

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

PLANNING AND BUILDING DEVELOPMENT MANAGEMENT

Joy San Giorgio
Senior Professional Officer

T: 021 - 400 6453 F: 021 - 419 4694
E: comments_objections@tablebay.gov.za
Ref: 70306568

2016-09-29

Pinelands Ratepayers & Residents Association
P O Box 15
Howard Place
Pinelands
7430

Dear Sir / Madam

PROPOSED DELETION OF RESTRICTIVE TITLE CONDITION, REZONING, SUBDIVISION, CONSOLIDATION, DEPARTURES AND CLOSURE OF PUBLIC PLACE IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW, AND THE CITY OF CAPE TOWN'S IMMOVABLE PROPERTY BY-LAW IN RESPECT OF REMAINDER ERF 112657, REMAINDER ERF 112656 AND ERF 158773, FOREST DRIVE EXTENSION THORNTON / PINELANDS (situated on the border of the two mentioned suburbs)

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, Remainder Erf 112656 and Erf 158773

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

Purpose of the 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:

[Note: Two options are proposed as the application is also subject to an application to purchase or lease City land i.e. being Erf 158773. Said application has as yet not been adjudicated. Should the application to purchase or lease the mentioned portion of City land be unsuccessful, Erf 158773 would have to be removed from the proposal extent.]

Option 1:

1. The closure of public place accommodated on erf 158773 (Elsieskraal Canal site).

2. Consolidation of Remainder Erf 112656 (accommodating the Orthotic and Prosthetic Centre [OPC site]) with Remainder Erf 112657 (referred to as the Conradie Hospital site) and Erf 158773.
3. The subdivision resulting in the rationalization of the Erf boundary of the current Erf 112656, the OPC site, to accommodate the OPC on its own Erf.
4. The rezoning of the remainder of the consolidated Erf (excluding the site accommodating the OPC) to three superblock phases from Limited Use zone and Open Space 2: Public Open Space 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) and Open Space Zone: Special Open Space 3 (OS3) to accommodate private open space on the property.
5. The subdivision of the consolidated Erf (excluding the site accommodating the OPC) into three portions to create three superblock phases for development (phases A, B and C).
6. A title deed condition must be deleted to enable the rezoning of Erf 158773. The title deed condition 4.1 contained in title deed T20318/1995 to be deleted reads as follows:

The land hereby granted shall not, without the consent of the Minister of Lands to be used other than for the purpose of establishing thereon and developing a township on the lines of modern Garden Cities.
7. The Elsiekraal River canal will be realigned and a servitude registered across portion the canal area and embankments (in the vicinity of the private open space) in favour of the general public.
8. Departures are required to permit
 - b. 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.
 - c. 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

Option 2:

1. Consolidation of Remainder Erf 112656 (accommodating the Orthotic and Prosthetic Centre [OPC site]) and with Remainder Erf 112657 (referred to as the Conradie Hospital site).
2. The subdivision resulting in the rationalization of the Erf boundary of the current Erf 112656, the OPC site, to accommodate the OPC on its own Erf.
3. The rezoning of the remainder of the consolidated Erf (excluding the site accommodating the OPC) 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) and Open Space Zone: Special Open Space 3 (OS3) to accommodate private open space on the property.
4. The subdivision of the consolidated Erf (excluding the site accommodating the OPC) into three portions to create three superblock phases for development (phases A, B and C).
5. The closure of public place accommodated on Erf 158773.

6. The lease of Erf 158773 to permit the site to be developed for parking for the adjacent development.
7. The Elsieskraal River canal will be realigned and a servitude registered across said portion of land in favour of the general public.
8. The rezoning of Erf 158773 from an Open Space 2: Public Open Space to Transport Zone 2: Public Street and Public Parking (TR2) zones.
2. A title deed condition must be deleted to enable the rezoning of Erf 158773. The title deed condition 4.1 contained in title deed T20318/1995 to be deleted reads as follows:

The land hereby granted shall not, without the consent of the Minister of Lands to be used other than for the purpose of establishing thereon and developing a township on the lines of modern Garden Cities.

