

Joy San Giorgio
Senior Professional Officer

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E: comments_objections.tablebay@capetown.gov.za
Ref: 70306568

2017-04-12

The Owner/Occupant

Dear Sir / Madam

AMENDED APPLICATION

PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW IN RESPECT OF REMAINDER ERF 112657 AND REMAINDER ERF 112656, FOREST DRIVE EXTENSION THORNTON / PINELANDS (situated on the border of the two mentioned suburbs)

The abovementioned application is re-advertised in light of proposed amendment made to the proposal. The amendments are made in response to comments/objections received.

(Please note: any objections issued in respect of the original application submission remain valid.)

The City of Cape Town has received the following planning application for consideration:

Application number
70306568

Applicant details
ARG Design

Erf number or erven numbers
Remainder Erf 112657 and Remainder Erf 112656

Description and physical address
Forest Drive Ext Thornton/Pinelands (the property is located on the border of the two mentioned suburbs)

Purpose of the amended application: It is proposed to accommodate a mixed use development to accommodate residential, retail, offices, service industry, sport, education, health and other facilities. In order to do so the following applications are required:

1. The subdivision of remainder Erf 112656 and remainder Erf 112657 into two portions each to rationalize the site boundaries of the mentioned properties.
2. The consolidation of Erf 112657 with the alienated portion of Erf 112656 and the consolidation of Erf 112656 with the alienated portion of Erf 112657.
3. The subdivision of the consolidated of Erf 112657 and the alienated portion of Erf 112656 to two superblock subdivisions which will be subdivided further.
4. The rezoning of the consolidated Erf 112657 and the alienated portion of Erf 112656 from a Limited Use zone to a Subdivisional Area to accommodate portions of land zoned for
 - Mixed Use, Sub-zone MU2,
 - General Residential, Sub- zone GR5,
 - a Transport Zone 2: Public Street and Public Parking (TR2) zones and
 - Open Space Zone: Special Open Space 3 (OS3) to accommodate private open space on the property.
5. Departures are required to permit
 - a. Parking to be provided at a reduced ratio 0.5 parking bays will be provided per dwelling unit. Shared parking will exist between the retail, service industry and office activity.
 - b. Portion of the consolidated property where the Mixed Use, Sub-zone MU2 is located for buildings to be positioned at 0m in lieu of 4.5m above 10.0m.
 - c. An earthbank/retaining structure (berm) to be constructed along the south-eastern extent of the property to be 3.0m in lieu of 2.0m.

Enquiries

The application may be inspected at the office of the District Manager at 2nd Floor, Media City cnr Hertzog Boulevard & Heerengracht Cape Town during office hours and in the instance of viewing at the Pinelands Library, Howard Centre, Sheldon Way, Pinelands, during library operating hours. The can also be accessed on the following website: <https://www.westerncape.gov.za/news/conradie-%E2%80%9Cbetter-living%E2%80%9D-model-game-changer>.

Enquiries may be directed to Joy San Giorgio, 2nd Floor, Media City cnr Hertzog Boulevard & Heerengracht Cape Town, telephone number: 021 - 400 6453 and fax number: 021 - 419 4694 on weekdays from 08:00 to 14:30.

Objections, comments or representations

Any objection, comment or representation, with reasons, may be lodged in writing at the office of the abovementioned District Manager (at 2nd Floor, Media City cnr Hertzog Boulevard & Heerengracht Cape Town or P.O. Box 4529, Cape Town 8000 or by using the following e-mail address: comments_objections.tablebay@capetown.gov.za) to be received before or on the closing date mentioned below.

Further details to accompany any objection, comment or representation

- 1) The application number and the following details of the person who is submitting the objection, comment or representation:
 - full name;
 - address, contact details and the method by which they may be notified;
 - their interest in the application.
- 2) The reason for the objection, comment or representation, including at least –
 - the effect that the application will have on a person or the area;
 - any aspect of the application that is considered to be inconsistent with policy, and how.

Closing date for objections, comments or representations

05 June 2017

No late comment or objection will be considered unless the City Manager has agreed in writing.

Relevant legislation

This notice is given in terms of section 82/83 of the City of Cape Town Municipal Planning By-Law, 2015 and Section 4 of the City of Cape Town's Immovable Property By-Law, 2015.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

At the time an agenda for a meeting by the Municipal Planning Tribunal is publicly available, to consider this application when there was an objection, an objector may request an oral submission and such request must be submitted at least 7 days before the meeting, in terms of section 120(10) and (11) of the City of Cape Town Municipal Planning By-Law, 2015.

