

13 October 2020

**NOTIFICATION OF SECOND PUBLIC PARTICIPATION PERIOD:
13 October 2020 – 13 November 2020**

GNEC Code: 20445

DEA&DP REF: 16/3/3/6/7/1/A3/53/2194/19

Dear Interested and Affected Party

INFORMING OF START OF THE SECOND 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.

A minimum ecological setback of 20m from the Sir Lowry's Pass Riverbank edge will be retained as part of the proposed development. This will form part of the open space network on the site. The majority of the Eucalyptus trees within the river buffer area will be removed, with only a few being retained. The clump of stone pines within the buffer area will also be retained. It was noted by the freshwater report that significant active headcut erosion as well as riverbank undercutting has result from the alien invasion. Therefore, it is proposed to remove as much as possible alien vegetation, and re-established indigenous vegetation within the watercourse to stabilise bare and eroding riverbanks; this might require in-places replacement of lost topsoil. Additionally, a new gabion weir will be installed to address the headcut erosion. Limited grading of steep eroding riverbanks is also proposed.

A 1.5 to 2.0m compacted soil pedestrian pathway is will be constructed within the buffer area, close to the top of the riverbank. The portion of the infilled floodplain will be rehabilitated by the removal of fill to allow for the re-establishment of Pennisetum macrourum wetland.

Furthermore, the proposed stormwater management plan includes construction of a berm along the upstream site boundary of the adjacent Portion 9 of Farm No. 845, intended to control the flow of stormwater from this erf, into channel 6a. Runoff in Channel 6a will flow in a north westerly direction and discharge runoff to Channel 6b. The runoff in Channel 6b flows in a north-westerly direction into a stilling basin. The stilling basin will reduce flow velocities before discharging to the Sir Lowry's Pass River over a Reno Mattress. These measures, among others will form part of the overall rehabilitation of the Sir Lowry's Pass River.

The proposed development will entail the removal of previous illegal infilling within the 1:100-year floodline of the Sir Lowry's Pass River. Three stormwater outlets will discharge into the Sir Lowry's Pass

River. Application is therefore made to the Department of Water and Sanitation in order to obtain a Water Use Authorisation in terms of the National Water Act (Act No. 36 of 1998). It should be noted that all stormwater will be treated in retention ponds before it is discharged into the adjacent Freshwater system. Furthermore, a Freshwater Impact Assessment and Risk Management Matrix has also been conducted of the Freshwater system.

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 subject property falls within the Incremental Growth and Consolidation Area. The property was previously located outside of the Urban Edge but is now indicated in the 2018 MSDF as Incremental Growth and Consolidation Area. This has been confirmed by The City of Cape Town- Urban Planning & Design Department Spatial Planning and Environment. 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. 983): Activities:** 9, 10, 12, 19, 27; and
- **Listing Notice 3 (GN No. R. 985):** Activity 4 & 14.

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 **13th of October 2020 until the 13th of November 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

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