

28 June 2019

PROPOSED DURBANVILLE GARDENS UITKAMP WETLAND TRUST

DEVCO proposes the development of the Durbanville Gardens Assisted Living Area on erven RE/56, 4144, 4145, 15763 and 10853, Durbanville. The property borders a Valley Bottom wetland associated with the Uitkamp Wetland on the eastern edge and a degraded seep wetland extends onto erf RE/56 in the north east. Due to these freshwater constraints, some construction will have to be done within the wetland area. This includes the construction of a sewage connection to the existing 150mm diameter bulk main sewage line located within the valley bottom wetland, as well as a small portion of the stormwater detention pond in the north eastern corner of the site. A Freshwater Impact Assessment was conducted by the Freshwater Consulting Group which included the delineation of the freshwater features associated with the properties as well as an assessment of the anticipated impacts on these features. The study found that less than 0.04ha (less than 1%) of the total wetland area will be impacted due to the proposed construction activities. This small area, associated with the rehabilitation and alien clearing of the currently degraded seep wetland area on site was found to be sufficient to warrant a net gain in the ecological functioning of the overall freshwater habitat associated with the properties. In addition to the proposed on site rehabilitation, all development was moved outside of the 1:100 year floodline associated with the Valley Bottom Wetland and this buffer area will be appropriately landscaped with transitional wetland vegetation. Informal bark paths and benches are to be developed here for use by the future residents.

In addition to the measures above, it is proposed that a Uitkamp Wetland Conservation Trust be established by DEVCO. The purpose of this trust will be to fund the maintenance of the portion of the Valley Bottom Wetland bordering on the eastern side of the proposed development area. A section of the wetland immediately adjacent to the development will be rehabilitated in accordance with the Wetland Rehabilitation Plan and in similar style to what is proposed on the Master Landscaping Plan for the proposed development, however excluding the informal paths and benches. The rehabilitation of this area will initially be funded by the developer (DEVCO) where after a small conservation fee will be charged to the levies payable to the HOA for the management of this area.

After consultation with the City of Cape Town it was decided that the funds required for the rehabilitation and maintenance of the wetland area be allocated to the Cape Town Environmental Education Trust (CTEET) and should be ring fenced for the Uitkamp Wetlands. CTEET is an existing environmental trust that does implementation of conservation measures for different environmental projects with funds received from various bodies like HOA's. For example Milnerton Racecourse Conservation area is managed by CTEET with funds received monthly from the Royal Ascot Property Owners Association. CTEET have a memorandum of understanding with the City of Cape Town whereby they implement rehabilitation with the funds. CTEET would be the preferred independent organisation to

administer the funds and ensure implementation of the rehabilitation measures. The City of Cape Town and HOA trustees must have oversight of the work undertaken.

The applicant agrees in principle to pay for the rehabilitation of this area as it will contribute to the aesthetical value of the proposed development and is therefore a selling point. Currently, the eastern border of the properties are in a transformed and degraded state with very little active ecological functioning happening. This is due to the edges of the properties being infilled and landscaped for private garden use by the currently land owners. The rehabilitation of this area will therefore restore the edge and associated buffer area of the wetland to the natural state it was in many, many years ago.

GNEC has investigated the cost of management and restoration for the approximate 4100m². The monthly cost for this, taking the [Western Cape Department of Environmental Affairs and Development Planning Guideline on Biodiversity Offsets \(25 March 2015\)](#) into consideration has been calculated based on the following:

Principle Manager = R 1 250.00 per month
Additional workers = R 600.00 x 4 workers = R2 400
Direct Expenditure = R 5 000
Additional for contingency = R 5 350.00
= R 14 000 p/m

Thus the cost for the management of the Valley Bottom Wetland will amount to **R 14 000 per month**. At this stage the preferred Site Development Plan to be authorized includes approximately 331 units located within the Durbanville Gardens Development.

A **R43 conservation levy** is proposed which should contribute **R 14 233.00** per month to the CTEET once all units have been transferred. The conservation levy must increase with CPI or 5% annually, whichever is the greater. The money will be paid into a trust monthly and the trust will be administered by the CoCT and elected members from the Durbanville Gardens Home Owners Association. It is conditional on the obtaining of all required rights for development, as well as the transfer of the erven to buyers. The levy will be charged to the buyers of the erven and will thus only become payable once the erven is transferred to the buyers. The applicant will not be responsible for any conservation levies.

It is proposed that the funds from this levy be administered by the CTEET and elected members from the Durbanville Gardens Home Owners Association. The money is designated specifically for the maintenance and improvement of the section of the Uitkamp Wetland along the property boundary. It is however foreseen that all internal

maintenance and management of open spaces within the Durbanville Gardens Estate will be managed by the Durbanville Gardens Home Owners Association (DGHOA). Cooperative management and input from the Conservator could, however be achieved through the channels of the elected DGHOA representatives acting as trustees to the Conservation Trust.