

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
20 August 2019
(Also the agenda for the Mayoral Committee Meeting : 28 August 2019)**

7.

PORTION 29 OF THE FARM NO. 708, FRANSCHEKRAAL, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING, SUBDIVISION AND CONSENT USE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF EQUISALE 2 CC

Ptn 29 of 708, GRCAL (3176)

SW van der Merwe

(028) 313 8039

Hermanus Administration

21 July 2019

1. Executive Summary

An application has been received on 13 February 2018 from Messrs Interactive Town and Regional Planning on behalf of Equisale 2 CC on Portion 29 of the Farm Franschekraal No. 708, Division Bredasdorp in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the following:

- ❖ rezoning and subdivision in terms of Sections 17 & 24 from Special Zone (SZ) to Subdivisional Area (SA) and the subsequent subdivision of the property to create:
 - 205 Residential Zone I: Single Residential (SR1) erven;
 - 4 Open Space Zone III: Private Open Space (OS3) erven;
 - 1 Business Zone III: Local Business (B3) erf, and
 - 6 Transport Zone II: Road and Parking (TR2) erven.
- ❖ consent use in terms of Section 2.2 of the Overstrand Municipality Zoning Scheme Regulations to allow a clinic on the proposed Erf 206.

A Locality Plan of the property concerned is attached as Annexure A. The Motivation Report from the applicant in support of the proposal is attached as Annexure B, while the proposed Site Development Plan is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

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4. Delegated Authority

Executive Mayor

5. Legal Requirements

Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background

Portion 29 of the Farm Franschekraal No. 708, Bredasdorp Division measures 21,466 ha in extent and situated on the fringe of the Franschekraal Smallholdings, west of Divisional Road 1205 (DR1205) between Uilkraalsmond and Baardskeerdersbos and within 100m of the intersection with the R43 between Gansbaai and Pearly Beach.

The application property is developed with a dwelling house and agricultural buildings and used for low intensity agricultural purposes and processing of guano. The property is zoned as Special Zone with agriculture as primary right. Approved consent uses comprise a disco / dance hall with take away and braai facilities (known as “Die Stal”), spray painting workshop and kennels. None of the approved consent uses are currently being exercised.

The original planning application submitted in 2017 provided for 290 Single Residential Zone erven; 4 General Residential Zone 2: Town Housing erven; 7 Open Space Zone 3: Private Open Space erven, 1 Business Zone 3: Local Business erf with consent use to permit a clinic and service station, 1 Industrial Zone 1: General Industry erf and 9 Transport Zone 2: Private Road erven.

Following receipt of an Environmental Authorization (EA) – refer to Annexure D - the planning application was amended to omit the town housing, industrial and service station erven. The proposed development now comprises the following, namely:

- ❖ rezoning and subdivision in terms of Sections 17 & 24 from Special Zone (SZ) to Subdivisional Area (SA) and the subsequent subdivision of the property to create:
 - 205 Residential Zone I: Single Residential (SR1) erven;
 - 4 Open Space Zone III: Private Open Space (OS3) erven;
 - 1 Business Zone III: Local Business (B3) erf, and
 - 6 Transport Zone II: Road and Parking (TR2) erven.

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- ❖ consent use in terms of Section 2.2 of the Overstrand Municipality Zoning Scheme Regulations to allow a clinic on the proposed Erf 206.

The amended application in accordance with the EA provides for a reduced development footprint and a contiguous private open space, a network of formalised boardwalks and three (3) storm water attenuation dams. The development comprises 205 Single Residential Zone erven with an average erf size of 329m² and a Business Zone 3 erf to be developed with line shops and a clinic. The applicable development parameters as per the Zoning Scheme Regulations will apply. A Home Owners Association (HOA) will be established with responsibility for the maintenance of services, internal private roads and private open space erven.

Council at a meeting dated 26 June 2019 adopted the Franskraal Smallholding Policy Framework, which policy serves to indicate integrated development options for the study area, specifically with regard to the future location of link services and access points.

Discussion

Following receipt of the amended scaled down planning application the application was advertised and registered notices were served upon interested and affected parties and no objections were received.

Following adoption of the Franskraal Smallholding Policy Framework the initial objection by the Western Cape Department of Transport had been withdrawn on condition that:

- (i) access is taken off DR1205 at $\pm 0,36$ km;
- (ii) that access be designed in accordance with the recommendations of the Traffic Impact Assessment (TIA) by DECA and referred to the department for final approval; and
- (iii) All other existing accesses are to be permanently closed and the verge reinstated.

Evaluation

The application property is situated in the Franschekraal Smallholding area that has a mixed character comprising agricultural properties, various tourist facilities, a resort development to the north and North West, including the built up area of Franskraal (low density residential) and Uilkraalsmond (resort).

Existing forward planning

The subject property is earmarked for future urban extension purposes in terms of the Spatial Development Framework (SDF) and densification

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purposes in terms of the Overstrand Growth Management Strategy (OGMS) between 10 and 20 du/ha. The proposed increased gross residential density is 13,7 du/ha.

The subject property comprises a greenfield site situated within the urban edge of greater Gansbaai and will achieve a residential density of 10 du/ha. The proposal will provide a more balanced mix of residential housing stock, thus providing great range of choice in the current market, provides for residential and business growth and is therefore considered in line with the SDF principles.

The proposal adheres to the principle of compact urban form, efficient land use, protection of the natural and built environment and is not considered to adversely impact the character of existing residential area of Franskraal, situated south west of the R43.

Proposed development

The development comprises 205 Single Residential Zone erven with an average erf size of 329m² and a Business Zone 3 erf to be developed with line shops and a clinic. The objective is to create a secure, affordable eco-friendly township with supporting land uses to provide independence and convenience to the residents and community in the vicinity.

The design makes provision that all of the residential erven have easy access to the open space areas within the development, which comprises 53,5% or 11,5 ha of the application property. The development will have architectural guidelines that will contribute positively to the character of the area.

The applicant motivates that there is a need for more affordable housing options in the price range up to R1 500 000, a safe and secure living environment, independent convenient living, conservation of the sensitive nature environment in a sustainable manner, as well as the provision of medical facilities in the form of a clinic.

Roads and access

A Traffic Impact Assessment (TIA) was submitted, concluding that the level of service taking the proposed development into consideration will remain to operate on an A level, thus having a moderate impact on the surrounding road network. The TIA makes the following recommendations namely:

- implementation of sidewalks;
- provision of and sufficient turning space for refuse vehicles;
- provision of a public transport embayment be investigated near the proposed commercial component, and

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- new access to the development to be provided at 0,36 km.

The proposed access is also supported by the Western Cape Department of Transport, subject to implementation thereof in accordance with the TIA and that all other existing access be permanently closed and the road verge be reinstated.

A single access road (7,4m) will be provided into the development reducing to 6,8m at the proposed turning circle. The internal roads will be Class 5 roads, which will vary between 5m and 6m wide. All the internal roads will be private roads, whilst a right-of-way will be registered in favour of the public along the main internal access that will serve to provide link access to adjoining future development in accordance with the Franskraal Smallholding Policy Framework.

Municipal services

The proposal is supported by the municipal Engineering Services Department subject to conditions pertaining to the upgrade of services in accordance with the municipal master planning, including the payment of bulk development contribution levies. Amongst others, the developer will be required for the installation of an internal sewer network, as well as bulk infrastructure to the Gansbaai Waste Water Treatment Plant.

The subject property is situated within an Eskom electricity supply area. The developer will thus be required to negotiate directly with Eskom.

Environmental impact

The proposed development triggered an Environmental Impact Assessment (EIA) that was informed by various specialist studies, amongst others Botanical, Wetland Delineation, Geotechnical and Hydropedology Reports that resulted in an Environmental Authorisation.

The development proposal and delineation of the central private open space system was informed by the specialist studies forming part of the EIA and provides for the following:

- conservation of the Agulhas Sand Fynbos (high conservation value) in the north western corner of the property;
- 30m corridor along the southern property boundary to link the vegetation to the eastern and western of the property;
- wetland that link vegetation and ecosystems to the north and south of the property;

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- proposed residential and business precincts mainly on former ploughed (disturbed) areas;
- natural corridors between residential precincts will be linked with boardwalks, allowing for the protection and management of natural corridors, and
- reshaping of two (2) existing attenuation dams and provision of an additional attenuation dam and bird hide in the open space corridors

The EA in the conditions of approval requires the developer to submit a final Environmental Management Programme (EMPr) to the Department of Environmental Affairs and Development Planning (DEA&DP) for approval, prior to the commencement of site preparation activities. Conditions also provides for the following:

- that the development be monitored by an Environmental Control Officer (ECO);
- auditing;
- compilation of a Wetland Rehabilitation and Open Space Management Plan;
- no development to occur within the wetland offset area (save for the provision of boardwalks and road linking portions 1 and 2);
- no direct access from residential properties to be permitted onto private open space areas;
- search and rescue;
- raft foundations;
- road design to provide for unhindered flow of water within the wetland and drainage below the road, and
- compilation of a Storm Water Management Plan for submission and municipal approval

Based on the above principles, the proposed development is supported by Cape Nature.

General

The proposal is supported by all the relevant internal municipal and government departments.

A Conveyancing Certificate had been submitted confirming that the Title Deed does not contain any restrictive conditions to prohibit the proposed development.

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Conclusion

The proposed development complies with the forward planning vision for the Franschekraal Smallholding area and is not considered to have an adverse impact on the character of the area, the natural and built environment, vested rights of adjoining property owners and the welfare and safety of the community. The proposal is therefore considered desirable.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Environmental Management

No objection.

Building Control Department

No objection.

Traffic Department

Attached as Annexure G.

Overberg District Municipality (Environmental Management)

Attached as Annexure M.

Overberg District Municipality (Health Inspector)

Attached as Annexure N.

Fire Department

No objection. Attached as Annexure O.

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10. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Proposed Subdivision Plan
Annexure D:	Environmental Authorization
Annexure E:	DECA: Civil Engineering Services Report & Traffic Impact Assessment
Annexure F:	Transport Impact Assessment prepaid by DECA
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Annexure H:	Comment: Eskom
Annexure I:	Comment: Department of Transport and Public Works
Annexure J:	Services Report
Annexure K:	Comment: Telkom
Annexure L:	Comment: Cape Nature
Annexure M:	Comment: District Municipality (Environmental Management Services)
Annexure N:	Comment: District Health
Annexure O:	Comment: Fire Services
Annexure P:	Comment: Overstrand Environmental Services
Annexure Q:	Comment: Building Department

RECOMMENDATION:

1. that the application in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the rezoning of Portion 29 of the Farm Franschekraal No. 708, Division Bredasdorp from Special Zone (SZ) to Subdivisional Area (SA) and the subsequent subdivision of the property to create -
205 Residential Zone I: Single Residential (SR1) erven,
4 Open Space Zone III: Private Open Space (OS3) erven,
1 Business Zone III: Local Business (B3) erf and
6 Transport Zone II: Road and Parking (TR2) erven,
be approved;
2. that, in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for consent use to permit a clinic on the proposed Erf 206, **be approved;**
3. that the approvals in paragraphs 1. and 2. be subject to the following conditions:
 - (a) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with;

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- (b) that the approval does not absolve the applicant from compliance with any other relevant legislation and/or Title Deed conditions;
- (c) that all conditions as set out by the Department of Environmental Affairs and Development Planning (Environmental Authorization, attached as Annexure D), be adhered to;
- (d) that all conditions imposed by the Western Cape Department of Transport and Public Works (attached as Annexure I), be complied with;
- (e) that all conditions imposed in the Services Report (attached as Annexure J), be complied with;
- (f) that all conditions imposed by Telkom (attached as Annexure K), be complied with;
- (g) that all conditions imposed by the Overberg District Municipality (Health) (attached as Annexure N), be complied with;
- (h) that all conditions imposed by the Fire Department (attached as Annexure O), be complied with;
- (i) that a Home Owners Association be established with compulsory membership for all property owners and written into the Title Deeds of the erven;
- (j) that the Home Owners Association assumes responsibility (including costs) for the provision, maintenance, management and upkeep of the communal property, including Private Open Space and Private Road;
- (k) that the constitution of the Home Owner Association be submitted for approval by the Senior Manager: Town Planning, prior to the issue of a transfer certificate, which constitution shall also provide for the establishment of a master property owners association should it be required in future;
- (l) that the Architectural Guidelines be submitted for prior approval by the Senior Manager: Town Planning prior to the submission of building plans; and
- (m) that a right of way servitude be registered in favour of the general public along the internal private roads that shall facilitate future public access to adjoining properties at the cost of the developer.

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4. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

RESPONSIBLE OFFICIAL:	S VAN DER MERWE
TARGET DATE FOR IMPLEMENTATION:	18 SEPTEMBER 2019
TARGET DATE TO INFORM APPLICANT:	18 SEPTEMBER 2019
TARGET DATE TO INFORM OBJECTOR:	N/A

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**7.
PORTION 29 OF THE FARM NO. 708, FRANSCHEKRAAL, DIVISION
BREDASDORP, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING,
SUBDIVISION AND CONSENT USE: MESSRS INTERACTIVE TOWN & REGIONAL
PLANNERS ON BEHALF OF EQUISALE 2 CC**

Ptn 29 of 708, GRCAL (3176)

SW van der Merwe

(028) 313 8039

Hermanus Administration

21 July 2019

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 AUGUST 2019, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL:

S VAN DER MERWE

TARGET DATE FOR IMPLEMENTATION:

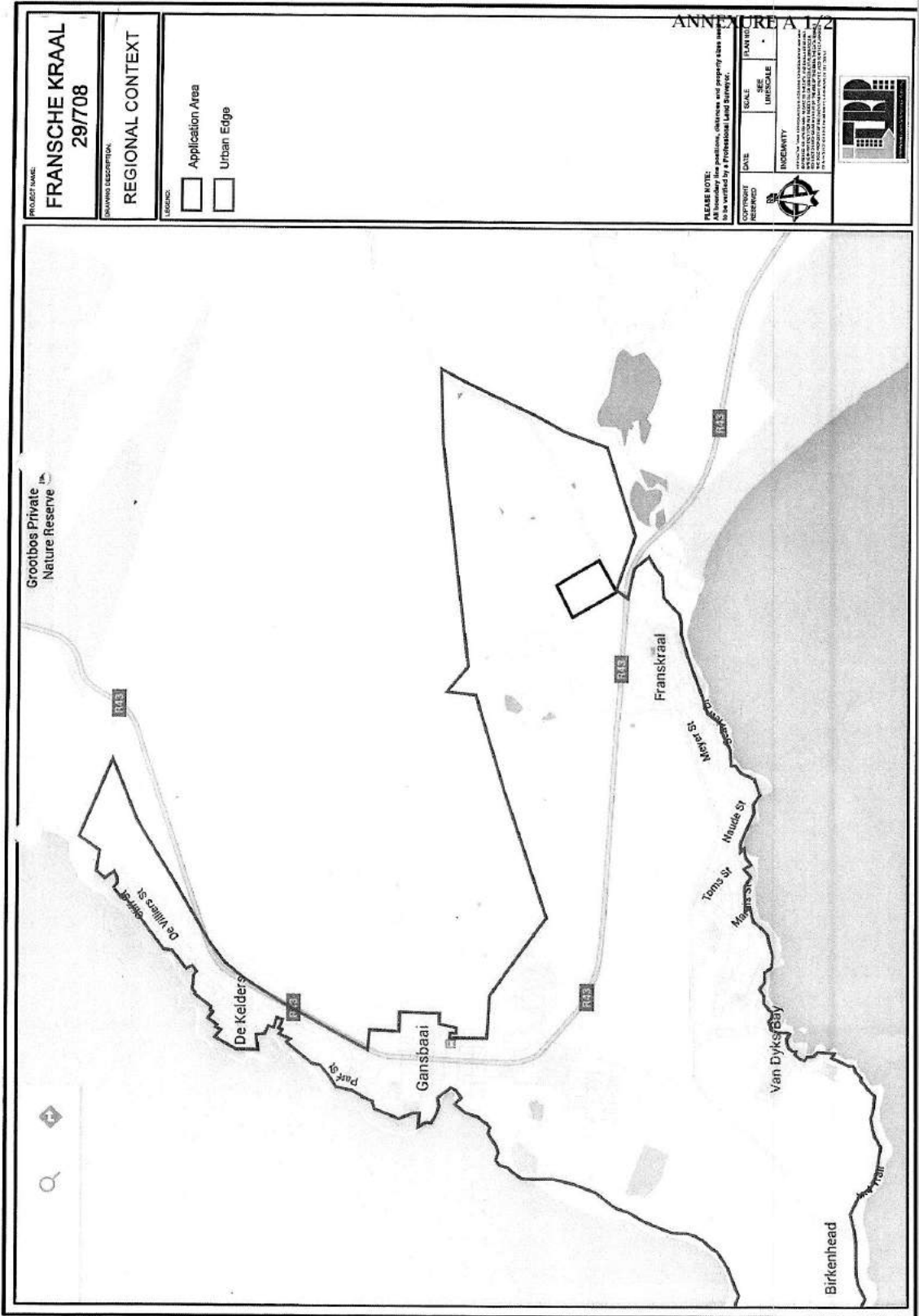
18 SEPTEMBER 2019

TARGET DATE TO INFORM APPLICANT:

18 SEPTEMBER 2019

TARGET DATE TO INFORM OBJECTOR:

N/A



PROJECT NAME:
FRANSCH KRAAL
 29/708

DRAWING DESCRIPTION:
REGIONAL CONTEXT

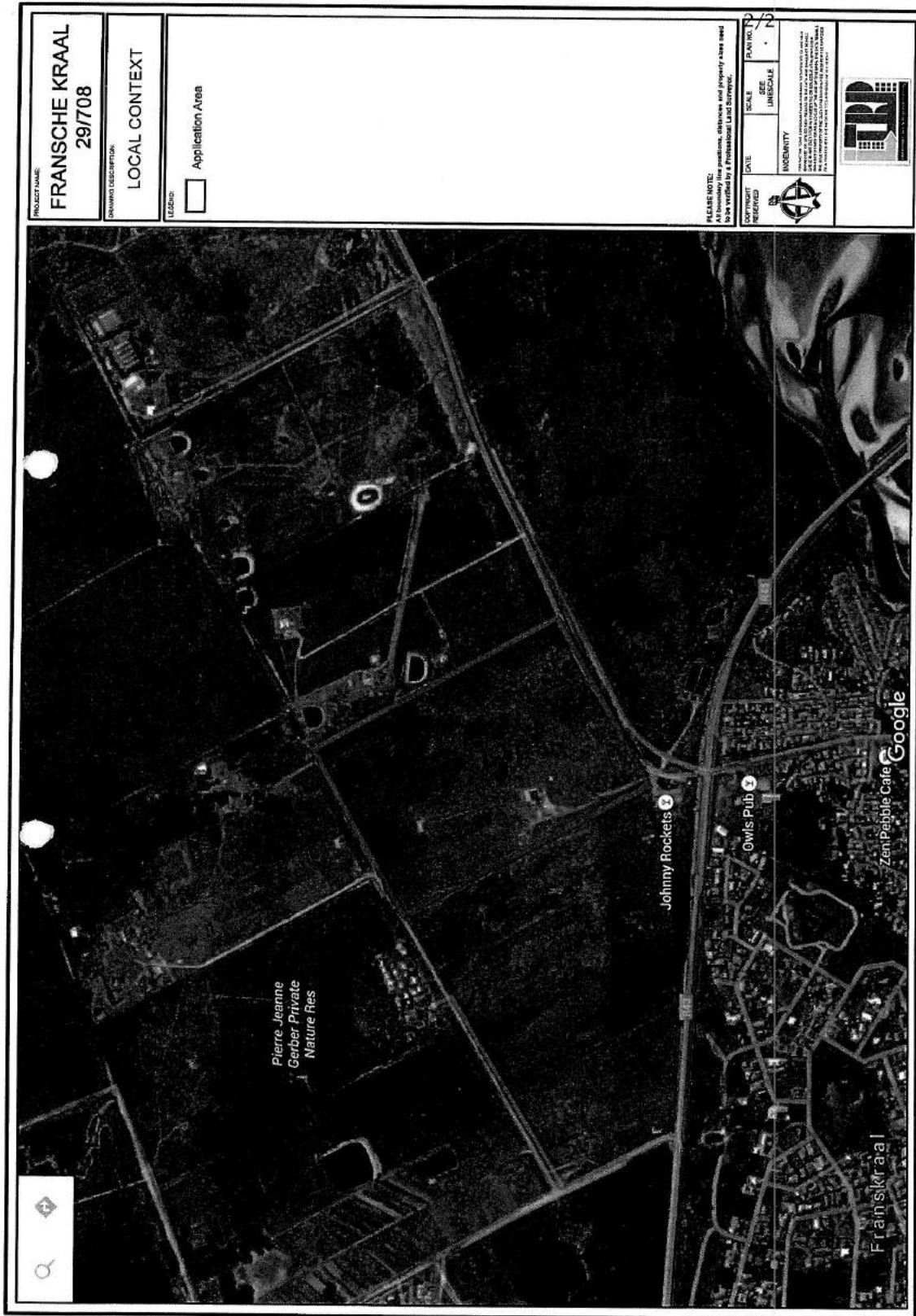
LEGEND:
 Application Area
 Urban Edge

ANNEXURE A 1/2

PLEASE NOTE:
 All boundaries, positions, dimensions and property area shown on this drawing are to be verified by a Professional Land Surveyor.

DATE	SCALE	PLANNED
DATE	UNSCALE	UNSCALE
DATE	UNSCALE	UNSCALE







InterActive Town & Regional Planning

PO Box 980

Hermanus
7200

*TP-A Theart
(Sild merwe)*

Reference: Portion 29 of Farm 708 Franschekraal

Date: December 2017

PORTION 29 OF FARM 708 FRANSCHEKRAAL: APPLICATION AMENDMENT

The amended application for Portion 29 of Farm 708 Franschekraal is hereby submitted. The amendments can be summarised as follows:

- The SDP has been amended to incorporate the input from the environmental studies.
- The fuel station, industrial erf for the purposes of storage and general residential erven are no longer proposed.
- The residential components, business component and roads have been reduced resulting in reduced services, reduced traffic impact and a significantly larger open space area.
- The Bulk water and sewerage report by GLS Consulting has been added.
- The motivation has been updated to reflect the above mentioned changes.

