



2 July 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

ONE-ON-ONE MEETING: CITY RECREATION AND PARKS DEPARTMENT

Minutes of Meeting_FINAL

DATE: 14 March 2019
VENUE: Palmboom Municipal Offices, 59 Palmboom Street, Newlands, 7700
TIME: 09:00 – 10:00

1. Attendees

FULL NAME	INITIAL	
Mrs. Jennifer Pienaar	JP	City of Cape Town Recreation and Parks Department (CCT:R&P)

2. Project Team Members in Attendance

FULL NAME	INITIAL	ORGANISATION
Mr. Dave Child	DC	Bethel Partners (Professional Development Manager)
Mr. Jaco Jordaan	JJ	Planning Partners (Landscape Architect)
Ms. Antoinette James	AJ	Planning Partners (Landscape Architect)
Ms. Marielle Penwarden	MP	Chand Environmental Consultants (Environmental Assessment Practitioner)

3. Agenda

1. Welcome and Introduction
2. Present Proposal and Draft Landscape Intent
3. Discussion regarding CCT:R&P Expectations and Responsibilities
4. Close

4. Discussion

4.1 Welcome and Introduction

- a) JJ welcomed all attendees to the meeting and thanked them for their time.
- b) All attendees introduced themselves.

4.2 Present Proposal and Draft Landscape Intent

- a) JJ explained the proposed site plan explaining the layout as well as the financial model whereby development on Erf 212 would unlock the funds necessary to develop the homes for the Protea Village Community on Erf 242.
- b) JJ elaborated on the landscaping intent (refer to Figure 1) by explaining the following key principles:
 - i) As many existing trees as possible would be retained;
 - ii) The trees marked for retention have been informed by a detailed Tree Survey as well as a Peer Review thereon by an Arborist;

- iii) New trees would be planted to retain the sylvan nature of the site, where appropriate;
- iv) There would be small pocket parks on Erf 242 (to be zoned as Public Open Space) and a large portion of Erf 212 would be ceded back to the City of Cape Town and also zoned as Public Open Space;
- v) Planting would comprise of appropriate indigenous vegetation;
- vi) No development would occur within the river and appropriate buffers have been defined by a freshwater ecology specialist;
- vii) Footpaths would imitate current desire lines and would look much like they do today (i.e. narrow dirt tracks);
- viii) Kirstenbosch Drive would receive a Non-Motorised Transport (NMT) pathway that would be used for cyclists and pedestrians. It is proposed that the path be similar to those along Spaanschemat River Road in Constantia comprising of laterite, and would wind around certain trees earmarked for retention;
- ix) Appropriate tree planting along Kirstenbosch Drive would also be carried out to ensure the perpetual existence of the tree-lined avenue;
- x) Stormwater ponds would be constructed in the south-eastern area on Erf 212, however these ponds would be landscaped to look like green wetland areas (i.e. they would not look like hard, concrete structures) that people could walk through when not too wet;
- xi) It is anticipated that all areas zoned as Public Open Space would be owned by the City and managed/maintained by the CCT:R&P;
- xii) The maintenance period proposed for new planting is three months.



Figure 1 Landscaping Intent presented at the Meeting

4.3 Discussion regarding CCT:R&P Expectations and Responsibilities

- a) JP stated that the typical maintenance period required by the CCT:R&P is 12 months and JJ responded that this is understood, however the cost of such a long maintenance period would be high and the Protea Village Community is trying to keep costs down in order to maximise expenditure on the development of their homes on Erf 242. JP stated that the CCT:R&P would have to consider (and discuss internally) the proposed three month maintenance period and revert.

- b) JP asked whether there is a planting list and JJ confirmed that a detailed list had not yet been prepared, but confirmed that the intention is to submit a final Landscape Plan, inclusive of a detailed planting list, at a later stage. JP was satisfied with this. MP added that this requirement would also be included as a condition in the Environmental Management Programme (EMPr) as part of the Basic Assessment process.
- c) MP raised the issue of the maintenance of the Public Open Space, explaining that many residents and local interest groups have low confidence in the City's ability to manage these areas adequately, particularly given the historic management of the site. JP explained that the site is not presently zoned as Public Open Space and therefore does not fall under the mandate of the CCT:R&P. JP added that, once it has been rezoned as a Public Open Space, the CCT:R&P would include it in their maintenance schedule, as per their mandate.
JP requested that the Tree Survey, Peer Review and other specialist recommendations pertaining to the maintenance of the area be provided to the CCT:R&P in order for them to incorporate it into their maintenance activities. MP confirmed that all of this would be included in the Basic Assessment Report and that the CCT:R&P would be requested to comment on it. JJ committed to sending the Tree Survey and Peer Review to JP in the meantime.
- d) JP advised that the CCT:R&P mandate for maintenance is restricted to the area from the top of the river bank and that anything below the top of the river bank would fall to the City of Cape Town Stormwater Management branch and would be done in accordance with the Black River Maintenance Management Plan (MMP). DC noted this.
- e) DC confirmed that in terms of the September 2006 Memorandum of Agreement for the project, involving the City, Dept. Public Works, Dept. Rural Development and Land Reform, SANBI and the Protea Village CPA, the Applicant has applied to the City to fund the bulk and link services, including the landscaping, as well as potentially some of the land clearing. JP highlighted that, as far as funding is concerned, Mr. Vincent Botto is the Director of CCT:R&P and that CCT:R&P falls under the Directorate of "Community Services and Health". She also advised that for funding of the landscaping in the road reserve and Public Open Space, the Financial Manager, Mrs. Arieff, should be engaged.

4.4 Close

- a) JJ thanked everyone for their attendance and closed the meeting at 10:00.

5. Summary and Way Forward

- a) JP will revert with the CCT:R&P's comment on the three-month landscaping maintenance period.
- b) JJ will send JP the Tree Survey and Peer Review thereof.
- c) MP will ensure that the Tree Survey, Peer Review and other specialist reports containing maintenance recommendations will be included in the Basic Assessment Report.
- d) MP will submit the Basic Assessment Report to the City of Cape Town for comment (through the Environmental Management Branch) and will request that CCT:R&P also provide comment.
- e) A Detailed Landscaping Plan and Planting list will be submitted to CCT:R&P for review and support prior to the commencement of construction works (and this will also be a condition in the EMPr).
- f) Once constructed/ planted, the maintenance requirements for the Public Open Space will be fulfilled by CCT:R&P (noting only from the top of river banks).