

20 March 2019

**NOTIFICATION OF THIRD PUBLIC PARTICIPATION PERIOD:
20 March - 24 April 2019**

**GNEC Code: 20412
DEA&DP REF: 16/3/3/1/A5/11/2017/19**

Dear Interested and Affected Party

INFORMING OF START OF THE THIRD PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED ARNIM'S PLACE RESIDENTIAL DEVELOPMENT ON PORTION 15 OF FARM 222, BRACKENFELL, WESTERN CAPE.

Cape Town is currently experiencing tremendous growth with an influx of more permanent residents being the result. This has automatically resulted in an increased housing demand. Hence, efforts have been made towards increasing the supply of housing in order to meet this increasing need. This can easily be seen when looking at the surrounding land uses with the vast majority of properties surrounding the site characterised by fairly recent residential developments. The development of the surrounding properties confirm that the increasing housing need is also experienced in the Brackenfell and Kuils River district.

The site where the residential development is proposed, is located on a privately owned portion of land, situated to the immediate North of the M23 (Bottelary Road) and Kuils River Golf Course. The property is located inside the urban edge (zoned Agricultural) and falls under the jurisdiction of the City of Cape Town Municipality. The property has predominantly been used for agricultural purposes, as opposed to the surrounding land uses which are largely characterised by residential developments. The topography of the site is relatively flat with the average slope calculated at 1.6% and slopes in a south westerly direction. The current agricultural practices include equestrian practices including horse stables and arena's. However, increasing pressure is experienced in order to increase the housing supply in the area. Furthermore, the property is located within the urban edge and is primarily surrounded by residential

developments. The client, Say Rosy Properties (Pty) Ltd, therefore proposes a residential development on Portion 15 of Farm 222, Brackenfell. The total development footprint of the proposed construction will amount to roughly 17 734 m³, with roughly 40% of the property being proposed for the use of private open space.

Additionally, the proposed development of the site will result in the existing City of Cape Town stormwater channel to be extended through the property in a culvert, which will extend to the culvert outfall on the southern side of the Bottelary Road. The proposed culvert from the northern section (termination point of stormwater infrastructure) of the property will be a 1.8 m wide x 1.5 m high box culvert. The box culvert will run underneath the proposed roadway (in the current 13 meter wide sewer servitude) in a south-westerly direction for 87 metres before changing course to a southern direction (in proposed 15 meter wide stormwater servitude) for a further 65.5 metres. The design of the culvert crossing the property and Bottelary Road will be 1.8 m wide x 1.5 m high; with the inlet being 3.0 m wide x 1.5 m high at the entrance and taper to 1.8 m wide x 1.5 m high over 10 metres. The existing culvert under Bottelary Road will remain in place and will continue to serve as the outlet under Bottelary Road for Portion 24 of Farm 222.

No freshwater ecosystems were identified on the site. However, a seepage wetland was identified south of the site and a shallow well point provides evidence for the presence of a relatively shallow water table. A regional stormwater channel terminates at the northern boundary of the site, from where the water is piped until it is released in a regional retention pond on the adjacent property. Proposed construction works relating to the stormwater infrastructure resulted in an application for a General Authorisation Water Use Licence being submitted to the Department of Water and Sanitation (DWS). The DWS consequently issued a General Authorisation certificate to permit the extension of the existing culvert on the property; as well as to permit the installation of gabion walls.

Guillaume Nel Environmental Consultants have been appointed by Say Rosy Properties (Pty) Ltd. to facilitate the requirements of a Basic Assessment process for the proposed residential developments on Portion 15 of Farm No. 222, Brackenfell.

Taking the above mentioned proposed residential development into account, the following listed activities will be triggered:

Government Notice No. R.983 of 2014 (as amended 07 April 2017):

Activity 19

The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;

but excluding where such infilling, depositing, dredging, excavation, removal or moving –

- (a) will occur behind a development setback;
- (b) is for maintenance purposes undertaken in accordance with a maintenance management plan;
- (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies;
- (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or
- (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

The aim of this EIA process is to ensure that:

- Public participation will be conducted, i.e. to afford stakeholders and/or the community sufficient opportunity to provide comment on the proposed development; and
- Sufficient information is submitted herewith to decision-makers to support an informed decision-making process.

The second Public Participation Process will run from the **20 March 2019 until 24 April 2019**.

Please refer to GNEC's website (www.gnec.co.za) to access additional information pertaining to the EIA application.

Meanwhile, should you have any queries, please feel free to contact myself, at:

Tel: (021) 870 1874

Fax: (021) 870 1873

E-mail: carina@gnec.co.za

Yours sincerely,

Carina Nel

For GNEC



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