

LAND USE PLANNING ASSESSMENT REPORT FOR THE LANGEBERG MUNICIPAL TRIBUNAL
(In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

**APPLICATION: CLOSURE OF PUBLIC PLACE, SUBDIVISION, SUBDIVISION, CONSOLIDATION, REZONING AND
DEPARTURE: ERVEN 2445 AND 2981, ROBERTSON
(ROBERTSON HEIGHTS HOUSING PROJECT)**

Reference number	15/4/12/2 & 17	Application submission date 13 June 2025	Last comments 26 Sept. 2025	Date report finalised	11/11/2025
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PART A: AUTHOR DETAILS

First name(s) & Surname	Tracy Brunings
Job title	Manager: Town Planning
SACPLAN registration number	Pr. Pln A/951/1997

PART B: PROPERTY DETAILS

Property description (in accordance with Title Deed)	Erven 2445 (± 1,25 ha) (T63189/1987) and 2981 (± 6,003 ha) (T71458/1989) Robertson						
Physical address	Robertson North			Town	Robertson		
Current zoning	Utility Zone and Open Space Zone I		Extent	As above	Are there existing buildings on the property?	Y	N
Applicable zoning scheme	Langeberg Integrated Zoning Scheme, 2018 (LIZS)						
Current land use	Vacant				Title Deed number & date	Mun owned T63189/1987 T71458/1989	
Any restrictive title conditions applicable	Y	N	If yes, list condition number(s)	Refer to Conveyancer's certificate			
Any third-party conditions applicable?	Y	N	If yes, specify	Refer to Conveyancer's certificate			
Any unauthorised land use/building work	Y	N	If yes, explain	ASLA to confirm regarding unauthorised structures			

PART C: APPLICATION DESCRIPTION

Application in terms of Section 15 of the Langeberg Municipality: Land Use Planning By-law, 2015 for:

1. Closure of Public Place on ptn of Erf 2445 Robertson
2. Subdivision of Erf 2981 Robertson into ptn A/2981 ($\pm 4,23$ ha) and Rem/2981 ($\pm 1,78$ ha)
3. Subdivision of Erf 2245 Robertson into ptn B/2445 (0,7 ha) and Rem/2445 ($\pm 0,55$ ha)
4. Consolidation of A/2981 and B/2445 to form a consolidated erf of $\pm 4,93$ ha
5. Rezoning of consolidated erf to "Subdivisional Area"
6. Subdivision of consolidated erf into the following:
 - Single Residential Zone I - 205 erven
 - Community Zone 2 - 1 erf
 - Open Space Zone I - 2 erven
 - Utility Zone - 1 erf
 - Transport Zone I - 1 erf
7. Departure from building lines to: street (2m), rear (1m), side (1m and 0m for semi-detached).

PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION

The purpose of the application is to provide housing opportunities in the Robertson North area. The project was initiated by the Langeberg Municipality in accordance with the Council-approved housing pipeline in the Langeberg Human Settlement Plan, 2014, as updated 2024. The project is project-managed by ASLA Construction.

The land use approval was granted on 6 June 2014, and the validity thereof was extended on 6 June 2019 until 6 June 2024 Annexure 1. The implementation of the project was delayed, and the General Plan was not approved prior to 6 June 2024. Accordingly, the land use approval lapsed, and a new application is required.

The following plans are attached at Annexure 2: Locality, Subdivision Plan and Closure of Public Place, Consolidation and proposed Site Development Plan.

The proposal is discussed in detail in the applicant's motivation report, attached as Annexure 3. The following specialist studies are attached at Annexure 4,5 and 6 respectively: Engineering Services, Transport Impact and Geotechnical Study.

The applicant motivates the specific design proposal on the following grounds:

- Cost effectiveness and optimizing the use of available land and existing bulk services.
- Promotes accessibility to existing road systems and community facilities (e.g. Schools and Thusong Centre).
- Detailed specialist studies have informed the layout plan: Geotechnical Study, Engineering Services, Environmental and Traffic Impact Assessment.

The desirability of the proposal in general is motivated on the following grounds:

- Consistent with Spatial Policy directives.
- It integrates positively with the urban form of the surrounding urban areas and is regarded as the most logical solution for human settlement in this area.
- Will contribute to social upliftment.
- Consistent with planning principles outlined in terms of LUPA and SPLUMA.

PART E: SUMMARY OF PUBLIC PARTICIPATION				
Public participation required in terms of Sections 45- 49 of the By-law?				Y N
Where participation is required, state method of advertising	Press	Notices	Ward Councilor	Other Website

PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION (if applicable)
The application was advertised for comments on the municipal website and by means of notices to the adjacent landowners. No objections or comments were received. Notices were not placed in the newspaper given cost implications and the fact that this application was previously advertised and is only being resubmitted due to validity lapsing and not substantive issues. Further, there was extensive public participation during 2024 for the IDP, HSP & SDF, which included the proposed Robertson Heights development. Further, Section 64 (1) (a) (ii) of the LLUPB provides for the Municipality to exempt compliance with LLUPB procedures to facilitate the provision of state housing.
PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (if applicable)
<u>Department of Environmental Affairs & Development Planning</u> Environmental Authorisation was issued on 30 Sept. 2016 and is valid until 30 Sept. 2027. – refer to Annexure 7. The proposed housing development is situated within the urban edge of Robertson and has been earmarked for urban expansion. No objection from a provincial planning perspective. <u>Cape Winelands District Municipality: Environmental Health (Annexure 8)</u> No objection subject to municipal approval regarding the provision of basic services. The premises must comply with the requirements of the CWDM Health Bylaws Gazette 15 Feb.2010 and ensure that any activity on the abovementioned erven does not create any form of health nuisance. <u>Electrical Engineering Services:(Annexure 9)</u> 11 KV supply for the new development to be taken from Japonika Street's existing 11KV network with the installation of a new 11KV RMU and supply cable to the new development. - The Civil Engineer/Contractor are responsible for installing adequate sleeves to accommodate all the LV and MV cabling of the housing development as per Electrical design. - In the absence of an Electrical design, the Civil Engineer/Contractor to meet with the Electrical Department to ensure adequate sleeving are installed. - In the light of limited Electrical capacity available, it would be helpful if it be made compulsory for each house to install Solar geysers instead of normal geysers. <u>Civil Engineering Services:</u> Bulk water and sewer services are available. Link services (1.75km sewer line and 1.65km water line) need to be installed. All services to be to the satisfaction of the Senior Manager: Civil Engineering, as informed by the Engineering Services Report by IX Engineers, dated May 2025, and titled: "Development of Robertson Heights: Erf 2445 and 2981: Subsidised Housing". <u>Traffic Services</u> No comments received. Nonetheless, the application includes a detailed Traffic Impact Assessment and compliance with the recommendations in this report is included in the recommended conditions of approval below.

Department of Human Settlement

The Department of Human Settlement (DoHS) approves of the proposed development, with state funding in accordance with the approved Housing Pipeline.

Building Control Officer

Building Plans should be submitted for assessment. The proposed structures are indicated as $\pm 40\text{m}^2$ and may be considered Category 1 Buildings in terms of NBRs - if indicated accordingly. Plans must demonstrate full compliance with NBRBSA and applicable provisions of SANS 104000 in order for approval to be granted.

Fire and Disaster Management

No objection. Fire safety measures must meet and exceed the standards set out in the NBR, SANS codes and any other applicable legislation to ensure safety e.g. Emergency vehicle access and allocation of fire hydrants.

Ward Councilor

No comment received.

PART H: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

In terms of Section 65 of the Langeberg Land Use Planning Bylaw, PN 264/2015 of 30 July 2015 an application is required to be assessed in terms of the following:

- desirability of the proposed use (with reference to Province's "[Relevant Considerations Guideline](#)"),
- compliance with relevant plans (IDP, SDF, PSDF): The proposal must be consistent with the [forward planning vision](#) for the application area. Only in exceptional circumstances should deviation from these policies and/or plans be considered.
- compliance with relevant policies and principles,
- compliance with the principles referred to in Chapter VI of the [Land Use Planning Act, 2014 \(Act 3 of 2014\)](#): In terms of section 49 of LUPA consideration must be given to applicable spatial development frameworks and structure plans, and the desirability of the proposal must be determined. In addition, the proposal must be consistent with the land use planning principles referred to in section 59 (spatial justice, spatial sustainability, efficiency and good administration), and
- compliance with the [Spatial Planning and Land Use Management Act, 2013 \(Act 16 of 2013\)](#): The proposal must be consistent with the principles of spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration. Public interest, constitutional transformation imperatives, facts and circumstances of the application, rights and obligations of those affected, impact on engineering services/social infrastructure/open space requirements, *inter alia*, must be considered.

In terms of the Promotion of Administrative Justice Act No 3 of 2000, administrative procedures followed, and decisions taken must be fair, sound, and consistent. Administrative procedures and decisions must be in accordance with Section 33 of the Constitution, namely:

- *Everyone has the right to administrative action that is lawful, reasonable, and fair.*
- *Everyone whose rights have been affected by administrative action has the right to be given written reasons for decisions.*

Compliance with LLUPB 2015 & LIZS, 2018.

LUP approval was issued in 2019; however, the validity of the approval lapsed on 6 June 2024 as the General Plan was not timeously registered. In terms of the Langeberg Land Use Planning Bylaw, 2015 (LLUPB) there is no provision for an extension of the validity of this approval. Accordingly, a new application was submitted by Urban Dynamics on 13 June 2025.

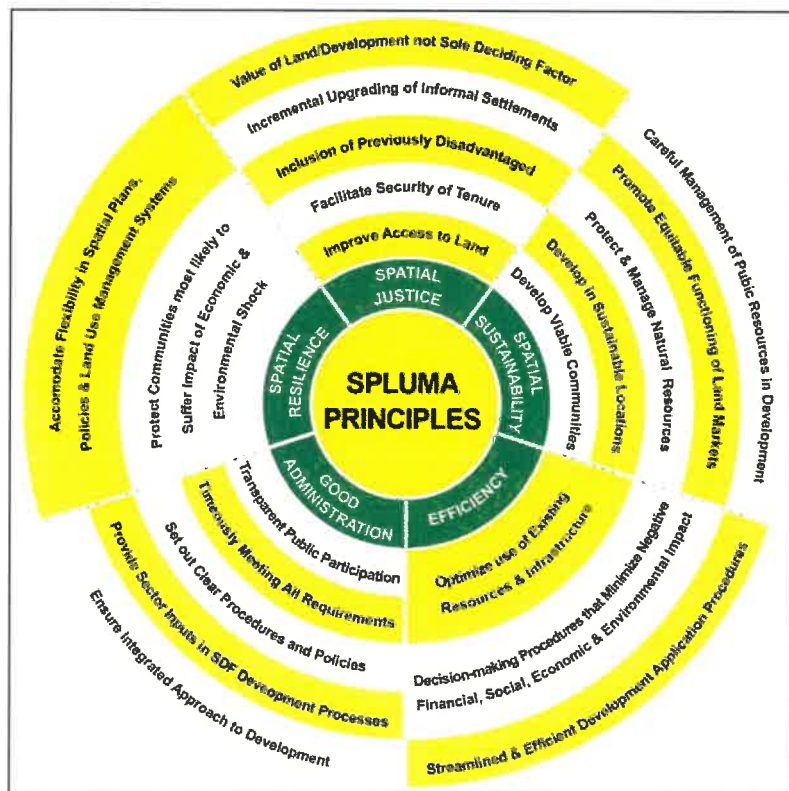
There are no changes to the previously approved layout. The application is well-motivated, and an updated engineering services report has been prepared by a private engineering consultancy (IX Engineers, May 2025).

LSDF, HSP, Housing Pipeline and Provincial Funding:

The development of a new residential township in Robertson Heights originates in the Human Settlements Plan (HSP) 2014 and the Langeberg Spatial Development Framework Plan (LSDF) 2015 and this proposal is carried forward into the 2024 HSP and 2025 LSDF. This project is one of the top priorities in Council's approved Housing pipeline.

The land use approval needs to be finalised to ensure that funding for this housing project is secured. More specifically, the land use approval is one of the attachments needed for the PIRR (Project Implementation Readiness Report) which ALSA must submit to the Department of Human Settlement to secure funding.

SPLUMA, LUPA and Development Principles:



With reference to the "SPLUMA wheel" which summarises the development principles which should be achieved by any development proposal, the development achieves the desired development principles of Spatial Justice, Sustainability, Resilience, Efficiency and Good Administration in terms of SPLUMA and LUPA.

More specifically, the proposed development:

- Improves access to land for residential purposes whilst protecting prime agricultural land.
- Includes previously disadvantaged residents.
- Optimises the use of available land.
- Street layout is planned according to the natural slope to facilitate service provision and stormwater drainage.

Desirability:

The applicant's motivation report adequately addresses all considerations in the Provincial "Relevant Considerations Guideline", based on which the proposal is deemed to be a desirable land use in a good location.

All required engineering services are either available or can be upgraded or extended to support the development. Specialist studies confirm the suitability of the site from a geotechnical, environmental and traffic perspective.

On balance the application for subdivision, consolidation and rezoning is recommended for approval subject to the conditions outlined below.

PART I: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS (REFER TO ROR GUIDELINE)

N/A

PART J: RECOMMENDATION

That, in terms of section 60 of the Langeberg Land Use Planning Bylaw, 2015 (the Bylaw) the Langeberg Municipal Planning Tribunal **approves** the following application, as depicted on the plans marked ROB2445&2981-LBM-LP, OP(1), OP(2) and TP (Nov 2025), **subject to conditions** in terms of Section 66 of the Bylaw, as set out below:

- Closure of Public Place on portion of Erf 2445 Robertson
- Subdivision of Erf 2981 Robertson into portion A/2981 ($\pm 4,23$ ha) and Rem/2981 ($\pm 1,78$ ha)
- Subdivision of Erf 2245 Robertson into portion B/2445 (0,7 ha) and Rem/2445 ($\pm 0,55$ ha)
- Consolidation of A/2981 and B/2445 to form a consolidated erf of $\pm 4,93$ ha
- Rezoning of consolidated erf to "Subdivisional Area"
- Subdivision of consolidated erf into the following:
 - Single Residential Zone I - 205 erven
 - Community Zone 2 - 1 erf
 - Open Space Zone I - 2 erven
 - Utility Zone - 1 erf
 - Transport Zone I - 1 erf
- Departure from building lines to: street (2m), rear (1m), side (1m and 0m for semi-detached).

Conditions of approval:

1. The subdivision, consolidation, rezoning and further subdivision of the consolidated erf must be implemented in accordance with the plans marked ROB2445 & 2981-LBM-OP,-CP and -TP (Nov.2025).
2. The zonings as indicated on the Site Development Plan marked ROB-LBM-TP apply in terms of Section 21(2) of the By-law.
3. The approved Site Development Plan must be submitted to the Ward Councillor in terms of Council's Policy for the Naming of Streets for input from the Ward Committee. Street names must be recommended in accordance with Council's policy and submitted by the Town Planning Department for Council's approval. Street numbers must be allocated in accordance with the Policy.
4. At least one of the new erven must be registered separately within 5 years after the date of this approval, failing which the approval will lapse regardless of whether an erf diagram/ General Plan has been approved by the Surveyor-General or not.
5. To give effect to Sections 20(5)(c) of the Langeberg Municipal Land Use Planning Bylaw, 2015 the appointed Land Surveyor must submit a draft General Plan / Erf diagram with the new erf numbers on to the Municipal Town Planning Department for endorsement in terms of Section 60 of the Langeberg Municipal Land Use Planning Bylaw, 2015.
6. All civil services must be designed and installed to the satisfaction of the Municipal Civil Engineering Department as informed by the engineering report by IX Engineers dated May 2025, titled "Development of Robertson Heights: Erf 2445 and 2981: Subsidised Housing" and the Transport Impact Assessment by L Stodart Pr. Eng, dated December 2024.
7. All electrical services must be designed and installed to the satisfaction of the Municipal Electrical Engineering Department as informed by the engineering report by IX Engineers dated May 2025, titled "Development of Robertson Heights: Erf 2445 and 2981: Subsidised Housing". Specifically:
 - 7.1 The 11 KV supply for the new development must be taken from Japonika Street's existing 11KV network with the installation of a new 11KV RMU and supply cable to the new development.
 - 7.2 Sleeving must accommodate all LV and MV cabling as per electrical design and in consultation with the Municipal Electrical Department.
 - 7.3 Only solar geysers may be installed.
8. Conditions 5, 6 and 7 of this approval must be complied with before a Certificate may be issued in terms of Sections 20(6) and 28 of the Bylaw. This certificate must be submitted with the transfer documents before the subdivisions are registered in the Deeds Office.

9. Before any commencement of building work, Building Plans must be submitted to and approved by the Building Control Department. The NBRBSA and applicable provisions of SANS 10 400 must be complied with.

Notes:

- i. The Environmental Authorisation dated 30 Sept. 2016, as may be amended, must be complied with. In terms of this approval, development must commence before 30 Sept. 2027 and must be completed within 5 years from the date of commencement

Reasons for approval:

- a) The location of the development area is in accordance with the proposals of the Langeberg SDF, 2025, the Langeberg HSP 2024 and the Council-approved Housing Pipeline.
- b) The proposed development is consistent with the planning principles outlined in SPLUMA, 2013 and LUPA, 2014.
- c) Specialist studies confirm the suitability of the site from a geotechnical, environmental, engineering and traffic perspective.

PART K: ANNEXURES

Annexure 1: Previous Land Use Approval (12 May 2022)

Annexure 2: Plans: Locality Plan, Subdivision Plan & Closure of PP, and Consolidation Plan & Zoning/ Site Development Plan.

Annexure 3: Applicant's motivation report

Annexure 4: Engineering Services Report

Annexure 5: Transport Impact Assessment

Annexure 6: Geotechnical Study

Annexure 7: Environmental Authorisation

Annexure 8: Cape Winelands District Municipality: Environmental Health

Annexure 9: Electrical Engineering Service

PART L: AUTHOR SIGNATURE



T L BRUNINGS

MANAGER- TOWN PLANNING

REGISTERED PROFESSIONAL PLANNER – NO. A/951/1997

11.11.2025

DATE

APPROVED

APPROVED CONDITIONALLY

APPROVED IN PART

REFUSED

LANGEBERG MUNICIPAL PLANNING TRIBUNAL

Date:

From: Cobus Opperman
Sent: Thursday, 26 June 2025 11:54
To: Tracy Brunings; Carel Posthumus; Jacques van Zyl; Jonathan Dos Santos; Andile Dondolo; Nkosinathi Mdluli; Helene Janser (Helene.Janser@westerncape.gov.za)
Cc: Deon Louwrens; Myrna Staal; Marsha Brown; Neil Albertyn; Cobus Mouton; Ryno Boucher
Subject: RE: REQUEST FOR COMMENT: Robertson Heights Housing Development - NEW APPLICATION FOR LUP APPROVAL
Attachments: Robertson Heights Cover Letter - 310191S.pdf; Rob_Heights_Extracts from Application.pdf; Rob Heights_Layout Plan_ June 2025.pdf; Rob Heights_2022 Approval_Lapsed.pdf

Good morning Tracy

Comment from the Electrical department is as follows:

1. 11KV supply for the new development to be taken from Japonika Street's existing 11KV network with the installation of a new 11KV RMU and supply cable to the new development.
2. The Civil Engineer/Contractor are responsible to install adequate sleeves to accommodate all the LV and MV cabling of the housing development as per Electrical design.
3. In the absence of an Electrical design, the Civil Engineer/Contractor to meet with the Electrical Department to ensure adequate sleeving are installed.
4. In the light of limited Electrical capacity available, it would be helpful if it be made compulsory for each house to install Solar geysers instead of normal geysers.

Kind Regards/Groete,

Cobus Opperman

Snr Technician/Snr Tegnikus

Electrical Engineering Services/Elektriese Ingenieursdienste

Robertson

Tel: 023 626 8266

Email: copperman@langeberg.gov.za



From: Tracy Brunings <tbrunings@langeberg.gov.za>

Sent: Monday, June 23, 2025 09:57

To: Carel Posthumus <cposthumus@langeberg.gov.za>; Cobus Opperman <copperman@langeberg.gov.za>; Jacques van Zyl <jacques@capewineland.gov.za>; Jonathan Dos Santos <JDSantos@langeberg.gov.za>; Andile Dondolo <adondolo@langeberg.gov.za>; Nkosinathi Mdluli <nmdluli@langeberg.gov.za>; Helene Janser (Helene.Janser@westerncape.gov.za) <Helene.Janser@westerncape.gov.za>

Cc: Deon Louwrens <DLouwrens@langeberg.gov.za>; Myrna Staal <mstaal@langeberg.gov.za>; Marsha Brown <mbrown@langeberg.gov.za>; Neil Albertyn <NAlbertyn@langeberg.gov.za>

Subject: REQUEST FOR COMMENT: Robertson Heights Housing Development - NEW APPLICATION FOR LUP APPROVAL

Good day,

Notice is hereby given that the above application has been received, in terms of section 15 of the Langeberg Land Use Planning Bylaw PN 264/2015.

Attached please find an extract from the motivation report as well as the layout plan and a copy of the previous Land Use Planning approval letter.

The full reports, including the engineering, geotech and traffic reports, can be accessed at the following link:

 [Robertson Heights Application.pdf](#)

Kindly provide your written comments on the application within 30 days of receipt of this email. Should no comments be received, it will be deemed that you have no comment. If you feel the previous approval (last attachment) is sufficient and you have no further comments, please indicate accordingly.

Carel and Neil – please include any comments re. the impact on the Hoops in terms of stormwater and if there are alternative options other than channelling towards Hoops given erosion problems already occurring along the banks through town.

Any written comment may be addressed in terms of Section 51 of the said Bylaw, to The Manager: Town Planning and emailed to tbrunings@langeberg.gov.za

Kind regards,

Tracy Brunings [Pr.Pl n A/951/1997](#)

MANAGER: TOWN PLANNING

TOWN PLANNING DEPARTMENT



3 Piet Retief Street, MONTAGU 6720

Tel: 023 614 8003  tbrunings@langeberg.gov.za www.langeberg.gov.za (Website)



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/IE-MAIL:
U VERW/YOUR REF/IREF YAKHO:
ONS VERW/OUR REF/IREF YETHU:

Hayley Langley
023 626 8325
023 626 5109
hayley.langley@capewinelands.gov.za
8558374

40 Van Reenen Street
✉ 51
Robertson
6705

2025-06-26

Ms Brunings
Langeberg Municipality
Private Bag X 2
Ashton
6715

Attention: T Brunings
: Manager: Town Planning

**PROPOSED REZONING, SUBDIVISION AND CONSOLIDATION: ERF 2445 & 2981,
JONES & SONNEBLOM STREET, ROBERTSON**

Your correspondence dated 23 June 2025, refers.

1. This department has no objection to the above-mentioned application subject to:
the approval from Langeberg Municipality regarding the provision of basic services.
2. The premises must comply with the requirements of Cape Winelands District
Municipality Health By-laws Gazette 15 February 2010 and ensure that any activity
taking place at the above-mentioned erven does not create any form of health
nuisance.

General:

This office reserves the right to call for additional requirements if deemed necessary at any
later stage.

Yours sincerely,

Hayley Langley
HEALTH OFFICER/ INSPECTOR
for MUNICIPAL MANAGER

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/IE-mail: admin@capewinelands.gov.za • Faks/Fax/IFEksi: 023 342 8442

Annexure 7



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

D'mitri Matthews

Directorate: Development Management, Region 1

D'mitri.Matthews@westerncape.gov.za | Tel: 021 483 8350

REFERENCE: 16/3/3/5/B1/14/1045/24
NEAS REFERENCE: WCP/EIA/AMEND/0000868/2024
DATE OF ISSUE: 20 AUGUST 2024

The Municipal Manager
Langeberg Municipality
Private Bag X2
ASHTON
6715

Attention: Municipal Manager

Tel. (023) 615 8001

Email: mm@langeberg.gov.za

Dear Sir

APPLICATION FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016 (REFERENCE NO.: 16/3/3/1/B1/14/1012/16) AND THE AMENDED ENVIRONMENTAL AUTHORISATION ISSUED ON 12 AUGUST 2021 (REFERENCE NO.: 16/3/3/5/B1/14/1039/21), IN TERMS OF PART 1 OF CHAPTER 5 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT, ERF 2981, ROBERTSON

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** an amendment of the Environmental Authorisation issued on 30 September 2016 (Reference No.: 16/3/3/1/B1/14/1012/16) and the Amended Environmental Authorisation issued on 12 August 2021 (Reference No.: 16/3/3/5/B1/14/1039/21), attached herewith, together with the reasons for the decision.
2. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

Zaahir Toefy

Digitally signed by Zaahir
Toefy
Date: 2024.08.20 12:12:01
+02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Mr. Mr. N. Hanekom (Enviro-EAP)

Email: nicolaas@enviro-eap.co.za



REFERENCE: 16/3/3/5/B1/14/1045/24
NEAS REFERENCE: WCP/EIA/AMEND/0000868/2024
DATE OF ISSUE: 20 AUGUST 2024

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR THE PART 1 AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016 (REFERENCE NO.: 16/3/3/1/B1/14/1012/16) AND THE AMENDED ENVIRONMENTAL AUTHORISATION ISSUED ON 12 AUGUST 2021 (REFERENCE NO.: 16/3/3/5/B1/14/1039/21), IN TERMS OF PART 1 OF CHAPTER 5 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT, ERF 2981, ROBERTSON

With reference to your application for the abovementioned, find below the outcome with respect to this application.

A. DECISION

By virtue of the powers conferred on me by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), I herewith **grant** the amendment of the Environmental Authorisation issued on 30 September 2016 (Reference No.: 16/3/3/1/B1/14/1012/16) and the Amended Environmental Authorisation issued on 12 August 2021 (Reference No.: 16/3/3/5/B1/14/1039/21), in terms of Part 1 of Chapter 5 of the EIA Regulations, 2014 (as amended).

The EA is amended as set out below:

1. Section E: Conditions of authorisation

Condition 2:

The Environmental Authorisation is valid for a period of **three years** from the date of issue of this Amended Environmental Authorisation, within which commencement must occur.

is amended to read:

The holder must commence with the listed activities within the stipulated validity period for which this Environmental Authorisation is granted, or this Environmental Authorisation shall lapse and a new application for Environmental Authorisation must be submitted to the competent authority.

This Environmental Authorisation is granted for-

- (a) A period of **eleven (11) years**, from 30 September 2016 (date of the original Environmental Authorisation) until 30 September 2027, during which period the holder must commence with the authorised listed activities.

- (b) A period of **five (5) years**, from the date the holder commenced with the authorised listed activities, during which period the authorised listed activities must be concluded.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, inter alia, the following into consideration:

1. The amendment applied for is in terms of Part 1 of Chapter 5 of the NEMA EIA Regulations, 2014 (as amended) and will not change the scope of the Environmental Authorisation issued on 30 September 2016 or the Amended Environmental Authorisation issued on 12 August 2021.
2. The amendments do not trigger any new listed activities in terms of the NEMA EIA Regulations, 2014 (as amended) (Listing Notices 1, 2 and 3 in Government Gazette No. 40772 of 7 April 2017) promulgated in terms of the NEMA.
3. The amendment will not result in an increased level or nature of the impacts that were considered and assessed during the initial application for Environmental Authorisation or the subsequent amendment process.
4. The environment and the rights and interests of interested and affected parties ("I&APs") will not be adversely affected by the decision to amend the Environmental Authorisation.

C. CONDITIONS

1. All other conditions contained in the Environmental Authorisation issued on 30 September 2016 and the Amended Environmental Authorisation issued on 12 August 2021 (Attached as Annexure A), remain unchanged and in force.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs –
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.

3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000; or

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 2659)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 2659, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this EA shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

Zaahir Toefy
Digitally signed by
Zaahir Toefy
Date: 2024.08.20
12:12:39 +02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 20 AUGUST 2024

CC: (1) Mr. Mr. N. Hanekom (Enviro-EAP)

Email: nicolaas@enviro-eap.co.za

ANNEXURE A

ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016 (REFERENCE NO.: 16/3/3/1/B1/14/1012/16) AND THE AMENDED ENVIRONMENTAL AUTHORISATION ISSUED ON 12 AUGUST 2021 (REFERENCE NO.: 16/3/3/5/B1/14/1039/21)



**Western Cape
Government**

Environmental Affairs and
Development Planning

Directorate: Development Management
(Region 2)

REFERENCE: 16/3/3/1/B1/14/1012/16
NEAS REFERENCE: WCP/EIA/0000100/2016
ENQUIRIES: D'mitri Matthews
DATE OF ISSUE: 2016-09-30

The Municipal Manager
Langeberg Municipality
Private Bag X2
ASHTON
6715

Attention: Mr Soyisile Mokweni

Tel: (023) 615 8001
Fax: (023) 615 1563

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN 2981 AND 2445, ROBERTSON

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 (as amended), which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

CC: (1) Ms L. Abrahams (Eco Impact Legal Consulting (Pty) Ltd)
(2) Mr L. Welgemoed (Department of Human Settlements)
(3) Mr K. Brand (Langeberg Municipality)

Fax: (088) 021 671 1660
Email: Louis.Welgemoed@westerncape.gov.za
Fax: (023) 614 1841



REFERENCE: 16/3/3/1/B1/14/1012/16
NEAS REFERENCE: WCP/EIA/0000100/2016
ENQUIRIES: D'mitri Matthews
DATE OF ISSUE: 2016-09-30

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN NO. 2981 AND 2445, ROBERTSON

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in Section B below with respect to Layout Alternative 1, described in the Basic Assessment Report ("BAR"), dated 13 June 2016.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in Section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Langeberg Municipality
c/o Mr Soyisile Mokweni
Private Bag X2
ASHTON
6715

Tel: (023) 615 8001
Fax: (023) 615 1563

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "**the holder**".

B. LIST OF ACTIVITIES AUTHORISED

Listed Activity	Activity/Project Description
Government Notice No. R. 983 of 4 December 2014 – Activity Number: 24 The development of— (i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) a road with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding— (a) roads which are identified and included in activity 27 in Listing Notice 2 of 2014; or (b) roads where the entire road falls within an urban area.	The proposal entails the construction of internal roads of approximately 10m wide on Erf no. 2981, which is located outside the urban area.
Activity Number: 27 The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan	An area of approximately 4,9ha will be cleared, which contains areas of indigenous vegetation.
Activity Number: 28 Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	A portion of the site (Erf No. 2981), which is earmarked for the proposed development is located outside of the urban area, and an area of more than 1ha in extent will be transformed, that shows evidence of being used for agriculture (evidence of ploughing) on or after 1 April 1998.
Activity Number: 45 The expansion of infrastructure for the bulk transportation of water or storm water where the	A series of open overland channels will be constructed on Erf No. 2981 (located outside of the urban area) to convey stormwater from the

existing infrastructure— (i) has an internal diameter of 0,36 metres or more; or (ii) has a peak throughput of 120 litres per second or more; and (a) where the facility or infrastructure is expanded by more than 1000 metres in length; or (b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more; excluding where such expansion— (aa) relates to transportation of water or storm water within a road reserve; or (bb) will occur within an urban area.	proposed development. These open overland channels will connect to the existing stormwater infrastructure and will have a throughput capacity of more than 120l/s during high rainfall events.
Government Notice No. R. 985 of 4 December 2014 – Activity Number: 4 The development of a road wider than 4 metres with a reserve less than 13,5 metres. (f) In Western Cape: i. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or ii. In urban areas: (cc) Areas zoned for conservation use; or (dd) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	The proposal entails the clearance of indigenous vegetation for the construction of internal roads of approximately 10m wide, on Erf no. 2981, which is located outside the urban area.

The abovementioned list is hereinafter referred to as “**the listed activities**”.

The holder is herein authorised to undertake the following alternative:

Layout Alternative 1

This alternative entails the construction of the Robertson Heights Development, which will have a development footprint of approximately 4,9ha in extent. The Robertson Heights Development will include:

- 188 single residential houses.
- One erf for a community facility.
- Two erven for open space.
- One erf for an electrical substation.
- Internal roads.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Erven No. 2981 and 2445, Robertson, at the following co-ordinates:

Latitude (S)	Longitude (E)
33° 47' 15.56" South	19° 53' 52.15" East

The SG digit code is: C06500030000298100000
C06500030000244500000

Refer to Annexure 1: Locality Plans and Annexure 2: Site Plans.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Eco Impact Legal Consulting (Pty) Ltd
c/o Ms. Lauren Abrahams
P. O. Box 45070
CLAREMONT
7735

Tel.: (021) 671 1660
Fax: (088) 021 671 1660

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with, and restricted to, Layout Alternative 1, described in the BAR dated 13 June 2016 at the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **five years** from the date of issue within which commencement must occur.
3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
4. Any changes to, or deviations from the scope of the alternative described in Section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information, in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities. The notice must:

5.1 make clear reference to the site details and EIA Reference number given above; and

5.2 include proof of compliance with the following conditions described herein:

Conditions: 6, 7, 10 and 16

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision–

6.1 notify all registered Interested and Affected Parties ("I&APs") of –

6.1.1 the outcome of the application;

6.1.2 the reasons for the decision as included in Annexure 3;

6.1.3 the date of the decision; and

6.1.4 the date when the decision was issued.

6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below;

6.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and

6.4 provide the registered I&APs with:

6.4.1 the name of the holder (entity) of this Environmental Authorisation;

6.4.2 name of the responsible person for this Environmental Authorisation;

6.4.3 postal address of the holder;

6.4.4 telephonic and fax details of the holder;

6.4.5 e-mail address, if any, of the holder; and

6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notifies the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activity

8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended to exclude the following

aspects, and must then be re-submitted to the Competent Authority within **30 days** from the date of issue of this Environmental Authorisation and approved prior to commencement of construction:

8.1. In terms of the Construction EMPr:

8.1.1. Objective C14: Herbicides, Pesticides and Fertilizers.

8.2. In terms of the Operational EMPr:

8.2.1. Goal 7: On-going Monitoring of Social Environmental Impacts, Action Point No. 2.

8.2.2. Goal 8: Vegetation Management, Inclusive of Alien Vegetation and Landscaping.

Monitoring

9. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.
10. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including on a publicly accessible website.
11. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

12. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must submit an Environmental Audit Report for the construction phase within 3 months of completion of construction to the Competent Authority and thereafter, every 3 months for a period of 1 year. The final Environmental Audit Report must be submitted to the Competent Authority three months after commencement of operations.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

13. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during

earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

14. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
15. The construction site must be clearly demarcated prior to the commencement of construction activities and all areas outside of the demarcated construction site must be regarded as "no-go" areas.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority at least **three months** prior to the expiry date of the Environmental Authorisation.

Note that: (1) in terms of Regulation 28(2) of the NEMA EIA Regulations, 2014, failure to lodge an application for amendment at least three months prior to the expiry of the validity period of the Environmental Authorisation may result in the lapsing of the Environmental Authorisation, due to the Competent Authority being unable to process the application for amendment within this period; (2) it is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity if the competent authority has not granted an Environmental Authorisation for the undertaking of the activity.

4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of GN No. R.982 of 4 December 2014 or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2 submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post:	Western Cape Ministry of Local Government, Environmental Affairs and Development Planning Private Bag X9186 CAPE TOWN 8000
By facsimile:	(021) 483 4174; or
By hand:	Attention: Mr Jaap de Villiers (Tel: 021 483 3721) Room 809

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to Jaap.DeVilliers@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. HENRI FORTUIN

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

DATE OF DECISION: 30-9-16

CC: (1) Ms. L. Abrahams (Eco Impact Legal Consulting (Pty) Ltd) Fax: (088) 021 671 1660
(2) Mr L. Welgemoed (Department of Human Settlements) Email: Louis.Welgemoed@westerncape.gov.za
(3) Mr K. Brand (Langeberg Municipality) Fax: (023) 614 1841

ANNEXURE 1: LOCALITY MAP



Figure 1: Regional locality map of Erven No. 2981 and 2445, Robertson.



Figure 2: Zoomed in view of Erven No. 2981 and 2445, Robertson.

ANNEXURE 2: SITE PLAN

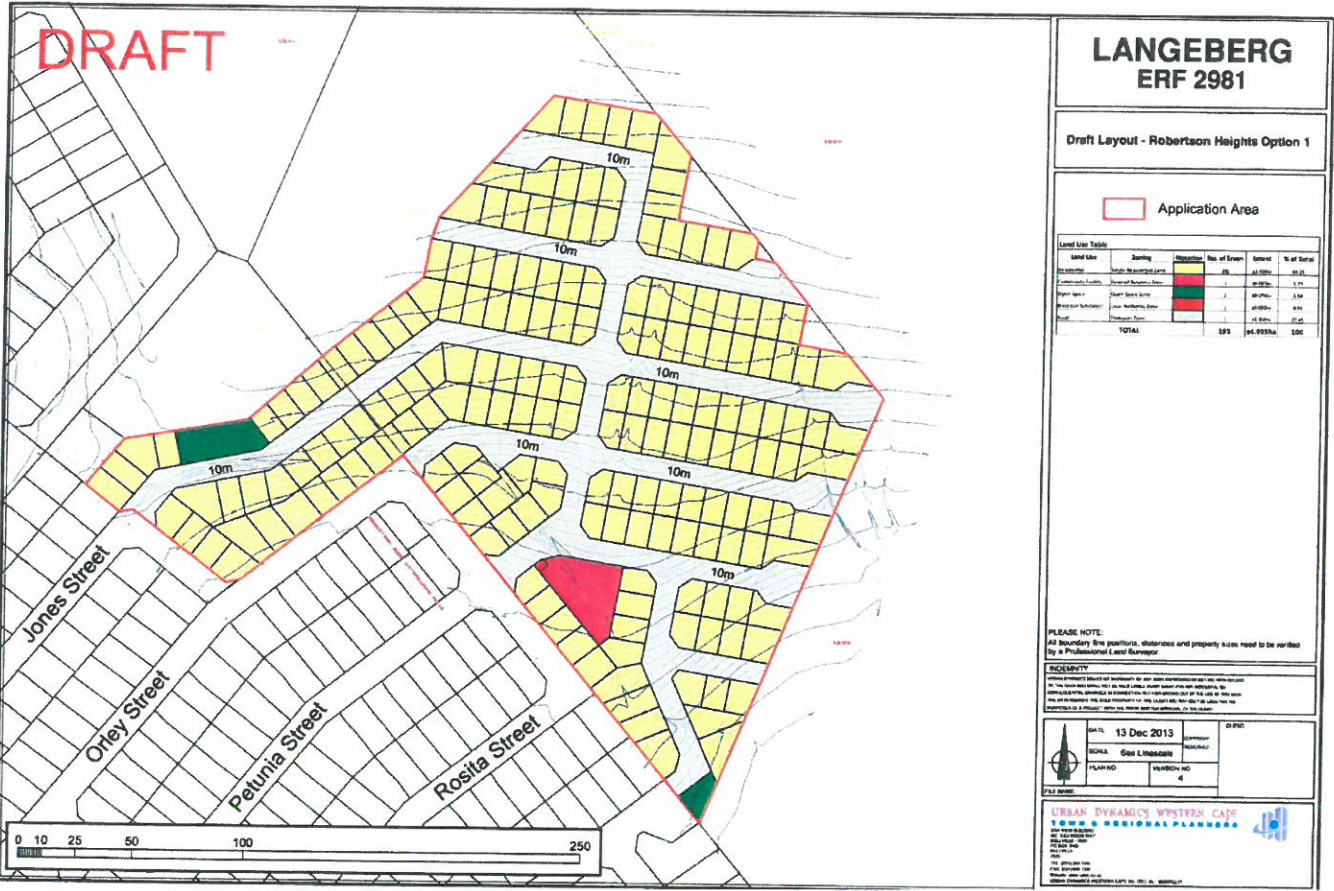


Figure 3: Site Plan for the Robertson Heights Housing Development.

ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, amongst others, the following:

- a) The information contained in the Application Form dated 18 March 2016, the BAR dated 13 June 2016 and the EMPr submitted together with the BAR;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of NEMA;
- d) The comments received from I&APs and responses to these, included in the BAR dated 13 June 2016; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account during the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing notice boards at the sites where the listed activities is to be undertaken on 23 September 2015;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities is to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities, on 2 October 2015 and 10 November 2015;
- the placing of a newspaper advertisement in the 'Breederivier Gazette' on 13 October 2015;
- making the BAR available to I&APs for public review from 10 November 2015 and again from 8 April 2016.

