

27 July 2017

Dear Interested and Affected Party

GNEC Code: 20401  
DEA&DP REF: 16/3/3/6/7/1/A5/11/2082/17

**AVAILABILITY OF PRE-APP DRAFT BAR: PROPOSED HAASENDAL DEVELOPMENT AND KUILS RIVER GOLF COURSE RE-DEVELOPMENT ON ERF 23580, ERF 23579, ERF 23582, ERF 23583, ERF 23584, FARM 1339, AND PORTIONS 60, 64, 67, 87 AND 106 OF FARM 222 IN KUILS RIVER, WESTERN CAPE.**

The proponent, Amphoria (Pty) Ltd, proposes to develop the Haasendal site which is set to include numerous residential precincts, a commercial node along Saxdowns Road as well as the re-development of the existing Kuils River Golf Course.

Currently the farm portions where the development is proposed is lying vacant and is not in use although located within the City of Cape Town Urban Edge. The area was previously farmed, although the soil is not of high quality due to sandy substrate and farming potential was very limited. The existing Kuils River Golf Course is located on the property and a land swap has been entered into between the applicant and the City of Cape Town in order to swap portions for the re-development of the Kuils River Golf Course and to avail other portions for development.

The Haasendal Estate development is located toward the immediate south of the Bottelary Road and toward the immediate west of the Kuilsriver Golf Course in Brackenfell. The development leads all along Saxdowns Road toward the immediate east of Saxdowns Road.

The site previously comprised of Portions 01, 11, 26, 30, 34, 58 and 87 of Farm Haasendal no. 222, Brackenfell, Western Cape. These portions have been since been consolidated and a range of new residential erven have been introduced since. This proposed development is now being applied for which includes Erf 23580, Erf 23579, Erf 23582, Erf 23583, Erf 23584, Farm 1339, and Portions 60, 64, 67, 87 and 106 of Farm 222 in Brackenfell, Western Cape.

The site as it currently stands comprises of the existing Turnberry Single Residential Development which comprises 10ha in extent and 250 single residential units. The site is currently disturbed in its entirety and the road network has also been constructed on site. One existing dwelling (not older than 60 years) is present on the site which is being utilized as a site office for sales. The site furthermore contains Eskom powerlines and no biophysical constraints

to development, apart from the Bottelary River which is to be protected by riverine buffers and is to be rehabilitated. The site is located within the City of Cape Town urban edge.

It is further important to take cognisance of the fact that this entire site area has previously been approved as part of a full EIA process for the same development, although at that stage the proposal included only single residential units and the land swop was not confirmed at that stage. The City indicated that the previous approved proposal (DEA&DP Ref: E12/2/3/2-A4/62-0297/06) did not include enough density for development in this area. It should also be noted that the Haasendal Estate now includes a re-design of the Kuils River Golf Course to be included as part of the Haasendal Estate.

The total site area included as part of this application (including the golf course) totals 151.53ha. The Haasendal development stretches toward the north and the south of the Bottelary River and will be an access controlled development with a number of individual residential precincts to form part of the greater Haasendal development. As a result of the scale of the proposed development, this EIA process will look to address all environmental impacts associated with the development of the greater Haasendal Estate and the incorporation of the Golf Course and all developable pockets will subsequently be designed inside these perimeters.

Bulk services are currently under construction in this area by the applicant and connection points will be made available along the development. A package plant for the onsite (underground) treatment of sewerage will also be investigated.

Amphoria (Pty) Ltd, appointed GNEC as an independent environmental consultancy to facilitate the Environmental Impact Assessment (EIA) and public participation process required for the project. The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed application as an activity that may have significant detrimental effects on the environment with the following listed activities:

**Government Notice No. R. 327 of 7 April 2017:**

Activity No: 9; 10; 12; 19; 27; 28, and

**Government Notice No. R. 324 of 7 April 2017:**

Activities 4 and 12.

The aim of this EIA process is to ensure that:

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

A copy of the **Pre-App** Draft BAR is made available at the Brackenfell Public Library in Paradys Street from the **28<sup>th</sup> of July 2017** until the **29<sup>th</sup> of August 2017**. Alternatively a copy of the report is also available on the GNEC website at [www.gnec.co.za](http://www.gnec.co.za).

In order to register as an Interested and Affected Party, please provide us with your name and address (postal, fax and/or email) at the contact details provided below:

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**COMMENTS MUST BE SUBMITTED ON OR BEFORE 29 AUGUST 2017.**

Yours sincerely



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