

To: Potential Interested and Affected Party

NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF THE AMENDMENT APPLICATION AND ASSOCIATED DOCUMENTATION FOR PUBLIC REVIEW AND COMMENT AS PART OF THE PART 2 AMENDMENT APPLICATION PROCESS FOR THE PROPOSED CTFS DEVELOPMENT FRAMEWORK AMENDMENT, ERF 41969-RE AND ERF 41968, BLUE DOWNS AND FARM 653-14, STELLENBOSCH

DEA&DP Application Reference Number: 14/3/1/1/A4/74/0402/19
Heritage Western Cape Reference Number: HM/CAPEWINELANDS/SOMERSETWEST/ERF41969 RE, ERF 41968 AND FARM 653-14
DWS WUL Number: 27/2/2G522/1/2
Chand Reference Number: 03035

Date: 5 March 2020

Dear Sir / Madam

Notice is hereby given of a public participation process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA), as amended, and Regulation 41 of the Environmental Impact Assessment (EIA) Regulations, 2014, (as amended).

A Part 2 Amendment Application process is being undertaken in terms of the EIA Regulations, 2014 (as amended). It is the Applicant's intention to amend certain aspects of the Development Framework (DF). This amendment application would also serve to amend the Environmental Management Programme (EMPr) associated with the initial appeal Record of Decision (RoD) dated 4 April 2006 and amended Environmental Authorisation (EA) dated 19 June 2014, as well as serve to amalgamate the previous RoD and Amended EA with the proposed amendments.

Broadly speaking, the proposed amendments to the DF can be summarised as follows:

- Straightening and realignment of boundaries of the Outdoor Studio Zone, Testing Facility, the Renosterveld Area, as well as some other developable areas;
- The change in land use of a portion of the Cape Town Film Studios Area and some of the Renosterveld and Residential Areas to Mixed Use;
- Change in land use rights of the Outdoor Studio Zone to include rights in two portions for temporary structures without foundations, such as those in the current Backlots, access routes to the proposed backlots, as well as an area for conservation;
- Removal of berms in the DF (note that no berms have been constructed on the ground within the buffer zones between the development zones and conservation zones to-date) and replacement of the plan annotation with "buffer zone". The exception is the berm to the west of what is currently referred to as "Residential Area 2" where the intention is to alter the land use to "mixed use" which would not require any buffer and, therefore, the buffer and berm would be removed;
- Realignment of the secondary access road at the point which it enters the northern boundary of the site. The realignment requires the addition of two traffic circles and a short segment of road (a minor area of which would encroach into the Renosterveld Area); and
- Inclusion of the service station, which has already been granted Environmental Authorisation (EA ref no. 16/3/1/1/A4/74/1070/14) as well as Consent Use from the City of Cape Town (through the Land Use approval process).

Refer to **Appendix A** for a map showing the location of the site and to **Appendix B (i)** for the current approved DF and to **Appendix B(ii)** for the proposed amended DF.

The DF is currently approved under the Environmental Conservation Act (No. 73 of 1989) for the listed activities indicated in Table 1. Note that the amendment is proposed for similarly listed activities in terms of NEMA and the current EIA Regulations, 2014 (as amended). Details of those listed activities are included in the Assessment Report, which is appended to the Amendment Application.

Table 1 Environmental Legislation Triggered by the Proposed Development

Applicable Activity in ECA	Details of Listed Activity
Item 1 (c)	The construction erection or upgrading of with regard to any substance which is dangerous or hazardous and is controlled by national legislation: (i) Infrastructure, excluding road and rail, for the transportation or any such substance, and (ii) Manufacturing, storage, handling, treatment or processing facilities for any such substance.
Item 1 (d)	The construction, erection or upgrading of roads, railways, airfields and associated structures
Item 1 (m)	The construction, erection or upgrading of public and private resorts and associated infrastructure.
Item 7	The reclamation of land, including wetlands, below the high-water mark of the sea, and inland waters

Note that Heritage Western Cape has considered the proposal in terms of the National Heritage Resources Act (Act No. 25 of 1999) (NHRA) and has confirmed that no Heritage Impact Assessment would be necessary for this proposal. The Department of Water and Sanitation has also provided comment on the proposed amendments to the DF in terms of the applicability of the National Water Act (No. 36 of 1998) (NWA) and the current Water Use License (WUL) and they have confirmed that the proposed amendments would have no effect on the WUL.