All the concerns raised by I&APs were responded to, and adequately addressed during the public participation process. Specific management and mitigation measures have been considered in this Environmental Authorisation and in the EMPr, in order to adequately address the concerns raised.

The Competent Authority concurs with the Environmental Assessment Practitioner's responses to the issues raised during the public participation process, and has included appropriate conditions in this Environmental Authorisation and in the EMPr.

2. Alternatives

Layout Alternative 1 (Herewith authorised):

This alternative entails the construction of the Robertson Heights Development, which will have a development footprint of approximately 4,9ha in extent. The Robertson Heights Development will include:

- 188 single residential houses.
- One erf for a community facility.
- Two erven for open space.
- One erf for an electrical substation.
- Internal roads.

This alternative is preferred since it will contribute to fulfilling the housing targets projected for the Langeberg Municipality, with respect to the need and desirability that was established in the Langeberg Municipal Spatial Development Framework ("SDF"), 2014. Furthermore, this alternative maximises the housing opportunities on the proposed site, compared to Layout Alternative 2.

Layout Alternative 2

This alternative entails the construction of 106 single residential houses, as well as roads and associated infrastructure. The development footprint will be approximately 2,3ha in extent.

This alternative is not preferred because it will not maximise the housing opportunities on the proposed site, compared to Layout Alternative 1.

"No-Go" Alternative

The "no-go" option was also investigated and was not considered feasible since no housing provision will be realised for prospective beneficiaries.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The Langeberg Municipality SDF, 2014, highlights the need for residential development in Robertson. Therefore, the municipality intends to develop Erven 2981 and 2445, Robertson, to aid in their provision of subsidy housing. The area earmarked for development is located within the approved urban edge and has been designated for future residential development. Furthermore, the proposed low cost housing development can be accommodated within the municipal infrastructure in terms of service provision.

3.2 Biodiversity and Biophysical Impacts

According to the Biodiversity and Freshwater Ecosystem Baseline Study dated May 2013, compiled by Mr Nicolaas Hanekom of Eco Impact Legal Consulting (Pty) Ltd, the site comprises Breede Shale Renosterveld, an ecosystem classified as vulnerable in terms of Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA"). The site is not classified as a Critical Biodiversity Area ("CBA") or Ecological Support Area ("ESA") and there are no watercourses present on site. No threatened or protected species were recorded on site. Even though the vegetation present on site is considered to be in a moderate state, a large portion of the site has been previously disturbed and impacted on, as evidence indicates that a portion of the site has been ploughed. Through the implementation of Condition 15 and the EMPr

(to be amended as per Condition 8), the impact on natural vegetation located outside of the development footprint will be mitigated.

3.3 Heritage Impacts

According to the Heritage Impact Assessment dated January 2016, compiled by ACRM, the archaeological fragments that were recorded were located on the eroded hill slopes in the south western portion of the site and included dispersed scattered tools and several quartzite Middle Stone Age ("MSA") flakes, blades and chunks. Due to the small numbers and disturbed context in which they were located, the archaeological remains encountered are graded as having a low significance. The palaeontological assessment compiled by Natura Viva cc, concluded that significant impacts on fossil heritage resources are not anticipated and the overall palaeontological sensitivity of the area is rated as being low. Through the implementation of Conditions 13 to 14 and the EMPr (to be amended as per Condition 8), the impact on archaeological and palaeontological resources will be mitigated.

3.4 Services

In the letter dated 8 June 2016, Langeberg Municipality confirmed sufficient capacity with respect to bulk service provision for water, sewage and solid waste.

3.5 Planning

According to the Langeberg Municipality SDF, 2014, the site is located within the urban edge and has been identified for residential development.

The development will result in both negative and positive impacts.

Negative Impacts:

- The proposed development will result in elevated noise and dust levels during the construction period.
- Indigenous vegetation will be removed during site preparation and construction.

Positive impacts:

- Housing opportunities will be provided for potential beneficiaries.
- Temporary employment opportunities will be created during the construction phase.

4. National Environmental Management Act Principles

The NEMA Principles (set out in Section 2 of the NEMA, which apply to the actions of all Organs of State, serve as guidelines by reference to which any Organ of State must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;

- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

-----END-----

REFERENCE: 16/3/3/5/B1/14/1039/21
NEAS REFERENCE: WCP/EIA/AMEND/0000535/2021
DATE OF ISSUE: 12 August 2021

The Municipal Manager
Langeberg Municipality
Private Bag X2
ASHTON
6715

Attention: Mr. A. S. A. de Klerk

Tel. (023) 615 8001
Email: mm@langeberg.gov.za

Dear Sir

APPLICATION FOR THE PART 1 AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016 (REFERENCE NO.: 16/3/3/1/B1/14/1012/16) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998), OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN 2981 AND 2445, ROBERTSON

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** amendment of the Environmental Authorisation issued on 30 September 2016 (Reference No.: 16/3/3/1/B1/14/1012/16), attached herewith, together with the reasons for the decision.
2. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
Zaahir Toefy
Date: 2021.08.12
13:42:05 +02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Mr. Mr. N. Hanekom (Enviro-EAP)

Email: nicolaas@enviro-eap.co.za

REFERENCE: 16/3/3/5/B1/14/1039/21
NEAS REFERENCE: WCP/EIA/AMEND/0000535/2021
DATE OF ISSUE: 12 August 2021

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR THE PART 1 AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016 (REFERENCE NO.: 16/3/3/1/B1/14/1012/16) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998), OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN 2981 AND 2445, ROBERTSON

With reference to your application for the abovementioned, find below the outcome with respect to this application.

A. DECISION

By virtue of the powers conferred on me by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), I herewith **grant** the amendment of the Environmental Authorisation ("EA") issued on 30 September 2016 (Reference No.: 16/3/3/1/B1/14/1012/16) in terms of Part 1 of the EIA Regulations, 2014 (as amended).

The EA is amended as set out below:

1. Section E: CONDITIONS OF AUTHORISATION

Condition 2:

The Environmental Authorisation is valid for a period of **five years** from the date of issue within which commencement must occur.

is amended to read:

The Environmental Authorisation is valid for a period of **three years** from the date of issue of this Amended Environmental Authorisation, within which commencement must occur.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, inter alia, the following into consideration:

1. The amendment applied for is in terms of Part 1 of the NEMA EIA Regulations, 2014 (as amended) and will not change the scope of the Environmental Authorisation issued on 30 September 2016.

2. The amendment does not trigger any new listed activities in terms of the NEMA EIA Regulations, 2014 (as amended) (Listing Notices 1, 2 and 3 in Government Gazette No. 40772 of 7 April 2017) promulgated in terms of the NEMA.
3. The amendment will not result in an increased level or nature of the impacts that were considered and assessed during the initial application for Environmental Authorisation.
4. The environment and the rights and interests of interested and affected parties ("I&APs") will not be adversely affected by the decision to amend the Environmental Authorisation.

C. CONDITIONS

1. All other conditions contained in the Environmental Authorisation issued on 30 September 2016 (Attached as Annexure A), remain unchanged and in force.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs –
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000; or

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 2659)

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 2659, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this EA shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
Zaahir Toefy
Date: 2021.08.12
13:42:52 +02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 12 AUGUST 2021

CC: (1) Mr. Mr. N. Hanekom (Enviro-EAP)

Email: nicolaas@enviro-eap.co.za

APPENDIX A
ENVIRONMENTAL AUTHORISATION ISSUED ON 30 SEPTEMBER 2016



**Western Cape
Government**
Environmental Affairs and
Development Planning

Directorate: Development Management
(Region 2)

REFERENCE: 16/3/3/1/B1/14/1012/16
NEAS REFERENCE: WCP/EIA/0000100/2016
ENQUIRIES: D'mitri Matthews
DATE OF ISSUE: 2016-09-30

The Municipal Manager
Langeberg Municipality
Private Bag X2
ASHTON
6715

GESERTIFIEERD 'N WARE AFKRYF VAN DIE
OORSPRONKLIKE DOKUMENT. GEBRUIKERS
DAT DIE OORSPRONKLIKE DOKUMENT
CERTIFIED A TRUE COPY OF THE ORIGINAL
DOCUMENT, THERE IS NO NEED FOR THE
ORIGINAL DOCUMENT TO BE PRESENTED BY
UNAUTHORISED PERSONS.

297161
[Signature]
KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS
BROADLANDS STRAND 7140
DATE: 29/9/21 PLACE: Strand

Attention: Mr Soyisile Mokweni

Tel: (023) 615 8001
Fax: (023) 615 1563

Dear Sir

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN 2981 AND 2445, ROBERTSON

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014, you are instructed to ensure, within 14 days of the date of the Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 (as amended), which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

[Signature]

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms L. Abrahams (Eco Impact Legal Consulting (Pty) Ltd)
(2) Mr L. Welgemoed (Department of Human Settlements)
(3) Mr K. Brand (Langeberg Municipality)

Fax: (088) 021 671 1660
Email: Louis.Welgemoed@westerncape.gov.za
Fax: (023) 614 1841

2nd Floor, 1 Dorp Street, Cape Town, 8001
Tel: +27 21 483 8350 Fax: +27 21 483 3633
E-mail: D'mitri.Matthews@westerncape.gov.za

Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp



REFERENCE: 16/3/3/1/B1/14/1012/16
NEAS REFERENCE: WCP/EIA/0000100/2016
ENQUIRIES: D'mitri Matthews
DATE OF ISSUE: 2016-09-03

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: PROPOSED ROBERTSON HEIGHTS HOUSING DEVELOPMENT ON ERVEN NO. 2981 AND 2445, ROBERTSON

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activities specified in Section B below with respect to Layout Alternative 1, described in the Basic Assessment Report ("BAR"), dated 13 June 2016.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in Section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Langeberg Municipality
c/o Mr Soyisile Mokweni
Private Bag X2
ASHTON
6715

Tel: (023) 615 8001
Fax: (023) 615 1563

2nd Floor, 1 Dorp Street, Cape Town, 8001
Tel: +27 21 483 8350 Fax: +27 21 483 3633
E-mail: D'mitri.Matthews@westerncape.gov.za

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ORIGINAL DOCUMENT IS BEING REPRODUCED BY
UNAUTHORISED PERSONS.

292161
Matthews born (C&S)
KERNIEK VAN EDE / COMMISSIONER OF OATHS

ROADLANDS STRAND TWO
DATE: 25/6/21 PLACE: Sreano
Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "the holder".

B. LIST OF ACTIVITIES AUTHORISED

Listed Activity	Activity/Project Description
Government Notice No. R. 983 of 4 December 2014 – Activity Number: 24 The development of— (i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) a road with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres; but excluding— (a) roads which are identified and included in activity 27 in Listing Notice 2 of 2014; or (b) roads where the entire road falls within an urban area.	The proposal entails the construction of internal roads of approximately 10m wide on Erf no. 2981, which is located outside the urban area. GESERTIFIEERD 'N WAARE AFKOPPE VAN DIE OORSPRONKLIKE DOKUMENT. GEEN AANDUIDING DAT DIE OORSPRONKLIKE DOKUMENT DEUR ONOEGEPASSE PERSONE GEWYSIG IS HEE. CERTIFIED A TRUE COPY OF THE ORIGINAL DOCUMENT. THERE IS NO INDICATION THAT THE ORIGINAL DOCUMENT HAS BEEN AMENDED BY UNAUTHORISED PERSONS. 29/2/16 <i>Marius Botha</i> KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS BROADLANDS STRAND 7140 DATE: 25/6/14 PLACE: 8th FLOOR
Activity Number: 27 The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan	An area of approximately 4,9ha will be cleared, which contains areas of indigenous vegetation.
Activity Number: 28 Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.	A portion of the site (Erf No. 2981), which is earmarked for the proposed development is located outside of the urban area, and an area of more than 1ha in extent will be transformed, that shows evidence of being used for agriculture (evidence of ploughing) on or after 1 April 1998.
Activity Number: 45 The expansion of infrastructure for the bulk transportation of water or storm water where the	A series of open overland channels will be constructed on Erf No. 2981 (located outside of the urban area) to convey stormwater from the

existing infrastructure— (i) has an internal diameter of 0,36 metres or more; or (ii) has a peak throughput of 120 litres per second or more; and (a) where the facility or infrastructure is expanded by more than 1000 metres in length; or (b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more; excluding where such expansion— (aa) relates to transportation of water or storm water within a road reserve; or (bb) will occur within an urban area.	proposed development. These open overland channels will connect to the existing stormwater infrastructure and will have a throughput capacity of more than 120l/s during high rainfall events.
Government Notice No. R. 985 of 4 December 2014 – Activity Number: 4 The development of a road wider than 4 metres with a reserve less than 13,5 metres. (f) In Western Cape: i. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or ii. In urban areas: (cc) Areas zoned for conservation use; or (dd) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	The proposal entails the clearance of indigenous vegetation for the construction of internal roads of approximately 10m wide, on Erf no. 2981, which is located outside the urban area. GESERTIFIEERD TE WARE AFKOPIE VAN DIE OORSPRONKELIKE DOCUMENT. GEDATUM 25/6/21 DAT DIE OORSPRONKELIKE DOCUMENT ENIG ONGEMACHTIGE PERSONE GRYPERS IS DIE. CERTIFIED A TRUE COPY OF THE ORIGINAL DOCUMENT, THERE IS NO INDICATION THAT THE ORIGINAL DOCUMENT HAS BEEN ALTERED BY UNAUTHORIZED PERSONS. 292161 <i>W. van der Merwe</i> KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS BROADLANDS STRAND 710 DATE: 25/6/21 PLACE: STRAND

The abovementioned list is hereinafter referred to as “**the listed activities**”.

The holder is herein authorised to undertake the following alternative:

Layout Alternative 1

This alternative entails the construction of the Robertson Heights Development, which will have a development footprint of approximately 4,9ha in extent. The Robertson Heights Development will include:

- 188 single residential houses.
- One erf for a community facility.
- Two erven for open space.
- One erf for an electrical substation.
- Internal roads.

C. SITE DESCRIPTION AND LOCATION

The listed activities will be undertaken on Erven No. 2981 and 2445, Robertson, at the following co-ordinates:

Latitude (S)	Longitude (E)
33° 47' 15.56" South	19° 53' 52.15" East

The SG digit code is: C06500030000298100000
C06500030000244500000

Refer to Annexure 1: Locality Plans and Annexure 2: Site Plans.

The above is hereinafter referred to as "**the site**".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Eco Impact Legal Consulting (Pty) Ltd
c/o Ms. Lauren Abrahams
P. O. Box 45070
CLAREMONT
7735

Tel.: (021) 671 1660
Fax: (088) 021 671 1660

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with, and restricted to, Layout Alternative 1, described in the BAR dated 13 June 2016 at the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **five years** from the date of issue within which commencement must occur.
3. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
4. Any changes to, or deviations from the scope of the alternative described in Section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information, in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

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Written notice to the Competent Authority

5. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activities. The notice must:

- 5.1 make clear reference to the site details and EIA Reference number given above; and
- 5.2 include proof of compliance with the following conditions described herein:

Conditions: 6, 7, 10 and 16

Notification and administration of appeal

6. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision—

6.1 notify all registered Interested and Affected Parties ("I&APs") of –

- 6.1.1 the outcome of the application;
- 6.1.2 the reasons for the decision as included in Annexure 3;
- 6.1.3 the date of the decision; and
- 6.1.4 the date when the decision was issued.

6.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below;

6.3 draw the attention of all registered I&APs to the manner in which they may access the decision; and

6.4 provide the registered I&APs with:

- 6.4.1 the name of the holder (entity) of this Environmental Authorisation;
- 6.4.2 name of the responsible person for this Environmental Authorisation;
- 6.4.3 postal address of the holder;
- 6.4.4 telephonic and fax details of the holder;
- 6.4.5 e-mail address, if any, of the holder; and
- 6.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).

7. The listed activities, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notifies the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activities, including site preparation, must not commence until the appeal is decided.

Management of activity

8. The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended to exclude the following

aspects, and must then be re-submitted to the Competent Authority within 30 days from the date of issue of this Environmental Authorisation and approved prior to commencement of construction:

8.1. In terms of the Construction EMPr:

8.1.1. Objective C14: Herbicides, Pesticides and Fertilizers.

8.2. In terms of the Operational EMPr:

8.2.1. Goal 7: On-going Monitoring of Social Environmental Impacts, Action Point No. 2.

8.2.2. Goal 8: Vegetation Management, Inclusive of Alien Vegetation and Landscaping.

Monitoring

9. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the EMPr and the conditions contained herein.
10. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including on a publicly accessible website.
11. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

12. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014.

The holder must submit an Environmental Audit Report for the construction phase within 3 months of completion of construction to the Competent Authority and thereafter, every 3 months for a period of 1 year. The final Environmental Audit Report must be submitted to the Competent Authority three months after commencement of operations.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

13. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during

earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or paleontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

14. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
15. The construction site must be clearly demarcated prior to the commencement of construction activities and all areas outside of the demarcated construction site must be regarded as "no-go" areas.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activities.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.

If the holder does not commence with a listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this regard must be made to the Competent Authority at least **three months** prior to the expiry date of the Environmental Authorisation.

Note that: (1) in terms of Regulation 28(2) of the NEMA EIA Regulations, 2014, failure to lodge an application for amendment at least three months prior to the expiry of the validity period of the Environmental Authorisation may result in the lapsing of the Environmental Authorisation, due to the Competent Authority being unable to process the application for amendment within this period; (2) it is an offence in terms of Section 49A(1)(a) of NEMA for a person to commence with a listed activity if the competent authority has not granted an Environmental Authorisation for the undertaking of the activity.

4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EIA Regulations, 2014 must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:
Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of GN No. R.982 of 4 December 2014 or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Jaap de Villiers (Tel: 021 483 3721)
Room 809

CERTIFIED A TRUE COPY OF THE ORIGINAL DOCUMENT, WHICH IS IN POSSESSION OF THE ORIGINAL DOCUMENT AND NOT AMENDED BY UNAUTHORIZED PERSONS.

29/6/21

DATE: 29/6/21 PLACE: STANFORD

8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to Jaap.DeVilliers@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail Jaap.DeVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. HENRI FORTUIN

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)

DATE OF DECISION: 30-9-16

CC: (1) Ms. L. Abrahams (Eco Impact Legal Consulting (Pty) Ltd)
(2) Mr L. Welgemoed (Department of Human Settlements)
(3) Mr K. Brand (Langeberg Municipality)

Fax: (088) 021 671 1660

Email: Louis.Welgemoed@westerncape.gov.za

Fax: (023) 614 1841

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DOCUMENT, THERE IS NO REASON THAT THE
ORIGINAL DOCUMENT HAD BEEN AMENDED BY
UNAUTHORISED PERSONS.

29/10/16
MARUS BOTHA (RSA)
KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS
BYONDLANDS STRAND 7110
DATE: 28/6/21 PLACE: STARD

ANNEXURE 1: LOCALITY MAP



Figure 1: Regional locality map of Erven No. 2981 and 2445, Robertson.



Figure 2: Zoomed in view of Erven No. 2981 and 2445, Robertson.

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UNAUTHORISEDLY COPIED.

292161
KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS
BROADLANDS STRAND 7140
DATE: 25/6/21

ANNEXURE 2: SITE PLAN

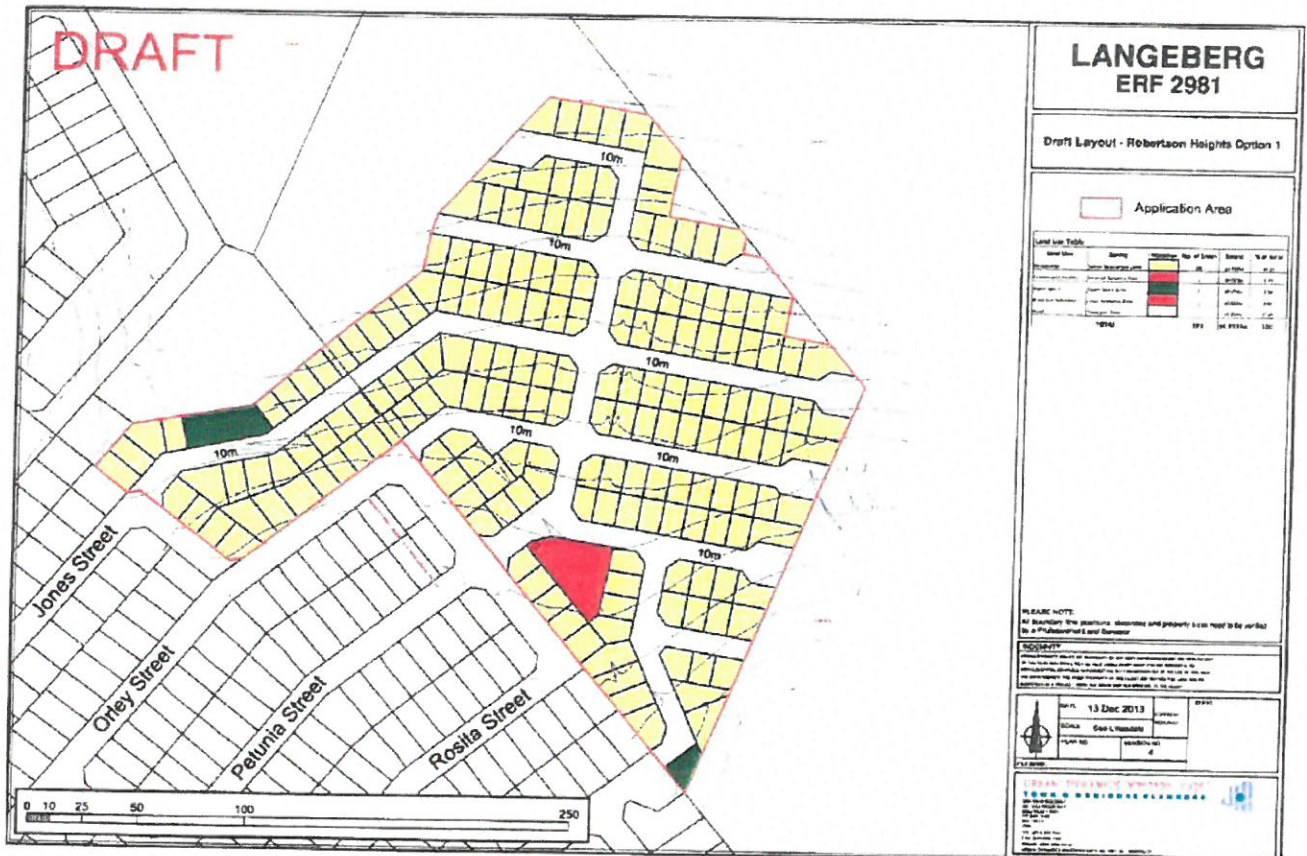


Figure 3: Site Plan for the Robertson Heights Housing Development.

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WILLIAM BOHACSA

KOMMISSARIS VAN DIE / COMMISSIONER OF OATHS
DORLANDS STRAND TWO

DATE: 20/6/21

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In reaching its decision, the Competent Authority considered, amongst others, the following:

- No site visits were conducted. The Competent Authority had sufficient information before it to make an informed decision without conducting a site visit.

1. Public Participation

- identification of and engagement with I&APs;
- fixing notice boards at the sites where the listed activities is to be undertaken on 23 September 2015;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities is to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activities, on 2 October 2015 and 10 November 2015;
- the placing of a newspaper advertisement in the 'Breederivier Gazette' on 13 October 2015;
- making the BAR available to I&APs for public review from 10 November 2015 and again from 8 April 2016.

The Competent Authority concurs with the Environmental Assessment Practitioner's responses to the issues raised during the public participation process, and has included appropriate conditions in this Environmental Authorisation and in the EMP.

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Page 12 of 15
KOMMISSIONER VAN EDE / COMMISSIONER OF OATHS

DATE: 25/6/21 PLACE: GORRA

2. Alternatives

Layout Alternative 1 (Herewith authorised):

This alternative entails the construction of the Robertson Heights Development, which will have a development footprint of approximately 4,9ha in extent. The Robertson Heights Development will include:

- 188 single residential houses.
- One erf for a community facility.
- Two erven for open space.
- One erf for an electrical substation.
- Internal roads.

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OATHS

This alternative is preferred since it will contribute to fulfilling the housing targets projected for the Langeberg Municipality, with respect to the need and desirability that was established in the Langeberg Municipal Spatial Development Framework ("SDF"), 2014. Furthermore, this alternative maximises the housing opportunities on the proposed site, compared to Layout Alternative 2.

Layout Alternative 2

This alternative entails the construction of 106 single residential houses, as well as roads and associated infrastructure. The development footprint will be approximately 2,3ha in extent.

This alternative is not preferred because it will not maximise the housing opportunities on the proposed site, compared to Layout Alternative 1.

"No-Go" Alternative

The "no-go" option was also investigated and was not considered feasible since no housing provision will be realised for prospective beneficiaries.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The Langeberg Municipality SDF, 2014, highlights the need for residential development in Robertson. Therefore, the municipality intends to develop Erven 2981 and 2445, Robertson, to aid in their provision of subsidy housing. The area earmarked for development is located within the approved urban edge and has been designated for future residential development. Furthermore, the proposed low cost housing development can be accommodated within the municipal infrastructure in terms of service provision.

3.2 Biodiversity and Biophysical Impacts

According to the Biodiversity and Freshwater Ecosystem Baseline Study dated May 2013, compiled by Mr Nicolaas Hanekom of Eco Impact Legal Consulting (Pty) Ltd, the site comprises Breede Shale Renosterveld, an ecosystem classified as vulnerable in terms of Section 52 of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEMBA"). The site is not classified as a Critical Biodiversity Area ("CBA") or Ecological Support Area ("ESA") and there are no watercourses present on site. No threatened or protected species were recorded on site. Even though the vegetation present on site is considered to be in a moderate state, a large portion of the site has been previously disturbed and impacted on, as evidence indicates that a portion of the site has been ploughed. Through the implementation of Condition 15 and the EMP

(to be amended as per Condition 8), the impact on natural vegetation located outside of the development footprint will be mitigated.

3.3 Heritage Impacts

According to the Heritage Impact Assessment dated January 2016, compiled by ACRM, the archaeological fragments that were recorded were located on the eroded hill slopes in the south western portion of the site and included dispersed scattered tools and several quartzite Middle Stone Age ("MSA") flakes, blades and chunks. Due to the small numbers and disturbed context in which they were located, the archaeological remains encountered are graded as having a low significance. The palaeontological assessment compiled by Natura Viva cc, concluded that significant impacts on fossil heritage resources are not anticipated and the overall palaeontological sensitivity of the area is rated as being low. Through the implementation of Conditions 13 to 14 and the EMPr (to be amended as per Condition 8), the impact on archaeological and palaeontological resources will be mitigated.

3.4 Services

In the letter dated 8 June 2016, Langeberg Municipality confirmed sufficient capacity with respect to bulk service provision for water, sewage and solid waste.

3.5 Planning

According to the Langeberg Municipality SDF, 2014, the site is located within the urban edge and has been identified for residential development.

The development will result in both negative and positive impacts.

Negative Impacts:

- The proposed development will result in elevated noise and dust levels during the construction period.
- Indigenous vegetation will be removed during site preparation and construction.

Positive Impacts:

- Housing opportunities will be provided for potential beneficiaries.
- Temporary employment opportunities will be created during the construction phase.

4. National Environmental Management Act Principles

The NEMA Principles (set out in Section 2 of the NEMA, which apply to the actions of all Organs of State, serve as guidelines by reference to which any Organ of State must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;

- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

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29216/

[Signature] **MARUS BOTHA**
KOMMISSARIS VAN EDE / COMMISSIONER OF OATHS

BROOKLANDS STRAND 7140

DATE: 25/6/21 PLACE STRAND

Annexure 6

ASLA DEVCO
ROBERTSON HEIGHTS: ERF 2445 AND 2981: SUBSIDISED HOUSING

APPENDIX 3 - GEOTECHNICAL SITE INVESTIGATION

PHASE I
GEOTECHNICAL SITE INVESTIGATION
FOR

ROBERTSON HEIGHTS
ERF2981

FOR
ASLA DEVCO (PTY) LTD



**CORE GEOTECHNICAL
CONSULTANTS**

Engineering Geology and Geohydrology

CONTACT DETAILS

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**PHASE I GEOTECHNICAL SITE INVESTIGATION FOR
ROBERTSON HEIGHTS ERF2981**

Date: May 2013

Project no: 047-13

Contents

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Executive Summary	1
1. Introduction and terms of reference	2
2. Information used in the study	2
3. Site description	2
4. Nature of investigation	2
4.1 Test pits and DPL (Dynamic Probe Light) tests	2
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5. Site geology and groundwater conditions	4
5.1 General	4
5.2 Soil profile	4
5.3 Water table	4
6. Geotechnical evaluation	5
6.1 Engineering and material characteristics	5
6.2 Slope stability and erosion	6
6.3 Excavation Classification with respect to Services	6
6.4 Impact of the Geotechnical Character of the Site on Subsidy Housing Developments	6
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11. Conclusions	8

Appendix A: Site Plan and Classification

Appendix B: Test Pit Soil Profiles

Appendix C: Laboratory Test Results



PHASE I GEOTECHNICAL SITE INVESTIGATION FOR ROBERTSON HEIGHTS ERF 2981

for

ASLA DEVCO (PTY) LTD

Date: May 2013

Project no: 047-13

EXECUTIVE SUMMARY

The area for proposed housing development comprises one site located on the north-eastern side of the town of Robertson.

Geologically, the site is underlain from ground surface by dense gravelly sandy silts and gravelly clays of transported origin. Over the major portion of the site, these soils overlie and mask highly weathered siltstones/sandstones of rock consistency of the Malmesbury Group.

No water table was encountered on site during the investigation and the main water table probably occurs as a fractured rock aquifer at greater depth. The site investigation was however carried out during the dry summer period and winter rainfall might result in a perched water table developing in the transported soils above the relatively impermeable rock. Surface water flow (sheet run-off) down-slope is also likely to develop during intense rainfall events.

Possible geotechnical impacts of the site on development, identified in Section 6.4, include:-

- a) Moderate gradients, which will affect earthworks for roads and building terraces
- b) Potentially difficult excavation in siltstone/sandstone rock
- b) Heave potential of transported soils, affecting structural design
- c) Fill material in localized places in the north-western part of the site
- d) Poor infiltration rates combined with slopes could result in significant surface water run-off

In terms of the Residential Site Class Designation, the site has been classified as S1/H1/R, S1/R and P(Fill).

Recommendations for foundation design and drainage are given in Sections 8 and 9 respectively. Conventional strip foundations founded in the weathered bedrock where possible and where not possible, modified construction or stiffened raft foundations are recommended, with design precautions as required to cater for predicted movements.

Sound water management is recommended to prevent water ingress into soils below foundations and roadways in order to minimize long-term maintenance.

1. Introduction and terms of reference

At the request of David Douglas of ASLA Devco, a Phase 1 Geotechnical Site Investigation, has been carried out for the Robertson Housing Project.

The objectives of the investigation were as follows:

- a) Identify any potential hazards
- b) Define the ground conditions and provide site classifications including detailed soil profile and groundwater occurrences within the zone of influence of foundations
- c) Provide the geotechnical basis for safe and appropriate land use planning, infrastructure design, housing unit design and the formulation of precautionary measures and risk management procedures.
- d) Broadly classify the land that is to be developed for subsidy housing in terms of the Housings Code's Residential Site Class Designations
- e) Gather factual data that has a bearing on the determination of housing subsidy variations and the installation of township services.

The investigation report has been prepared in accordance with the standard specifications of the National Housing Code for Project Linked Greenfield Subsidy Housing Projects (Standard Specifications GFSH-2). However investigations requirements have been modified where site conditions indicate and can be justified.

2. Information used in the study

The following information sources have been used in the investigation:-

- Geological map (1:1 000 000) - Council for Geoscience
- Remote imagery (1:5000 scale)- Google Earth
- Orthophotos (1:10 000) — Dept. Land Affairs
- Site Plans for Robertson Housing Project

No geotechnical site investigation reports for sites in the immediate Barrydale area could be obtained.

3. Site description

The site is located on Erf 2981 Robertson and its location relative to the town of Robertson is shown in Figure 1. The site topographic setting is shown in the remote image, Figure 2.

Topographically, the site slopes to the south east and has a number of small intersecting drainage lines. A borrow pit (in siltstone rock) is located on the north-eastern section of the site, where a large amount of fill material has been dumped and extends south-east of the borrow pit.

Our information is that no underground mining activity has taken place here in the past and that no economic minerals are associated with the shales in the area. Consequently the site has probably not been undermined.

4. Nature of the investigation

4.1. Desk study and walkover survey

Available geological and topographical maps and orthophotos were used to determine the geology and geological history of the area and to better understand topography, drainage and soil and rock origin in the region. A walkover survey was also conducted to confirm the nature of site features identified in the desk study.



Figure 1: Locality of site



Figure 2: Site features and topography

4.2 Test Pits

Ten test pits, spread over the site, were excavated using a digger-loader. Test pits were visually profiled, with representative soil samples being taken from selected horizons for laboratory testing. Due to the stiffness of the soil and the presence of cobbles and variable fill, dynamic probe light (DPL) testing was not carried out on this site.

Test pit locations are shown on the site plan in Appendix A (Figure 3). Copies of the recorded test pit soil profiles included in Appendices B.

4.3 Laboratory testing

The following laboratory tests were carried out on selected soil samples;

- Indicator tests in the form of moisture content, grading and Atterberg Limits analysis; to determine basic soils engineering properties.
- Geochemical testing (pH and conductivity) to assess possible deleterious effects of soils on concrete and steel.

The results of the laboratory tests are summarized in Table 6.1. Copies of the full laboratory test results are included as Appendix C.

5. Site geology and groundwater conditions

5.1 General

Tertiary deposits of gravelly and sandy soils of transported (colluvial) origin occur at ground surface. These soils are shallow in depth, but generally mask the underlying weathered siltstones and sandstones. These rocks form part of the Malmesbury Group- Noree Formation, which also include phyllite, medium grained greywacke, feldspathic and sericitic quartzite, limestone, dolomite and gritstone.

5.2 Soil profile

Fill material, in excess of 3.2 m deep, occurs in the north-western portion of the site adjacent to a borrow pit (see test pit TP2). This material is unconsolidated and made up of waste material such as refuse and builders rubble.

Near-surface colluvial soils essentially comprise medium dense to very dense gravelly sandy silts, which are up to 0.80 m thick and underlain by either rock or transported soils. The transported soils consist mainly of very dense to stiff gravelly clayey silts and clayey gravels which can extend to depths in excess of 2.3 m in places.

The transported soils are underlain by siltstone/sandstone rock, that occurs in seven of the ten test pits excavated. Where intersected, the rock depth varies from 0.1 m to 0.9 m.

5.3 Water Table

No groundwater was encountered in any of the test pits. The main water table is expected to be located within a fractured rock aquifer at moderate depth. The site investigation was however conducted during the middle of the summer period with high summer temperatures. High winter rainfall might result in the forming of a shallow perched water table above the relatively impermeable rock. Significant surface water run-off down-slope can be expected during intense rainfall events as indicated by prominent drainage gullies.

6. Geotechnical evaluation

6.1 Engineering and materials characteristics

Soils engineering properties relevant to design and development are summarized in Table 6.1. On the basis of the field investigation, soils engineering data and site geology, the following points relating to geotechnical engineering conditions on the site may be made:-

- The gravelly near-surface transported (colluvial) soils are generally dense and are considered to be moderately compressible. Due to the density of these soils and their vertical extent and consistency across much of the site, this horizon will form a suitable founding horizon.
- The transported gravelly clays exhibit moderate plasticity (PI of 17) and are potentially moderately expansive. These soils will be suitable for founding purposes, provided that appropriate foundation design precautions are implemented in order to cater for potential heave movements.
- The weathered siltstones/sandstones underlying the transported soils are highly weathered, jointed and exhibit low compressibility, moderate strength and low permeability. The siltstones/shales occur at an average depth of 0.5 m, where intersected, and are considered to exhibit low potential expansiveness. They will thus form a competent founding horizon for structures.
- The fill material intersected in TP 2 adjacent the borrow pit is of poor quality and is highly compressible. This fill is not suitable for founding and remedial measures will be required for structures that are affected.
- In terms of material properties, the transported soils show moderate plasticity with moderate heave potential. These soils can be expected to exhibit moderate post-compaction strength and to form a construction material of general fill or subgrade quality (see Table 6.2). In terms of the THR14 classification for pavement design, the transported material probably classifies as a G10 quality construction material.
- The weathered siltstone/sandstone bedrock rock material exhibits low plasticity and fair post-compaction strength (from computed CBR values). This material can be expected to form a G6/G7 (selected layer) quality material. The borrow pit on site has been used for gravel wearing course and if not too deeply weathered, this material could be considered for use in this development.
- Near-surface soils are neutral in terms of pH, with moderate conductivity. Design precautions to protect buried services should not be required.
- Relatively low infiltration rates and significant surface run-off down-slope can be expected generally. Attention will thus have to be paid to storm water management and drainage measures.

Table 6.1 Summary of soils engineering properties

Test Pit No.	Depth (m)	Description	LL	PI	LS	MC	GM	pH	CBR* @ 95% Mod. AASHTO	TRH 14 Classification
2	Surface	Siltstone Fill (borrow pit)	19	6	3.0	-	2.5	-	37	G6
8	1.0	Clayey gravel. Transported	35	17	9.0	7	1.71	6.2	-	G10

Key; LL - liquid limit. PI — plasticity index. LS — liquid limit. MC — in-situ moisture content GM — grading modulus. N-P — non-plastic. CBR — California Bearing Ratio. CBR* - computed CBR value.

Table 6.2 Engineering properties of compacted materials

Material	Potential usage	Shear strength when compacted	Drainage characteristics	Workability as a construction material
Transported clayey gravel	General fill	Moderate	Poor	Poor
Weathered siltstone	Selected sub grade, Gravel wearing coarse	Good	Moderate	Moderate

6.2 Slope stability and erosion

Due to the moderate slope gradients in certain sections of the site, soil creep, slope instability and soil erosion are potential problems. Cuts for houses may require minor retaining structures or slopes could be battered to 35° and vegetated. Erosion is prevalent in the area and erosion measures must be designed for in the form of surface water drainage.

6.3 Excavation classification with respect to services

Excavation down to an average depth of 1.0 m through the transported soils and into the highly weathered siltstone, classifies as "soft excavation" (restricted and non-restricted excavation) in terms of the SABS 1200 D Earthworks Specification. Materials can probably be efficiently removed using a digger-loader or backhoe.

The deeper less weathered siltstone/sandstones below digger-loader refusal depth, classify as "intermediate excavation". Material can probably be excavated to a depth of approximately 2.0 m, probably deeper, with 20-ton tracked excavators. The need for blasting appears to be unlikely within at least 2 m to 3 m of ground surface.

6.4 Impact of the geotechnical character of the site on subsidy housing developments

The geotechnical character of the site is considered to impart a number of impacts on housing development and subsidy variations, including: -

- Difficulty with servicing land due to moderate slopes
- Relative difficulty of excavation in siltstone/sandstone bedrock, although excavation is not expected to fall into any subsidy variation categories
- Potentially expansive soils requiring design precautions in housing units
- Fill material associated with the borrow pit, with affected structures requiring appropriate ground improvement
- Poor infiltration rates combined with slopes could result in significant surface water run-off

7. Site classification

The site has a soil profile of colluvial soils overlying transported soils overlying highly weathered siltstone/sandstone rock with fill in the north western portion of the site, as outlined in Table 7.1. The engineering design requirements applicable to this site class designation in relation to foundations are detailed in Section 8.

Table 7.1 Residential site class designations

Site Classification	Character of Founding materials	Expected Range of Total Soil Movements (mm)	Assumed Differential Movement (% of Total)	Maximum Allowable Bearing Pressure (kPa)
S1/H1/R	Dense silty gravels colluvium overlying gravelly clays overlying highly weathered siltstone/sandstone rock	<15	50	200
S1/R	Gravelly clays overlying siltstone/sandstone rock	10	50	200
P(Fill)	Unconsolidated rubble and refuse	<30mm	N/a	N/a

8. Foundation recommendations and solutions

In areas where rock is close to surface and founding depths allow, residential and community structures may be founded using conventional strip footings. Excavations for foundations should be taken through the soils to found entirely and uniformly in weathered siltstone/sandstone of rock consistency.