- 10 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.

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, during library operating hours. The application is also available for viewing at the Pinelands Library, Howard Centre, Sheldon Way, Pinelands and 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.

Open Day

Note: that an Open day will be held on the 31 October 2016. This will afford the opportunity to view the proposal and address any questions of clarity to the applicant and the consultant team. The Open day will take place from 15:30 to 18:30 on that day the Pinelands Town Hall, St Stephens Road Pinelands

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

15 November 2016

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



2016.09.29

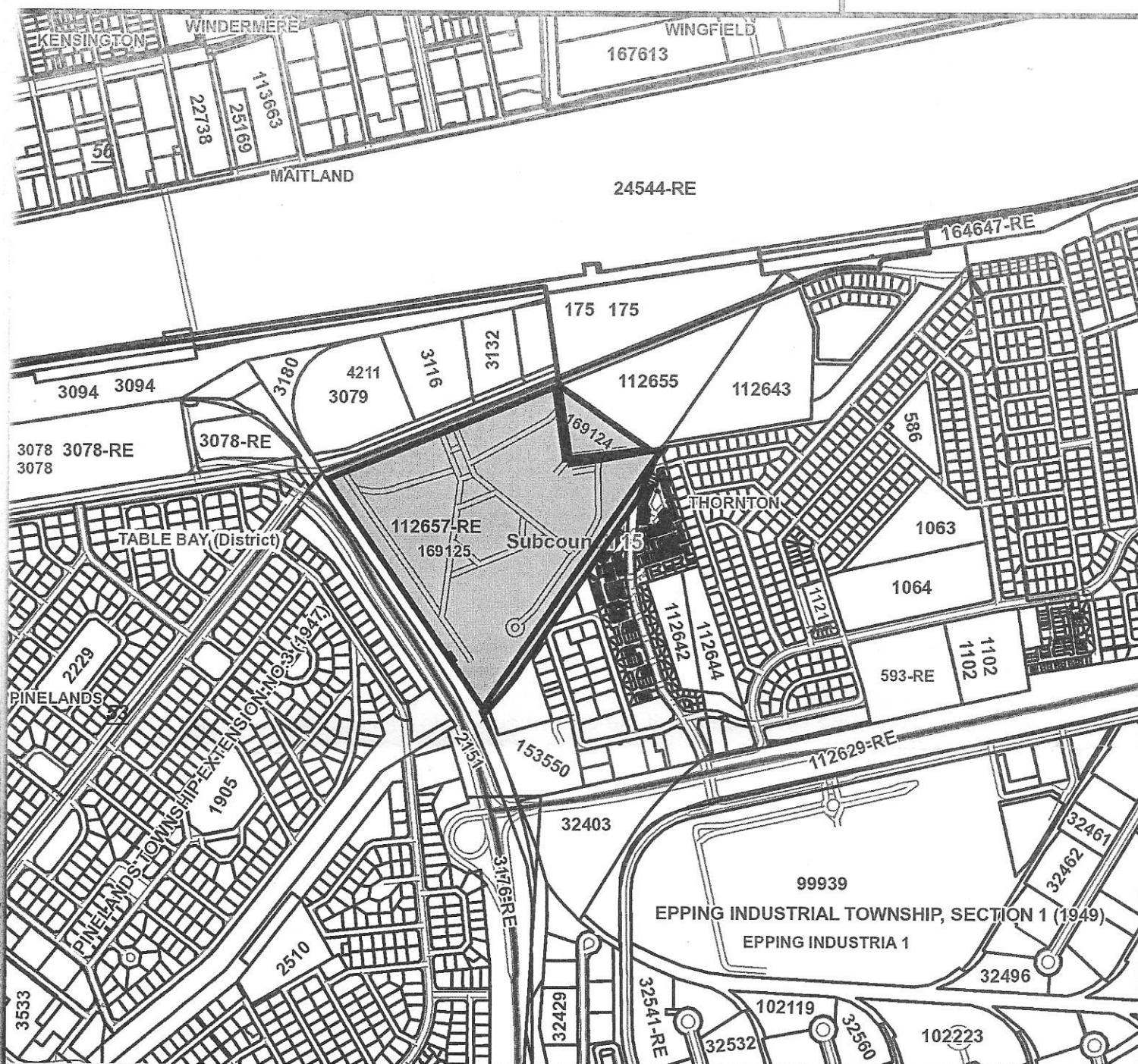
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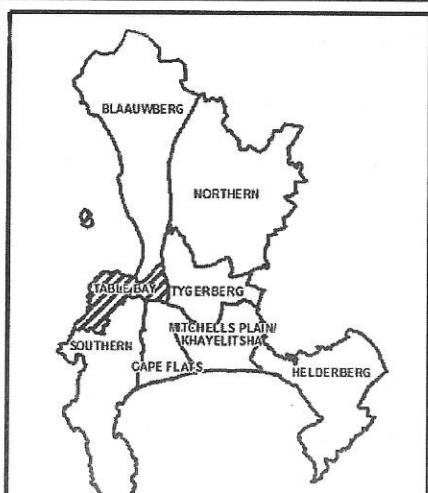
for **DIRECTOR: PLANNING AND BUILDING DEVELOPMENT MANAGEMENT**

