of surface or groundwater may be done without prior authorization from this Department, unless it is a Schedule 1 Use or an Existing Lawful Use; • No surface, ground or storm water may be polluted as a result of any activities; • Solid waste must be managed in accordance with the requirements of the relevant legislation; and • All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to at all times. <p>Should have any further questions in this regard you are welcome to contact this office.</p>	<p>This is noted and agreed.</p> <p>This is noted and agreed.</p> <p>This is noted and agreed.</p> <p>Agreed.</p>
Sandra Hustwick City of Cape Town	17 September 2019	Email	<p>Thank you for the opportunity to comment on this report. The City has already received the Land Use application for this revised site development plan, so would like to see the issues raised in this regard addressed in the Basic Assessment Process and vice versa. Please see the comments below and address them in the next report where necessary.</p>	<p>This is noted.</p>



1. Circulation of the Application

The report was circulated to the following CCT Departments for comment:

- Water and Sanitation Department (Bulk Water Branch)
- Transport Planning
- Solid Waste Department
- Biodiversity
- Specialised Environmental Health (Air Quality) Specialised Environmental Health (Noise)
- Water and Sanitation (Catchment, Storm water and River Management Branch)
- Electricity
- Recreation and Parks

2. Comments by City Departments

The following comments were raised by the various City Departments (The original memoranda are included in the Annexures).

**Environmental & Heritage Management
Branch - Sandra Hustwick Tel. 021 400 6526**

In Section 11, Applicable legislation, policies, circulars and/or guidelines, please include the relevant maps from the Provincial Spatial Development Framework, Cape Town Municipal Spatial Development Framework (2018) and the Tygerberg District Spatial Development Plan (2012), showing the location of the site relative to the Spatial Development Plans.




Biodiversity

The south-western corner of the site has been identified as containing critical biodiversity and several wetlands. But the Tygerberg District Plan does not include the biodiversity as part of its conservation strategy and has indicated the land for future urban development.

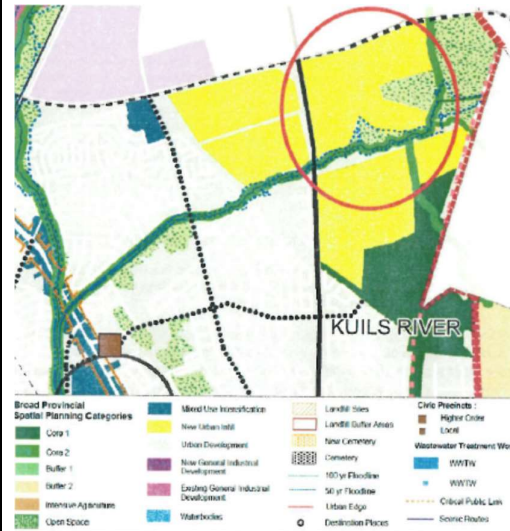
The requested maps for the CTMSDF (2018) and the TDSDP (2012) has been included in Section 11. The Provincial Spatial Development Framework does not include any maps which can be utilized at scale.

This is noted and agreed. The area has been surveyed by a botanical specialist which noted that approximately 15ha of low medium quality vegetation has re-established with low species diversity. This will be mitigated / offset by means of a monthly financial contribution to the Haasendal Nature Reserve which will result in a low negative impact.

			<p>Open spaces systems and ecological corridors</p> <p>The proposed open spaces align with the wetlands and river corridor buffer zones adequately so as not to negatively affect them, and to ensure their conservation, use and enjoyment. However, we are concerned that not all residents will have access to the public open space (zoned Open Space 2) amenities. In this regard, the retention pond / reservoir to the north, must be zoned OS2, rather than Special open space (OS3) - which could enable an owner to prohibit public access in the future. It is important that the entire wetlands and riverine corridors which have public routes traversing them, remain in public ownership in perpetuity so as to safeguard public access to these natural environmental resources.</p>	<p>As per the latest Subdivision Plan (HDAmphoria_Sub18 dated 14 October 2019) the proposed development incorporates 82163m² (19, 20 & 40) for Bottelary River Park (public), 18120m² (10) for Haasendal Park (private) and 41946m² (21 & 41) for School Fields that will be open to the public.</p> <p>Most of the public open space is structured around the Bottelary River. Additional 946m² (3) and 1564m² (42) strips of land to the north and south have been incorporated to serve as access opportunities. The strip to the north will provide access to Haasendal Park for the Turnberry development. Turnberry has no internal private space and will therefore need access to the planned estate park. The Links, located on Erf 23325, will have their own private courtyard. Access will therefore not be granted to The Links. However, they will have access to the Bottelary River Park as well as the school fields that will be open to the public.</p> <p>The developer has already decreased the security section of Haasendal Estate dramatically to ensure that most of Bottelary River will be open to the public.</p>
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			<p>The proposed development aligns with the City's <u>Tygerberg District Spatial Development Plan</u> - see excerpt below. The proposed development also aligns with the City's Floodplain and River Corridor management</p>	 <p><u>Old Security Section vs New Security Section</u></p> <p>A private road will be required to serve the security section of Haasendal Estate. It is imperative to the successful functioning of the access controlled portion of Haasendal Estate, as a secure and access controlled environment, that the Haasendal Park private open space be fenced and that access can be controlled via biometric technology. If Haasendal Park cannot be an access controlled open space it will negate all the security planning for this portion of the development. This is not acceptable to the developer as the secure, access controlled portion of the Haasendal Estate is an important product aimed at a specific market segment envisaged in this mixed use estate.</p> <p>This is noted and agreed.</p>
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Policy (2009) whereby development is set back outside the 1:100 and 1:50 year floodplains.



Tygerberg District Spatial Development Plan (2012) - site within the circled area

Please modify the proposed Subdivision Plan where there are areas that are required for public access from Turnberry Estate to the river corridor and wetlands / stormwater detention pond, as follows:

- Subdivisional Area 3: Change the Special Open space (OS3) to OS2 (public open space).
- Subdivisional Area 9: Private Road: Change the road to Open space 2 or Transport zone 2.
- Subdivisional Area 10: Change from OS3 (special open space) to Public Open Space (OS2).

The strip to the north will provide access to Haasendal Park for the Turnberry development. Turnberry has no internal private space and will therefore need access to the planned estate park. Access to the park for the Turnberry development can be included as a condition of approval. It is suggested that the condition reads as follows “The whole Erf (16a) is subject to an access servitude in favour of the members of the Turnberry Home Owners Association”. When the private space erf is transferred to