In areas where it is not possible to found on rock, structures should be found using either strip/spread foundations with modified normal construction, or alternatively reinforced concrete raft foundations with articulation joints. Structures must be designed for the predicted heave movements. Guidelines are given in the appropriate Codes of Practice for structural design

In all founding options, it is recommended that flexible couplings are used where wet services enter and exit structures to accommodate possible heave movements. This is due to the heave potential of the transported soils

A geotechnical engineer should inspect representative foundation excavations prior to casting concrete. This will ensure that founding horizons are compatible with the design of the foundations and the structures. This applies particularly to areas where fill material is present. Any fill will need to be identified and probably trimmed out to spoil.

Surface beds may be cast directly on gravelly colluvium after nominal compaction from final terrace level, but surface beds must be designed to cater for the predicted heave movements.

9. Drainage

In view of the risk associated with storm water run-off, sound water management is required. Suitable measures include grading of slopes to prevent ponding of water around housing units, effective collection and disposal off site of storm water and water from down pipes and regular checking of wet services for leaks.

Similar measures are required with regard to road construction, with regular maintenance of storm water to prevent water ingress into subgrade soils and to minimize long term maintenance.

10. Special precautionary measures

All areas where fill material has been dumped must be avoided. This is due to the variable and highly compressible nature of this unconsolidated fill material. These areas appear to be generally associated with the borrow pit.

11. Conclusion

This Phase 1 geotechnical site investigation indicates that the area investigated, is generally suitable for project linked subsidy housing development, provided that the aspects of concern relating to the geotechnical character of the site are addressed.



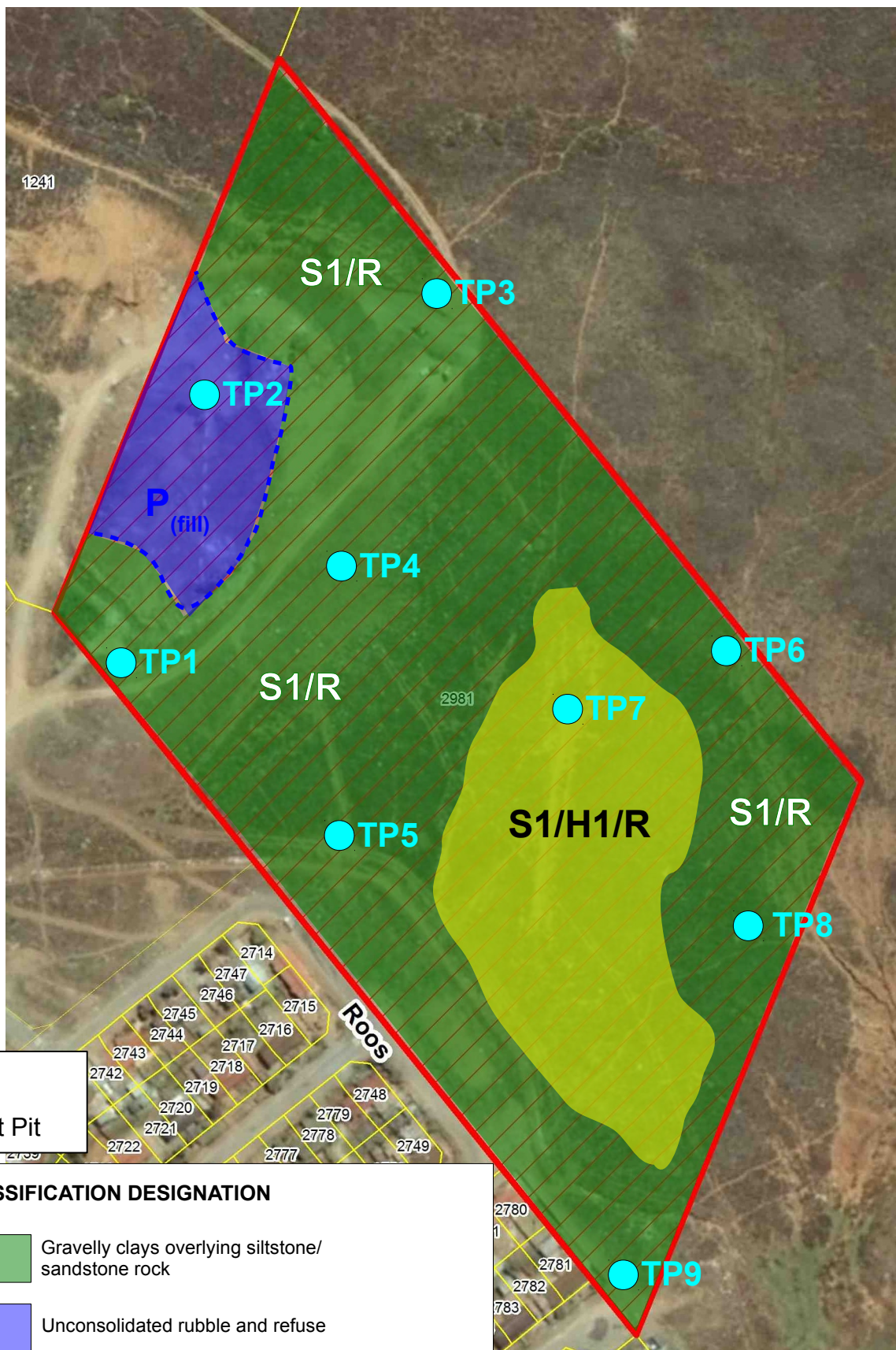
JOHN YATES



MATTHEW JONES

APPENDIX A

SITE PLAN AND CLASSIFICATION

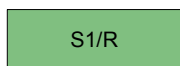


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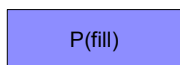
Test Pit

SITE CLASSIFICATION DESIGNATION



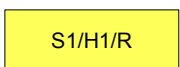
S1/R

Gravelly clays overlying siltstone/
sandstone rock



P(fill)

Unconsolidated rubble and refuse



S1/H1/R

Dense silty gravels colluvium overlying gravelly clays
overlying highly weathered siltstone/sandstone rock



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Physical address: Unitb2, Clareview Business Park, 236 Lansdowne Road,
Claremont, 7708

CLIENT: ASLA DEVCO (PTY) LTD

PROJECT: ROBERTSON HEIGHTS ERF2981

TITLE: SITE PLAN SHOWING TEST PITS & SITE CLASSIFICATION

DATE:	May-13	TRACED BY:	SS	
SCALE:	NTS	FIG.NO.	1	JOB NO. 047-13

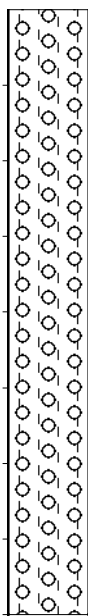
APPENDIX B - SOIL PROFILES



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13

Scale
1:10



0.00

Slightly moist maroon very dense intact silty gravel.
Colluvium.

0.80

Dark grey highly weathered intensely fractured medium hard rock
siltstone with clay infill along joints.

1.70

NOTES

- 1) No seepage.
- 2) Excavation difficult.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFIED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

COLLAR LEVEL : Ground level
X COORD :
Y COORD :

HOLE No: TP01
ROBERTSON



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13

Scale
1:15

0.00

Slightly moist light olive brown medium dense intact gravelly clay. Fill.

1.00

Moist dark brown loose intact silty sandy gravel. Fill.
* Contains refuse and wire.

3.20

NOTES

- 1) No seepage.
- 2) Refusal at 3.2m.
- 3) FIND&BULK02 sample from adjacent borrow pit.
- 4) Borrow pit has approximately 5m face with +/- 2m overburden.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFILED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
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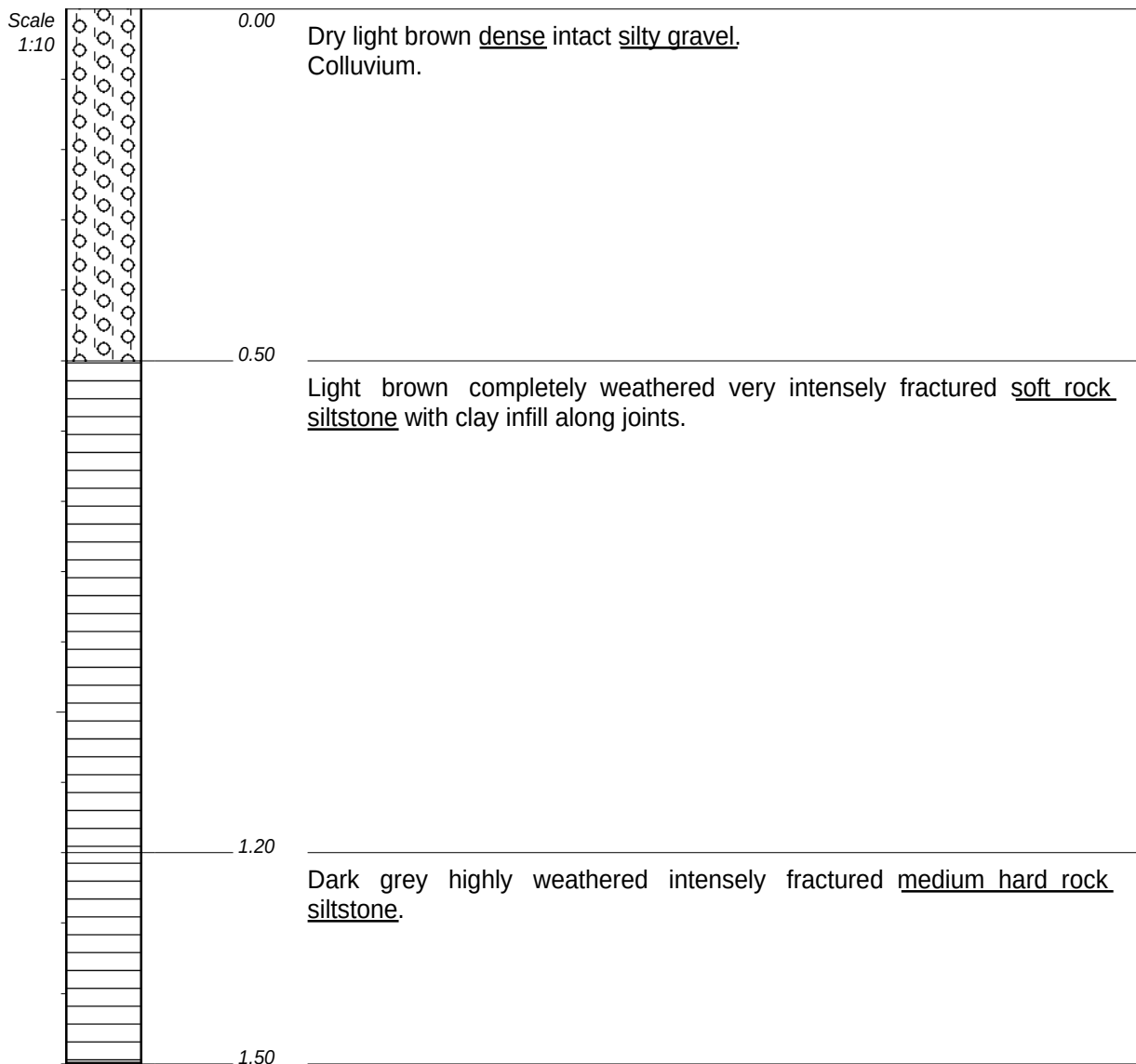
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X COORD :
Y COORD :

HOLE No: TP02



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Not refusal.

CONTRACTOR :
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PROFIED BY : Matthew Jones
TYPE SET BY :
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DIAM :
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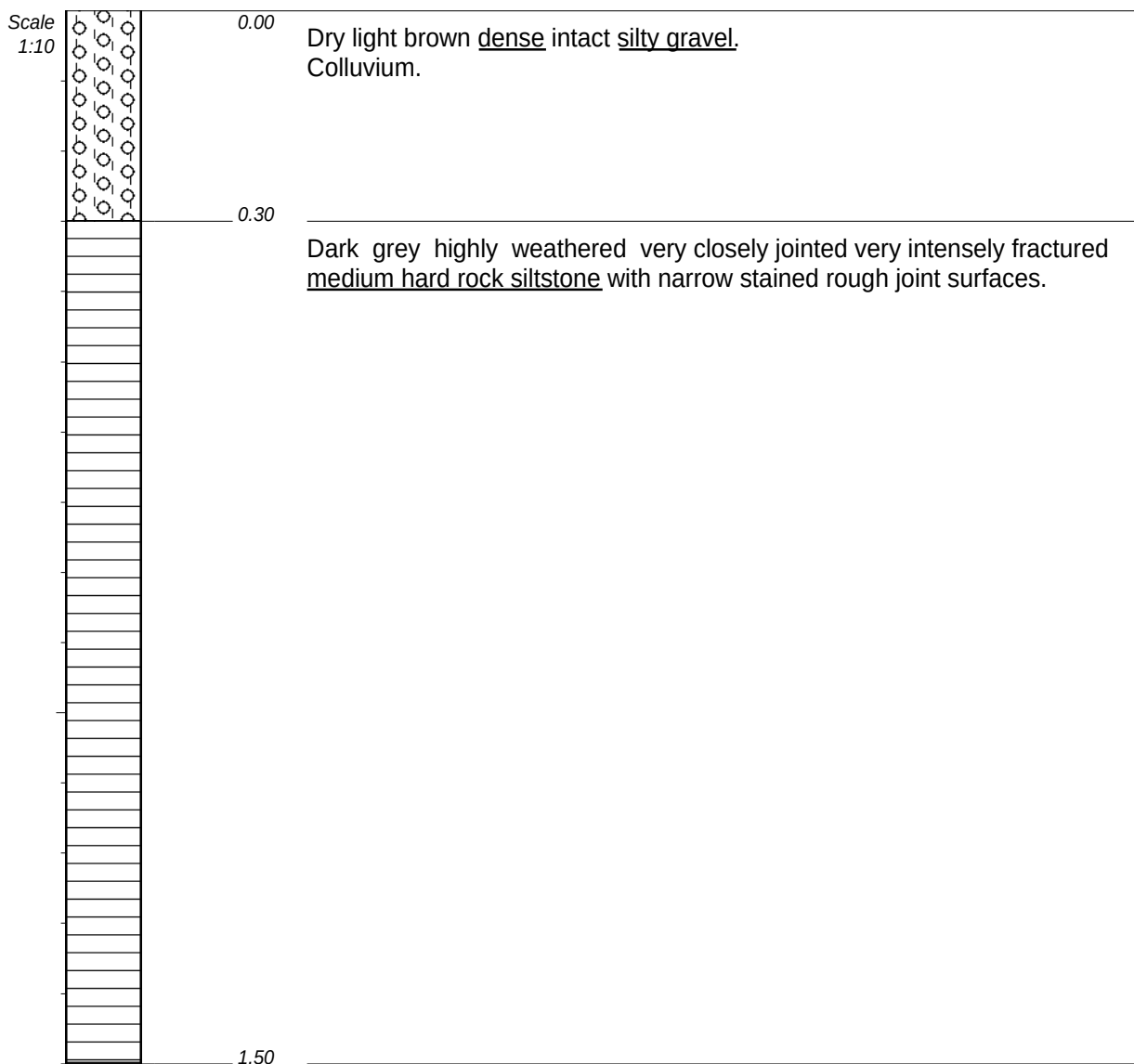
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X COORD :
Y COORD :

HOLE No: TP03



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Refusal at 1.5m.

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PROFILED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

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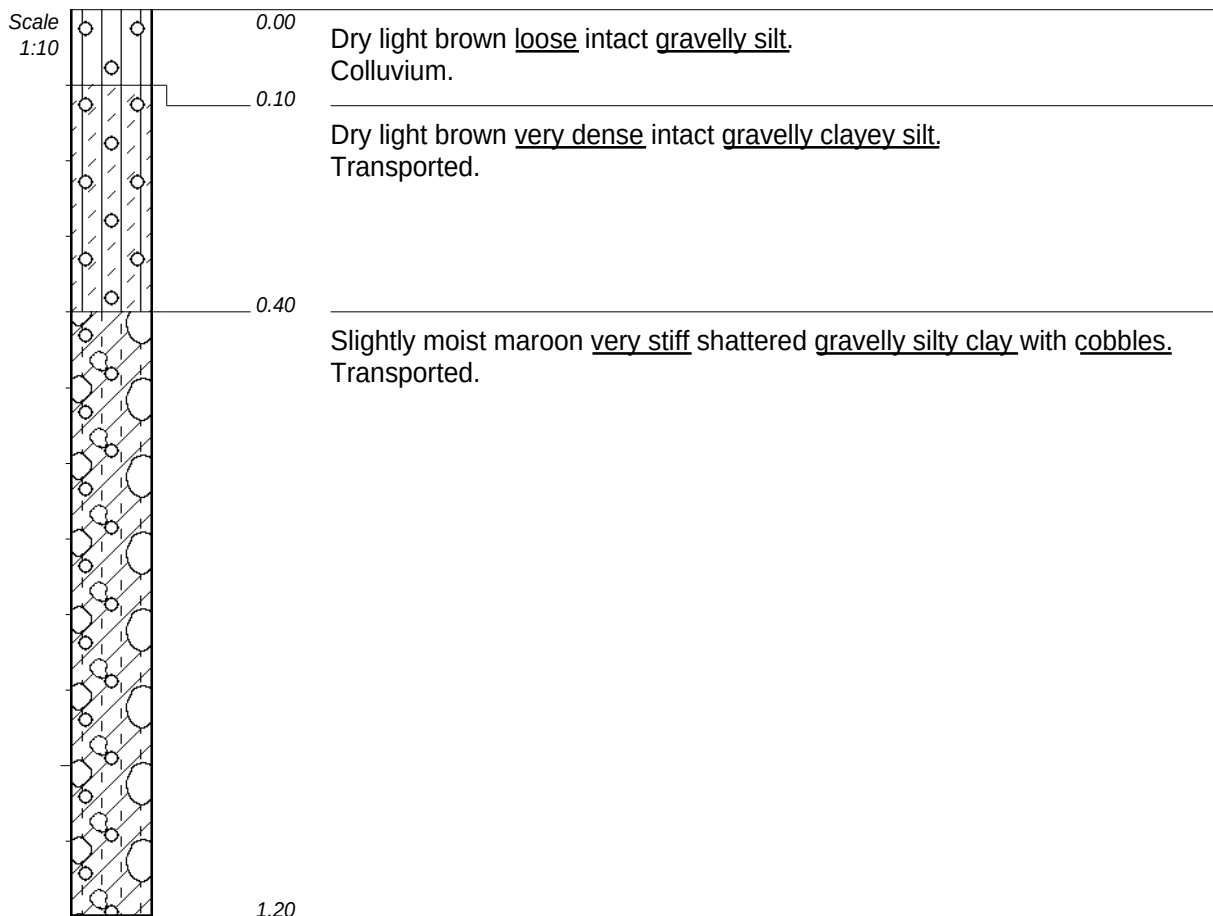
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X COORD :
Y COORD :

HOLE No: TP04



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Excavation difficult.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFIED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

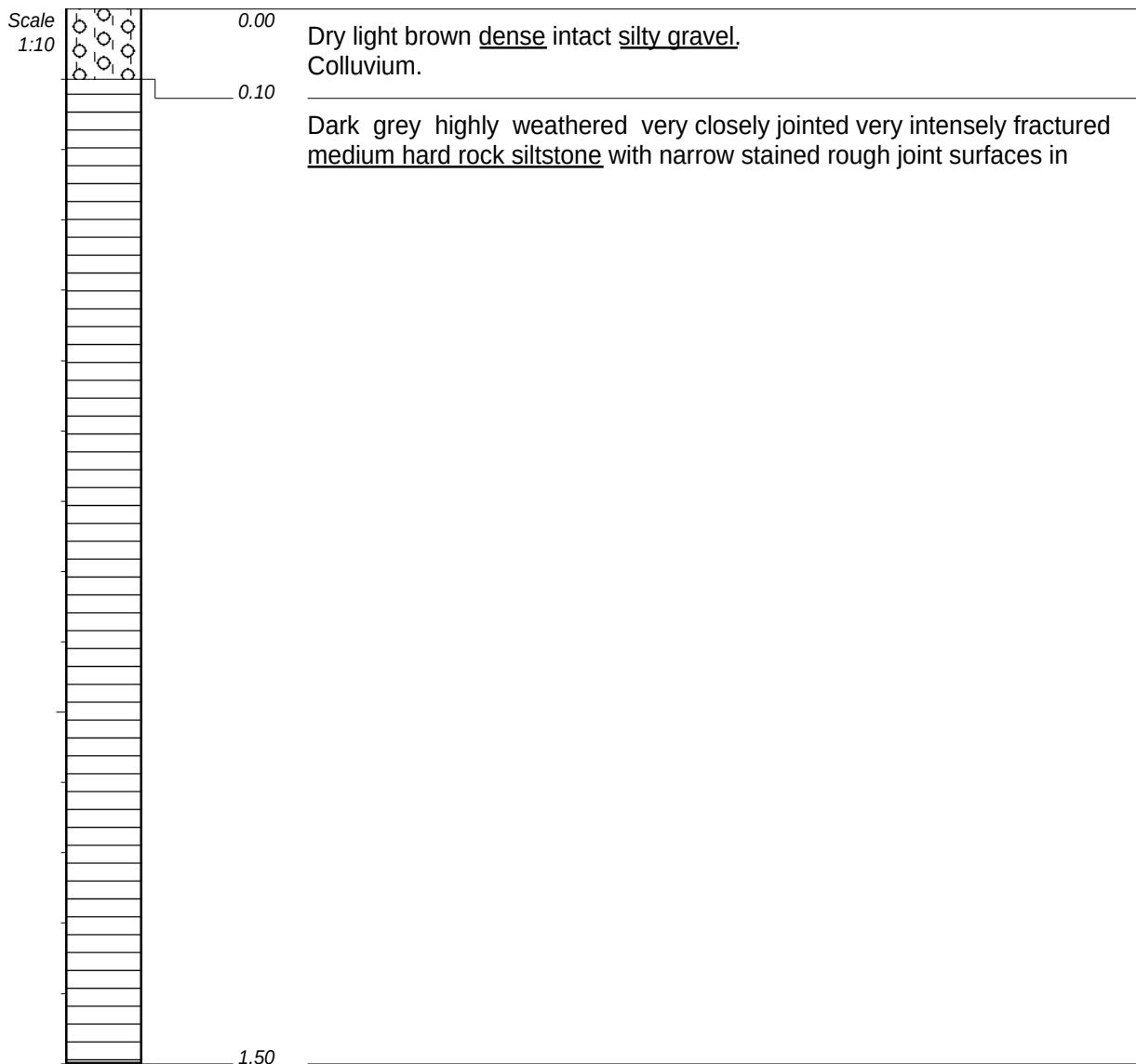
COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP05



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Refusal at 1.5m.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFIED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

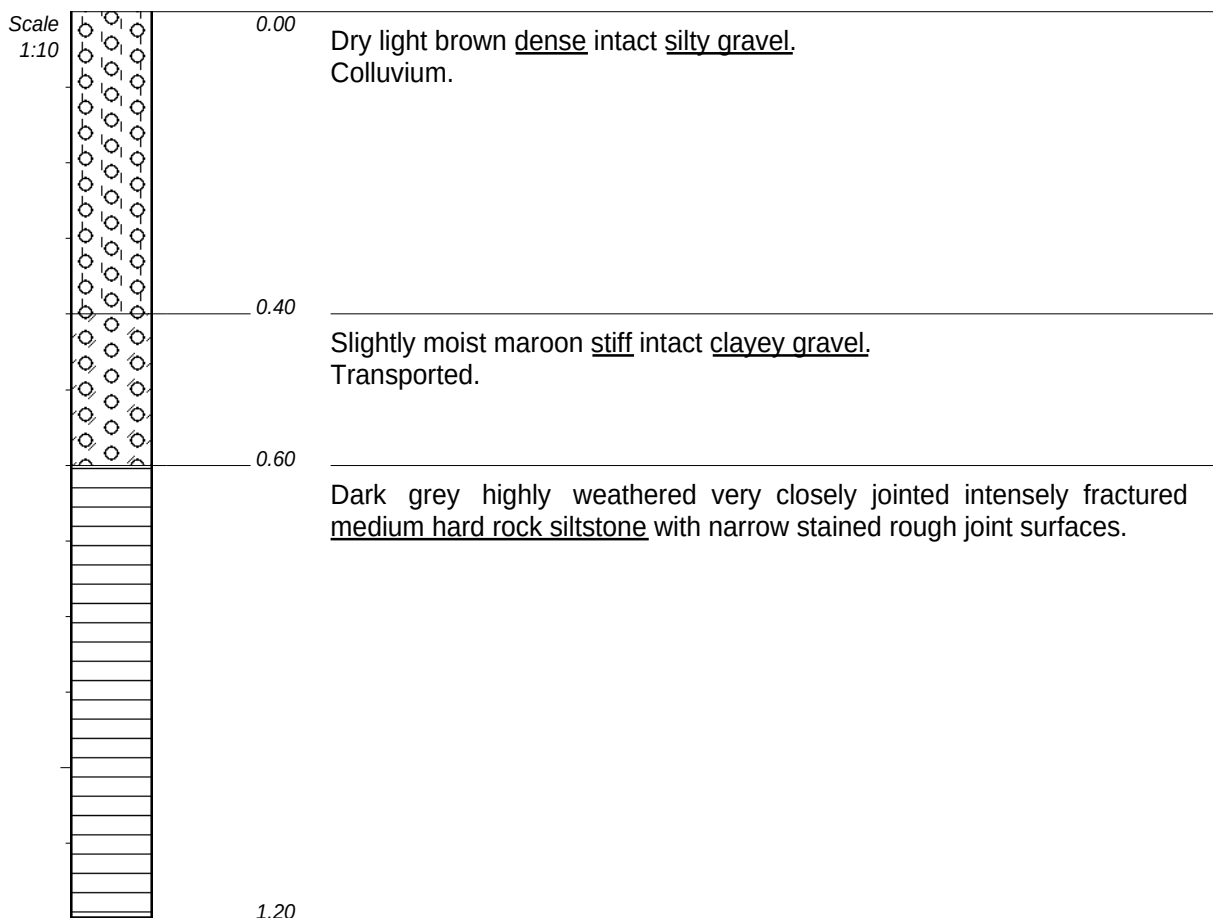
COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP06



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Refusal at 1.2m.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFILED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

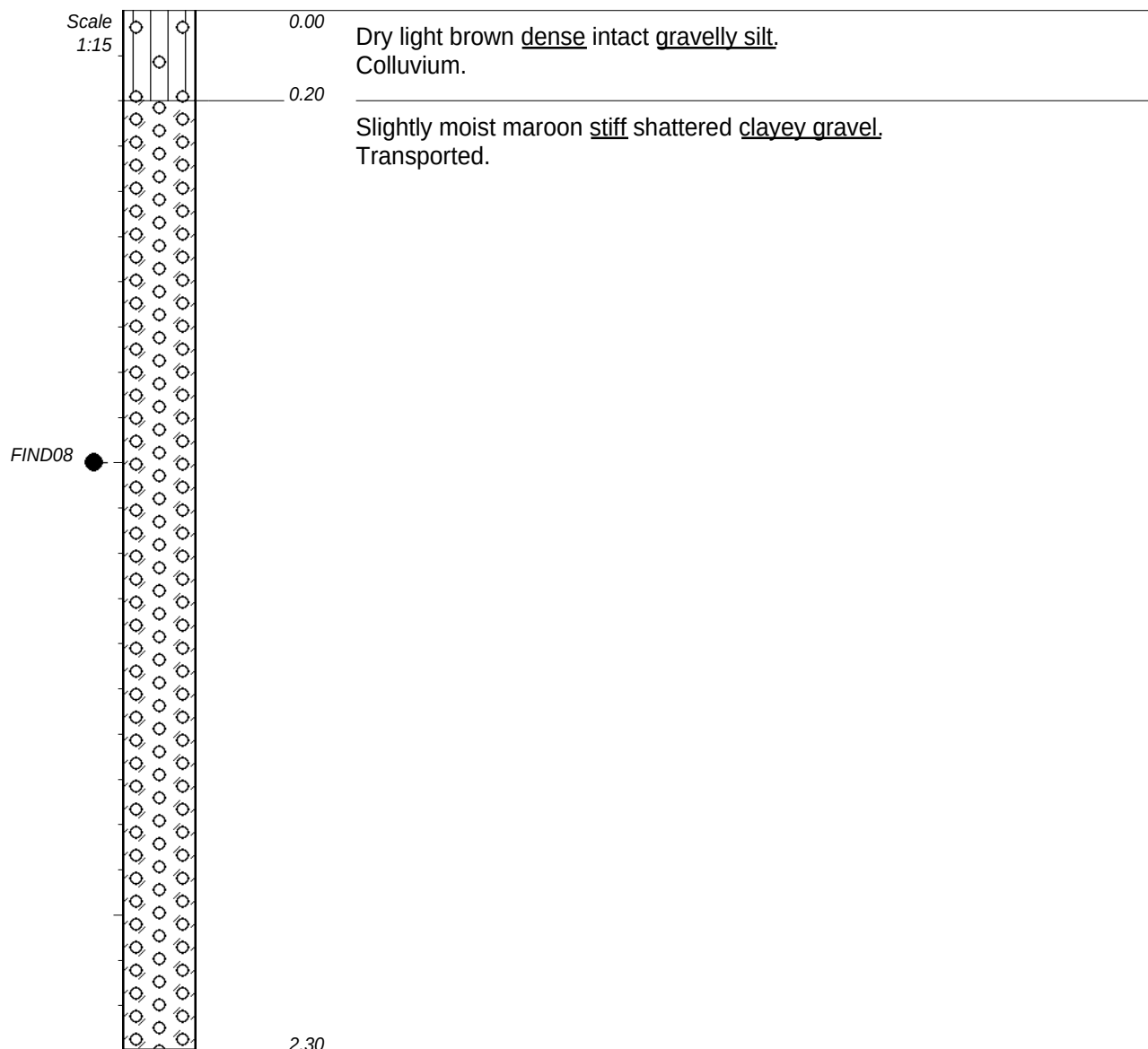
COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP07



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) TLB stopped.
- 3) FIND08 sample at 1.0m.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFILED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

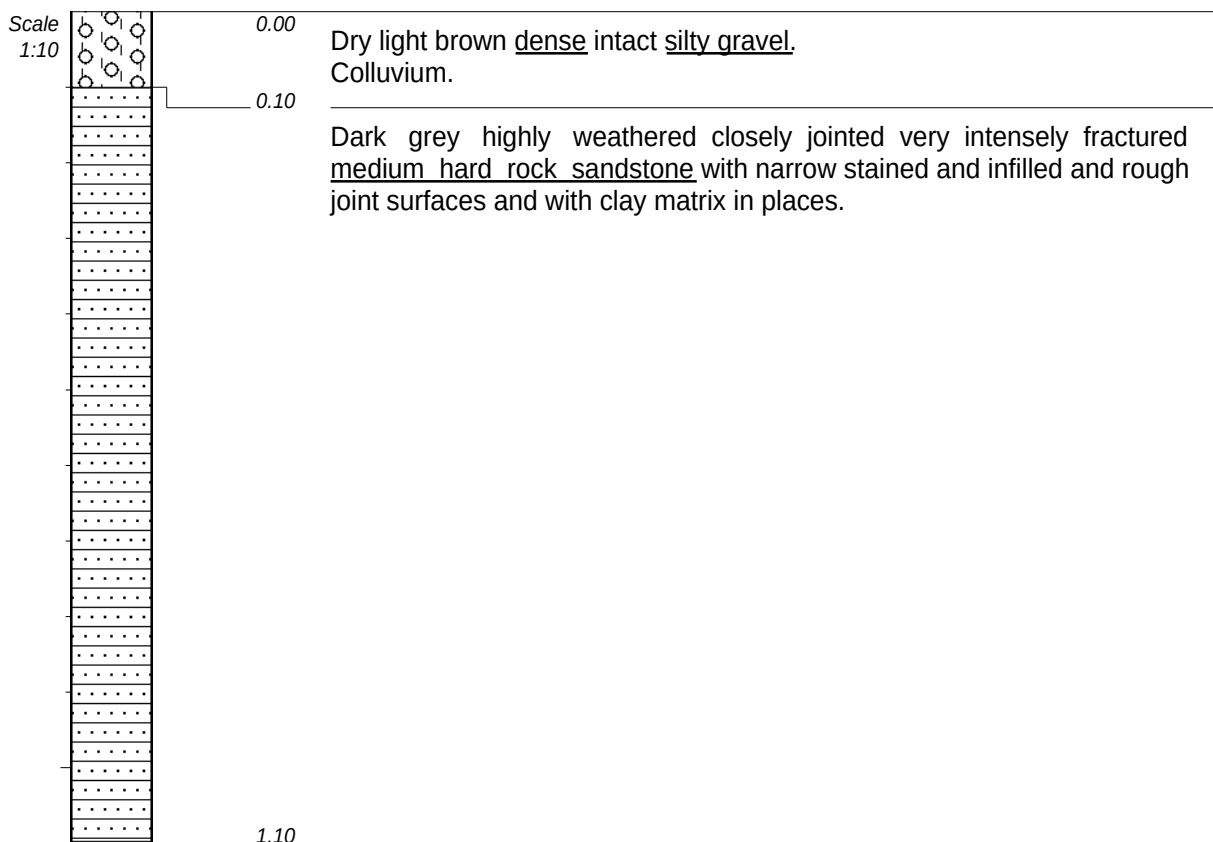
COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP08



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Difficult excavation at 1.1m.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFILED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

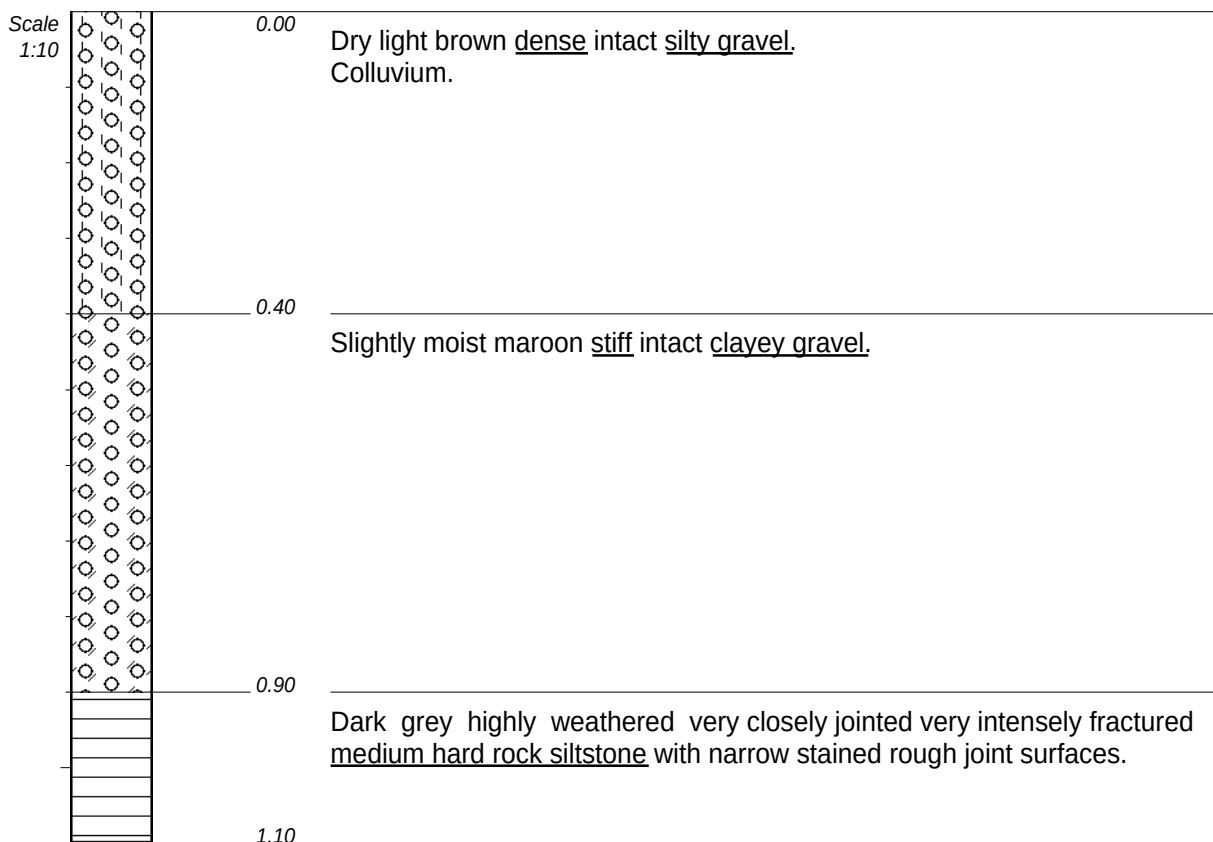
COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP09



TEST PIT SOIL PROFILES

JOB NUMBER: 047-13



NOTES

- 1) No seepage.
- 2) Refusal at 1.1m.

CONTRACTOR :
MACHINE : TLB
DRILLED BY :
PROFIED BY : Matthew Jones
TYPE SET BY :
SETUP FILE : STANDARD.SET

INCLINATION :
DIAM :
DATE :
DATE : 16 April 2013
DATE : 03/05/2013 11:32
TEXT : C:\dot5000\robert.txt

COLLAR LEVEL :
X COORD :
Y COORD :

HOLE No: TP10

APPENDIX C - LABORATORY TEST RESULTS

CLIENT: Core Geotechnical
Postnet Suite 177
Private Bag X3
Plumstead 7801
ATT: Matthew

PROJECT: Robertson Housing

DATE: 30-04-2013
REF: L130464

ASTM D422 SIEVE ANALYSIS

DESCRIPTION : Dk red brown silty clay
POSITION : TH8@1.0m

SAMPLE NO. : 22089
CLIENT SAMPLE NO. :

Sieve Analysis	Percent Passing
75.00	
63.00	
53.00	
37.50	
26.50	
19.00	100
13.20	94
9.50	85
6.70	76
4.75	68
2.36	55
2.00	54
1.18	48
0.600	43
0.425	41
0.300	39
0.150	36
0.0750	34

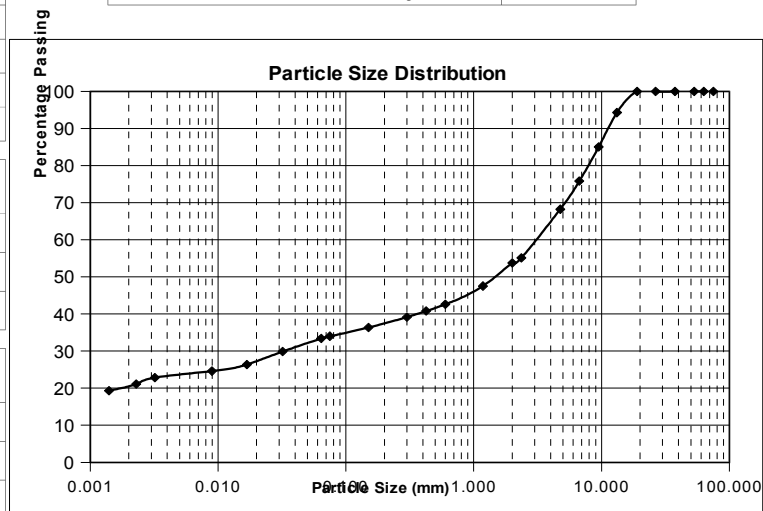
Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0.0649	33
0.0332	30
0.0169	26
0.0088	25
0.0031	23
0.0022	21
0.0013	19

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

Specific Gravity:	
Initial Moisture Content (%) :	7
pH :	6.20
Conductivity mS/m :	53.00

Atterberg Limits :	
Liquid Limit	35
Plastic Index	17
Linear Shrinkage	9.0

MOD AASHTO ; C.B.R. :	
MOD AASHTO (Kg/m ³)	
O.M.C. (%)	
C.B.R. @ 100% Comp.	
C.B.R. @ 98 % Comp.	
C.B.R. @ 95 % Comp.	
C.B.R. @ 93 % Comp.	
C.B.R. @ 90 % Comp.	
Swell (max) %	



Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	32
Sand : Percentage - 4.75mm and + 0.075mm	34
Silt : Percentage - 0.075mm and + 0.002mm	13
Clay : Percentage - 0.002mm	21

The above test results are pertinent to the samples received and tested only.
While the tests are carried out according to recognized standards Geoscience shall not be liable for erroneous testing or reporting thereof. This report may not be reproduced except in full without prior consent of Geoscience.