PLANNING AND BUILDING DEVELOPMENT MANAGEMENT LOCALITY MAP

ANNEXURE :



Overview



Erf: 169125, 158773, 112656-RE, 169124, 112657-RE

District: TABLE BAY

Allotment: CAPE TOWN

Suburb: THORNTON

Ward: 53

Sub Council: Subcouncil 15



1:12 232

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EXECUTIVE SUMMARY 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.

2 Development proposal

The main elements of the development concept comprise:

- 1 A residential-led, mixed use, mixed income development, staged over a minimum of five years, including 3605 residential units, retail, service industry, office, sports, education, health and other facilities required in an integrated settlement to be developed in phases.
- 2 The provision of two affordable 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.
- 3 A maximum of 20% of the Floor Area to be for uses other than residential.
- 4 Recreation, sporting and storm water attenuation on the southern edge of the site, with a deviated storm water canal running through the site. This includes the consolidation of the current canal site with the old Conradie Hospital site, or alternatively the lease of that site to the Western Cape Government for the purposes of the development.
- 5 An internal 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. This includes streets, major and secondary squares and major and secondary parks.
- 6 The extension of Odin Drive through to Voortrekker Road, to provide additional access to the site and surrounding neighbourhoods. The first phase will be to extend Odin Drive over the canal to enable a connection between Forest Drive extension and Viking Road to the south. The second phase will enable the connection to Voortrekker Road over Forest Drive Extension and the railway line and through Maitland Cemetery to the north.
- 7 Two 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 signalled to enhance access from Anfield and Conradie. From this access a Class 4 road will connect to the Odin Drive extension. The other is the existing Conradie access opposite the Mupine access that will also be signalled to enable better access from both north and south of Forest Drive Extension.
- 8 The Orthotic and Prosthetic Centre (OPC) will take access off the Class 4 route, linking Forest Drive Extension and Odin Drive Extension, through the

EXECUTIVE SUMMARY CONRADIE BLMEP LAND USE APPLICATION

- site (Block 3). An adjusted erf boundary will provide better access to the site and allow for additional development on the OPC site. The current triangular shape is very restrictive.
- 9 The creation of a pedestrian pathway, adjacent to the existing railway line, on the west edge of the site. This will link, via an NMT route, to the Mutual Station. The improved NMT facilities will also link Thornton Station along Forest Drive Extension, which is equidistant from the site.
 - 10 The adaptive reuse of the heritage structures for community facilities (hall and community offices) and the retention of the gatehouse and boundary wall with changes to the wall to suit the new entrance road alignment.
 - 11 An architectural response to the heritage buildings and triangular road layout, which respects the value created by these structures
 - 12 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.