Kind Regards

Andre Wiehahn PrPIn A/927/1996
B Art et Sc (Town and Regional Planning)

FILE NO: Ptn 29 / 708
GFK ✓
SCAN NO:
FARM 708
COLLABORATOR NO:
1128396

13 FEB 2018

Portion 29 of Farm 708 Franschekraal: Township Establishment



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 B Art et Sc (Town and Regional Planning)
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Amended December 2017

18 Feb 2018

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1. Introduction

a. Brief:
Refer to **Annexure A** for the Power of Attorney

Interactive Town and Regional Planning was appointed by Equisale 2 CC, to prepare and submit an application for the rezoning and subdivision of the Portion 29 of the Farm 708 Franschekraal and includes a consent use application as described in the accompanying documentation.

b. Property Description and Ownership:

Property	Extent	Title Deed	Registered Owner
Portion 29 of Farm 708 Franschekraal	21.4660 ha	T961/2014	Equisale 2 CC

Refer to **Annexure B** for the title deed and **Annexure D** for the Noting Sheets and Surveyor General Plan

SPONSOR & ASSOCIATES		SERVITUDE BOUNDARY		SERVITUDE COPY		S.O. No.	
Block	Direction	System	Area	System	Area	System	Area
A	170.78	248 32 22	A	30241.12	23977.33	4442/2001	
B	82.06	254 47 52	B	28243.56	23324.23		
C	226.48	00 00 00	C	30298.83	28918.88		
D	152.43	48 38 20	D	38 152.37	20271.72		
E	135.28	215 18 10	E	30244.49	29141.81		
F	54.46	45 14 43	F	38 132.74	20446.59		
G	111.11	320 30 00	G	38 132.74	20446.59		
H	13.00	300 00 00	H	38 132.74	20446.59		
I	8.88	300 00 00	I	38 132.74	20446.59		
J	154.80	145 25 00	J	38 132.74	20446.59		
K	27.42	163 11 20	K	38 132.74	20446.59		
L	87.68	160 16 00	L	38 132.74	20446.59		
M	21.13	202 25 50	M	38 132.74	20446.59		
N	146.26	123 16 00	N	38 132.74	20446.59		
O	193.07	202 00 10	O	38 132.74	20446.59		

DESCRIPTIONS OF BOUNDARIES
E, F, G, J, K, S and T: 10cm iron pipe
U, V and W: Section iron fence standard
All other boundaries are: 20cm round iron peg

Scale 1:5000
The line U-V represents the eastern boundary of a servitude 18.00m wide over the remainder as shown
The line S-T-U represents the northern boundary of a servitude 5.20m wide over the remainder as shown
The line V-W represents the northern boundary of an aqueduct 4.00m wide over the remainder as shown
The figure A-B-C-D-E-F-G-H-I-J-K-L-M-N-P-Q-R represents 16/16 Sections of land being

A SERVITUDE AREA OVER PORTION 15 OF THE FARM FRANSCHKRAAL No 708
Made in the Overstrand Municipality, Administrative District of Caledon, Province Western Cape, Surveyed in April 1991, March and April 2001 by me

Land Surveyor: P. J. VAN DER MERWE (PLS 0778)
The original diagrams are No. 424/1960 S.R. No. 41 696/2004
dated 10/01/2004 Comp. A1-588A (3413) A1-588B (3413)
I.E.A. No. 1366-276, 13606 Gen. Plan 100250

WITHDRAWN
REPLACEMENT OF THE ORIGINAL DIAGRAM BY THE SURVEYOR GENERAL

Subdivided in April 1991, March and April 2001 by me
Land Surveyor: P. J. VAN DER MERWE (PLS 0778)

SPONSOR & ASSOCIATES		SERVITUDE BOUNDARY		SERVITUDE COPY		S.O. No.	
Block	Direction	System	Area	System	Area	System	Area
A	187.26	308 18 30	A	30462.46	28520.31	4442/2001	
B	18.86	308 18 30	B	30151.56	28681.91		
C	118.13	102 38 20	C	30122.58	28630.79		
D	18.56	102 38 20	D	30072.67	28530.30		

DESCRIPTIONS OF BOUNDARIES
A, B and C: 10cm iron pipe
D: 10cm iron pipe

Scale 1:1000
The figure A-B-C-D represents 16/16 Sections of land being

A SERVITUDE AREA OVER PORTION 15 OF THE FARM FRANSCHKRAAL No 708
Made in the Overstrand Municipality, Administrative District of Caledon, Province Western Cape, Surveyed in April 1991, March and April 2001 by me

Land Surveyor: P. J. VAN DER MERWE (PLS 0778)
The original diagrams are No. R-27/2002 S.R. No. 4082/1960
dated 10/01/2002 Comp. A1-588A (3413) A1-588B (3413)
I.E.A. No. 1992-1, 20047 Gen. Plan 100250

Subdivided in April 1991, March and April 2001 by me
Land Surveyor: P. J. VAN DER MERWE (PLS 0778)

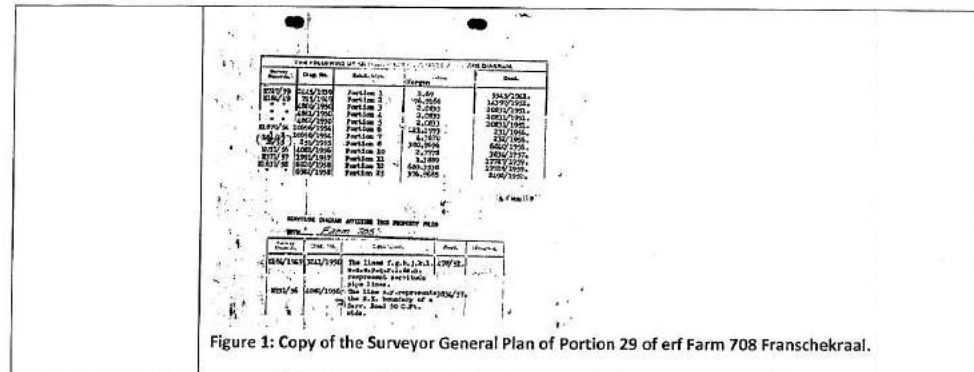


Figure 1: Copy of the Surveyor General Plan of Portion 29 of erf Farm 708 Franschekraal.

c. Conveyancer Certificate: The Conveyancer Mr Hendrik Loubser van Zyl of VGV Attorneys has been requested for a conveyancer certificate to confirm if any restrictive title deed conditions exist against the proposed subdivision and rezoning of the relevant properties.

Refer to Annexure C

He confirmed as per the attached conveyancer's certificate that no restrictive conditions were found registered against any uses proposed as per the application proposal.

d. The Development Proposal

Application is made in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) over Portion 29 of Farm 708 Franschekraal, to accommodate a residential development complimented with private open space and business erven. The conceptual development proposal consists of 205 single residential and a business zoned erf. The business erf is proposed to accommodate a clinic and shops.

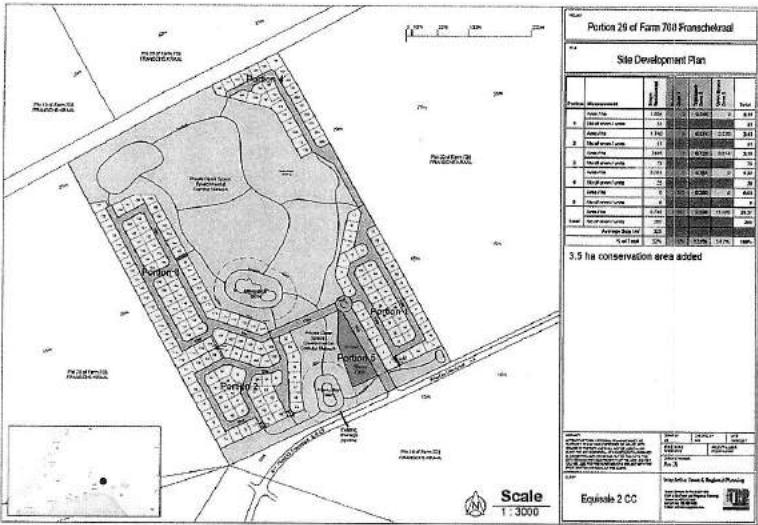


Figure 2: A sketch illustrating the development masterplan proposal

e. Development Criteria	The development parameters for the proposed subdivision, rezoning, departures and consent as per the Municipal Zoning Scheme Regulations, 2010 are summarised in the following table:				
<i>(The yellow highlighted cells reflect land-uses where consent applications and/or departures will be require as these parameters deviate from the standard requirements.)</i>					
Land Use Zones					
Parameters	Residential Zone 1: Single Residential (SR1)	Business Zone 3: Local Business (B3)	Transport Zone 2: Road and Parking (TR2)	Open Space Zone 3: Private Open Space (OS3)	
Erf Numbers	Portion 1: 1-51 Portion 2: 52-102 Portion 3: 103-177 Portion 4: 178-205	Portion 5: Erf 206	Portions: 1-5: Erven 207 - 212	Portion 5: Erven 213 - 216	
Primary use	Single Residential	Shops and Offices	Erven 207-208: Public Road Erven 209-212: Private Road	Private Open Space	
Consent use	n.a.		Clinic	n.a.	
Density	1 dwelling unit per erf	n.a.		n.a.	
Coverage	65%		80%	n.a.	
Height	8 m		10.5 m	n.a.	
Floor factor	n.a.		1.5	n.a.	
Buildin	Common 2 m		3 m	n.a.	
g lines	Street 1 m		0 m	n.a.	
Parking	1 bay per dwelling unit		6 bays per 100m ² GLA	n.a.	
f. Application:	Application is hereby made for the following:				
The application form is attached as Annexure E.	<ol style="list-style-type: none"> 1. The rezoning of Portion 29 of Farm 708 Franschekraal from Special Zone (SZ) to Subdivisional Area Zone (SA) in terms of Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to create the following erven: <ol style="list-style-type: none"> a. Residential Zone 1: Single Residential (SR1), b. Open Space Zone 3: Private Open Space (OS3), c. Business Zone 3: Local Business 3 (B3) d. Transport Zone 2: Road and Parking (TR2). 2. The subdivision and rezoning of said portion in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to allow for the following: <ol style="list-style-type: none"> a. 205 Residential Zone 1: Single Residential (SR1) erven, b. 4 Open Space Zone 3: Private Open Space (OS3) erven, c. 1 Business Zone 3: Local Business 3 (B3) erf and d. 6 Transport Zone 2: Road and Parking (TR2). 3. The consent use in terms of the Section 2.2 of the Overstrand Zoning Regulations, 2010 to allow a clinic on the proposed Erf 206. 4. The establishment of a Home Owner's Association in terms of Section 29 (2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985). 				

2. Contextual and Site Information

a. Location:

Refer to Annexure H for locality plans

i. Regional Context:

From a regional perspective, the application area is located on the outskirts of the current Franskraal urban developed area and within the Gansbaai /Franschekraal urban edge.

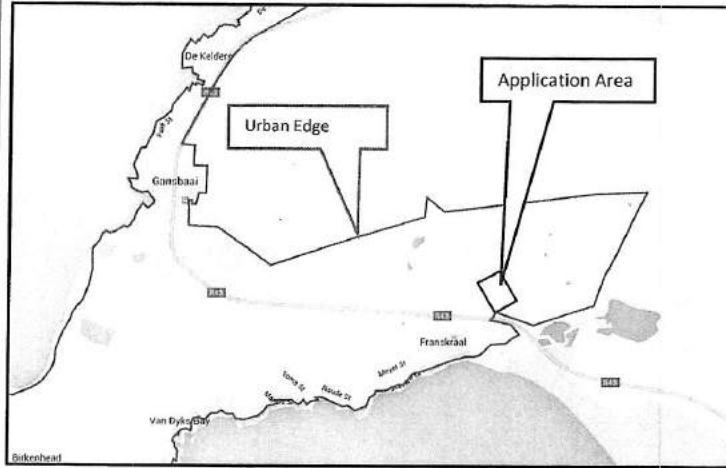


Figure 3: Locality Plan – Regional Context

ii. Local Context:

From a local perspective, the application area is located about a 100m from the Franskraal residential area as well as the Uilenkraalsmond Resort. The application area is surrounded mainly by agricultural holdings. The application area is also located less than 100m from an intersection with the R43 regional road and adjacent to the road that leads to Uilenkraal and Baardskeerdersbos.

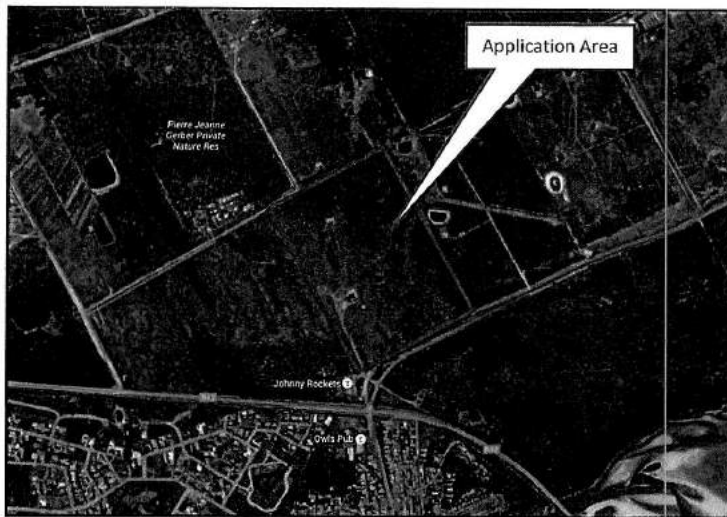


Figure 4: Locality Plan – Local Context

b. Land Use:

Refer to Annexure I for Land Use plan

Erf Portion 29 of erf Farm 708 Franschekraal is currently being used for a guano processing unit and low intensity agricultural purposes. A large portion of the land was recently cleared from alien invaders.

The current adjacent land uses are vacant land, low intensity agricultural use, a business site, while approximately 100m to the south, land is being used for residential purposes. Northwest of the application site a residential settlement has established with a small business component northeast. An airfield is located directly east and abutting to the application site.

The following aerial photograph shows the land uses within close vicinity of the application site:

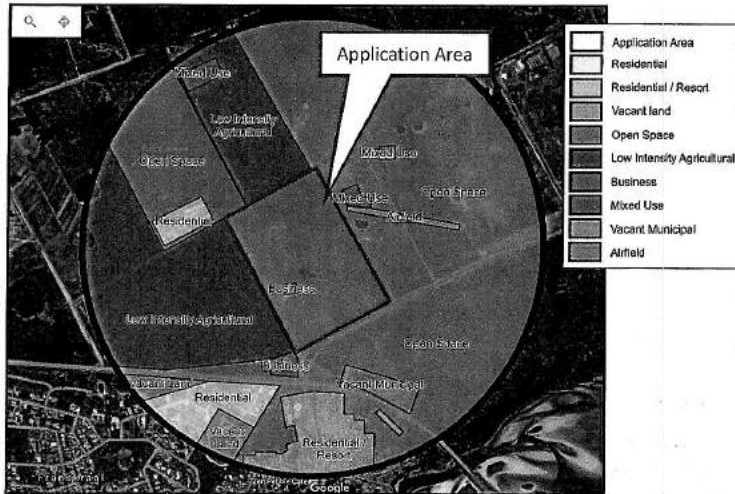


Figure 5: Land Use Plan

c. Zoning:

Refer to Annexure F for Zoning Plan

The application area is zoned as a Special Zone.

The application makes provision for the rezoning of different sections of the subdivided application area into Residential Zone 1: Single Residential 1 (SR1), Business Zone 3: Local Business (B3), Open Space Zone 3: Private Open Space (OS2) and Transport Zone 2: Road and Parking (TR2).

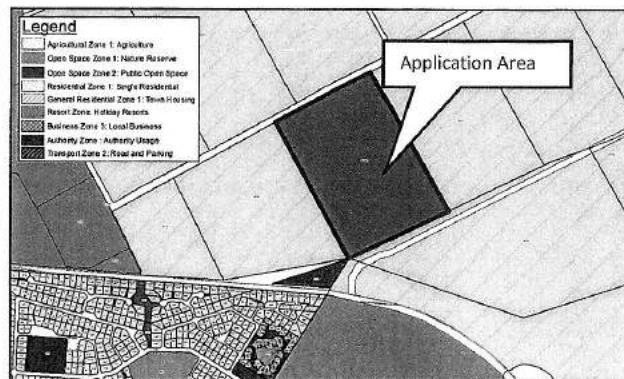


Figure 6: Extract from the Cape Town Online Zoning Maps

d. Policy:
Overstrand
Growth
Management
Strategy

In the following section an overview is provided of the local policies affecting the application area. These are:

i. **The Overstrand Spatial Growth Management Strategy, 2010**

The application area falls within a 10 – 20 dwelling unit per hectare densification zone.

The average proposal density of the total application area is 18.4du/ha.

- According to the Overstrand Growth Management Strategy, one of the three densification strategy principles are: "To provide a greater range and choice of residential accommodation, including inclusionary housing.
- In the Overstrand Growth Management Strategy, the application area falls within Planning Units 2 that includes the following: "Residential Densification – The densification proposal for this Planning Unit consists of block development for assumed 50% of the area. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing (housing typology E1, E2, E5 and E6). This proposal can potentially contribute to approximately 7000 additional dwelling units and create a gross density of 13.7 dwelling units per hectare."

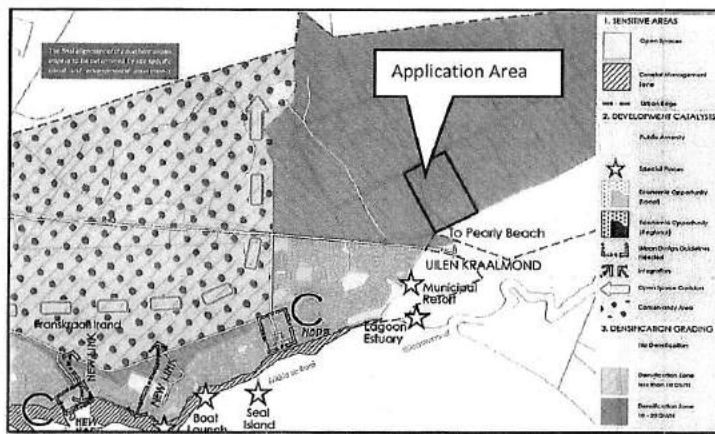


Figure 7: Extract from the Overstrand Growth Management Strategy

ii. **Spatial Development Framework**

"7.9.1 Local Spatial Development Principles

Promote

- A balanced land use mix, making adequate provision for commercial as well as service industrial growth related to fishing and mari-culture;
- Tourism development based on the ecological and heritage value of the region;
- The fishing industry and mari-culture;
- The role of the coastal villages as holiday resorts, retirement villages; and
- The provision of a balanced mix of residential housing stock to address the full range of socio-economic groupings from subsidised social housing to housing options for the middle and upper income groups."

The proposal will provide a more balanced mix of residential housing stock and fills a gap in the affordable housing market.

	<p>"Restrict</p> <ul style="list-style-type: none"> • Urban development to within the demarcated urban edge." <p>The application area falls within the urban edge.</p> <p>"Maintain</p> <ul style="list-style-type: none"> • The unique character of the villages; • The dominance of the natural environment and viewsheds as the visual backdrop to the villages; • The open space corridors; • The heritage aspects of the "Old Harbour", in particular the slipway, as well as the sites of the old fishermen's cottages. " <p>The application area proposal includes natural corridors between the development portions and includes a natural corridor between the road and the development creating a natural screen from the road.</p> <p>"7.9.3 Spatial Development Strategies (SDS)</p> <p>(b) Spatial Integration SDS2: Providing for future growth and integration Given the growth potential of Gansbaai, it is critical that the forward spatial planning of this area makes adequate provision for the growth of all urban land use components (i.e. commercial, light industrial and residential.) The spatial extension of Gansbaai town, must however be undertaken in a sustainable manner that promotes a compact urban form, efficient land use, economies of scale and environmental integrity.</p> <p>The proposed extensions of the urban footprint must however also be viewed within the context of the area's recognised economic growth potential, relatively high population growth rate, existing fragmented urban land form, the morphology of the coastline and the location of environmentally sensitive areas and topographical features.</p> <p>7.9.4 Land Use Proposals: Local Planning Level (LPL)</p> <p>LPL 2: Other Housing Needs The municipality must strive to ensure that a balanced mix of residential housing is provided. In this regard, a full range of housing options should be provided to ensure a range of housing options for the low, middle and upper income groups.</p> <p>LPL 5: Central Business Area Business uses, commercial, retail and offices should be concentrated within the central business district.</p> <p>LPL 7: Urban Conservation In order to regulate the local protection and management of the heritage assets and qualities of the area, two mechanisms are proposed in terms of the zoning scheme regulations.</p> <p>The designation of the R43 as a Scenic Drive. The designation of parts of the area as a heritage overlay zone."</p> <p>The proposal makes provision for residential growth and also business related growth as a result of the residential growth. The proposal includes concentrated high density development with open space corridors between the development portions. The proposed development will be done in phases as in accordance with the growth in the area.</p>
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	<p>Relevance of the Spatial Policies applicable to the application area</p> <ul style="list-style-type: none"> • The application area is within the urban edge and has been identified by the Overstrand Growth Management Strategy as a 10-20DU/Ha densification zone allowing a maximum of 400 dwelling units. • According to the Overstrand Growth Management Strategy, one of the three densification strategy principles are: "To provide a greater range and choice of residential accommodation, including inclusionary housing. • In the Overstrand Growth Management Strategy, the application area falls within Planning Units 2 that includes the following: "Residential Densification – The densification proposal for this Planning Unit consists of block development for assumed 50% of the area. The typical housing proposals would include free-standing simplex and duplex housing as well as simplex-row/semi-detached housing and duplex-row two storey walk up housing (housing typology E1, E2, E5 and E6). • In terms of the Spatial Development Framework, the application proposal and adheres to the principles of compact urban form, efficient land use, economies of scale and environmental integrity, provision of a balanced mix of residential housing stock and adequate provision of balanced commercial and residential components. • The application area does not fall within a heritage overlay zone and does not have any heritage worthy structures to protect.
<p>e. Civil Services</p>	<p>A Services Report has been compiled by GLS Consulting addressing the water distribution system and the sewer network.</p> <p><u>WATER DISTRIBUTION SYSTEM</u></p> <p>The master planning indicated that the proposed development should be accommodated in the existing Franskraal reservoir zone. The connection to the existing system should be done on the existing 350 mm diameter supply pipe from the Franskraal reservoir, as shown on Figure 1 here below.</p> <p>Figure 1 Proposed Development Portion 2B Farm 700 Water master plan</p>

The annual average daily demand (AADD) is calculated by GLS Consulting to be 129.3 kilolitre per day.

The existing reticulation network between the Franskraal reservoir and the proposed connection point for the development has sufficient capacity to accommodate the proposed development in order to comply with the pressure and fire flow criteria as set out in the master plan.

The following link services items are however required to connect the proposed development to the existing water network:

- 1 675 m x 315 mm Ø new supply pipe
- 125 m x 250 mm Ø new supply pipe

According to the Water Master Plan there is sufficient reservoir spare capacity available in the Franskraal reservoir to accommodate the proposed development.

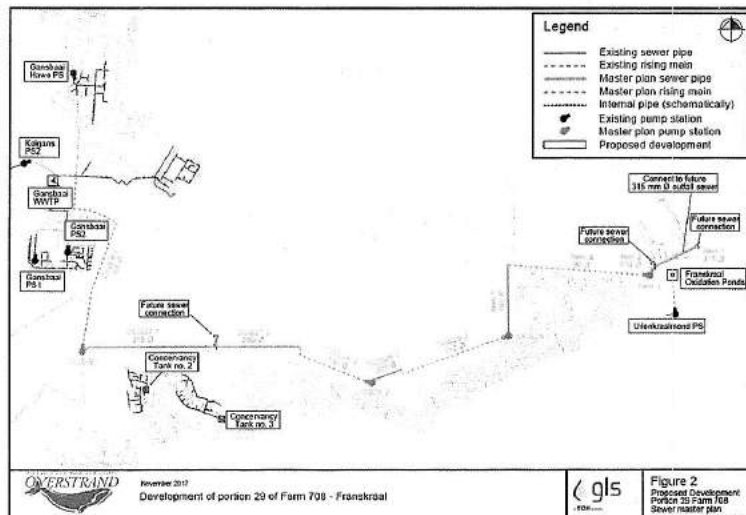
SEWER NETWORK

The peak day dry weather flow (PDDWF) for the proposed development was calculated as 90.5 kilolitre per day.

Presently there is no sewer infrastructure in place to connect the proposed Franskraal PS 9 drainage area to the existing Greater Gansbaai sewer system. New bulk sewer infrastructure will have to be constructed in order to connect the proposed development to the existing Gansbaai Wastewater Treatment Plant (WWTP).