Chand Environmental Consultants has been appointed by the applicant as the independent Environmental Assessment Practitioner (EAP) to undertake the Part 2 Amendment Application process. This advertisement therefore serves to:

- 1) Notify you of the proposed amendment;
- 2) Invite you to register as an Interested and Affected Party (I&AP); and
- 3) Advise you that the Amendment Application and associated documentation is available for a statutory **30-day public review period** from **6 March 2020** to **6 April 2020**.

Details of the availability of the Amendment Application are tabled below.

YOUR INVITATION TO PARTAKE IN THE PUBLIC REVIEW PERIOD OF THE AMENDMENT APPLICATION:	
COMMENT PERIOD:	6 March 2020 to 6 April 2020
LOCATION OF AMENDMENT APPLICATION:	1) Nazeema Isaacs Public Library, Ceceka Road, Town 3, Village 5, Khayelitsha 2) Central Town Public Library, Old Drill Hall, Cnr. Parade & Darling Streets, Cape Town
An electronic copy of the documentation will also be made available upon request as well as for download on the website of Chand Environmental Consultants (http://www.chand.co.za/projects.asp).	

Should you or your organisation have any comments or queries regarding this project or the documentation, or if you would like to participate in the process and be notified of further documentation for review, please ensure that you register as an I&AP by writing to **Marielle Penwarden** by no later than **6 April 2020**:

Postal Address: PO Box 238, Plumstead, 7801
Fax: 086 665 7430
Tel: 021 762 3050
Email: info@chand.co.za

Please note that I&APs must provide their name, contact details (postal address, telephone, fax numbers and email address) and an indication of any direct business, financial, personal, or other interest they may have in the approval or refusal of this application. The DEA&DP's application reference number, **14/3/1/1/A4/74/0402/19**, should be quoted in response to this advertisement. Also

note that this is a public process and your name and comments submitted through this process could be made public as part of the process.

In a Nutshell...

