

Comments and Response Table:

021015 – PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 511, OTTERY, CAPE TOWN
NOVEMBER 2021

Comments Received during the 30-Days Public Participation on the Pre-Application Draft BAR					
Nr	Comment Received	Date Received	I&AP	Company Representing /	Response
POLLUTION & CHEMICAL MANAGEMENT					
1.	<p>a) During the construction phase of the proposed development, the placement of the site camp and materials and waste storage area should be carefully selected. In line with the recommendations of the BAR and Environmental Management Programme (EMPr), the site camp and storage areas must be located as far as possible from the edge of the wetlands.</p> <p>b) Construction and “no-go” areas must be clearly demarcated prior to commencement of construction activities and strictly adhered to at all times. It is recommended that the “no-go” areas referred to in the EMPr are more clearly defined and mapped for the site, with a layout/map included in the EMPr.</p> <p>c) The use of potable water for dust suppression purposes during construction is not supported and should be avoided. Where water is to be used, this should be of a suitable quality so as not to cause any severe/repeated pollution to soil or surface water resources, particularly the wetlands</p>	15 September 2021	Arabel McClelland and Wilna Kloppers	DEA&DP: Directorate: Pollution and Chemicals Management	<p>a) Noted.</p> <p>b) Noted.</p> <p>c) Noted.</p>

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	<p>on site.</p> <p>d) The recommendations of the Freshwater Impact Assessment (and Addendum Report), as contained in Appendix G1, and the implementation of the Stormwater Management Plan (Appendix G6) are supported.</p> <p>e) Please amend the EMPr to include reference to section 30 of the National Environmental Management Act, as amended (NEMA) (Act No. 107 of 1998), pertaining to the control of incidents. In the event of a significant spill or leak of hazardous substances (e.g. petrol, diesel, etc.) used during the proposed activities, such an incident(s) must be reported to the relevant authorities, including this Directorate, in accordance with section 30 of the NEMA.</p> <p>f) Please direct enquiries to Shehaam Brinkhuis should you require clarity on any of the comments provided.</p> <p>g) The Department reserves the right to revise or withdraw comments or request further information based on any information received.</p>				<p>d) Noted.</p> <p>e) Noted. The EMPr has been amended accordingly. Please refer to Page 11 of the EMPr (Appendix H).</p> <p>f) Noted.</p> <p>g) Noted.</p>
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TRANSPORT					
2.	<p>With reference to your application for rezoning, departures and SDP approval (group dwelling – 20 units) on Erf 511, Wetton, this department comments as follows:-</p> <p>This branch offers no objection to this application from a transport perspective subject to the following conditions:-</p> <p>a) The interim access arrangement to the site must be via Bloemhof Road onto Old Strandfontein Road up until the Sheffield Road scheme has been implemented and then the Bloemhof Road intersection will be closed off.</p> <p>b) The existing Bloemhof Road link from Old Strandfontein Road must be extended and the existing fence on Bloemhof Road at the western boundary must be relocated at the eastern boundary line.</p> <p>c) The Bloemhof Road link between Old Strandfontein Road and eastern boundary of the subject property (approximately 220m road section) must be upgraded to a surfaced road</p>	6 March 2021	Marlyn Botha	City of Cape Town: Traffic Impact and Development Control	<p>It is noted that the City of Cape Town: Traffic Impact and Development Control has no objection.</p> <p>a) Noted. As per the Post-Application Draft BAR, access to the proposed residential development will be off Bloemhof Avenue approximately 175m from the Old Strandfontein Road / Bloemhof Avenue intersection. The proposed access will require a two-lane cross section i.e., one lane in and one lane out, with a combined carriageway crossing approximately 5.5m wide.</p> <p>b) Noted.</p> <p>c) The developer will have to formalise the Bloemhof Avenue by constructing a class 5 road from Old Strandfontein Road to the eastern boundary of Erf 511 (approximately 220m) long</p>