Short to medium term upgrades (0 – 10 years)

It is proposed that sewage from the proposed Franskraal PS 9 drainage area is accommodated in the short to medium term within the bulk sewer infrastructure proposed for the existing Franskraal and Kleinbaai suburbs, as shown on Figure 2 here below:



Longer term upgrades (>10 years)

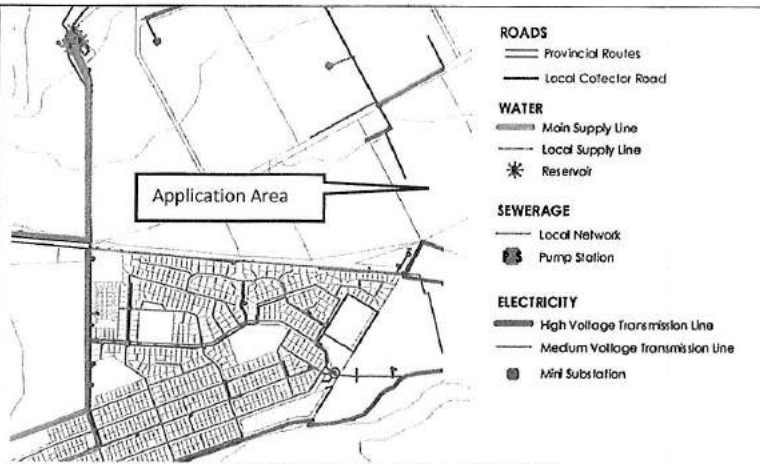


Figure 8: Extract from the Overstrand Growth Management Strategy 2010

Based on the above, provision of additional services in terms of Sewerage and Roads are required and clarity in terms of electricity is required.

The External Civil Engineering Services Report was initially compiled in February 2016 and updated in March 2017 by DECA Consulting Engineers which covered water reticulation, sewerage reticulation, stormwater, stormwater drainage and roads. The following provides for a summary from the Services report compiled by DECA Consulting Engineers:

Stormwater reticulation

Based on the information obtained from DECA Consulting Engineers the design standards as per paragraph 6.1 and 6.2 of the "Red Book" is applied and are as per the following extract from DECA Consulting Engineer's Services Report:

Land Use	Design Storm Return Period (Major storm events)
Residential	50 years
Institutional (e.g.) schools	50 years
General Commercial and Industrial	50 years
High Value Central Business Districts	50 - 100 years

Land Use	Design Storm Return Period (Minor storm events)
Residential	1 - 5 years
Institutional (e.g.) schools	2 - 5 years
General Commercial and Industrial	5 years
High Value Central Business Districts	5 - 10 years

Figure 9: Extract from the DECA Services report showing the proposed typical stormwater analysis requirements based on land-uses.

Stormwater Drainage and Control Systems

The analysis of the external drainage system results to the proposal for an attenuation facility to be provided in order to maintain the pre development run-off. This facility is proposed to be in the form of a detention pond area of 10 000m² and a pond storage volume of 12 000m³.

	<p><u>Roads and access</u></p> <p>One access point from the R43 provincial road is proposed to accommodate 202²⁰⁵ residential units, a business site and a clinic.</p> <p>The main access road is proposed to be 7.4 m wide at the point of access and reduced to 6.8m at the proposed turning circle.</p> <p>The internal roads are proposed to be Class 5 roads which vary between 5m and 6m wide.</p> <p><u>Electrical Services</u></p> <p>The application area falls within the electricity supply area of Eskom, and the bulk services should be provided via the nearest Eskom 11 kV network. Indications are that Eskom might not have sufficient capacity; hence a bulk supply will be required from the Overstrand Municipality's system.</p> <p>The estimated maximum demand for the development is 1 500kVA.</p> <p>The existing supply is proposed to be replaced and extended with underground cables and terminated with 4 new 500 kVA substations.</p> <p>The internal services will consist of 95mm² 11kV cables feeding the 4 new substations.</p> <p>Streetlighting as per the architectural guidelines is proposed.</p> <p><u>Conclusion:</u></p> <p>Following the above DECA Consulting Engineers has made the following recommendations:</p> <ul style="list-style-type: none"> • That the required external water reticulation be funded by means of Bulk Infrastructure Contribution Levies; • That the internal sewage reticulation system of the proposed development be connected to the proposed external sewage reticulation system; • That the proposed external sewage reticulation system be provided in lieu of BICLS; • That an attenuation facility be provided in the proposed Private Open Space in order to maintain the pre-development stormwater runoff; • The electrical engineering services be provided as per the services report proposals.
<p>f. Traffic Impact Assessment</p>	<p>DECA Consulting Engineers has compiled a Traffic Impact Assessment for the application.</p> <p>As part of the Traffic Impact Assessment, traffic counts of December 2011, September 2015 were used.</p> <p>The R43 and DR01205 roads intersection were analysed with the SIDRA computer programme to obtain existing service levels. The analysis indicated that all movements operate at A levels of service both during morning and afternoon peaks.</p> <p>After taking the proposed developments traffic into consideration the levels of service continued to operate on an A level.</p>

The proposed development has the potential to generate 482 new trips during the morning peak and 521 in the afternoon peak.

A right turn as well as a left turn lane is proposed as illustrated in the following extract of the DECA Consulting Engineers Traffic Impact Assessment.

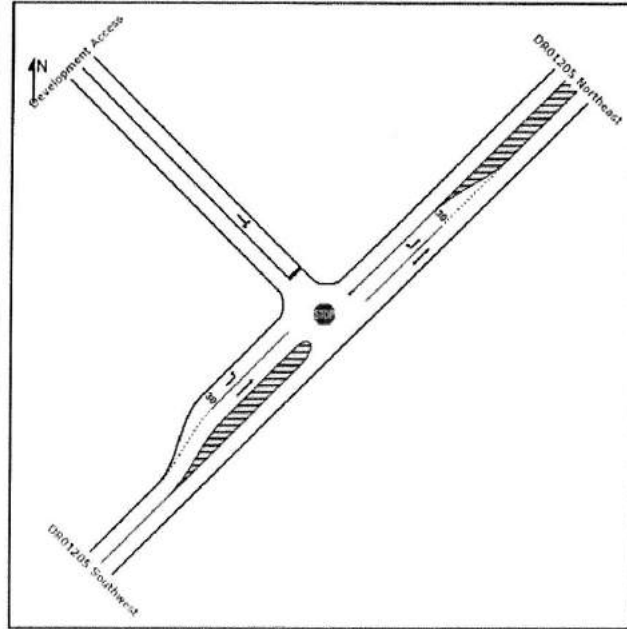


Figure 10: Extract from the DECA Traffic Impact Assessment illustrating the proposed left and right turn lanes to the application area.

On the access road sidewalks are recommended to be provided on both sides of the road and that a public transport embayment be investigated near the commercial component in the vicinity of the proposed development.

In addition to the above, DECA Consulting Engineers recommended that sufficient space be ensured for the turning circles for refuse collection vehicles.

<p>g. Environmental Assessment</p> <p>Refer Annexure M for Proof of submission of Environmental Impact Assessment process.</p>	<p>Messrs Duncan Heard Environmental Consulting has been appointed as Environmental consultant to conduct a basic assessment application on the subject development. The LUPO application will be conducted in parallel with the NEMA basic assessment application. Proof of the submission is attached as Annexure M.</p> <p>As part of the pre-application Basic Assessment Report, seven comments were received from interested and affected parties namely:</p> <ol style="list-style-type: none"> 1. The Overberg District Municipality, 2. Heritage Western Cape, 3. EnviroAfrica on behalf of Mr Nick Loubser 4. Mr PA Gerber, 5. CapeNature 6. Environmental Impact Management Services: Region 2, Department of Environmental Affairs and Development Planning and 7. Breede-Gouritz Catchment Management Agency <p>In response to these comments a wetland delineation study and a geotechnical report were commissioned and subsequently the footprint of the layout was amended in accordance with the recommendations of these studies. Furthermore the development proposal has also been amended to exclude the option of a sewerage package plant but to rather connect with the municipal system. A water use authorisation application was also submitted.</p> <p>The Final Basic Assessment Report was submitted on 29 June 2017 where-after a site inspection took place with the officials of the Department of Environmental Affairs and the Overstrand Municipality. A response is expected within 107 days (i.e. first week of October 2017) from Environmental Impact Management Services: Region 2, Department of Environmental Affairs and Development Planning.</p>
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3. Motivation:

The Motivation for the proposed development

a. Introduction:

The objective of this application is to create a secure, affordable eco-friendly township. This proposed township is envisaged to be a low maintenance residential development with supporting land-uses to provide independence and convenience to the residence of the township and the community in the vicinity of the proposed township and the environment managed in a responsible manner.

The application area consists of a small holding located on the edge of the existing Franskraal residential area a part of an existing small holdings environment. The proposal is for a predominantly residential development with supporting land uses. The development is proposed for 205 Single Residential Erven and 1 Business erf development designed around a open space system and served with public and private roads. The business erf is proposed to contain shops and a clinic.

b. The Need:

- There is a need for affordable accommodation in the price range of R800 000 to R1 500 000 for a completed house. This includes accommodation for permanent residents as well as for holiday homes.
- As shown in the market trend statistics below, it is clear that there is a shortage in smaller, low cost estate based properties in Franskraal.

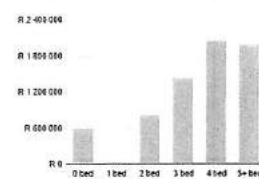
Total properties for sale

This table shows the number of properties on the market, by number of bedrooms, in Franskraal per month, as listed for sale on Property24.com.

No. of Beds	Jun '15	Jul '15	Aug '15	Sep '15	Oct '15	Nov '15
0 bed	45	46	49	51	56	51
1 bed	2	6	7	2	2	1
2 bed	26	29	29	29	27	28
3 bed	118	110	105	98	104	102
4 bed	82	76	79	76	71	78
5+ bed	42	38	38	35	41	45
All	315	305	307	291	301	305

Average Asking Price

Average asking price in Franskraal, as listed on Property24.com.



Number of Residential Properties

Property Type	Number Of Properties
Estate	44
Houses	1 408
Apartments	8

Figure 11: Extract from the Property 24 market trends in Franskraal

- The current Uilenkraalsmond Caravan Park and Resort that was originally intended for holiday use and is currently inhabited by permanent residents and the proposal will provide an alternative accommodation.
- A need for medical facilities in the form of a clinic has been expressed on the eastern side of the Gansbaai area.
- The need for a safe living environment is required.
- The need exist to conserve and respect the sensitive natural environment in a sustainable manner.
- Residents are in need for independent convenient style of living.

c. The Design**i. Background:**

The application site is designed around the valued environmental features identified by the environmental team members of the project team. Fynbos Ecoscapes identified the following area to be retained for conservation area:



Figure 3. Current status of vegetation on Fransche Kraal 708/29. Brown is intact Agulhas sand fynbos (high conservation value), blue is semi-intact wetland (moderate to high conservation value), pink is proposed natural corridor along road and green is old ploughed lands (low conservation value).

Figure 12: Extract from the Botanical assessment by Fynbos Ecoscapes reflecting the areas with high to low conservation values recommended to be retained as part of the development.

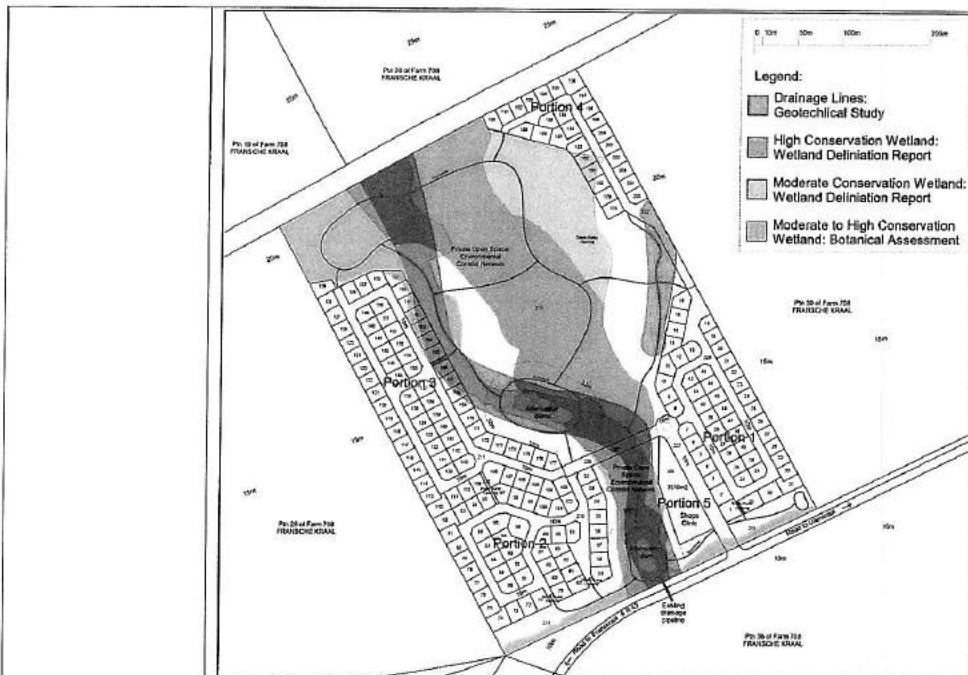


Figure 13: Illustration showing the environmental protection areas in terms of the Geotechnical Study, Wetland Delineation Report and the Botanical Assessment

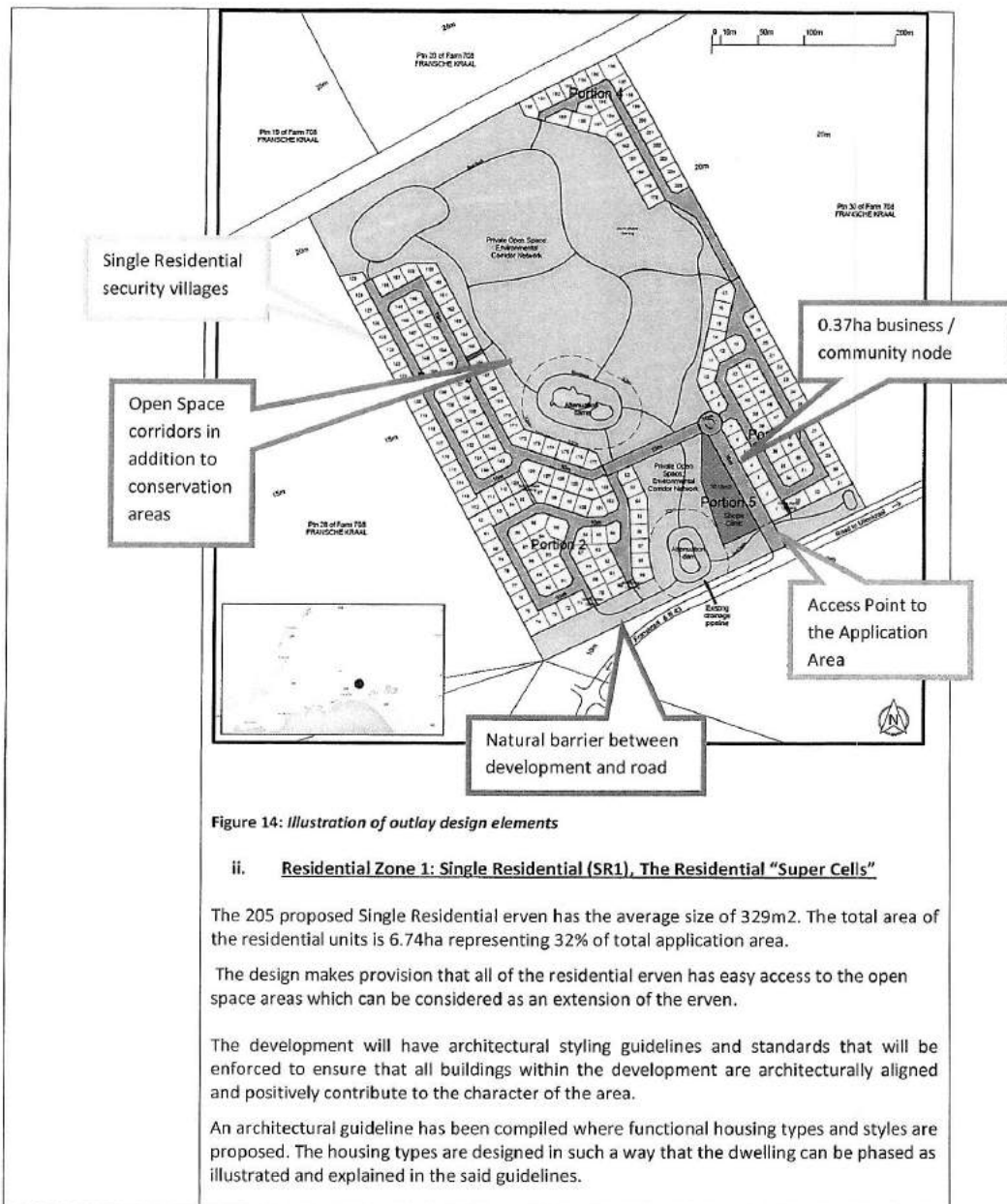
The illustration above shows the Drainage Lines as identified by the Geotechnical Study, The High and Moderate Conservation Wetland identified by the Wetland Delineation Report and the Moderate to High Conservation Wetland identified by the Botanical Assessment. The layout was informed accordingly by the above studies.

In consultation with the environmental consultant the layout was structured in such a way that the residential component be within easy reach of the open space, and therefore a open space area is proposed, but with an open space link towards the adjacent properties allowing and creating a potential future corridor with the adjacent sensitive vegetation.

The open space system allowed the opportunity to create four "super residential cells" These "super cells" are independent from each other but linked with roads providing access to each "super cell" individually.

A small scale commercial community component is incorporated at the entrance to the development allowing the residents of the proposed development site as well as the existing and future community in the vicinity as well as travellers passing the development access to these facilities.

The application proposal provides the opportunity that it can be developed in phases in accordance with the market demand and need for accommodation.



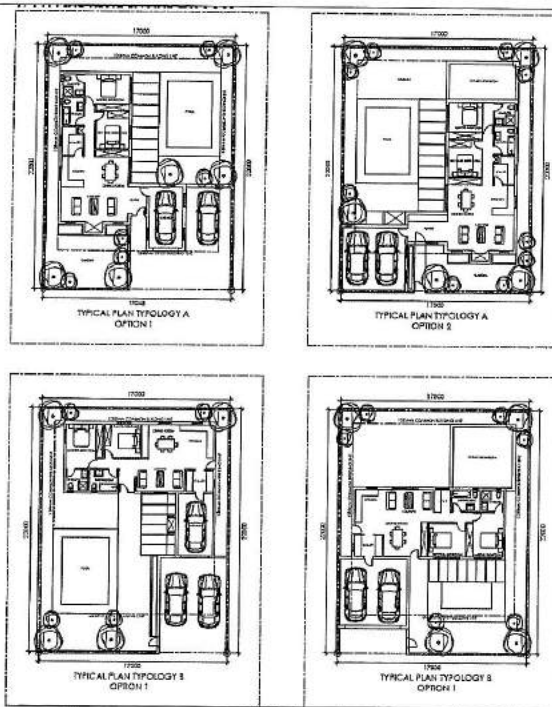


Figure 15: Typical single residential typologies

The streetscape of the proposed development is shown in the following illustration:

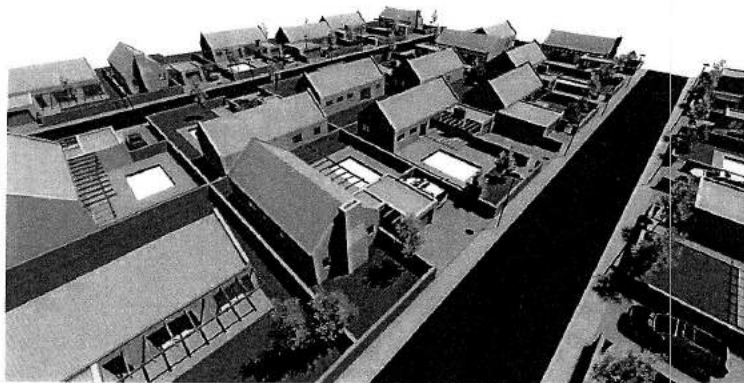


Figure 16: Extracts from the Architectural Guidelines showing an aerial view of a residential development cell.

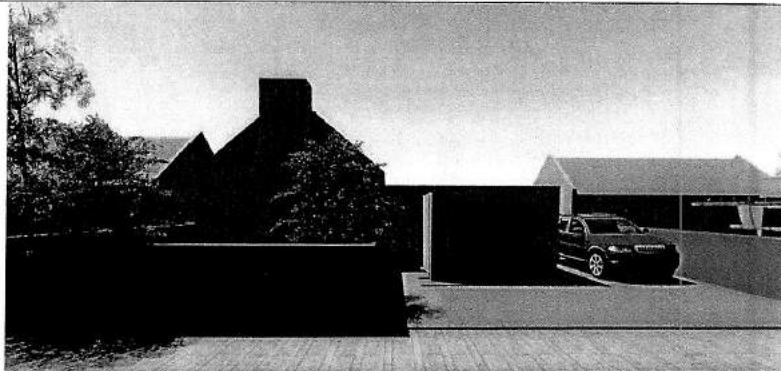


Figure 17: Extracts from the Architectural Guidelines showing a typical streetscape and an elevation of the architectural style and character of the housing proposed for the development area.

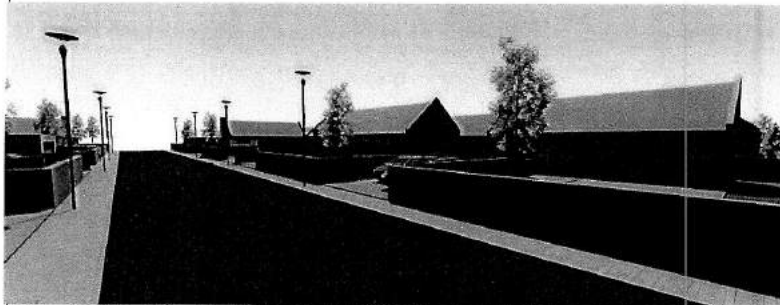


Figure 18: Extracts from the Architectural Guidelines showing a typical streetscape

iii. Community facilities: Business Zone 3: Local Business (B3)

The proposed community area is proposed to accommodate shops, offices and a clinic. The total area of the community / business area is 0.351 ha. (1.6% of total area).





Figure 19: Proposed images of the retail component of the development

A need for medical facilities in the form of a clinic has been expressed on the eastern side of the Gansbaai area. A consent use is being applied to allow for a clinic on Erf 206.

iv. **Open Space Zone 3: Private Open Space (OS3), The Open Space system and Conservation proposal:**

Duncan Heard Environmental Consulting has done an Environmental Impact Assessment on the Application Area. The delineation of the proposed Open Space Zone 3 was done in consultation with the studies / investigation which formed part of the Environmental Impact Assessment process. (Refer to *Figures 13 and 14 above* for the environmental conservation affected areas.)

On the north-western corner of the application area, open space has been proposed to accommodate the Agulhas sand fynbos being of high conservation value. There is also a 30m corridor proposed along the road bordering the property to serve as a link between the eastern and western vegetation. The wetlands that run from the north to the south of the application area are also proposed to be open space and will serve as a link between the vegetation on the north and the south of the property.

The land to be used for residential and business purposes will be built on which is currently old ploughed fields.

The natural corridors that run between the proposed security villages will have boardwalks from where the natural corridors can be enjoyed while being protected and managed.

The proposal takes into consideration the natural environment. The plants that need to be protected as identified as part of the Botanical Study by Fynbos Ecoscapes and the Environmental Impact Assessment have been accommodated in the application proposal Site Development Plan. The plan also creates natural corridors that serve as links between surrounding natural areas.

The design of the application area subsequently makes provision for 11,685ha of Private Open Space which represents 54.7% of the application area.

As part of the open space; board walks, the reshaping of the existing two man-made dam, bird hides and links to the proposed "residential super cells"; are envisaged.

