

Renier Kapp

From: Crispin Barrett <Crispin.Barrett@capetown.gov.za>
Sent: 26/09/2017 10:14
To: Renier Kapp (renier@gnec.co.za)
Subject: Haasendal Development
Attachments: Annexure A_Integrated Waste Management Comment BAR HAASENDAL.pdf;
Annexure B_Biodiveristy Management Comment.pdf

Categories: Authority

Good Morning Renier

As spoken about on the telephone this morning please find attached the Waste Department comment and the Biodiversity comment as is.

Please find in this email the E&HM breakdown of the biodiversity comment.

Herewith just a few thoughts from our side (let me know if you want a formal memo):

- There should be a sufficient corridor between the golf course and the conservation area. It has been noted on the layout plan that there is a narrow corridor between the housing development linking the two but there is no indication of the width of this corridor being proposed? Will the erven be backing directly onto this corridor or will there be an additional buffer between the residential erf and the corridor? This proposed corridor will be managed by the Estate/Home Owners Association? Recommended to consider an additional corridor being added to the West.
- On the proposed plan it indicates that the development backs onto the Nature Reserve; this is not ideal. It is suggested that there is a setback buffer between the developments erven and the developments boundary line, 100m might be seen as excess but with an open residential garden onto a recreational corridor and security monitoring corridor, of about 30 – 40m, before the development boundary/Nature Reserve boundary; this would be both beneficial from a biodiversity corridor situation, the required Veld & Forest Fire Act requirements when it comes to protecting properties from veld fires and the 'greening' perspective of the development.
- Along the common boundary of the Development and the Nature Reserve it would be suggested to use a combination of finishes ranging from boundary wall to Palisade Fencing to ClearVu, to allowing for fauna and flora exchange to and from the Nature Reserve.
- Indigenous landscaping to be used in the development and gardens.
- It is strongly recommended that there be Levy system in place to allow for active management. The levy would be used I aide of the future management of the Haasendal conservation area.
- There is the request to investigate the possible provision of a facility within the Haasendal development from where a conservation office could be run to manage the Conservation areas.

- Regarding the river and wetland systems we need to ensure that they comply with environmental guidelines what set back lines, size of riparian zones are concerned etc.

I will hopefully have an answer to you on Thursday regarding the Transport comments.

Regards

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