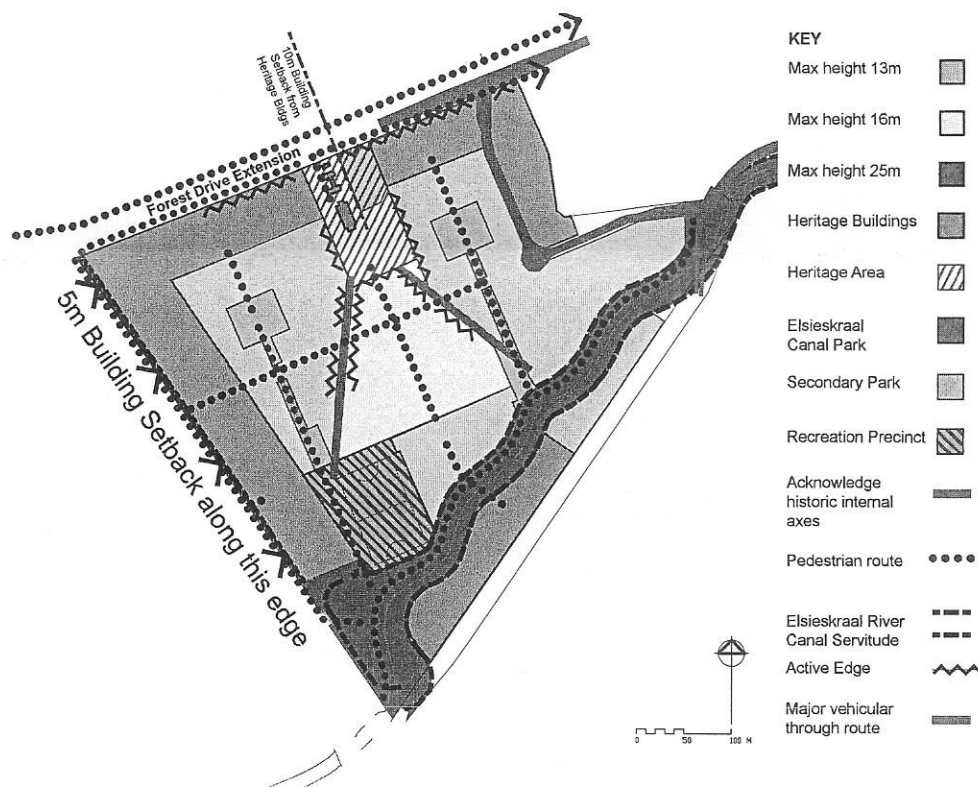


Figure 1. Development Framework Diagram

EXECUTIVE SUMMARY CONRADIE BLMEP LAND USE APPLICATION