	<p>v. <u>Transport Zone 2: Road and Parking (TR2), The Road system</u></p> <p>As part of the application area, public as well as private roads are proposed. The function of the public road is to serve the community facilities as well as providing access for municipal services such as refuse removal up to the entrance points to the individual residential developments.</p> <p>The point of access to the development is proposed by the appointed traffic engineer consultant 270m from the existing point of access to the application site for traffic safety purposes.</p> <p>The road system consists of 2.596ha and representing 12.1% of the application area.</p> <p>d. Conclusion</p> <p>As motivated above, the application proposal is considered desirable and the relevant policy, physical and design factors have been taken into account and incorporated into the design and therefore will positively contribute towards the sustainability of the natural and built environment and the community.</p>
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4. Desirability Criteria	
a. Land Use Planning Ordinance Requirement:	<p>Section 36 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) stipulates that applications may only be refused if it lacks desirability or if it impacts negatively on existing rights. Furthermore, the Ordinance prescribes that, when a decision is made, the health, welfare and safety of the community, and the built and natural environment must be taken into account.</p> <p>The application area is considered desirable and contributes to the surrounding land uses and community needs and had and will have no negative impact on the health, welfare, and safety of the nearby community, built and natural environment.</p>
b. Character of surrounding area:	This application in line with the growth policy guidelines and the intended character of the surrounding area and is therefore consistent with the character criteria.
c. Location and accessibility of the site:	The development gains access from the R44 and therefore the proposed application area is most compatible with the location and accessibility criteria.
d. Land use Policies:	The proposal is not only compatible but supportive towards all the spatial policies relevant to the application area.
e. Impact on existing land uses:	The proposal is to develop land that is not currently used to its full potential and the proposal will improve the land use and therefore the application proposal is most consistent with the land use criteria.

5. Conclusion:

As motivated above, the application is considered desirable and will have no negative impact and it is therefore recommended that the application for the following be approved as follows:

1. The rezoning of Portion 29 of Farm 708 Franschekraal from Special Zone (SZ) to Subdivisional Area Zone (SA) in terms of Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to create the following erven:
 - e. Residential Zone 1: Single Residential (SR1),
 - f. Open Space Zone 3: Private Open Space (OS3),
 - g. Business Zone 3: Local Business 3 (B3)
 - h. Transport Zone 2: Road and Parking (TR2).
2. The subdivision and rezoning of said portion in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to allow for the following:
 - e. 205 Residential Zone 1: Single Residential (SR1) erven,
 - f. 4 Open Space Zone 3: Private Open Space (OS3) erven,
 - g. 1 Business Zone 3: Local Business 3 (B3) erf and
 - h. 6 Transport Zone 2: Road and Parking (TR2).
3. The consent use in terms of the Section 2.2 of the Overstrand Zoning Regulations, 2010 to allow a clinic on the proposed Erf 206.
4. ~~The establishment of a Home Owner's Association in terms of Section 29 (2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).~~

ANNEXURE C

Portion 29 of Farm 708 Franschekraal						
Site Development Plan						
Portion	Measurement	Single Residential	Business Zone 3	Transport Zone 2	Open Space Zone 3	Total
1	Area / ha No. of even / units	1,804 51	0	0,508 0	0	2,312 51
2	Area / ha No. of even / units	1,740 51	0	0,674 0	0,020 0	2,414 51
3	Area / ha No. of even / units	2,446 79	0	0,728 0	0,014 0	3,188 79
4	Area / ha No. of even / units	0,951 28	0	0,253 0	0	1,204 28
5	Area / ha No. of even / units	0 0	0,091 0	0,817 0	0	0,908 0
Total	Area / ha No. of even / units	6,940 209	0,091 0	2,396 0	0,034 0	9,461 209
Average Size / m²		329	1,03%	13,4%	0,35%	100%

3.5 ha conservation area added

24 APR 2019



Scale 1:3000



Portion 29 of Farm 708 FRANSCHIE KRAAL

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PROPERTY: PORTION 29 OF FARM 708 FRANSCHIE KRAAL
 PROJECT: SITE DEVELOPMENT PLAN
 PROJECT NUMBER: 2019/0000000000
 DRAWING NUMBER: 2019/0000000000
 DATE: 24 APR 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 INTERACTIVE TOWN & REGIONAL PLANNING
 100 WILSONS PROMENADE, SUITE 101, SANDHURST, 7131
 TEL: 021 959 1000
 FAX: 021 959 1001
 EMAIL: info@itpr.co.za
 WEB: www.itpr.co.za

Equisale 2 CC



Portion 29 of Farm 708 FRANSCHIE KRAAL

Portion 30 of Farm 708 FRANSCHIE KRAAL

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Directorate: Development Management
(Region 2)

REFERENCE: 16/3/31/E2/9/1013/17
NEAS REFERENCE: WCP/EIA/0000252/2017
ENQUIRIES: Arabel McClelland
DATE OF ISSUE: 2017 -10- 13

The Members
Equisale 2 cc
P.O. Box 1177
GANSBAAI
7220

Attention: Mr. A. Wiehahn/J. Groenewald

Tel: (028) 388 0052
Email: guanoorganic@iantic.net

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): PROPOSED RESIDENTIAL AND BUSINESS COMPLEX DEVELOPMENT, PORTION 29 OF FARM FRANSCH KRAAL NO. 708, FRANSKRAAL

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014 (as amended), you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to, and reasons for, the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached Environmental Authorisation.

Yours faithfully

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Mr. D. Heard (Duncan Heard Environmental Consultants)
 (2) Ms. L. de Villiers (Overstrand Municipality)
 (3) Mr. R. Smart (CapeNature)
 (4) Ms. T. Bushula (BGCMA)

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Directorate: Development Management
(Region 2)

REFERENCE: 16/3/31/E2/9/1013/17
NEAS REFERENCE: WCP/EIA/0000252/2017
ENQUIRIES: Arabel McClelland
DATE OF ISSUE: 2017-10-13

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): PROPOSED RESIDENTIAL AND BUSINESS COMPLEX DEVELOPMENT, PORTION 29 OF FARM FRANSCH KRAAL NO. 708, FRANSKRAAL

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in section B below with respect to the revised preferred Alternative, namely Alternative 4, as described in the additional information to the Basic Assessment Report ("BAR"), dated 17 September 2017.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Equisale 2 cc
 c/o Mr. A. Wiehahn/J. Groenewald
 P.O. Box 1177
GANSBAAI
 7220

Tel: (028) 388 0052
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Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "the holder".

B. LIST OF ACTIVITIES AUTHORISED

Listed Activity	Activity/Project Description
<p>Government Notice No. 327 of 7 April 2017 -</p> <p>Activity Number: 12</p> <p>The development of—</p> <p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs—</p> <p>(a) within a watercourse;</p> <p>(b) in front of a development setback; or</p> <p>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</p> <p>excluding—</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;</p> <p>(bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;</p> <p>(dd) where such development occurs within an urban area;</p> <p>(ee) where such development occurs within existing roads, road reserves or railway line reserves; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>	<p>The development will occur on a site characterised as constituting a network of wetland areas. As such, structures and infrastructure, including the boardwalk network, will be constructed in and adjacent to wetland areas.</p>
<p>Government Notice No. 327 of 7 April 2017 -</p> <p>Activity Number: 19</p> <p>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving—</p>	<p>The development will result in the construction of a road across, as well as a boardwalk network within the identified wetlands in the private open space area.</p>

<p>(a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.</p>	
<p>Government Notice No. 327 of 7 April 2017 -</p> <p>Activity Number: 27</p> <p>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for —</p> <p>(i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>An area of approximately 9.7ha will be cleared of scattered indigenous vegetation for the proposed development.</p>
<p>Government Notice No. 327 of 7 April 2017 -</p> <p>Activity Number: 28</p> <p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>An area of approximately 9.7ha will be cleared for the proposed development on a property previously used for agricultural purposes.</p>
<p>Government Notice No. 324 of 7 April 2017 -</p> <p>Activity Number: 4</p> <p>The development of a road wider than 4 metres with a reserve less than 13.5 metres.</p> <p>(i) Western Cape: i. Areas zoned for use as public open space or equivalent zoning ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine</p>	<p>The development includes a road network servicing the residential and business components, which will in places exceed 4m in width.</p>

<p>functional zone where no such setback line has been determined; or</p> <p>iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.</p>	
<p>Government Notice No. 324 of 7 April 2017 -</p> <p>Activity Number: 12</p> <p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>(i) Western Cape:</p> <ol style="list-style-type: none"> i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans; iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas; or iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning. v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister. 	<p>The upper north western area of the property comprises intact Agulhas Sand Fynbos. This portion has been incorporated into the private open space network, however, establishment of the boardwalks and the edge of the peripheral erven of Portion 3 of the development in this area may result in the clearance of 300m² or more of indigenous vegetation that is considered to be endangered in terms of NEMBA.</p>

The abovementioned list is hereinafter referred to as "**the listed activities**".

The holder is herein authorised to undertake the following alternative that includes the listed activities as it relates to the development:

The development proposal entails the establishment of a residential and business complex comprising of the following:

- 205 single residential erven;
- A business zone covering an area of approximately 0.4ha;
- Roads with an approximate extent of 2.6ha;

- A total development footprint, including roads, residential and business development, of approximately 9.7ha;
- A contiguous Private Open Space Environmental Corridor Network running through the site, which is approximately 11.7ha in extent. The open space will include a network of formalised boardwalks and a bird-hide; and
- Two existing dams that are to be retained and reshaped and a third added on the southern portion of the site to act as attenuation dams.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Portion 29 of Farm Fransche Kraal No. 708, Franskraal.

The co-ordinates of the development are:

Latitude (S)	Longitude (E)
34° 35' 45.74" South	19° 24' 31.27" East

The SG digit code is: C0130000000070800029

Refer to Annexure 1: Locality Plan and Annexure 2: Site Plan.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Duncan Heard Environmental Consulting
 c/o Mr. Duncan Heard
 12 Sepia Avenue
 Vermont
ONRUSRIVIER
 7201

Tel: (028) 316 3386

Fax: (086) 513 4462

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to Alternative 4, described in the additional information to the BAR, dated 17 September 2017, on the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **five years** from the date of issue, within which commencement must occur.
3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.

4. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities.

- 5.1 The notice must make clear reference to the site details and EIA Reference number given above.
- 5.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 6, 7, 8, 10, 16, 17, 21 and 26.

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision—
 - 6.1 notify all registered Interested and Affected Parties ("I&APs") of –
 - 6.1.1 the outcome of the application;
 - 6.1.2 the reasons for the decision as included in Annexure 3;
 - 6.1.3 the date of the decision; and
 - 6.1.4 the date when the decision was issued.
 - 6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below;
 - 6.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
 - 6.4 provide the registered I&APs with:
 - 6.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 6.4.2 name of the responsible person for this Environmental Authorisation,
 - 6.4.3 postal address of the holder,
 - 6.4.4 telephonic and fax details of the holder,
 - 6.4.5 e-mail address, if any, of the holder, and
 - 6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activity

8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended and resubmitted to this Department for authorisation before site preparation or clearance activities commence. The EMPr must be amended as follows:
 - 8.1. The development description in Section 2 must be in line with the preferred development alternative, namely Alternative 4.
 - 8.2. Annexures 1 and 2 of the EMPr must refer to the authorised alternative, namely Alternative 4.
9. The amended EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

10. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.
11. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including a publicly accessible website.
12. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

13. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation and the EMPr and submit Environmental Audit Reports to the Competent Authority. The Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake an environmental audit (quarterly for the duration of the construction phase) and submit Environmental Audit Reports to the Competent Authority (once every six months during the construction phase). The final Environmental Audit Report must be submitted to the Competent Authority (six months after operation commenced).

The holder must, within 7 days of the submission of the report to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

14. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

15. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
16. A wetland rehabilitation plan and open space management plan for the protected area must be compiled by a suitably qualified and experienced ecologist. This plan must include, *inter alia*, the following:
- 16.1. A description of the funding mechanism for the implementation thereof;
 - 16.2. A Maintenance Management Plan ("MMP"), which includes the following aspects:
 - 16.2.1. A description of the proposed maintenance activities and the relevant triggered listed activities in terms of the NEMA EIA Regulations;
 - 16.2.2. The frequency of maintenance activities to be carried out on any structures or infrastructure within the wetlands, including the road linking portions 1 and 2 of the development, boardwalks, bird-hide and storm water infrastructure;
 - 16.2.3. The manner in which maintenance activities will be implemented. i.e. will maintenance activities be done by hand or mechanically. Method statements for each scenario must be included in the MMP;
 - 16.2.4. The access to the site if maintenance is carried out mechanically. (i.e. is the existing access to be used, or will a new access be created for the maintenance activity, and, if a new access is created, will the access be rehabilitated after maintenance activities are completed or will it be permanent); and
 - 16.2.5. An appropriately scaled map that highlights the specific area where maintenance will occur, the access routes to be used and where applicable, potential site camp areas, must be included in the MMP.
 - 16.3. Alien vegetation management;
 - 16.4. Fire management.

The rehabilitation, open space and maintenance management plan must be submitted to CapeNature, the Environmental Section of the Overstrand Municipality, and the Breede Gouritz Catchment Management Agency. The plan must be submitted to this Department for adoption prior to the commencement of any construction activities.

17. The construction phase disturbance footprint must be limited as far as possible with construction areas clearly demarcated before commencement of construction activities. Construction areas must be strictly adhered to. All areas beyond the construction footprints must be considered as no-go areas.
18. The identified wetland offset area is to be protected. Development, with the exception of the establishment of the boardwalks and the road linking portions 1 and 2, limited to that depicted in the Site Development Plan, Drawing Number Rev 26, is not permitted to encroach into the protected wetland offset area.
19. Direct access is not permitted from abutting residential properties onto the private open space area.
20. A buffer of a minimum of 10m must be maintained around the high conservation value wetland areas.
21. A comprehensive search and rescue operation of all translocatable bulbs within the development footprint must be undertaken by a suitably qualified and experienced horticulturalist or restoration ecologist prior to the commencement of any site preparations or construction activities, with all retrieved plant material immediately transplanted into the private open space corridor.
22. Raft foundations must be utilised to avoid alteration of the hydrology of the wetlands on site.
23. The road design of the section of the road network that crosses the open space area must allow for unhindered flow of water within the wetland and drainage below the road.
24. The following recommendations included in the Traffic Impact Report, compiled by DECA Consulting Engineers, dated 11 March 2016, must be implemented:
 - 24.1. Right and left turning lanes must be provided on DR01205 at the proposed access intersection.
 - 24.2. A sidewalk must be provided on at least one side of the internal access road, which links the development to DR01205.
 - 24.3. A public transport embayment must be provided near the commercial component of the development.
25. Open vegetated swales must be used for storm water pathways to aid storm water management as well as habitat creation for faunal movement.
26. A comprehensive storm water management plan for the authorised layout, namely Alternative 4, must be compiled and submitted to the Overstrand Municipality for approval. A copy of the approved storm water management plan must be submitted to the Breede Gouritz

Management Agency and this Department for record-keeping purposes prior to the commencement of construction activities.

27. Vegetation within the development footprint must remain in place for as long as possible during construction of the roads and installation of services to limit dust generation.

GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.
4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 (as amended) must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:

Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of GN No. 326 of 7 April 2017 or any relevant legislation that may be applicable at the time.

F. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority -
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.

12/24

2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs-
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Jaap de Villiers (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to Jaap.DeVilliers@westerncape.gov.za.
5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

G. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. HENRI FORTUIN
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

DATE OF DECISION: 13-10-17

CC: (1) Mr. D. Heard (Duncan Heard Environmental Consultants)
(2) Ms. L. de Villiers (Overstrand Municipality)
(3) Mr. R. Smart (CapeNature)
(4) Ms. T. Bushula (BGCMA)

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ANNEXURE 1: LOCALITY MAP

ANNEXURE 2: SITE PLAN

ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form dated 28 March 2017, and the EMPr submitted together with the BAR on 30 June 2017;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR, dated June 2017, and the additional information received on 19 September 2017;
- e) The Breede Gouritz Catchment Management Agency, CapeNature and Overstrand Municipality's comments received on 19 September 2017;
- f) The additional comments received from I&APs on 24 September 2017;
- g) The balancing of negative and positive impacts and proposed mitigation measures; and
- h) The site visit conducted on 20 July 2017, attended by officials of this Department, the Environmental Assessment Practitioner, Overstrand Municipality, the applicant and members of the project team.

This application was submitted in terms of the NEMA Environmental Impact Assessment ("EIA") Regulations, 2014. This decision takes into account the relevant amendments to the text of the said regulations promulgated on 7 April 2017.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities between 21 and 22 July 2016;
- the placing of a newspaper advertisement in the 'Hermanus Times' on 21 July 2016;
- fixing notice boards at the site where the listed activities are to be undertaken on 21 July 2016;
- making the BAR available to I&APs for public review from 28 March 2017 to 11 May 2017;
- making additional information available to I&APs for review on 17 September 2017.

The Competent Authority notes the Environmental Assessment Practitioner's responses to the issues raised during the public participation process. Specific management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

The proposal is for the development of a residential and business complex on the subject property. Specialists and the project team informed and guided the initial site development plans, which later evolved as additional specialist and authority input culminated in a fourth and preferred alternative:

Alternative 1

The development of a residential and business complex, covering an area of approximately 14ha, comprising the following:

- 273 single residential erven;
- 49 general residential units;
- A general business area with an extent of approximately 0.7ha, including business, filling station and storage components;
- A clinic;
- Roads with an approximate extent of 2.8ha;
- Private open space of approximately 7.4ha;
- Retention of the two existing dams on site;
- A sewage package plant installed underground within the open space area.

This alternative is not preferred for the following reasons:

- The proposal did not take into consideration the access requirements for the development in terms of the Provincial Road Access Guidelines.
- A 32m buffer had not been allowed for around the existing dams within the open space area.

Alternative 2

The outcome of the Transport Impact Assessment necessitated shifting the main access road resulting in the business and clinic precincts being moved to align with the new entrance. In addition, although the total area of the open space corridor was reduced, the buffer area around the dams was widened. This resulted in an open space area of approximately 7.1ha. This alternative comprised the following:

- 265 single residential erven;
- 101 general residential units;
- A general business area of approximately 0.4ha, including business, clinic and filling station components;
- An industry zone (for storage) of approximately 0.1ha;
- Roads with an approximate extent of 3.4ha;
- Private open space of approximately 7.1ha;
- Retention of the two existing dams on site;
- Installation of a sewage package plant.

This alternative was not preferred for the following reasons:

- The inclusion of the proposed sewage package plant and filling station posed a significant potential pollution and contamination risk to the wetlands on site as well as the nearby Uilkraal River and estuary.
- Storm water management measures did not meet the requirements as outlined by the project engineers and Overstrand Municipality whereby a retention pond capable of handling the 1:50 year run-off was incorporated within the development.

Alternative 3

Initial consultation with the relevant commenting authorities and additional specialist input, specifically from the wetland and geotechnical specialists, resulted in further adjustments to the development proposal. The open space corridor and clinic were expanded and the sewage package plant and filling station components were removed. To address storm water management, a third attenuation dam was added. This alternative comprised the following:

- 251 single residential erven;
- 95 general residential units;
- A general business area of approximately 0.4ha;
- An industry zone (for storage) of approximately 0.1ha;
- Roads with an approximate extent of 3.1ha;
- Private open space of approximately 8.2ha;
- Retention of the two existing dams and the addition of a third attenuation dam.

This alternative was not preferred for the following reasons:

- The development proposal was not supported by CapeNature or the Breede Gouritz Catchment Management Agency ("BGCMA") as it resulted in the loss of wetlands of conservation and ecological functional value.
- The proposed layout did not align with the findings and recommendations of the freshwater specialist and wetland delineation study.
- Engineering solutions would be required to address seasonally wet conditions on site.
- This alternative did not make provision for a sufficient on-site wetland offset.

Alternative 4 (Herewith authorised)

Further consultation with the relevant commenting authorities and the undertaking of additional specialist studies resulted in the final iteration of the development proposal. This proposal entails the establishment of a residential and business complex comprising of the following:

- 205 single residential erven;
- A business zone covering an area of approximately 0.4ha;
- Roads with an approximate extent of 2.6ha;
- A total development footprint, including roads, residential and business development, of approximately 9.7ha;
- A contiguous Private Open Space Environmental Corridor Network running through the site, which is approximately 11.7ha in extent. The open space will include a network of formalised boardwalks and a bird-hide; and
- Two existing dams that are to be retained and reshaped and a third added on the southern portion of the site to act as attenuation dams.

This alternative is preferred for the following reasons:

- This layout allows for an open space area which is larger, less fragmented and enables greater ecological functionality.
- The larger open space area includes all the high and moderate to high conservation value wetland areas as well as a portion of the low to moderate conservation value wetland areas. In addition, it also contains the remaining intact Agulhas Sand Fynbos portion, which has a high conservation value.
- This alternative takes into account the outcome of the hydrogeology study and requirements of the wetland offset calculator. A sufficient on-site wetland offset has been incorporated into the development proposal for the property.
- The preferred alternative addresses the concerns of and is supported by the BGCMA and CapeNature.

"No-Go" Alternative

The "no-go" option was also investigated and was not preferred as the *status quo* would be maintained, where the site would continue to be under-utilised. Although alien vegetation removal would be undertaken on site, it is unlikely that any further action would be taken to enhance the environmental condition of the site beyond basic maintenance to allow its ongoing use as a guano processing facility. This would mean that the wetlands would not be protected or rehabilitated. The option of not proceeding with the development would result in residential opportunities within the specific portion of the Franskraal residential and retirement market not being realised. Furthermore, the business and clinic facilities would not be established leading to a lost opportunity for both permanent employment and health care facilities as well as temporary employment during the construction phase of the greater complex.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The subject property is zoned "Special Zone" and located on the eastern fringe of Franskraal, part of the Franskraal Smallholdings, at the intersection of the R43 and DR01205. In terms of strategic forward planning for the Overstrand Municipality, although located outside the urban area, the subject property is situated within the urban edge, as per the Overstrand Municipality's Spatial Development Framework ("SDF"). The Franskraal small holding area is considered as a future possible urban expansion area. Furthermore, the Overstrand Growth Management Strategy identified the area as a densification zone for residential development. The proposal is also aligned with the development policies of the Integrated Development Framework and will provide a range of housing opportunities in terms of price and type that is currently not catered for in the area. Forecasts indicate a demand for additional secure and more affordable residential development, attracting family, holiday and retirement home markets. It would also be marketable as the associated small business development makes provision for commercial outlets and a residents' care clinic facility. Green spaces, in the form of the open space corridor, would also enhance the living environment. Although various bulk infrastructure upgrades are required, specifically relating to linkage or connection of the site to the existing networks, the service providers have confirmed that sufficient bulk service capacity is available to service the proposed residential and business complex.

3.2 Biophysical Impacts

A botanical assessment was undertaken by Fynbos Ecoscapes Botanical Consulting, dated 26 August 2015. According to the assessment, the upper north western area of the property is

characterised by a patch of intact Agulhas Sand Fynbos, which has a high conservation value and is to be protected. The botanical specialist also identified the semi-intact natural wetland running from this sand fynbos patch in an easterly direction across the property and noted its importance and the need to restore and protect it. Other natural vegetation across the majority of the property has been severely impacted in the past through ploughing and subsequent invasion by alien vegetation. Approximately 80% of the property had been ploughed for agriculture in the past resulting in it now being dominated by weedy annuals, perennials, grasses and alien invasive trees (although alien clearing is currently underway on the property). Due to this, the ploughed areas have a low biodiversity and conservation value from a botanical perspective, although a number of geophytes were recorded. Therefore, a comprehensive search and rescue operation of all translocatable bulbs is required with all retrieved plant material immediately transplanted into the open space corridor. In addition, one species of conservation concern, namely *Leucadendron linifolium*, was recorded on site. A portion of the property has been mapped as an ecological support area, however, it is not aligned with the findings of the site investigation and location of the intact Agulhas Sand Fynbos unit, although it shows the property as providing an important ecological link between conservation areas to the west and the Uilkraals estuary to the east.