Remarks:

For Geoscience:

ConSR22

CLIENT: Core Geotechnical
Postnet Suite 177
Private Bag X3
Plumstead 7801
ATT: Matthew

PROJECT: Robertson Housing

DATE: 30-04-2013
REF: L130464

ASTM D422 SIEVE ANALYSIS

DESCRIPTION : Olive gravelly silty sand
POSITION : Borrow pit

SAMPLE NO. : 22090
CLIENT SAMPLE NO. :

Sieve Analysis	Percent Passing
75.00	100
63.00	98
53.00	93
37.50	90
26.50	84
19.00	73
13.20	68
9.50	58
6.70	48
4.75	41
2.36	30
2.00	28
1.18	22
0.600	16
0.425	14
0.300	13
0.150	10
0.0750	9

Hydrometer Analysis	
Diameter of particle (mm)	Percentage of soil suspension (%)
0.0715	9
0.0364	7
0.0185	5
0.0097	5
0.0034	4
0.0024	3
0.0014	3

SCS Dispersion Test	
Diameter of particle (mm)	Percentage of soil suspension (%)

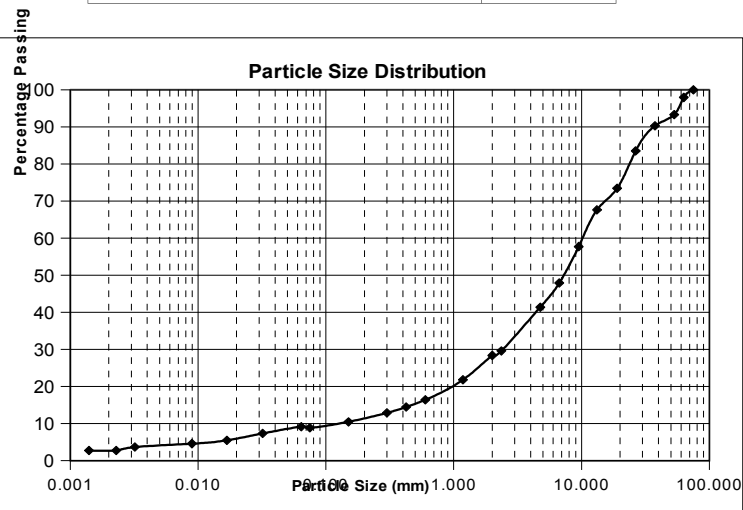
Specific Gravity:	
Initial Moisture Content (%) :	
pH :	
Conductivity mS/m :	

Atterberg Limits :

Liquid Limit	19
Plastic Index	6
Linear Shrinkage	3.0

MOD AASHTO ; C.B.R. :

MOD AASHTO (Kg/m³)	2308
O.M.C. (%)	5.5
C.B.R. @ 100% Comp.	50
C.B.R. @ 98 % Comp.	44
C.B.R. @ 95 % Comp.	37
C.B.R. @ 93 % Comp.	32
C.B.R. @ 90 % Comp.	27
Swell (max) %	0.50



Tabulated Summary	Percentage
Gravel : Percentage - 4.75 mm	59
Sand : Percentage - 4.75mm and + 0.075mm	33
Silt : Percentage - 0.075mm and + 0.002mm	6
Clay : Percentage - 0.002mm	3

The above test results are pertinent to the samples received and tested only.

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Remarks:

ConSR22

APPENDIX 1 - TRANSPORT IMPACT ASSESSMENT

ROBERTSON HEIGHTS RESIDENTIAL DEVELOPMENT

TRANSPORT IMPACT ASSESSMENT

DECEMBER 2024

Liezl Stodart Pr Eng

Address: P.O. Box 353 / Villiersdorp 2 6008 Tel: per: 082 338 6466 e-mail: liezl.stodart@gmail.com

COVER PAGE

Certification

It is herewith certified that this Transport Impact Assessment has been prepared according to the requirements of the South African Traffic Impact and Site Traffic Assessment Manual.



L. Stodart

M. Eng Pr. Eng (2008 0316)

Tel: 082 338 6466

E-mail: liezlstodart@gmail.com

Application details:

- a) Municipality name: Langeberg Municipality
- b) Type of assessment: Transport Impact Assessment
- c) Particulars of the Site Plan: Robertson Heights Erven 2445 & 2981 Robertson | Subdivision & Rezoning Plan | Urban Dynamics Western Cape Town & Regional Planners | Plan No. 2 Version 4 | 12 October 2021
- d) Erf numbers and farm names: Erven 2445 and 2981 Robertson
- e) Client details: ASLA, 25 Jan Conradie Crescent, Asla Park, Strand, 7140
- f) Date of report: December 2024
- g) Name and address of the Assessor: Liezl Stodart Pr Eng, PO Box 359, Villiersdorp, 6848

INDEX

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10.	Public and non-motorised transport _____	4
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1. BACKGROUND

Liezl Stodart Pr Eng was appointed by ASLA to assess the transport impact of the proposed development of Erven 2445 and 2981 Robertson on the surrounding existing and proposed road network. The transport impact assessment is submitted as part of the land use planning application. This December 2024 transport impact assessment (TIA) supersedes the report compiled by Deca Consulting Engineers in April 2020.

The development site is situated at the northern edge of Robertson and will be bordered by Roos Street in the south-west and Orley Street in the south-east. Access is proposed via the north-eastward extension of Jones Street, Orley Street and Petunia Street. The location is shown in **Figure 1**.

2. DEVELOPMENT PROPOSAL

The planning application is for the subdivision and rezoning of Erven 2445 and 2981 in order to create 205 single residential erven, one community zone erf and erven for open space, services and roads. The proposed layout is shown in **Figure 2** (*Robertson Heights Erven 2445 & 2981 Robertson / Subdivision & Rezoning Plan / Urban Dynamics Western Cape Town & Regional Planners / Plan No. 2 Version 4 / 12 October 2021*). The proposed land use is in line with the zoning of the surrounding area.

3. STUDY AREA

The primary study area was determined as the access roads and high order roads in the vicinity of the development. The following elements were included in the study area:

- Paul Kruger Street
- Jasmyn Street
- Nerina Street
- Intersections between these roads

4. EXISTING ROAD INFRASTRUCTURE

Information on the transport infrastructure in the vicinity of the site was obtained through a site visit conducted in 2023.

Paul Kruger Street (OP05941) is a Minor Road that runs from Voortrekker Avenue (MR00031) in the south-west to DR01372 in the north-east. The Western Cape Road Network Information System shows that Paul Kruger Street is a Class 4 Collector. The roadside environment in the vicinity of the development can be classified as suburban. Paul Kruger Street is an undivided two-lane road with gravel shoulders and no sidewalks.

Paddy Street links Johan de Jong Drive in the south to DR1374 in the north. Paddy Street is an undivided two-lane street and can be classified as a Class 4 Collector road.

Nerina Street and Jasmyn Street can both be classified as Local Streets (Class 5). Both Jasmyn and Nerina Street are undivided two-lane streets. These two roads are the main access roads to the residential area where the new development will be located.

5. EXISTING TRAFFIC

Traffic volumes at the intersections of the higher order roads mentioned in the previous paragraph were obtained from counts done by Deca Consulting Engineers on Thursday 20 February 2020. These counts were used to estimate 2024 volumes at the three intersections. Details of the traffic counts are given in **Table 1**.

Table 1: Traffic count details

Intersection	Morning peak hour	Afternoon peak hour	% Minibus taxis	% Buses	% Heavy vehicles
Paul Kruger St / Paddy St / Johan de Jong Avenue	6:45 – 7:45	16:45 – 17:45	3%	1%	4%
Paddy St / Jasmyn St	6:45 – 7:45	16:45 – 17:45	2%	0,2%	3%
Paddy St / Nerina St	6:45 – 7:45	16:45 – 17:45	3%	1%	3%

The comparison of 2020 and 2024 satellite images of the study area shows that little development has taken place during this period. The standard growth rate of 3% per year was therefore applied to calculated current (2024) traffic volumes. The intersections were analysed using SIDRA software. SIDRA calculates movement and intersection delays and assigns a service level based on the duration of the delay. A level of service A denotes an excellent service level with very little delay, whereas a level of service F represents very long delays and a breakdown in service. A level of service D is generally taken as the lowest acceptable standard. The results of the SIDRA analysis are summarised in **Table 2**. Existing (2024) traffic volumes and service levels are shown in **Figure 3**. All the analysed intersections currently operate at acceptable service levels.

Table 2: Levels of service with existing (2024) traffic volumes

Intersection	Control measure	Morning peak hour			Afternoon peak hour		
		Inter-section LOS	Avg int delay (s)	Worst movement LOS	Inter-section LOS	Avg int delay (s)	Worst movement LOS
Paul Kruger St / Paddy St	4-way stop	A	8	A	A	8	A
Paddy St / Jasmyn St	Stop	-	4	B	-	2	A
Paddy St / Nerina St	4-way Stop	A	8	A	A	8	A

6. BACKGROUND TRAFFIC DEMAND ESTIMATION

It is anticipated that the Robertson Heights development will be completed within the next five years. Existing traffic volumes that were increased by 3% per annum to account for an increase in through traffic. Affected intersections were analysed again using SIDRA software. The results of the analysis are summarised in **Table 3**. Year 2029 background traffic volumes and service levels are shown in **Figure 4**. The analysis shows that all the intersections will continue to operate at good service levels.

Table 3: Levels of service with Year 2029 background traffic volumes

Intersection	Control measure	Morning peak hour			Afternoon peak hour		
		Inter-section LOS	Avg int delay (s)	Worst movement LOS	Inter-section LOS	Avg int delay (s)	Worst movement LOS
Paul Kruger St / Paddy St	4-way stop	A	8	A	A	8	A
Paddy St / Jasmyn St	Stop	-	4	B	-	2	B
Paddy St / Nerina St	4-way Stop	A	8	A	A	8	A

7. DEVELOPMENT TRIPS

The trip generation rates recommended for single residential units in the COTO TMH17 Trip Data Manual were used to calculate the trip generation potential of the Erven 2445 and 2981 development. The community zone erf was analysed as a crèche, which represents the worst case scenario in terms of trip generation for a community zoned erf. The trip reduction rate applicable to low vehicle ownership areas was used in the trip generation calculation. The development's trip generation potential is summarised in **Table 4**.

Table 4: Robertson Heights trip generation potential

Land use	Size	Trip generation				Number of trips		
		Adjust factor	Base rate	% in	%out	Total	In	Out
Morning peak hour								
Single residential	205 units	-40%	1	25%	75%	123	31	92
Creche	50 children	-50%	1	50	50%	25	1250	13
Morning peak hour total						148	1281	105
Afternoon peak hour								
Single residential	205 units	-40%	1	70%	30%	123	86	37
Creche	50 children	-50%	0,8	50%	50%	20	10	10
Afternoon peak hour total						143	96	47

The generated trips were distributed onto the proposed access roads, assuming that 50% of the total trips will travel via Petunia Street, 20% via Jones Street and Sonneblom Street respectively, and 10% via Orley Street. From here the generated trips were distributed onto the existing road network according to existing directional splits. The trip distribution is shown in **Figure 5**.

8. TRAFFIC IMPACT

Trips generated by the Robertson Heights development were added to background traffic volumes to obtain total year 2029 traffic volumes. The affected intersections were analysed with the increased traffic volumes in order to determine the traffic impact of the development. A summary of the analysis results is given in **Table 5**. Total 2029 traffic volumes, which includes trips from the proposed development, and resultant service levels are shown in **Figure 6**.

Table 5: Levels of service with total traffic volumes

Intersection	Control measure	Morning peak hour			Afternoon peak hour		
		Inter-section LOS	Avg int delay (s)	Worst movement LOS	Inter-section LOS	Avg int delay (s)	Worst movement LOS
Paul Kruger St / Paddy St	4-way stop	A	9	A	A	8	A
Paddy St / Jasmyn St	Stop	-	4	B	-	2	B
Paddy St / Nerina St	4-way Stop	A	8	A	A	8	A

Although the development will generate a significant number of trips, these trips will be dispersed through the four access roads and no single intersection will experience a large increase in traffic volumes. From the comparison of pre- and post-development service levels, it can be concluded that the Robertson Heights development will have a low traffic impact.

9. INTERNAL ROADS AND PARKING

The rezoning and subdivision plan (Figure 2) shows that all internal roads will have 10-metre wide reserves. All roads should have a minimum blacktop width of 5 metres and bell mouth radii of at least 5 metres. The Langeberg Municipality Zoning Scheme indicates that single residential properties with erf sizes ranging from 100m² to 300m² should have at least one parking bay per erf. The Robertson Heights erven will be large enough to accommodate at least one vehicle on the erf and will therefore comply with the requirements.

10. PUBLIC AND NON-MOTORISED TRANSPORT

As shown in Table 1, minibus taxis and buses constitute a significant modal share. No information regarding taxi routes within the Robertson area could be obtained, but from the counts it is deduced that Paddy Street is a major taxi route. Paddy Street is within walking distance (less than 800 metres) from the new development. Although no new public transport infrastructure will be required for the new development, it is suggested that a drop-and-go embayment should be provided adjacent to the community zone erf (which was assumed to become a crèche) and that this can double as a taxi embayment.

While public transport plays the largest role in inter-suburb transport for the proposed development, non-motorised transport will be the predominant mode inside the development and to community facilities in the area. To improve pedestrian safety, it is suggested that a sidewalk should be constructed along Petunia Street, from the community zone erf to Roos Street and preferably further down to Watsonia Street.

11. CONCLUSIONS

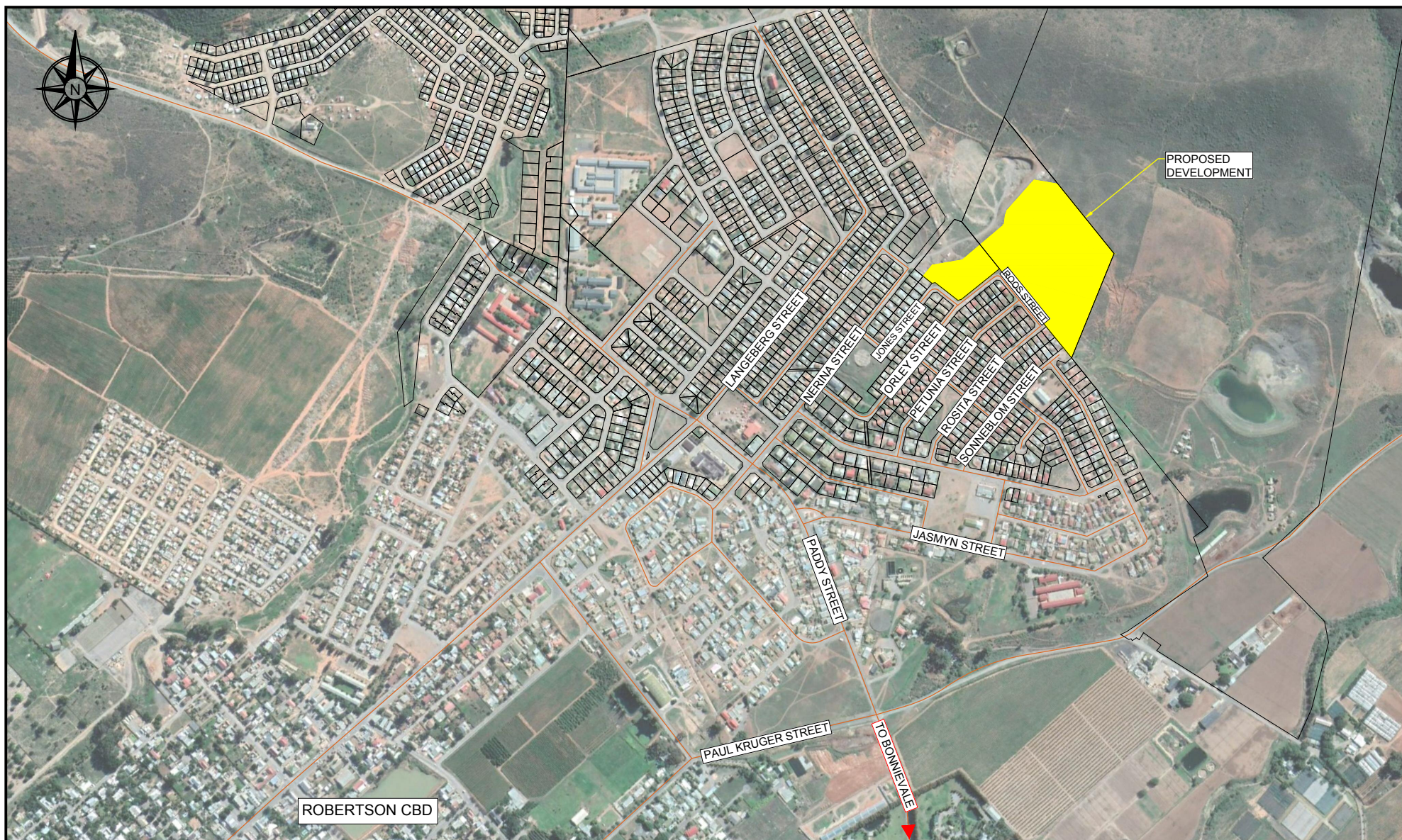
The proposed Robertson Heights residential development on Erven 2445 & 2981 will have a low traffic impact. Other conclusions drawn from the transport impact assessment are summarised below.

- The application is for the subdivision and rezoning of Erven 2445 and 2981 in order to create 205 single residential erven, one community zone erf and erven for open space, services and roads;
- Access is proposed via the north-eastward extension of Jones Street, Orley Street and Petunia Street;
- Intersections on higher order access roads that will be affected by the development are the Paddy Street intersections with Paul Kruger Street, Nerina Street and Jasmyn Street;
- All three intersections currently operate at acceptable good service levels and will continue to do so with Year 2029 background traffic volumes;
- The Robertson Heights development has the potential to generate 148 trips during the morning peak hour and 143 trips during the afternoon peak hour;
- The development will generate a significant number of trips, these trips will be dispersed through the four access roads and no single intersection will experience a large increase in traffic volumes;
- The erven will be large enough to provide parking for one vehicle within the erf boundaries;
- The new development will generate a significant number of non-motorised and public transport trips.

12. RECOMMENDATIONS

It is recommended that the Robertson Heights development should be approved. Other recommendations made in the transport impact assessment are summarised below.

- Internal roads should be at least 5 metres wide and have 5-metre radius bellmouths;
 - A drop-and-go embayment can be provided at the community zone erf. This embayment can double as a minibus taxi drop-off bay;
 - The municipality should consider building a sidewalk from the community zone erf along Petunia Street down to Watsonia Street.
-



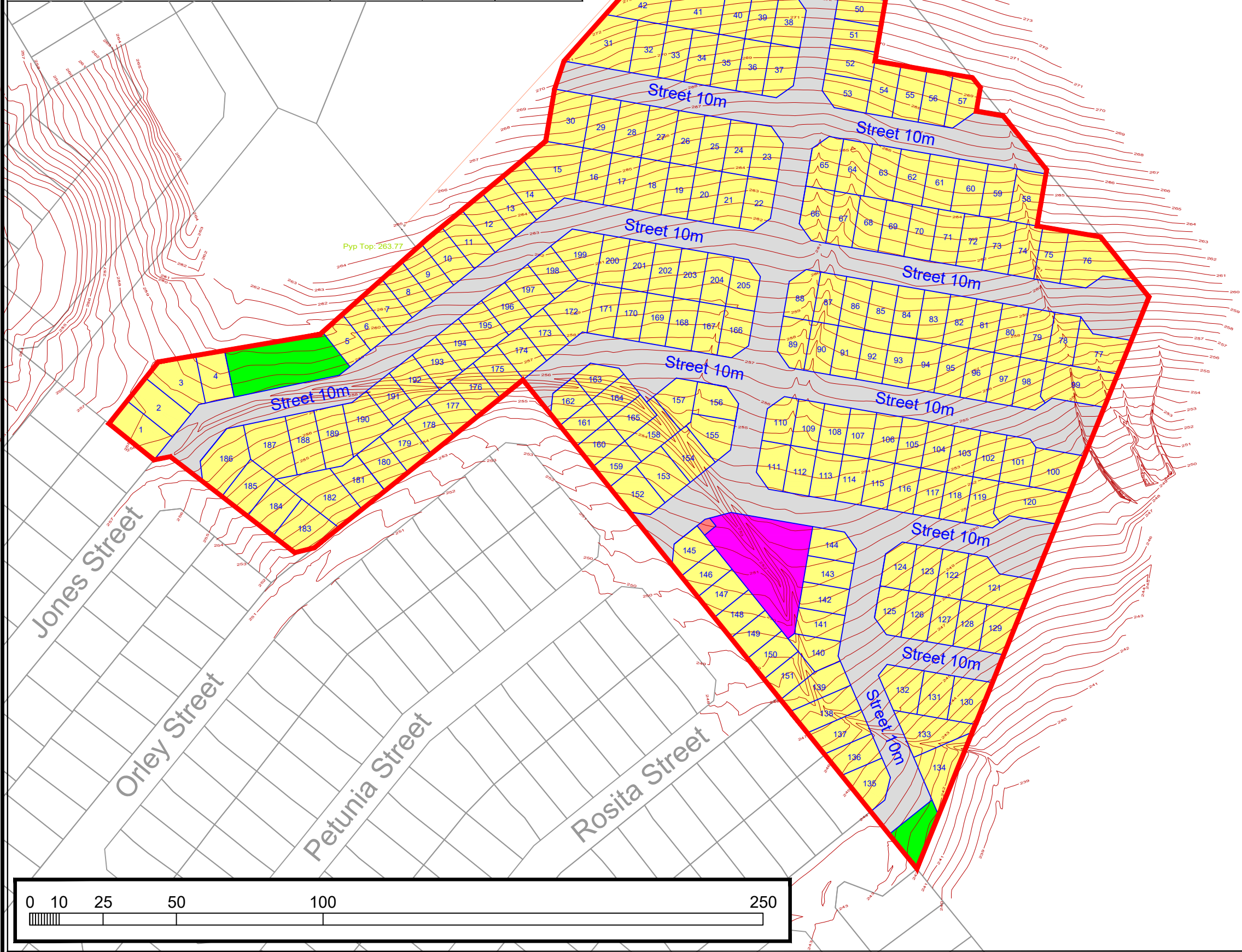
LIEZL STODART
M.Eng Pr. Eng

PO Box 359
90 Theewaterskloof Estate | Villiersdorp | 7200
Tel: 062 338 6466
E-mail: liezlstodart@gmail.com

ROBERTSON HEIGHTS LOCALITY PLAN

FIGURE 1

Land Use Table					
Land Use	Zoning	Notation	No. of Erven	Extent	% of Total
Residential	Single Residential Zone 1		205	±3.416ha	69,25
Community Facility	Community Zone 2		1	±0.086ha	1,74
Open Space	Open Space Zone 1		2	±0.076ha	1,54
Electrical Substation	Utility Zone		1	±0.002ha	0,04
Road	Transport Zone		1	±1.353ha	27,43
TOTAL			210	±4.933ha	100



ROBERTSON HEIGHTS

ERVEN 2445 & 2981

ROBERTSON

SUBDIVISION & REZONING PLAN

Application Area

Cadastral Boundaries

Proposed Layout

Contour Lines (0.5m intervals)

* Minimum Street Frontage = 9.00m

FIGURE 2

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

INDEMNITY

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DATE 12 October 2021

SCALE See Linescale

PLAN NO. 2

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VERSION NO. 4

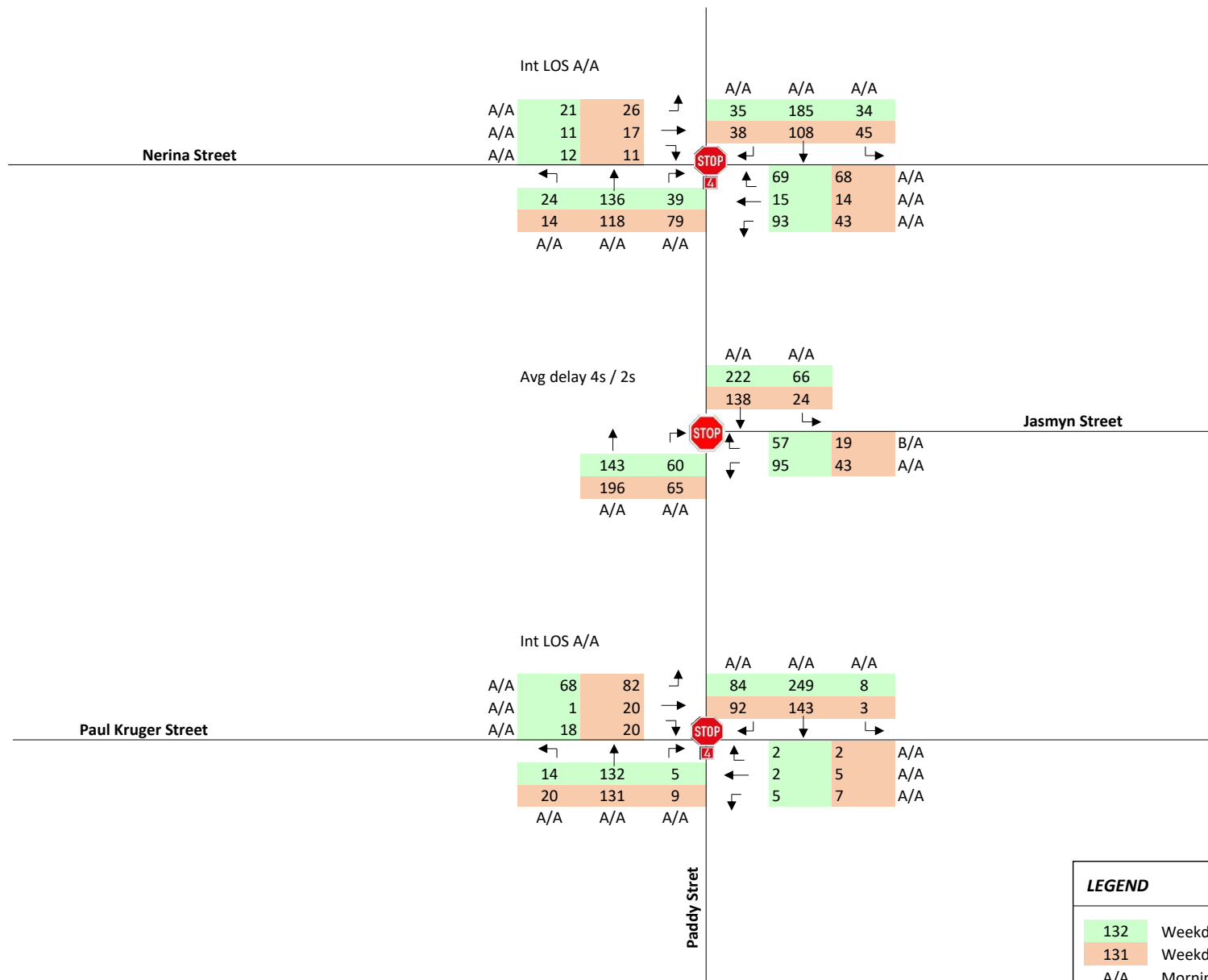
CLIENT

FILE NAME:

URBAN DYNAMICS WESTERN CAPE

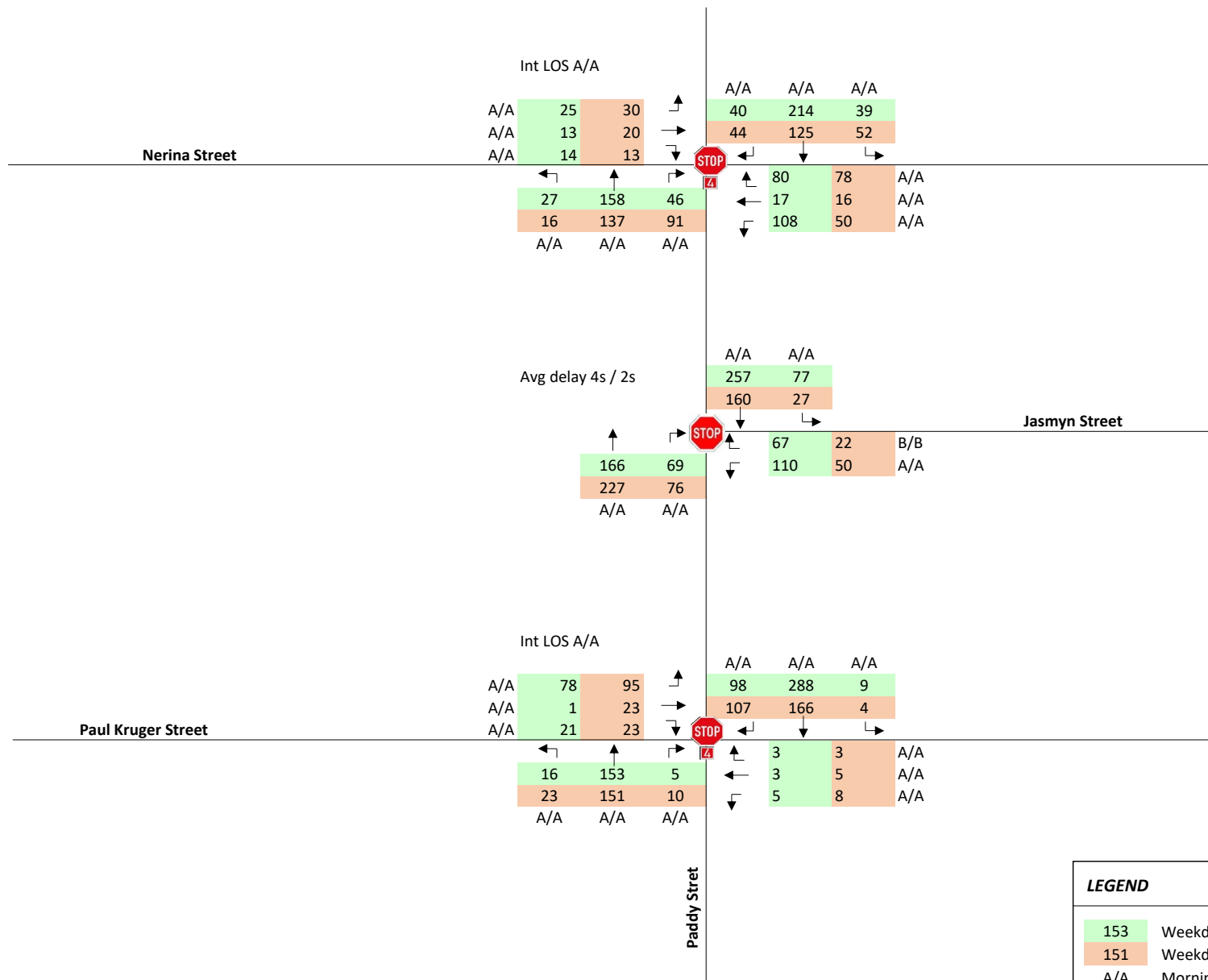
TOWN & REGIONAL PLANNERS

SEA VIEW BUILDING
NO. 3 DU WOOD WAY
BELLVILLE - 7530
PO BOX 2445
BELLVILLE
7535
TEL: (021) 948 1545
FAX: (021) 948 1588
Website: www.udwc.co.za
URBAN DYNAMICS WESTERN CAPE INC REG. No : 95/09962/21



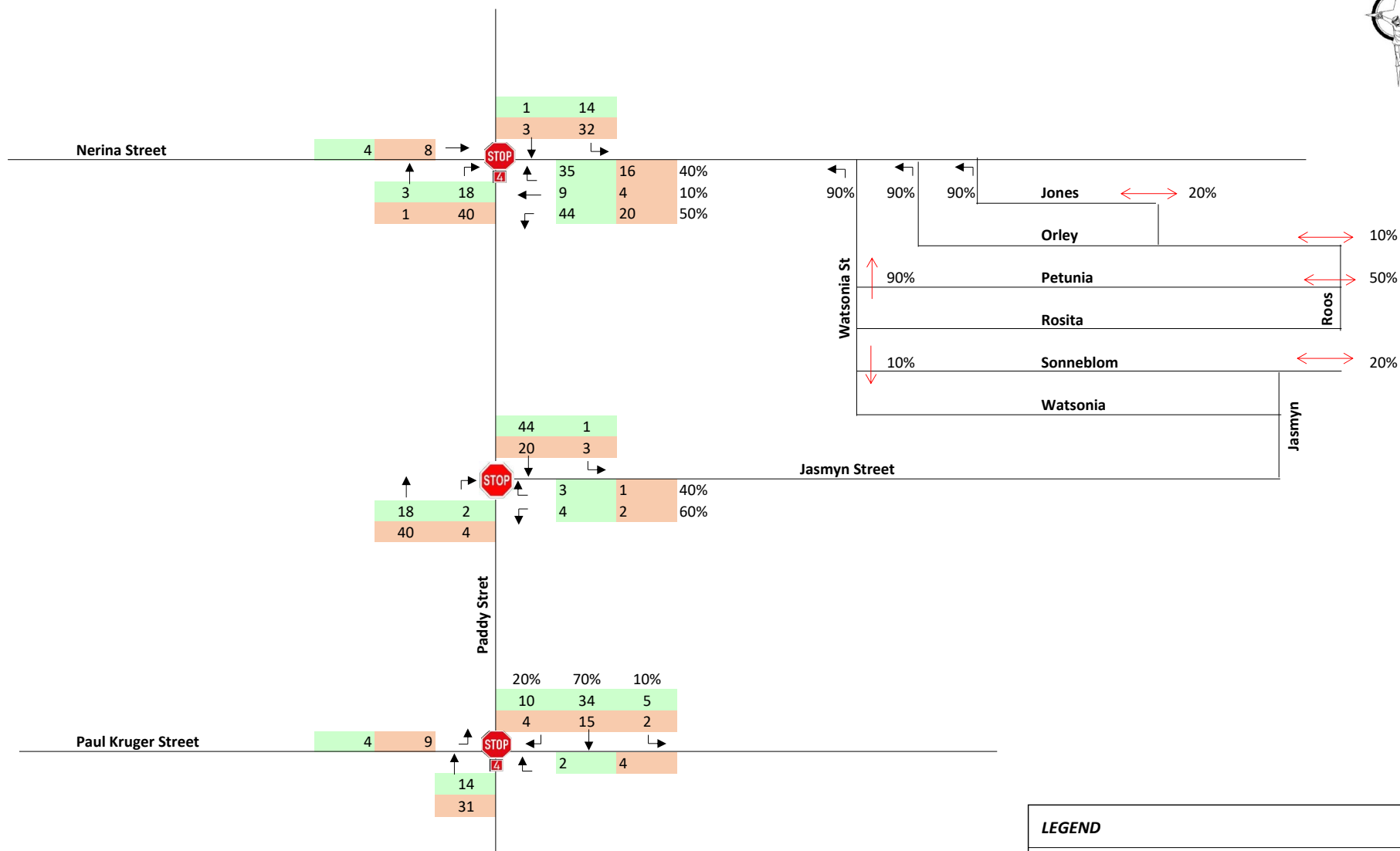
EXISTING (2024) TRAFFIC VOLUMES AND SERVICE LEVELS

FIGURE 3
2024-08-02



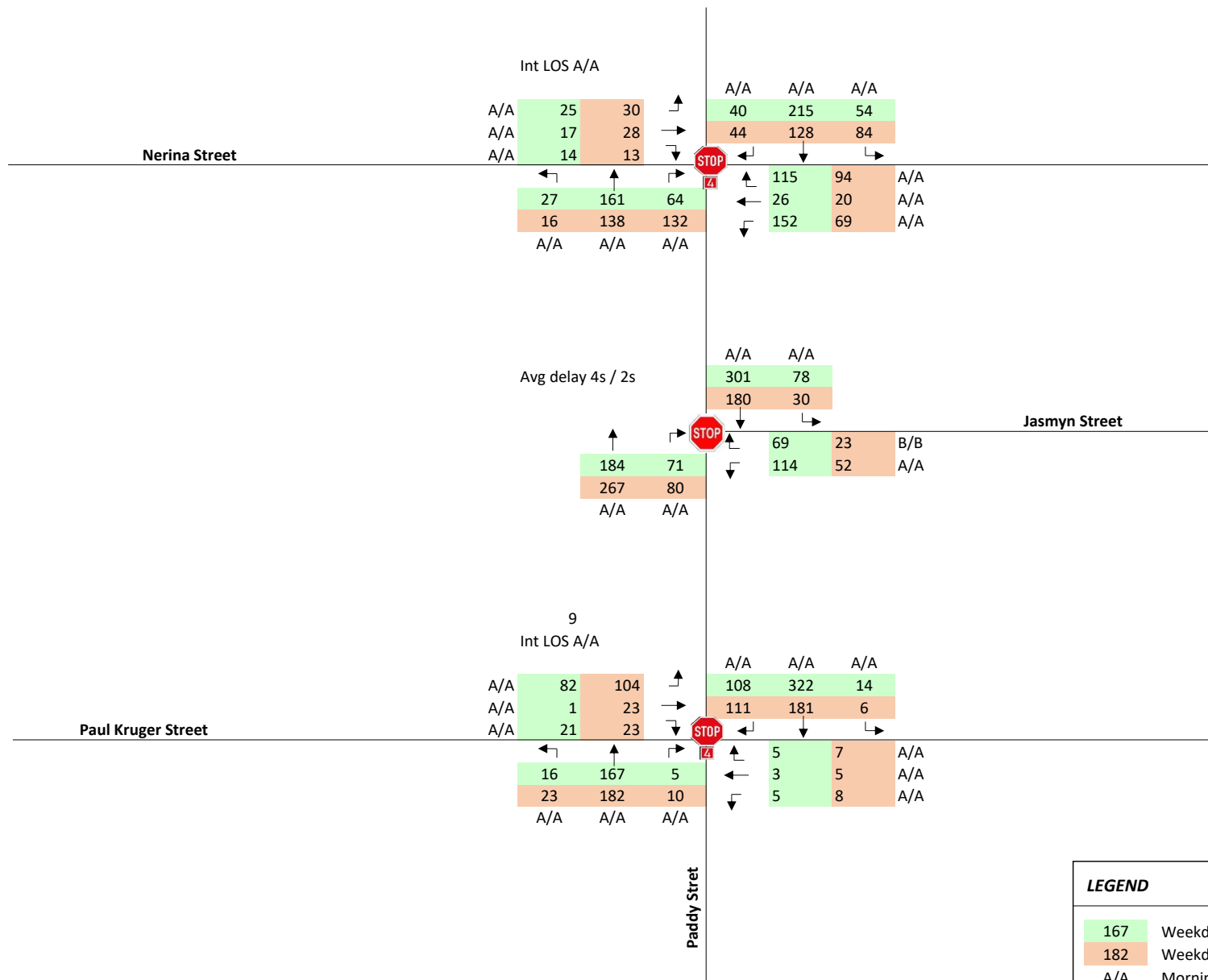
YEAR 2029 BACKGROUND TRAFFIC VOLUMES AND SERVICE LEVELS

FIGURE 4
2024-12-03



DISTRIBUTION OF TRIPS GENERATED BY ROBERTSON HEIGHTS DEVELOPMENT

FIGURE 5
2024-12-03



LEGEND	
167	Weekday morning peak hour traffic volume
182	Weekday afternoon peak hour traffic volume
A/A	Morning / afternoon movement service levels

ASLA DEVCO

DEVELOPMENT OF Robertson heights: ERF 2445 AND 2981: SUBSIDISED HOUSING

Ref. 301071/

May 2025

COMPILED FOR:**ASLA DEVCO (PTY) LTD**

Contact Person: Me Karen Siebrits

25 Conradie Crescent

Asla Park

Strand

7140

Telephone: +27(0) 21 845 8335

Facsimile: +27(0) 21 845 8552

Email: Karen@asla.co.za**COMPILED BY:****iX engineers (Pty) Ltd**

Contact person: Mr D Rossouw

PO Box 398

BELLVILLE

7535

Telephone: +27(0)21 912 3000

Facsimile: +27(0) 21 912 3222

email: deon.r@ixengineers.co.za

SYNOPSIS

The purpose of this services report is to provide detail on the type of development to be provided, as well as providing a design philosophy with regards to the management of storm water and sewage from the development and provision of potable water and roads to the development.

