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6 June 2019

THE PROPOSED DEVELOPMENT OF RESIDENTIAL AND RECREATIONAL FACILITIES ON ERVEN 242 AND 212, BISHOPSCOURT FOR THE PROTEA VILLAGE COMMUNAL PROPERTY ASSOCIATION LAND CLAIM
CHAND REFERENCE NO: 03013
DEA&DP PRE-APP REFERENCE NO: 16/3/3/6/7/1/A6/7/2223/17
WU8044 & WU9798
POST-APPLICATION DWS SITE MEETING

Minutes of Meeting_Draft for Team Review

DATE: 16 May 2019
VENUE: Erf 212 and Erf 242, Bishopscourt
TIME: 14:30 – 15:30

1. Attendees

FULL NAME	INITIAL	
Mr. Warren Dreyer	WD	Department of Water and Sanitation (Director)
Ms. Bukelwa Mtandana	BM	Department of Water and Sanitation (Case Officer)
Ms. Shaddai Daniel	SD	Department of Water and Sanitation (Specialist)

2. Project Team Members in Attendance

FULL NAME	INITIAL	ORGANISATION
Ms. Liz Day	LD	Freshwater Consulting Group (Freshwater Ecologist)
Ms. Marielle Penwarden	MP	Chand Environmental Consultants (Environmental Assessment Practitioner)

3. Agenda

1. Welcome and Introduction
2. General Discussion/ Q&A
3. Site Walkabout
4. DWS Recommendations
5. Close

4. Discussion

4.1 Welcome and Introduction

a) Attendees arrived on site and discussions were initiated.

4.2 General Discussion/ Q&A

a) LD summarised the key aspects of the proposed development, site, and freshwater impact assessment as follows:
   i) The proposal entails development of a residential development on Erf 242 and Erf 212, Bishopscourt;
   ii) It is the intention of the Protea Village Community to re-settle on Erf 242, while a suite of residential opportunities are proposed on Erf 212, which would be developed in order to generate financial resources to be used for the funding of the homes on Erf 242;

iii) The housing opportunities on Erf 212 would be in pockets/clusters characterised by three different densities, namely row/mews housing with plots in the order of 242m^2 to 350m^2, housing with plots ranging from approximately 500m^2 to 701m^2, as well as larger stands in the order of 1000m^2.
iv) Erf 212 would also house an area of Public Open Space (POS), which would be zoned as such given that the current zoning is Agricultural. This area would encompass the Liesbeek River, the spring, the pools as well as some of the seep and would contain a network of dirt footpaths which follow similar desire-lines to those on site at present;
v) Erf 242, the subject of the General Authorisation (GA), houses a narrow stormwater-related depression and seep flow via the stormwater channel into Boshof Avenue;
vi) Erf 212, the subject of the Water Use License Application (WULA), houses the more sensitive freshwater ecosystem which includes some defunct wetlands, the Liesbeek River (two tributaries merging into one river), as well as a seep which contains a spring and three man-made pools surrounded by a wetland environment;
vii) The seep on Erf 212 is presently directed away from the Liesbeek and into the stormwater channel under Kirstenbosch Drive. The proposed development and associated stormwater management plan would result in the seep being redirected back into the Liesbeek River;
viii) The proposed development layout has built-in setbacks from the Liesbeek River of approximately 15m, noting that it would be 12m in certain instances, but that these are considered sustainable given that the steepness of the riverbanks in those areas provide additional buffering capacity; and
ix) The freshwater impact assessment focuses on the sustainability of the system and is not a typical assessment given that land restitution is an important consideration in the project.

b) LD also highlighted that there is rehabilitation proposed for the Liesbeek River in terms of the following:
i) The City of Cape Town has a Maintenance Management Plan (MMP) which documents stringent requirements for maintenance, which would be carried out by the City;
ii) Although there is insufficient capital available within the project for full-scale rehabilitation, there will be some critical aspects carried out as part of the bulk servicing of the site, which include:
(1) Stabilization of the river banks with gabion baskets where required as part of installation of the stormwater outlets – note that gabion bank stabilisation must be limited to essential outlet areas;
(2) Stabilisation of the right hand river bank in the upper reaches of Window Stream using gabion baskets, to prevent further erosion and bank slump in this area prior to construction;
(3) Bank shaping and the installation of a low gabion weir at the point of channel incision just downstream of the existing pedestrian crossing on Window Stream, to prevent further incision and headcut erosion;
(4) Bank shaping and planting where necessary along the two rivers as part of the bulk earth phase of the project, to allow them to tie in to the gabion outlet sections referred to in 4.2b)ii)(1) above on a sustainable basis; and
(5) Also, measures such as the stabilization of the right hand bank with gabion baskets and the installation in places of a boulder lining along the undercut outside channel, edged on the channel side with Palmiet, should ideally take place during bulk services as well, as these measures will be less expensive if done at the same time as the gabion construction.
iii) LD also added that the two proposed stormwater ponds would mimic wetland systems and also be landscaped as such, pointing out that the ponds would be dryer during the summer months and contain more standing water in the wet season. LD further highlighted that there would be stepped gabions at the outlets in order to better facilitate good plant growth by providing a constant trickle of water.
iv) Following the summary of the proposal provided by LD, a number of questions and responses were exchanged. These have been documented in Table 1.