			<p>Please ensure that the residential are (shown west of Subdivisional area 12) in white (annotated "Approved 128 units"), (outside this scheme) has access to the public open space amenities next door to them. The Plan indicates a "proposed consolidated boundary". Please explain if public access through a "consolidated boundary" is possible or not. This would be a very negative impact on future communities living there if they could not readily gain access to the central open space amenity for the area. Their quality of life would be adversely affected.</p> <p>In the Proposed Phasing Plan, please indicate the river rehabilitation and park development as Phase 3 rather than Phase 5. Phase 5 leaves rehabilitation and landscaping the open space to the end of the project, whereas if the riverine rehabilitation is commenced sooner, then a better environment will be available for future residents moving into the area.</p>	<p>the relevant HOA, the attorney will include the above statement in his Deed as a notarial servitude. A gate with biometric scanning facility will be placed at the southern end of the 946m2 strip of public open space (3) which will grant the mentioned members the required access. Turnberry Estate Residents would become part of the Haasendal Estate Master Homeowners Association and its Constitution</p> <p>This Subdivisional Area 12 forms part of the Haasendal Security section of the Estate. For this reason this development will have direct access to the Private and Public open space systems created in the surrounding area.</p> <p>As per this request the applicant agreed to amend the phasing of the development in line with this request. Please refer to the updated Phasing Plan included as Annexure B. The reason this was previously included as Phase 5 was that this will be large capital expense and the applicant will need to directly fund this prior to generating an income from sales.</p>
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			<p>Please ensure that all the relevant Landscape Plans for the entire site are made available in the next report.</p> <p>Please note on the Amphoria Pty Ltd plan showing Portion 62 of Farm no 222 Revised areas, dated 12 Dec 2018, A110, there is a powerline area that is flanked by a GR4 area which would prevent the Turnberry residents getting access to the public open space riverine system to the south. There must be a corridor of OS2 for access for all residents. It is not sufficient to have pedestrian access "servitudes" in favour of the public while the site plan indicates no public access. It's best to zone the land appropriately for public access. Transport 2 is another option for a public pedestrian / cycle lane. It is essential that there should be no barriers to public access to the river corridor or tributaries to the Bottelary River system. All residents must have access to the linear open space area. Without this, they will have no access to any open space amenities in their area. The open space zone beneath the power lines must be Open Space 2 - public open space.</p> <p><u>Please ensure that the following are made conditional to the environmental authorisation:</u></p> <p>The recommendations mentioned above, to enable and ensure public access to the open space system, must be made conditional to the environmental authorisation, unless the plans have been amended in the next report to reflect the necessary changes.</p>	<p>The updated Landscape Master Plans and the updated Landscape Framework have been included herewith as Annexure G.</p> <p>Please refer to the responses above.</p> <p>Please note the responses above and the reasoning therefore. As per these amendments all residents requiring access will now be accommodated and the integrity of the security offering will remain intact.</p>
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			<p>A contractually binding <u>Construction Environmental Management Plan (CEMP)</u> will be required to ensure adequate protection of the Bottelary River system and its tributaries, wetlands, and floodplains during site clearance and construction activities, and to manage construction activities on site according to best practice principles. The CEMP must also include a <u>river rehabilitation plan</u>. This must be submitted prior to building plan approval, ideally with the SDP. Monthly audits during the Construction Phase, must be sent to the City's ECO, Farrel Smith.</p> <p>An <u>Environmental Control Office (ECO)</u> will need to be appointed to ensure compliance with the Construction EMP, prior to building plan approval/site clearance, whichever is first, and to ensure induction training to all workers and contractors on site.</p> <p>Thereafter, an <u>Operational Environmental Management Plan (OEMP)</u> will be required for the ongoing maintenance and management of the Bottelary River and its tributaries. This must be submitted prior to occupancy of the first dwelling units. The maintenance of the public open space and private open space must remain the responsibility of the developer / Homeowner's Association in perpetuity and the publicly accessible areas may not be privatised.</p> <p>The <u>funding of the OEMP</u> is to be the responsibility of the developer, and can be transferred to the Home Owners Association and Body-Corporates for their cost, which if shared by all the owners, will be manageable. Alternatively, please indicate how the biodiversity areas and open space will be</p>	<p>This is noted and agreed. This requirement has been made a condition of approval for the Environmental Authorization. The CEMP and RMMP is herewith attached as Section B.</p> <p>This is noted and agreed. This requirement has been made a condition of approval for the Environmental Authorization.</p> <p>This is noted and agreed.</p> <p>The open space and biodiversity areas will be funded by the Home Owners Association. A levy will also be included for the financial offset to the Haasendal Nature Reserve.</p>
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			<p>managed, maintained and funded into the future.</p> <p>The developer is to fund the ECO appointment, which is to be an ongoing appointment for the rehabilitation of the river corridor with indigenous species, and for overseeing the open space maintenance into the future.</p> <p>There is to be an <u>annual audit</u> of the Operational Environmental Management Plan sent to the City of Cape Town's Biodiversity Management Branch, Environmental & Heritage management Branch and the Recreation & Parks Branch. The cost of the audit is to be borne by the Body Corporate/Developer.</p> <p><u>Recreation and Parks</u> REQUEST FOR INTERDEPARTMENTAL COMMENTS: Pre-application Draft BAR for the Proposed rezoning, subdivision and development of Haasendal Estate on ervan 23582, 23583, 23584, 23579 & 23580 (registered as erf 23324), in Kuils River.</p> <p>This office acknowledges that the subject BAR is an amendment of the previous Site Development Plan. It is noted that the Kuils River Golf Course will no longer form part of the development. It is concerning that the open space development will be guided by die Haasendal Estate Landscape Framework November 2018, which still makes reference to the golf course being part of the development. The amount of contradictory and conflicting information with regards to the development is worrisome and needs to be corrected.</p>	<p>This is noted and agreed.</p> <p>This is noted and agreed.</p> <p>The Haasendal Estate Landscape Framework and Landscaping Masterplan has been updated in line with the updated Preferred Site Development Plans. Please refer to Annexure B and Annexure G for the updated plans.</p>
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			<p>The provision of 8.25ha of public open space of which 2.5ha will be developed as informal lawn areas in the Bottelary River Park is welcomed. However, the provision of a private open space adjacent to the public open space seems to be limiting the accessibility of the existing residents of Turnberry Estate. It would be beneficial that a servitude be registered granting the residents of Turnberry Estate right of way through the Haasendal Park to Bottelary River Park.</p> <p>This office is concerned with the provision of an isolated public open space on (parcel 3) of the phasing plan. The location of the public open space does not make sense. It seems as its only purpose will be to grant access to the private open space (Haasendal park). If this is the case then it will be better suited that the proposed public open space forms part of Haasendal Park.</p>	<p>As per the latest Subdivision Plan (HDAmphoria_Sub18 dated 14 October 2019) the proposed development incorporates 82163m² (19, 20 & 40) for Bottelary River Park (public), 18120m² (10) for Haasendal Park (private) and 41946m² (21 & 41) for School Fields that will be open to the public.</p> <p>Most of the public open space is structured around the Bottelary River. Additional 946m² (3) and 1564m² (42) strips of land to the north and south have been incorporated to serve as access opportunities. The strip to the north will provide access to Haasendal Park for the Turnberry development. Turnberry has no internal private space and will therefore need access to the planned estate park.</p> <p>The strip to the north will provide access to Haasendal Park for the Turnberry development. Turnberry has no internal private space and will therefore need access to the planned estate park. Access to the park for the Turnberry development can be included as a condition of approval. It is suggested that the condition reads as follows “The whole Erf (16a) is subject to an access servitude in favour of the members of the Turnberry Home Owners Association”. When the private space erf is transferred to</p>
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				<p>the relevant HOA, the attorney will include the above statement in his Deed as a notarial servitude. A gate with biometric scanning facility will be placed at the southern end of the 946m2 strip of public open space (3) which will grant the mentioned members the required access. Turnberry Estate Residents would become part of the Haasendal Estate Master Homeowners Association and its Constitution</p> <p>A private road will be required to serve the security section of Haasendal Estate. It is imperative to the successful functioning of the access controlled portion of Haasendal Estate, as a secure and access controlled environment, that the Haasendal Park private open space be fenced and that access can be controlled via biometric technology. If Haasendal Park cannot be an access controlled open space it will negate all the security planning for this portion of the development. This is not acceptable to the developer as the secure, access controlled portion of the Haasendal Estate is an important product aimed at a specific market segment envisaged in this mixed use estate.</p>
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			<p>In principle this office supports the proposal, subject to conditions. A few amendments are required to ensure that the functionality of the open space systems is harmonious with the proposed development.</p> <p>The Recreation and Parks Department has no objection to the proposed BAR subject to the following:</p> <p>1. That a Landscape Master Plan and Landscape Framework for erven 23582, 23583, 23584, 23579 & 23580 (registered as erf 23324), in Kuils River, must be submitted with the SDP application to the satisfaction of the Department: Recreation & Parks. That such plans satisfy the requirements as stipulated in Appendix 1 & 2 of this memorandum and to indicate, inter alia, the extent, location and design of the following:</p> <ul style="list-style-type: none"> a) existing vegetation/trees to be either removed and/or retained, indicating types of all vegetation; b) all proposed newly planted vegetation, including species and planting specifications; c) existing and finished ground levels; d) must include an irrigation plan; e) all landscape features, including fences, walls, retaining walls, paving, street furniture, lighting and play equipment (indicating detailed specifications); f) all existing and proposed new services traversing the parks; and g) phasing and timing of implementation, including a twelve-month establishment period. 	<p>All the amendments have now been included as part of this report. Please indicate whether the amendments are to the satisfaction of your office.</p> <p>This is noted and agreed. The detailed Landscape Framework and Landscape Master Plans have herewith been attached as Annexure G. SDP landscaping will be informed by this framework and submitted with the SDP applications and satisfy the criteria as listed.</p>