Disclaimer

This report has been prepared on behalf of and for the exclusive use of Asla Devco and Langeberg Municipality and is subject to and issued in accordance with the agreement between Asla Devco and iX engineers (Pty) Ltd. Asla Devco, Langeberg Municipality and iX engineers (Pty) Ltd accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by another party.

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PROJECT 301071 – iX engineers FORMAL REPORT

REV	DESCRIPTION	ORIG	REVIEW	iX engineers APPROVAL	DATE	CLIENT APPROVAL	DATE
							
							
							
							
							

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APPENDIX 1 - TRANSPORT IMPACT ASSESSMENT

APPENDIX 2 - CONFIRMATION OF BULK SERVICES LETTER

APPENDIX 3 - GEOTECHNICAL SITE INVESTIGATION

1. PURPOSE OF REPORT

The purpose of this report is to summarise the development of erf 2445 and 2981 Robertson Heights which consists of 205 affordable single residential erven and 1 community facility erf. Grade A level services will be provided.

2. LOCATION, TOPOGRAPHY AND LAYOUT

The site is located in Robertson, adjacent to Jones and Roos Streets on the southwestern boundary and erf 1239 on the eastern boundary and south eastern boundary. Erf 1241 is the north western boundary. See Figure 1 below.

There are existing residential developments to the south and west, with open land to the north and east. The proposed terrain for the development is currently vacant.

The existing topography of the site generally slopes in a south easterly direction. A surveyor has completed a topographical survey of the terrain. Soil tests and profiling of the terrain has been performed to establish the exact condition of the in-situ material as well as the possibility of a perched water table. The design of pavement structures and foundations for the development will take cognizance of the prevailing geotechnical conditions.



Figure 1 - Site Location

3. STREET LAYOUT AND DESIGN

It is proposed that the development should gain access via four points; all extensions of existing streets. The existing street extensions of Jones Street, Orley Street, Petunia Street and Sonneblom Street will give access to the proposed development. The proposed intersections have been designed to extend the existing infrastructure, using the same standards.

The Street Layout takes into account the natural slope to the south east of the terrain. Roads have been planned parallel to the contours in order to minimize the speed of stormwater that will be generated by the slope, with only one road perpendicular to the contours. Various stormwater outlet points have been provided as not to concentrate stormwater on the roads.

Roads with a width of 4,5m will be provided within 10m road reserves, which will allow adequate space for engineering services on the verge of roads. Space has been allowed for turning circles at dead ends with two roads. Roads have been designed to accommodate flow of traffic and to ensure proper drainage of all erven and roads.

A Traffic Engineer was appointed to do a Transport Impact Assessment (TIA) report. The report is attached as **Appendix 1**.

The following are the conclusions from this report:

- The proposed development is situated to the north of Robertson, north of Paddy Street, which intersects with Paul Kruger Street south-east of the site. The site is bordered by Roos Street to the south and fallow land to the north and west.
- The development will consist of single residential erven (SR3) and a community zoned erf. The community zoned erf has not been allocated a specific use and it was analysed as a crèche, which represents the worst-case scenario in terms of trip generation for a community zoned erf.
- The development will gain access via four points, all extensions of existing streets. The existing streets proposed to be extended are Jones Street, Orley Street, Petunia Street and Sonneblom Street.
- The development has the potential to add 109 new trips (41 in, 69 out) onto the external road network during the morning peak hour and 106 trips (67 in, 39 out) during the afternoon peak hour.
- The Paul Kruger Street / Paddy Street / Johan de Jong Avenue and Paddy Street / Nerina Street intersections currently operate at undesirable levels of services, and it is proposed that the intersection layouts be changed as shown in **Diagram 1** and **Diagram 2** of the TIA report;
- With the addition of background traffic growth and the new trips that will be generated by the proposed development, all movements will continue to operate at acceptable levels of service with the improved intersection layouts.
- Service levels on the south-western Paul Kruger Street approach will become unacceptable if the existing four-way stop configuration is retained.

4. STORMWATER

In view of the risk associated with storm water run-off, sound stormwater management is required. Suitable measures include grading of slopes to prevent ponding of water around housing units, effective collection and disposal off site of storm water and water from down pipes and regular checking of wet services for leaks.

Similar measures are required with regard to road construction, with regular maintenance of storm water to prevent water ingress into subgrade soils and to minimize long term maintenance. Minor storms will be accommodated in an overland canal stormwater system, with major storms to be accommodated within the roads reserve.

Minor flows from part of the development will be connected to the existing stormwater system within the adjacent developments. The remainder of the stormwater from the development will be connected to a collector cut off drain adjacent the development. From here, the stormwater, will be deviated to an open channel system towards Paul Kruger Avenue. Stormwater will be taken from this point to the existing river, via a system of culverts and manholes. River protection will be introduced with a gabion outlet structure. Measures will be put in place to prevent foreign debris from travelling down the culverts system to the river. A cut off drain will be provided between the higher lying areas and the development to deviate overland flow from higher lying areas, around the development. Part of the stormwater from the development will be connected to this cut off drain. Energy dissipation measures will be introduced in the stormwater system adjacent the main road, which is perpendicular on the contours. This will ensure lower speeds of stormwater within the system.

5. SEWER RETICULATION

Approximately 1.75 km of new sewer lines are proposed for the development. The development will be connected to the existing sewer networks in 4 places.

The existing sewer pump station has adequate capacity for the development.

Confirmation that existing bulk engineering sewer services are adequate and available for the development of the site was received from Langeberg Municipality.

Confirmation letter attached as **Appendix 2**.

For standard details of the proposed sewer networks see **section 10.2**.

6. WATER RETICULATION

Approximately 1.65 km of new water lines are proposed for the development. The development will be connected to the existing water networks in 3 places.

The upgrading of the bulk water supply will be required to develop the site. 315mm and 200mm diameter water mains with a length of 505m will be provided between reservoir No. 3 and the existing network as part of this

development. As part of the provision of water to the development, a new water pumpstation will be constructed, increasing the delivery of water to the reservoir, supplying the new housing development.

Confirmation that existing bulk engineering water services will be adequate and available for the development of the site was received from Langeberg Municipality, when abovementioned strengthening of the water feed is added to the network.

Confirmation letter attached as **Appendix 2**.

For standard details of the proposed water networks see **section 10.3**.

7. GEOTECHNICAL

Preliminary geological investigations indicate the site is underlain from ground surface by dense gravelly sandy silts and gravelly clays of transported origin. Over the major portion of the site, these soils overlie and mask highly weathered siltstones/sandstones of rock consistency of the Malmesbury Group.

No water table was encountered on site during the investigation and the main water table probably occurs as a fractured rock aquifer at greater depth. The site investigation was however carried out during the dry summer period and winter rainfall might result in a perched water table developing in the transported soils above the relatively impermeable rock. Surface water flow (sheet run-off) down-slope is also likely to develop during intense rainfall events.

Possible geotechnical impacts of the site on development, identified in Section 6.4, include:

- Moderate gradients, which will affect earthworks for roads and building terraces
- Potentially difficult excavation in siltstone/sandstone rock
- Heave potential of transported soils, affecting structural design
- Fill material in localized places in the north-western part of the site
- Poor infiltration rates combined with slopes could result in significant surface water run-off

In order to meet minimum drainage requirements and to tie into existing infrastructure levels, existing infrastructure will be surveyed, as well as surrounding roads.

The geotechnical site investigation report is attached as **Appendix 3**.

8. TELECOM DISTRIBUTION SERVICES

Provision will be made for ducts at road crossings during construction to accommodate the future Telkom/Fibre distribution system.

For duct details see **section 10.6**.

9. ELECTRICITY

Provision will be made for electrical ducts underneath the roads during construction to accommodate the future electrical distribution system.

There will be approximately 300 m of ducts laid.

For duct details see **section 10.6**.

10. PROPOSED SERVICES

10.1 STREETS /PARKING AREAS

- **Minimum Standards**

- Minimum longitudinal gradient: 0,5%.
- Cross-fall on streets must be 2,0 %.

10.1.1 Road And Street Name Signage

- All approved street name signs shall be cast in kerb type with white lettering on “Kingfisher blue” PVA background.
- All lettering to be 75 mm high, white on blue reflective background.
- All road markings must be repainted just before the end of the Defects Liability Period.

10.1.2 Pavement Layers

- Bituminous surface treatments in the form of Chip and Spray, slurry, Cape Seals or sand asphalt are not acceptable.
- Asphalt surfacing must be laid with a paver.

10.1.3 Verges

The remainder of the reserves or open areas shall be provided with a hardened surface. Alternatively, landscaping will be provided.

Ground to be trimmed to existing at a maximum slope of 1:4.

10.1.4 Street Design Layout

The existing street extensions of Jones Street, Orley Street, Petunia Street and Sonneblom Street will give access to the proposed development.

STORMWATER AND SUBSURFACE DRAINAGE

10.1.5 Pipes

- Minimum pipe size to be 375 mm Ø.
- Pipes must be laid crown- to –crown.
- Pipes for underground stormwater reticulation shall be spigot and socket type concrete pipes in the sizes and classes indicated on the drawings.
- Minimum gradients for pipelines must ensure self-cleansing velocity of at least 0,9 m/s and not exceed scour velocity of 3,5 m/s at full flows.
- Minimum cover to pipes to be generally 750 mm and at road intersections cover to be 1000 mm.
- Pipes will only be used to take stormwater across roads. Inlets will be provided for stormwater, with outlets into a side canal to manage stormwater.
- The design of the stormwater drainage system will take into account the slope of the terrain and pipes, minor flooding calculations, as well as the channels managing stormwater adjacent roads.
- The drainage medium to be 19 mm stone complying with SABS 1083.

10.1.6 Manholes/Catchpits

- Manholes to be standard brick manholes with precast top slabs, with calcamite step irons placed at 300 mm c/c below manhole opening. Alternatively, precast ring type manholes may be used (minimum Ø 1050 mm).
- Catchpits to be side inlet type with precast concrete cover and slab. Full benching shall be constructed throughout the catchpit. Details as per Langeberg Municipality standard drawing

- No junction boxes will be allowed in stormwater lines. Catchpit positions will be determined from run-off calculations and financial implications.
- Inlets may not be positioned on bellmouth radii.
- Manhole cover and frames to be SG Iron (ductile iron), type 2A, GJ rotating wedge lock system.
- All kerb inlets to be “stirling” type, galvanised metal hinged cover and frames, for single and double inlets.

10.1.7 Cut-off Drains

- **Type 1:** 1.2 m wide concrete v-drain.
- **Type 2:** 1.6 m wide concrete v-drain.
- **Type 3:** 1.6 m wide concrete v-drain with stone pitching.
- **Type 4:** 1.0 m wide rock lined 250 mm deep channel.
- Trenches to connect to existing cut-off trench where applicable.
- In-situ transition casting used to connect proposed stormwater channels to existing C1+C1 Channels.
- Stone pitching to be provided at concrete channels and cut-off trench connection.
- 25/19 Concrete to be used for types 1 – 3 channels.
- A minimum 100 mm size rock lining to be used in type 4.

10.1.8 Subsoil Drains

- Materials for Subsurface Drains:
 - Pipes: Slotted HDPE double walled pipes (normal duty).
 - Slotted pipes shall have a slot width of 8 mm $\pm$ 1.5 mm. The arrangement of slots shall be subject to the Employer's Agent's Representative's approval, but the total slot area shall be not less than that presented for perforations.
 - Pipes without slots or perforations required for conveying ground water from the subsoil drainage proper to the point of discharge, shall be un-perforated HDPE pipes of the type specified above.
- Geo-textile:
 - The geotextile to be used shall be minimum Grade A2 needle punched non-woven filter fabric. The following table gives the values for the properties:

GRADE A2 GEOTEXTILE PROPERTIES		
PROPERTY	GRADE A2	TEST METHOD
Penetration load (minimum), kN	1.9	3.5 of SANS 10221 – 2007
Puncture resistance (maximum diameter of hole), mm	27	Clause B8114
Water percolation (minimum), l/hr	30	3.7 of SABS 10221 – 1988
Mass per unit area (minimum), 1/m ² /s g/m ²	320	3.4 of SABS 10221 – 1988

- The geotextile for subsurface drainage shall comply to Grade A2 or Grade A3 as specified in the Bill of Quantities or shown on the drawings.
- Only non-woven Geotextile's complying with the requirements of Grade A4 and with a minimum mass of 320 gram per square metre, as determined in accordance with test method 3.4 of SANS 10221, shall be considered as filter backing for the protection of earthworks against erosion.
- Aggregate: The nominal size shall be 19 mm and the aggregate shall comply with the requirements of SANS 1083 for concrete aggregate.
- Filter sand: Sand obtained from approved commercial sources shall be clean, hard and durable and shall comply with the following grading requirements:
 - D15: 0,2 mm to 0,4 mm:
 - D85: 1,2 mm to 4,7 mm

10.2 FOUL SEWER

10.2.1 Minimum Design Criteria

- Minimum gradient for pipelines must ensure a minimum velocity of 0,7 m/s.

- Minimum acceptable starting gradient for 100/110 mm $\varnothing$ = 1:100 with a limiting gradient of 1:180 for 150/160 mm $\varnothing$ pipes. Where possible, 1:80 gradients will be used at the start of all sewer lines.
- Minimum cover to pipes to be 1 000 mm.
- Minimum connection depth to be generally 1,0 m (invert level to lowest ground level on erf) and where topography requires, 70 % of an erf must be able to drain towards the connection.

10.2.2 Pipes

- Minimum pipe size for collecting sewers to be 160 mm.
- Minimum pipe size for connection to buildings to be 110 mm.
- uPVC Class 34 heavy duty pipes and couplings to SABS 791 shall be used for the main network and for erf connections.

10.2.3 Manholes

- Brick Manholes:
 - Bricks shall be obtained from an approved manufacturer and shall be special grade Class NFX (Non-facing extra) clay bricks to SANS 227 with a nominal compressive strength of 21 MPa and a water absorption of not more than 10 %.
- Precast Concrete Sections:
 - Precast concrete sections with an inside diameter of at least 1 000 mm shall be used for manholes.
 - Where the angle between the inlet and outlet of the manhole deviates by more than 45 ° from the straight or where more than one inlet enters a manhole, the invert level of the outlet shall be 30 mm lower than the lowest inlet invert level.
 - The 1,95 m diameter lower sections of the pump sumps shall comply with SABS 677 Class C.
 - Sectional spun concrete cylinders shall have been manufactured from dolomitic aggregate.
- Prefabricated FC Manholes:
 - The manholes shall be factory made by a manufacturer approved by the Employer's Agent's Representative. Manhole covers to be Ductile Iron, non-removable, hinged, heavy duty Type 2A. Dolomitic aggregate and low alkali sulphate resistant cement to SABS 471 shall be used for all concrete, mortar and screeding.

- Concrete:
 - Dolomitic aggregate and low alkali sulphate resistant cement to SABS 471 shall be used for all concrete, mortar and screeding.
 - Bases to be 150mm thick class 20/19 concrete and to be extend at least 150 mm beyond the foundation wall.
 - Benching to be class 15/6 concrete.
- Step Irons:
 - Step irons shall be manufactured from a 12 mm diameter HT steel core covered with 3 mm thick polypropylene, with non-slip blocks on the stepping surface and shall be of suitable length.
 - Step Irons shall be installed in all manholes whose overall depth from ground level to invert level exceeds 1,2 m.
 - Step irons to be a max. 800 mm below cover level with a staggering of 300 mm centre to centre, vertically and in plan.
- Manhole Covers and Frames:
 - Covers and frames of manholes in roadways and paved sidewalks shall be finished flush with the final road level. Where manholes are not in the roadway, the final cover level shall be constructed to 100 mm above the natural ground level.
 - Manhole covers shall be Ductile Iron, non-removable, hinged, heavy duty Type 2A complying with SABS 558-1973.
 - Concrete used in foul sewer manholes shall be at least 15 MPa. The minimum cover to reinforcing shall be 50 mm.
- Locking Devices for Manhole Covers:
 - Two 6 mm x 40 mm long stainless-steel grub screws shall be installed in the cover as follows:
 - Two holes must be drilled through the cover on opposite sides to host the screws.
 - Two threaded holes must be provided in the frame to suit the screws and must be at least 20 mm deeper than required for the screws to accommodate dirt etc. These holes must be drilled through the holes in the cover to ensure accurate alignment.
 - Incisions must be made in the frame to indicate the positions of the holes after the cover is in place.
- Marker Posts:

- Marker posts consisting of a 1 m length of fibre-cement pipe shall be planted directly above of the end cap at the connection point. The one end of the pipe must extend to 500 mm above the natural ground level and shall be painted red. The bottom end of the marker post shall be connected to the end cap with a piece of wire.
- Connections to manholes:
 - If the gradient of a pipe is more than 1:10, a vertical bend shall be used to connect up to the manhole. The Contractor shall take care that no low point is formed in the pipe as a result of the bend. If a pipe lies at a gradient of 1:10 (5,71°), a 11,25° bend cannot be used since a bend with an angle larger than the grade of the pipe will result in a low point. It is the responsibility of the Contractor to shorten the bend in order to create the required angle.
 - For pipes with a gradient of up to 1:10, the angle can be taken up by a joint in the manhole and if required, also by the joint between the short-length and first full pipe.

10.2.4 General

- All manholes to be watertight.
- Connections to be visible and clearly marked.
- Rodding eyes to be provided with all change in direction.

10.3 WATER

10.3.1 Minimum Design Criteria

- Minimum cover to pipes shall be 900 mm, with maximum 1000 mm.

10.3.2 Pipes

- Minimum mains pipe size to be 110 mm Ø.
- HDPE Class 12,5 pipes to be used.
- Pipes generally to be positioned 1,0 m from any building or street reserve/erf boundary.

10.3.3 Valves

- Isolating valves should be provided to ensure that the development can be isolated in case of emergencies
- Valves to be positioned opposite splays and where possible outside paved areas.

- The depth from the cover of the surface box at final level to the top of a valve spindle shall be not less than 75mm nor more than 600mm.
- Where for practical purposes it is not possible to provide the required cover for gate valves, an extension spindle may, subject to approval of the Employer's Agent's Representative, be provided. Valves to be clearly marked and visible.

10.3.4 Fire Hydrants

- Fire hydrants to be pillar type, fitted with tamper proof quick coupling type hydrant outlets, painted yellow.
- All fire hydrants shall be 65 mm diameter (internal). Fire hydrants shall be positioned such that the spacing does not exceed 180 m, and where possible care must be taken not to place them in front of driveways.
- Fire hydrants to be placed on high/low points and at pipe ends in cul-de-sac roads.
- Hydrant outlets shall be not more than 450 mm below the level of the hydrant cover.
- To achieve the above cover requirements, in the case of hydrants, double-flanged distance pieces shall be provided when necessary.
- Hydrant chambers to be in accordance with Drawing W2.
- Hydrant covers shall be ductile iron conforming to EN 124 and painted with yellow oil paint. Covers to be secured to the frame with a galvanised chain or cable.

10.3.5 General

- Valve cover and frame to be painted King blue with a 200 mm wide blue strip painted on the kerb face.
- Hydrant cover and frame to be painted yellow with a 200 mm wide yellow strip painted on the kerb face.
- Valve and hydrant chambers to be constructed as per Langeberg Municipality standards.

10.4 ELECTRICAL

Refer to Electrical Engineer's report.

10.5 RESOURCE EFFICIENCY

The proposed development will address, inter alia, water, energy and resource demand management and efficiency measures to ensure that all devices and fittings are energy and water efficient, including, but not limited to the following:

- All toilets will have interruptible flush mechanisms, or the cistern will be supplied with a fitted weight to interrupt the flow.

- Dual flush toilet cisterns.
- All taps will include an aerator to reduce the flow of water to 6 litres / minute.
- Shower heads will have restrictor or aerators to reduce water flow to 10 litres / minute.
- Energy saving light bulbs such as CFL's and LED's will be installed instead of incandescent bulbs.
- Outdoor lighting will be restricted to a minimum.
- Rain water will be harvested from roofs.
- Adequate thermal insulation will be provided in roofs.
- Provision for installation of future solar geysers will be made.

10.6 CABLE DUCTING

Ducts are to be 110 mm uPVC (class 6) Electrical sleeves.

Marking of cable ducting will be as follows:

- Telkom/Fibre
 - 5mm thick T, cut out on kerb and painted green. Draw wire attached to a wooden marker with a 200 mm green painted top.
- Electrical ducts
 - 5mm thick V, cut out on kerb and painted red. 2,5mm galvanised steel draw wire attached to a wooden marker with a 200 mm red painted top, end sealed with polyurethane plugs or double layer of warning tape bound with wire.

APPENDIX 1 - TRANSPORT IMPACT ASSESSMENT

APPENDIX 2 - CONFIRMATION OF BULK SERVICES LETTER

Verw Nr / Our Ref No/ Is Alathiso Sethu

NAVRAE / ENQUIRES / IMIBUZO
M JOHNSON

6 Desember 2019

iX Engineers
PO Box 398
BELLVILLE
7530

Attention: Deon Rossouw

Sir

Robertson Heights, Erf 2891: Robertson: Confirmation of Bulk services

Herewith confirmation that existing bulk engineering services are adequate and available for the development of erf 2891, Robertson. The development of erf 2891 consists of 189 single residential erven and one business erf.

Adequate capacity exists in the existing sewer and water networks, as well as the sewage treatment plant. Upgrading of the bulk supply water supply will be required and in order to develop erf 2891 Robertson, a 315 mm water mains with a length of 505m, must be provided between reservoir no 3 and the existing water network.

Kind regards



M JOHNSON
DIRECTOR ENGINEERING SERVICES

ROBERTSON HEIGHTS

Erf 2445 & Erf 2981 Robertson
Subdivision, Consolidation, Rezoning,
Public Place Closure and Building Line
Departure Application



URBAN DYNAMICS SOUTH CAPE PTY LTD
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DATE: JUNE 2025



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SECTION 1: BACKGROUND

1.1. BACKGROUND

The Langeberg Municipality identified Erven 2981 & 2445 Robertson as a development area to relieve the current housing need of Robertson. The residents of informal dwellings as well as backyard dwellers within Robertson are the prospective beneficiaries of this proposed housing development. The objective of this housing development is to formalise land ownership within Robertson and to establish a sustainable and desirable housing development for the proposed beneficiaries.

1.2. BRIEF

Urban Dynamics South Cape (Pty) Ltd has been appointed by Asla Devco (Pty) Ltd (the implementing agent), to prepare and submit an application to procure the rights for a housing development on the properties indicated in the table below (refer Annexure A: Power of Attorney).

1.3. PROPERTY DESCRIPTION AND OWNERSHIP

The proposed application area is owned by the Langeberg Municipality as described in the title deed (refer to Annexure B). The following table (Table 1) contains the full property description information:

Table 1: Property information

Property	Extent	Title Deed	Owner
Erf 2981 Robertson	± 6.003Ha*	T71458/1989	Langeberg Municipality
Erf 2445 Robertson	± 1.25ha*	T63189/1987	Langeberg Municipality

**Only ± 4.92 ha of the above properties are to be utilised for housing purposes.*

1.4. CONVEYANCER CERTIFICATE

The conveyancer conducted a deed search on both properties and issued two certificates (refer Annexure C) confirming that there are no restrictive title deed conditions against the proposed development on Erven 2981 & 2445 Robertson.

1.5. APPLICATION HISTORY

- **2014 Land Use Approval (Ref No: 15/4/6/2):** Application for the rezoning, subdivision, consolidation and departures, related to Erven 2445 and 2981 Robertson, was approved on 6 June 2014 (refer attached approval letter dated 6 June 2014). The above-mentioned application was submitted and approved, to allow for the following land uses / zonings:

- i) 188 Single Residential Zone erven;
- ii) 2 Public Open Spaces;
- iii) 1 General Business Zone erf;
- iv) 1 Local Authority Zone; and
- v) Public Roads.

The following figure (Figure 1) illustrates the approved layout from the 2014 Land Use application (Ref No: 15/4/6/2).

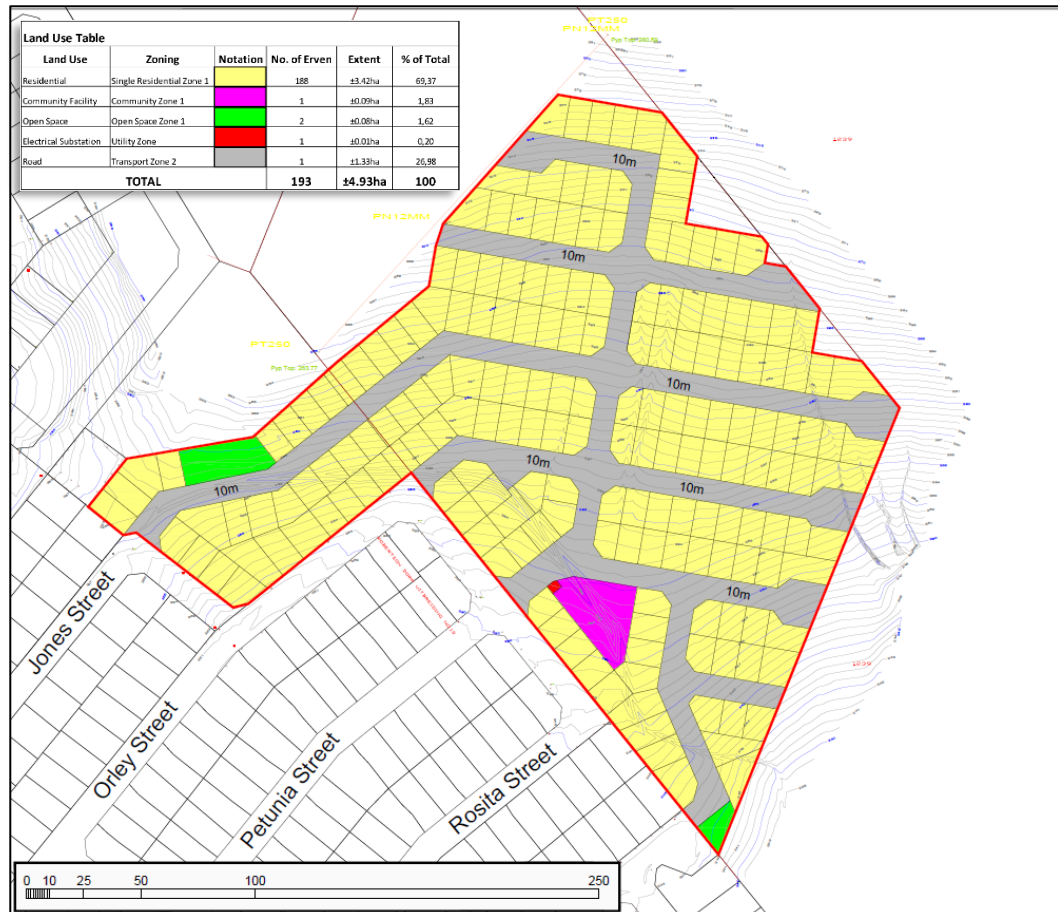


Figure 1: Approved Layout (Ref No: 15/4/6/2)

- 2019 Extension of Development Rights (Ref No: 3/3/17):** A request was submitted for the extension of the above-mentioned development rights for a further five years, as a General Plan was not approved by the Surveyor General's Office, nor has a Section 31 Certificate been issued, confirming all conditions have been met. The application for extension of the development rights was approved on 22 July 2019 (refer attached approval letter dated 22 July 2019).
- 2022 Land Use Approval (Ref No: 15/4/13/7):** Application for the amendment of the previously approved layout / subdivision plan, to create 17 additional residential erven and to allow for the following zonings on the application area:

- | | | |
|------------------------------|---|-----------|
| i. Single Residential Zone 1 | - | 205 erven |
| ii. Community Zone 2 | - | 1 erf |
| iii. Open Space Zone 1 | - | 2 erven |
| iv. Utility Zone | - | 1 erf |
| v. Transport Zone | - | 1 erf |

The following figure (Figure 2) illustrates the approved layout according to the 2014 Land Use application (Ref No: 15/4/13/7).

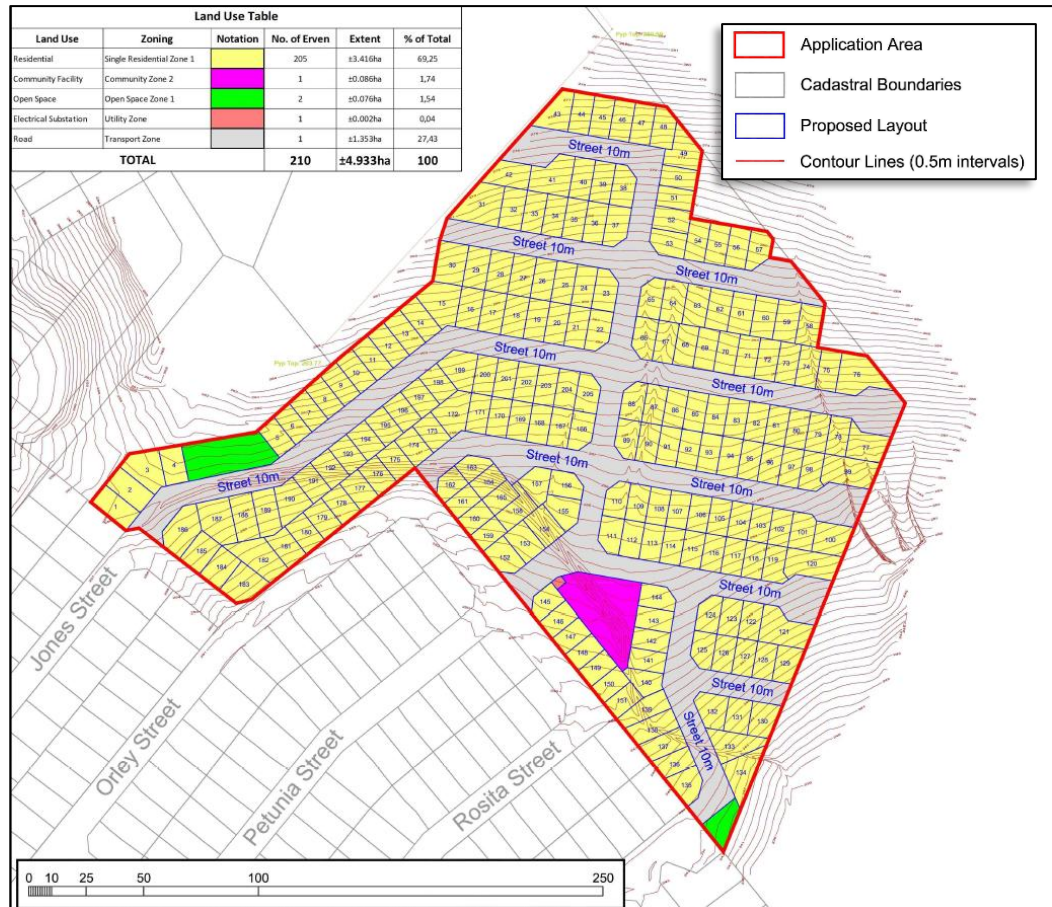


Figure 2: Approved Layout (Ref No: 15/4/13/7)

Following further investigations, it was confirmed during the application for the amendment of the previously approved layout / subdivision plan that:

- Erf 2445 Robertson is designated as a public open space, in terms of the Surveyor General's records. Application will therefore be submitted for the closure of a portion of Erf 2445 Robertson; and
- On 11 December 2013, the Langeberg Municipality issued a zoning certificate (refer attached) erroneously confirming that Erf 2445 Robertson, is zoned as Private Open Space (the correct zoning is Open Space Zone 1, as explained above). An application was submitted (on the basis of the zoning certificate) and approved in 2014 (refer above)

for the rezoning of Erf 2445 Robertson, from Private Open Space to Subdivisional Area.

****Note: The application for the extension of the validity period of the rezoning, subdivision, consolidation and deviation of Erven 2981 and 2445 Robertson was approved on the 22nd of July 2019 for a further five years in terms of Section 60 of the Langeberg Municipal Land Use Planning By-Law, 2015. The extension expired on 22 July 2024 and in terms of Section 67 of the Langeberg Municipal Land Use Planning By-Law, 2015 no additional extension of validity could be applied for.***

1.6. APPLICATION DETAILS

Application is hereby made for the following;

i) Public Place Closure

The Public Place Closure in terms of Section 15(2)(n) of the Langeberg Municipal Land Use Planning By-law (2015), on a portion of Erf 2445 Robertson.

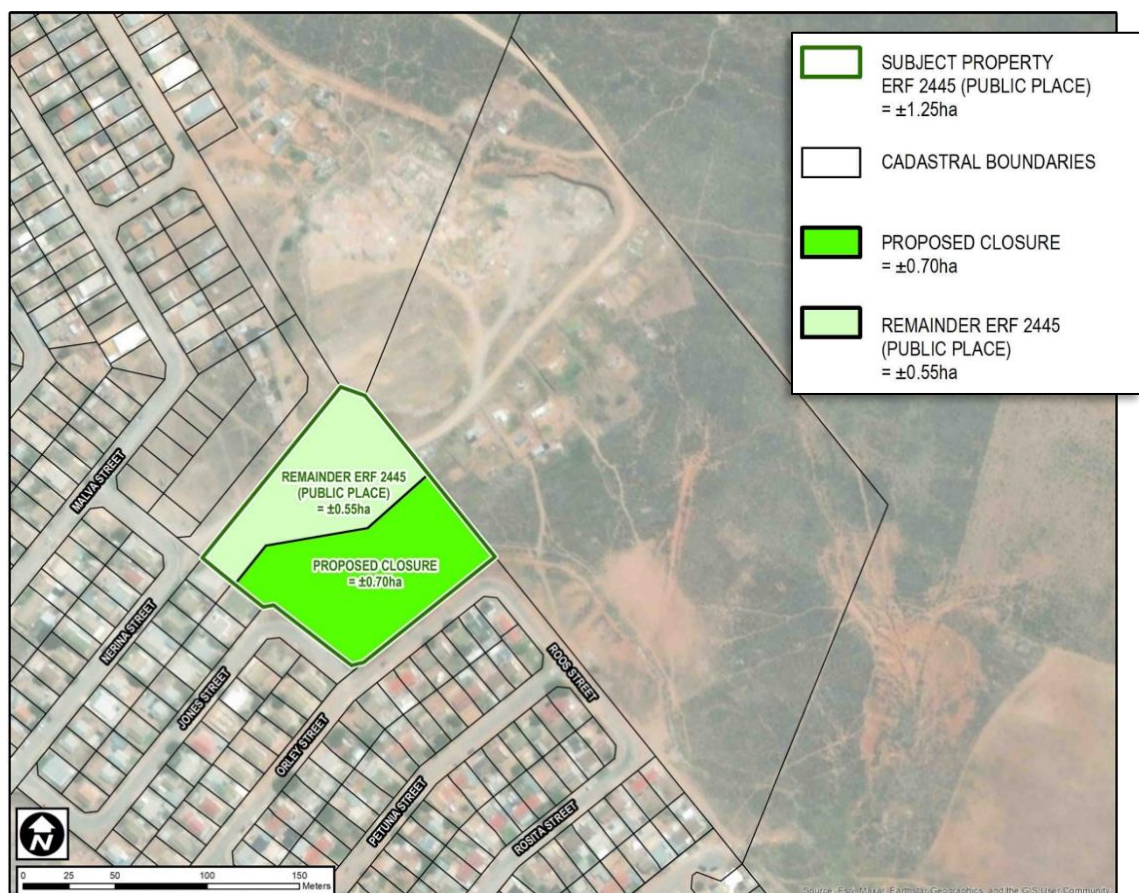


Figure 3: Proposed Closure Plan

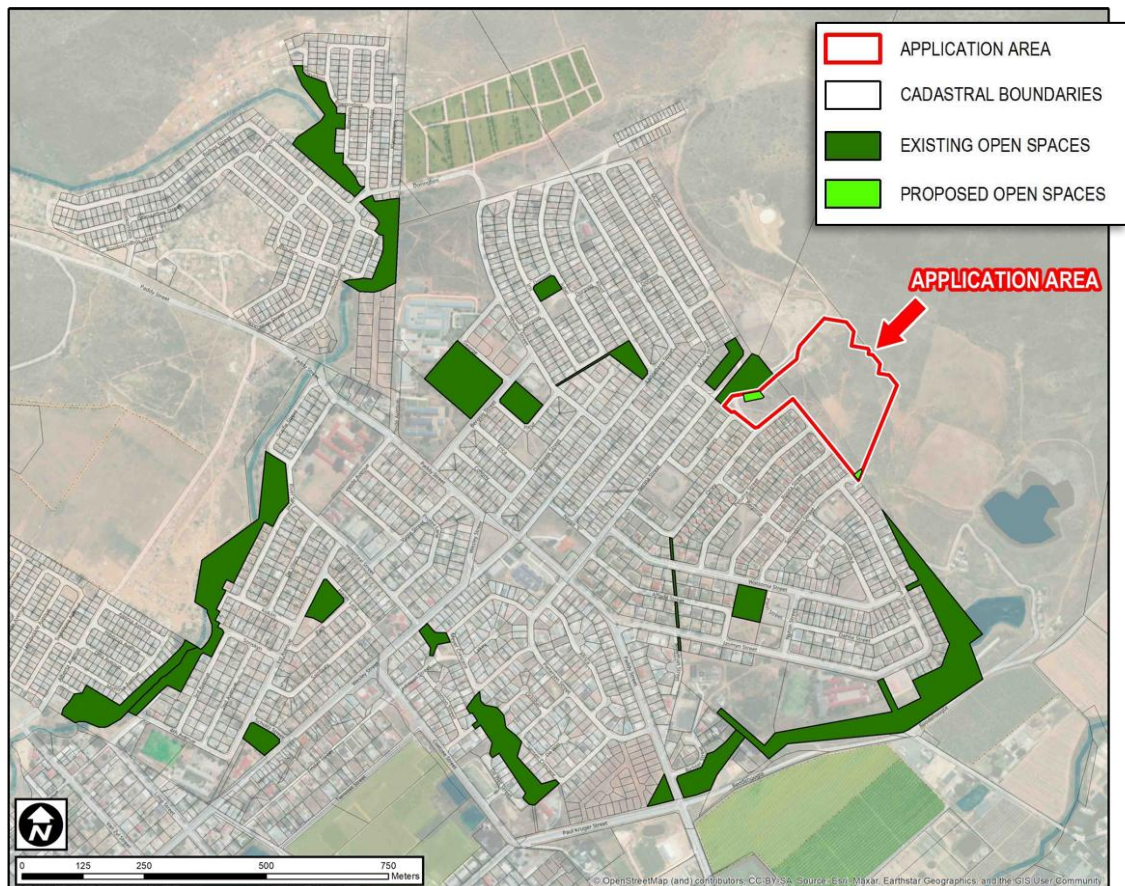


Figure 4: Open Space Plan

ii) Subdivision

Application for the Subdivision of Erf 2981 Robertson into Portion A (a portion of Erf 2981) and the Remainder, in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015). Application is also made for the subdivision of Erf 2445 Robertson into Portion B (a portion of Erf 2445) and the Remainder in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015).

The following figure illustrates the subdivision plan (Figure 5).