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	<p>(minimum 5.5m wide). This upgrade must be done at the owners cost and must be built to the design standards of the TDA: Asset Management and Maintenance Branch.</p> <p>d) Allowance must be made for a standard turning shunt at the end of Bloemhof Road and the option of the turning shunt which encroaches onto Erf 511 must be zoned TR2 and must be ceded to the City.</p> <p>e) The access to the site must be a minimum of 5.5m wide to adequately accommodate two-way traffic flow and should an access control measure be proposed, it must be set back a minimum of 6.0m from the southern boundary.</p> <p>f) The internal access arrangement and parking layout must be designed in accordance with the City's minimum standards which prescribes the following:-</p> <ul style="list-style-type: none"> - All internal roads to be a minimum of 5.5m wide; - Parking bays to be a minimum of 5.0m x 2.5m with a 7.5m aisle width and 				<p>with a cul-de-sac turning circle.</p> <p>d) This will be addressed during building plan approval stage.</p> <p>e) Noted. As per the preferred layout (Appendix B1), the internal roads will be a minimum of 5.5m in width. Please refer to Appendix G5.2 for communication from CoCT. This will be addressed during building plan approval stage.</p> <p>f) Noted. As per the preferred layout (Appendix B1), the internal roads will be a minimum of 5.5m in width. Parking bays will be 5m x 2.5m. Please refer to Appendix G5.2 for communication from CoCT. This will be addressed during building plan approval stage.</p>
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	<p>parallel bays 6.0m x 2.5m;</p> <ul style="list-style-type: none"> - All bays adjacent to a solid wall to be a minimum of 2.85m; - On-street parking not to obstruct the 5.0m travel way and therefore a minimum of 7.5m effective width required where on-street parking has been allocated; and - Visitors bays to be clearly demarcated on the plan submitted. <p>Note: In lieu of the conditions stated above which has a direct impact on the SDP submitted, an amended SDP must be submitted to this branch for final scrutiny and approval.</p> <p>See below Annexure A which is an extract of the Sheffield Road scheme.</p> <p>For any further information please contact Marlyn Botha from the Transport Department.</p>				<p>Noted. The Town Planners have confirmed that this will be carried out.</p> <p>Noted.</p> <p>Noted.</p>
	<p>No proclaimed provincial roads are affected by this proposal. There is no further need for this Branch to comment.</p>	<p>26 August 2021</p>	<p>Devlin Fortuin</p>	<p>Western Cape Government: Road Planning Transport and Public Works</p>	<p>It is noted that no proclaimed provincial roads will be affected by this proposal.</p>

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EIA PROCESS REQUIREMENTS & LEGISLATION, POLICIES AND/ OR GUIDELINES					
3.	<p>Comment on the pre-application draft BAR is as follows:</p> <p>a) Applicable listed activity</p> <p>i. Although a Botanical Compliance Statement (compiled by NCC Environmental Services and dated 04 May 2021) has been provided, it is unclear as to whether the proposed development will result in the clearance of an area 300m² of more within a Critically Endangered or Endangered ecosystem. The applicability of Activity 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended) is therefore questioned and must be confirmed.</p> <p>b) Confirmation of services</p> <p>i. Although confirmation of spare, sufficient and unallocated water supply and sewerage capacity has been received from City of Cape Town dated 17 May 2019. It is advised that a comment from the City of Cape Town be obtained to indicate whether the comment</p>	15 September 2021	Keegan-Leigh Adriaanse	DEA&DP: Directorate: Development Management Region 1	<p>a)</p> <p>i) Please refer to Appendix G2.2 for response from the Botanical Specialist. In summary,</p> <ul style="list-style-type: none"> Erf 511 is classified as Critically Endangered (CR), namely the Cape Flats Sand Fynbos vegetation type. In light of the protocol for compliance statements, the site was physically assessed whereby no vegetation characteristic of this CR vegetation type. Site was classified as a “Low Sensitivity” for terrestrial plant species and will therefore not impact any plant species of conservational concern (SCC). Based on the NEMA definition of <i>indigenous vegetation</i>, the Botanical Specialist stated that Activity 12 of Listing Notice 3 of the NEMA will not be triggered as the site is not suggested to comprise of indigenous vegetation (as per the NEMA definition) and the site is not located within a BSP area (i.e., CBA or ESA). <p>b)</p> <p>i) Noted. Please refer to Appendix E16.2 for comment from the CoCT confirming service capacity is still valid.</p>