Table 1 DWS Site Meeting Q&A

No.	Question/ Comment	Answer
1	SD: In terms of the construction phase, there are strict specifications regarding building activities which may and may not take place on sites with a high water table which, coupled with many recent complaints received regarding stormwater/flooding causing damage to foundations, leads DWS to suggest getting a hydropedology assessment done in support of the WULA.	LD: A geotechnical study has been carried out in order to reveal the nature of the sub-surface conditions of the site. This study has informed the stormwater management plan which prescribes sub-surface drains for Erf 212.
2	Given that a geotechnical study has been conducted, it is then suggested that, instead of a full hydropedology assessment, a hydropedology peer review of the geotechnical report should be done and submitted as part of the WULA process.	MP: Noted.
3	SD: How will the public access the proposed POS area?	LD: There would be pedestrian access via a point on Winchester Avenue, between the two proposed clusters of 1000m^2 stands, as well as via a more formalise parking area in the north-east corner of Erf 212. Note that the parking area would be developed for use by the public.
4	WD: Would the planned pedestrian walkways in the POS be located within the river corridors?	LD: Yes, they would. These would typically be dirt footpaths much like those present on site today. In addition, there would be raised boardwalks constructed within the vegetated stormwater ponds.
5	SD: The maintenance measures for the freshwater system, stormwater system and POS recommended through the freshwater impact assessment and other specialists assessments must be listed in two letters of undertaking, one to be signed by City of Cape Town Stormwater and the other by City of Cape Town Recreation and Parks- to confirm that they accept and will be responsible for the necessary maintenance activities. These letters must be included in the WULA.	MP: Noted. The City of Cape Town Recreation and Parks informed the project team that the division of responsibility for maintenance of rivers between themselves and the Catchment Management branch is denoted by the top of bank. Hence the need for a letter from both branches.
6	SD: What is the intention for the dewatered water resulting from construction activities?	LD: At present, the intention is to discharge the water into the Liesbeek River, following settling thereof to appropriate standards.
7	WD: With respect to dewatering activities, these would trigger a section 21(j) application as well (i.e. "removal of water underground for the safe continuation of activities"). Note that using the dewatered water during construction would significantly complicate the WULA process. However, if the water goes into stormwater then the application would be simpler. As it stands, a section 21(j) form needs to be included in the WULA. DWS will revert on the mechanism whereby this may be done (i.e. through rolling back the application or uploading a pdf form as part of the technical report).	MP: Noted. **Post-meeting note:** An email was sent to WD and BM on 20 May 2019 requesting feedback on the section 21(j) application process and required information, as well as clarity regarding what "goes into stormwater" means. A follow-up mail was sent on 4 June 2019 and 6 June 2019. Feedback is currently awaited.
	SD: The anticipated source and volume of construction water would need to be confirmed in the WULA.	MP: Noted.
8	WD: Is the site serviced? Note that capacity letters for sewage would need to be included in the WULA.	MP: There are nearby connection points, however the site itself is not yet serviced. The servicing thereof would be carried out as part of the proposed development. However, available capacity for water, sewage, refuse removal and electricity has been confirmed by the City of Cape Town. **Post-meeting note:** With respect to water supply, the

		water connection would be made in Winchester Road and the municipal pipe would be extended along Kirstenbosch Drive. Furthermore, uPVC pipes of various sizes (minimum 110mm in diameter) to withstand working pressure of at least 1 600kPa would be used.
9	WD: Which Waste Water Treatment Works (WWTW) will the sewage be linked to?	MP: We will revert with a response. **Post-meeting note:** The sewage would go to the Athlone WWTW, via the Rapenberg Pump Station in Mowbray. A small sewage pumping station will be constructed to service the proposed 10 plots on the south-western corner of Erf 212. The rising main will connect to the existing sewer in Winchester Road. Sewage from the remainder of Erf 212 and Erf 242 will gravitate to a sewer manhole in Kirstenbosch Drive, about 200m from the proposed main access to Erf 212 and Erf 242.
10	SD: DWS would also like to see the recommendation of rainwater harvesting tanks and grey water systems be incorporated into the development proposal.	MP: This will be included in the Environmental Management Programme (EMPr) as a recommendation.
11	SD: DWS would like to have conservation information boards made and displayed in the POS- these boards could contain information on the water resources on the site as well as the type of faunal species found on site and information on them (e.g. *galaxius*). This would apply to the operational phase.	MP: This will be included in the Environmental Management Programme (EMPr) as a recommendation.
12	MP: Could the authority for the WULA be delegated from the National Office to the Provincial Office?	WD: No. For interest, there is an additional internal step in the processing of applications. A committee has been formed under the Minister's office to screen the applications.

4.3 Site Walkabout

a) Attendees walked around the site, making observations.

4.4 DWS Recommendations

a) Following the site visit and discussions, the following recommendations were made by WD, SD and BM:
   i) Include a hydropedological peer review of the geotechnical report in the WULA;
   ii) Include letters signed by City of Cape Town Stormwater and City of Cape Town Recreation and Parks which detail the rehabilitation and maintenance activities recommended by the specialists and acknowledge their responsibility for the implementation thereof in the WULA;
   iii) Include a Section 21(j) application in the WULA, noting that WD will revert with feedback in regards to the manner in which to do so on the eWULAs system;
   iv) Confirm source and volume of construction water in the WULA;
   v) Upload sewage capacity letter as part of the WULA;
   vi) Include a recommendation that rainwater harvesting tanks and grey water systems be incorporated into the development proposal.
   vii) Include a recommendation for conservation information boards in the POS in the Basic Assessment process.

4.5 Close

a) MP thanked everyone for their attendance and closed the meeting at 15:30.