

03 July 2019

**NOTIFICATION OF FIRST PUBLIC PARTICIPATION PERIOD:
03 JULY 2019 – 05 AUGUST 2019**

GNEC Code: 20531

DEA&DP REF NO: 14/3/1/1/A5/20/0374/18

Dear Interested and Affected Party

INFORMING OF START OF THE FIRST PUBLIC PARTICIPATION PERIOD FOR THE AMENDMENT APPLICATION PROCESS OF THE PROPOSED BELLA RIVA: LIFESTYLE & COUNTRY ESTATE ON THE RE/FARM 123, PORTION 4 OF FARM 123, RE/PORTION 2 OF FARM 123, PORTION 1 OF FARM 123, AND FARM 1446, DURBANVILLE, WESTERN CAPE, 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 Greenville Garden City development being located in close proximity to the proposed development site. The development of the nearby properties confirms that the increasing housing need is also experienced in the Durbanville and surrounding Fisantekraal areas.

The proposed site which consists of the Remainder of Farm 123, Portion 4 of Farm 123, Remainder of Portion 2 of Farm 123, Portion 1 of Farm 123 and Farm 1446 (access bridge), Durbanville, is located along the outskirts of the City of Cape Urban Edge demarcation. The site is located to the East of the R302 (Klipheuwel Road) and to the North of the R312.

The site has previously been used largely for agricultural purposes consisting of a feedlot as well as crop production. The Fisantekraal Waste Water Treatment Works is located on Portion 4 of Farm 123. Sand mining was also historically conducted on the Southern section of the proposed development.

An application in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998) was previously submitted to the Department of Environmental Affairs and Development Planning (DEA&DP) in order for the Bella Riva Lifestyle and Golf Estate to be constructed on the site which consisted of the following properties (before consolidation and subdivision of the properties were authorized): Portion 1 of Farm Lichtenburg No. 175; and Farm No. 1446 (Entrance Roads); Re/Farm Lichtenburg No. 175, Re/Portion 1 (Farmika) and 2 (Bella Riva) of Farm Louwenhof No. 123 and Re/Farm Louwenhof No. 123.

The DEA&DP consequently issued an Environmental Authorisation (EA) to allow the mentioned development on the 29th of January 2014. However, the EA was appealed and subject to an appeal process in terms of the NEMA EIA Regulations. The Ministry of Local Government, Environmental Affairs and Development Planning, in formal correspondence dated 11 April 2016, however confirmed that the appeal was dismissed. Consequently, the abovementioned EA and the conditions under which it was authorized, remains valid. The EA is currently still valid and lapses on the 10th of April 2021.

Guillaume Nel Environmental Consultants (GNEC) was appointed in order to facilitate the amendment application process of the Environmental Authorisation (EA). The current application is subsequently for an amendment to the original EA due to a change in the scope of the proposed development.

The proposed development will feature the following:

- 857 Large Single Residential Units;
- 1469 Small Single Residential Units;
- 1939 Group Housing Units;
- 710 Apartments (of which 600 will be affordable);
- 300 Retirement Units with 1.49 ha for facilities / amenities;
- 10 000 m² of Business Gross Lettable Area (GLA) with Waterfront;
- 6.87 ha Public Open Space;
- 43.80 ha Private Open Space; and

- School for 2 000 learners and crèche for 500 babies / toddlers.

Therefore, a total of 5875 housing opportunities are proposed within a range of different typologies and market values. The estate proposes to create a complete living environment where people can work, live and play. The new proposed layout has taken the natural slope of the site into account and thus the higher density residential areas are proposed at the lowest point of the slope adjacent to the railway line, while lower residential densities will be located upwards against the adjacent farm lands.

Four access points are proposed as part of the Bella Riva development. Two of the four access points will be for the exclusive use of the Bella Riva Estate whilst the other two will provide access to the public portion of the development. The public portion of the development will feature affordable apartment units, a school as well as a mixed use waterfront area. The existing mature trees have been incorporated into the layout to create pockets of parks which will be linked by open space corridors. It is furthermore also proposed that the stormwater attenuation for the proposed development be incorporated with the open space networks in order to ensure that sufficient retention ponds are provided.

The existing Fisantekraal Waste Water Treatment Works will be buffered by a berm and open space system. The mentioned open space will house the estate facilities, including a club house, tennis courts, biking trails, squash courts, storage facilities and other similar amenities. Landscaping will be an important component of the proposed development in order to soften the border between the treatment facility and estate uses.

The proposed amendments in the land use of the development does not result in any additional listed activities being triggered in terms of the NEMA EIA Regulations, 2014.

The changes in the scope of the proposed development resulted in the following reports / plans to be updated:

- Traffic Impact Assessment;
- Bulk Services Report;
- Stormwater Management Plan;
- Freshwater Statement;

- Landscape Master Plan;
- Visual Impact Assessment;
- Heritage Impact Assessment; and
- Socio-Economic Impact Assessment.

It should be noted that an application was lodged with the Heritage Western Cape (HWC) in order to determine whether the original Record of Decision provided by the HWC still remains valid. HWC consequently provided feedback requesting a Heritage Impact Assessment (HIA) to be conducted. Cedar Tower Services (CTS) was consequently appointed in order to conduct an HIA and is facilitating the application process with HWC. The application process in terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) will run concurrently with the EIA amendment application process.

Additionally, the previous Water Use Licence is no longer valid (lapsed) and therefore an application in terms of the National Water Act (Act No. 36 of 1998) will be submitted to the Department of Water and Sanitation for the Section 21 water use activities: (c); (i); (e); (f); and (g).

The following include the major changes that have been made to the Site Development Plan:

- Exclusion of the Remainder of Farm 175 as part of the proposed development.
- Exclusion of the golf course as part of the proposed development.
- Increase in residential units from 3069 to 5875 in total.

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; 11; 12; 13; 14; 19; 24; 28 and 67.

Listing Notice 3 (GN No. R. 985):

Activities: 4; 10 and 22.

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 **3rd of July 2019 until the 5th of August 2019.**

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,

Carina Nel

For GNEC

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