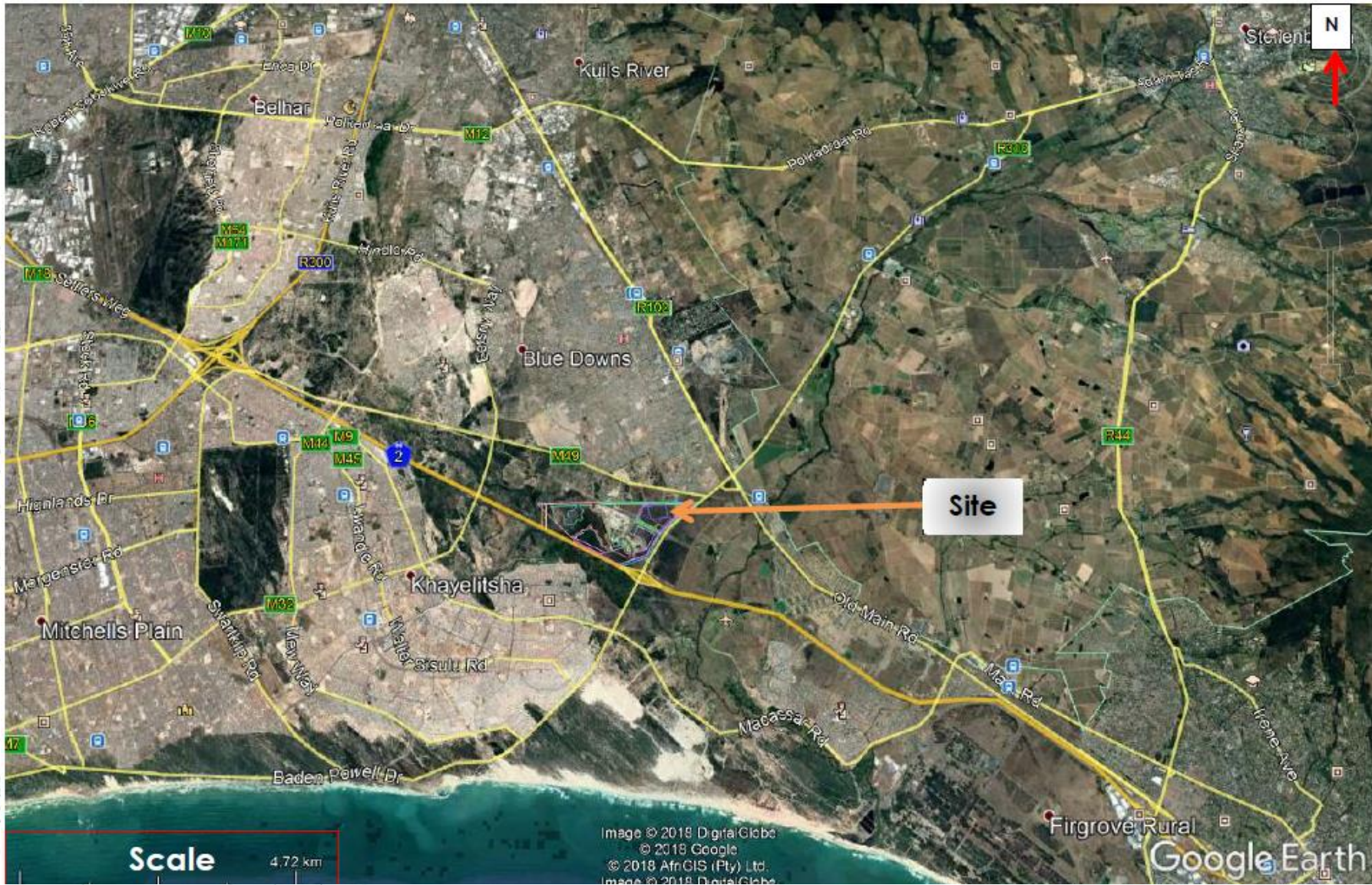
- Cape Town Film Studios (Pty) Ltd and Dreamworld Management Company (Pty) Ltd intend to make changes to the DF.
- There is a DF which is currently approved under environmental law, therefore the proposed changes need to be approved by the competent authority (i.e. the DEA&DP).
- The DEA&DP require an Amendment Application to be submitted in order to consider the proposed changes.
- The documentation currently available for public review constitutes the draft Amendment Application.
- This letter is part of the amendment application process and we consider **you** to be an Interested and Affected Party (I&AP), given that you have previously shown an interest in projects underway on the property. ***That is why you have received this letter.***
- A draft Amendment Application and the associated reports and documentation has been made available to you, as a potential I&AP, and includes information on the proposed, context, anticipated impacts and mitigation measures in order for you to determine how it would affect you and for you to share your comments and thoughts with us, as part of this process. Please peruse the documentation and, if you wish to, provide us with your comments thereon by **6 April 2020**. We will address your comment as part of this process through incorporation thereof into the Amendment Application.
- Following this comment period, the Amendment Application will be updated to include and respond to comments provided by I&APs during this time. The Amendment Application will then be submitted to the DEA&DP for decision-making.
- As an I&AP, we welcome you to engage in this process and will keep you abreast of progress and the availability of documentation for review, unless you tell us to stop contacting you.