The Freshwater Consulting Group undertook a wetland delineation of the property. The report, dated November 2016, using indicators of wetland presence from across the site, confirmed that a large proportion of the property comprised a combination of channeled valley-bottom and hillslope seep wetlands. These wetlands occupy approximately 20.3ha and are seasonal. Portions of the wetland are considered to be in a good condition and to be of high conservation value, while the remainder has been impacted by ploughing and alien infestation. Portions of low and moderate conservation value wetlands were subsequently also delineated. The specialist noted that the presence of the extensive wetland posed an issue for the proposed development and identified the potential need for a wetland offset, protection of some portions and the need for buffers.

A geotechnical investigation of the site was compiled in December 2016 by Geotechnics Consulting Engineering Geologists. The investigation aimed to highlight potential drainage, founding and excavation problems and for the early detection of conditions that need to be taken into account during the planning and design phases of the proposed development. It was noted that the investigation was undertaken in the first half of an above average dry season and advised that the groundwater regime would likely change in the wet season, particularly if the region experienced an above average wet season. Therefore, monitoring of the drainage conditions on and around the site is important for formalising appropriate drainage measures to be incorporated into the urban development plan. Due to a number of factors a combination of foundation solutions is recommended for construction, including compaction and rafts. Additional precautionary measures are advised including the installation of cut-off drains and subsoil drainage systems and protection of structures and infrastructure from highly corrosive soil conditions.

Following the recommendations from the above specialists and commenting authorities, particularly CapeNature and the BGCMA, it was apparent that additional consideration would need to be given to the constraints posed by the extensive wetlands on site and the requirement for further specialist input in identifying the portion of potentially developable land on the property, as well as any additional mitigation measures. Due to the minor discrepancies of the findings between the botanical, freshwater and geotechnical specialists with respect to the extent of the wetland and areas of conservation value, a hydrogeology study was undertaken by Professor Pieter le Roux, dated 22 August 2017. This study confirmed the presence and nature of the wetlands,

water content and movement. Recommendations included that all construction should be as shallow as possible, interflow pathways should not be significantly restricted or increased, and that a wetland offset should be proposed. Therefore, in keeping with the outcomes of the hydrogeology study and the BGCMA's requirements, the Freshwater Consulting Group undertook a wetland offset calculation, dated 14 September 2017. Using the appropriate calculator allowing for the determination of an offset for Water Resources and Ecosystem Services, in addition to an offset for Ecosystem Conservation, it was concluded that an alternative layout was required that resulted in a larger corridor as an offset for wetland functionality and ecosystem conservation. Within this corridor, a buffer of 10m to 20m of low to moderate wetland should be established around the high conservation value wetland areas. This "wetland offset", in the form of private open space within the development, would need to be protected and rehabilitated to be in good ecological condition to meet the offset requirements. As a result, the project team revised the proposed development layout, significantly reducing the number of erven and the development footprint and increasing the Private Open Space Environmental Corridor Network to an area of 11.685ha. This area includes all high and moderate to high conservation value wetland areas as well as a portion of the low to moderate conservation value wetland areas. In addition, it also contains the remaining intact Agulhas Sand Fynbos portion. Through the revised development layout, the required wetland offset can be accommodated on-site through the inclusion, protection and rehabilitation of the open space corridor. This approach is supported by the BGCMA and CapeNature and various conditions have been carried through to the Environmental Authorisation to ensure rehabilitation and management of the protected wetland open space corridor.

A Water Use Licence Application ("WULA") has been made to the Department of Water and Sanitation's ("DWS") delegated authority, the BGCMA, in terms of the National Water Act, 1998 (Act No. 36 of 1998). Furthermore, the BGCMA, in collaboration with the DWS, will finalise the proposed wetland offset through the WULA process.

3.3 Traffic Impacts

A Traffic Impact Report was compiled by DECA Consulting Engineers, dated 11 March 2016. This report assessed the potential transport impacts associated with the proposed development resulting in the finding that the residential and business complex will have a moderate potential traffic impact. The intersection of the R43 with the DR01205 will continue to operate at a level of service A during both peak hours. However, the additional trips generated will necessitate a right turn lane for vehicles approaching from the northeast as well as a left turn lane for vehicles approaching from the southwest on DR01205. It is expected that the development will attract some public transport trips, therefore a public transport embayment should be provided near the commercial component of the proposed development. In addition, a sidewalk is required on at least one side of the internal access road linking to DR01205.

The development will result in both negative and positive impacts.

Negative Impacts:

- The proposed development will result in construction related impacts such as dust, visual, security and noise during the construction period.
- Some modified, degraded and relatively low conservation value wetlands and wetland margins will be lost to the development on the property.
- Localised disturbance will occur to wetlands during the construction phase for roads and infrastructure as well as the establishment of the network of boardwalks and bird-hide.

- The potential exists for pollution of surface and groundwater resources during the construction phase.
- Construction works will result in an increase in potential traffic and an increased volume of construction vehicles entering the site.
- Significantly disturbed indigenous vegetation will be cleared to allow for development on some portions of the property.
- The development of the complex will result in a visual impact.
- Traffic impacts will occur in terms of additional trips and the addition of turning lanes on DR01205.

Positive impacts:

- The development will provide temporary employment opportunities during the construction phase.
- Residential and retirement opportunities will be provided for within the local Franskraal market.
- Business and employment opportunities and health care facilities will be provided within the local community.
- Wetlands of conservation value and an intact portion of Agulhas Sand Fynbos will be retained within the private open space corridor.
- Protection, rehabilitation and management of the wetland offset area and private open space corridor will improve the ecological functioning and integrity of the site.

3 National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

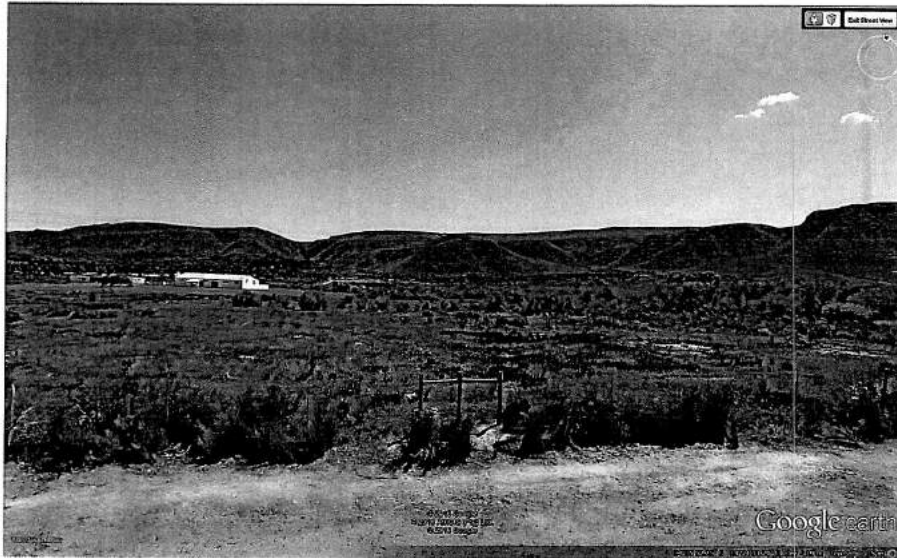
4 Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

-----END-----

EXTERNAL CIVIL ENGINEERING SERVICES
REPORT: PORTION 29 OTF 708,
FRANSCHKRAAL

December 2017 – Rev C



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1. INTRODUCTION

DECA Consulting Engineers were appointed by Inter Active Town & Regional Planning to compile a preliminary Bulk Civil Engineering Services Report for the provision of engineering services required for the proposed development i.e. Portion 29 O.T.F. 708, Franschekraal, the proposed development will therefore; for the purpose of this report hereinafter be referred to as "the site".

2. AVAILABLE INFORMATION

The following information was made available to DECA:

- a) 1:10 000 ORTHOPHOTO MAPS of the study area;
- b) Existing applications for development in the study area;
- c) Proposed layout plans for the proposed development by Inter Active Town & Regional Planning;
- d) Existing cadastral information of the study area;
- e) Capacity analysis of the bulk water services by messers GLS Consulting Engineers;
- f) Aerial photographs of the study area obtained from Surveys and Mapping;
- g) Traffic Impact Assessment (TIA) by DECA Consulting Engineers.

3. SITE DESCRIPTION

The site generally drains into a south/ south-easterly direction at a gradient of approximately 5%. The highest and lowest points are approximately 22m MSL and 10m MSL respectively.

The site is mostly covered with grass, together with some various alien vegetation.

Please find the locality plan of the site attached hereto as **Annexure A** and the proposed layout plan of the proposed development as **Annexure B**.

The proposed land use can be described as follows:

	Description	Area	Total
a)	Single Residential	6.74 ha	251 units
c)	Business Zone 2	0.351 ha	1 units
d)	Roads	2.596 ha	
e)	Open space zone 3	11.685 ha	

Table 1 – Proposed Land Usage



4. GEOTECHNICAL INFORMATION

4.1 General

The geotechnical investigation revealed that: *"the entire site is overlain by thick alluvium that was deposited on the ancient floodplain of the Uitenkraals River. The alluvium covered by a relatively thin layer of unconsolidated sand of sheetwash, alluvial and marine origin that had been redistributed by the prevailing winds. This sand was subsequently reworked through biotic activity, hence the term "transported soil of mixed origin" (TSMO), used in the report.*

The underlying alluvium comprises essentially clayey fine and medium sand that grades into ferruginous alluvial sand and gravel horizons; ferruginised gravel deposits were intersected mainly on the southern and eastern parts of the site.

The upper layers of fine alluvium are invariably pale-coloured through bleaching and become interspersed with pedogenic and oxide-stained horizons lower down in the succession, which is indicative of fluctuating groundwater conditions."

5. SERVICES

The extent of the existing services was obtained from Overstrand Municipality, Messers GLS Consulting and through various site investigations.

The design of services will be in accordance with the "Guidelines for the provision of Engineering Services for Residential Townships" (Blue book), the UTG7 publication "Geometric Design of Urban Local Residential Streets", the TRH4, and the specific standards of the Local Authority.

5.1 WATER RETICULATION

The proposed internal water reticulation system will consist of a uPVC water reticulation system and be connected to the proposed external water reticulation system.

5.1.1 Water Demand

The following design criteria will be applicable to the envisaged water reticulation system:

ESTABLISHMENT	NO OF UNITS	AADD	AADD (l/day)
Single Residential (<500m ²)	205	600	123 000
General Business	0.354 ha	18 000 l/ha/day	6 372
TOTAL AADD			129 372
EU			130
Fire Flow Requirement			900 l/min

Table 2 – Water Demand for Proposed Development



5.1.2 Upgrading Required

According to GLS Consulting Engineers the minimum requirements in order to accommodate the proposed development in the existing water reticulation system are as follows:

- OGW.4.8 : New 1 675m x 315mm dia.
 OGW.4.9 : New 1255m x 250mm dia. Pipe to proposed development

Please refer to the Capacity Analysis report by GLS Consulting Engineers attached hereto as **Annexure C**.

5.2 SEWERAGE RETICULATION

The proposed internal sewerage reticulation system will consist of a gravity uPVC piped system, which will be connected to the proposed external sewerage reticulation system which is indicated in the Capacity Analysis Report by GLS Consulting Engineers, attached hereto as **Annexure C**.

5.2.1 Sewer Flow from Proposed Development

The following design criteria will be applicable to the envisaged sewerage reticulation system requirements for the proposed development:

ESTABLISHMENT	NO OF UNITS	ADDWF	ADDWF (l/day)
Single Residential	205	450	92 250
General Business	0.354ha	12 000 l/ha/day	4 248
TOTAL ADDWF			96 498
Peak Factor			2.5
Peak Dry Weather Flow			241 245
Peak Factor for Holiday Housing			1.4
Peak Dry Weather Flow			337 743
Peak Wet Weather Flow			388 405

Table 3 – Sewerage Flow from Proposed Development

Since there is no sewerage reticulation system in Franskraal, the proposed Franskraal main sewerage system will have to be provided in lieu of Development Contributions in order to provide an outfall system for the proposed development. Please refer to the Capacity Analysis report by GLS consulting engineers attached hereto as **Annexure C**.



5.3 STORMWATER RETICULATION

5.3.1 Calculations

Hydrological calculations are executed according to various approved methods (Rational, SCS and Time Area Methods), with each based on its own set of data. The results of each method can only be assumed as an approximation of actual events and a relatively large variation between these methods could occur. Since the catchment area of the study area is less than 8.0 km², the rational method/Alternative Rational method can be used in the investigation.

5.3.2 Risks cost estimate and design flood frequencies

Although run-off calculations are performed with great care, it is still possible that the capacity of a system could be exceeded because of non-hydrological reasons. There has to be a limit to the elimination of probabilities as costs could become unrealistically high in comparison with the benefit of lower risks.

Although the relationship between function, risk, original cost and maintenance cost plays a major role in determining the design flood frequency, it is assumed in general that the flood frequencies as discussed in the table below should be provided for under normal circumstances.

The applicable analysis; assessment and design standard will be those given in table 6.1 and 6.2 of the "Red Book" and are as follows:

Land Use	Design Storm Return Period (Major storm events)
Residential	50 years
Institutional (e.g.) schools	50 years
General Commercial and Industrial	50 years
High Value Central Business Districts	50 - 100 years

Land Use	Design Storm Return Period (Minor storm events)
Residential	1 - 5 years
Institutional (e.g.) schools	2 - 5 years
General Commercial and Industrial	5 years
High Value Central Business Districts	5 - 10 years

Table 4 – Typical Stormwater analysis requirements based on land-uses

In the light of the general application and support of the above-mentioned guidelines, it is accepted as minimum acceptable standards for stormwater drainage. Any deviation from these standards should be justified on the basis of economical and risk analysis.

For the purpose of this report these guidelines will thus apply throughout as reference and any deviation from that will be motivated.



5.3.3 Hydrology

5.3.3.1 Climate

The study area is situated in the winter rainfall region of the Western Cape. No extreme rainfall intensities occur. A representative mean annual rainfall (MAP) of 530mm has been obtained from the Cape Town International Airport's Weather Office.

5.3.3.2 Storm Rainfall

The "Design Rainfall Estimation in South Africa" computer programme which accompanies the Water Research Commission Report titled "Design Rainfall and Flood Estimation in South Africa" by JC Smithers and RE Schiltze, was used to complete a rainfall station search and to obtain storm rainfall depth data.

A summary of the rainfall station search and related storm rainfall data is given in the table below:

	Station Name	Uylenkraal	Danger Point	Gansbaai	Stanford	ACCEPTED
	SAWA Station No.	0001726_W	0001517_A	0001605_W	0006836_W	
Location	Latitude	34°36'	34°37'	33°35'	34°26'	
	Longitude	19°25'	19°18'	19°21'	19°27'	
	Mean annual Precipitation (mm)	530	463	543	558	530
	Altitude	9	46	17	24	
	Distance from Catchment Centroid (km)	0	1.1	7.4	27.2	
	Length of Record (years)	32	73	72	71	

	Rainfall Return Period	Rainfall Depth (mm)				
		1 in 2 year	1 in 5 year	1 in 10 year	1 in 20 year	1 in 50 year
	1 in 2 year	37.7	38.4	38.3	38.4	38
	1 in 5 year	53.1	54.0	53.9	54.1	54
	1 in 10 year	65.0	66.1	65.9	66.2	66
	1 in 20 year	77.8	79.1	78.9	79.2	79
	1 in 50 year	96.7	98.4	98.1	98.6	98
	1 in 100 year	112.9	114.9	114.6	115.1	114

Table 5 – Rainfall records from nearby weather stations



5.3.3.3 Characteristics of Catchment Area

The characteristics of the various catchment areas can be described as follows:

Catchment Area	Area (ha)	L (m)	H (m)	Save (%)	C	Tc (hours)	I (mm/h)	Q50 Rational (m ³ /s)	Q50 PCSWMM (m ³ /s)
Pre-Development	294.300	3 126	345	9	0.276	1.500	32	6.937	8.641
Dev. Only – Pre	21.217	575	12	2	0.240	0.800	49	0.662	0.824
Dev. Only - Post	21.217	575	12	2	0.500	0.500	66	1.866	2.321
Post-Development								8.948	

Table 6: Characteristics of Catchment Area

5.4. Stormwater Drainage and Control Systems

5.4.1 Analysis of Existing Drainage Systems

The peak flow runoff expected during pre- and post development conditions during the 1:50 year and 1:100 year recurrence interval storm events can be summarized as follows:

Pre-development 1:50	=	6.937m ³ /s
Post-development 1:50	=	8.948m ³ /s
Development only (pre-1:50)	=	0.662m ³ /s
Development only (post-1:50)	=	1.866m ³ /s

Taking the above into consideration, it is proposed that an attenuation facility be provided order to maintain pre-development runoff.

5.4.2 Attenuation Facility

The attenuation facility is proposed to be in the form of a detention pond with the following characteristics:

Pond Area	10 000m ²
1:50 Inflow	6.937m ³ /s
Max. depth (1:50)	0.700m
Pond storage volume (1:50)	12 000m ³
1:50 Outflow	4.155m ³ /s
Orifice (Pipe dia.)	2 x 900mm
1:50 Freeboard	0.500m

Table 7: Proposed Detention Pond



5.5 ROADS

The site consist of one access point from the R43 Provincial Road. Please refer to the Traffic Impact Assessment (TIA) for the proposed development by DECA Consulting Engineers attached hereto as **Annexure D**.

5.5.1 Access/Classification

The main access road will provide access to 392 residential units, a business site and a clinic. This road can be regarded as a Class 4 Road or Local Distributor. This road should be 7.4m wide at the access and can be 6.8m wide from the proposed traffic circle to the east and west.

The other roads can all be regarded as Class 5 Roads. These roads can vary between 6m 5m in width.

5.5.2 Structural Design

Class 4 Local Distributor – Road Category B

Material Depth	=	800mm
Surfacing	=	30mm Asphalt
Base Course	=	150mm G4
Sub-base	=	150mm G5
Sub-grade	=	To be confirmed subsequent to tests

Class 5a Access Collectors – Road Category C

Material Depth	=	600mm
Surfacing	=	30mm Asphalt
Base Course	=	125mm G4
Sub-base	=	150mm G5
Sub-grade	=	To be confirmed subsequent to tests

Class 5c/d Access Cul-de-sac/Access way – Road Category D

Material Depth	=	400mm
Surfacing	=	30mm Asphalt
Base Course	=	125mm G5
Sub-base	=	125mm G7
Sub-grade	=	To be confirmed subsequent to tests



5.6 ELECTRICAL SERVICES

5.6.1 External Electrical Services

5.6.1.1 Supply Area

The specific area to be developed currently falls into the electricity supply area of Eskom, and bulk services should therefore be provided from the nearest Eskom 11kV network with adequate capacity. However, indications are that Eskom might not be able to provide adequate supply for this network, in which case a bulk supply will be taken from the Overstrand Municipal 11kV network across from the R43. For now it is assumed that Eskom will be able to supply.

All designs, material and equipment to be used as well as installation practices will therefore be based on Eskom's guidelines for new electricity networks.

All completed networks will be handed over to Eskom once completed, who will then be responsible for the operation and maintenance thereof.

5.6.1.2 Maximum Demand

Based on the layout, and by using an average after diversity maximum demand (ADMD) of 3,5 kVA per erf and 80VA/m² for the business, the estimated maximum demand for the development is 1 500 kVA.

5.6.1.3 Supply Point

An existing 11 kV overhead line currently supplying erf 29/708 will be replaced and extended with underground cable into the development as necessary and terminated onto 4 new 500 kVA miniature substations.

5.6.1.4 Scope of Work

In order to supply this residential development on erf 29/708 in Franskraal with adequate and reliable bulk electricity supply, the following preliminary scope of work is proposed:

- New 11kV RMU at the existing 11kV overhead line
- New 95mm² 11kV cables from this new RMU (supply point) through the development.
- New 11kV 500 kVA miniature substations (4 off) for the development.



5.6.2 Internal Services

5.6.2.1 11kV Networks

The 11kV network will consist of 95mm² 11kV cables feeding 4 new 500 kVA miniature substations.

5.6.2.2 Low Voltage Networks

All low voltage networks, including house connections will be underground and will consist of copper cables and ground- standing distribution kiosks. All networks will be designed and the installation thereof supervised by a registered Professional Electrical Engineer.

The networks inside this development is envisaged to be handed over to Eskom, who will be responsible for the operation and maintenance thereof.

Metering shall be as per the newest Eskom's guidelines for electricity services, and shall mainly be based on a split- prepayment type metering system for residential consumers.

5.6.2.3 Streetlighting

Conventional streetfront streetlighting as per the architectural guidelines for public streetlighting in the development shall be installed for the total development, and will mainly consist of steel poles with bottom entry luminaires.

5.6.2.3 Bulk Electricity Infrastructure Contributions

Bulk Infrastructure Contributions (BICL's), or Shared Network Contributions (SNC's) as called by Eskom, will be payable for the total development.



6. **CONCLUSION/SUMMARY**

From the above, the following can be concluded:

- That the connection of the proposed development to the water reticulation system be done according to the report by GLS consulting engineers, attached hereto as **Annexure C**;
- That the internal sewage reticulation system of the proposed development be connected to the proposed external sewage reticulation system;
- That the proposed external sewage reticulation system be provided in lieu of BICLS;
- That the external (outfall sewerage reticulation system be provided according to the report by GLS consulting engineers attached hereto as **Annexure C**;
- That an attenuation facility be provided in the proposed Private Open Space in order to maintain the pre-development stormwater runoff;
- That the roads be provided according to Paragraph 5.4;
- That the in-situ material be tested in order to confirm the required specification of the sub-grade of the roads;
- That access to the development be provided according to TIA by DECA Consulting Engineers.
- The electrical engineering services be provided as per Paragraph 5.6 above.

COMPILED BY:

A handwritten signature in black ink, appearing to read "Pieter Engelbrecht".

**Pieter Engelbrecht PrTechEng
DECA**



ANNEXURE A
LOCALITY PLAN



ANNEXURE B
Proposed Layout



ANNEXURE C
Capacity Analysis Report by GLS Consulting Engineers



22 November 2017

Overstrand Municipality
P. O. Box 20
HERMANUS
7200

Attention: Mr Dennis Hendriks

Dear Sir

DEVELOPMENT OF PORTION 29 OF FARM 708, FRANSKRAAL: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES

The request by Mr Pieter Engelbrecht of DECA Consulting Engineers regarding comments on the bulk water and sewer supply to the proposed development (residential development on Portion 29 of Farm 708, Franskraal), refers.

This document should inter alia be read in conjunction with the Water Master Plan (performed for the Overstrand Municipality) dated June 2016 and the Sewer Master Plan dated June 2016.

Future development area GG33, which includes the proposed development area, was conceptually taken into consideration for the master planning of the water and sewer networks.

1. WATER DISTRIBUTION SYSTEM

1.1 Distribution zone

The master planning indicated that the proposed development should be accommodated in the existing Franskraal reservoir zone. The connection to the existing system should be done on the existing 350 mm diameter supply pipe from the Franskraal reservoir, as shown on Figure 1 attached.

The development is situated inside the water priority area.

1.2 Water demand

The original water analysis for the master plan was performed with a total annual average daily demand (AADD) for the proposed development area (portion of future area GG33 in the June 2016 water master plan) of 174,5 kℓ/d.