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	<p>dated 17 May 2019 remains valid.</p> <p>ii. Confirmation of sufficient, spare and unallocated capacity for electricity and solid waste disposal for the proposed development must be included in the BAR.</p> <p>c) Freshwater Impact Statement</p> <p>i. The Freshwater Impact Assessment (compiled by Blue Science and dated October 2016) is outdated. The Freshwater Impact Assessment Report must be updated accordingly and the relevance of the findings of the specialist study must be confirmed.</p>				<p>ii. Please see above.</p> <p>c)</p> <p>i) The Freshwater Report was compiled in 2016. Subsequently, two addendums (undertaken in 2018 and 2020) were compiled and submitted as part of the Pre-Application DBAR (please refer to pages 38 and 41 of the Freshwater Report (Appendix G1.1). These have been attached separately as Appendices G1.2 and G1.3 for the I&AP's convenience. The aim of revising the previous site development layout was to (1) avoid loss of wetland (as far as practically possible), (2) reduce the need to offset the wetland, and (3) improve the existing wetland area. The extent of the wetland (largely modified and of low ecological importance / sensitivity), present within the property, is 1040m². Based on the final layout, a small section of the wetland will be infilled (Appendix B1), however, this preferred layout allows for more than 1000m² of open space for the recreation of wetland habitat (including the rehabilitation of the remainder of wetland habitat that is associated with the stormwater channel). The preferred alternative (Appendix B1) will result in the same/increase of wetland area on the property, along with improved ecological condition/functionality. Therefore, the freshwater-related impact associated with the proposed site for development will be less than</p>
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	<p>d) Potential Impacts</p> <p>i. Since the pre-application draft BAR indicates that the proposed site is located on a major aquifer and that dewatering mitigation measures have been proposed by the Geotechnical specialist, the potential impacts on the aquifer as a result of the proposed development must be considered and reported on.</p> <p>e) Public Participation</p> <p>i. The information contained in the notice of the public participation process for the proposed development indicates that Activity 14 of Listing Notice 1 of the NEMA EIA Regulations, 2014 (as amended) will be triggered by the proposed development. Please</p>				<p>previously assessed in the initial Freshwater Report (dated 2016). As per Appendix G1.3, the potential loss of wetland habitat (after the implementation of proposed mitigation measures) would be reduced from “Low” to “Low-to-Very Low” whereas impact on water quality will be reduced to Very Low. The Freshwater Specialist concluded that based on the potential freshwater impacts, there is no reason that the proposed development should not be approved should proposed mitigation measures be implemented.</p> <p>d)</p> <p>i) Noted. As per the Geotechnical Report (Appendix G4), water flowing into excavations is expected. It is expected that sump pumps will be sufficient to adequately dewater excavated areas, however, other dewatering methods may be required but will be determined during excavation activities. Proposed mitigation measures have been included in the DBAR and EMPr and must be complied with. Please refer to Section H of the DBAR for more information.</p> <p>e)</p> <p>i) Noted. This has been amended accordingly to include Activity 19 of Listing Notice 1 of the NEMA EIA Regulations, 2014</p>
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	<p>correct this error.</p> <p>ii. The list of interested and affected parties must be updated to reflect the correct officials of this Directorate. Therefore, please remove Taryn Dreyer as a representative from this Directorate and replace the details with Rainer Chambeau with the following email address Rainer.Chambeau@westerncape.gov.za</p> <p>iii. Please note that the proof of the public participation process conducted must be included in the BAR to be submitted to the competent authority.</p> <p>iv. You are reminded that all comments received on the pre-application draft BAR must be adequately addressed prior to submission of the application.</p> <p>f) Environmental Management Programme (“EMPr”)</p> <p>i. The EMPr must contain page numbers for ease of reference.</p> <p>ii. The 21-digit Surveyor General code for the proposed site must be included in the EMPr.</p> <p>iii. The Site Development Plan must be included in the EMPr.</p> <p>iv. Please ensure mitigation measures from all specialists are included in the EMPr.</p> <p>v. Please include the Curriculum Vitae of the EAP in the EMPr.</p>				<p>ii) Noted. The Register has been amended accordingly.</p> <p>iii) Noted. This has been appended to the Post-Application Draft BAR.</p> <p>iv. Noted. All comments received on the Pre-Application DBAR have been included in the Comments and Response Report (<i>this report</i>) and have been addressed accordingly.</p> <p>f)</p> <p>i. The EMPr (Appendix H) has been amended accordingly.</p> <p>ii. Noted. The EMPr has been amended accordingly.</p> <p>iii. Noted. The EMPr has been amended accordingly.</p> <p>iv. Noted. Mitigation measures proposed by the specialists (please refer to Appendices G1-6) have been incorporated into the Post-Application DBAR.</p> <p>v. The Curriculum Vitae of the EAPs have been included in the EMPr.</p>
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	<p>The Department hereby awaits the submission of the application for Environmental Authorisation.</p> <p>Please note that the activity may not commence prior to an Environmental Authorisation being granted by the Department.</p> <p>You are reminded of your general duty of care and the remediation of environmental damage. Section 28(1) of the NEMA specifically states that-</p> <p>“Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.”</p> <p>The Department reserves the right to revise or withdraw comments or request further information based on any information received.</p>				<p>Noted. The Application Form and Post-Application DBAR will be submitted to the competent authority in due course.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
WATER, WASTE AND SANITATION					
4.	<p>a) According to the report, a wetland is located in the centre of the proposed development site. Please note that any development within the 1:100 year floodline and/or delineated riparian habitat, whichever is the greatest distance or on the area within 100m</p>	23 August 2021	Nelisa Ndobeni & R. Singo	Department of Water & Sanitation (Western Cape Regional Office)	a) Noted. Please refer to Appendix L (<i>Copy of the WUA approval</i>)