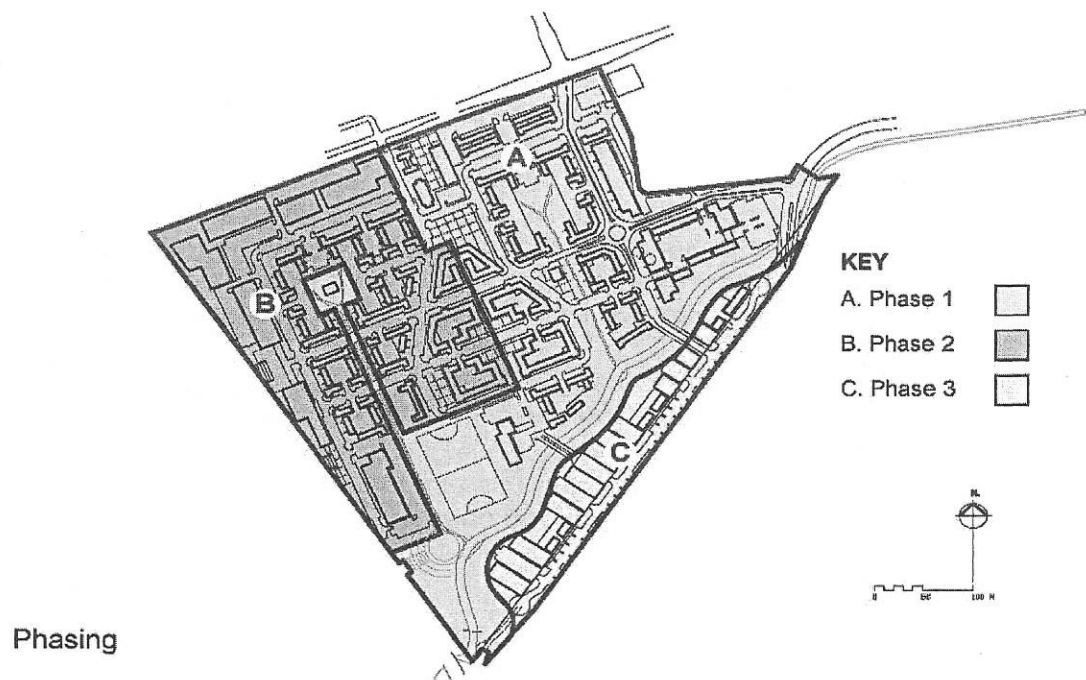


Figure 2. Proposed Phasing of Development

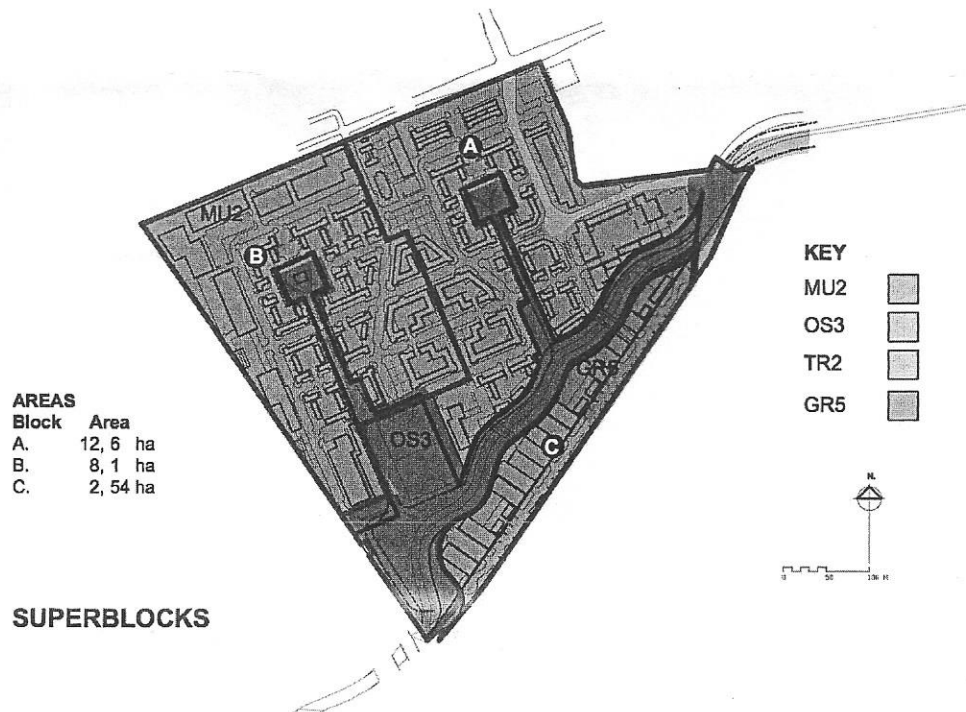


Figure 3. Proposed Superblock Sub-division

