

Heloise Groenewald

From: Kozette Myburgh <kozette@ecosense.co.za>
Sent: Tuesday, January 21, 2020 10:48 AM
To: Heloise Groenewald
Subject: Proposed development on Farm 845 Sir Lowrys Pass
Attachments: NOTIFICATION.PDF

GNEC Ref no 20445

Dear Heloise,

The attached refers.

Please register me as an interested and affected party for this application.

Please also provide feedback on the following:

1. Housing types
 - It is my understanding that the proposed development is a private development to cater for middle income households. Will this also have a social housing component. If so, which parcel will accommodate the social units?
 - Will there be a mechanism to prevent backyarders moving in on the social housing component (if an alternative with this component is approved)?
 - Which price range is envisaged for the various types of units?
2. Will the lane of gum trees along Knorhoek Rd be retained? Apart from having aesthetic value, it has been a constant source of fire wood during winter for the community for many years.
3. We live on Wedderwill Country Estate and our access / traffic will be affected by the proposed development:
 - Construction traffic mitigation is not clearly indicated in the EMPr. There should not be construction vehicles allowed during peak hour traffic for example.
 - The estimated 700 peak hour trips from / to a single access would significantly reduce travel time into town or back to the Estate, not only for neighbouring properties, but also new residents in the proposed development. Please indicate what alternatives could be considered to ease traffic flow in the overall area even further (e.g additional / alternative accesses, double lanes etc).
 - It is not clear from the plans whether there is an additional emergency / service access / exit to the development. During construction, construction vehicles may add to traffic congestion on Knorhoek road. Also in the event of a fire, an additional exist would improve traffic flow and access to emergency vehicles in the event that residents need to evacuate. Also an emergency / safety issue.
 - Currently public transport in Sir Lowrys Pass Village is limited to taxis. This may further congest local roads as there would be a greater need (it is stated in the report that residents of the new development would likely make use of public transport) and as is common knowledge – taxi's don't heed to designated parking / pick up areas. Can a taxi rank be considered at a central area that is removed from the major access roads in and out of Sir Lowry's pass village?
 - Could the City's RTS system be expanded to Sir Lowry's Pass?

I would prefer to be informed of the above feedback and any future correspondence via e-mail.

I would also like to reserve the right to comment further on the above or any other aspects during the course of the application process.

Kind regards,

Kozette Myburgh

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