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	<p>from the edge of a watercourse or within 500m from any boundary of a wetland or a pan constitutes a water use in terms of Section 21 (c) “impeding or diverting the flow of water in a watercourse” and Section 21 (i) “altering the bed, banks, course or characteristics of a water course” of the National Water Act (Act 36 of 1998).</p> <p>b) The above-mentioned activities must be authorized and registered in terms of the National Water Act (Act 36 of 1998) before the proposed development may commence. Please note that as from January 2018, this Department ONLY accepts electronic water use applications. Water use applications can be submitted by following http://www.dwa.gov.za/projects.aspx and then click on e-wulaas.</p> <p>c) In terms of Section 21 (c) and (i), Government Gazette No. 40229 in Government Notice 509 dated 28 August 2016, a signed Risk Matrix (Appendix A) must be completed and submitted to this Department as part of the Water Use Authorisation Application. The risk matrix can be found on the Department’s website www.dws.gov.za under Document Library – Documents – “Section 21 (c) and (i)” – click all scroll down to “Final</p>				<p>b) Noted. Please refer to Appendix L (<i>Copy of the WUA approval</i>)</p> <p>c) Noted. Please refer to Appendix L (<i>Copy of the WUA approval</i>)</p>
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	<p>Risk Assessment Matrix”.</p> <p>d) The Department is aware of the Water Use Authorisation lodged on Electronic Water Use Licence Application and Authorisation System (e-Wulaas) for the proposed development, which only recommends Section 21 (i). Please note that this development may not commence prior to an approval of all the water use authorisations from the Department.</p> <p>e) No abstraction of surface or groundwater may be done without prior authorization from this Department, unless it is a Schedule 1 Use or an Existing Lawful Use.</p> <p>f) The Department acknowledges a stormwater management plan report from the City of Cape Town Municipality dated 17 September 2019. Please note that contaminated stormwater must not be disposed of in the stormwater system as it will result in the contamination of water bodies and its disposal may also require analysis before disposal.</p>				<p>d) Please note that the DWS reviewed the WUA Application and granted approval on the WUA Application for only a Section 21(i).</p> <p>e) Noted. No abstraction of water is envisaged for the proposed development. Therefore, s21(a) will not be applicable to the proposed development.</p> <p>f) Noted. As per the SWMP (Appendix G6), the water quality target for the proposed development is the removal of 80% of Suspended Solids (SS) and 45% of Total Phosphates (TP) produced on site as a result of post-development stormwater runoff or to reduce to undeveloped catchment levels; whichever requires a higher level or treatment. In addition, all litter, grease and oil need to be trapped at the source. The water quality will be treated by percolating the water through a permeable paving layer that is drained by a subsurface perforated pipe system, which will subsequently discharge into the storage tank. This will allow for the reduction of Total</p>
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	<p>g) Stormwater must be managed on-site and not be allowed to runoff into the natural environment unless it is clean and not polluted.</p> <p>h) The retaining drainage structures must be considered as recommended in the stormwater management plan report and this Department must be consulted for further commenting.</p> <p>i) The Department acknowledges a letter dated 17 May 2021 from the City of Cape Town Municipality confirming that there is sufficient capacity to provide water, sewer and waste service for the proposed development.</p> <p>j) It is mentioned that the site will require the removal of indigenous vegetation to allow for the development. A signed letter from the City of Cape Town Municipality for removal of indigenous vegetation must be supplied to this Department.</p> <p>k) Solid waste must be managed in accordance with the requirements of</p>				<p>Suspended Solids (TSS) and the reduction of Total Phosphates (TP).</p> <p>g) Please see response above.</p> <p>h) Noted. The DWS are a Registered Commenting Authority. The DWS will be given the opportunity to comment on the Post-Application Draft BAR.</p> <p>i) Noted.</p> <p>j) As per the Botanical Compliance Statement (Appendix G2), habitat characteristics and likelihood of SCC being found is low. Due to its transformed nature the study area is deemed to be of a '<i>low sensitivity</i>' for terrestrial plant species. The specialist stated that the site does not comprise of 'indigenous vegetation' (<i>please refer to Appendix G2.2</i>).</p> <p>k) Noted.</p>
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	<p>the relevant legislation.</p> <p>l) Measures to control illegal dumping of construction waste must be in place as this may result in pollution of the surface water run-off.</p> <p>m) All the requirements of the National Water Act, 1998 (Act 36 of 1998) in terms of water use and pollution control management must be adhered to at all times.</p> <p>n) Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.</p>				<p>l) Noted.</p> <p>m) Noted.</p> <p>n) Noted.</p>
5.	<p>In connection with the above proposal / development, I confirm that Solid Waste (Collections) as the Service Provider in Wetton Area has NO OBJECTION to the Proposed Residential Development and has sufficient unallocated capacity to accept and collect and dispose of all types of waste to a designated licence landfill site. A good waste management system must be in place to handle all waste generated by the activities and to mitigate against negative impact on the environment. The generation of construction waste and waste during the operation phases should be recycled on site or re used to fill up other sites</p>	<p>26 August 2021</p>	<p>Chantel Erlank</p>	<p>City of Cape Town: Solid Waste Management: Collections</p>	<p>It is noted that the CoCT: Solid Water Management Directorate does not object to the proposed development and that there is sufficient capacity to accept, collect, and dispose of all types of waste at a designated landfill site.</p> <p>Management of waste on site will adhere to conditions stipulated in the EMPr (Appendix H).</p>