Kind regards



Marielle Penwarden
Chand Environmental Consultants

APPENDIX A: LOCALITY MAP



APPENDIX B(i): CURRENT APPROVED DF

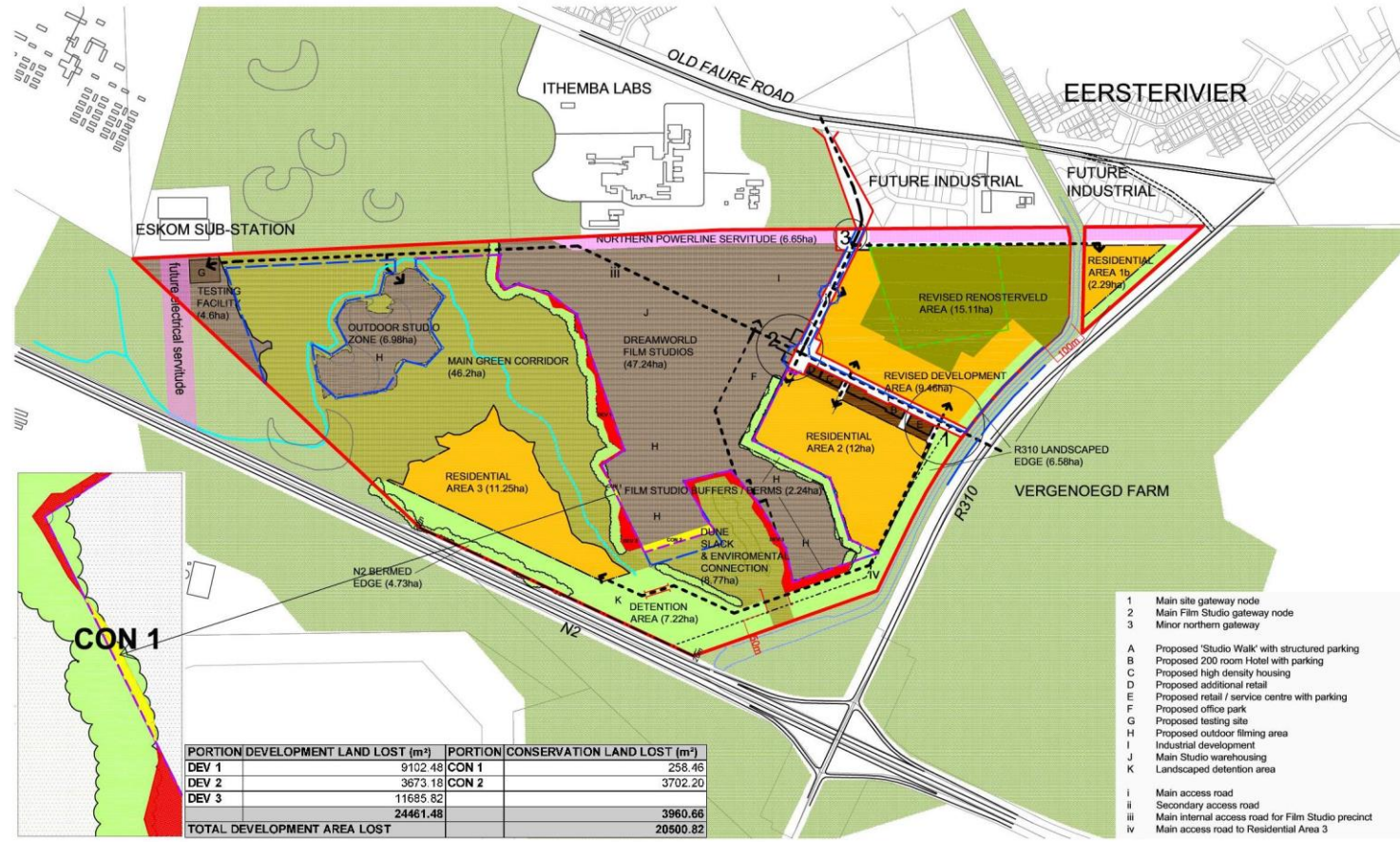
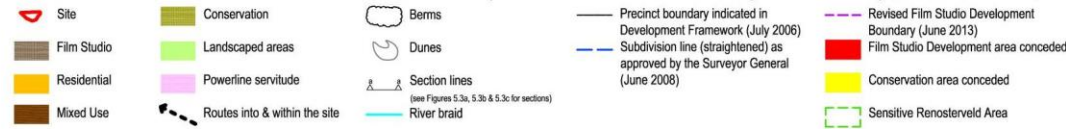


FIGURE 1: APPROVED DEVELOPMENT FRAMEWORK (with revised film studio boundary lines indicated) (drawing no. CTFS-130619-01)



Registered as Visionplan CC

nm & associates
planners and designers

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Tel: 27 21 671 1130 / 1261
Fax: 27 21 671 0930