For this re-analysis, the AADD and fire flows for the proposed development was calculated as follows:

• 205 Residential units @ 0,6 kℓ/day/unit	=	123,0 kℓ/d
• 0.351 ha commercial space @ 18 kℓ/day/ha	=	6,3 kℓ/d
	Total	= 129,3 kℓ/d
• Fire flow criteria (Low risk)	=	15 ℓ/s @ 7 m

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Directors: A Bonbot, JWI King, Z Mayat, BF Loubsar, JJ Strisicher and LC Gauslym

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1.3 *Present situation*

1.3.1 *Network conveyance*

The existing reticulation network between the Franskraal reservoir and the proposed connection point for the development has sufficient capacity to accommodate the proposed development in order to comply with the pressure and fire flow criteria as set out in the master plan.

The following link services items are however required to connect the proposed development to the existing water network:

Link services items

•	OGW4.8	: 1 675 m x 315 mm Ø new supply pipe	R	4 158 000 *
•	OGW4.9	: 125 m x 250 mm Ø new supply pipe	R	252 000 *
			Total	R 4 410 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT – Year 2016/17 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Take note that the routes of the proposed pipelines are schematically shown on Figure 1 attached, but have to be finalised subsequent to detail pipeline route investigations.

1.3.2 *Reservoir storage capacity*

According to the Water Master Plan there is sufficient reservoir spare capacity available in the Franskraal reservoir to accommodate the proposed development.

1.4 *Minimum requirements*

The minimum requirements to accommodate the proposed development in the existing water system are link services items OGW4.8 & OGW4.9 required to connect the proposed development to the existing water network.

2. **SEWER NETWORK**

2.1 *Drainage area*

The master planning indicated that the proposed development should be accommodated in the future Franskraal pumping station (PS) 9 drainage area. The proposed connection point to the future sewer system is to the future 315 mm diameter outfall sewer south of the development area, as shown on Figure 2 attached.

The development is inside the sewer priority area.

2.2 *Sewer flow*

In the original sewer master plan, the peak day dry weather flow (PDDWF) for the proposed development area (portion of future area GG33 in the June 2016 sewer master plan) was calculated at 133,3 kℓ/d.

For this re-analysis, the PDDWF for the proposed development was calculated as 90,5 kℓ/d.

2.3 Present situation

Presently there is no sewer infrastructure in place to connect the proposed Franskraal PS 9 drainage area to the existing Greater Gansbaai sewer system. New bulk sewer Infrastructure will have to be constructed in order to connect the proposed development to the existing Gansbaai Wastewater Treatment Plant (WWTP).

2.4 Implementation of the master plan

2.4.1 Short to medium term upgrades (0 – 10 years)

It is proposed that sewage from the proposed Franskraal PS 9 drainage area is accommodated in the short to medium term within the bulk sewer infrastructure proposed for the existing Franskraal and Kleinbaai suburbs, as shown on Figure 2 attached:

Network upgrades

• Item 1	: 450 m x 315 mm Ø new outfall sewer	R 1 105 000 *
• Item 2	: 100 m x 400 mm Ø new outfall sewer	R 401 000 *
• Item 3	: Interim 10 l/s Franskraal PS 9	R 1 624 000 *
• Item 4	: 1 334 m x 90 mm Ø interim rising main	R 976 000 *
• Item 5	: 677 m x 160 mm Ø new outfall sewer	R 1 165 000 *
• OGS.B1	: New 140 l/s Kleinbaai Main PS	R 4 647 000 *
• OGS.B2	: 2 264 m x 355 mm Ø new rising main	R 6 919 000 *
• OGS27.1	: 1 279 m x 315 mm Ø new outfall sewer	R 3 451 000 *
• OGS27.2	: 800 m x 250 mm Ø new outfall sewer	R 1 807 000 *
• OGS28.1	: 285 m x 200 mm Ø new outfall sewer	R 579 000 *
• OGS28.2	: New 20 l/s Franskraal PS 6	R 1 782 000 *
• OGS28.3	: 833 m x 160 mm Ø new rising main	R 899 000 *
• OGS29.1	: New 10 l/s Franskraal PS 7	R 1 374 000 *
• OGS29.2	: 1 100 m x 110 mm Ø new rising main	R 869 000 *
	Total	R 27 598 000 *

2.4.2 Longer term upgrades (>10 years)

In the longer term (when the areas to the north and east of Farm 708/29 start to develop and interim items 3 & 4 reach capacity) it is proposed that sewage from the proposed Franskraal PS 9 is diverted to the following master plan items (new bulk sewer infrastructure along the R43 Road), as shown on Figure 3 attached.

Network upgrades

• Item 6	: Abandon 160 mm Ø outfall sewer	R 0 *
• OGS8.7	: 2581 m x 600 mm Ø new outfall sewer	R 11 990 000 *
• OGS31.1	: 500 m x 450 mm Ø new outfall sewer	R 1 822 000 *
• OGS31.2	: New 85 l/s Franskraal PS 8	R 3 098 000 *
• OGS31.3	: 723 m x 315 mm Ø new rising main	R 1 814 000 *
• OGS32.2	: Upgrade of Franskraal PS 9 to 80 l/s	R 1 044 000 *
• OGS32.3	: 1 334 m x 315 mm Ø new rising main	R 3 318 000 *
	Total	R 23 086 000 *

(* Including P & G, Contingencies and Fees, but excluding VAT - Year 2016/17 Rand Value. This is a rough estimate, which does not include major unforeseen costs).

Notes:

- The routes of the proposed pipes are schematically shown on Figure 2 & 3 attached, but have to be finalised subsequent to detailed pipeline route investigations.
- It is proposed that the sump of interim PS item 3 is constructed large enough to accommodate the future PDDWF of the future Franskraal PS 9 drainage area of 3 050 kℓ/d.

2.5 *Minimum items required*

The minimum requirements to accommodate the proposed development in the existing sewer system are interim items 1 to 5, and master plan items OGS.B1, OGS.B2, OGS27.1, OGS27.2, OGS28.1, OGS28.2, OGS28.3, OGS29.1 & OGS29.2 to connect the proposed development to the Gansbaai WWTP.

3. **CONCLUSION**

The developer of Farm 708/29 in Franskraal may be liable for the payment of a Development Contribution (as calculated by the Overstrand Municipality) for bulk water and sewer infrastructure as per Council Policy.

The minimum requirements to accommodate the proposed development in the existing water system are link services items OGW4.8 & OGW4.9.

The minimum requirements to accommodate the proposed development in the existing sewer system are interim items 1 to 5, and master plan items OGS.B1, OGS.B2, OGS27.1, OGS27.2, OGS28.1, OGS28.2, OGS28.3, OGS29.1 & OGS29.2 to connect the proposed development to the Gansbaai WWTP.

In the longer term (when the areas to the north and east of Farm 708/29 start to develop and interim items 3 & 4 reach capacity) it is proposed that master plan items 6, OGS32.2 & OGS32.3 are implemented in order to divert sewage from the proposed Franskraal PS 9 to master plan items OGS31.1, OGS31.2, OGS31.3 & OGS8.7 along the R43 Road.

We trust you find this of value.

Yours sincerely

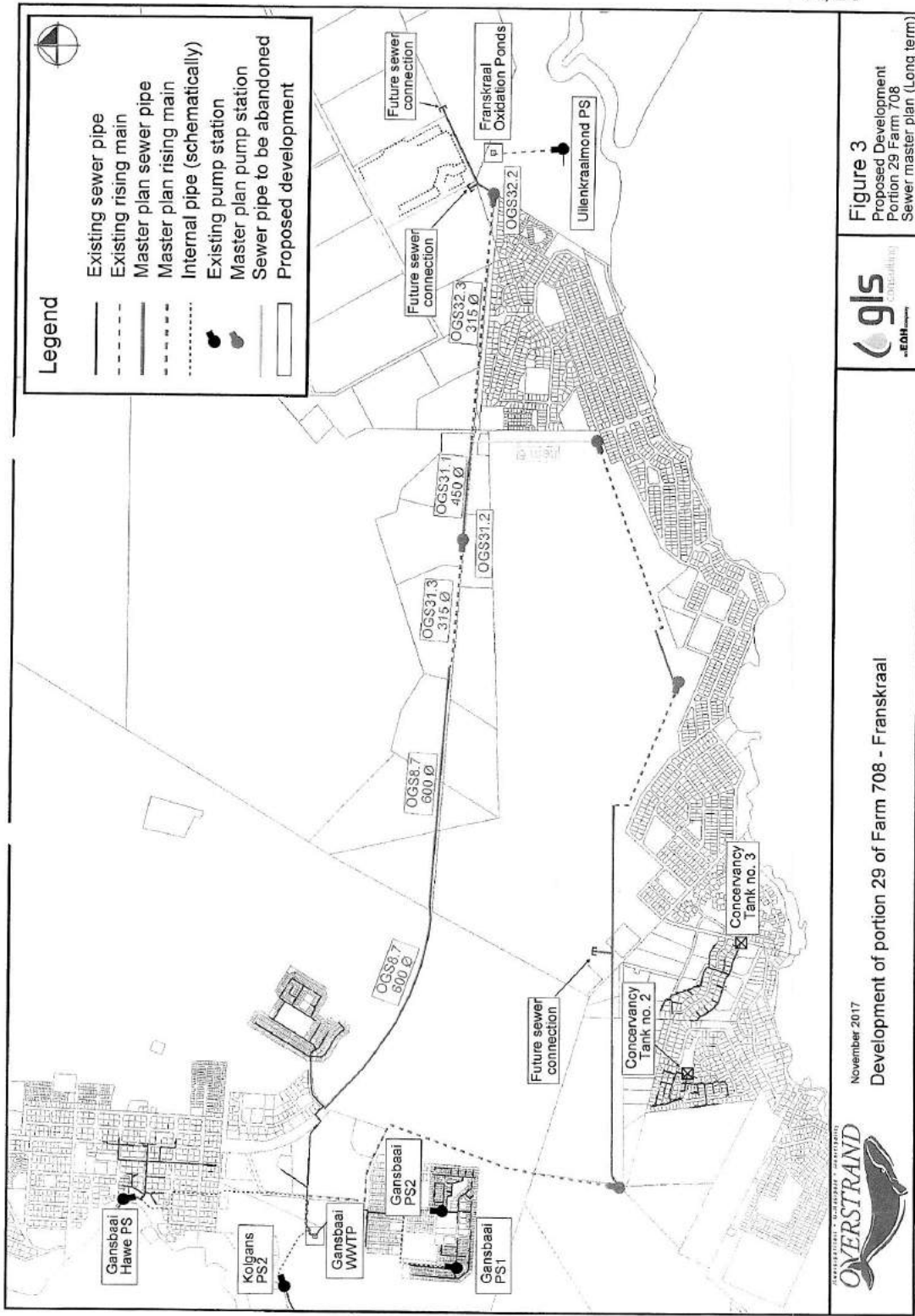
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Per: PC DU PLESSIS

cc. DECA Consulting Engineers (Pty) Ltd
P.O. Box 1273
HERMANUS
7200

Attention: Mr Pieter Engelbrecht





Contact Person: **Douw Louwrens (028 312 2292)**
 Your Ref: Portion 29 OTF 708 Franschekraal
 Our Ref: D117
 Date: 11 March 2016

Overstrand Municipality
 Project Management & Development Control
 PO Box 20
 Hermanus
 7200

For attention: Mr. Dennis Hendriks

Sir

TRANSPORT IMPACT ASSESSMENT FOR THE PROPOSED DEVELOPMENT ON PORTION 29 OF THE FARM 708, FRANSCHEKRAAL, GANSBAAI

1. BACKGROUND

Deca Consulting Engineers were appointed by Interactive Town & Regional Planning to assess the transport impact of the proposed development on Portion 29 of the Farm 708, Franschekraal, Gansbaai. The property is situated approximately 120m north of the R43 opposite the Uilenkraalsmond Resort. Please see the attached *Locality Plan*.

2. DEVELOPMENT PROPOSAL

The proposed development will entail the following:

- 290 Single Residential Erven;
- 102 General Residential Units (cluster housing);
- A 3720 m² Business (Erf size) component which includes shops, a clinic and a filling station;
- A 1001 m² Storage / Warehousing component (Erf size);

It is expected that the proposed development will be completed by 2019.

Please see the attached *Site Development Plan*.

3. ROADS AND ACCESS

The property currently gains access off DR01205 approximately 80 m north of the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection. Other properties including Erf 1235 and the waterworks just to the north of the R43 also gain access at this position.

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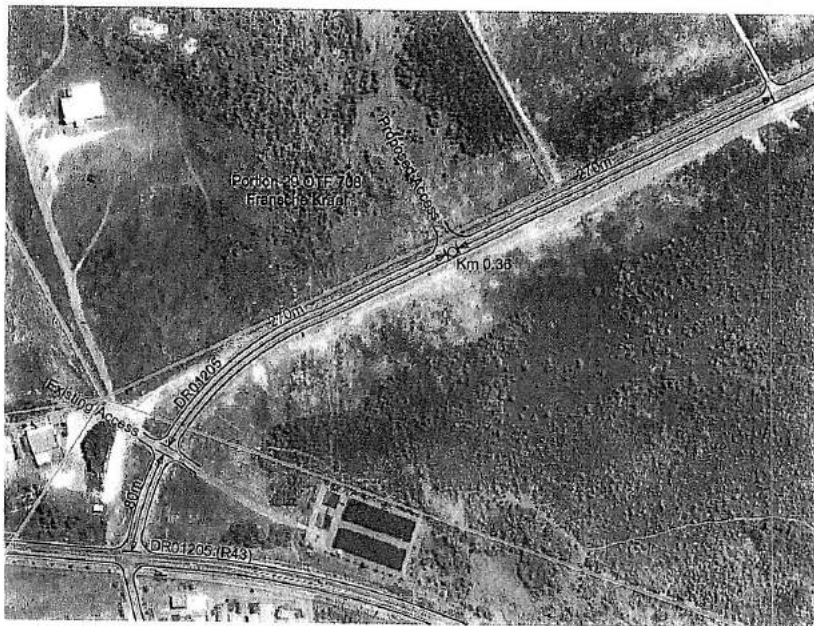
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Higher order roads in the vicinity of the development include Main Road 28 (R43) and Divisional Road 1205. The recently completed Overstrand Transport Plan indicates that Main Road 28 should be classified as a Class 2 Major Arterial and Divisional Road 1205 as a Class 3 Minor Arterial.

The Provincial Road Access Guidelines document indicates an access spacing of 270m for normal side streets on Class 3 Road in a semi-rural road environment. The existing access of the proposed development, approximately 80m north of the R43, is thus inadequately spaced. It is proposed that a new access for the development be created 270 further north of the existing access on DR01205 at Km 0.36. *Diagram 1* below indicates the position of the proposed access. The indicated speed limit on this section of the DR01205 is 80km/h.

Diagram 1: Proposed access at Km 0.36 on DR01205



Shoulder Sight Distance from the proposed access at Km 0.36 is adequate (± 240 m) in both directions along DR01205 as indicated in *Photo 1* and *2*.

Photo 1: Looking north-east along DR01205 from the proposed access at Km 0.36

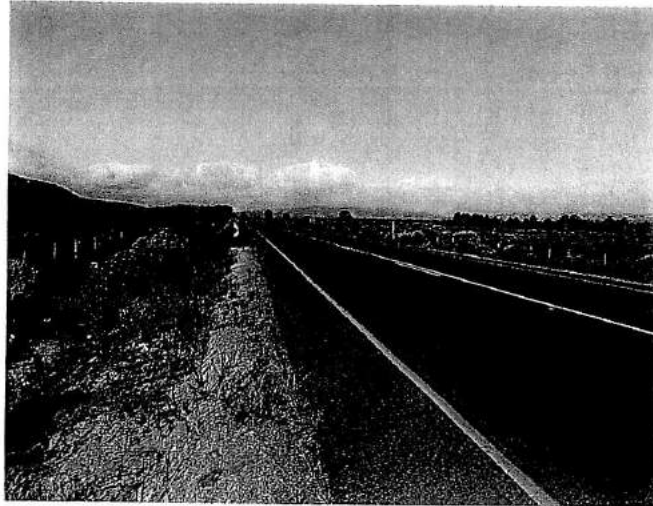
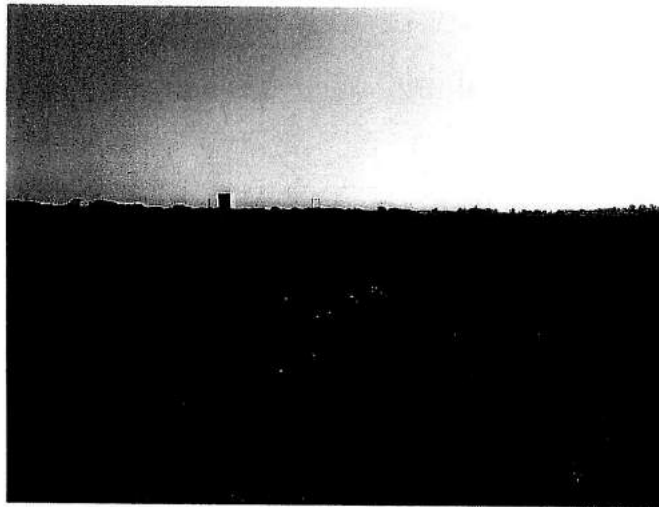


Photo 2: Looking south-west along DR01205 from the proposed access at Km 0.36



4. EXISTING TRAFFIC

Traffic counts that were used in the study were carried out on Thursday the 22nd of December 2011 at the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection and compared with traffic volumes obtained from the Provincial Road Network Information System (RNIS) which were carried out on Thursday the 1st of September 2015 at this intersection. The comparison between the traffic counts indicated that the December 2011 volumes were much more than the September 2015 volumes. This can be ascribed to the fact that the area attracts large numbers of holidaymakers during holidays. It was thus decided to make use of these holiday traffic volumes, but to increase them with annual growth factors obtained from the RNIS to obtain existing traffic volumes. The RNIS indicates a growth factor of 1.03% per annum for the eastern leg of the R43, 2.45% per annum for the western leg and 5.96% per annum for Divisional Road 1205. The large growth rate indicated on DR01205 can be attributed to the road being recently upgraded (surfaced).

Please see attached *Figure 1* for existing peak hour traffic volumes and levels of service.

The MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection was analysed with the SIDRA computer programme to obtain existing service levels during the AM and PM peak hours. The analysis indicates that all movements operate at a level of service A during both peak hours.

5. BACKGROUND 2019 TRAFFIC

As mentioned, it is expected that the proposed development will be completed by 2019. Existing traffic volumes at the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection were further increased with the growth factors indicated in *Paragraph 4* and the intersection analysed again with the SIDRA computer programme.

Please see attached *Figure 2* for expected background 2019 peak hour traffic volumes and levels of service.

The analysis indicates that all the movements at the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection will continue to operate at a level of service A during the AM and PM peak hours with expected background 2019 traffic volumes.

6. TRIP GENERATION AND DISTRIBUTION

The South African Trip Generation Rates (SATGR) document indicates a peak hour Trip Generation Rate (TGR) of 1.5 trips per dwelling unit for a high income residential land use and 1.1 trips per dwelling unit for cluster housing with a 75:25 in:out split for the AM and PM peak hours. These TGRs were used for the residential units.

The weekday PM trip generation potential of the business component was calculated with the following formula given in the SATGR document: $224.5 \times \text{GLA}^{-0.34}$. The AM trip generation potential of the business component was calculated with the trip generation rate of the USA trip generation rates document (2.83 trips / 100 m² GLA).

For the storage component a TGR of 0.8 trips per 100 m² with a 60:40 in:out split as indicated in the SATGR for warehousing.

It was further assumed that the filling station will attract approximately 4% of the adjacent traffic on the MR00028 (R43) and DR01205 as indicated in the SATGR document. The expected background 2019 traffic were redistributed according to this.

The GLA of the business component was taken as 35% of the erf size and the floor area of the storage as 60% of the erf size. It was further assumed that 30% of the trips generated by the business component, storage and clinic will be internal trips.

The proposed development has the potential to generate 550 new trips during the AM peak hour (146 in; 404 out) and 651 new trips during the PM peak hour (443 in; 209 out). *Table 1* summarises the peak hour trip generation potential of the proposed development during the AM peak hour and *Table 2* during the PM peak hour.

Table 1: AM Peak Hour Trip Generation Potential of the Proposed Development

Land Use	Area (m ²)	GLA (m ²)	Units	TGR	Total Trips	AM					
						% Internal	New Trips	% IN	% OUT	In	Out
Single Residential			290	1.5	435		423	0.25	0.75	106	317
General Residential			89	1.1	98		98	0.25	0.75	24	73
General Business	3720	1302		2.8	37	0.3	26	0.63	0.47	14	12
Storage	1001	601		0.8	5	0.3	3	0.6	0.4	2	1
Total							550			146	404

Table 2: PM Peak Hour Trip Generation Potential of the Proposed Development

Land Use	Area (m ²)	GLA (m ²)	Units	TGR	Total Trips	AM					
						% Internal	New Trips	% IN	% OUT	In	Out
Single Residential			290	1.5	435		357	0.75	0.25	266	89
General Residential			102	1.1	112		112	0.75	0.25	84	28
General Business	3720	1302		19.6	255	0.3	179	0.5	0.5	89	89
Storage	1001	601		0.8	5	0.3	3	0.4	0.6	1	2
Total							651			443	209

80% Of these trips were distributed southwards to the R43 and 20% northwards to Baardskeerdersbos. Existing directional splits experienced at the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection were used. Please see attached *Figure 3* for the distribution of the potential peak hour trips generated by the proposed development.

7. TRAFFIC IMPACT

Trips generated by the proposed development were added to the expected background 2019 traffic volumes to obtain expected total 2019 traffic volumes. The MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection were again analysed with the SIDRA computer programme, as well as the proposed new access on DR01205 at Km 0.36 to obtain expected peak hour service levels. All the movements at the two intersections will operate at a level of service A during the AM and PM peak hours. Please refer to *Figure 4* for expected total 2019 traffic volumes and levels of service.

The MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection has a right turn lane and a through-left turn lane on both approaches of the R43. No further improvements are proposed at this intersection.

According to the Provincial Road Access Guidelines document, the expected number of approaching and turning vehicles at the proposed intersection on DR01205 at Km 0.36 warrants a right turn lane for vehicles approaching from the northeast, as well as a left turn lane for vehicles approaching from the southwest.

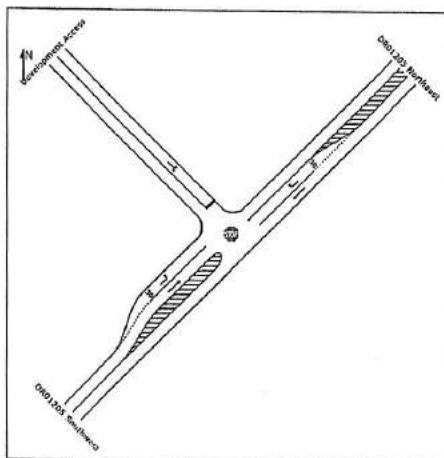
8. GEOMETRY

Parking bays should have minimum dimensions of 2.5 x 5m with a minimum of 7m manoeuvring space behind them.

Road reserve widths within the development should be at least 10m with the road widths at least 5,5m. The kerb line radii at the corners and bell mouths should be at least 6m.

A right- and left turn lane will be required at the proposed intersection on DR01205 at Km 0.36. The proposed layout is shown in *Diagram 2*.

Diagram 2: Proposed layout of new intersection on DR01205 at Km 0.36.



9. PARKING PROVISION

Table 3 Summarises the minimum off-street parking requirements applicable to the proposed development as indicated in the Overstrand Zoning Scheme Regulations.

