

PROPOSED REZONING AND SUBDIVISION OF PORTION 16 OF THE FARM KLEIN DASSENBERG NO. 20 FOR THE DEVELOPMENT OF A SHOPPING CENTRE.

COMMENTS & RESPONSES REPORT

The Comments & Responses Report provided below reflects the comments submitted by the City of Cape Town Spatial Planning and Environmental Directorate: Environmental Management Department in response to the Background Information Document (BID) submitted for the proposed rezoning and subdivision of Portion 16 of the farm Klein Dassenberg No. 20 for the development of a shopping centre.

COMMENT	NAME/ORGANISATION	RESPONSE
1.1 While the Background Information Document (BID) serves as notification that a Basic Assessment will be undertaken, the Metropolitan Spatial Planning & Growth Management (MSP&GM) branch is in a position to provide comment at the early stage of this process on the proposal in context of the City's 2023 approved spatial development frameworks. The spatial development frameworks in question are the Municipal Spatial Development Framework (MSDF) and the Blaauwberg District Plan.	CoCT Spatial Planning and Development Planning	Noted
1.2 Before providing a high-level assessment of the proposal in terms of the aforementioned spatial frameworks, it is important to note that previous comment/communication has been provided in the possible development of the subject property. It has been commented/communicated that the subject property is located within the Discouraged Growth Area (DGA) and further identified as 'Areas of Agricultural Significance' (Refer to the <u>attached</u> Appendix A: <i>Previous comment from MSP and DSP Klein Dassenberg 20210217</i> in this regard).		Noted and has been considered within the
1.3 These principles remain as part of the 2023		Noted

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approved spatial frameworks		
<p>1.4 In June 2022, as part of the consultation processes of the MSDF and DSDF, a position was proposed on the review of the Urban Development Edge (UDE) including the Coastal Edge (CE). During this process, the City's spatial planning technical team had engaged with applicants (i.e. residents, landowners and their consultants) requesting for their properties to be within the UDE. Subsequent to engaging with the applicants on their responses/suggestions received, the outcome of discussions held with the Western Cape Government Department of Agriculture, who are the owners of the '<i>Areas of Agricultural Significance</i>' spatial layer, remained resolute on their position in respect of protection of the agricultural landscape.</p>		<p>Noted. Discussions were initiated in May 2025 for the amendment of the Urban Edge. Various letters of support have been received. See Appendix F4.</p>
<p>Every land parcel identified as '<i>Areas of Agricultural Significance</i>' has been incorporated in Map 5c and 5d of the MSDF as well as in each of the 8 DSDF maps – Referencing Blaauwberg District Plan in this case. The below extract from the UDE/CE Report articulates the position taken with regards to the area where suggestions have been received to include within the UDE.</p> <p>While the subject property may not have been engaged with explicitly in the UDE/CE report as shown above, this portion has been previously commented as part of the 2009 Atlantis Village proposal. At the time also proposed as a retail centre.</p>		<p>Noted. Discussions were initiated in May 2025 for the amendment of the Urban Edge. Various letters of support have been received. See Appendix F4.</p>
<p>1.5 Based on the spatial characteristics impacting the subject property, the proposal outlined in the BID which is urban in nature (retail) is currently not consistent with the 2023 approved MSDF. Portion 16 of Farm 20 is located within a Spatial Transformation Area</p>		<p>Noted and considered.</p>

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(STA) termed the Discouraged Growth Area (DGA) and portion 16 is further identified as 'Areas of Agricultural Significance'		
1.6 Table 4.3 of the MSDF provides the spatial rationale, principles, informants and guidelines with regards to development in each of the STAs. Furthermore, Table 5.1 (<i>Policy guidelines</i>) and Table 5.4 (<i>Development directives</i>), respectively provides environmental considerations, risk and social factors that are likely to impact on the development potential of sites, and may trigger additional legislative processes which should be carefully considered as part of the EIA process. It should also be noted that any reasoning provided that refers to soils with low agricultural potential or the viability thereof is not sufficient reason to consider allocating urban development rights within <i>Areas of Agricultural Significance</i> . Therefore, it is recommended that any agricultural specialist reports that is undertaken be presented to the Western Cape Department of Agriculture (WCDoA).		An Agricultural assessment was conducted. See Appendix G6.
1.7 The location of Portion 16 of Farm 20 together with its proposal triggers 3 of the 7 MSDF's key maps, namely Map 5C: <i>Areas of Agricultural Significance</i> , Map 5D: <i>Consolidated Spatial Plan</i> and Map 5F: <i>Heritage Conservation Areas and Cultural Landscapes</i> as shown on the <u>attached Annexure A</u>		Noted
1.8 In terms of the more detailed scale of planning flowing from the MSDF, portion 16 of Farm 20 is located within the Klein Dassenberg Area as illustrated in the 2023 approved Blaauwberg District Plan (BDP). The relevant sub-district guidelines are applicable to Portion 16 of Farm 20: <u>1.8.1 Protect and enhance the rural character:</u>		Noted and considered. Management measures are