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			<p>2. That a servitude be registered in favour of the residents of the existing Turnberry Estate granting them right of way in order to access the public open space (Bottelary River Park).</p> <p>3. That a minimum of 8.25ha of public open space of which 2.5ha will be developed as functional lawn areas in the Bottelary River Park be provided.</p>	<p>The strip to the north will provide access to Haasendal Park for the Turnberry development. Turnberry has no internal private space and will therefore need access to the planned estate park. Access to the park for the Turnberry development can be included as a condition of approval. It is suggested that the condition reads as follows “The whole Erf (16a) is subject to an access servitude in favour of the members of the Turnberry Home Owners Association”. When the private space erf is transferred to the relevant HOA, the attorney will include the above statement in his Deed as a notarial servitude. A gate with biometric scanning facility will be placed at the southern end of the 946m² strip of public open space (3) which will grant the mentioned members the required access. Turnberry Estate Residents would become part of the Haasendal Estate Master Homeowners Association and its Constitution</p> <p>As per the latest Subdivision Plan (HDAmphoria_Sub18 dated 14 October 2019) the proposed development incorporates 82163m² (19, 20 & 40) for Bottelary River Park (public), 18120m² (10) for Haasendal Park (private) and 41946m² (21 & 41) for School Fields that will be open to the public.</p>
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			<p>STANDARD REQUIREMENTS FOR THE SUBMISSION OF LANDSCAPING PLANS</p> <p>Depending on the nature of the proposed development, a Landscape plan should include the following basic information:</p> <ul style="list-style-type: none"> - Development of owner(s) name - Erf number(s), suburb and street address of subject property, as well as abutting erf numbers, - Name and contact information of landscape architect or author of the plan, - Plan must be drawn to scale (1:500; 1:250; 1:100 or 1:50), bar scale and north point, - Site boundaries, area and dimensions, as well as any existing and proposed servitudes, - Name and position of abutting street (s), - Existing and proposed contours at minimum 1m intervals, - Existing and finished ground levels to be shown, - Entrances and windows of the ground floor of the proposed development, - Location of existing mature trees to be retained relocated and/or removed within the property, as well as any street trees. Trunk diameter, drip lines, height and botanical names of trees should also be indicated. Where trees are to be retained, existing and proposed ground levels around the routes should be indicated, - Location of proposed trees and vegetation, with their botanical names and sizes, and densities to which ground covers and shrubs will be 	<p>The Standard Requirements for Landscaping Plans are noted.</p>
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			<p>planted - use of locally indigenous plant species are encouraged as these are more water wise and generally more cost effective in the long term with regard to maintenance,</p> <ul style="list-style-type: none"> - Tree staking diagram to be included. - All landscaping on levels other than natural ground e.g. balconies and roof gardens, - Existing and proposed structures and hard surfaces to be retained - specify surface material to be used (e.g. paving, permeable paving to encourage stormwater infiltration, lawn etc.); - All landscaping features, including fences, walls, retaining walls, street furniture, lighting and play equipment (indicating detailed specifications), - Vehicular and pedestrian circulation,, - Development on adjacent properties (e.g. buildings, landscaping etc.) - Irrigation and drainage in general landscaped areas and planters. Landscaping plans to show a metered connection and/or irrigation plan as well as detailed planting plans (if required) - Location of all underground and overhead services (both existing and proposed), e.g. water, electricity, telephone, stormwater, sewer etc. - Stormwater flow paths, detention and treatment facilities (indicated schematically) - Position and extent of any special site features, such as rocky outcrops, channels, fountains/natural springs, wetlands etc. and - Any existing cultural, heritage or conservation resource or asset on site 	
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			<p>Additional general requirements:</p> <ul style="list-style-type: none">– Landscape plans may not be smaller than A4 or larger than A0 and must be folded to A4 size.– Any alterations on a Landscape plan must be made in ink, signed and dated,– When requested, the estimated cost of/budget for the proposed landscaping works and a development programme must be attached as an annexure to the Landscape plan,– A Landscape plan must be prepared by a suitably qualified professional. For larger or more complex cases, Council may require that a qualified professional landscape Architect registered with the South African council for Landscape Architectural Profession (SACLAP) in terms of the South African Council of Landscape Architect Professional Act, No 45 of 2000, undertake this task. In such case, the registration number of the professional must be provided on a plans submitted. <p>STANDARD REQUIREMENTS / CONDITIONS FOR DEVELOPING OPEN SPACE</p> <p>The following standard conditions apply to the development of an open space:</p> <ol style="list-style-type: none">1. Open spaces shall be cleared of an invasive alien vegetation.2. Sound horticultural and "water-wise" principles are to be used as a basic for all specifications.	<p>This is noted.</p> <p>This is noted.</p>
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			<ol style="list-style-type: none">3. All specifications are to be approved by the representative of the Director: City Parks4. All trees are also to comply with requirements set out in the approved Tree Policy.5. The developer will be responsible for the establishment of all landscaping requirements as set out above for a period of not less than twelve consecutive calendar months commencing on the date of practical completion as agreed and signed by the representative of the Director: City Parks.6. All cost incurred for the above are to be for the account of the owner/developer, including the cost of electricity and water connection. Council to pay water account from date of connection on Council's public spaces only.7. That, should it be required of the developer to pay compensation due to the shortfall in the provision of the required open space area, the amount determined by the relevant departments will have to be utilized as improvements, over and above these set out above. These improvements will be at the discretion of the Director: Community Services and Facilities, as well as the location thereof.8. Notwithstanding the fact water restrictions have been implemented, this will not absolve the owner/developer from his responsibilities pertaining to implementation of the approved Landscape Plan. Developers are advised to make timeous application for exemption from these restrictions.	
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			<p>9. Where storm water retention ponds are required to form part of open/recreational space development:</p> <ul style="list-style-type: none">• Such ponds will generally be developed on the same basis as per standard public open spaces, but will require co-ordination across affected Directorates.• The embankments must be graded to the satisfaction of the Director: City Parks so that they are accessible by tractor for maintenance purposes.• The floor of the pond is to be designed with a grassed swale so that during low flow periods the floor is able to drain easily.• The embankments must be graded to the satisfaction of the Director: City Parks so that they are accessible by tractor for maintenance purposes.• The floor of the pond is to be designed with a grassed swale so that during low flow periods the floor is able to drain easily.• Landscaping plans to include all fences, walks retaining walls, paving, street furniture, lighting play equipment. <p><u>Biodiversity Management Branch</u> No further comments.</p> <p><u>Electricity</u> Pre-application draft BAR: Haasendal Estate</p> <ol style="list-style-type: none">1. Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.	<p>This is noted.</p> <p>This is noted and has been conveyed to the Electrical Engineers to be taken into consideration for submission.</p>
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			<ol style="list-style-type: none">2. Measures to improve energy efficiency and reduce the consumption of electricity shall be included in development plans.3. The title deed of each erf shall include the condition that the property owner shall conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by a sphere of government or relevant regulating body by reducing his/her electricity consumption as required in terms of such programme or scheme.4. The property owner shall undertake to appoint a consulting electrical or mechanical engineering practitioner registered with ECSA in the appropriate category to investigate in detail the specific energy needs of the development and to submit a report to the Director: Electricity setting out the energy efficiency measures that will be implemented. (Residential developments with no more than 10 dwelling units and not exceeding a supply size of 60 A three phase per dwelling unit, as well as commercial and industrial applications not exceeding 60 A three phase, will be exempt from this requirement.)5. The property owners shall undertake to submit an electricity reticulation design report to the Director: Electricity for approval if the road inside the development is a public road. Such report shall set out the necessary detail of the proposed infrastructure to be handed over to the City in terms of the Electricity Supply By-Law and shall be prepared by a consulting electrical engineering practitioner registered with ECSA in the appropriate category.	
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			<p>However, the Director: Electricity may decide at the design state, based on the likely impact reticulation, that such report is not required.</p> <ol style="list-style-type: none">6. The applicant shall provide, at his own cost, the internal electrical reticulation and street lighting serving the specific subdivision. To this end, the applicant shall appoint an ECSA registered Professional Electrical Consultant to carry out the design and to supervise the installation of the internal electrical reticulation and street lighting, to City of Cape Town standards and specifications. On completion this reticulation is to be handed over to the Department for subsequent operation and maintenance. The street lighting installation in private roads will not be taken over, but will remain the responsibility of the Home Owners Association. In this case a metered general supply must be provided to supply the streetlights and access gate/s.7. A written application by the consultant with a completed design for the electricity supply to the subdivision must be submitted. The submitted electrical design will not be approved without an approved subdivision plan and site development plan.8. Any substations required within the subdivision shall be identified by the consultant during the design process and shall be situated on 6 x 4m or 20 x 14m sites. These substations shall be included on the Surveyor General Plan for the subdivision, rezone and be registered to the City free of all charges. The substation site boundary must be	
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			<p>level and adjacent to the road reserve at street level with 24hour vehicular access from the road, and shall not be traversed by any other services.</p> <ol style="list-style-type: none">9. Separate, totally independent connections are to be installed to each erf of the subdivision, and are to be routed clear of all other private erven.10. The internal electrical reticulation network is to be installed in the road reserve with a sidewalk width of at least 1.5m on both sides. Private road reserves must be registered as an electrical servitude. Municipal officials must have access to the equipment without obtaining special permission or using specialised equipment or keys other than municipal issue.11. This Department shall determine the connection fee, the shared network costs and conditions applicable to the joining of the internal electrical reticulation of the proposed subdivision to the Department's existing electrical infrastructure, on formal application.12. For developments with private road, one bulk supply meter point will be made available. The supply point shall be positioned such that 24 hour vehicular access from a public road is maintained. One electrical account will then be generated which will be the responsibility of the Property Owners Association. The Property Owners Association will have to privately sub-meter the electricity supplied to each erf and be responsible for collecting revenue.13. Certain conditions of subdivision will be considered for revision on submission of proof by the applicant that the development is government subsidized.	