Table 3: Minimum off-street parking requirements applicable to the proposed development

Land Use	Parking requirement
Dwelling House	2 on-site parking bays per dwelling unit provided that on erven less than 400m ² only one on-site parking needs to be provided
Group dwelling / town housing	1 bay per dwelling unit plus 1 bay per dwelling for visitors
Shops / offices / restaurants	6 bays per 100m ² GLA
Hospital / Clinic	1 bay per bed plus 4 bays per consulting room

10. NON-MOTORISED AND PUBLIC TRANSPORT

The proposed development will generate some pedestrian and cycling traffic. No improvements are suggested on the existing road network, but it is recommended that a sidewalk should be provided on at least one side of the internal access road, which links the development to DR01205.

It is expected that the proposed development will attract some public transport trips. It is suggested that the provision of a public transport embayment should be investigated near the commercial component of the proposed development.

11. CONCLUSIONS

The transport impact assessment indicates that the proposed development on Portion 29 of the farm 708, Franschekraal will have a moderate traffic impact. The other findings are summarised below.

- The proposed development entails 290 single residential erven, 102 general residential units (cluster housing), a 3720 m² business (Erf size) component which includes a clinic and filling station and a 1001 m² storage / warehousing component;
- It is expected that the proposed development will be completed by 2019;
- The existing access of the proposed development on DR1205 is situated approximately 80m north of the R43 and is inadequately spaced according to the Provincial Road Access Guidelines document;
- It is proposed that a new access for the development be created 270 further north of the existing access on DR01205 at Km 0.36 which conforms to the PRAG's access spacing for normal side streets on a Class 3 road in a semi-rural development environment;
- The SIDRA analysis of the MR00028 (R43) / DR01205 / Uilenkraalsmond Access intersection with background 2019 traffic volumes indicates that all movements will operate at a level of service A during the AM and PM peak hours;

- The proposed development has the potential to generate 550 new trips during the AM peak hour (146 in; 404 out) and 651 new trips during the PM peak hour (443 in; 209 out);
- The addition of the potential trips generated by the proposed development will have a moderate impact on the surrounding road network. All movements at the (R43) / DR01205 / Uilenkraalsmond Access intersection will continue operate at a level of service A during both peak hours;
- The expected number of approaching and turning vehicles at the proposed intersection on DR01205 at Km 0.36 warrants a right turn lane for vehicles approaching from the northeast, as well as a left turn lane for vehicles approaching from the southwest;
- Shoulder Sight Distance (SSD) from the proposed access off DR01205 at Km 0.36 is sufficient in both directions;
- The proposed development needs to comply with the minimum off-street parking requirements as indicated in *Table 3* according to the Overstrand Zoning Scheme Regulations;
- The proposed development will generate some pedestrian and cycling traffic. No improvements are suggested on the existing road network, but it is recommended that a sidewalk should be provided on at least one side of the internal access road, which links the development to DR01205;
- It is expected that the proposed development will attract some public transport trips. It is suggested that the provision of a public transport embayment should be investigated near the commercial component of the proposed development.

11. RECOMMENDATIONS

The recommendations made in the transport impact assessment for the proposed development on Portion 29 of the Farm 708, Franschekraal are summarised below.

- A new access to the development should be created on DR01205 at Km 0.36;
- Right and left turning lanes should be provided on DR01205 at the proposed access intersection at Km 0.36;
- A sidewalk should be provided on at least one side of the internal access road, which links the development to DR01205;
- A public transport embayment should be investigated near the commercial component of the proposed development.

We trust that you will find this transport impact assessment in order. Kindly contact the undersigned should you have any questions.

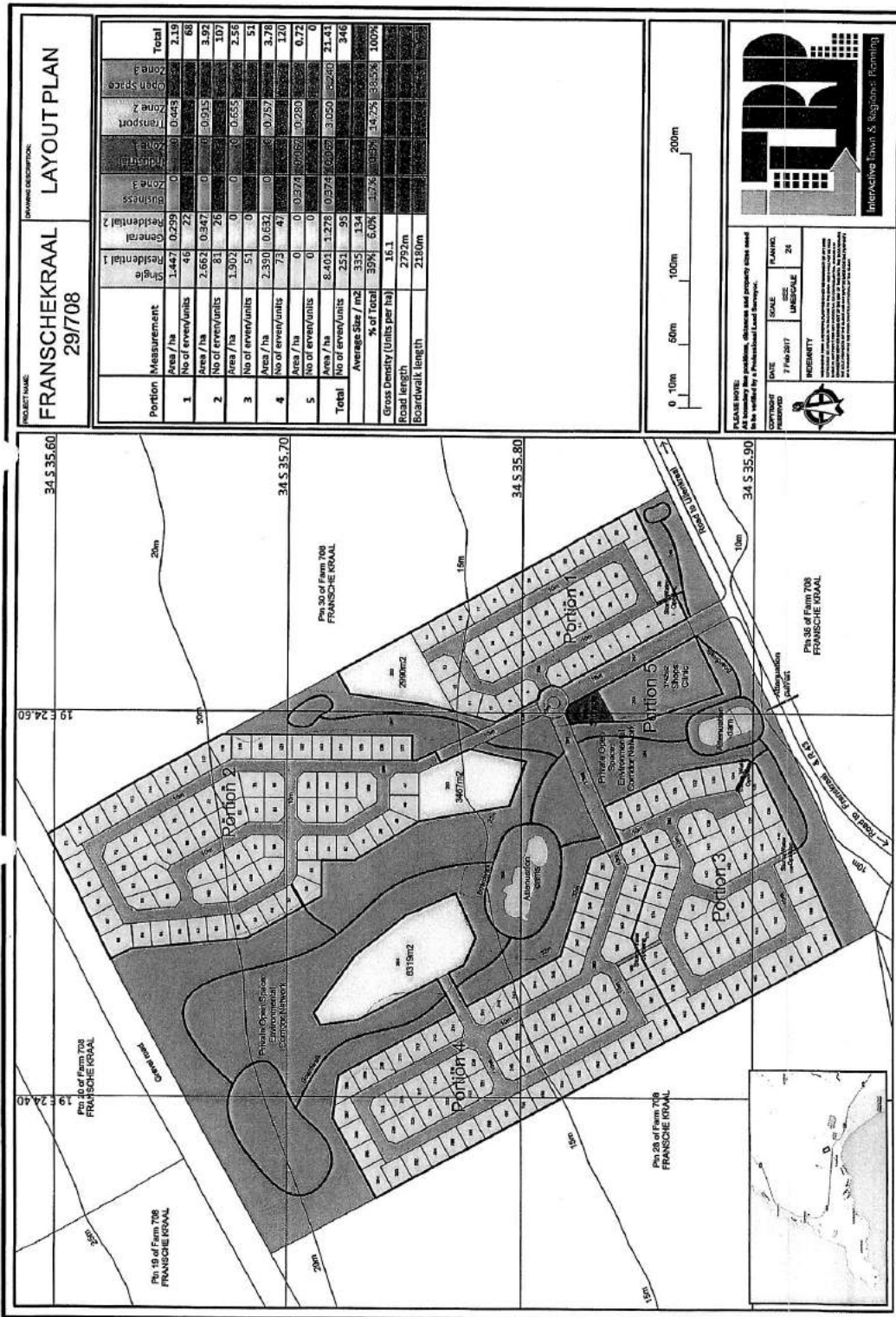
Yours truly

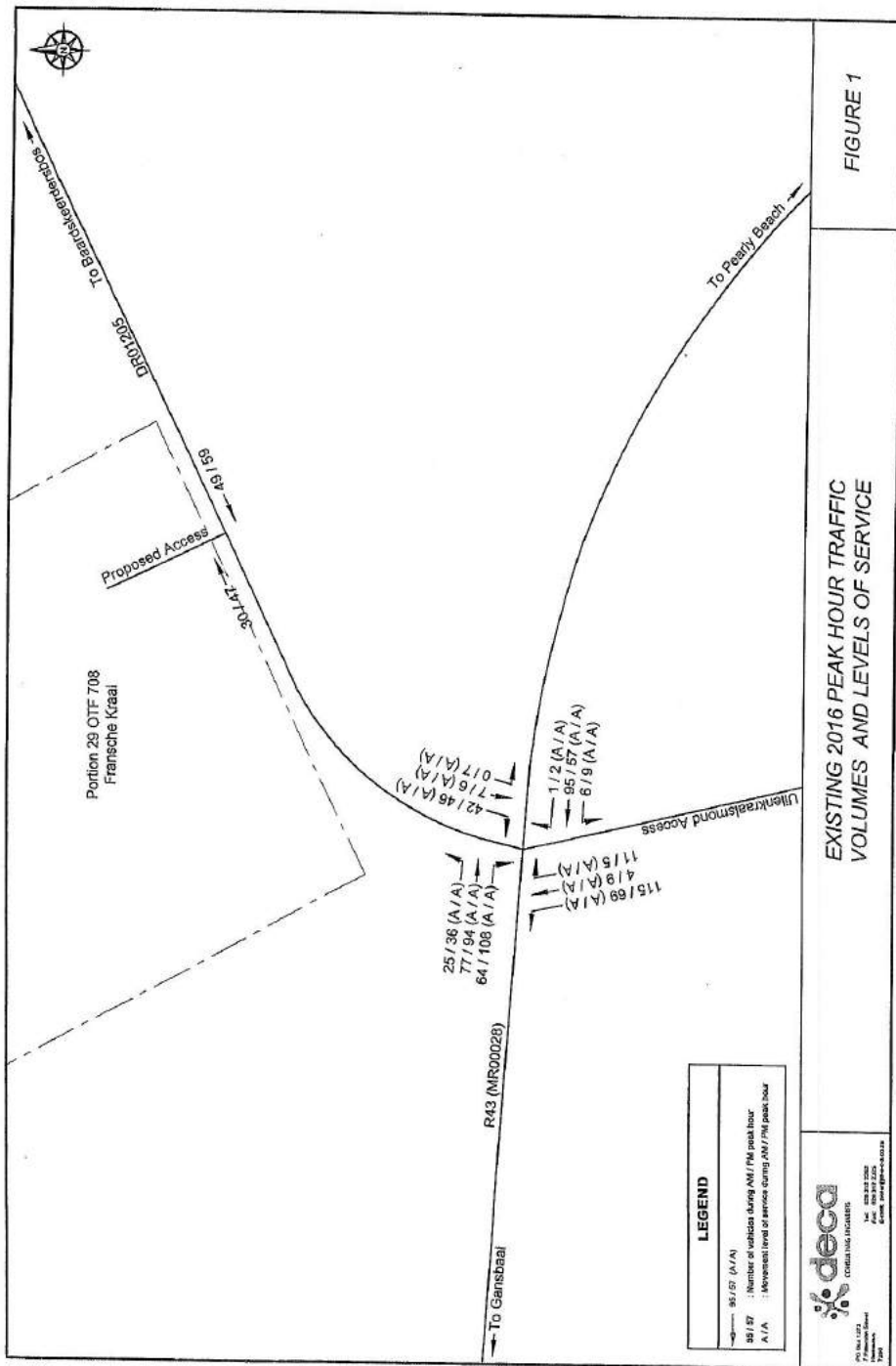


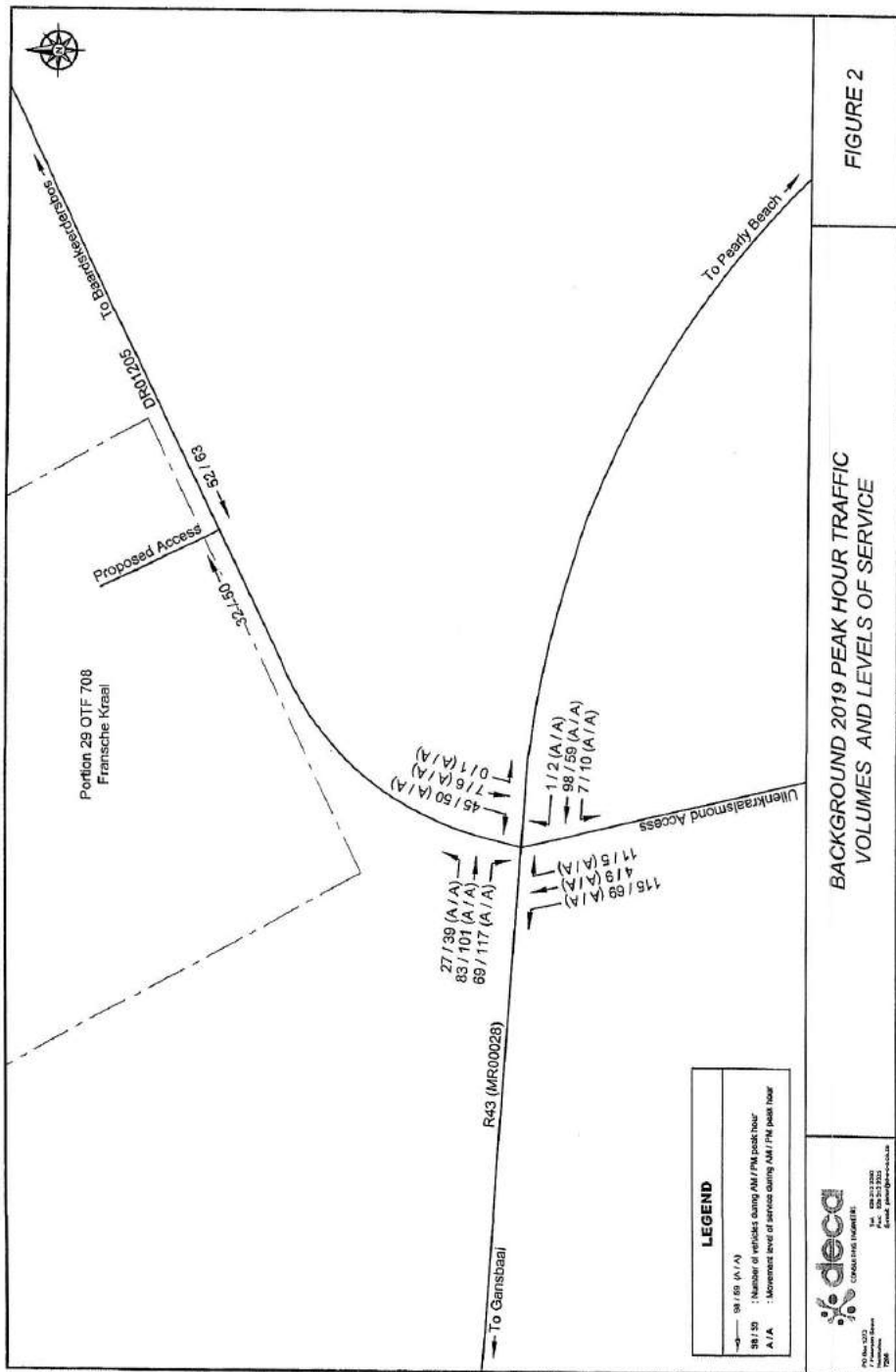
Douw Louwrens (B. Eng Civil)
On behalf of: Deca

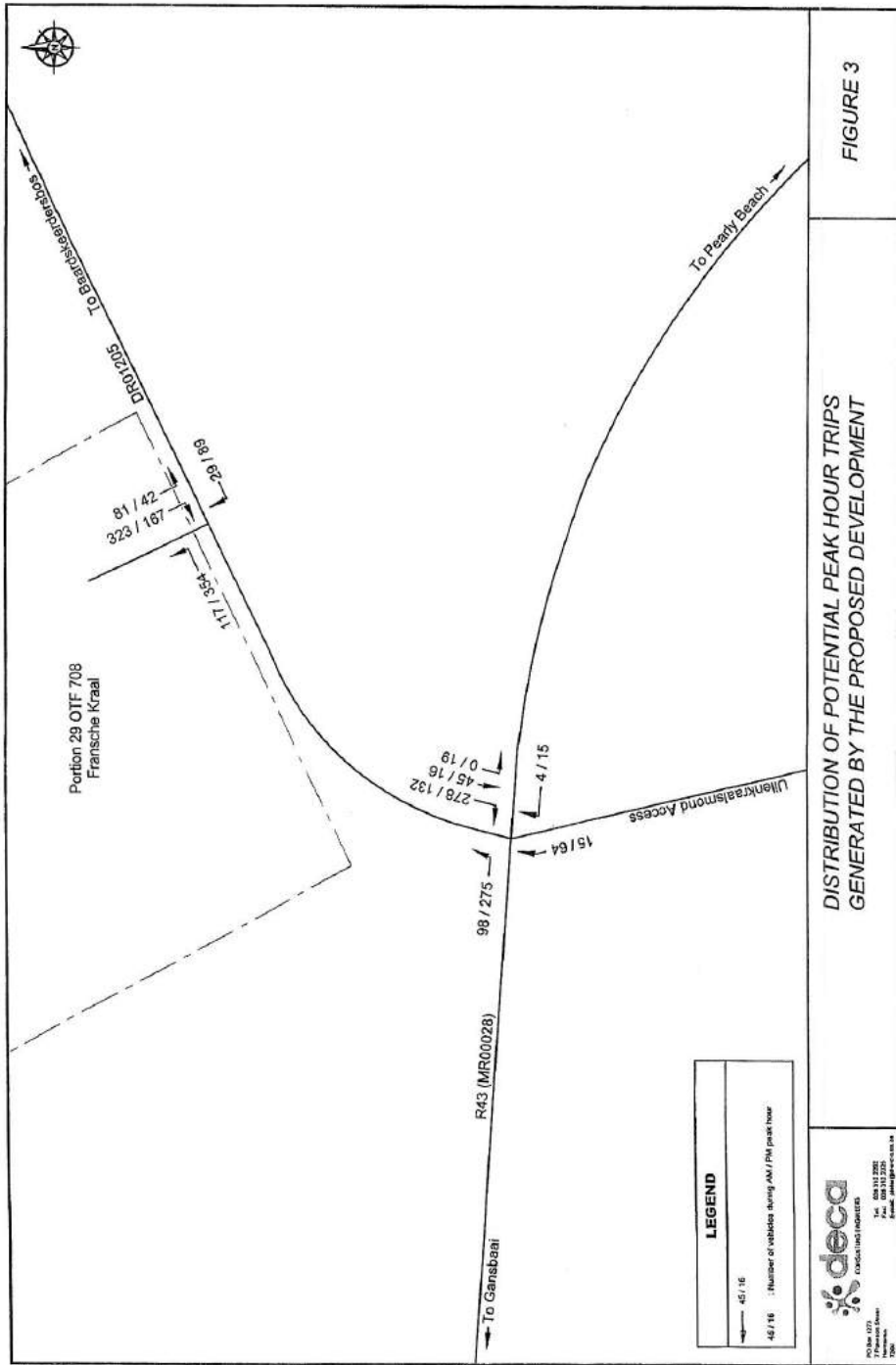
9/14

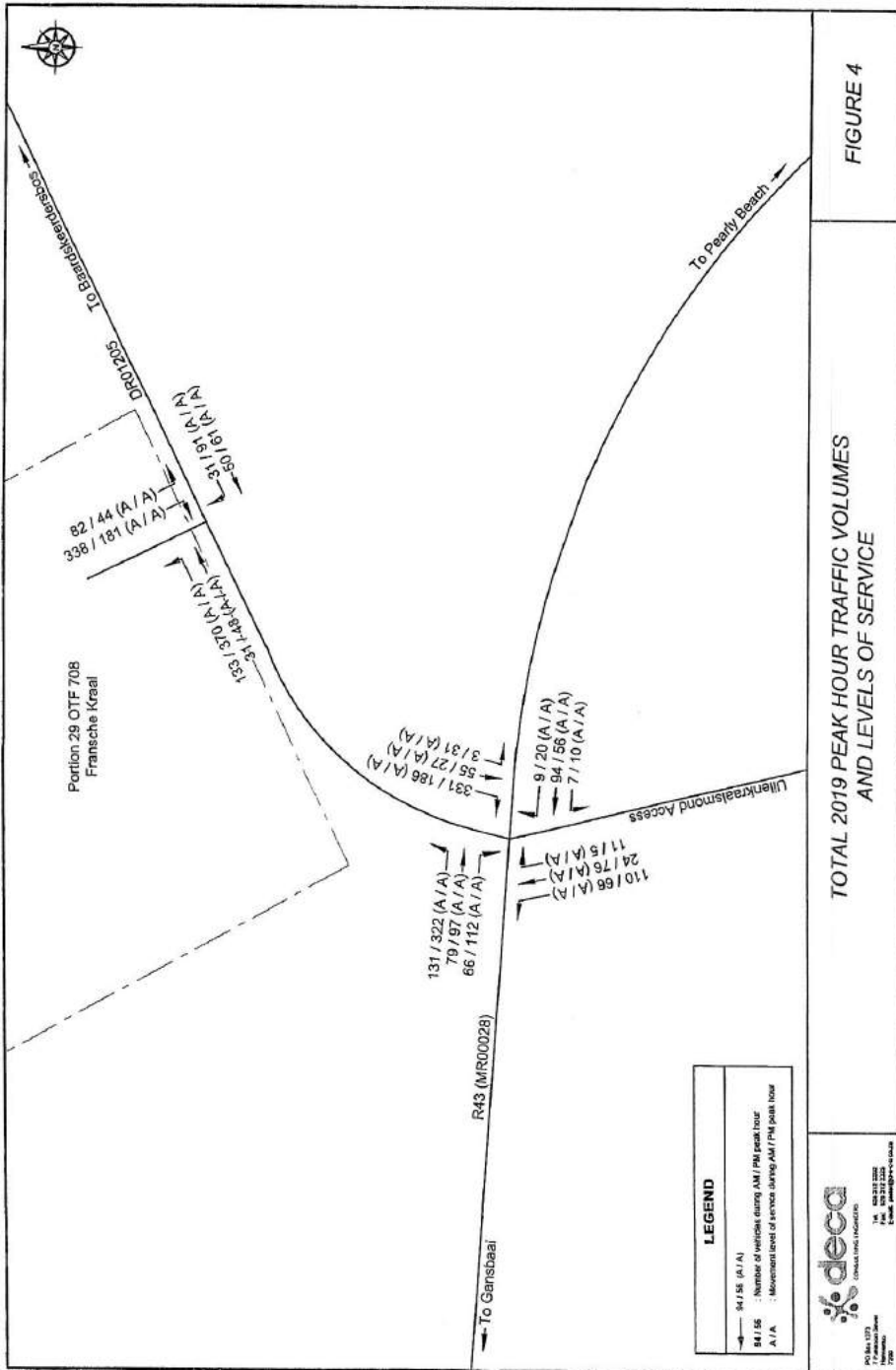














File reference:	29/708 GRCAL (3176)
Date:	26 April 2018

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Schalk van der Merwe

TO:

<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local Heritage Committee
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councillor (Cllr. X. Mswell)</u>	<u>Waste Management</u>

Applicant	INTERACTIVE TOWN & REGIONAL PLANNERS (obo EQUISALE 2 CC)
Property Details	PORTION 29 OF FARM 708, FRANSCHEKRAAL, A DIVISION OF CALEDON
Application Description	PROPOSED REZONING, SUBDIVISION AND CONSENT USE

ATTACHMENTS :

1.	Notice	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2.	Locality Plan	
3.	Site Development Plan	
4.	Motivation	

YOUR DEPARTMENT'S COMMENTS:

Take note of above memorandum. From Traffic office we will assist when needed.

Signature: *[Signature]* Date: *0 May* 2018

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.

COMMENTS REQUIRED BY: 1 June 2018





FILE NO:	Ph 29/708 Franschekraal
SCAN NO:	ESKOM ✓
COLLABORATOR NO:	1162365



TP-ATheat
S. J. M. M. M.

OVERSTRAND MUNICIPALITY
PO BOX 20
HERMANUS
7200

Date:
24.05.2018

Enquiries:
Mrs Toni Parkes
Tel 021 980 3919

**WAYLEAVE APPLICATION: PROPOSED REZONING, SUBDIVISION AND CONSENT USE
FARM 708/29 FRANSCHEKRAAL**

OUR REF: 01443/18

I refer to your applications dated 04 May 2018.

