

28 November 2019

**NOTIFICATION OF FIRST PUBLIC PARTICIPATION PERIOD:
28 November 2019 – 24 January 2020**

GNEC Code: 20445

DEA&DP REF: 16/3/3/6/7/1/A3/53/2227/17

Dear Interested and Affected Party

INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR PROPOSED DEVELOPMENT OF A MIXED-USE ON THE REMAINDER OF FARM NO. 845, SIR LOWRY'S, WESTERN CAPE.

The area of Somerset West has in the past few years undergone rapid expansion in terms of residential developments, commercial developments as well as education facilities; with Sir Lowry's Pass Village also being affected by these developments. The need for these types of expansion are driven by numerous factors such as the increase in population and influx of residents to the Western Cape.

Sir Lowry's Pass Village is located near the base of Sir Lowry's Pass, located approximately 60 km from Cape Town. The proposed property boasts a total of 38.28 Ha and falls within the jurisdiction of the City of Cape Town Municipality. The proposed development therefore aims to address these factors along with fulfilling a gap in the market of providing housing stock for middle income earners to obtain property ownership. The development also aspires to make a difference in the community of Sir Lowry's Pass Village by providing social and economic opportunities. Therefore, the proposed development will consist of the following:

High density residential 846 units = 65 du / ha (apartments at 3 – 4 storeys) or 50 du / ha (apartments at 2 – 3 storeys; town houses at 2 storeys along low-built edge)

Medium density residential 164 units = 40 du / ha (town houses at 2 storeys)

Total – 1010 units

Other land uses envisioned include:

2.53 Ha (23 000 m²) - Public precinct with General Business 1 zoning – public precinct with business and retail focus, accessible to the residential estate and the surrounding community

1.02 Ha (10 200 m²) – Public precinct with Community 1 zoning – public precinct with community and social focus, accessible to the residential estate and the surrounding community

0.33 Ha - Shared facilities for residential estate – Entrance component, security component and HOA offices for residential development

0.74 Ha – Shared amenities for residential estate – Clubhouse, gym, crèche, open space

Bulk services

It is proposed that the development link to the existing municipal bulk network servicing the surrounding properties. Confirmation has been received from City of Cape Town indicating that they have capacity for all bulk infrastructure. The subject property currently has no bulk service infrastructure located on site. Furthermore, electricity will be provided by Eskom. Eskom has also provided a confirmation of capacity letter for the proposed development.

The largest part of the proposed development will comprise of a residential component. It should be noted that the proposed property is located immediately outside of the urban edge and hence application will be made for the inclusion of the property into the urban edge. The property has not been used for extensive agricultural purposes. Furthermore, the subject property will be rezoned and subdivided; allowing for the proposed development to transpire.

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

- **Listing Notice 1 (GN No. R. 327): Activities:** 9, 10, 12, 19, 27 and 28 and **Listing Notice 3 (GN No. R. 325):** Activity 4.

Additionally, a Notice of Intent to Develop (NID) was submitted to Heritage Western Cape in December 2017 where after a positive Record of Decision was issued to the client indicating that no additional

Heritage related impact assessments are required. The ROD was received on the 19th of December 2017. Application in terms of the National Water Act, 1998 (Act 36 of 1998) is also being facilitated. The section 21 (c) and (i) water uses will be applied for. Furthermore, a baseline Freshwater Assessment was conducted by Freshwater Consulting.

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 first Public Participation Process will run from the **28th of November 2019 until the 24th of January 2020.**

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

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

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Yours sincerely,

Heloise Groenewald

For GNEC