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<p>and clean builder's rubble can be disposed of at the nearest licenced under the guidance of the City of cape Town. Please refer to the attached disposal tariff list for more information. The waste generated by the construction personnel e.g. lunch remains and packaging etc. must be placed in approved refuse bins on site during the construction phases. The proposed development will not have any implications on the infrastructure of the area provided that the contractors identify a permitted refuse disposal site for various categories of waste and provided that a refuse room is included in the planning stages of the development for the storage of waste to the satisfaction of the Director: Solid Waste Management.</p> <p>A) STANDARD BUILDING REGULATIONS: CONDITIONS FOR REMOVAL / COLLECTION OF REFUSE</p> <p>Applicable to sectional title or cluster development, secured complexes, flat complex, shopping mall/centre (retail) or office complexes, factories and warehousing.</p> <p>U1- PROVISION OF AREAS</p> <p>Any building, excluding a dwelling house, in which refuse will be generated, shall be provided with an adequate centralised refuse room (which comply with the attached</p>				<p style="text-align: right;">Noted and confirmed by Town Planners.</p>
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<p>standards and guidelines for refuse storage areas). That the refuse room be provided in a position nearest to an access road (public road) and be accessible for the Council's refuse collection vehicles at all times as this vehicle and/ its crew members (Council staff) will not enter onto private property. Premises such as Places of Worship (churches, mosques and temples) and vacant land units do not require a refuse room however if the complex is large with function halls and large volumes of waste is generated or the vacant land is ear marked for (depending on the land use/zoning status) then a refuse room may be considered at the discretion of the Director: Solid Waste Management.</p> <p>Should there be an existing refuse area in use to accommodate the changes, alterations or additions to the building for the storage of bins, then this area should be utilised for any for any additional bins required for this development, or provision should be made for added space.</p> <p>U2 – ACCESS TO AREA</p> <p>Council's refuse collection vehicles or its staff will not enter private property, therefore the removal of domestic solid waste is effected from the kerbside of a public street. The location of any area contemplated in regulation U1 shall be of such access thereto from any street for the purpose of removing the refuse is</p>				
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	<p>of the satisfaction of the local authority.</p> <p>B) HAZARDOUS BIOLOGICAL OR CHEMICAL WASTE</p> <p>No hazardous, chemical or medical waste enters the general waste stream. Solid waste (collections) does not remove hazardous, chemical or medical waste. A private specialised waste company must be engaged for this purpose. These types of waste must be disposed of by a private specialised waste company in accordance with the minimum requirements for the handling classification and disposal of Hazardous waste (DWAR 1998) with the approval by the department of Health. The installation of cellular communications base stations does not require a refuse removal service and does not pose a health risk to the environment.</p> <p>C) MINIMUM REQUIREMENTS FOR SINGLE RESIDENTIAL/RURAL UNITS – ACCESS FROM PUBLIC ROADS</p> <p>i. Council departmental or contracted waste collection teams will not enter private property; therefore, the removal of domestic solid waste (general waste) is effected from the kerbside of a public street. Residential units located near mountain areas or areas frequented by baboons will be issued with baboon proof bins for the storage</p>				
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	<p>of waste at an additional cost as determined by the Solid Waste Management. The owner/s will have to place the refuse bins on the side walk (kerbside) of a public street on the scheduled day of refuse collection. In some instances, a hardened washable surface, in the road reserve, must be provided for bins depending on the number of units situated in a cull de-sacks that exceeds 20 metres and that does not have direct access for reuse collection vehicles or flat units that have no ground floor storage facilities for the tenants located on an upper level in the building. Please refer to the attached minimum requirements for vehicular access.</p> <p>ii. Where the internal roads are developed as private roads and the development is designed for the purpose as private residential town house complexes, a refuse room with an embayment for refuse vehicles will have to be provided. Please refer to the attached requirements for refuse storage areas.</p> <p>iii. Applications by the owner/s to operate from residential existing dwelling units must make sure of all Solid Waste Services. The owner/tenant are required to place the refuse bin/s on the Kerbside (Sidewalk) of a Public</p>				
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	<p>Street on the Scheduled Day of Refuse Collection.</p> <p>iv. Should the owner/s make alterations or additions to the Residential Property or Subdivide the Property into 2 or more portions for residential purposes and require Additional Refuse Containers / Bins, the owner/s must liaise with the Corporate Call Centre for Solid Waste Management Enquiries on 086 010 3089 to make the necessary arrangements and place the container/s nearest to an Access Road (Public Road) on the Scheduled Day of Collection.</p> <p>D) SUBDIVISION CONDITION COMPLIANCE ITO SECTION 31:</p> <p>Solid Waste Conditions must be clearly stated with the Attached “Annexure A” forms to avoid delays with the clearances given by Solid Waste Management.</p>				
ENVIRONMENTAL & HERITAGE					
6.	The Environmental Management Section (EMS) acknowledges the identification of environmental resources on the site and the surrounding area and is satisfied that the impact on these resources have been	15 September 2021	Rashaad Samaai	CoCT: Environmental Management	It is noted that the CoCT: Environmental Management Directorate states that the impacts associated with the proposed development have been adequately assessed.

