

**2 July 2018**

**Organisation: Department of Environmental Affairs and Development Planning (DEA&DP)**

**Directorate: Development Management – Region 1**

**Attention: AYESHA HAMDULAY**

**Commenting Period: 2 July 2018 – 3 August 2018**

**GNEC Code: 20327**

**Dear Interested and Affected Party**

**INFORMING START OF SECOND 30 DAY PUBLIC PARTICIPATION PERIOD:**

PROPOSED CONSOLIDATION, SUBDIVISION AND ESTABLISHMENT OF THE DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT ON ERVEN 56(RE), 4144, 4145, 15763 & 10853 IN DURBANVILLE, WESTERN CAPE PROVINCE.

**Project Description:**

Guillaume Nel Environmental Consultants (GNEC) has been appointed by DEVCO Group of Companies to facilitate the Environmental Impact Assessment (EIA) process for the proposed consolidation, subdivision and establishment of the Durbanville Gardens – Assisted Living Residential Development on Erven 56(RE), 4144, 4145, 15763 & 10853 in Durbanville.

Erven 56(RE), 4144, 4145, 15736 and 10853 are situated alongside Vissershok Road in Durbanville, within the Northern Suburbs of Cape Town in the Western Cape and falls under the jurisdiction of the City of Cape Town: Kraaifontein Administration.

The site of the combined properties is 2.54 hectares and falls within the existing Urban Edge. It currently consists of five residential properties and borders existing residential properties to the north and the south, Vissershok Road to the west, and a tributary of the Mosselbank River to the east, which eventually feeds into the Uitkamp Wetland.

The development proposal is to consolidate and rezone the concerned properties [Erven 56(RE), 4144, 4145, 15736 and 10853] to allow for the construction and establishment of the proposed Durbanville Gardens – Assisted Living Residential Development.

The proposed development includes the construction of:

- Sectional Title Apartments – Total 330 Units (538 Rooms)
- Total parking – 330 Parking Bays (242 basement)
- Other parking – 29 Parking Bays
- Semi – Detached Separate Title (140 m<sup>2</sup>) – Total 11 units (2 parking bays per unit)
- Clubhouse – 247m<sup>2</sup> (6 parking bays)
- Frail Care Facility – 803m<sup>2</sup> (50 beds, 81 parking bays)

Access to the proposed development will be taken off an additional south bound lane from the Willow Wood Close roundabout to the north of the development. No other access road is planned. The possibility of linking the proposed development to the authorised development on Erf 96 is also being investigated.

Additionally, a Greywater Treatment Plant will be incorporated on the eastern edge of the proposed development. This plant will be utilised to irrigate the associated Landscaped Gardens and forms part of the water conservation strategy of the development proposal.

Portions of the eastern side of the development proposal will fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland Area. The only sections of the Durbanville Gardens – Assisted Living Residential Development that will fall within this 1:100 year floodline will be one of the proposed two (2) stormwater detention ponds, parking areas and a small corner of the proposed bowling green. No residential units will be located within the 1:100 year floodline. No negative impact due to this encroachment is expected and this is furthermore also supported by the updated Freshwater Impact Assessment conducted by Mr. Dean Ollis.

All services will connect to the Municipal Services Network in the area, and all service capacity letters will be obtained from the local authority prior to approval/construction.

The 1<sup>st</sup> Draft Basic Assessment Report was subject to a 30-day commenting period (From 22 November 2017 to 15 January 2018). Comments received during this time were incorporated into the 2<sup>nd</sup> Draft Basic Assessment Report (which was drafted on the new DEA&DP BAR Template – 2017) and with the project team to update the associated specialist studies and layout plan. The 2<sup>nd</sup> Draft Basic Assessment Report was again made available for comment on the 2<sup>nd</sup> of July 2018 until the 3<sup>rd</sup> of August 2018. Formal application to DEA&DP will be made after the conclusion of the second pre-application public participation period. During this time, the Water Use License Application will also be submitted to the Department of Water and Sanitation for comment and authorisation.

### **Environmental Impact Assessment**

Notice is given in terms of the NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998), In terms of GOVERNMENT GAZETTE NO. 38282 and read with Government Notice No. R 983 of 04 December 2014 (Activities No.19 & 27) and Government Notice No. 985 of 4

December 2014 (Activity No. 12), that a Basic Assessment Process is required as set out in the Environmental Impact Assessment Regulations made under section 24(5) of the NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (Act No. 107 of 1998)

**NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT No. 107 of 1998)**

**GOVERNMENT NOTICE NO. R 983 OF 04 DECEMBER 2014:**

Activity No. 19 Activity No. 27

**GOVERNMENT NOTICE NO. R. 985 OF 2014:**

Activity No. 12

The following State Departments, Organs of State and I&APs will be consulted during the Public Participation Process (PPP) as part of this Environmental Impact Assessment (EIA) Process:

- CapeNature
- South African Heritage Resource Agency (SAHRA)
- Heritage Western Cape (HWC)
- Western Cape Government: Department of Agriculture
- Western Cape Government: Department of Transport and Public Works
- Department of Environmental Affairs and Development Planning – Pollution Management
- Department of Water and Sanitation (DWS)
- City of Cape Town – Environmental and Heritage Management Branch
- City of Cape Town: Catchment Management – Stormwater and Sustainability
- City of Cape Town – Environmental Management Department
- City of Cape Town – Subcouncil Manager – Subcouncil 7
- City of Cape Town – Ward Councillor – Ward 112
- Durbanville Community Forum

Guillaume Nel Environmental Consultants (GNEC) was appointed as an independent Environmental Consultancy by DEVCO Group of Companies to facilitate the Environmental Impact Assessment (EIA) and Public Participation Processes for the development proposal. GNEC would like to request that the Department provides provisional comment of the 2<sup>nd</sup> Draft Basic Assessment Report.:

**GNEC**

Attention: Euonell Visagie

P.O. Box 2632

Paarl

7620

Tel: (021) 870 1874

Fax: (021) 870 1873

E-mail: eg@gnec.co.za

**GNEC Ref No: 20359**

**DEA&DP REF NO: 16/3/3/6/7/1/A5/20/2174/17**

Additionally also note that ALL relevant documentation will also be made available to download from our Website at: **<https://www.gnec.co.za>**

Please refer to the "Documents of Review" tab on the left-hand side of the screen and select the folder with code **20359**. All project specific documentation will be available within this folder for download and viewing purposes.

Please endeavour to provide provisional comment to GNEC by:

**Friday 3 August 2018**

**Yours sincerely**



**Euonell Visagie**