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			<p>14. Electrical subdivision clearance will only be issued by the Department after compliance with all the above conditions and on completion of the internal electrical services to the Directorate's satisfaction and formal handover to the Directorate of the energized reticulation.</p> <p><u>Environmental health (Air quality)</u></p> <p>From an Air Quality Management perspective, the following shall be applicable during the construction phase of the proposed project, and must be included within the Draft Basic Assessment process:</p> <p>1. Compliance to the Air Quality management By-Law 2016 dated 17 August 2016: which states the following:</p> <p>"Duty of Care" Reasonable measures to prevent air pollution</p> <p>4.(1) Any person who is wholly or partially responsible for causing air pollution or creating a risk of air pollution occurring must take all reasonable measures including the best practicable environmental option -</p> <p>a. to prevent any potential significant air pollution from occurring; and</p> <p>b. to mitigate and, as far as reasonably possible, remedy the environmental impacts and consequences of any air pollution that has occurred.</p> <p>(2) The City may direct any person who fails to take the measures required under subsection (1) to –</p>	<p>This is noted and agreed.</p> <p>This is noted and agreed.</p> <p>This is noted and agreed.</p>
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			<ul style="list-style-type: none"> a. investigate, evaluate and assess the impact on the environment of specific activities and report thereon; b. take specific reasonable measures before a given date; c. diligently continue with those measures; and d. complete them before a specified reasonable date, provided that prior to such direction the City must give such person adequate notice and direct him or her to inform the authorised official of his or her relevant interests. <p>(3) The City may, if a person fails to comply or inadequately complies with a directive contemplated in subsection (2), take reasonable measures to remedy the situation.</p> <p>(4) The City may, if a person fails to carry out the measures referred to in subsection (1), recover all reasonable costs incurred as a result of it acting under subsection (3) from any of all of the following persons:</p> <ul style="list-style-type: none"> a. any person who is or was responsible for, or who directly or indirectly contributed to the air pollution or the potential air pollution; b. the owner of the land at the time when the air pollution or the potential for air pollution occurred; c. the person in control of the land or any person who has or had a right to use the land at the time when the – <ul style="list-style-type: none"> (i) activity of the process in question is or was performed or undertaken; or (ii) situation came about; or 	<p>This is noted and agreed.</p> <p>This is noted and agreed.</p>
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			<p>d. any person who negligently failed to prevent the -</p> <ul style="list-style-type: none"> (i) activity or the process being performed or undertaken; or (ii) situation from coming about. <p>(5) Any person who fails to comply with a directive referred to in 4(2) commits an offence in terms of Chapter XI of this By-Law.</p> <p>Dust emissions</p> <p>26. (1) Any person who conducts any activity or omits to conduct any activity which causes or permits dust emissions into the atmosphere that may be harmful to public health and well-being or is likely to cause a nuisance to persons residing or present in the vicinity of such land, activity or premises shall adopt the best practical environmental option to the satisfaction of the authorised official, to prevent and abate dust emissions.</p> <p>(2) An authorised official may require any person suspected of causing a dust nuisance to submit a dust management plan within the time period specified in the written notice.</p> <p>(3) The dust management plan contemplated in subsection (2) must;</p> <ul style="list-style-type: none"> (a) identify all possible sources of dust within the affected site; (b) detail the best practicable measures to be undertaken to mitigate dust emissions; (c) detail an implementation schedule; (d) identify the person responsible for implementation of the measures; (e) incorporate a dust fall monitoring plan; and 	<p>A construction phase and operational phase Dust Management Plan has been compiled by Dustwatch for the development. The Dust Management Plan is attached to the report as Section B.</p>
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			<p>(f) establish a register for recording all complaints received by the persons regarding dustfall, and for recording follow up actions and responses to the complaints.</p> <p>(4) The authorised official may require additional measures to be detailed in the dust management plan.</p> <p>(5) The dust management plan must be implemented within a time period specified by the authorised official in a written notice.</p> <p>(6) Failure to comply with the provisions of this section constitutes an offence."</p> <p>3. An operational dust control management plan, in terms of National Dust Control Regulation of 2013, must be implemented and submitted to the Air Quality management Department for scrutiny.</p> <p>4. Compliance to the National Environmental Management: Air Quality Act (NEMAQA) 39 dated 2004 - Part 6: Measures in respect of dust, noise and offensive odours, Section 32: Control of Dust and 35 (2) (2) The occupier of any premises must take all reasonable steps to prevent the emissions of any odours caused by any activity on such premises.</p> <p>5. The Executive Director: Social Services and Health at his discretion reserves the right to call for further requirements and modifications.</p> <p><u>Environmental health (Noise)</u> This office has scrutinised the following assessment reports and wish to respond as follows:</p>	<p>A construction phase and operational phase Dust Management Plan has been compiled by Dustwatch for the development. The Dust Management Plan is attached to the report as Section B.</p>
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			<ol style="list-style-type: none"> 1. Noise Impact Assessment - Jongens Keet Associates July 2018; 2. Environmental Health Impact Assessment MSEC Environmental Consultants June 2018 and 3. Environmental Health Management Plan - MSEC Environmental Consultants June 2018. <p>From the mentioned reports it is evident that potential noise impacts from construction and traffic were well investigated and addressed with realistic control measures. This is acknowledged by the noise control unit.</p> <p>As per the preferred layout alternative of 14 November 2018; business nodes are predominately on the Western edge of the development. The business nodes are in several instances in very close proximity to dense clustered housing nodes, school and retirement nodes.</p> <p>In terms of WC Noise Control Regulations, PN 200/2013, Section 1, all of the above are regarded as noise sensitive activities.</p> <p>In terms of Regulation 4(2) (a) of the mentioned legislation, the erection of noise sensitive activity in a commercial or industrial district requires sufficient insulation against external noise.</p> <p>A concern arises what control measures / preventative measures will be applied to instances where noise sensitive activities are abutting or in close proximity to noise sources.</p>	<p>This is noted.</p> <p>This is noted.</p>
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			<p>Requirements: The applicant is required to:</p> <ol style="list-style-type: none"> 1. Elaborate on the potential noise impact of businesses on noise sensitive activities, as part of the Noise Impact Assessment. 2. Recommend control measures, which will limit or negate the impact of noise on the noise sensitive activities. (these measures to also be included in the Environmental Health Management Plan). 3. Should these control measures be applicable in terms of the Building approval processes, this unit with to request confirmation thereof, and that mention thereof is made in the Basic Assessment Report. 	<p>The EAP have forwarded this request to the Noise Specialist, Jongens & Keet Accoustical Engineers. Mr Jongens indicated that the recommendations contained in the Noise Impact Assessment and especially the feedback in the Addendum to the Noise Impact Assessment still stands.</p> <p>As per the Addendum:</p> <p>In the extract of the City of Cape Town letter the second sentence of paragraph two of correctly applies to a mixed-use zone where, for example, residential dwellings are proposed within a central business or industrial district. However, the noise sensitive nodes referred to in the first paragraph of the extract are separate districts outside of the business districts and not within those districts as implied in the second sentence of paragraph two. No industrial nodes are included in the proposed development.</p> <p>The original SDP as well as the current SDP follows good planning practice by locating business nodes between the Saxdowns Road and residential and school nodes. The business nodes thereby form a buffer between high levels of road traffic noise and noise sensitive areas.</p>
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				<p>Table 2 of South African National Standard (SANS) 10103:2008 The measurement and rating of environmental noise with respect to annoyance and to speech communication provides the typical rating level of noise in various districts that should not be exceeded. It is considered that business districts in the proposed development would appropriately be described under d) Urban district with business premises and main roads with daytime and night-time rating levels of 60 dBA and 50 dBA, respectively. In practice, measured daytime levels have invariably been lower than these values. This excludes places of entertainment that would be subject to a separate NIA as part of the process of obtaining a licence.</p> <p>No details are available as to the particular types of businesses that will be established within the business nodes. No specific noise control procedures can therefore be provided. The noise mitigation procedures recommended for the respective noise sensitive nodes are based on general standard good practice.</p> <p>The mitigation measures have also been included in the Environmental Health Management Plan.</p>
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			<p><u>Solid Waste</u> BASIC ASSESSMENT REPORT FOR THE PROPOSED PROPOSED HAASENDAL DEVELOPMENT AND KUILS RIVER GOLF COURSE REDEVELOPMENT ON ERF 23580, ERF 23579, ERF 23582, ERF 23583, ERF 23584, FARM 1339, AND PORTIONS 60, 64, 67 AND 106 OF FARM 222 IN KUILS RIVER.</p> <p><u>Comments from Solid Waste Department</u> The proposed development does not conflict with existing Waste Policies of By-laws or trigger any waste management activities that are listed in terms of Government Notice 921.</p> <p><u>Waste Minimisation and recycling</u> Please be advised that all developments/waste generators in terms of the IWM By-laws are obliged to minimize waste. All waste generators must, where required, approach the private sector for a waste minimisation service, and consider minimum infrastructural requirements for waste minimisation at this state. Please note that this could affect the internal infrastructure design, provision of loading bays and or access to individual sites.</p> <p><u>Storage and disposal of waste</u> Waste generated during the construction and operational phases (Hazardous and General) should be managed in accordance with the Environmental Management Programme. Only accredited waste service providers should be contracted for the Transportation of waste to the disposal facilities.</p> <p>The council wishes to ensure that all new developments contain suitable waste storage facilities on site. The recommended location of</p>	<p>This is noted.</p> <p>This is noted.</p> <p>This is noted.</p>
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			<p>a communal waste/recycling storage areas/rooms on private property is immediate adjacent to the nearest public road reserve. Such facility shall be constructed in accordance with the City's requirements. Non-residential properties may opt to use either Council services or a private contractor directly.</p> <p><u>Confirmation of capacity for waste collection service</u></p> <p>The Department of Solid Waste has sufficient unallocated capacity to collect and dispose of waste to designated licensed landfill sites.</p> <p>Transport</p> <p>Comment from the Department: Transport, based on details, specifications and information reflected on the Basic Assessment Report for the proposed Haasendal Estate, Kuils River, DEA&DP No. 16/3/3/6/7/1/A8/74/3216/19, prepared by Guillaume Nel Environmental Consultants (GNEC), dated August 2019, the proposed Sub-divisional Plan, Plan No. HDAmphoria_Sub187, dated 18 July 2019, the proposed Phasing Plan, Plan No. HD_PHA7, dated 18 July 2019, the Street Numbering Plan, Plan No. HaasendalEstate_Str6, dated 18 July 2019, all prepared by elco: Property Developments, the Traffic Impact Assessment, dated September 2018, the Addendum to the TIA, dated April 2019, as well as the TSM-Phase 3, dated 26 June 2019, all prepared by decca: Consulting Engineers, are as follows:</p> <p>The Department: Transport supports the abovementioned application, subject to the following condition(s) being imposed.</p>	<p><u>It is noted that the Department of Solid Waste has sufficient unallocated capacity to collect and dispose of waste to designated landfill sites.</u></p> <p>The conditions contained below are in line with the discussions held with the Traffic Engineer and</p>
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1. That the proposed Haasendal development be capped / restricted to the following:

Summary of Haasendal development (Phases 3 to 5)			
No. units / No. Erven/m ² GLA	Land use	Zoning	Remarks
1	School	SR2	1800 learners
28 000	General Business 1	GB1	
14 000	General Business 2	GB2	
4 000	General Business 4	GB4	
419	General Residential 2	GR2	
700	General Residential 4	GR4	
390	Single Residential 1	SR1	

2. Dualling of Bottelary Road:

That prior to rates clearance / building plan approval which (ever comes first) being granted by the City of Cape Town for any residential units / development (Phases 4 & 5) within the proposed Haasendal development, or prior to occupancy being granted for Phase 3, that the Developer / Owner to the standards of the Directorate: Transport, must implement the following:

the Project Manager. These conditions are accepted as outlined below.

2.1 undertake the details design and construction of the dualling of Bottelary Road between Amandel Road Intersection and Saxdowns Road Intersection. The cost can be offset against the DC's and the Developer / Owner will be liable for any shortfall.

Phase 3: School – 1800 learners

3. Phase 3:

3.1 Internal Roads

That the Developer / Owner at his / her cost and to the standards of the Directorate: Transport, must implement the following:

- 3.1.1 Construct Boschendal Boulevard from Saxdowns Road to Rivendal Road;
- 3.1.2 Construct Blomendal Boulevard from the roundabout on Pugsli Boulevard to Boschendal Boulevard;
- 3.1.3 Construct Rivendal Road from Boschendal Boulevard to where the public portion of Rivendal Road terminates, which also includes a turning facility.

4. That prior to occupancy being granted by the City of Cape Town for the proposed school (1800 learners), that the Developer / Owner and to the standards of the Directorate: Transport, must implement the following:

4.1 Dualling of Saxdowns Road (between Bottelary Road and Pugsli Boulevard):

			<p>That the Developer / Owner and to the standards of the Directorate: Transport, must undertake the detail design and construction of the dualling of Saxdowns Road between Pugsli Boulevard and Bottelary Road. All costs relating to the dualling of Saxdowns Road are to be deducted from bulk services contributions, payable on the development. Also Auxillary lanes are needed on Saxdownes Road on the southern side of the Pugsli Intersection. The Developer / owner will be liable for any shortfall.</p> <p>4.2 Saxdowns Road / Brackenfell Boulevard / Bottelary Road Intersection:</p> <p>That the Developer / Owner and to the standards of the Directorate: Transport, must undertake the detail design and construction of Saxdowns Road / Brackenfell Boulevard / Bottelary Rod with the following upgrades, namely:</p> <p>4.2.1 on the northern approach of Brackenfell Boulevard for a length of 80 metres to have the following cross-section, an exclusive left lane, two through lanes and right turn lane:</p> <p>4.2.2 on the southern approach of Saxdowns Road to have the following cross-section, an exclusive left lane, two through lanes and right turn lane:</p> <p>4.2.3 an auxiliary lane for a length of 80 metres is required on the northbound section of Brackenfell Boulevard:</p>	
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			<p>4.2.4 that the Developer / Owner and to the standards of the Directorate: Transport, must prepare a detailed plan of the Saxdowns Road / Brackenfell Boulevard / Bottelary Road intersection, indicating dropped kerbs, position of the aspects, all road markings and SIDRA Analysis based on the current volumes, taking the proposed School development into account, which needs to be submitted to the Traffic Signal PAT (Plan Acceptance Team) for approval;</p> <p>4.2.5 provide adequate street lighting at the Saxdowns Road / Brackenfell Boulevard / Bottelary Road Intersection are to be deducted from bulk services contributions, payable on the development. The Developer / owner will be liable for any shortfall.</p> <p>4.3 Sandalwood Road / Saxdowns Road / Boschendal Boulevard Intersection:</p> <p>That the Developer / Owner at his / her cost and to the standards of the Directorate: Transport, must undertake the detail design and construction of the Sandalwood Road / Saxdowns Road intersection with the following, namely:</p> <p>4.3.1 an exclusive left and right turn lane on the eastern approach of Boschendal Boulevard;</p> <p>4.3.2 and exclusive left turn lane on the northern approach of Saxdowns Road;</p>	
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			<p>4.3.3 an exclusive right turn lane on the southern approach of Saxdowns Road.</p> <p>5. Street Names</p> <p>That the Developer / Owner at his / her own cost and to the standards of the Directorate: Transport, must erect street names for the proposed Haasendal Development in accordance with the standards adopted by the City of Cape Town.</p> <p>6. Non-Motorised Facilities:</p> <p>That the Developer / Owner at his / her own cost and to the standards of the Directorate: Transport, must construct sidewalks on the following roads, namely:</p> <p>6.1 On the northern side of Boschendal Boulevard from the Sandalwood Road / Saxdowns Road Intersection up to the Rivendal Road Intersection – 2.5 metres in width:</p> <p>6.2 On the western side of Rivendal Road from Boschendal Boulevard up to the proposed northern sports fields – 2.5 metres in width.</p> <p>7. Public Transport Embayments:</p> <p>That the Developer / Owner and to the standards of the Directorate: Transport, must construct public transport embayments on both sides of Saxdwons Road, situated on the downstream side of intersection with Boschendal Boulevard. The cost can be offset against DC's and the Developer / Owner will be liable for any shortfall.</p>	
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8. Street Lighting Internal Roads:

That the Developer / Owner at his / her own cost and to the standards of the Directorate: Transport, must street lighting on the following roads, namely:

- 8.1 Boschendal Boulevard;
- 8.2 Rivendal Road;
- 8.3 Blomendal Boulevard.

Phase 4: (46 000m² GLA, 2447 units

9. Phase 4:

9.1 Internal Roads

That the Developer / Owner and to the standards of the Directorate: Transport, must implement the following:

- 9.1.1 Construct Bloemendal Boulevard loop from Boschendal Boulevard to the Boschendal Boulevard / Rivendal Road Intersection;
- 9.1.2 Construct Soetendal Crescent;
- 9.1.3 Construct the parallel road to Haasendal Boulevard between Pugsli Boulevard and Haasendal Boulevard.

10. That prior to rates clearance / building plan approval which (ever comes first) being granted by the City of Cape Town for the proposed 46 000m² GLA, 2402 units, that the Developer / Owner and to the standards of the Directorate: Transport, must implement the following:

			<p>10.1 Sandalwood Road / Saxdowns Road / Boschendal Boulevard Intersection:</p> <p>That the Developer / Owner at his / her own cost and to the standards of the Directorate: Transport, must undertake the details design and construction of Sandalwood Road / Saxdowns Road Intersection with the following upgrades, namely:</p> <p>10.3.1 an exclusive left slip lane 80 in length, a through lane and two exclusive right turn lanes on the eastern approach of Boschendal Boulevard;</p> <p>10.3.2 an exclusive left turn lane, two through lanes and exclusive right turn lane 80 metres in length on the northern approach of Saxdowns Road;</p> <p>10.3.3 an exclusive left turn lane 80 metres in length, two through lanes and two exclusive right turn lanes 100 metres and 80 metres in length on the southern approach of Saxdowns Road;</p> <p>10.3.4 shared left / through lane and exclusive right turn lane 80 metres in length on the western approach of Sandalwood Road;</p> <p>10.3.5 that the Developer / Owner and to the standards of the Directorate: (TCT), must implement traffic signals at the Sandalwood Road / Saxdowns Road / Boschendal Boulevard Intersection. The proposed signal plan must make allowance for pedestrians by the introduction of a pedestrian phase, push buttons and dropped kerbs;</p>	
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10.3.6 provide adequate street lighting at the Sandalwood Road / Saxdowns Road / Boschendal Boulevard Intersection.

10.3.7 that the Developer / Owner and to the standards of the Directorate: (TCT), must prepare a detailed plan of the Sandalwood Road / Saxdowns Road / Boschendal Boulevard Intersection, indicating dropped kerbs, position of the aspects, all road markings and SIDRA Analysis based on the current volumes, taking the proposed School development into account, which needs to be submitted to the Traffic Signal PAT (Plan Acceptance Team) for approval.

Phase 5: (390 units)

11. Phase 5: 390 units
11.1 Internal Roads

That the Developer / Owner at his / her cost and to the standards of the Directorate; Transport, must implement the following:

- 11.1.1 Construct Pugsli Boulevard up to Rivendal Road and beyond;
- 11.1.2 Introduce two new roundabouts on Boschendal Boulevard, namely Bloemendal Intersection and Rivendal Intersection;
- 11.1.3 Sidewalks along Pugsli, Bloemendal, Boschendal

12. That prior to rates clearance / building plan approval which (ever comes first) being granted by the City of Cape Town for the proposed 390 units, that the Developer / Owner and to the standards of the

			<p>Directorate: Transport, must implement the following:</p> <p>12.1 Dualling of Saxdowns Road (between Pugsli Boulevard and Boschendal Boulevard)</p> <p>That the Developer / Owner and to the standards of the Directorate: Transport, must undertake the detail design and construction of the dualling of Saxdowns Road between Pugsli Boulevard and Sandalwood Extension. All costs relating to the dualling of Saxdowns Road are to be deducted from bulk services contributions, payable on the development. Also Auxiliary lanes needed on the Saxdowns Road on the side of the intersection. The cost can be offset against DC's and the Developer / Owner will be liable for any shortfall.</p> <p>12.2 Saxdowns Road / Pugsli Boulevard Intersection:</p> <p>That the Developer / Owner and to the standards of the Directorate: Transport, must undertake the detail design and construction for the following upgrades to the Sandalwood Road / Saxdowns Road intersection, namely:</p> <p>12.2.1 the eastern approach of Pugsli Boulevard to have the following cross-section, an exclusive left lane 30 metres in length, and two right turn lanes:</p> <p>12.2.2 the southern approach of Saxdowns Road to have two right turn lanes each 60 metres in length;</p> <p>12.2.3 the northern approach of Saxdowns Road to have an</p>	
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			<p>exclusive left turn lane 30 metres in length;</p> <p>12.3 Saxdowns Rd / Bottelary Rd Intersection</p> <p>That the Developer / Owner and to the standards of the Directorate: Transport, must undertake the detail design and construction for the following upgrades to the Saxdowns Rd / Bottelary Rd Intersection, namely:</p> <p>12.3.1 the eastern approach of Bottelary Road to have an exclusive left slip lane 50 in length,</p> <p>12.3.2 the southern approach of Saxdowns Road to have two exclusive right turn lanes 80 metres and 70 metres in length as well as an exclusive left slip lane 80 metres in length with an acceleration on Bottelary Road 60 metres in length;</p> <p>12.3.3 the western approach of Bottelary Road to have an additional right turn lane 50 in length,</p> <p>The cost can be offset against DC's and the Developer / Owner will be liable for any shortfall.</p> <p>13. That the Developer / owner to the standards of the Directorate: Transport, must enter into a Service Agreement with the City of Cape Town to construct the abovementioned item, as stipulated in <u>Condition(s) 2, 4.1, 4.2, 7, 12.1, and 12.3</u>, at an agreed cost, which would be off-set against Development Contributions payable in respect of bulk civil engineering</p>	
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			<p>services. The Developer / owner will be liable for any shortfall.</p> <p>14. TIS submissions</p> <p>That the Developer / owner at his / her cost and to the standards of the Directorate: Transport must undertake a New Traffic Impact Statement (TIS) for Phases 4 & 5. Furthermore, these TIS's will determine the level of services required prior to occupancy of the development outlined within that particular Phase and will be used to re-assess the existing traffic volumes which serves as a guideline to the developer as to the Bulk Road Infrastructure required and the timing of the installation, as well as the restructuring of the condition(s) that were imposed upon Phases 4 & 5.</p> <p>Page 85 of the environmental health impact assessment states that dust suppression measures must be used when unavoidable. Please ensure that non-potable water is used if wetting is an option.</p> <p>Recommendation</p> <p>Please address the issues raised above in the next BAR.</p>	<p>It is noted that a new Traffic Impact Statement should be submitted for Phases 4 and 5 to ensure that the traffic conditions are still in line with the projected growth.</p> <p>No potable water may be utilized as a means of dust suppression.</p>
Ms. Melanese Schippers	29 September 2019	Fax	<p>COMMENT ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED MIXED USE DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 23582-23584 AND 23579 AND 23580, KUILSRIVER.</p> <p>1. The abovementioned report dated August 2019 and received by this Department on</p>	