I hereby inform you that Eskom approves the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

- a) The following **building** and **tree restriction** on **either side of centre line** of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11kV	9.0 m

- b) No construction work may be executed closer than **6 (six) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following **distances from the conductors**:

Voltage	Not closer than:
11kV	3.0 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a **minimum ground clearance** of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11kV	6.3 m

- f) That existing Eskom power lines and infrastructure are acknowledged as established

Distribution Division - Western Region (Land Development)
Western Region
Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30

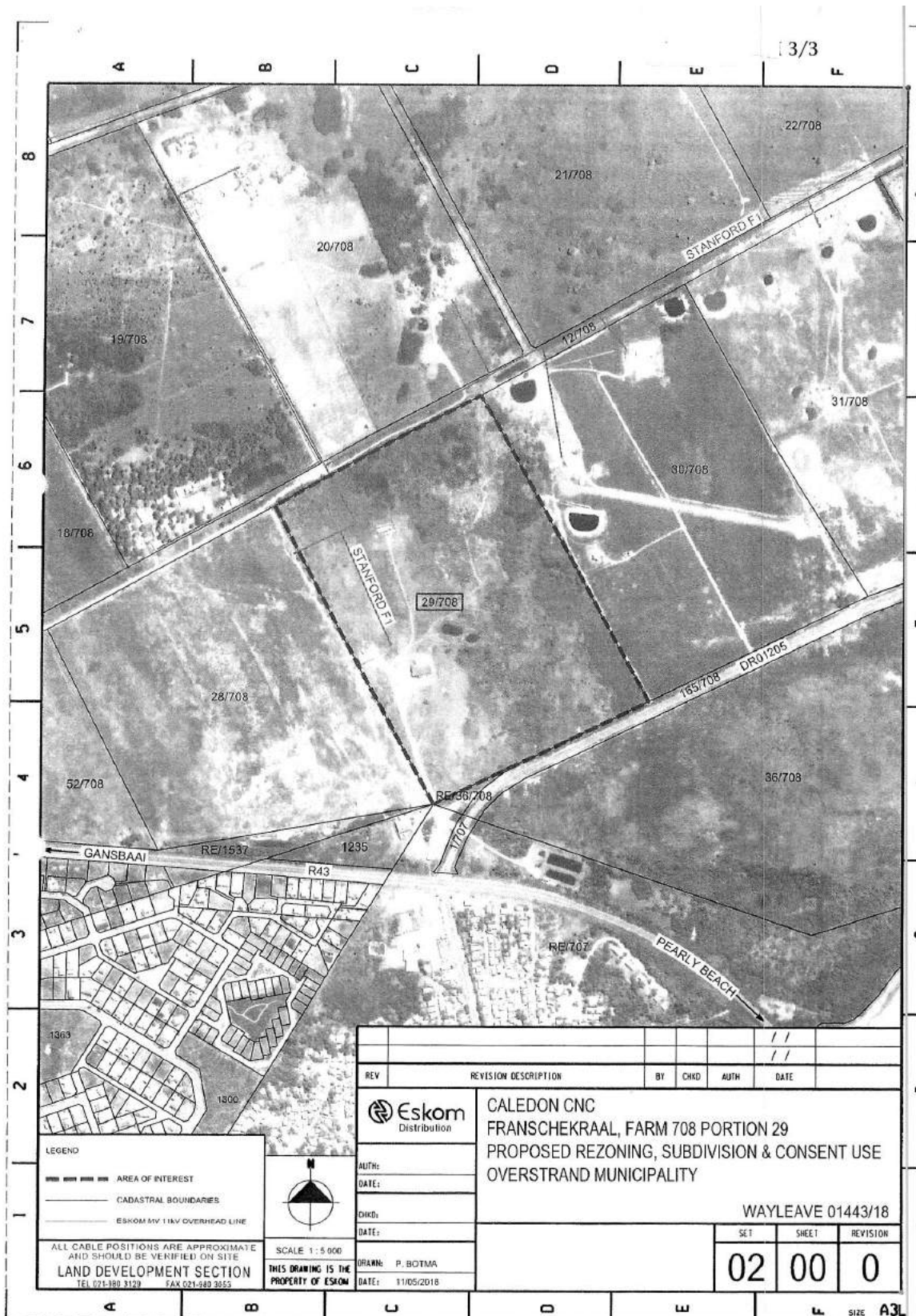


infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.

- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
- i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)



REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE

	CALEDON CNC FRANSCHKRAAL, FARM 708 PORTION 29 PROPOSED REZONING, SUBDIVISION & CONSENT USE OVERSTRAND MUNICIPALITY		
	WAYLEAVE 01443/18		
AUTH: _____ DATE: _____	SET	SHEET	REVISION
CHKD: _____ DATE: _____	02	00	0
DRAWN: P. BOTMA DATE: 11/05/2018	SIZE A3L		

LEGEND
 - - - - - AREA OF INTEREST
 ———— CADASTRAL BOUNDARIES
 ———— ESKOM MV 11KV OVERHEAD LINE

ALL CABLE POSITIONS ARE APPROXIMATE
 AND SHOULD BE VERIFIED ON SITE
LAND DEVELOPMENT SECTION
 TEL 021-880 3129 FAX 021-880 3653

SCALE 1 : 5 000
THIS DRAWING IS THE PROPERTY OF ESKOM

Liassee op Vol ANNEXURE I 1/2



**Western Cape
Government**

Transport and Public Works

FILE NO:

Ptn 28/708

SCAN NO:

COLLABORATOR NO:

1286619

ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

SvdM merwe

REFERENCE: 16/9/6/1-21/98 (Job 24031)

ENQUIRIES: Ms GD Swanepoel

DATE: 16 May 2019

The Municipal Manager
Overstrand Municipality
Gansbaai Administration
PO Box 26
GANSBAAI
7220



Attention: Mr S van der Merwe

Dear Sir

PORTION 29 OF FARM 708, FRANSCHEKRAAL, OVERSTRAND MUNICIPAL AREA: DIVISIONAL ROAD 1205: PROPOSED REZONING, SUBDIVISION AND CONSENT USE

1. The following refer:
 - 1.1 Your letter Ptn 29 of 708, GRCAL (3176) dated 26 April 2018;
 - 1.2 This Branch's even numbered letters dated 24 May 2018 and 18 March 2019 and
 - 1.3 Your e-mail sent on 24 April 2019 covering the amended Site Development Plan dated 24 April 2019 Revision 28.
2. The subject property is located 5km east of Gansbaai and takes access off Divisional 1205.
3. This application is for the following:
 - 3.1 Rezoning of the property from Special Zone to Subdivisional Area;
 - 3.2 Subdivision of the property into 205 Single Residential erven, 4 Open Space Zone III Private Open Space erven, 1 Business Zone III: Local Business erf, and 6 Transport Zones and
 - 3.3 Consent Use to allow for a clinic.

4. This Branch withdraws its objection to the application in terms of the Land Use Planning Act, No 3 of 2014, subject to the following conditions:
- 4.1 Access to the development is taken off Divisional Road 1205 at \pm km0.36;
 - 4.2 The access must be designed in accordance with the recommendations of the Traffic Impact Assessment undertaken by DECA and be submitted to the Design Directorate (Ms M Hofmeyr 021 483 3999) of this Branch for final approval and
 - 4.3 All other existing accesses are to be permanently closed and the verge reinstated.

Yours faithfully



SW CARSTENS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, SUBDIVISION, CONSENT USE & DEPARTURE:
PORTION 29 OF FARM 708, FRANSCHEKRAAL (3176)**

Stormwater (SW)	:	According to the master plan by the developer
Electricity	:	Eskom supply area
Water	:	According to GLS Report
Sewer	:	According to GLS Report
Roads and traffic	:	In Order

Conditions:

- That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (**2018/2019**) is as follows:

Freehold erven:

Water	R 21 688.60 x 210.208	=	R 4 559 117.23
Sewerage	R 14 623.16 x 210.208	=	R 3 073 905.22
Stormwater	R 7 565.79 x 122.86333	=	R 929 558.16
Solid Waste	R 1 311.40 x 213.775	=	R 280 344.53
Road	R 6 557.01 x 241.72308	=	<u>R 1 584 980.65</u>
TOTAL (inclusive of VAT)		=	<u>R10 427 905.79</u>

Note:

- The above figures are estimates
 - The above figure do not include investigation and connection fees
- that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;

- 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided;
- 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
- 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the CESA
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;

6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
 - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
 - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the CESA and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and

13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
16. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;
17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;;
18. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
19. that the above stormwater management plan include the following:
 - 19.1 pre-development run-off from the catchment area;
 - 19.2 post-development run-off from catchment area;
 - 19.3 existing stormwater reticulation system and the capacity thereof;
 - 19.4 connection of internal stormwater reticulation system;
 - 19.5 overland escape routes;
20. that the developer is responsible for the phased supply and installation of water infrastructure, as well as the internal distribution and provision of any water supply and / or services to the relevant properties within the development;

21. that, as no municipal water network is available in the vicinity of Portion 29 of Farm 708, and no municipal water services will be rendered to Portion 29 of Farm 708, the owner is responsible for the provision of and provision of water supply and / or services to the development on Portion 29 of Farm 708;
22. that the developer will be responsible for the installation of internal sewer network as well as bulk infrastructure to the Gansbaai Waste Water Treatment Plant;
23. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P:2910: Drainag;
24. that access may be obtained via the R43; the developer will be responsible to obtain the required approval from the relevant Provincial Department.
25. the developer will be responsible for the construction of the internal roads network and the developer/owner will be responsible for the maintenance thereof after construction;
26. that there is currently no municipal stormwater system in the vicinity of the property, the developer/owner will therefore remain responsible for maintenance of the stormwater network;
 - 26.1.1. that the proposed development on Portion 29 of Farm 708 must be provided with adequate stormwater system, which must comply with the relevant legislation;
 - 26.1.2. that the "Common Law" shall apply with regards to stormwater discharge;
27. that the owner will be responsible for the storage of all refuse generated at a central point in or outside the development that will be serviced by the municipality as per the municipality as per their weekly schedule;
28. that on-site parking facilities be provided as per the Planning, and to the satisfaction of the Department: Operational Services;
29. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

ANNEXURE K 1/4



Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

FILE NO: Ptn 29/708 Franschekraal	Candice Spammer Tel: 021 414 5582 Fax: 086 480 0617 Email: spammec1@telkom.co.za
SCAN NO: 14	
COLLABORATOR NO: 1184510	Our Ref.: WWIP_WGNB2305_18 Your Ref.: Ptn 29 of 708, GRCA 3176

31 July 2018

Attention: S Muller

Overstrand Municipality
HERMANUS

PROPOSED REZONING, SUBDIVISION AND CONSENT USE: PORTION 29 OF FARM 708, FRANSCHEKRAAL

With reference to your letter received April 2018.

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

As per the drawing supplied, Open Serve infrastructure **will not be affected**. However, care should still be taken should it be evident that there is in fact Open Serve network present on the actual sites.

Please notify this office immediately if you locate any Open Serve plant that was not indicated. Please contact our representative **Frederik Swart** at telephone number **028 514 1199 / 081 363 7815 / FrederikS@openserve.co.za**

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per **agreed requirements**.


61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001



Should Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Open Serve rights remain reserved.

Yours faithfully



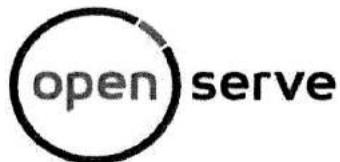
Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

PLANT NOT AFFECTED

If any plant not indicated exists and information or supervision is required please contact this office at least 48 hours before any work commences.

Frederik Swart

081 363 7815

Refence number
WWIP_WGNB2305_18Marked Up
Candice SpammerDate
31-Jul-18



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone +27 21 866 8017 fax +27 21 866 1523
 email rsmart@capenature.co.za
 reference SSD14/26/1/7/2/708-29_mixed use_Franskralstrand
 date 19 September 2017

Duncan Heard Environmental Consulting
 12 Sepia Avenue
 Vermont
 Hermanus
 7201

Attention: Duncan Heard
 By email: duncanheard@telkomsa.net

Dear Duncan

Wetland Offset Report and Hydropedology Report for the Proposed Residential and Business Complex Development on Portion 29 of Farm Franschekraal 708, Franskraalstrand
 (DEA&DP ref. no.: 16/3/3/6/7/1/E2/9/1365/15)

CapeNature would like to thank you for the opportunity to comment on the proposed development and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the proposed development.

A wetland delineation study was undertaken on the subject property following a request for such a study by CapeNature. The wetland delineation study identified a larger extent of wetlands on the property compared to the delineation in the botanical specialist study and the desktop information that was available to CapeNature and contained within the Draft Basic Assessment Report (BAR).

Following on from this minor amendments were made to the development layout and presented in the Final BAR, however CapeNature was not in support of any of the proposed layouts as all of the alternatives included development within a significant proportion of the area delineated as wetland. The recommendation was that further alternative layouts should be developed which should seek to minimize encroachment into the wetland, and that any wetland habitat that is lost would need to be offset, although avoidance should be strived for as far as possible.

A hydropedology specialist study was undertaken to provide confirmation of the wetland delineation study and the geotechnical study. Hydropedology is the study of the interaction between soils and subsurface water flow, and the aim was to provide further verification and recommendations regarding the wetland conditions on site. The hydropedology study has not queried the findings of the wetland delineation study which therefore is considered to be accurate.

The hydropedology study did provide further information regarding the subsurface flows with regards to the wetlands and hence the source of water, which is reported to be both from hillslope flows and deeper groundwater sources. Recommendations have been provided

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Merle McOmbring-Hodges (Chairperson), Dr Colin Johnson (Vice Chairperson), Mr Mervyn Burton, Prof Denver Hendricks, Dr Bruce McKenzie, Adv Mandla Mdludlu, Mr Danie Nel, Prof Aubrey Redlinghuis, Mr Paul Slack

regarding the project design which include ensuring that the foundations of the structures constructed should be shallow so as to minimize interference with the subsurface water flow.

Following on from this a wetland offset study was undertaken, in accordance with Wetland Offsets: A Best Practice Guideline for South Africa (SANBI & Department of Water Affairs), which includes use of the wetland offset calculator where by both an offset for wetland functionality and wetland ecosystem conservation are calculated.

The initial wetland offset was calculated for the preferred alternative layout as recommended in the Final BAR, which CapeNature had not supported. The targets which were calculated were 2.9 ha for wetland functionality and 15.4 ha for ecosystem conservation. In terms of the contribution of the wetland on site which was not being developed towards an offset, the contribution for wetland functionality was 2 ha and for ecosystem conservation targets was 6.8 ha. In both cases, there was a shortfall for an on-site wetland offset, and an off-site offset of at least 8.6 ha would be required.

The landowner indicated that the preference was to accommodate the offset on-site rather than an off-site offset, therefore the development layout was revised in order to accommodate a larger area of wetland. In general, the revised preferred layout alternative is a considerable improvement from previous layouts under consideration, as the core areas of high and moderate conservation value wetland will be avoided, with only the margins of the low conservation value areas impacted upon. The new layout will allow for an open space area which will not only be larger but also less fragmented, and will allow for greater ecological functionality.

The wetland offset calculator was applied to the revised layout. The targets are 1.8 ha for wetland functionality and 9.7 ha for ecosystem conservation for the revised layout. The contribution of an on-site offset for the revised layout are 4.4 ha for wetland functionality and 10 ha for ecosystem conservation targets. Therefore, the required wetland offset can be fully accommodated within the on-site offset for the revised layout.

A very important consideration in the calculation of the wetland offset for both alternative layouts is the assumption that the remaining wetland will be rehabilitated/restored to a 90% intactness and Class B present ecological state (PES). Without the necessary rehabilitation from the current modified, poor condition, the offset calculation is no longer valid.

CapeNature therefore supports the findings of the wetland offset study and recommends that the preferred alternative of the revised reduced layout along with the proposed wetland offset is considered acceptable. The wetland offset must include wetland rehabilitation undertaken by an appropriately qualified professional. Our previous comments regarding compilation of an open space management plan, which also incorporates a description of the funding of the implementation, are still valid. The process followed in achieving the outcome of the wetland offset was rigorous, including an investigation of alternatives, application of the mitigation hierarchy and application of the wetland offset guideline.

The current modified, degraded state and relatively low conservation value of the wetlands must be highlighted, as the offset of losing the wetland margins while rehabilitating the majority of the wetland could ultimately lead to a net increase in the conservation value of the open space area. Had the entire extent of the wetlands on site been in pristine condition, we would have recommended that they should be avoided which is unlikely to have permitted the proposed development to proceed, with only the implementation of development rights applicable for agricultural zoned properties.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Rhett Smart
For: Manager (Scientific Services)

cc. Arabel McClelland, Department of Environmental Affairs and Development Planning
Jeanne Gouws, CapeNature

OVERBERG

ANNEXURE M
DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.: 18/5/5/4

Navrae/Enquiries: Francois Kotze

Bylyn/Ext.:

Privaatsak:

Private Bag:

BREDASDORP

7280

Tel:

Faks/Fax:

E-mail/E-pos:

X22

(028) 4251157

(028) 4251014

rvolschenk@odm.org.za

31 May 2018

OVERSTRAND MUNICIPALITY

P.O Box 20
HERMANUS
7200



For attention: Mr. S. Müller

RE: PORTION 29 OF FARM 708, FRANSCHEKRAAL: PROPOSED REZONING, SUBDIVISION, AND CONSENT USE: INTERACTIVE TOWN & REGIONAL PLANERS (obo EQUISALE 2 CC)

FILE REF: Ptn 29 of 708, GRCAAL (3176)

The Overberg District Municipality's department of Environmental Management Services have no objection towards the proposed rezoning, subdivision, and consent use for portion 29 of farm 708, Franschekraal.

It is acknowledge that the proposed development received Environmental Authorisation on 13 October 2017 from the Western Cape Government: Department of Environmental Affairs and Development Planning.

The conditions as set out in the Environmental Authorisation must be incorporated in the approval conditions for this proposed application.

Yours faithfully,

D.P. BERETTI
MUNICIPAL MANAGER

FILE NO:	Ptn 29/708
SCAN NO:	
COLLABORATOR NO:	1163552

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.
All correspondence must be addressed to the Municipal Manager

OVERBERG

DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.: 18/3/9/11/2

Navrae/Enquiries: Miss C Adams

Bylyn/Ext.: 0829299901

Privaatsak: X22

Private Bag:
BREDASDORP
7280

Tel: (028) 4251157

Fax: (028) 4251014

Hermanus Office

15 Flower Street

Hermanus

7200

16 August 2016

Town Planning Department
Overstrand Municipality
PO Box 20
HERMANUS
7200

Attention: A. Calitz

PROPOSED REZONING, SUBDIVISION, CONSENT USE AND DEPARTURE OF PORTION 29 OF FARM 708, FRANSCHEKRAAL

WATER

Water used on premises should be purified and must comply with SABS Standards, (SANS 241) Standard for drinking water.

WASTE

Written agreement with the Local Municipality should be accepted to arrange for the removal of refuse on a regular basis, and refuse bins should comply with the solid waste management By-law.

SEWERAGE

A flow diagram of the sewerage plant needs to be provided. The effluent from this plant should comply with the Standards of 1000 faecal coliforms/100ml.

Proof should be given of how final effluent will be disposed of, for example for irrigation purposes or what whatever means of safe disposal will be used.

Yours truly,

MUNICIPAL MANAGER
CA/nc

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.
All correspondence must be addressed to the Municipal Manager.



File reference:	29/708 GRCA (3176)
Date:	26 April 2018

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Schalk van der Merwe

TO:


<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local Heritage Committee
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councillor (Clr. X. Msweli)</u>	<u>Waste Management</u>

Applicant	INTERACTIVE TOWN & REGIONAL PLANNERS (obo EQUISALE 2 CC)
Property Details	PORTION 29 OF FARM 708, FRANSCHEKRAAL, A DIVISION OF CALEDON
Application Description	PROPOSED REZONING, SUBDIVISION AND CONSENT USE

ATTACHMENTS :

1.	Notice	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2.	Locality Plan	
3.	Site Development Plan	
4.	Motivation	

YOUR DEPARTMENT'S COMMENTS:

- See attached letter (previous) comments; during 2016.	
- Clinic should apply for Medical Waste Certificate from O.P.M.	
Signature:	
Date:	30/05/2018

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.

COMMENTS REQUIRED BY:	1 June 2018
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File reference:	29/708 GRCAL (3176)
Date:	26 April 2018

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Schalk van der Merwe

TO:

<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local Heritage Committee
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councillor (Cllr. X. Msweli)</u>	<u>Waste Management</u>

Applicant	INTERACTIVE TOWN & REGIONAL PLANNERS (obo EQUISALE 2 CC)
Property Details	PORTION 29 OF FARM 708, FRANSCHEKRAAL, A DIVISION OF CALEDON
Application Description	PROPOSED REZONING, SUBDIVISION AND CONSENT USE

ATTACHMENTS :

1.	Notice	<p>Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.</p>
2.	Locality Plan	
3.	Site Development Plan	
4.	Motivation	

YOUR DEPARTMENT'S COMMENTS:

① Developer must provide fire hydrants at 180m distance apart allowing fire a maximum of 90m distance from all structures - National Fire Protection Regulations SANS10400T:2011-section 4.35.4.

② All structures must be in compliance with SANS10400T 2011. ③ Must provide additional escape route from cluster home development alternative to entrance

Signature: _____ Date: _____ 2018

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- **Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.**

COMMENTS REQUIRED BY: 1 June 2018

- ④ Fire hydrant water supply line must be minimum of 75mm diameter in compliance with SANS10400W:2011.

ANNEXURE P

Office of the Director:
Infrastructure & Planning
Environmental Management

**OVERSTRAND
ENVIRONMENTAL SECTION**

Kantoor van die Direkteur:
Infrastruktuur & Beplanning
Omgewingsbestuur

Enquiries Benjamin Kondokter
Imibuzo

Ref Farm 708/29 Franschekraal

Datum
Date 05 June 2018
Isuku

To Alida (Town planning) (via email)

**RE: APPLICATION FOR PROPOSED REZONING, SUBDIVISION AND CONSENT
USE OF FARM 708/29 FRANSCHEKRAAL**


Overstrand Environmental Management Section wish to comment on the application for proposed rezoning, subdivision and consent use of Farm 708/29 Franschekraal .The above mentioned application does not trigger any listed activities and therefore has no implication on the NEMA Regulations and Environmental Management Overlay Zone (EMOZ).

An Environmental Authorization (EA) was granted by DEA&DP for the development the developer must comply with the approved conditions.

The Environmental Section does not have any objection to the above application.

Please feel free to contact me should any questions arise.

Regards



-
- B.Kondokter
 - Nms:MR S MULLER
 - DIRECTOR:INFRASTRUCTURE & PLANNING

 - Cc : Liezl De Villiers :Senior Environmental Manager

ANNEXURE Q

Office of the Director:
Infrastructure & Planning
Building Department

OVERSTRAND BUILDING DEPARTMENT

Kantoor van die Direkteur:
Infrastruktuur & Beplanning
Boubeheer

Navrae: Russel Dickson (Building Inspector – Gansbaai/Stanford)
Enquiries:

Lêerverwysing:
File Reference:

Datum:
Date:



Aan: Alida Conradie (Townplanning) – via email
To:

RE: APPLICATION FOR PROPOSED REZONING , SUBDIVISION AND CONSENT USE

Herewith comment as requested for PORTION 29 OF FARM 708 FRANSCHEKRAAL

Overstrand Building Department does not have any objection to the proposed departure rezoning, subdivisions and consent use for the above property.

Please feel free to contact me should any questions arise.

Kind Regards

R. Dickson
MR S MULLER

- DIRECTOR: INFRASTRUCTURE & PLANNING
- Cc: John Simson: Manager Building Department