

**PROPOSED CONSTRUCTION AND ESTABLISHMENT  
OF THE DURBANVILLE GARDENS – ASSISTED LIVING  
RESIDENTIAL DEVELOPMENT ON ERVEN 56(RE),  
4144, 4145, 15763 & 10853 IN DURBANVILLE,  
WESTERN CAPE**

**4<sup>th</sup> DRAFT BASIC ASSESSMENT REPORT**

**DEA&DP REFERENCE NUMBER: 16/3/3/1/A5/20/2030/19**

**BOOK 2: ADDENDUM G – ADDENDUM L**

**Prepared for:**

**DEVCO GROUP OF COMPANIES**

**Mr. Deon Winterbach**

A P. O Box 1756

Durbanville

7551

E deon@devcogroup.co.za

**Prepared by:**

**GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS**

**Contact Person**

Mr. Guillaume Nel / Mrs. Euonell Visagie

T 021 870 1874

F 021 870 1873

C 027 157 1321

**Guillaume Nel**  
environmental consultants

**10 JULY 2019**



*Deon Winterbach*

10 July 2019

Dear Interested and Affected Party

**INFORMING START OF FOURTH 30 DAY PUBLIC PARTICIPATION PERIOD:**

PROPOSED CONSOLIDATION, SUBDIVISION AND ESTABLISHMENT OF THE DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT ON ERVEN 56(RE), 4144, 4145, 15763 & 10853 IN DURBANVILLE, WESTERN CAPE PROVINCE.

**Project Description:**

Guillaume Nel Environmental Consultants (GNEC) has been appointed by DEVCO Group of Companies to facilitate the Environmental Impact Assessment (EIA) process for the proposed consolidation, subdivision and establishment of the Durbanville Gardens – Assisted Living Residential Development on Erven 56(RE), 4144, 4145, 15763 & 10853 in Durbanville.

Erven 56(RE), 4144, 4145, 15736 and 10853 are situated alongside Vissershok Road in Durbanville, within the Northern Suburbs of Cape Town in the Western Cape and falls under the jurisdiction of the City of Cape Town: Kraaifontein Administration.

The site of the combined properties is 2.54 hectares and falls within the existing Urban Edge. It currently consists of five residential properties and borders existing residential properties to the north and the south, Vissershok Road to the west, and a tributary of the Mosselbank River to the east, which eventually feeds into the Uitkamp Wetland.

The development proposal is to consolidate and rezone the concerned properties [Erven 56(RE), 4144, 4145, 15736 and 10853] to allow for the construction and establishment of the proposed Durbanville Gardens – Assisted Living Residential Development.

The proposed development includes the construction of:

- Sectional Title Apartments – Total 331 Units (538 Rooms)
- Total parking – 385
- Semi – Detached Separate Title (140 m<sup>2</sup>) – Total 4 units
- Clubhouse – 247m<sup>2</sup>
- Frail Care Facility – 803m<sup>2</sup> (50 beds)



*Euonell Visagie*  
D. Visagie

**PROPOSED CONSTRUCTION AND ESTABLISHMENT  
OF THE DURBANVILLE GARDENS – ASSISTED LIVING  
RESIDENTIAL DEVELOPMENT ON ERVEN 56(RE),  
4144, 4145, 15763 & 10853 IN DURBANVILLE,  
WESTERN CAPE**

**4<sup>th</sup> DRAFT BASIC ASSESSMENT REPORT**

**DEA&DP REFERENCE NUMBER: 16/3/3/1/A5/20/2030/19**

**BOOK 1: BASIC ASSESSMENT REPORT- ADDENDUM F**

**Prepared for:**

**DEVCO GROUP OF COMPANIES**

**Mr. Deon Winterbach**

A P. O Box 1756

Durbanville

7551

E deon@devcogroup.co.za

**Prepared by:**

**GUILLAUME NEL ENVIRONMENTAL  
CONSULTANTS**

**Contact Person**

Mr. Guillaume Nel / Mrs. Euonell Visagie

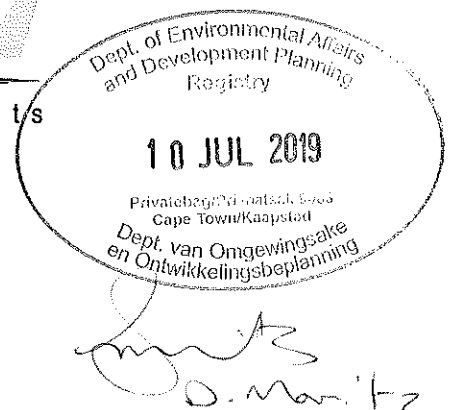
T 021 870 1874

F 021 870 1873

C 027 157 1321

**Guillaume Nel**  
environmental consultants

**10 JULY 2019**



10 July 2019

Dear Interested and Affected Party

**INFORMING START OF FOURTH 30 DAY PUBLIC PARTICIPATION PERIOD:**

PROPOSED CONSOLIDATION, SUBDIVISION AND ESTABLISHMENT OF THE DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT ON ERVEN 56(RE), 4144, 4145, 15763 & 10853 IN DURBANVILLE, WESTERN CAPE PROVINCE.

**Project Description:**

Guillaume Nel Environmental Consultants (GNEC) has been appointed by DEVCO Group of Companies to facilitate the Environmental Impact Assessment (EIA) process for the proposed consolidation, subdivision and establishment of the Durbanville Gardens – Assisted Living Residential Development on Erven 56(RE), 4144, 4145, 15763 & 10853 in Durbanville.

Erven 56(RE), 4144, 4145, 15736 and 10853 are situated alongside Vissershok Road in Durbanville, within the Northern Suburbs of Cape Town in the Western Cape and falls under the jurisdiction of the City of Cape Town: Kraaifontein Administration.

The site of the combined properties is 2.54 hectares and falls within the existing Urban Edge. It currently consists of five residential properties and borders existing residential properties to the north and the south, Vissershok Road to the west, and a tributary of the Mosselbank River to the east, which eventually feeds into the Uitkamp Wetland.

The development proposal is to consolidate and rezone the concerned properties [Erven 56(RE), 4144, 4145, 15736 and 10853] to allow for the construction and establishment of the proposed Durbanville Gardens – Assisted Living Residential Development.

The proposed development includes the construction of:

- Sectional Title Apartments – Total 331 Units (538 Rooms)
- Total parking – 385
- Semi – Detached Separate Title (140 m<sup>2</sup>) – Total 4 units
- Clubhouse – 247m<sup>2</sup>
- Frail Care Facility – 803m<sup>2</sup> (50 beds)

Received

10 July 2019

P. Titmuss

P. TITMUSS.