			<p>08 August 2019 and this Directorate's acknowledgement thereof dated 13 August 2019, refer.</p> <p>2. Activity Description and description of alternatives</p> <p>2.1 Page 21 of the draft BAR indicates that the two bridges will be developed across the Bottelary river, page 49 indicates that the proposed development will include a private school and page 18 indicates that roads wider than 4m will be developed. However, this has not been included in the description of the proposed development.</p> <p>2.2 Page 9 of the draft BAR indicates that the total number of housing units will be 3056, while pages 8 and 13 indicates 3402 housing units.</p> <p>2.3 The activity description must be updated to include the correct number of housing units and all the components of the proposed development.</p> <p>2.4 All reference to the previous authorization must be removed from the activity description as well as the section on alternatives as this has been clarified in the executive summary. The section on the activity description and alternatives must only include the details of the proposed development and the alternatives.</p>	<p>This has now been included as part of the Project Description.</p> <p>The total number of housing units proposed as part of the Preferred Site Development Plan is 3398 housing units. This has been reflected in the BAR.</p> <p>The total number of housing units proposed as part of the Preferred Site Development Plan is 3398 housing units. This has been reflected in the BAR.</p> <p>This is noted and the report has been updated in line with this comment.</p>
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			<p>3. Applicable listed activities</p> <p>3.1 It is noted that Activity 19 of Listing Notice 1 of the NEMA EIA Regulations, 2014 (as amended) is being applied for. However, according to the Freshwater Assessment Report (dated May 2017 and compiled by Blue Science and the addendums to the Freshwater Assessment Report dated October 2017 and September 2018, respectively) buffer areas must be implemented around all watercourses located on the proposed site.</p> <p>3.2 Activity 13 of Listing Notice 1 of the NEMA EIA Regulations, 2014 (as amended) is being applied for. However, it is unclear as to how this activity is triggered as the proposed development will include stormwater ponds.</p> <p>3.3 Activity 27 of Listing Notice 1 and Activity 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended) are being applied for. However, pages 17 and 18 of the draft BAR states, "However, as per the site visit and the Botanical Assessment not much indigenous vegetation is present and this should not be triggered." This statement implies that indigenous vegetation is present on the proposed site. Should the thresholds be met, the above listed activities will be triggered.</p>	<p>Two bridges will be constructed across the Bottelary River as per the Preferred Site Development Plan which was assessed by the Freshwater Specialist and included in Addendum 2 to the Freshwater Report. The construction of these bridges will trigger Activity 19 as included in the Report.</p> <p>Stormwater ponds are proposed throughout the development. Some of these ponds will retain water thus acting as a dam and these have a combined capacity of more than 50 000m³. For this reason Activity 13 of Listing Notice 1 has been included as part of the application.</p> <p>An updated Botanical Impacted Assessment conducted in October 2019 indicated that approximately 15ha of medium sensitivity Cape Flats Sand Fynbos have re-established and will be lost due to the development. For this reason a Botanical Offset has been proposed by the Botanical Specialist and has been included as part of the Basic Assessment Report.</p>
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			<p>3.4 Activity 28 is being applied for, however, the draft BAR does not indicate whether the land was used for agricultural purposes on or after 1 April 1998.</p> <p>3.5 The applicability of the abovementioned listed activities must be confirmed and the BAR to be submitted as part of the application phase must include an assessment of all the listed activities applicable to the proposed development.</p> <p>4. Specialist studies</p> <p>4.1 The proposed development will be located on Erven 23582-84 and 23579-80, Kuilsriver. However, the Botanical and Freshwater Impact Assessment Report refers to (Portions 1, 11, 26, 30, 34, 58 and 87 of Farm 222, Kuilsriver).</p> <p>It is also noted that the abovementioned specialist reports do not include an assessment of the impacts on the watercourses and indigenous vegetation as a result of the proposed development.</p> <p>The specialist reports must be updated to include an assessment of the above by the respective specialists and the correct site must be stipulated in the respective specialist reports.</p> <p>4.2 The Botanical Impact Assessment Report as included in the draft BAR is dated 03 April 2007. This specialist study is regarded to be outdated. An</p>	<p>Chicken farming occurred previously on a section of the site toward the south of the Bottelary River up until 2008. The site is larger than 5ha.</p> <p>This is noted and has been included in the Draft BAR.</p> <p>These farm portions were correct at the time of conducting the specialist report, yet this has changed since. An updated Freshwater Assessment and Botanical Assessment has been included in Annexure G.</p> <p>An updated Freshwater Addendum has now been included as part of the Freshwater Assessment which assesses the impacts of the development on the watercourse. Furthermore a new Botanical Impact Assessment has been conducted which includes an assessment of the impacts.</p> <p>An updated Botanical Impact Assessment was conducted in October 2019. The updated Botanical Assessment is</p>
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			<p>updated Botanical Assessment must be conducted.</p> <p>4.3 The proposed development does not allow for a connection between Saxdowns and Zevenwacht link road. A link between the abovementioned roads must be investigated as an alternative access road and reported on in an updated Traffic Impact Assessment Report.</p>	<p>herewith included in the BAR as Annexure G.</p> <p>The preferred Site Development Plan does include for the connection between Saxdowns Road and Zevenwacht Road. This road is indicated on the Preferred Site Development Plan as Boschendal Boulevard. The applicant has agreed to construct a section of this link road across his property up to the boundary of the development. The link road will then be further constructed as part of the DCs from another development. The City conceded that the bulk civil services infrastructure together with the amount of existing roads upgrades that the applicant will be liable for, the applicant cannot be expected to construct this link road in its entirety. For this reason the remainder of this link road will be constructed as part of the DC's for another development. The section of the link road to be constructed as part of this development will conform to the required specs as outlined by the City of Cape Town and end at the southern boundary of the development. As far as the EAP has ascertained, the negotiations with the developer towards the east has already begun in order to construct the remainder of the link road, from the boundary of Haasendal up to the Zevenwacht Link road.</p>
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			<p>4.4 This Directorate has provided a screening report (as per the National Department of Environmental Affairs screening tool) to the proponent that was attached to this Directorate's acknowledgement of the Notice of Intent. The screening report identified a list of specialist studies to be conducted. It is noted that this was not considered by the proponent that was attached to this Directorate's acknowledgement of the Notice of Intent. The screening report identified a list of specialist studies to be conducted. It is noted that this was not considered by the proponent/Environmental Assessment Practitioner. Please note the screening report must be considered as part of the Environmental Impact Assessment process. Should you be of the opinion that all the specialist studies identified in the screening report will not be required, a motivation in this regard must be provided.</p> <p>5. Impacts</p> <p>5.1 All the impacts associated with the proposed development have not been identified and assessed in the draft BAR.</p> <p>5.2 The proposed development will include blocks flats, however, visual impacts associated with the proposed development have not been identified and assessed.</p> <p>5.3 In addition to the above, dust impacts and impacts on heritage resources</p>	<p>The required motivation for inclusion of Specialist Studies have been submitted to the Department on the 5th of December 2019.</p> <p>This is noted.</p> <p>In this regard, please take into consideration that the Heritage Western Cape has issued an updated Final Comment, indicating that no Heritage related impacts are foreseen and no specialist studies will be required for the proposed</p>