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	adequately assessed during the basic assessment process. EMS endorses the findings on environmental resources and supports the recommended mitigation measures from the freshwater, botanical and amphibian specialists. Its noted that approval from Department of Water and Sanitation in the form of a General Authorisation was obtained. EMS therefore supports the development proposal since it's been determined that the site is transformed and of low ecological importance.				
7.	a) Considering the low ecological importance of the wetland and its largely modified state, the area can be developed but the wetland offset calculations should be met to ensure no net loss. Therefore, a wetland offset proposal should be developed for the offsite offset proposed for the adjacent City property, that includes rehabilitation and/or establishment of wetland habitat. Relevant mitigation measures as per the freshwater assessment still need to be implemented, including stormwater attenuation.	8 September 2021	Ismat Adams	CapeNature	a) The Freshwater Report was compiled in 2016. Subsequently, two addendums (undertaken in 2018 and 2020) were compiled and submitted as part of the Pre-Application DBAR (please refer to pages 38 and 41 of Freshwater Report. These have been attached separately as Appendices G1.2 and G1.3. The aim of revising the previous site development layout was to (1) avoid loss of wetland (as far as practically possible), (2) reduce the need to offset the wetland, and (3) improve the existing wetland area. The extent of the wetland (largely modified and of low ecological importance / sensitivity), present within the property, is 1040m ² . Based on the final layout, a small section of the wetland will be infilled (Appendix B1), however, this preferred layout allows for more than 1000m ² of open space for the recreation of wetland habitat (including the rehabilitation of the remainder of wetland habitat that is associated with the stormwater channel. Although the initial layout (Appendix B2) resulted

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	<p>b) The conclusions of the faunal compliance statement are accepted, and it is acknowledged that no amphibian SCC, or evidence of such, were recorded in the project area or in the adjacent wetland (Erf 509), and that the habitat present in the</p>				<p>in the wetland area to approximately 500m², the preferred layout (Appendix B1) will result in the same/increase of wetland area on the property, along with improved ecological condition/functionality. Therefore, the freshwater-related impact associated with the proposed site for development will be less than previously assessed in the initial Freshwater Report (dated 2016). As per Appendix G1.3, the potential loss of wetland habitat (after the implementation of proposed mitigation measures) would be reduced from “Low” to “Low-to-Very Low” whereas impact on water quality will be reduced to Very Low. The Freshwater Specialist concluded that based on the potential freshwater impacts, there is no reason that the proposed development should not be approved should proposed mitigation measures be implemented. As stated by the Freshwater Specialist, the DWS prefers an onsite wetland offset that would rather retain wetland habitat onsite than recreate areas offsite. The adjacent property already consists largely of wetland thus there would not be any opportunity of an offsite offset on this property. This was the proposal and the layout proposal changed to meet the required wetland offset.</p> <p>b) It is noted that the findings of the Faunal Compliance Statement are accepted by CapeNature.</p>
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	<p>development area is such that it is unlikely that the amphibian SCC identified would occur on the site. All faunal species in the development area must be translocated to erf 509. The low sensitivity conclusion for the site as per the faunal assessment is accepted.</p> <p>c) It is acknowledged and accepted as per the botanical compliance statement that the site no longer supports Cape Flats Sand Fynbos. The low sensitivity conclusion for the site as per the botanical compliance statement is accepted. Relevant mitigation measures recommended must be implemented.</p> <p>d) The conclusions of the site verification report regarding plant, animal, aquatic and terrestrial biodiversity sensitivities are accepted.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>				<p>c) It is noted that CapeNature accepts the findings of the Botanical Compliance Statement.</p> <p>d) It is noted that the conclusions of the SSV Report, relative to the plant, animal, aquatic, and terrestrial biodiversity components, are accepted by CapeNature.</p> <p>Noted.</p>
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ELECTRICITY					
8.	<p>This Department has no objection to the abovementioned proposal subject to the following conditions:</p> <p>a) Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost.</p> <p>b) A quote for the shared-network charge and connection fee, as well as conditions of supply, will be provided upon formal application.</p> <p>c) Electrical infrastructure may exist on the property or in its vicinity. A wayleave shall be obtained from the Electricity Generation and Distribution Department before any excavation work may commence. In this regard, please contact the Drawing and Record Centre Office South (telephone 021 400 4780).</p> <p>d) Depending on the power requirement, substations may be required. These substations shall be directly accessible from public road, i.e. on the erf boundary adjacent to the road reserve, at street level, and shall not be traversed by any other services.</p>	02 September 2021	Xavier Rosenberg	CoCT: Energy & Climate Change Directorate: Electricity Generation and Distribution	<p>It is noted that CoCT: Energy & Climate Change Directorate: Electricity Generation and Distribution does not object to the proposed development.</p> <p>a) Noted.</p> <p>b) Noted.</p> <p>c) Noted.</p> <p>d) Noted.</p>