- Portion A (a portion of Erf 2981) = $\pm 4.23\text{ha}$
- Remainder Erf 2981 = $\pm 1.78\text{ha}$
- Portion B (a portion of Erf 2445) = $\pm 0.70\text{ha}$
- Remainder Erf 2445 = $\pm 0.55\text{ha}$

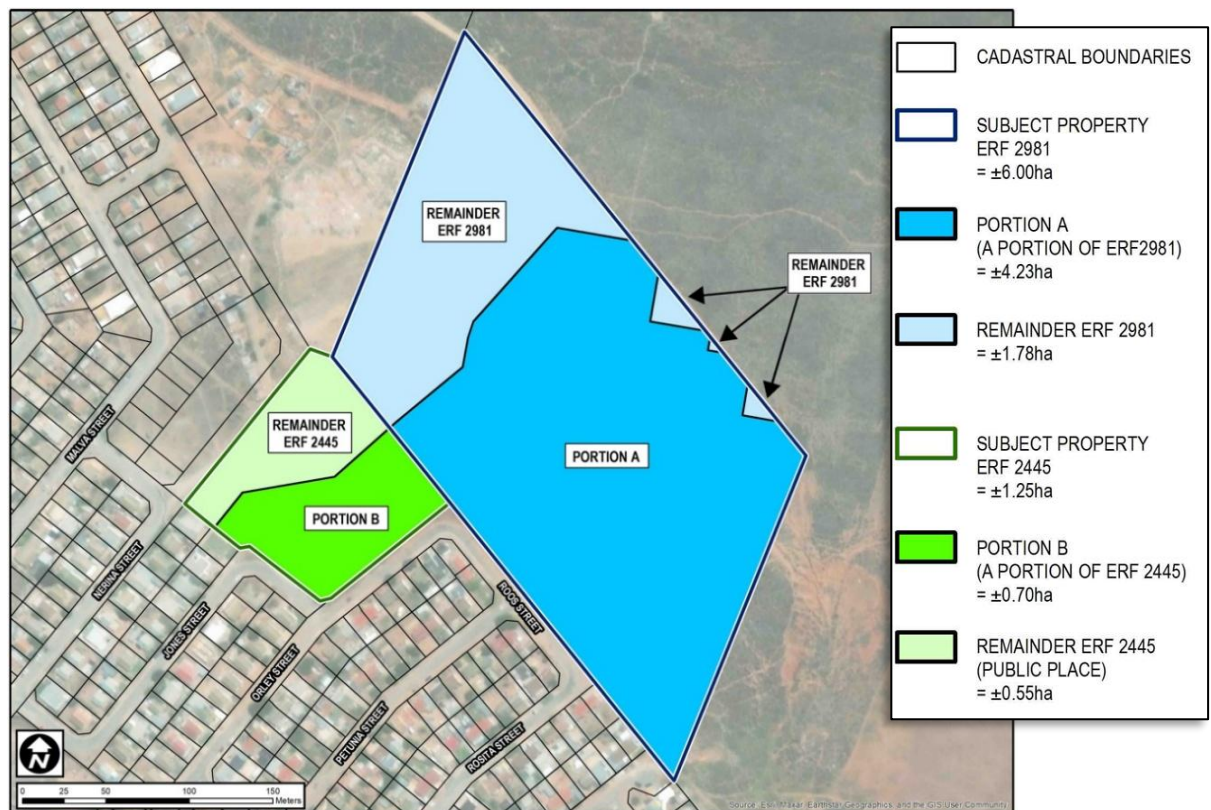


Figure 5: Subdivision Plan

iii) Consolidation

Application is made for the Consolidation of Portion A (a portion of Erf 2981) and Portion B (a portion of Erf 2445) into the application area in terms of Section 15(2)(e) of the Langeberg Municipal Land Use Planning By-Law (2015). The Proposed Consolidated Area (application area) indicated below, will consist of the following components;

- Portion A = ±4.23ha
- Portion B = ± 0.70ha
- Total (Consolidated Portion A & Portion B) = ± 4.93ha

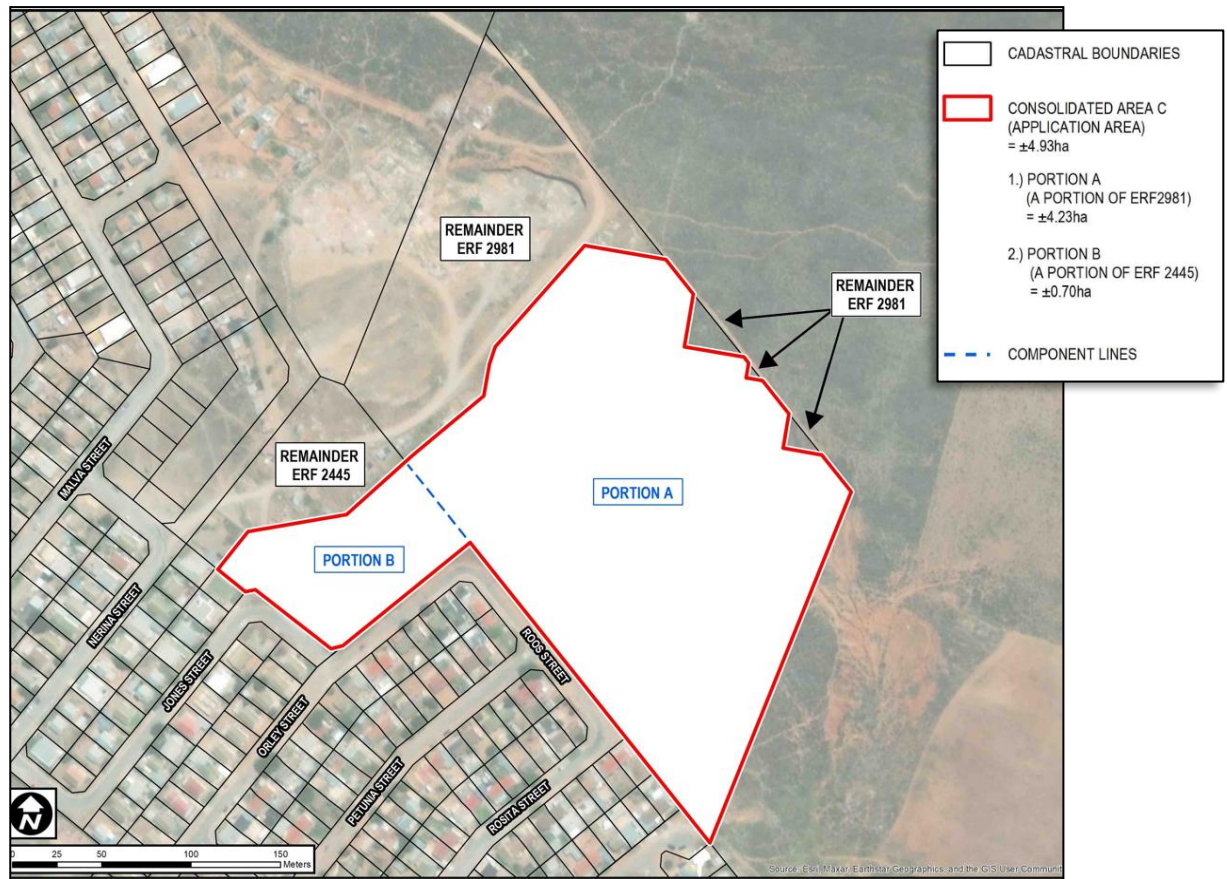


Figure 6: Consolidation Plan

iv) Rezoning of Consolidated Area

Application is made for the rezoning of the Consolidated Area (Portion A & Portion B), in terms of Section 15(2)(a) of the Langeberg Municipal Land Use Planning By-Law (2015) to "Subdivisional Area" for the purpose of residential, community facility, open space, roads and utility purposes.

v) Subdivision of Consolidated Area

Application is made for the subdivision of Consolidated area, in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015) into the following;

- | | | |
|-----------------------------|---|-----------|
| • Single Residential Zone 1 | - | 205 erven |
| • Community Zone 2 | - | 1 erf |
| • Open Space Zone 1 | - | 2 erven |
| • Utility Zone | - | 1 erf |
| • Transport Zone | - | 1 erf |

vi) Building Line Departures

Building Line Departures in terms of Section (15)(2)(b) of the Langeberg Municipal Land Use Planning By-Law (2015) for all Single Residential 1 Zone erven, to allow a street building line of 2m, a 1m rear building line, a 1m side building line and a common boundary line to allow for semi-detached

units on 0m lateral building lines. All these building line departures apply to the Residential Zone 1 erven.

The application form is attached herewith.

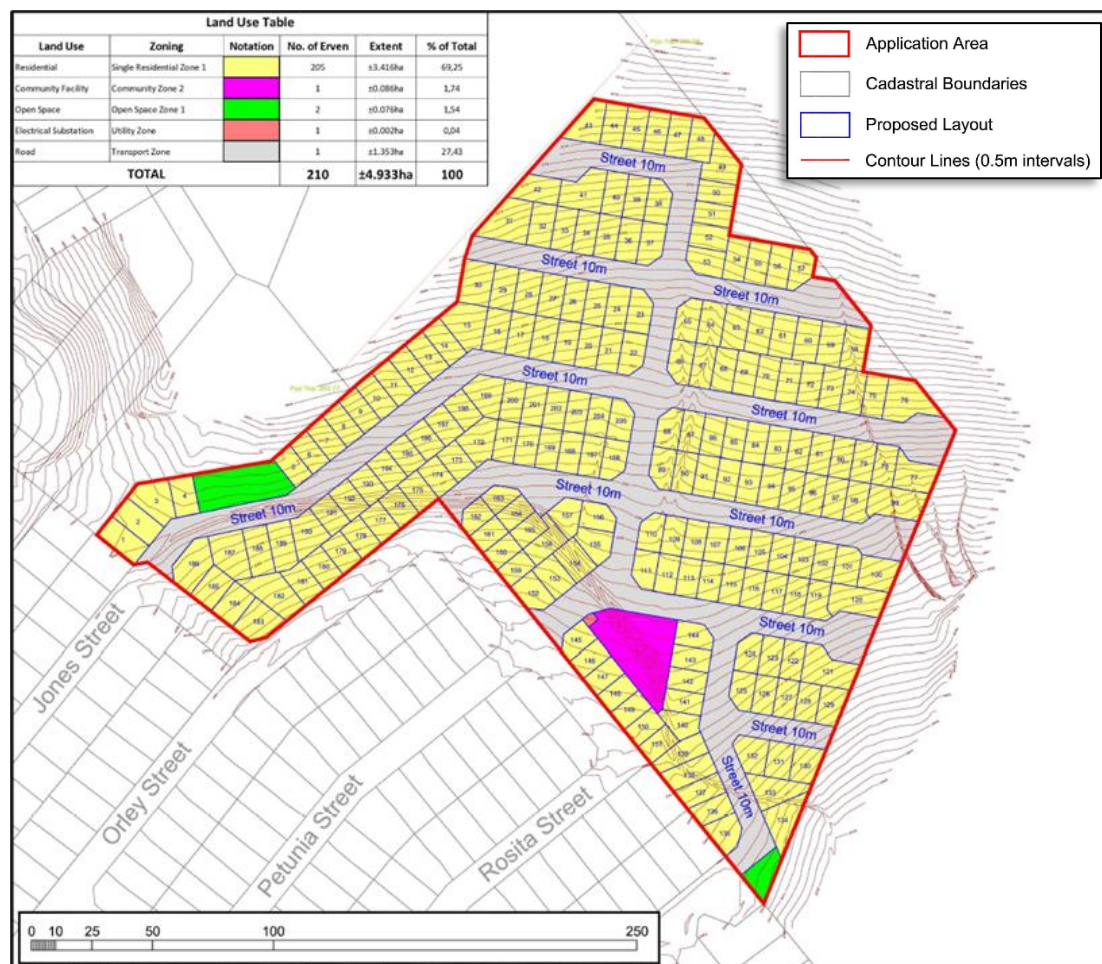


Figure 7: Proposed Layout

1.7. SITE SELECTION

An 'Interim Human Settlement Report' was presented to the Langeberg Municipality in February 2012 encapsulating all the possible areas for residential development. The application area was one of the considered/proposed development areas in Robertson (refer Figure 8). This report was approved in principle by Council on the 28th of March 2012. The application area described in this document, was subsequently regarded as a favourable area for residential development purposes and supported by Council.

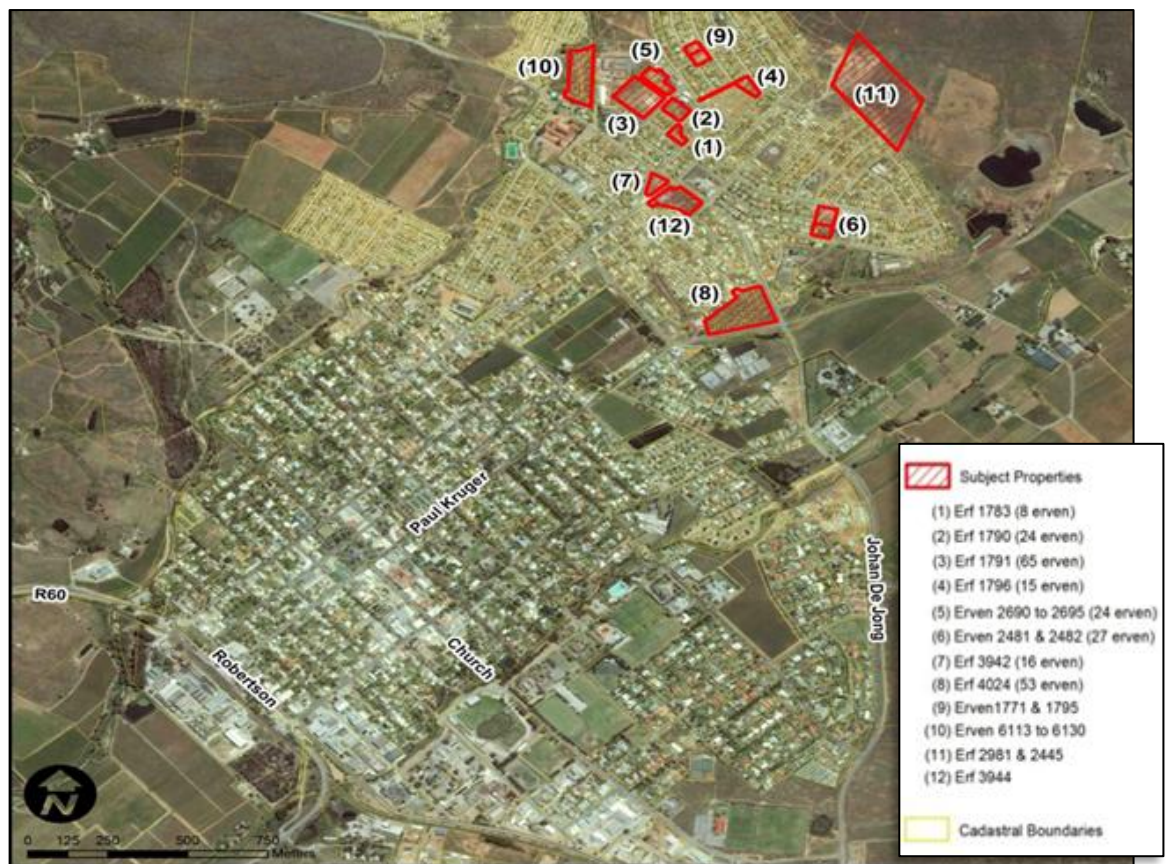


Figure 8: Human Settlement Investigation (2012)

SECTION 2: CONTEXTUAL INFORMANTS

2.1. LOCALITY

2.1.1. Regional Context

Robertson was founded in 1853 and named after the Scottish Dutch Reformed Church Minister, Dr William Robertson. The town is located in the 'Valley of Wine and Roses' along the R60. Robertson is situated in a fertile valley alongside the Langeberg Mountain range. Robertson is approximately 48km east of Worcester and 160km east of Cape Town along the R60 Regional Road. Robertson is located within the jurisdiction of the Langeberg Local Municipality, which subsequently falls under the Cape Winelands District Municipality.

Robertson is an agricultural town with viticulture being the primary focus. The wine industry in Robertson has grown from less than 25 cellars in 1995 to more than 50 registered wine cellars today. There are a number of wine cellars that receive the highest accolades both locally and internationally every year. Ashton, Bonnievale, Montagu and McGregor are all located within a 30km radius from Robertson, alongside the Langeberg Mountain range. Figure 9 illustrates the location of the application area in relation to the regional context.

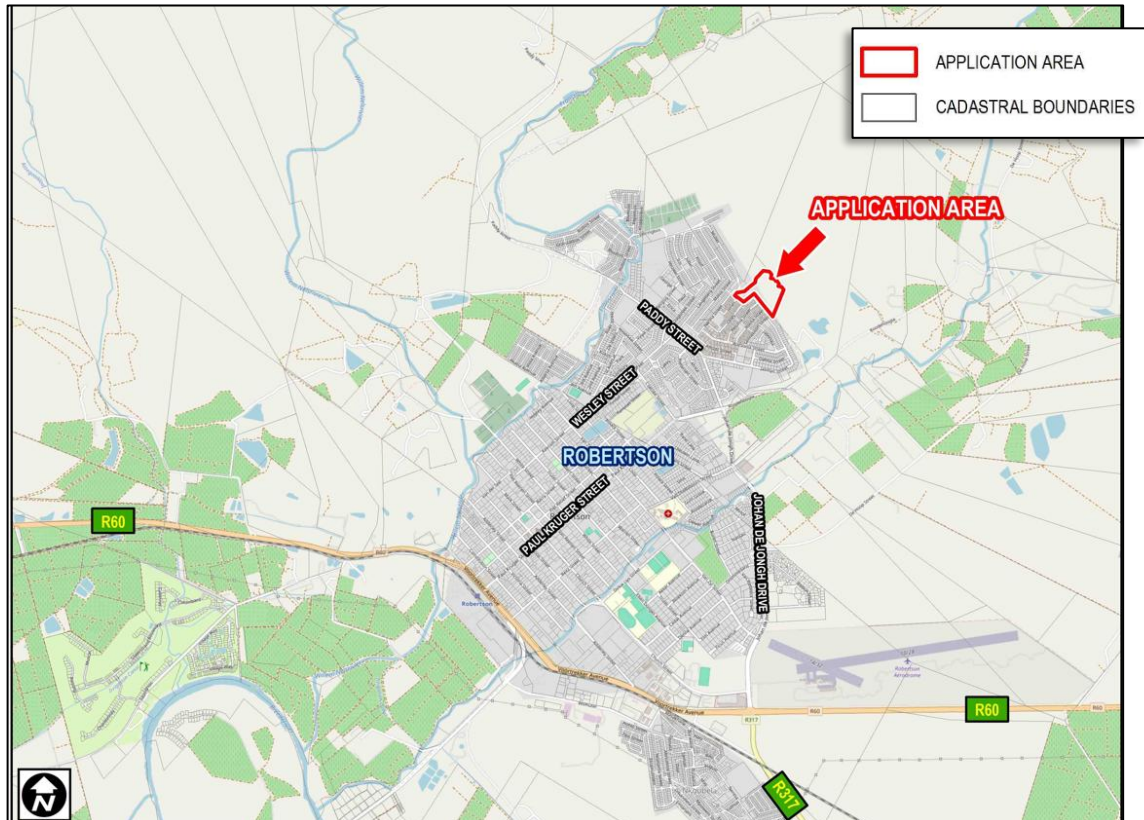


Figure 9: Regional Context Plan

The regional context map (Figure 9), highlights the strategic location of the application area within the broader settlement pattern, emphasizing its accessibility, but also the lack of alternative desirable infill development opportunities.

2.1.2. Local Context

Within Robertson, the application area is located on the north eastern edge of the town. The application site gains direct access via the extension of the existing road network (Jones & Sonneblom streets). The local distributor roads namely Paul Kruger- and Paddy Street, connect the application area with the central business district (CBD) of Robertson. Erven 2981 and 2445 Robertson, abut an existing residential development on the southern edge. The proposed development is therefore regarded as a natural / logical extension of the urban footprint. The following figure (Figure 10) provides a better understanding of the local context.

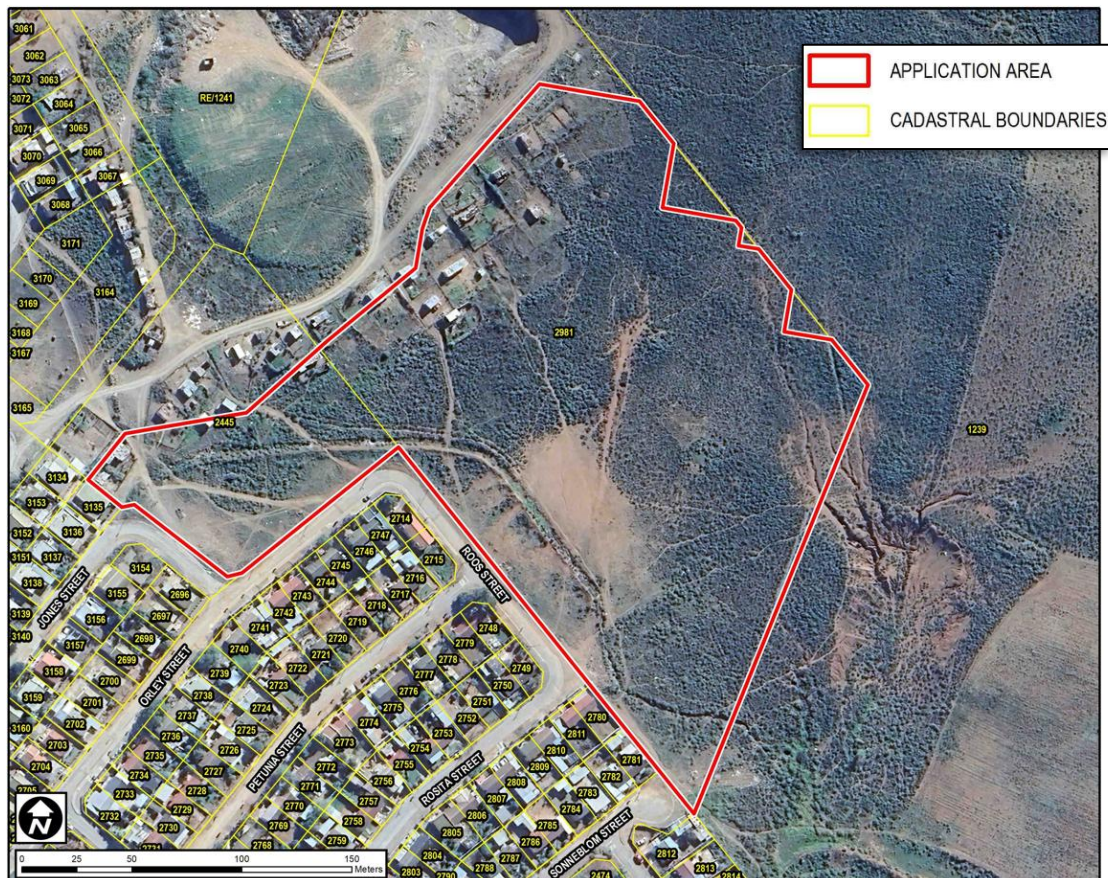


Figure 10: Local Context

The residential neighbourhood abutting the application area, have well established social amenities/facilities which are easily accessed and connected to the proposed development via the above-mentioned streets. The main distributor roads of Langeberg, Wesley, Nerina (north-south aligned)

and Paddy Street (east-west aligned), provides essential linkages to these amenities, the application area and the CBD.

2.1.3. Character of the surrounding area

The majority of properties located in the vicinity of the application area are residential or vacant. The proposed development area can easily be integrated within existing residential neighbourhoods of Robertson through the proposed extension of existing roads and bulk services. The proposed development can therefore be regarded as a logical extension of the residential character and consistent with the surrounding residential character.

Implication:

The application area is well-located and easily accessible, offering one of the best available options within Robertson.

2.2. ZONING CONTEXT

The Langeberg Integrated Zoning Scheme By-Law, 2018 is applicable to the area. Erf 2981 is currently zoned 'Utility Zone' and Erf 2445 is currently zoned 'Open Space Zone 1' in terms of the Langeberg Integrated Zoning Scheme By-Law, 2018.

2.3. LAND USE CONTEXT

The land uses of the properties abutting the application area are illustrated on the figure below (Figure 11).

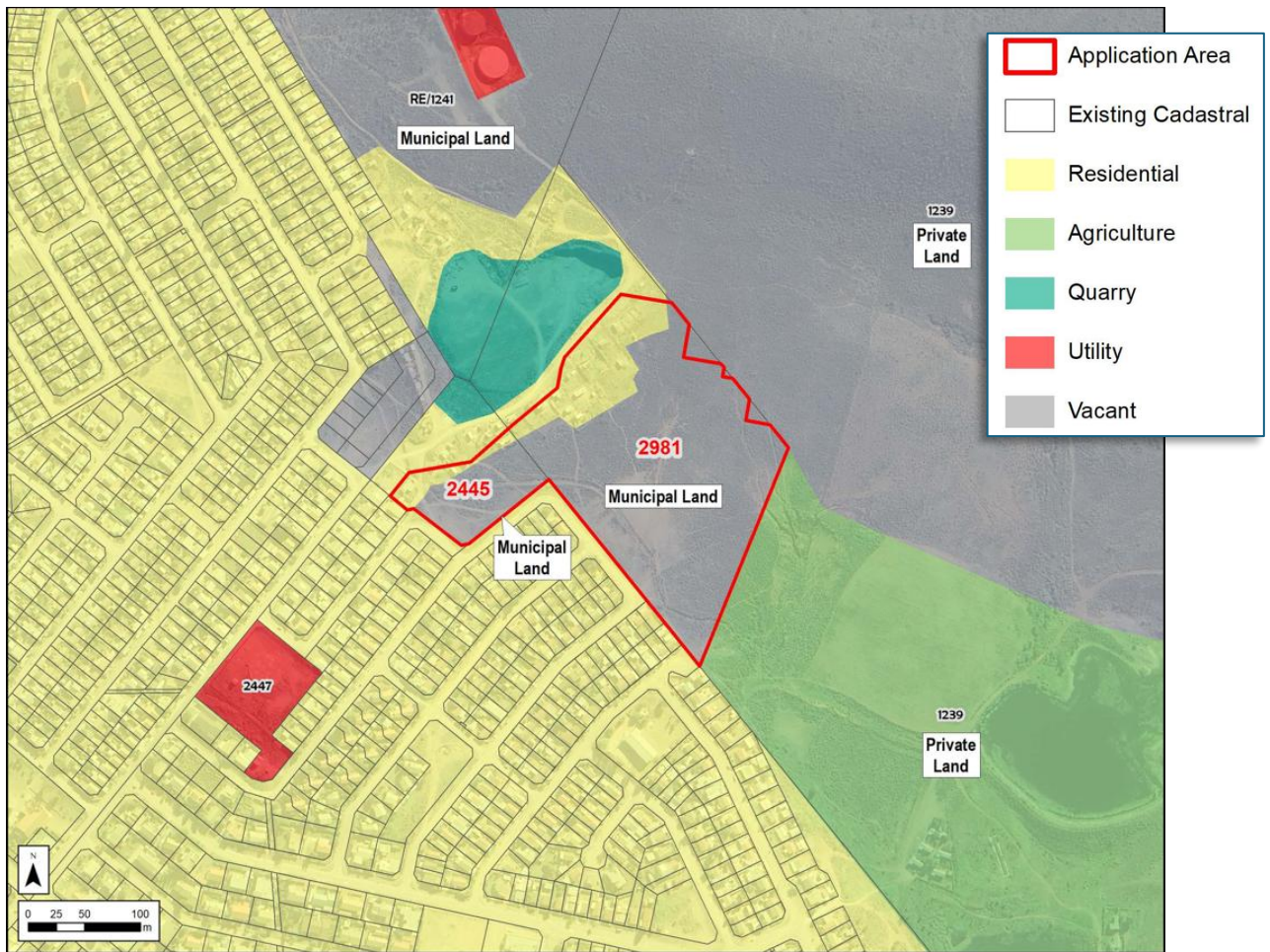


Figure 11: Land Use Context

Robertson is largely a residential town. Business- and light industrial type land uses are located mainly along Voortrekker Street (R60) and to a lesser extent along Reitz- and Paul Kruger Street located approximately 2.5km from the application area.

2.4. POLICY CONTEXT

Review of existing planning policies was undertaken to determine the planning policy framework pertaining to the application area and the surrounding environs, in order to contextualise the application within this framework. The relevant policy documents are:

2.4.1. Western Cape Sustainable Human Settlement Strategy (WCSHSS)

The WCSHSS provides guidelines for different policy frameworks, compiled by the Western Cape provincial government, as part of the process to deliver sustainable housing to communities in need. The WCSHSS aims to fully integrate the poor into the towns and cities, and to move away from a dualistic housing market, while ensuring that residential densities within urban areas strive

towards achieving densities of at least 25 dwelling units/ha. The core focus of this strategy is based on three shifts, namely:

- The shift from housing construction to sustainable human settlements.
- The shift to the use of sustainable resources.
- The shift to real empowerment.

The WCSHSS provides a framework within which subsidy housing developments should aim to integrate communities.

Planning Implications:

The proposed development complies with the WCSHSS as existing resources i.e. bulk services are used for the proposed development. In this regard, the focus is mainly on creating integrated communities and sustainable human settlements. The proposed development is consistent with the guidelines of the WCSHSS as the proposed density of the development is approximately 42 dwelling units/ha (gross).

2.4.2. Langeberg Municipal Spatial Development Framework (SDF 2024/25)

The purpose of the Langeberg Municipal Spatial Development Framework (MSDF) is to guide growth and development in the Langeberg municipal area in a sustainable manner. Hence, future growth, development and land use planning will embrace the spatial vision and principles to protect and develop integrated, sustainable settlements and liveable environments, and promote economic and social prosperity.

According to the MSDF, Robertson is the main urban and agricultural service centre located within one of the largest wine producing regions in South Africa. Robertson is also classified as a Regional Service Centre Small Town. The demand for affordable, GAP and social housing is the highest in Robertson, Montagu and Ashton with 1,059 opportunities for GAP on the waiting list (April 2023). The following figure (Figure 12) illustrates the application area in relation to the Langeberg MSDF 2024/25.

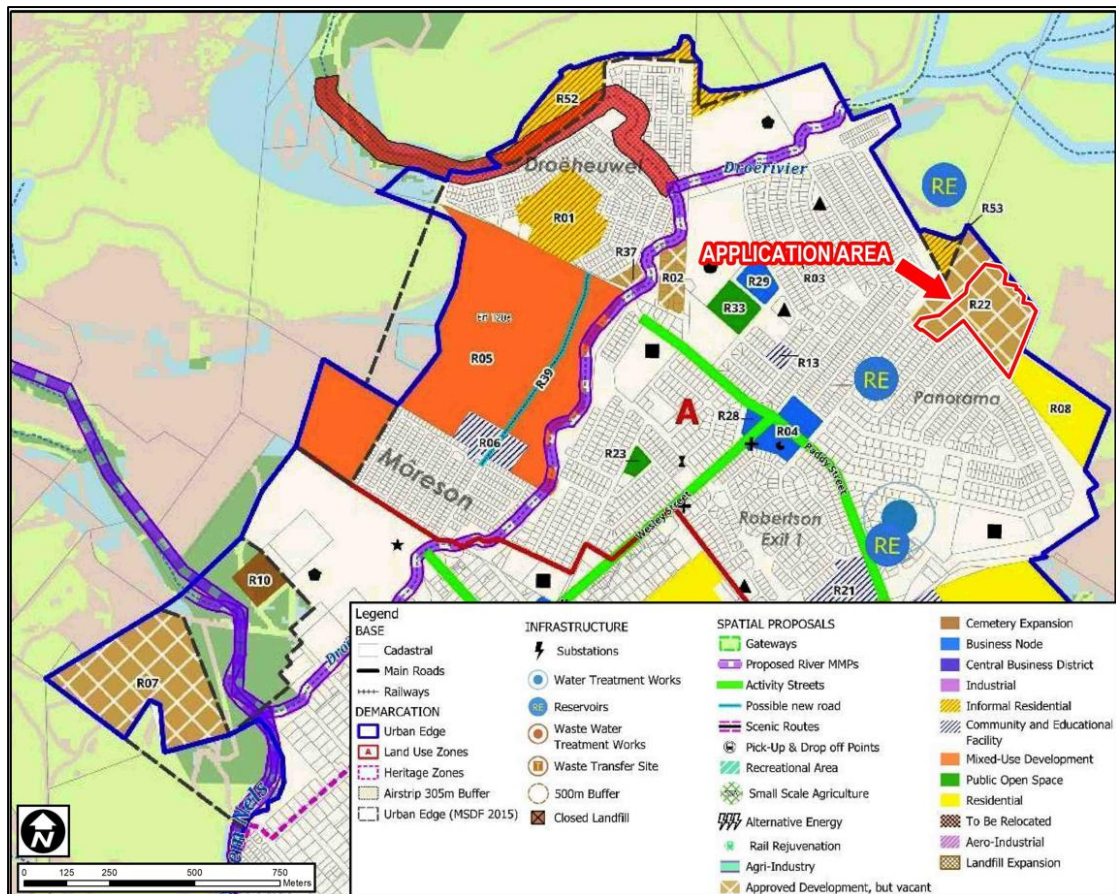


Figure 12: Robertson Spatial Development Framework (2024/25)

Based on Figure 12, it is noted that the application area has been identified as one of Robertson's future residential development areas. The application area is earmarked as "support implementation of approved developments".

Planning Implications:

The proposed development is consistent with the spatial proposals of the Langeberg Municipal SDF (2024/25). The proposed development has previously been approved and as such is consistent with the town's spatial policy.

Implication:

The proposal fully complies with the development guidelines as set out in the Western Cape Sustainable Human Settlement Strategy (WCSHSS), as well as the Langeberg Municipal Spatial Development Framework, 2024/25.

2.5. SITE ANALYSIS

The following section provides a contextual overview of the site characteristics depicted either as opportunities or constraints. The location of the proposed housing development can be associated with the following opportunities and constraints.

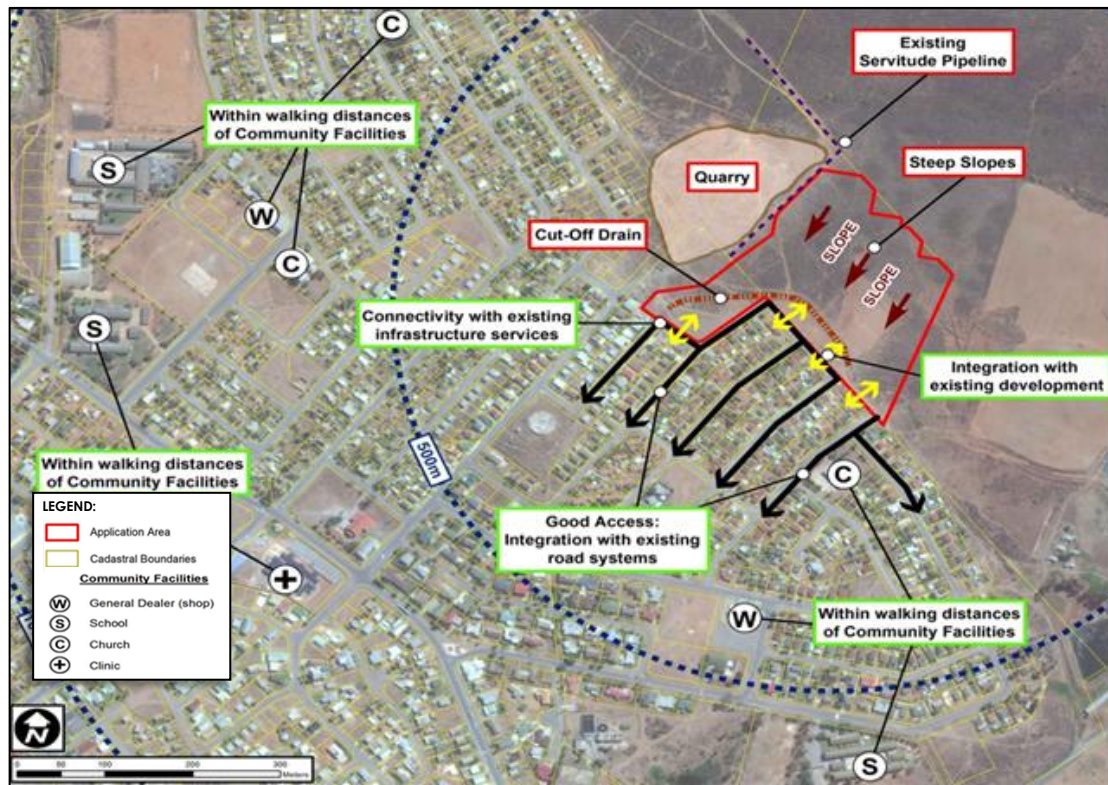


Figure 13: Opportunities and Constraints Plan

2.5.1. Opportunities

- Access

The existing road system abutting the application area provides cost effective access, firstly towards the application area, and secondly between the existing community facilities, CBD and the proposed application area. The main connector routes being Jones-, Orley-, Petunia-, Rosita-, Sonneblom and Roos Street.

- Service Infrastructure Costs

Existing bulk services networks and possible connections are located within close proximity of the proposed application area. The connection/linkage with these existing networks contributes substantially to the reduction of the development cost.

- Vacant land
The proposed application area is vacant and underutilised land which abuts an existing residential development. Both erven 2981 and 2445 is therefore regarded as the natural and logical extension of the urban footprint.
- Proximity to Community facilities
The application area is within close proximity (1km - walking distance) of a Primary- and Secondary School, Clinic, Church as well as a number of corner shops. Access to and from these facilities is made possible by the existing street layout linking with the application area.

2.5.2. Constraints

- Water-pipeline
An existing water-pipeline is located along the north western edge of the application area. This pipeline is linked to the reservoir situated further north-west of the application area. This water-pipeline effectively determined the western edge of the proposed application area as no development beyond this line is proposed. The pipeline provides water to the existing residential area abutting the application site.
- Quarry
An un-used quarry is located directly west of the application area. This quarry is no longer in use and can therefore not be developed. The quarry is a barrier to further extension of development.
- Slope
The application area is located on a relatively steep slope. The layout design was largely determined by the topographical characteristics. Various mitigation measures will be implemented in order to reduce the bulk earth works cost as well as to promote a sustainable and effective layout design outlined in Section 4.2.
- Cut-off Drain
A cut-off drain is located north east of the existing residential development to prohibit any storm-water run-off from the adjacent open area. As a result of the need to optimise developable land, the cut-off drain will be relocated north east of the application area. The exact placement of this cut-off drain will be determined by the Civil Engineer as part of the storm-water management plan.

2.5.3. Synthesis of opportunities and constraints

The above-mentioned analysis of the physical opportunities and constraints provide a detailed overview of the local informants that guides the planning process for the proposed housing development. It can be derived from the above that the application areas desirable attributes related to its locality, accessibility and land use context. Most social facilities/amenities are located within 1km radius form the application area (refer Figure 13). The identified constraints can be mitigated through innovative design.

2.6. CONCLUSION: CONTEXTUAL ANALYSIS

The proposed development on Erven 2981 and 2445 in Robertson is appropriately situated within both the local context, representing a logical extension of the existing urban fabric. It aligns with applicable zoning, supports surrounding land uses, and complies with relevant policy frameworks including the Western Cape Sustainable Human Settlement Strategy and the Langeberg Municipal SDF.

SECTION 3: DEVELOPMENT PROPOSAL

3.1. OBJECTIVE

The approach to the establishment of human settlement opportunities is based on the Provincial Department of Local Government and Human Settlement's strategy for addressing the inequalities and inadequacies of previous spatial planning policies. This is achieved through the provision of socially and economically integrated human settlement projects with access to socio-economic activities, facilities and employment opportunities.

3.2. SITE INFORMANTS

The following section is a summary of all the specialist inputs/studies conducted in order to establish a sustainable housing development on Erven 2981 and 2445, Robertson.

3.2.1. **Geotechnical Study**

Core Geotechnical Consultants undertook a geotechnical investigation on the application area (refer Annexure G). Geologically, the site is underlain from ground surface by dense gravelly sandy silts and gravelly clays of transported origin. Over the majority of the site, these soils overlie and mask highly weathered siltstones/sandstones of rock consistency of the Malmesbury Group.

No groundwater was encountered on site during the investigation and the main water table probably occurs as a fractured rock aquifer at greater depth. The site investigation was however carried out during the middle of the summer period with high summer temperatures. High winter rainfall might result in the forming of a shallow perched water table above the relatively impermeable rock. Surface water flow (sheet run-off) down-slope is also likely to develop during intense rainfall events.