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			<p>have not been identified and assessed.</p> <p>5.4 The BAR must be updated to include and assessment of the above.</p> <p>6. Services</p> <p>6.1 The comment from the City of Cape Town (dated 24 October 2018) states, "Water network appears to have sufficient capacity to accommodate the proposed development." The local authority must confirm that sufficient, spare, unallocated capacity is available to provide the proposed development with water.</p> <p>6.2 Confirmation of electricity provision from Eskom, solid waste management and stormwater management from the local authority must be included in the BAR to be submitted to the competent authority.</p> <p>7. National Water Act ("NWA"), 1998 requirements</p> <p>7.1 Please note that the comment from the Department of Water and Sanitation as included in the draft BAR is outdated.</p>	<p>development. It is deemed that there will be visual impacts although this will not be significant and will be in keeping with similar commercial developments in the area such as IPIC Soneike. Therefore this is not deemed significant impacts. A dust management plan for both the construction and operational phase of the development has been included as part of Section B and the mitigation measures proposed has been included as part of the EMP.</p> <p>A request for an updated comment has been submitted to Mr Shamile Manie in in line with this request from the Department.</p> <p>Please refer to City of Cape Town coagulated comment herewith attached as Annexure F in which the individual departments have submitted their comment and approvals.</p> <p>This is noted. Please refer to the updated comment which was obtained during the Pre-</p>
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			<p>7.2 Should a water use licence application ("WULA") be required in terms of the NWA, the "One Environmental System" will be applicable to your proposed development, specifically in terms of the synchronisation of the consideration of the application in terms of the NEMA and the NWA, Refer to this Department's Circulator EADP 0028/2014: One Environmental Management System.</p> <p>7.3 Proof of the submission of the WULA and comment from the Department of Water and Sanitation must be obtained with respect to the potential impacts on the watercourses located on the proposed site and must be included in the BAR to be submitted to the competent authority.</p> <p>8. Buffer areas around watercourses</p> <p>8.1 Pages 28, 29 and 31 refers to a 32m buffer from the centre of the Bottelary river. However, the recommendation of the Freshwater Assessment Report (dated May 2017 and compiled by Blue Science and the addendums to the Freshwater Assessment Report dated October 2017 and September 2018, respectively and the Environmental Management Programme ("EMPr") stipulates that a 30m buffer from the centre of the Bottelary river must be implemented.</p>	<p>Application Draft BAR, herewith attached as Annexure F.</p> <p>A water use license application has been submitted to the Department of Water and Sanitation and the application is currently being assessed by the department. Cognisance have been taken of the One Environmental System approach.</p> <p>This is herewith included as Annexure F.</p> <p>The Freshwater Specialist report refers to a 30 meter buffer area to be implemented surrounding the watercourse. The architects and town planners decided to extend an implement a 32m buffer area in line with the NEMA listed activities which thus includes an additional 2 meter buffer area on each side of the watercourse.</p>
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			<p>8.2 The correct buffer area to be implemented must be reflected throughout the report to be submitted to the competent authority.</p> <p>9. Comment from Heritage Western Cape ("HWC")</p> <p>9.1 The comment from HWC (dated 7 March 2017) refers to development on Portions 1, 11, 26, 30, 34, 58 and 87 of Farm 222, Kuilsriver.</p> <p>9.2 An updated comment must be obtained from HWC that relates to the correct development on the correct site. The updated comment must also confirm whether any additional studies will be required.</p> <p>10. EMPr</p> <p>10.1 The numbering of the EMPr must be corrected as each section of the EMPr start with number 1 again.</p> <p>10.2 Section 2.1 page 21 of the EMPr states, "The Dust Management Plan has herewith been included in the Pre-App Draft BAR as Section B as an Annexure to the Environmental Management Programme." However, a</p>	<p>The buffer areas have been updated throughout the report.</p> <p>An updated comment was requested and obtained from Heritage Western Cape in order to assess the latest Site Development Plan on the 8th of August 2019. HWC confirmed via electronic correspondence that their initial comment remains unchanged in line with the latest layout and that no additional studies will be required.</p> <p>This confirmation, however, still refers to Portions 1, 11, 26, 30, 34, 58 and 87 of Farm 222, Kuilsriver. A request was submitted to the case officer to update the farm portions to the applicable erven numbers. This will be included with the submission of the Final BAR.</p> <p>This has been updated in line with this comment.</p> <p>The Dust Management Plan has been included as Annexure to the Environmental Management Programme.</p>
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			<p>Dust Management Plan has not been included in the EMPr as an Annexure.</p> <p>10.3 The EMPr is inadequate as it does not identify and address all the impacts and risks that need to be avoided, managed and mitigated for all the phases of the proposed development. The traffic impacts and impacts on vegetation as a result of the development phase have not been addressed in the EMPr.</p> <p>10.4 Page 8 of the Noise Impact Assessment (dated July 2018 and compiled by Jongens Keet Associates) states, "Potential noise impacts including mitigation during construction phase are adequately contained in Section F.6 (a) of the Basic Assessment Report and Environmental Management Programme, February 2018. Potential noise impacts including mitigation during operation phase are contained in Section F.6 (b) of the Basic Assessment Report and Environmental management Programme, February 2018." The BAR does not contain these sections and the EMPr does not address noise impacts associated with the development phase.</p> <p>10.5 The EMPr must be updated to address all the above.</p> <p>11. Proof of Public Participation</p> <p>11.1 Proof of the public participation conducted must be included in the BAR</p>	<p>This has been included in the EMP as requested. Please note that the mitigation of traffic as outlined in the TIA and as per the comments from the CoCT requires road upgrades in line with every phase of the development. No other mitigation measures for the mitigation of Traffic is identified.</p> <p>It is unsure as to what exactly the reference was referring to at the time. The mitigation measures outlined in the Noise Impact Assessment has been included in the Basic Assessment Report and the EMP.</p> <p>The EMP has been updated in line with the above.</p>
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			<p>to be submitted to the competent authority. Please note that the proof must include, inter alia, the following:</p> <p>11.1.1 A copy of the newspaper advertisement ("newspaper clipping") that was placed, indicating the name of the newspaper and date of publication;</p> <p>11.1.2 Photographs showing the notice displayed on site and a copy of the text displayed on the notice; and</p> <p>11.1.3 With regards to the written notices provided, please note the following:</p> <ul style="list-style-type: none"> • if registered mail was sent, a list of the registered mail sent, as obtained from the post office must be provided; • if regular mail was sent, a list of the mail sent, as obtained from the post office must be provided; • if a facsimile was sent, a copy of the facsimile report must be provided; • if an electronic mail was sent, a copy of the electronic mail sent and delivery reports must be provided; and • if a "mail drop" was done, a signed register of "mail drops" must be provided. <p>12. General</p> <p>The "Error! Reference source not found" on Page 23 of the Environmental Health Impact Assessment (dated June 2018 and compiled</p>	<p>Proof of public participation has been included in the BAR as Annexure D.</p> <p>All the required information is included as Annexure D of the BAR.</p> <p>This has been updated by the specialist and the report is included as part of Annexure G.</p>
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			<p>by MSEC Environmental Consultants) must be corrected.</p> <p>13. Kindly quote the abovementioned reference number in any future correspondence in respect of the pre-application process.</p> <p>14. Please note that the activity may not commence prior to obtaining an environmental authorisation from the competent authority. It is an offence in terms of Section 49A of the NEMA for a person to commence with a listed activity unless the Department has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>15. This Department reserves the right to revise or withdraw comments or request further information based on any information received.</p>	<p>Noted.</p> <p>Noted.</p>
Andrew September Heritage Western Cape	08 August 2019	Email	<p>Afternoon Renier</p> <p>I am in receipt of your letter regarding the attached RODS and their associated amendment designs for Welgemoed Shopping Centre, Atlantis & Residential Development on Farm Haasendal 222, Kuils River.</p> <p>Please note that HWC's NID responses still stand as the design will not change the character of the development.</p>	