Any person who cannot write may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad se Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is met 'n skriftelike versoek. Stuur die versoek na comments_objections.tablebay@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.tablebay@capetown.gov.za kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



2017.04.12

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for **DIRECTOR: PLANNING AND BUILDING DEVELOPMENT MANAGEMENT**

ANNEXURE :



EXECUTIVE SUMMARY AMENDED CONRADIE BLMEP LAND USE APPLICATION

1 → Introduction

The Conradie "BLMEP" seeks to redress apartheid spatial planning legacies and establish key, replicable means to unlock other well-located state properties. The project aims to develop a desirable, integrated, secure, affordable and sustainable neighbourhood close to the City where people can live, work, play and learn. The success of the exemplar project will pave the way for replication of the Better Living Model for future Better Living projects.

The Application was amended on the dated 31 March 2017. The amendments to the application were made in response to a process of consultation process prior advertising and subsequent to advertising (14 October 2016) the land use application as a response to objections received on:

a.→ The Elsiekraal Canal will no longer be re-aligned, this area will remain public place. The title deed amendment previously necessitated is no longer required. Instead a berm will be constructed that will prevent stormwater in a 1:100-year flood from entering the property (the existing Conradie Hospital site). For this purpose an additional departure is required to construct an earthbank along the (south-western) edge of the site ~ the earthbank will exceed the permissible 2.0m height above the existing level of the ground. No buildings will be placed on top of the berm consequently the heights of buildings as previously indicated remain unchanged, (see figure 1 below).

b.→ The property will be divided into two and not three superblock phases.

c.→ Odín Drive will no longer be extended to accommodate vehicular access to the site. A revised TIA provides for three alternative access routes to link with Voortrekker Road as well as certain improvements to Forest Drive extension. The preferred alternative is the Elevated T junction access (Alternative 3 – figure 9 below).

2 → Development proposal

The main elements of the development concept comprise:

a.→ A residential-led, mixed-use, mixed-income development, staged over a minimum of five years, including 3605 residential units in addition to the provision of retail, service industry, offices, sports, education, health and other facilities required in an integrated settlement to be developed in phases.

b.→ The provision of two schools and a multi-purpose sports facility that would accommodate at least an indoor basket-ball court and spectator stands for 200 people, along with required ablution, changeroom, kitchen and smaller activity and meeting rooms.

c.→ A maximum of 20% of the Floor Area to be for uses other than residential.

d.→ Recreation, sporting and stormwater attenuation on the south-western extent/edge of the site, abutting onto the canal.

e.→ A greenbelt/pedestrian green system along the canal and within the precinct. A fully implemented hard and soft landscape framework to create a good quality public environment throughout the development, see figure 4.

EXECUTIVE SUMMARY AMENDED CONRADIE BLMEP LAND-USE APPLICATION

below. This includes streets, major and secondary squares and major and secondary parks.

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- f. → The extension of Forest Drive Extension through to Voortrekker Road, to provide additional access to the site and surrounding neighbourhoods. To facilitate the second phase of the proposed (Conradie) development the connection between Forest Drive Extension and Voortrekker Road over the railway line and through Maitland Cemetery to the north will be provided. (Three alternatives have been provided.)

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- g. → Two signalised access points off Forest Drive Extension. One of these is a new access point, directly opposite the current entrance to Anfield Village, which will be signalised to enhance access from Anfield Village and the property (Conradie development). The other is the existing (Conradie) entrance opposite the Mufine access that will also be signalised to enable better access from both north and south of Forest Drive Extension.

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- h. → The Orthotic and Prosthetic Centre (OPC) will take access off the internal street linked to the Anfield intersection. An adjusted erf boundary will provide better access to the site and allow for additional development on the OPC site. The existing OPC site extent poses various challenges and consequently is proposed to be adjusted.

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- i. → The creation of a pedestrian pathway system throughout the site linked to, an NMT route, to the Mutual Station. The improved NMT facilities will also link Thornton Station along Forest Drive Extension, which is almost equidistant from the site.

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- j. → The heritage structures on the property will be incorporated into the proposed development for community facilities (hall and community offices). In addition the gatehouse at the entrance to the site and the boundary wall will be retained, each of which will see changes that will suit the new entrance road alignment.

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- k. → to the heritage buildings and The triangular road layout will be retained in addition to the heritage buildings -- an architectural response to these heritage elements are proposed which respects the value created by these structures.

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- l. → The proposed development will also require the provision of sewer, water, electricity, stormwater and telecommunication services to be planned and phased in consultation with the City of Cape Town and other service providers.

