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**PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT  
OF HAASENDAL ESTATE ON ERVEN 23582, 23583, 23584,  
23579 & 23580 (REGISTERED AS ERF 23324), IN KUILS RIVER,  
WESTERN CAPE.**

DEA&DP Ref: 16/3/3/6/7/1/A8/74/3216/19

PRE-APP DRAFT BASIC ASSESSMENT REPORT, ENVIRONMENTAL MANAGEMENT  
PROGRAMME

Submitted To

Department of Environmental Affairs and  
Development Planning

Ms Melanese Schippers

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Prepared By

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**Guillaume Nel**  
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AUGUST 2019

Att: ~~City~~ Sandra Hustwick

City of Cape Town  
2nd Floor  
Media City Building  
Corner Hertzog/Heevergacht  
City of Cape Town

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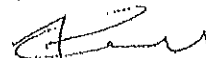
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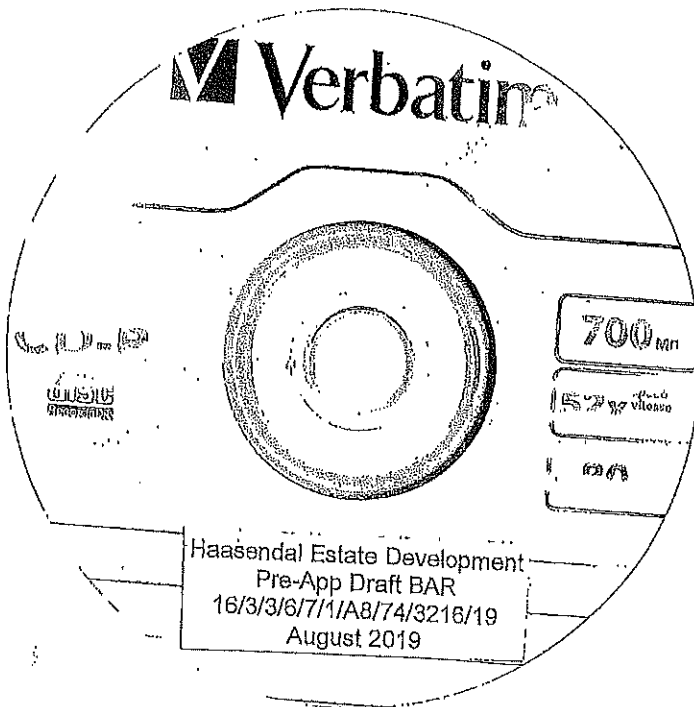
AUGUST 2019

FAYYAZ



16.08.2019

Pollution & Chemicals  
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08 August 2019

GNEC Ref Code: 20401

P Ref: 16/3/3/6/7/1/A8/74/3216/19

PROPOSED REZONING,  
NDAL ESTATE ON ERVEN  
D AS ERF 23324), IN KUILS

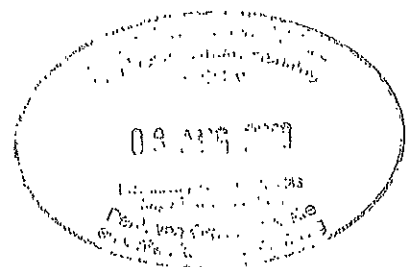
Guillaume Nel Environmental Consultants (GNEC) has been appointed by Amphoria (Pty) Ltd. to facilitate the Environmental Impact Assessment (EIA) process for the proposed rezoning, subdivision and development of the Haasendal Estate on Erven 23582, 23583, 23584, 23579 & 23580 (Registered as Erf 23324) 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 development of a school. The Kuils River Golf Course – which belongs to the City of Cape Town – was previously included as part of the Haasendal Estate, however the applicant has subsequently decided to no longer pursue this component due to feasibility constraints.

Due to this change in scope, it was decided that a similar, previous EIA application would be closed and this new EIA process would be undertaken.

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

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.



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**PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT  
OF HAASENDAL ESTATE ON ERVEN 23582, 23583, 23584,  
23579 & 23580 (REGISTERED AS ERF 23324), IN KUILS RIVER,  
WESTERN CAPE.**

DEA&DP Ref: 16/3/3/677/1/A8/74/3216/19 .

**PRE-APP DRAFT BASIC ASSESSMENT REPORT, ENVIRONMENTAL MANAGEMENT  
PROGRAMME**

Submitted To

Department of Environmental Affairs and  
Development Planning

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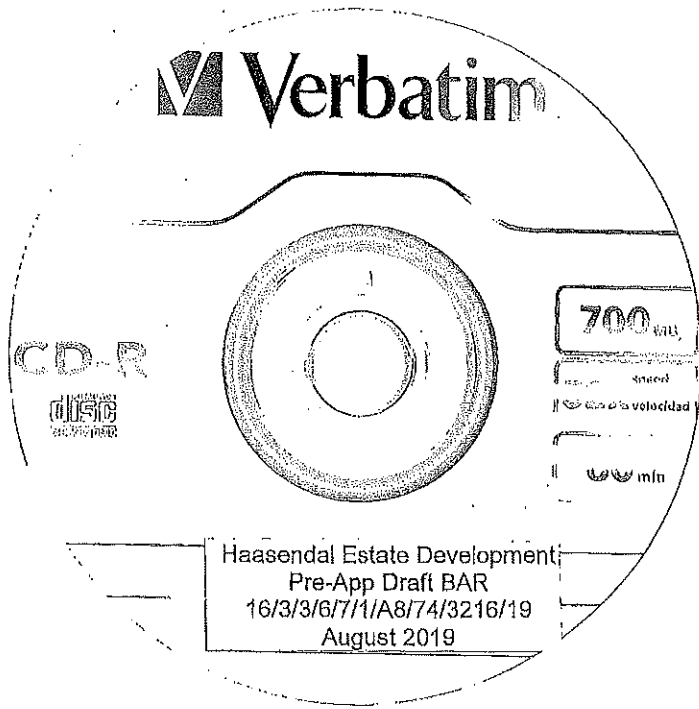
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AUGUST 2019

Cape Nature



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08 August 2019

GNEC Ref Code: 20401

DP Ref: 16/3/3/6/7/1/A8/74/3216/19

**PROPOSED REZONING,  
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**WESTERN CAPE  
NATURE CONSERVATION BOARD**

**08 AUG 2019**

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7612