EXECUTIVE SUMMARY CONRADIE BLMEP LAND USE APPLICATION

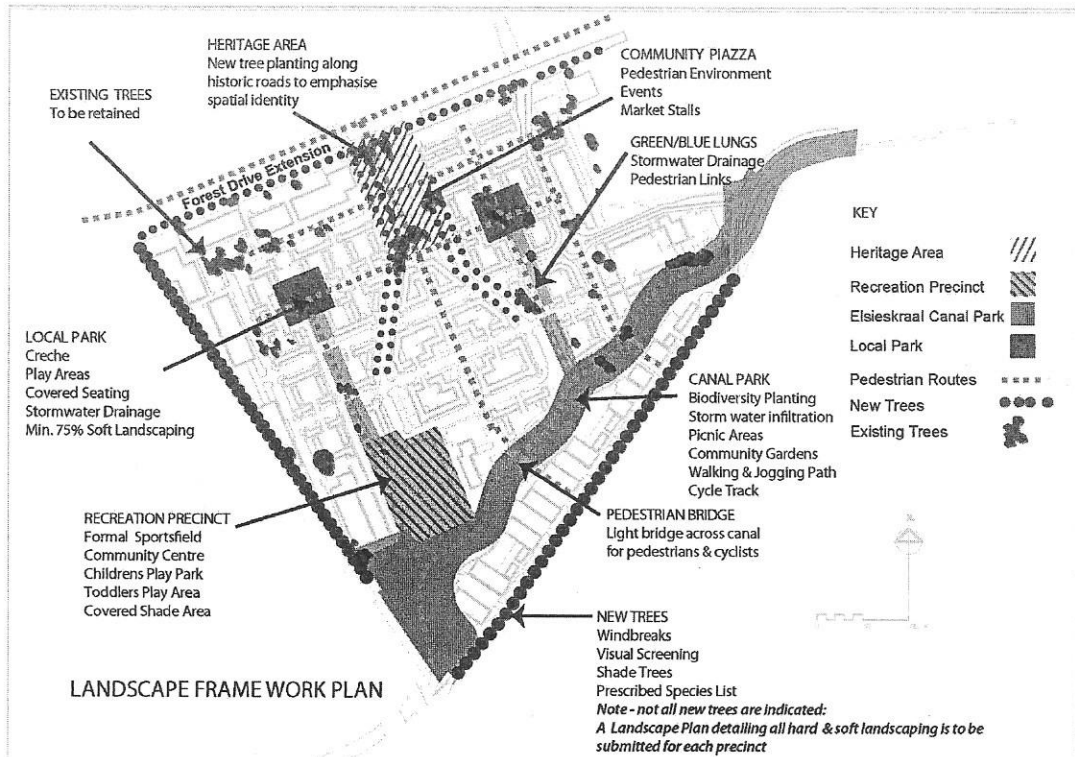
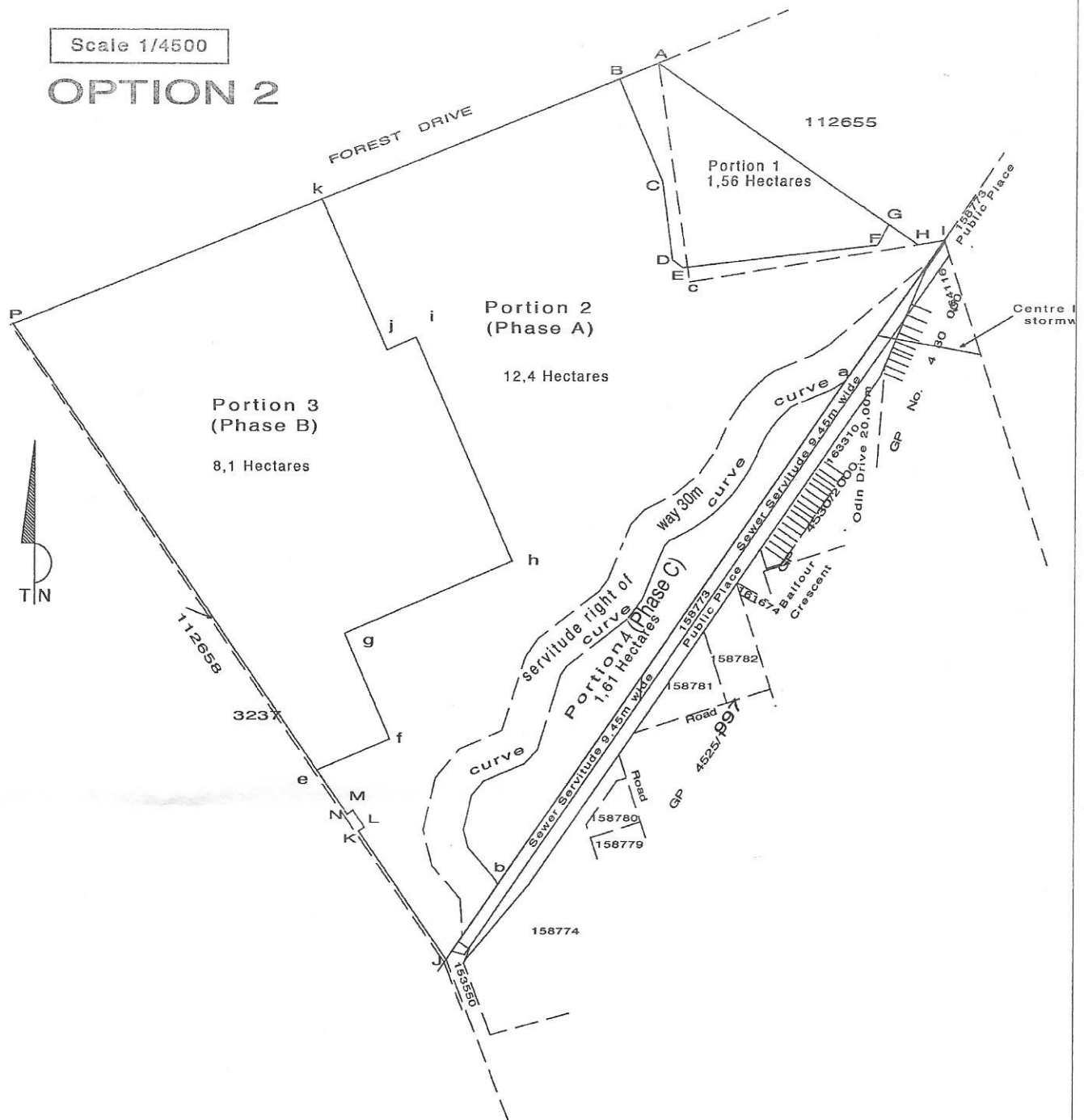