Scale 1: 10 000 @ A3

0 50 100 200 500m

Cape Town Film Studios

APPENDIX B(ii): PROPOSED AMENDED DF

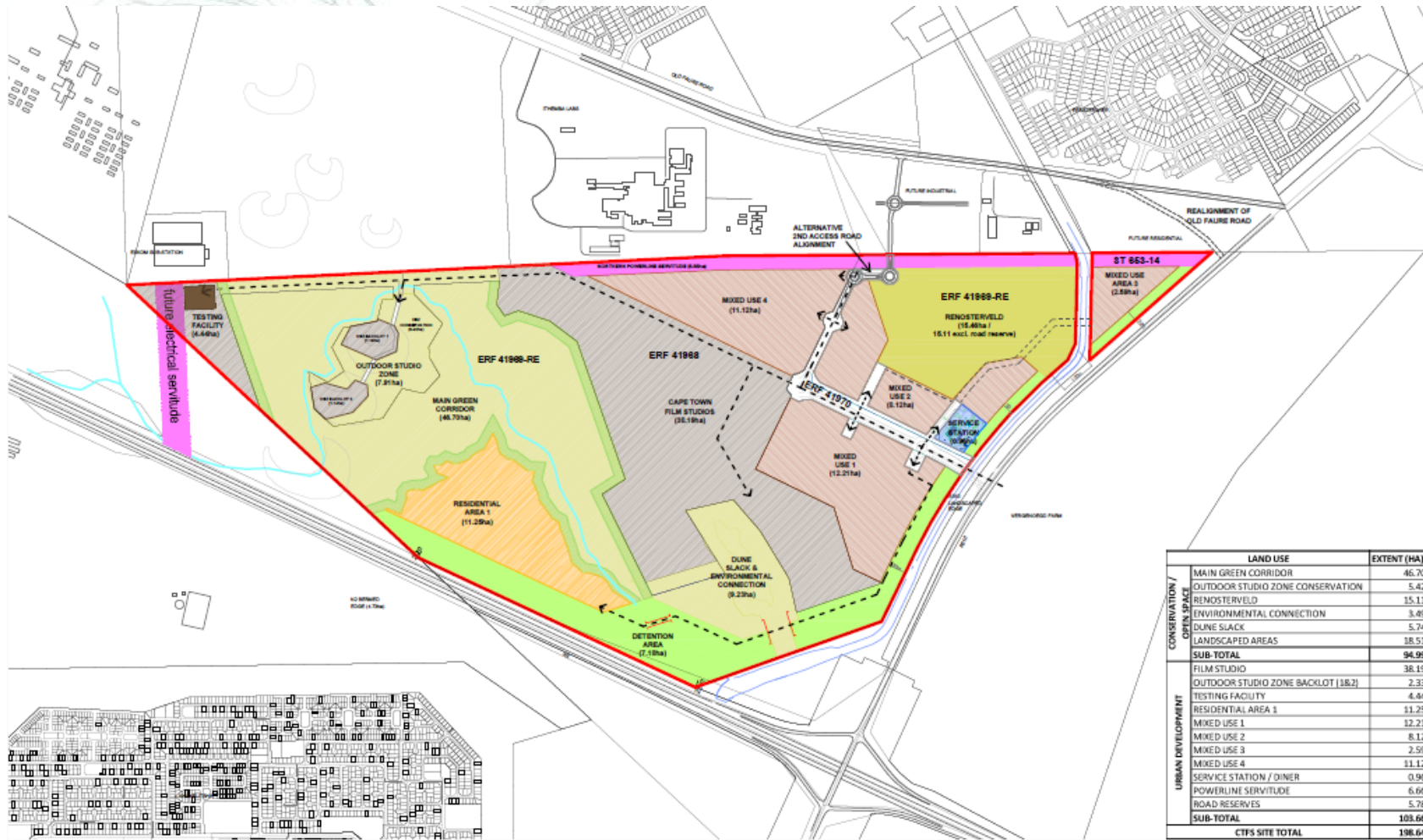


FIGURE 1: CTFS DEVELOPMENT FRAMEWORK (drawing no.:CTFS-180913-01)