This Phase 1 geotechnical site investigation indicates that the area investigated is generally suitable for project linked subsidy housing development, provided that the aspects of concern relating to the geotechnical character of the site is addressed.

3.2.2. **Engineering Services**

iX engineers (Pty) Ltd investigated the application area in a report dated May 2025, to provide details pertaining to the civil engineering services proposed for this application refer Annexure I. As part of this investigation iX Engineers in partnership with the local authority established the availability of bulk engineering services. According to a letter dated 6 December 2019, as received from the Langeberg Municipality it was confirmed that existing bulk

engineering services are adequate and available for the development of Erf 2891 Robertson. The letter also confirms adequate capacity exists in the existing sewer and water networks, as well as the sewage treatment plant (refer to Annexure I).

- **Street Layout**

It is proposed that the development should gain access via four points; all extensions of existing streets. The existing street extensions of Jones Street, Orley Street, Petunia Street and Sonneblom Street will give access to the proposed development. The proposed intersections have been designed to extend the existing infrastructure, using the same standards. The Street Layout takes into account the natural slope to the south east of the terrain. Roads have been planned parallel to the contours in order to minimize the speed of stormwater that will be generated by the slope, with only one road perpendicular to the contours. Various stormwater outlet points have been provided as not to concentrate stormwater on the roads.

Roads with a width of 4,5m will be provided within 10m road reserves, which will allow adequate space for engineering services on the verge of roads. Space has been allowed for turning circles at dead ends with two roads. Roads have been designed to accommodate flow of traffic and to ensure proper drainage of all erven and roads.

- **Stormwater**

In view of the risk associated with storm water run-off, sound stormwater management is required. Suitable measures include grading of slopes to prevent ponding of water around housing units, effective collection and disposal off-site of storm water and water from down pipes and regular checking of wet services for leaks. Similar measures are required with regard to road construction, with regular maintenance of storm water to prevent water ingress into subgrade soils and to minimize long term maintenance. Minor storms will be accommodated in an overland canal stormwater system, with major storms to be accommodated within the roads reserve.

Minor flows from part of the development will be connected to the existing stormwater system within the adjacent developments. The remainder of the stormwater from the development will be connected to a collector cut off drain adjacent the development. From here, the stormwater, will be deviated to an open channel system towards Paul Kruger Avenue. Stormwater will be taken from this point to the existing river, via a system of culverts and manholes. River protection will be introduced with a gabion

outlet structure. Measures will be put in place to prevent foreign debris from travelling down the culverts system to the river.

A cut off drain will be provided between the higher lying areas and the development to deviate overland flow from higher lying areas, around the development. Part of the stormwater from the development will be connected to this cut off drain. Energy dissipation measures will be introduced in the stormwater system adjacent the main road, which is perpendicular on the contours. This will ensure lower speeds of stormwater within the system.

- **Sewer Reticulation**

Approximately 1.75 km of new sewer lines are proposed for the development. The development will be connected to the existing sewer networks in 4 places. The existing sewer pump station has adequate capacity for the development. Confirmation that existing bulk engineering sewer services are adequate and available for the development of the site was received from Langeberg Municipality.

- **Water Reticulation**

Approximately 1.65 km of new water lines are proposed for the development. The development will be connected to the existing water networks in 3 places. The upgrading of the bulk water supply will be required to develop the site. 315mm and 200mm diameter water mains with a length of 505m will be provided between reservoir No. 3 and the existing network as part of this development. As part of the provision of water to the development, a new water pumpstation will be constructed, increasing the delivery of water to the reservoir, supplying the new housing development. Confirmation that existing bulk engineering water services will be adequate and available for the development of the site was received from Langeberg Municipality, when abovementioned strengthening of the water feed is added to the network.

- **Telkom Services**

Provision will be made for ducts at road crossings during construction to accommodate the future Telkom/Fibre distribution system.

- **Electricity**

Provision will be made for electrical ducts underneath the roads during construction to accommodate the future electrical distribution system. There will be approximately 300 m of ducts laid.

- **Summary**

Following the afore-mentioned interpretation and summary of the engineering services report, compiled by iX engineers (Pty) Ltd, it can be concluded that the proposed housing development can be fully serviced with the required civil services, (water, sewerage, electricity and stormwater), and will be connected to the existing bulk services infrastructure of Robertson. The required upgrades will be implemented in order to ensure that the service infrastructure can operate effectively and contribute to the standard of living and the health and safety of the community.

3.2.3. Environmental Impact

According to a letter received from Department of Environmental Affairs and Development Planning dated 20/08/2024, no listed activities are triggered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998); refer Annexure J. It should be noted that the Environmental Authorisation is granted for a period of eleven (11) years, from 30 September 2016 (date of the original Environmental Authorisation) until 30 September 2027, during which period the holder must commence with the authorised listed activities. In addition, within a period of five years, from the date the holder commenced with the authorised listed activities, during which the authorised listed activities must be concluded.

3.2.4. Traffic Impact Assessment

A Traffic Impact Assessment dated December 2024 was done by Liezl Stodart to assess the transport impact of the proposed development of Erven 2445 and 2981 Robertson on the surrounding existing and proposed road network. The December 2024 Transport Impact Assessment (TIA) supersedes the report compiled by Deca Consulting Engineers in April 2020. Trips generated by the Robertson Heights development were added to background traffic volumes to obtain total year 2029 traffic volumes. The affected intersections were analysed with the increased traffic volumes in order to determine the traffic impact of the development. Refer to Annexure H for more detail on the TIA.

The following conclusion were made;

- The Robertson Heights residential development on Erven 2445 and 2981 will have a low traffic impact.
- The application is for the subdivision and rezoning of Erven 2445 and 2981 in order to create 205 single residential erven, one community zone erf and erven for open space, services and roads;
- Access is proposed via the north-eastward extension of Jones Street, Orley Street and Petunia Street;

- Intersections on higher order access roads that will be affected by the development are the Paddy Street intersections with Paul Kruger Street, Nerina Street and Jasmyn Street;
- All three intersections currently operate at acceptable good service levels and will continue to do so with Year 2029 background traffic volumes;
- The Robertson Heights development has the potential to generate 148 trips during the morning peak hour and 143 trips during the afternoon peak hour;
- The development will generate a significant number of trips; these trips will be dispersed through the four access roads and no single intersection will experience a large increase in traffic volumes;
- The erven will be large enough to provide parking for one vehicle within the erf boundaries;
- The new development will generate a significant number of non-motorised and public transport trips.

Implication:

The proposed development will not adversely impact existing engineering services, as sufficient bulk infrastructure for water, sewer, electricity, and stormwater is available and any required upgrades are planned to ensure capacity and functionality. Therefore, the development can be fully serviced without compromising the efficiency or sustainability of municipal services in Robertson.

3.3. CONCLUSION:

All required engineering services are either available or can be upgraded to support the development, while specialist studies confirm the suitability of the site from geotechnical, environmental, and traffic perspectives. As such, the proposed development promotes sustainable, integrated urban growth and is well-positioned to meet the housing needs of the area without compromising infrastructure or environmental integrity.

3.4. PLANNING AND DESIGN PRINCIPLES

3.4.1. Planning Principles

The following high level planning principles will be applied to the design process:

- Aim towards achieving spatial sustainability.
- Give special consideration to the protection of prime and unique agricultural land.
- Promote and stimulate the effective and equitable functioning of land markets.

- Promote land development in locations that are sustainable and limit urban sprawl.
- Promote land developments that strive towards viable communities.

3.4.2. Design Principles

The following principles and design considerations have been applied in order to address the current housing need within Robertson;

- Establish a pedestrian-orientated and friendly environment.
- Establish systems of continuous routes to promote accessibility to social and economic activities.
- Implement a cost-effective design in order to optimise the use of available land, as well as resources.
- Promote the optimisation of vacant municipal land within the urban footprint.
- A design that will enhance the functionality of services and promote access to local amenities.
- A design that will enable the provision of civil engineering services in a cost-effective manner where possible.
- Planned linkages to accommodate the drainage pattern within the various proposed developments.

3.5. SPATIAL DEVELOPMENT CONCEPT

3.5.1. Main Structuring Elements

The following basic design and planning considerations were applied to inform the design concept and subsequently the final layout.

3.5.2. Slope

Due to the relative steep slope (1:6), the street grids are mostly aligned parallel to the contours in order to significantly reduce the earth-works costs (refer Figure 14). This design proposal will entail that a single platform will be created for multiple units, instead of each unit being provided by its own platform. Due to the relatively steep gradient, it is imperative for the layout design to incorporate these mitigation measures in order to establish a cost effective, safe and functional housing development.

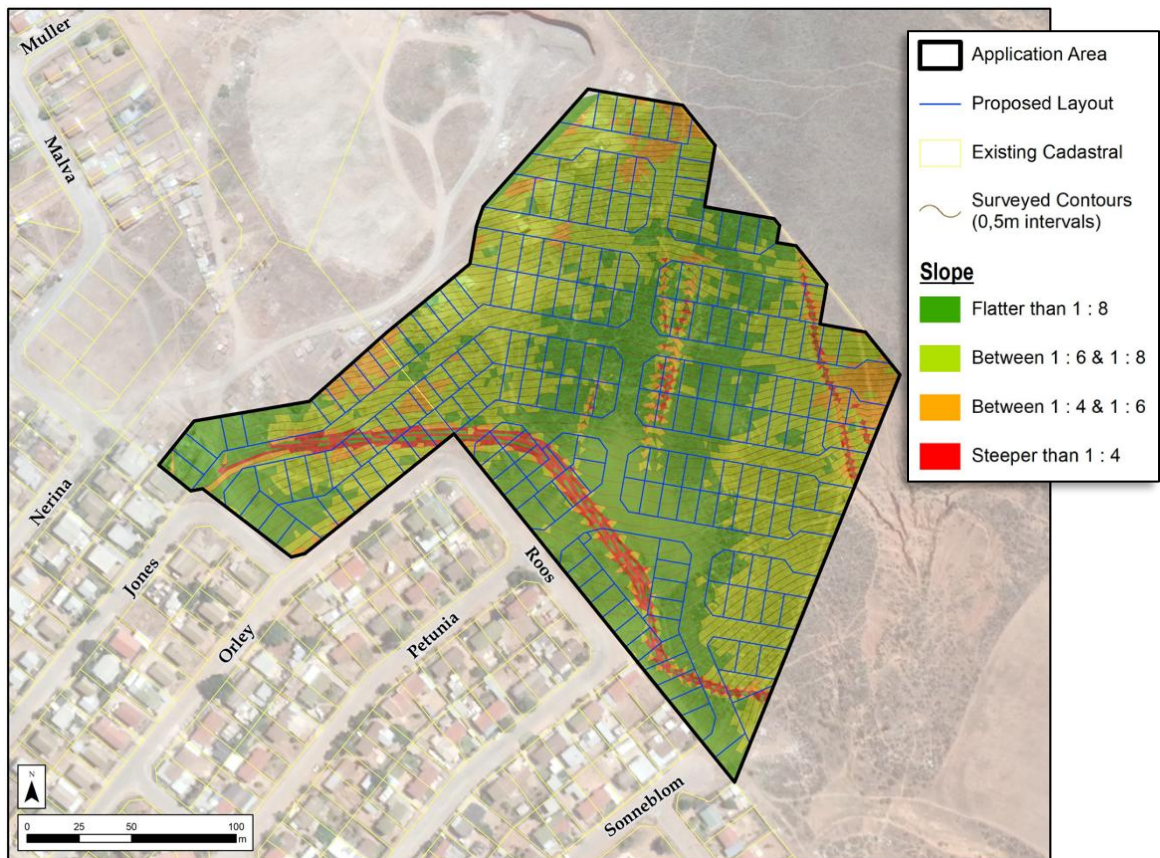


Figure 14: Slope Analysis

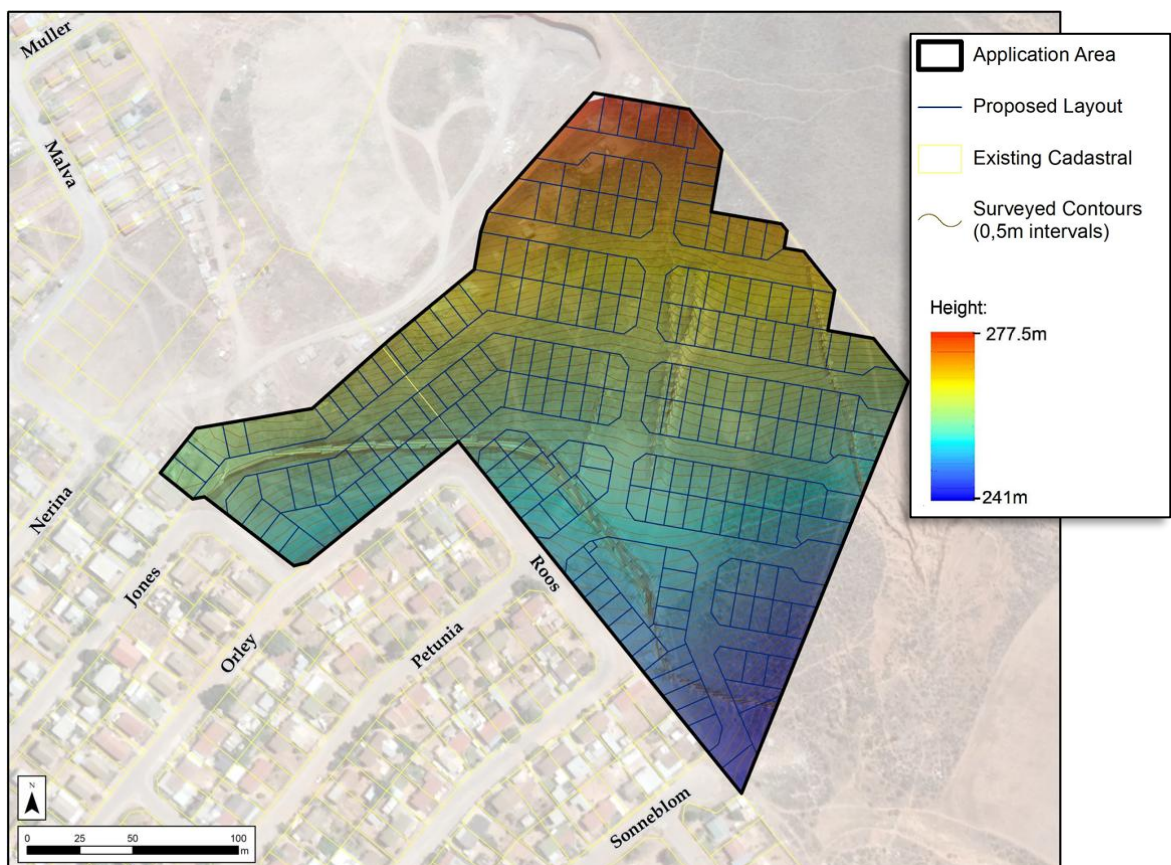


Figure 15: Gradient Analysis

3.5.3. Orientation

The alignment of each erf will directly be determined by the orientation of the 'street block' in relation to the contours (refer Figure 16). Erven orientated parallel with the contours were set out with a minimum street frontage of 9 m and with property depths of approximately 17 m.

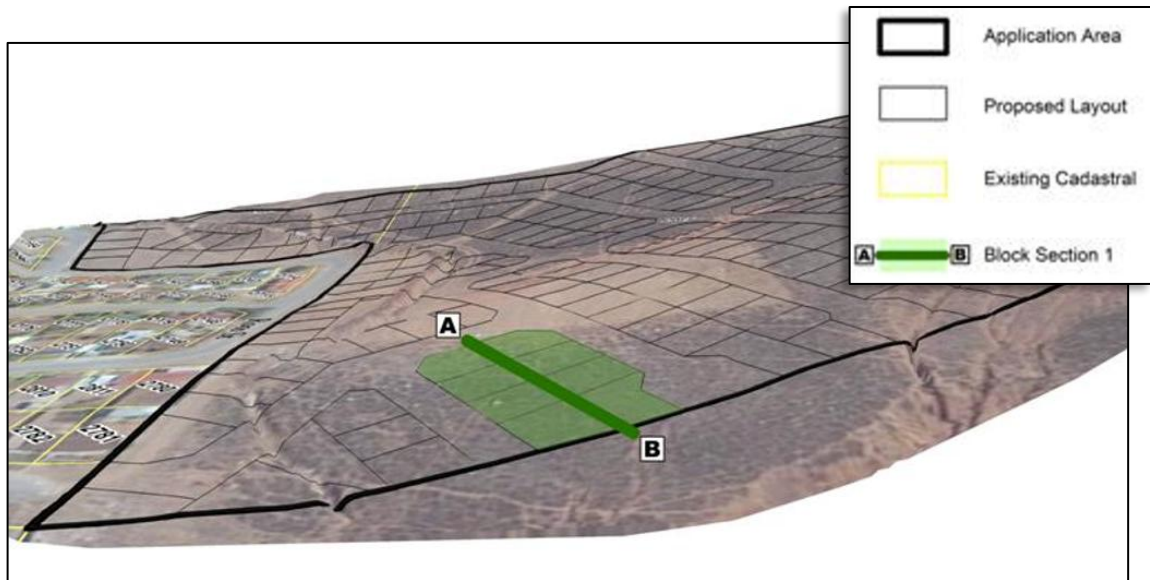


Figure 16: Orientation of "street blocks"

3.5.4. Platform Sizes

In order to provide the future beneficiaries with a practical erf size in the context of the 1:6 slope, the 'cut and fill' method will be implemented. The gradient of the slope will determine the amount of cut and fill that will be required. Figure 17 below illustrates an example of a typical 'cut and fill' section of the superblock AB indicated on Figure 16 above. Due to the increasing gradient not all erven will be the same depth.

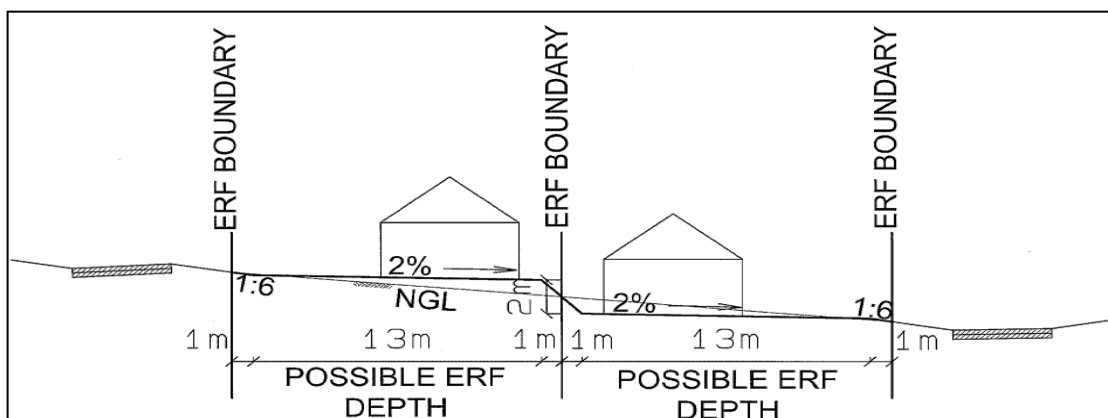


Figure 17: Example of 'Cut & Fill' to Create the Platforms

3.6. **ERF LAYOUT PARAMETERS**

The Langeberg Municipality, in conjunction with the implementing agent, Asla Devco (Pty) Ltd, and the professional team determined through a range of iterations taking into consideration units typologies, development and services costs as well as overall design pattern, that the dimensions of the proposed erven should be as follows:

Table 2: Erf Dimensions

Land Use	Dimensions
Single Residential Erven	- Minimum street frontage of 9m - Erf sizes average from $\pm 150\text{m}^2$ - $\pm 300\text{m}^2$

In order to provide for better utilisation of the erven, the relaxation of one of the two lateral boundary building lines and street building lines are required. The development parameters of the residential erven, as per the Robertson Zoning Scheme are summarised in Table 3 below:

Table 3: Planning Parameters

Single Residential Zone 1	Parameters
Primary Use	Dwelling-house, Educational Facility
Consent Uses	Public Church
Street Building Line	2m
Rear Building Line	1m
Side Building Line	1m
Common Boundary Line	Semi-detached = 0m

3.6.1. **Unit Typology**

The following unit typologies are proposed for this application, namely;

- Free Standing (Single)
- Semi-Detached

Both these typologies have a footprint of approximately 40m^2 . The typical plot (erf) size recommended for these unit typologies range between $\pm 150\text{m}^2$ – $\pm 300\text{m}^2$. The unit consist of two bedrooms, one living area linked with kitchen as well as one bathroom. The selection of each unit will be determined by the erf orientation during the final design stage. The following figure (Figure 18) illustrates type A the Free Standing (Single) Typology.

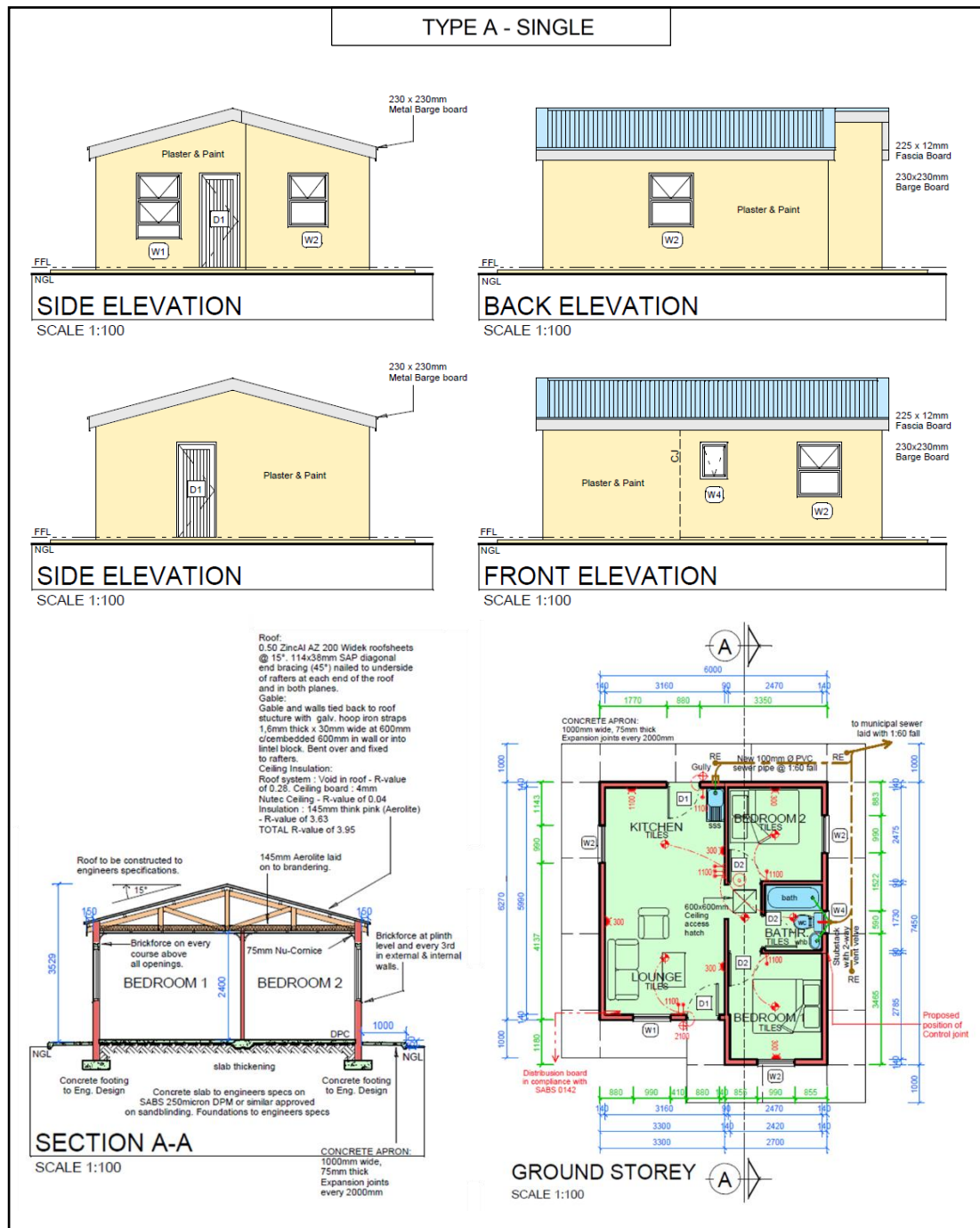


Figure 18: Unit Type A

The following figure (Figure 19) illustrates type B the Semi-Detached Typology.

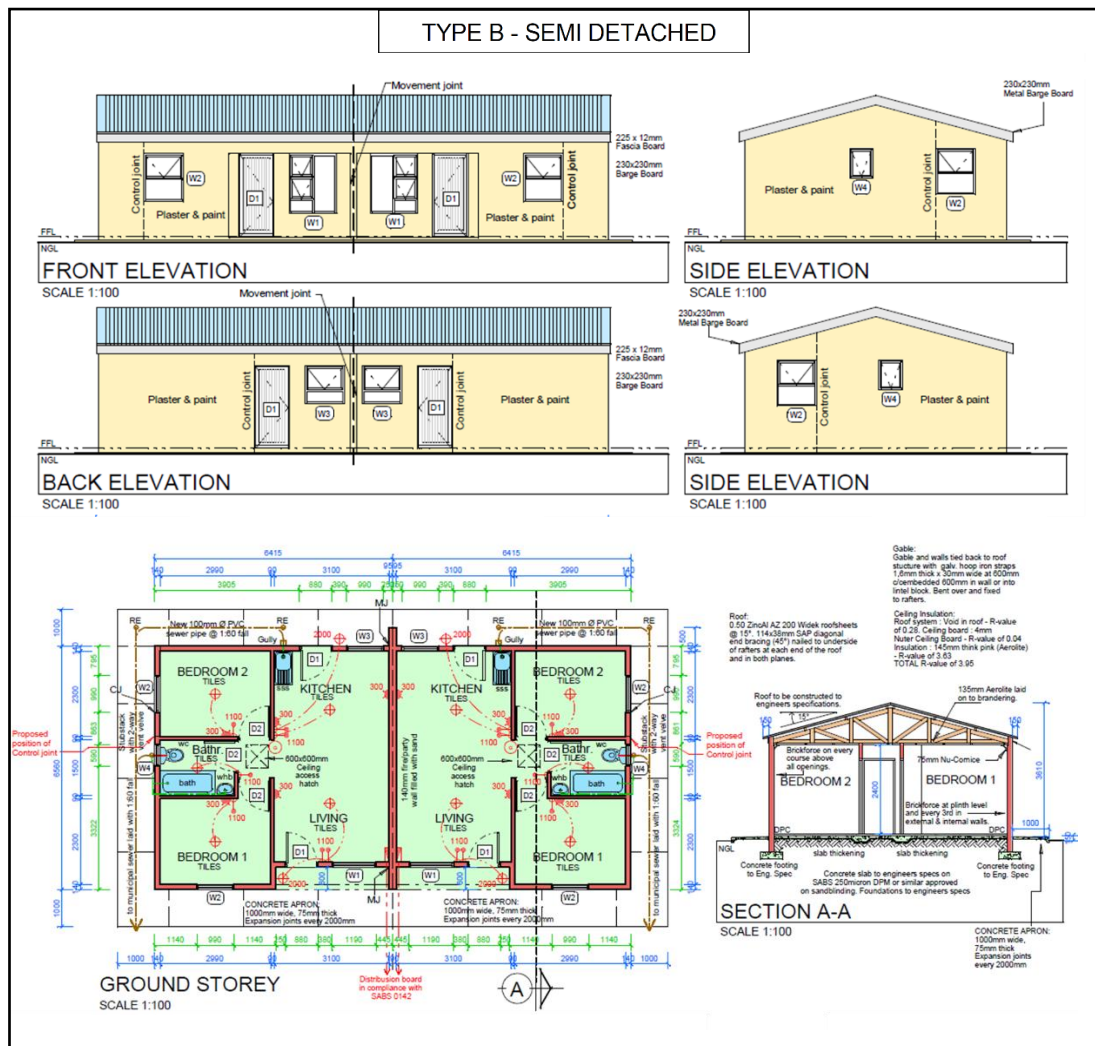


Figure 19: Unit Type B

The unit typologies have been positioned on the proposed layout to provide a visual representation of how they might be arranged. It is important to note that the following Typology Plan (refer to Figure 20) is conceptual, and the units are interchangeable and may be arranged differently in the final design.

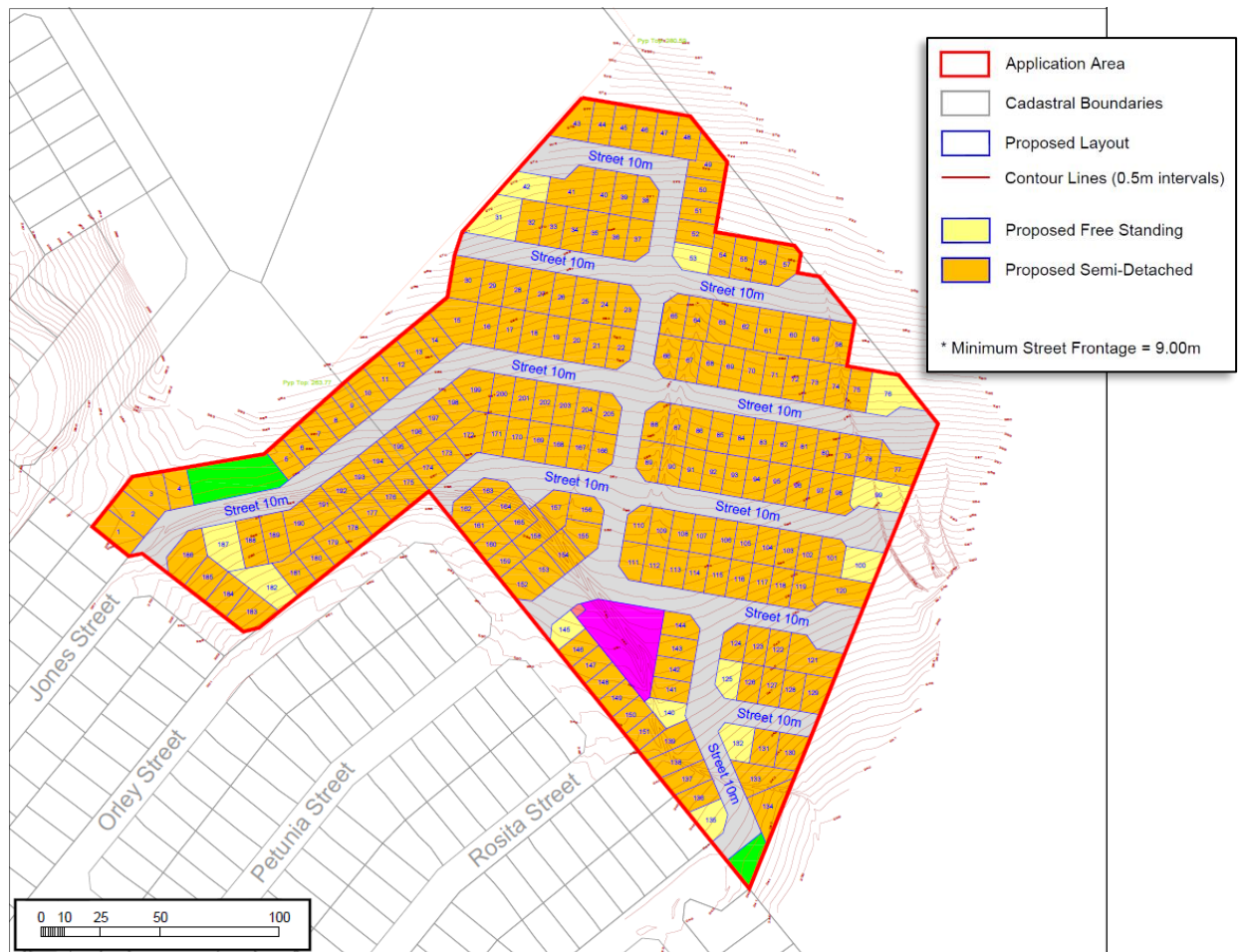


Figure 20: Typology Plan

3.6.2. Street Layout and Design

It is proposed that the development gain access via four street connections; all extensions of existing streets, namely Jones Street, Orley Street, Petunia Street and Sonneblom Street. The proposed intersections have been designed to extend the existing infrastructure, using the same standards.

The street layout is planned according to the natural slope to the south east of the terrain. Roads have been planned parallel to the contours in order to minimise stormwater run-off, with only one road perpendicular to the contours. Various stormwater outlet points are proposed to reduce stormwater concentration on the roads. Roads with a road surface of 4,5m will be provided within 10m road reserves, allowing adequate space for engineering services on the verge of roads. Space has been allowed for turning circles at cul-de-sac roads. Roads have been designed to facilitate ease-of-movement and to ensure proper drainage.

3.7. LAND USE PROPOSAL

Taking the aforementioned planning and design principles into consideration and consequently evaluating these elements in context of the layout parameters and topography of the application area, the final proposed layout is presented below (Figure 21).

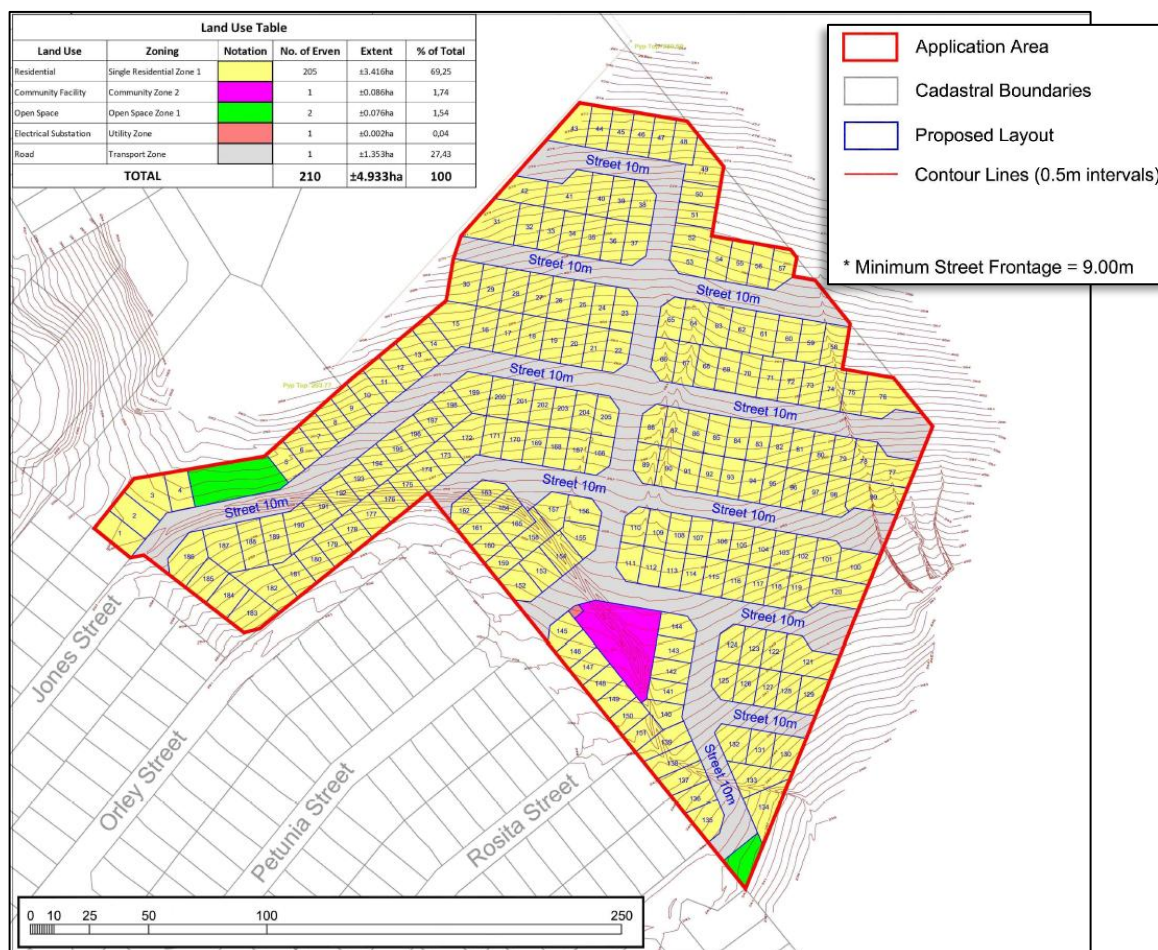


Figure 21: Proposed Layout

3.7.1. Residential (Single Residential Zone)

In total 205 single residential erven are proposed within this application. The sizes of the proposed erven correspond to those of the existing surrounding residential neighbourhood. The erf size varies between $\pm 150\text{m}^2$ - $\pm 300\text{m}^2$. The street frontages are designed to a minimum of 9 meters.

3.7.2. Community Facility (General Business Zone)

One, centrally located community facility erf is proposed at the entrance, directly of Petunia Street extension. The land uses for this site is yet to be determined. This erf is approximately 0.085ha in extent and allows for optimum access from both the proposed development as well as for the abutting residential neighbourhood.

3.7.3. Open Space (Open Space Zone)

Two open space erven are proposed. The first open space is located on the western edge of the application area, planned to accommodate the existing water pipeline. The second open space is located on the south eastern corner of the application area. This open space allows for the natural extension of the Sonneblom Street into the application area.

3.7.4. Electrical Sub-Station (Local Authority)

A local authority erf, located on the south western corner of the community facility erf is proposed. This erf will be used as an electrical sub-station. The size of this erf will be approximately 0.002ha in extent. The proposed sub-station is located in close proximity to the main entrance of the application area in order to allow for optimum access.

3.8. CONCLUSION – LAND USE PROPOSAL

The proposed land use development represents a thoughtful, integrated response to local housing needs and the broader strategic goals of spatial redress and sustainable development. The design incorporates key planning principles such as spatial efficiency, protection of agricultural land, and cost-effective infrastructure solutions.

The final layout supports 205 single residential erven, complemented by essential land uses including a centrally located community facility, designated open spaces, and supporting infrastructure. The proposed development not only optimises land within the urban footprint but also contributes to the creation of viable, accessible, and functional human settlements in Robertson. The development will offer a higher density of human settlement development, addressing the housing backlog within the Municipality.

SECTION 4: MOTIVATION

4.1. COMPLIANCE WITH THE PLANNING PRINCIPLES OF LUPA

The Land Use Planning Act (LUPA, 2014) includes a series of land use principles that should guide development in the Western Province.

Table 4: Compliance to Principles

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
Spatial Sustainability 	COMPLIANT The proposed development supports the principle of spatial sustainability by encouraging infill within Robertson's established urban boundary. It maximises the use of existing municipal infrastructure and land resources, helping to prevent urban sprawl and reduce pressure on outlying or environmentally sensitive areas. By offering formal residential opportunities in a compact and serviceable layout, the development contributes to long-term spatial sustainability.
Spatial Justice 	COMPLIANT The proposal promotes spatial justice by providing affordable housing. By formalising land access and incorporating low-income residents into the planned urban framework, the development helps redress past spatial inequalities and fosters greater social inclusion within Robertson.
Efficiency 	COMPLIANT The layout leverages existing infrastructure and road networks, avoiding unnecessary expansion of services. Engineering services have been confirmed as viable, and the design facilitates cost-effective implementation, ensuring optimal use of municipal resources.
Good Administration 	COMPLIANT The application has been compiled and submitted in accordance with the Langeberg Municipal Land Use Planning By-Law (2015) and relevant legislation. The development process will be undertaken transparently, in consultation with the local authority and in compliance with

LUPA PRINCIPLES	COMPLIANCE / RESPONSE
	applicable statutory procedures.
Spatial Resilience 	COMPLIANT The development upholds this principle by steering clear of high-risk and environmentally sensitive areas. Its layout incorporates effective drainage solutions, including two designated open space erven, thereby strengthening the overall resilience of the Robertson settlement.