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	<p>Depending on requirements this can take the form of any combination of the following:</p> <ol style="list-style-type: none"> i. outdoor substations on 5 m x 4 m site; ii. outdoor substations on 6 m x 4 m site; or iii. substation buildings on 20 m x 14 m site <p>These substations shall be appropriately subdivided and zoned in the plan approved by the surveyor general. The sites shall be registered and transferred to the City free of all costs.</p> <p>In some cases, substations may have to be contained within the building. Dimensions of these will be determined. While subdivision of these substations will not be possible, a servitude shall be registered in favour of the City</p> <p><i>Full-title properties served by public road:</i></p> <ul style="list-style-type: none"> • The electricity distribution infrastructure shall be installed in the public road reserve. • Each property shall be metered individually by the City. <p><i>Full-title properties served by private road:</i></p> <ul style="list-style-type: none"> • These will be treated the same as sectional-title properties. <p><i>Sectional title properties:</i></p>				
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	<p>electricity.</p> <p>Owners shall conform to any conservation and/or rationing programme or scheme introduced, adopted or implemented by a sphere of government or relevant regulating body by reducing their electricity consumption as required in terms of such programme or scheme.</p> <p>Installations with a new or upgraded authorised capacity of more than 100 kVA will have to meet certain energy efficiency requirements. These requirements are subject to change. A set of applicable requirements will be made available as part of the quotation process.</p>				<p>Noted.</p> <p>Noted.</p>
OTHER					
9.	<p>We refer to the above matter and confirm we act for and on behalf of the O B A ENGELKE TRUST, the registered owner of Erven 519 & 522 WETTON, situate opposite the property under application, Erf 511 WETTON - being across BLOEMHOF AVENUE.</p> <p>Our client has carefully considered the content of the application made for and behalf of the land owner and the report in support thereof compiled by JONO TRUST PROFESSIONAL PLANNERS. Our instructions are to place on record, as we hereby do, our client's</p>	<p>14 September 2021</p>	<p>S Borwick</p>	<p>STBB</p>	