nm & associates
planners and designers

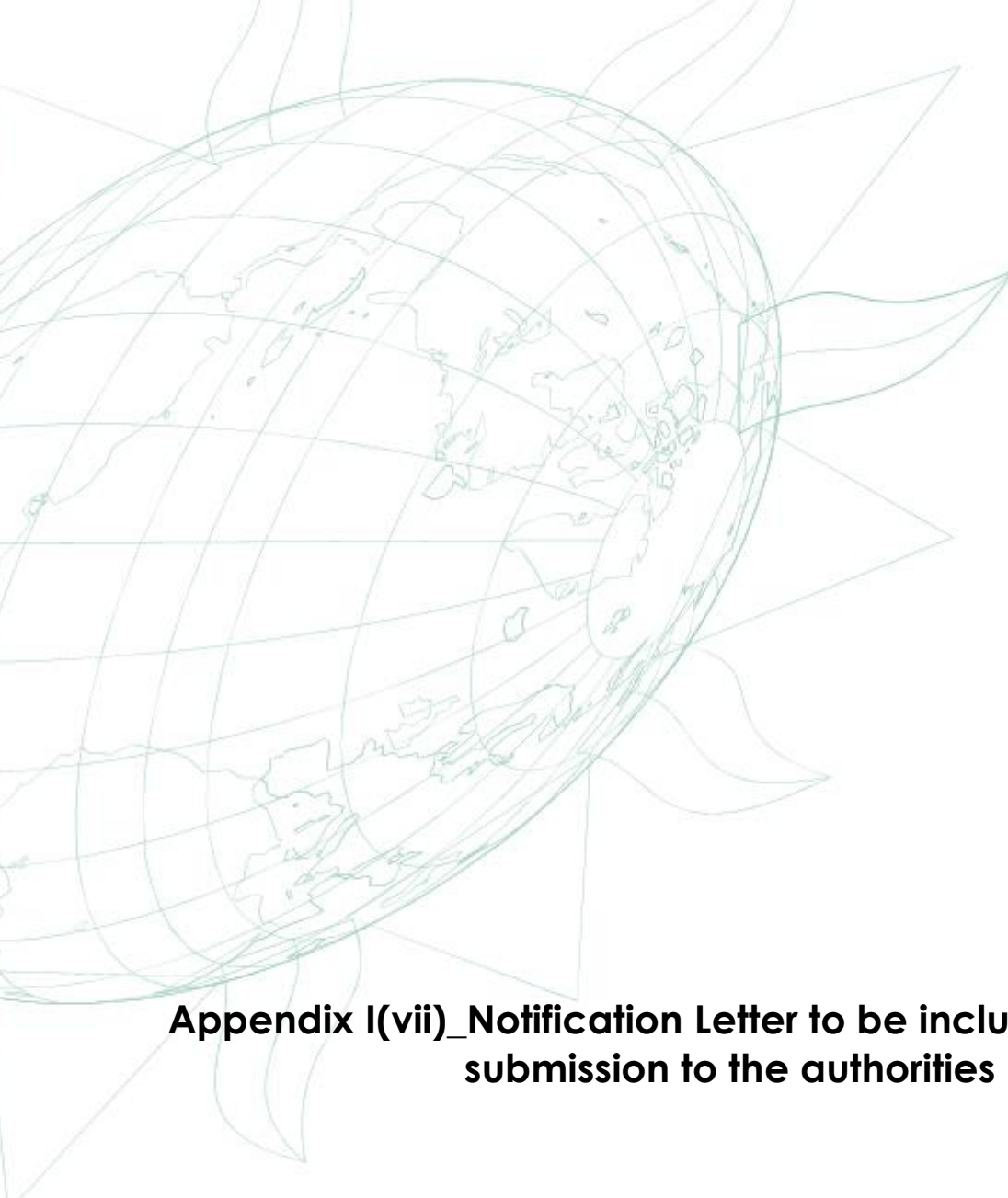
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Scale 1: 10 000 @ A3

0 50 100 200 300m

Client:
Cape Town Film Studios



Appendix I(vii)_Notification Letter to be included in the final submission to the authorities