Figure 4. Landscape Framework

OPTION 1



1. The figure AdH represents existing Remainder Erf 112656 (1,4803 Ha)
2. The figure WAdIRSTUV represents existing Remainder Erf 112657 (22,1477 Ha)
3. The figure QIJKLMNP represents existing Erf 158773 (1,1285 Ha)
4. The figure ABCDEFG represents Ptn 1 (1,56 Ha)
5. The figure kBCDEFGHIJKLab curve cNPQRSTUvefghij represents Ptn 2 (12,6 Ha)
6. The figure Wkjhgfe represents Ptn 3 (8.1 Ha)
7. The figure ab curve c M represents Ptn 4 (2,47 Ha)
8. The area as shown as servitude right of way is 30m wide



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 PAclJKLMN represents existing Remainder Erf 112657 (22,1477 Ha)
3. The figure ABCDEFG represents Ptn 1 (1,56 Ha)
4. The figure kBCDEFGHI a curve b JKLMNefghij represents Ptn 2 (12,4 Ha)
- 5 The figure Pkijhgf represents Ptn 3 (8.1 Ha)
6. The figure a curve b represents Ptn 4 (1,61 Ha)
7. The area as shown as servitude right of way is 30m wide
8. Erf 158773 (1.12 Ha) represents the lease area.