EXECUTIVE SUMMARY AMENDED CONRADIE BLMEP LAND-USE APPLICATION

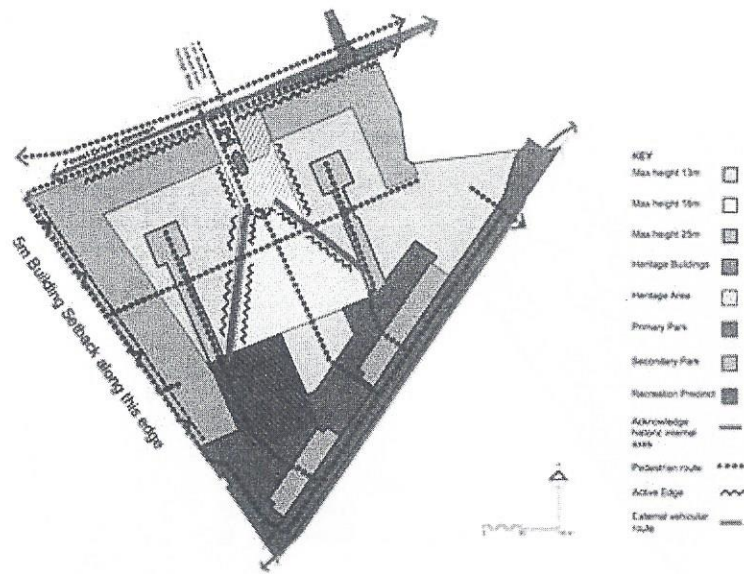


Figure 1: Development Framework Diagram

EXECUTIVE SUMMARY-AMENDED-CONRADIE-BLMEP-LAND-USE-APPLICATION

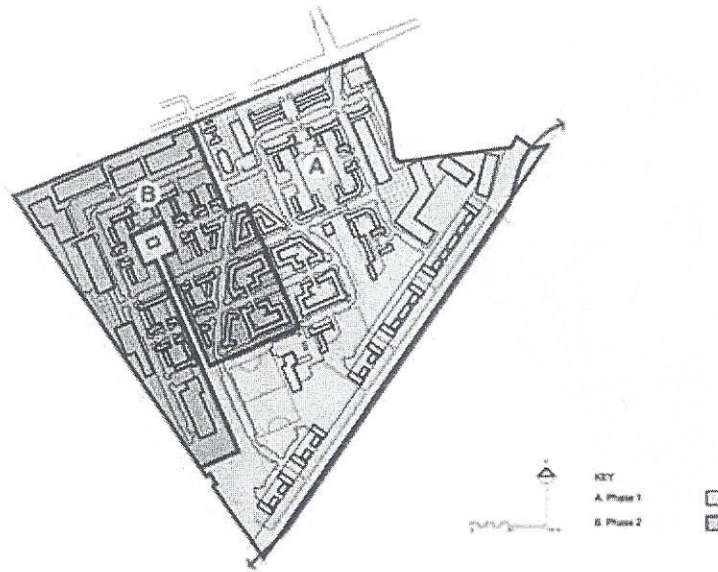


Figure 2.-Proposed Phasing of Development

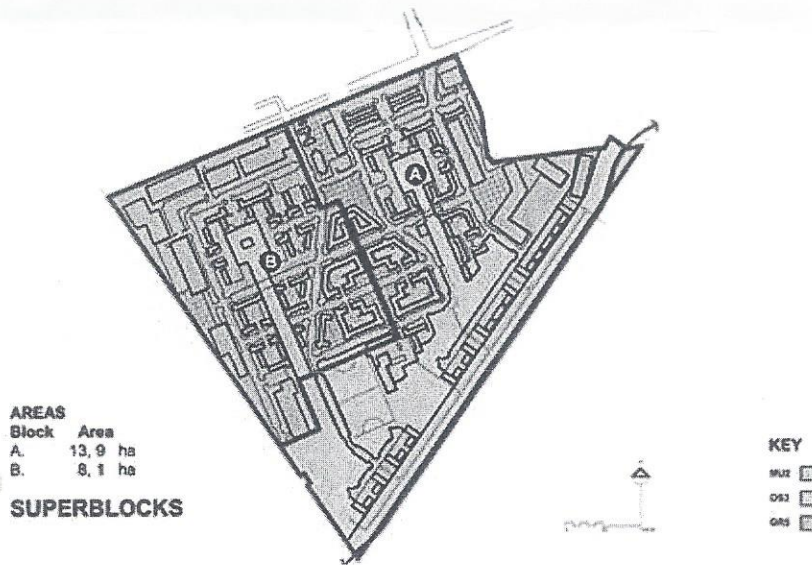
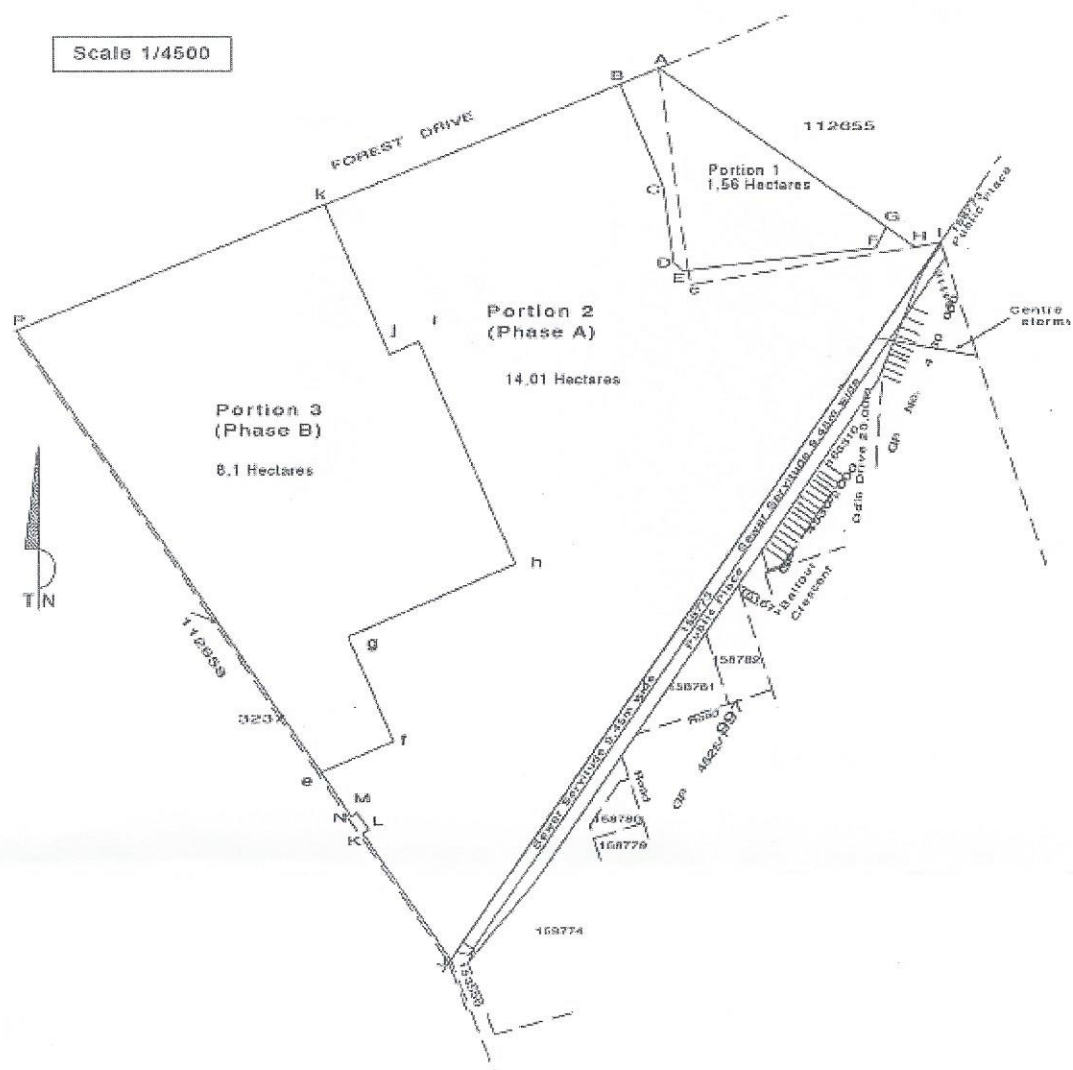


Figure 3.-Proposed Superblock Sub-division

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REMAINDER ERVEN 112656 and 112657 TO BE CONSOLIDATED AND RESUBDIVIDED.

1. The figure ACh represents existing Remainder Erf 112656 (1,4803 Ha)
2. The figure PACIJKLMN represents existing Remainder Erf 112657 (22,1477 Ha)
3. The figure ABCDEFG represents Ptn 1 (1,56 Ha)
4. The figure kBCDEFGHIJKLMNefghij represents Ptn 2 (14,01 Ha)
5. The figure Pkijhgfe represents Ptn 3 (8.1 Ha)
6. Alienate ABCDE from Erf 112657 and EFGHd from Erf 112656
7. Consolidate ABCDE with Erf 112656 and EFGHd with Erf 112657