4.2. **DESIRABILITY CRITERIA**

The following desirability criteria have been applied to the existing development on the site:

Table 5: Desirability Criteria

Desirability Criteria	Compliant
• Consistent with Spatial Policy directives;	
• Consistent with surrounding character;	
• No negative impact on environmental or heritage resources;	
• No negative impact on existing rights of surrounding properties;	
• No negative impact on the safety and welfare of the surrounding communities	
• The development is well-located with excellent accessibility relative to amenities and community facilities, while also contributing positively to pedestrian movement; and	
• No negative impact on services infrastructure	

The proposed Robertson Heights residential development has been assessed against the relevant decision-making criteria contained in the Langeberg Municipal Land Use Planning By-law (2015), and the following considerations are noted:

- **Site-Specific Integration:** The proposal responds appropriately to the local context and physical characteristics of the site. The layout integrates harmoniously with the surrounding residential fabric, contributing to a cohesive built environment while preserving the established character of Robertson.

- **Policy Compliance:** The development is consistent with national, provincial, and municipal spatial planning policies.
- **Infrastructure Compatibility:** The proposed layout is designed to connect seamlessly with existing road, water, electricity, and sanitation networks. Erf sizes and road reserves comply with relevant planning and engineering standards.
- **Sustainable Infill Development:** The proposal makes efficient use of underutilised land within the existing urban boundary, avoiding expansion into environmentally sensitive or agricultural areas.
- **Socio-Economic Contribution:** The development fosters local economic development by providing formal housing opportunities for low-income households. It is expected to create short-term employment during the construction phase and deliver lasting socio-economic benefits through enhanced service delivery and secure land tenure.
- **Urban Efficiency and Safety:** The layout has been planned with due regard for pedestrian and vehicular circulation, accessibility and emergency access. Street widths and service corridors comply with municipal guidelines, supporting safe and efficient movement.
- **No Environmental Constraints:** The site contains no biodiversity features requiring protection.

In light of the above, the proposed subdivision, consolidation, rezoning, public place closure and building line departure are considered desirable in terms of the Langeberg Municipal Land Use Planning By-law (2015), and it is recommended that the application be supported.

SECTION 5: CONCLUSION & RECOMMENDATION

5.1. CONCLUSION

The proposed Robertson Heights development, comprising the subdivision, consolidation, rezoning, building line departure, and public place closure of Erven 2981 and 2445 Robertson, represents a well-considered and integrated response to local housing needs, spatial justice objectives, and sustainable development imperatives.

This application supports the overarching goals of the Western Cape Sustainable Human Settlement Strategy and is fully aligned with the Langeberg Spatial Development Framework (2015), which identifies Robertson as a key growth node for inclusive and compact urban expansion. The proposal reflects sound planning and design principles through the provision of 205 well-located single residential erven, a community facility, public open spaces, supporting infrastructure, and improved accessibility via the existing road network.

The development promotes efficient land use, makes optimal use of existing bulk infrastructure, and avoids encroachment into environmentally sensitive or agriculturally valuable land. All necessary engineering and environmental assessments confirm the suitability of the site and the feasibility of the proposed layout. Furthermore, the application complies with all relevant principles of the Land Use Planning Act (LUPA, 2014) and the Langeberg Municipal Land Use Planning By-Law (2015), including spatial sustainability, spatial justice, and good governance. Desirability is achieved through seamless integration with the surrounding urban fabric, contributes positively to the character of the area, and ensures equitable access to housing and socio-economic opportunities. The proposal will enhance the quality of life for future residents while supporting long-term urban resilience and municipal service delivery.

5.2. RECOMMENDATION

It is recommended that the City approves the following applications in terms of the Langeberg Municipal Land Use Planning By-law (2015):

- a) Approval by Council in terms of the Public Place Closure in terms of Section 15(2)(n) of the Langeberg Municipal Land Use Planning By-law (2015), for the closure of a public place on a portion of Erf 2445 Robertson.
- b) Subdivision of Erf 2981 Robertson into Portion A (a portion of Erf 2981) and the Remainder in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015). An application is also submitted for the subdivision of Erf 2445 Robertson into Portion B (a portion of Erf 2445) and the

Remainder in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015).

- c) Consolidation of Portion A (a portion of Erf 2981) and Portion B (a portion of Erf 2445) into the application area in terms of Section 15(2)(e) of the Langeberg Municipal Land Use Planning By-Law (2015).
- d) The Rezoning of the Consolidated Area (Portion A & Portion B), in terms of Section 15(2)(a) of the Langeberg Municipal Land Use Planning By-Law (2015) to "Subdivisional Area" for the residential development. Portion B from "Open Space Zone 1" to "Subdivisional Area" and Portion A from "Utility Zone" to "Subdivisional Area".
- e) The Subdivision of Consolidated Area, of a portion (± 0.70 ha) of Erf 2445 Robertson, in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning By-Law (2015) into the following;
 - Single Residential Zone 1 - 205 erven
 - Community Zone 2 - 1 erf
 - Open Space Zone 1 - 2 erven
 - Utility Zone - 1 erf
 - Transport Zone - 1 erf
- f) Approval by Council in terms of Building Line Departures in terms of Section (15)(2)(b) of the Langeberg Municipal Land Use Planning By-Law (2015) to allow a street building line of 2m, a 1m rear building line, a 1m side building line and a common boundary line for the semi-detached units of 0m. All these building line departures are relevant to the Residential Zone 1 erven.

AKTEBSORGERSERTIFIKAAT

Ek, die ondergetekende,

CHRISTO NIMB

Aktbesorger en praktiserend te **SOMERSET-WES**, sertifiseer hiermee dat:-

ek Transportakte **T 71458/1989** deeglik bestudeer het, welke Transportakte geregistreer is in die naam van:

MUNISIPALITEIT LANGEBOEG

ten opsigte van

ERF 2981 ('n gedeelte van Erf 1239) ROBERTSON
in die Munisipaliteit Langeboeg
Afdeling ROBERTSON
PROVINSIE WES-KAAP

GROOT: 6,0003 (Ses Komma Nul Nul Nul Drie) Hektaar

GEHOU KRAGTENS Transportakte Nr T 71458/1989

A. **ONDERHEWIG AAN** die voorwaardes waarna verwys word in Verdelingstransportakte 11843 gedateer 23 Desember 1924.

B. **ONDERHEWIG VERDER AAN** die volgende voorwaardes, vervat in die genoemde Verdelingstransportakte 11843 gedateer 23 Desember 1924 naamlik :

"(a) That the water to which the landed property hereby conveyed and that conveyed by Deed of Transfer this day made in favour of the said P H Barnard 11842 may be entitled out of the Hoops River, shall be divided so that during the first week in every fortnight the landed property hereby conveyed shall be entitled to all the water, if any, while during the second week of such fortnight it shall be entitled to a one-twenty fourth (1/24th) share of the said water. This condition shall be binding upon the Appearer's Constituents and their successors in title of the said landed properties.

A

- (b) That the within named transferee, the said W.v.d.V Rossouw and his successors in title shall be entitled to so construct a dam on the landed property hereby conveyed that it shall encroach by one half immediately above the beacon "e" on the diagram no A1190/1923 of the lot marked "Annex Roode Hoogte M" transferred this day to the said P H J Barnard no 11842 and such encroachment shall constitute a perpetual servitude of abutment on that property, but the said P H J Barnard and/or his successors in title shall at any time by paying one-half of the costs of the construction of such a dam acquire a half interest in it. Similarly the said P H J Barnard or his successors in title shall at any time be allowed to construct a dam, while the contemplated dam is still non-existent, so that one-half thereof encroaches on to the landed property hereby transferred immediately above the said beacon "e" on the aforesaid diagram of the Lot "Annex Roode Hoogte M" and thereby a perpetual servitude of abutment will be created in respect of the dam on the property hereby conveyed to the within named transferee, the said W.v.d.V. Rossouw who or his successors in title shall at any time be allowed to acquire a half interest in the said dam by paying half of the cost of the construction of such dam.
- (c) That the said P H J Barnard and his successors in title in respect of all the landed properties transferred to him this day by Transfer No 11842 shall have the right of user of the existing water courses over the landed property hereby transferred and of the existing dam on the landed property hereby transferred during his, the said P H J Barnard's turn of waterleading.

C. **GEREGTIG OP** die terme van die endossement gedateer 26 Oktober 1965 aangebring op Transportakte T 4948 gedateer 28 April 1959 welke endossement soos volg lui :

"Kragtens Notariële Akte No 725/1965 gedateer 16/6/65 het die Munisipaliteit van Robertson as eienaar van :

- (a) Annex Roode Hoogte M, deel van Perseel H1 van die plaas Roode Hoogte groot 9,9587 hektaar;
- (b) Perseel H2 van die plaas Roode Hoogte groot 3,1471 hektaar;
- (c) Perseel 15, gedeelte van Perseel H2 van die plaas Roode Hoogte, groot 1,8576 Hektaar

✶

Bladsy 3.

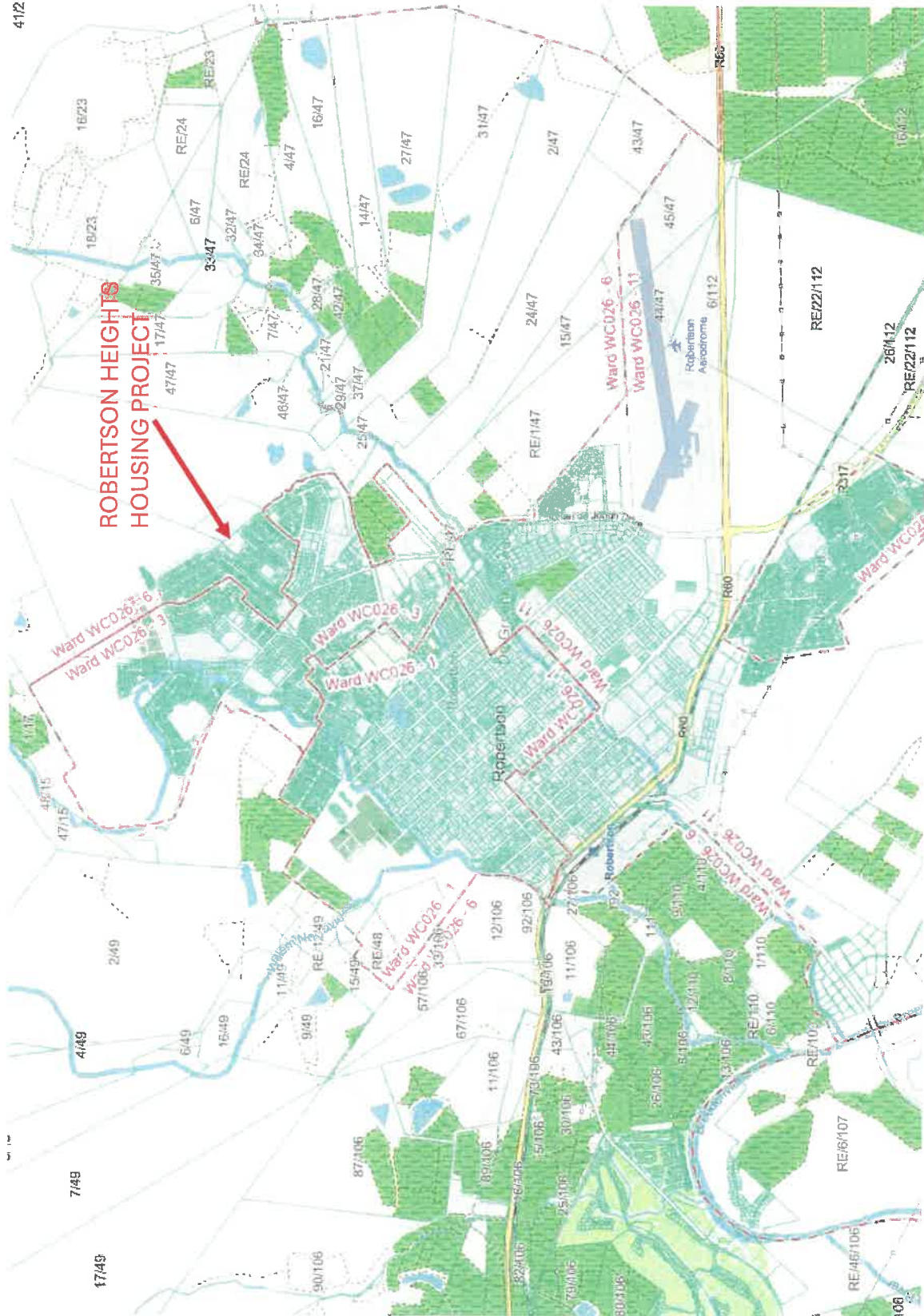
Gehou onder T219/37 (paras1, 3 en 4) nou afstand gedoen van sekere regte tot die gebruik van sekere sement sloot toegeken. Sekere bykomstige regte, maar onderhewig aan voorwaardes soos meer volledige sal blyk uit gesegde Notariële Akte."

en is van mening dat die bogemelde voorwaardes nie beperkend vir voorgestelde ontwikkelings doeleindes is nie

GETEKEN te **SOMERSET-WES** op hierdie **11 Junie 2013**.



CHRISTO NIMB



ROB 2445 & 2981 - LBM.LP

ROBERTSON HEIGHTS

ERVEN 2445
ROBERTSON

CONSOLIDATION PLAN

CADASTRAL BOUNDARIES

CONSOLIDATED AREA C
(APPLICATION AREA)
= ±4.93ha

1) PORTION A
(A PORTION OF ERF 2981)
= ±4.23ha

2) PORTION B
(A PORTION OF ERF 2445)
= ±0.70ha

COMPONENT LINES

ROB 2445 &
2981 - LBM
- CP (Nov 25)

PLEASE NOTE:
All boundary line positions, distances and property sizes need
to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: P. Smit

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ANY OTHER MATTER, IN ANY MANNER, INCLUDING NEGLIGENCE.

DATE: May 2025

SCALE: See Lineatic

PLAN NO. 6

FILE NAME

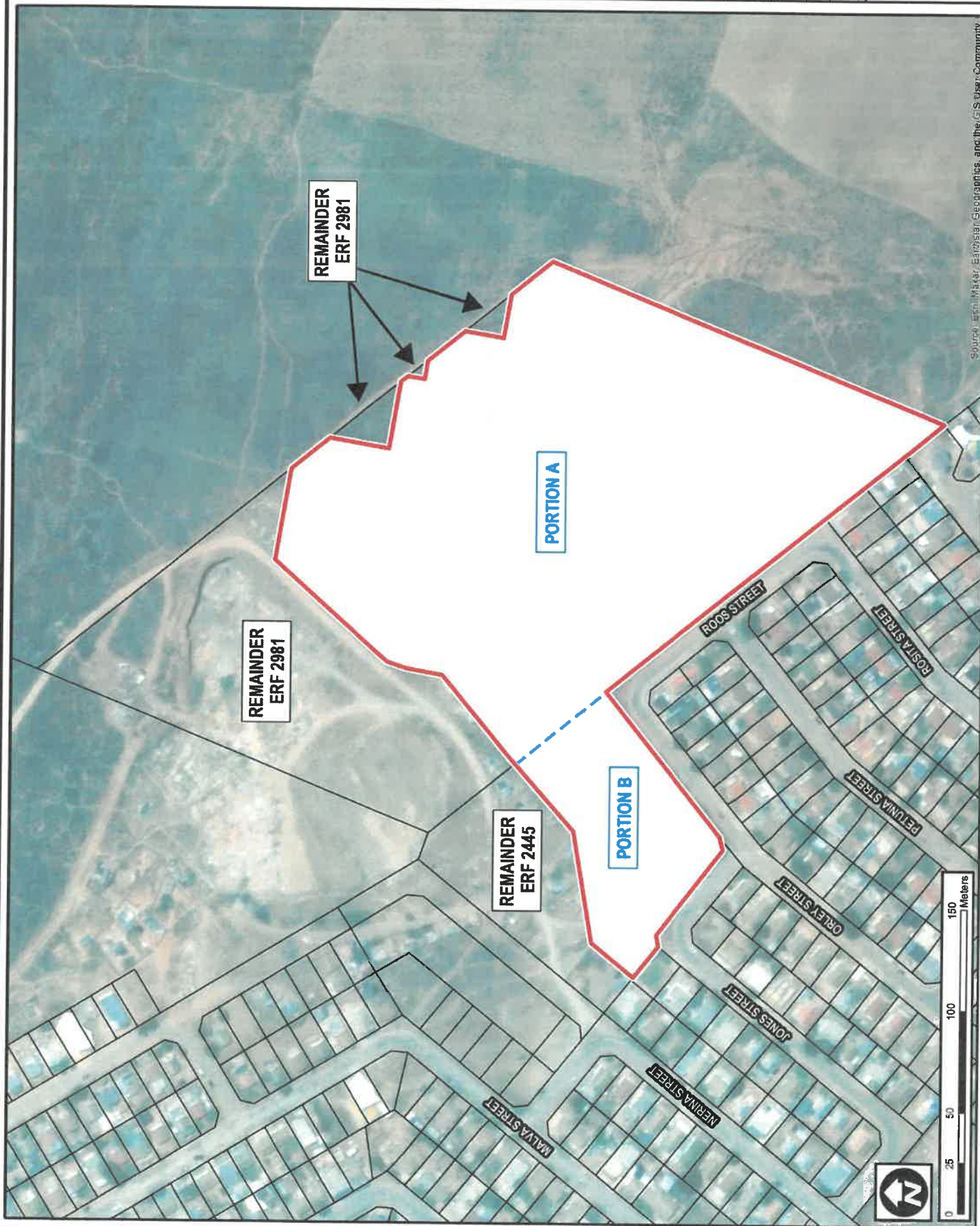
URBAN DYNAMICS SOUTH CAPE
10000 S. FERGUSON PL. #10000

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONJE DRIVE, BELLVILLE 7530

TEL: (021) 948 1646

Website: www.udw.co.za

Urban Dynamics South Cape (Pty) Ltd. Reg. No. 199700819107



ROBERTSON HEIGHTS

ERVEN 2445

ROBERTSON

SUBDIVISION PLAN

CADASTRAL BOUNDARIES

SUBJECT PROPERTY
ERF 2981
= ±8.00ha

PORTION A
(A PORTION OF ERF2981)
= ±4.23ha

REMAINDER ERF 2981
= ±1.78ha

SUBJECT PROPERTY
ERF 2445
= ±1.25ha

PORTION B (CLOSURE)
(A PORTION OF ERF 2445)
= ±0.70ha

REMAINDER ERF 2445
(PUBLIC PLACE)
= ±0.55ha

ROB 2445+2981
LBM - CP (Nov 25)

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF:

COMPILED BY: F. Buz

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DATE: May 2025

SCALE: See Uniscale

PLAN NO: 5

REF: 1000

CLIENT

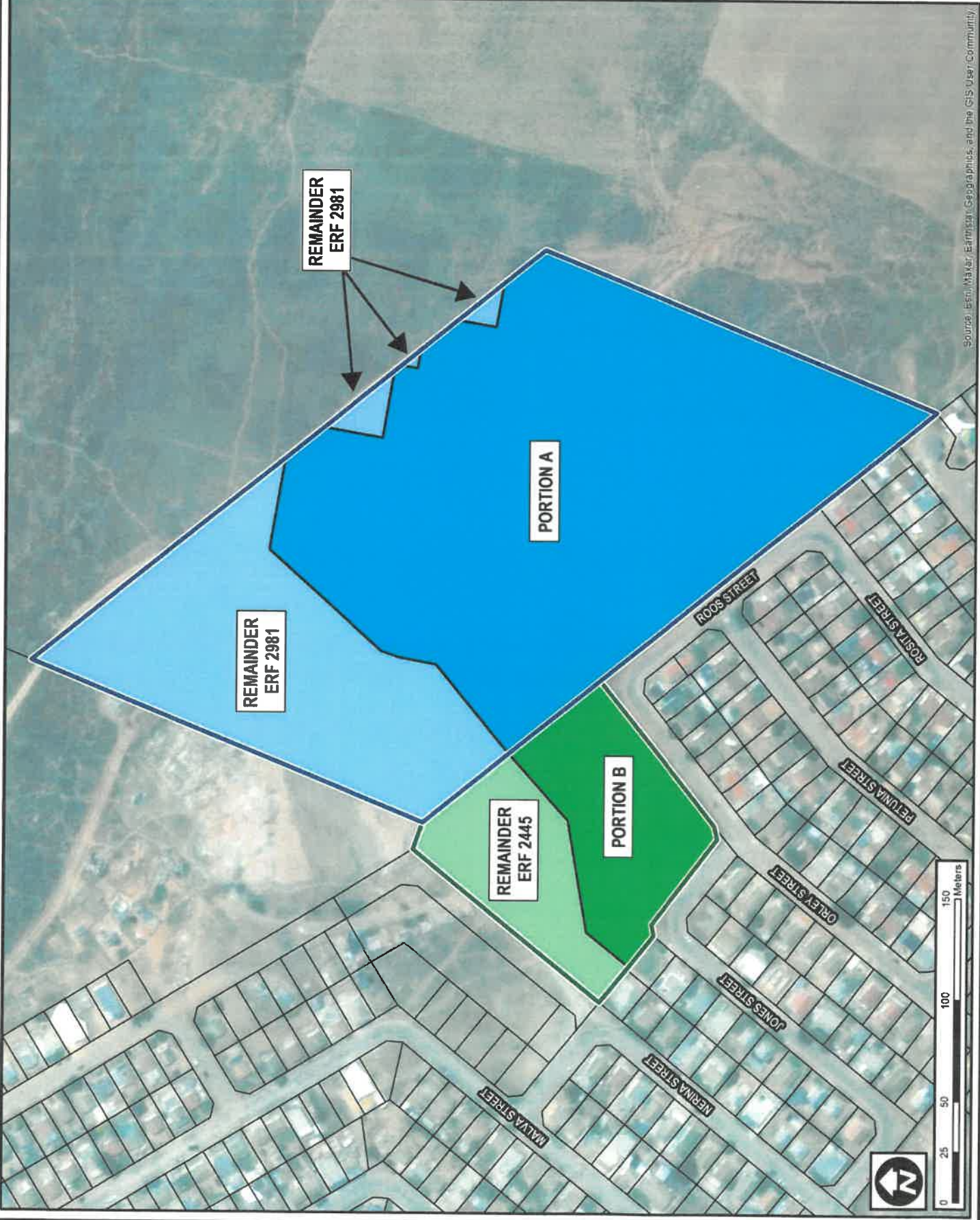
URBAN DYNAMICS SOUTH CAPE
A DIVISION OF URBAN DYNAMICS

SOUTH GATE OFFICE PARK, GROUND FLOOR, UNIT 2,
CARL CRONE DRIVE, BELLVILLE, 7530

TEL: (021) 848 1545

Website: www.udsc.co.za

Urban Dynamics South Cape (PTY) LTD Reg. No: 197700818707



Source: Esri, Maxar, Earthstar, GeoGraphics, and the GIS User/Community

ROBERTSON HEIGHTS

ERVEN 2445 & 2981

ROBERTSON

SUBDIVISION & REZONING PLAN

- Application Area
- Cadastral Boundaries
- Proposed Layout
- Contour Lines (0.5m intervals)
- Proposed 1.5m wide Servitude

* Minimum Street Frontage = 9.00m

ROB 2445 & 2981
- LBM - TP
(Nov 25)

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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DATE	09 Sep 2025	CLIENT	
SCALE	See Linescale	PLAN NO.	2
VERSION NO.	4		

FILE NAME:

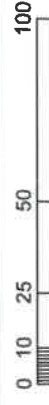
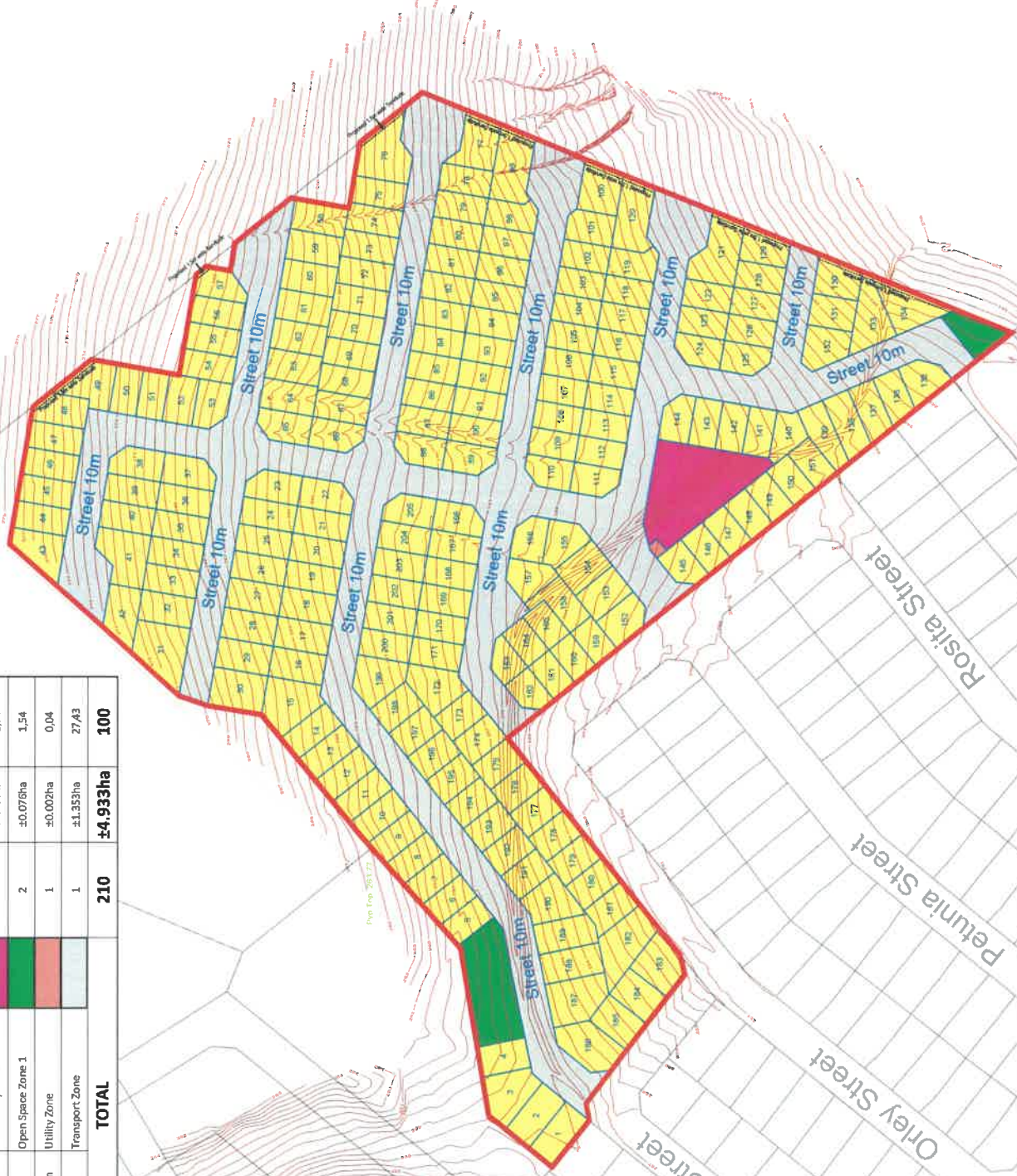


URBAN DYNAMICS SOUTH AFRICA
TOWN & REGIONAL PLANNERS

SOUTH AFRICAN OFFICE: PARK ROAD, 1ST FLOOR, CAULDRON DRIVE
ROSBURG, 7900
TEL: 011 441 1945
WWW.URBANDYNAMICS.CO.ZA

Land Use Table

Land Use	Zoning	Notation	No. of Erven	Extent	% of Total
Residential	Single Residential Zone 1		205	±3.416ha	69.25
Community Facility	Community Zone 2		1	±0.086ha	1.74
Open Space	Open Space Zone 1		2	±0.076ha	1.54
Electrical Substation	Utility Zone		1	±0.002ha	0.04
Road	Transport Zone		1	±1.353ha	27.43
TOTAL			210	±4.933ha	100



Ons verw nr / Our Ref No
Isalathiso Sethu 15/4/13/7

K Brand Navrae / Enquiries
Imbuzo

12 Mei 2022

Urban Dynamics
Posbus 2445
BELLVILLE
7530

Meneer/Me

VOORGESTELDE HERSONERING, ONDERVERDELING EN KONSOLIDASIE VAN ERWE 2445 & 2981, JONES & SONNEBLOMSTRAAT, ROBERTSON

U aansoek insake bogenoemde het betrekking.

Op 4 Mei 2022, het die Langeberg Munisipaliteit Beplanningstribunaal die volgende besluit.

Dat die aansoek goedgekeur word ingevolge Artikel 60 van die Munisipaliteit Langeberg: Verordening op Grondgebruikbeplanning, 2015:

- A. Sluiting van Openbare Plek oor 'n gedeelte van erf 2445, Robertson soos uitgebeeld as "Proposed Closure" op plan van Urban Dynamics getiteld "Figure 5: Closure plan" en gemerk ROB2445-LBM-PP.
- B. Wysiging van die goedgekeurde onderverdelingsplan vir die onderverdeling van gedeeltes van erwe 2445 en 2981, Robertson, soos uitgebeeld op plan nr 2 van Urban Dynamics gedateer 12 Oktober 2021 en gemerk ROB2981&2445-LBM-OP2, wat voorsiening maak vir 205 Enkel residensiële sone I erwe, 1 Gemeenskapsones II erf, 1 Nutssone erf, 2 Oopruimtesone I erwe en 'n Vervoersone II erf.

Die goedkeuring is onderhewig aan die volgende voorwaardes ingevolge Artikel 66 van die gemelde verordening:

Ten opsigte van A. hierbo:

1. Die sluiting van die openbare plek oor gedeelte A moet formeel afgehandel word ooreenkomstig Artikel 26(7) van bogenoemde verordening voordat die onderverdeling van erf 2445 en die konsolidasie en verdere onderverdeling daarvan gedoen mag word.

Ten opsigte van B. hierbo:

2. Alle siviele en elektriese ingenieursdienste vir die ontwikkeling moet volgens die vereistes en tot bevrediging van die betrokke munisipale departemente ontwerp en installeer word.
3. Straatname moet toegeken word volgens die Raad se beleid en straatnommers moet toegeken word deur die Departement Stadsbeplanning.



Rig alle korrespondensie aan die Munisipale Bestuurder
Address all correspondence to the Municipal Manager
Thumelayonke imbalelwano kumphati Kamasipala

4. Ter uitvoering van Artikel 20(5)(c) van die gemelde verordening moet die aansoeker die konsep Algemene Plan vir endossering as die goedgekeurde onderverdelingsplan by die Langeberg Munisipaliteit Stadsbeplanningsafdeling indien.
5. Vir die toepassing van Artikel 21(2) van die gemelde verordening geld die sonerings soos aangedui op plan gemerk ROB2981&2445-LBM-OP2.
6. Ingevolge Artikel 23(4) van die gemelde verordening is die goedkeuring vir die gewysigde plan geldig vir die res van die oorspronklike geldigheidsperiode, soos verleng met 5 jaar op 6 Junie 2019. Die onderverdelingsgoedkeuring sal dus verval op 6 Junie 2024 indien dit nie bevestig is soos bedoel in Artikel 21 van dieselfde verordening nie.
7. Voorwaardes 1, 2, 3 en 4 moet nagekom word voordat 'n sertifikaat ingevolge Artikels 20(6) en 28 van die gemelde verordening uitgereik word.

Indien daar enige verdere navrae is, is u welkom om met mnr Jack van Zyl (023 – 614 8000) in verbinding te tree.

Die uwe



ASA DE KLERK
MUNISIPALE BESTUURDER

ROB2445-LBM-PP

5

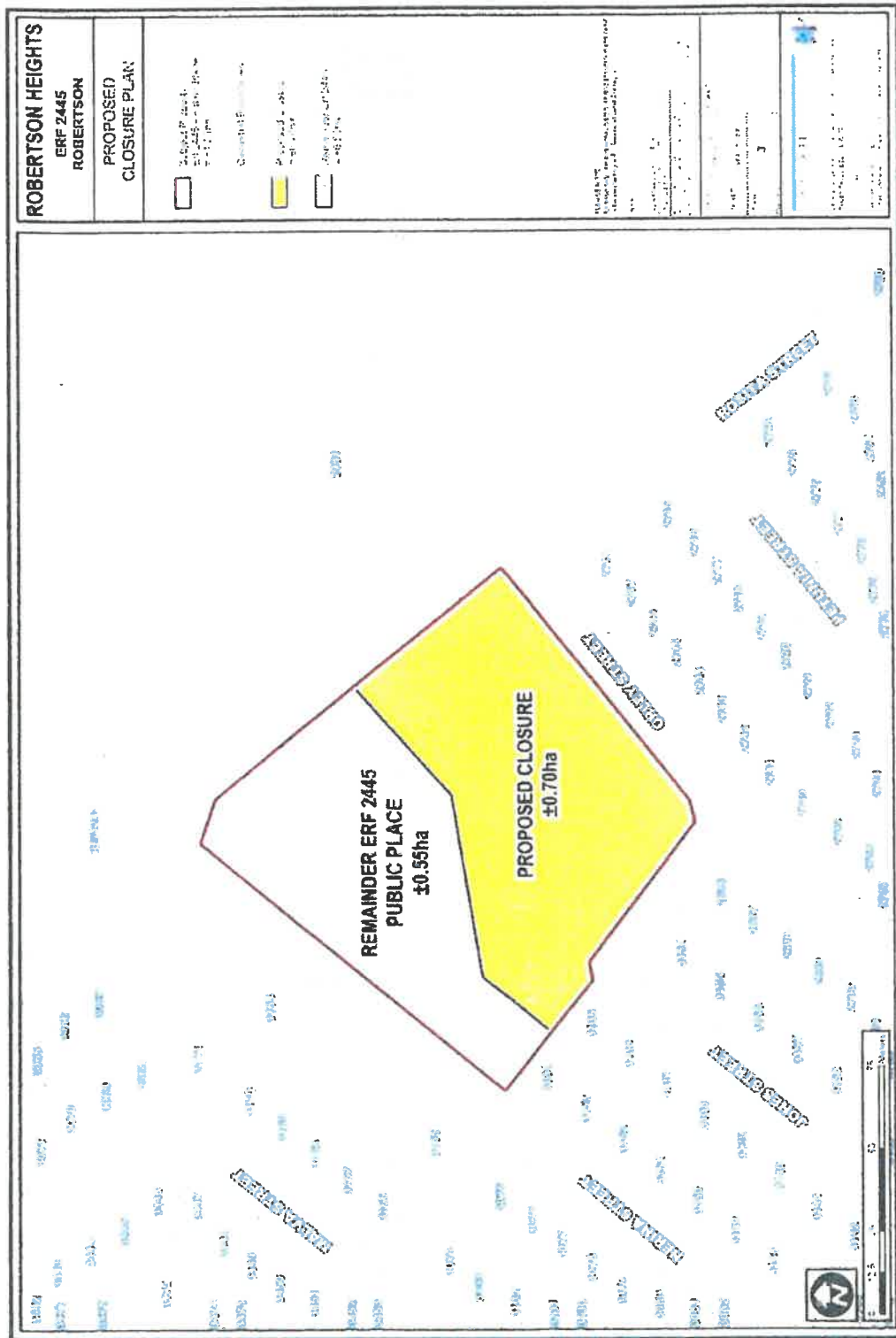


Figure 5: Closure plan

ROBERTSON HEIGHTS ERVEN 2445 & 2981 ROBERTSON

SUBDIVISION & REZONING PLAN

- Application Area
- Cadastral Boundaries
- Proposed Layout
- Contour Lines (0.5m intervals)

* Minimum Street Frontage = 9.00m

Average LRF SIZE = 167m²

PLEASE NOTE:
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

INDEMNITY

WE HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN WAS OBTAINED FROM A REASONABLE SOURCE AND THAT WE BELIEVE IT TO BE TRUE AND CORRECT. WE AGREE TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE CLIENT AND ANY OTHER PARTY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CLIENT OR ANY OTHER PARTY AS A RESULT OF THE PREPARATION AND/OR THE USE OF THIS PLAN.

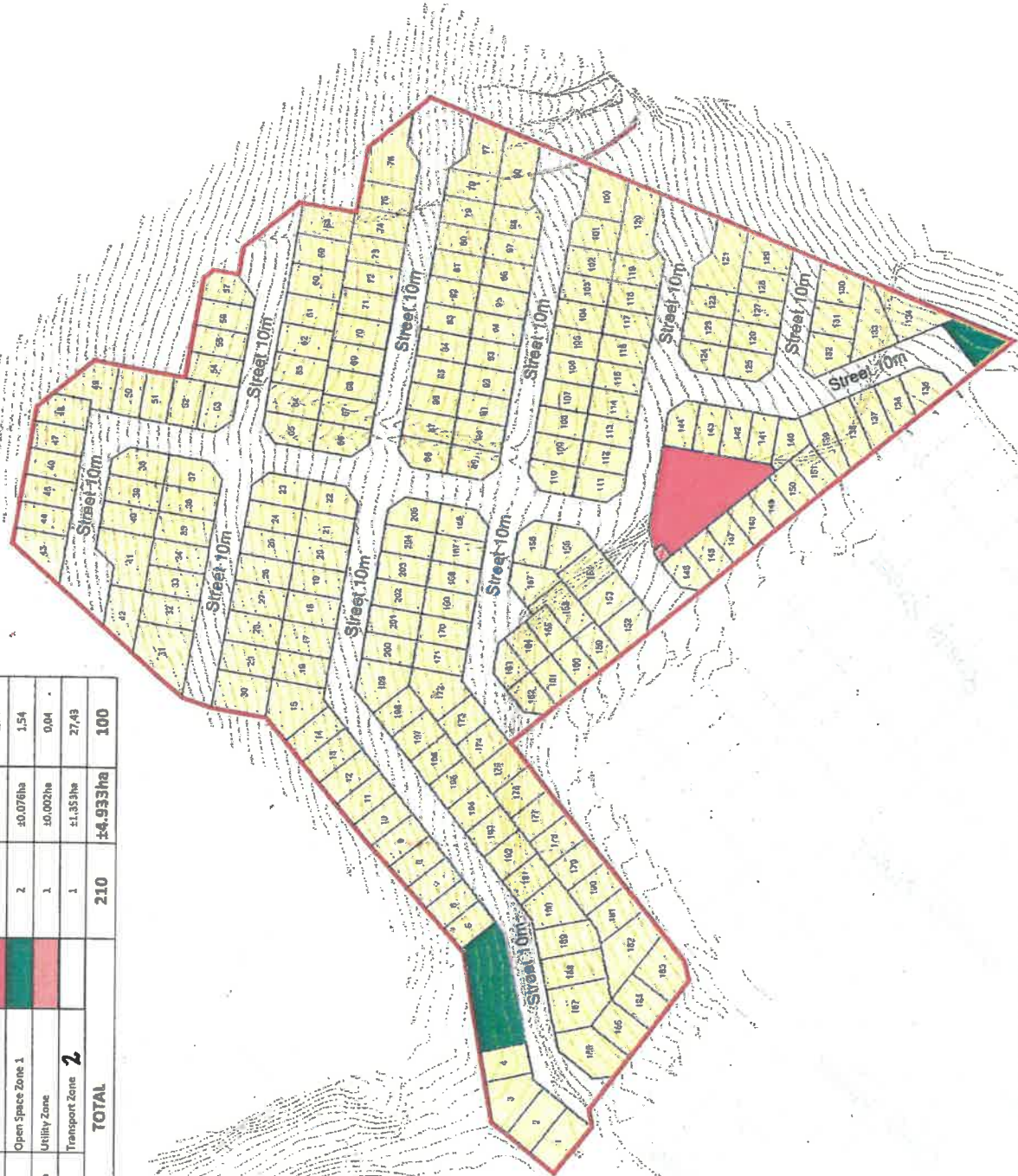


DATE: 12 October 2021
SCALE: See Linework
PLAN NO.: 2
VERSION NO.: 4

FILE NAME:
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ROB 2981 & 2445-LBM-OP 2

Land Use Table				
Land Use	Zoning	Notation	No. of Erven	% of Total
Residential	Single Residential Zone 1		205	69.25
Community Facility	Community Zone 2		1	1.74
Open Space	Open Space Zone 1		2	1.54
Electrical Substation	Utility Zone		1	0.04
Road	Transport Zone 2		1	27.43
TOTAL			210	100



(2014)



Figure 1: Approved layout (December 2013)