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	<p>comments as follows:</p> <p>a) Our Client wishes to be registered as an Interested and Affected Party (IAP) in regard to the proposed development of Erf 511 Wetton as referred to in your notice.</p> <p>b) Our client accepts and appreciates the City of Cape Town's policy for urban densification and that it is inevitable that some type of residential property development will take place on the applicant's property.</p> <p>c) Our client does not wish to object to the principle of such development for the sake thereof and records its comments as to how the client thinks such development is to be undertaken responsibly and sensibly.</p> <p>Our client notes that two-story units are envisaged, which may result in the newly developed units having views into neighbouring properties. In this regard, our client feels that the zoning scheme building-lines should be adhered to, or at worst not relaxed to the extent that has been applied for to ensure that the newly developed units do not result in their occupants having invasive views of the nearby located properties. In particular, our Client is</p>				<p>a) Noted. As per your request, Mr. Liam Murphy and Mr. Steven Borwick [STBB Attorneys (on behalf of adjacent landowner)] have been registered as an Interested and Affected Party.</p> <p>b) Noted.</p> <p>c) Noted.</p> <p>Respondent: Town Planners</p> <p>Noted. The objection is based on the presumption that there the owner of Erf 519 has absolute privacy from the street. This is incorrect as the street boundary walls must be partially visually permeable and may not exceed 1.8m in height. Furthermore, the proposed double storey unit is located more than 9m away from the properties across the road and the height is not more than permitted under Single Residential.</p>
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	<p>concerned about Units 14 to 19 as they are situated on the boundary of Erf 511 closest to our Client's properties.</p> <p>The position of the newly developed units on the applicant's property should be carefully considered in this regard and perimeter landscaping should be encouraged to mitigate these risks. Our client believes that the siting and size of south facing windows on the upper floor of Units 14 to 19 should be strictly regulated, and that in addition glass frosting should be required in these windows.</p> <p>d) Furthermore, our client is concerned with the water and drainage system. Our client's representatives have resided on its property for many years and in recent years flooding has been experienced on our client's property and in Bloemhof Lane, including sewage overflow. Kindly see Annexure A below, which contains thirteen pictures as proof of the above-mentioned water and drainage concerns.</p> <p>Our client believes that any development of the applicant's property should be done with very careful consideration of storm water runoff and sewage. Should the applicant's ground level be raised, the</p>				<p>Based on the above, the objection is rejected (considered invalid) on the basis that it seeks to secure development conditions that are onerous and inappropriate.</p> <p>d) Noted. A Stormwater Management Plan has been compiled to address flooding on site. Please refer to Appendix G6 and Appendix G6.2 for response from Engineers. This response from the Engineers has been included below:</p> <p>We refer to paragraph 4 of the letter and comment as follows:</p> <ol style="list-style-type: none"> 1. Erf 511 is located Northeast of Erf 519 and directly north of Erf 522. 2. The topography of the erven indicates that the natural ground levels results in an overland flow from west to east. 3. Photograph 9 clearly shows flooding of the
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	<p>result will be that the road, our client's property and other neighbouring properties will experience severe flooding during heavy winter rainfall periods and exposure to effluent.</p> <p>Our client further believes that the required infrastructure should provide for run off from our client's property to be taken away by a system situate below the natural ground level of our client's properties.</p> <p>The City of Cape Town and the applicant are requested to ensure that the relevant infrastructure is upgraded to a sufficient capacity to channel the anticipated storm water runoff and effluent, the risk of which is acknowledged in the City of Cape Town's report.</p> <p>Our client's request is that the development is conditional upon the applicant's ground level not being raised and that detailed conditions pertaining to infiltration and infrastructure for storm water runoff and effluent disposal are not only imposed but are also strictly policed in the development process.</p> <p>To the extent the planning for same is inadequate or the execution thereof does not comply with the required standards, our client's rights remain</p>				<p>access road and surrounding area (including Erf 519) at the fence located on the eastern boundary of Erf 514, west of Erf 511. This means that the run-off from Erf 511 does not impact on Erf 519.</p> <p>4. The storm water run-off from Erf 511 will be managed in terms of the city of Cape Town "Management of Urban Storm Water Impacts Policy", May 2009 which requires that the post-development run-off is less or equal to the pre-development run-off.</p> <p>5. A system of shallow swales and permeable pavers will be used to detain this storm water run-off on site of Erf 511. The run-off from Erf 511 will discharge into a retention pond located on Erf 509 which is on the eastern boundary of Erf 511.</p> <p>6. Erf 511 will be serviced with a waterborne sewer connection located in Sheffield road (Northeast of Erf 511). However there is also an opportunity to connect into the 1200 mm ϕ Bulk Sewer line located \pm 180m east of this site. This would afford all the erven along Blomhof Road an opportunity to be connected to the sewage system.</p> <p>7. The developer will be obliged to extend the access road (from old Strandfontein Road) to the access of erf 511. This will provide an opportunity to remove the obstruction causing the blockage and flooding of the existing road</p>
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	<p>strictly reserved should flooding and effluent pollution arise as a result.</p>  <p>Image 1</p>  <p>Image 2</p>				<p>and surrounding area.</p> <p>8. This is an opportunity for the owners of the erven along Blomhof Road, to request that the City of Cape Town instruct the developer of erf 511 to implement the improvement of the stormwater management of the area, the upgrading of the access road and the extension of the sewer system (in lieu of Bulk Services levies) to the benefit of all the residents. We trust that the above has addressed your concerns.</p>
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	<p>Image 3</p>					
						
	<p>Image 4</p>					
						
	<p>Image 5</p>					

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Image 6



Image 7



Image 8

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Image 9



Image 10



Image 11

<p>Image 9</p> <p>Image 10</p> <p>Image 11</p>				
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Image 12



Image 13

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