

29 November 2017

NOTICE OF FIRST PUBLIC PARTICIPATION PERIOD:

29 November 2017 – 26 January 2018

GNEC Code: 20412

DEA&DP REF: 16/3/3/6/7/1/A5/11/2140/17

Dear Interested and Affected Party

INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON PORTION 15 OF FARM HAASENDAL NO. 222, BRACKENFELL, WESTERN CAPE.

Cape Town is currently experiencing tremendous growth with an influx of more 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 property 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 nearly 4 hectare 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 surrounded by vast residential

developments. The client, Say Rosy Properties (Pty) Ltd, therefore proposes a residential development on portion 15 of Farm 222, Haasendal. The total development footprint of the proposed construction will amount to roughly 2.9 ha.

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 released in a regional retention pond on the adjacent property. Therefore, an application for a General Authorisation Water Use License will be submitted to the Department of Water and Sanitation. Application for a Water Use Authorisation is made with regards to the extension of stormwater channels.

Guillaume Nel Environmental Consultants were 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 Haasendal No. 222, Brackenfell.

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

Government Notice No. R.327 of 2014 (as amended 07 April 2017):

Activity 12

The development of –

- (i) Dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or
- (ii) Infrastructure or structures with a physical footprint of 100 square metres or more;

where such development occurs –

- (a) within a watercourse;
- (b) in front of a development setback; or
- (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; -

excluding

(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;

(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 of Listing Notice 2 of 2014 applies;

(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;

(dd) where such development occurs within an urban area;

(ee) where such development occurs within existing roads, road reserves or railway line reserves; or

(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.

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:

- The environmental impacts that may be associated with the initial pipeline installation and the subsequent replacement pipeline are taken into consideration.
- Public participation will be conducted, i.e. to afford stakeholders and/or the community sufficient opportunity to provide comment on the proposed pipeline construction; and
- Sufficient information is submitted herewith to decision-makers to support an informed decision-making process.

The first Public Participation Process will run from the **29th of November 2017 until the 26th of January 2018.**

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

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Yours sincerely

Carina Nel

For GNEC