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<ul style="list-style-type: none"> • Protect scenic resources and aesthetic character (rural and agricultural) of the area through rural landscape management. • The R304 scenic route and historic blue gum tree lane should be protected <p><u>1.8.2 Promote and encourage maintenance of the economic value of agricultural land to ensure sustainable and continued agricultural production and utilisation of land parcels:</u></p> <ul style="list-style-type: none"> • Protect agricultural potential of land through maintaining minimum farm sizes in line with provincial guidelines and retaining agriculture as the primary zoning and land use. • In terms of the Municipal Planning By-law 2015, no new subdivision or any remainder that is zoned and intended to remain zoned agriculture will be less than 20 ha if no overlay zone exists. 		<p>provided within the EMPr for the protection of the Blue gum trees.</p>
<p>1.9 As an early comment into this process, in addition to previous comments already provided (refer to Appendix A), the following should be noted as the EIA progresses:</p> <p>1.9.1 The proposed land use (Retail) is currently inconsistent with both the 2023 approved MSDF and relevant DSDF.</p> <p>1.9.2 Any agricultural study which is planned to be undertaken as an informant to the EIA process should be communicated and discussed further with the Western Cape Department of Agriculture (WCDoA) who are owners of the <i>Areas of Agricultural Areas</i> spatial layer.</p>		<p>An Agricultural assessment was conducted. See Appendix G6.</p>

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<p>2.1 The subject site is zoned Agricultural. Be advised that a shopping centre is not a permitted land use within the Agricultural zone. In the event of the landowner pursuing this proposed retail development a rezoning application in terms of the Municipal Planning By-law will be required.</p> <p>2.2 In light of the abovementioned input from the Metropolitan Spatial Planning and Growth Management Department a deviation from the Municipal Spatial Development Framework may be warranted</p>		<p>A Land Use Application was submitted on 18 June 2025.</p>
<p>3.1 The subject site is not selected on the City of Cape Town biodiversity network map for conservation requirements</p>		<p>Noted</p>
<p>3.2 The subject property is situated between the 5 – 16km Urgent Protective Action Planning Zone (UPZ) boundary of the Koeberg Nuclear Power Station (KNPS). The Disaster Risk Management Centre (DRMC) is the custodian (on behalf of the City of Cape Town) for the execution of the Koeberg Nuclear Power Station Radiological Release Hazard Disaster Risk Management Plan (RRR). The DRMC is tasked with the responsibility of ensuring that the public safety arrangements are in place in the case of a nuclear emergency and that individual citizens are not endangered with particular emphasis on the population residing in the UPZ of the 0 – 16km area from the KNPS</p>		<p>Noted. Emergency measures will be included as part of the shopping center's overall Emergency response and is included within the EMPr.</p>
<p>3.3 Procedure 7.2.38 (revision 2), dated 16/10/2015 of the City of Cape Town: Koeberg Nuclear Power Station Radiological Release Hazard Disaster Risk Management Plan (RRR) stipulates that the Traffic Evacuation Model (TEM) Testing Protocol shall be processed <i>'once the City's Department of Development Management received an application for land use changes or the Environmental Management Department (EMD) receives any documentation relating to the National Environmental Management Act.</i></p> <p>As such, the <u>attached</u> TEM form must be</p>		<p>The TEM form has been attached as Appendix M.</p>

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completed and attached to the draft BAR in order to test whether the increased population as a result of the proposed mining activity can be evacuated within 16 hours		
3.4 The BID states that a Heritage Impact Assessment (HIA) is identified as a specialist study to be undertaken during the Basic Assessment process. Section 38 of the National Heritage Resources Act, no 25 of 1999 (NHRA) is applicable and a Notification of Intent to Develop (NID) submission to Heritage Western Cape (HWC) is required in this regard		A NID was submitted to the HWC. A response was received from HWC on 15 November 2023. Ancillary information is provided as Appendix G2.
3.5 The historic blue gum lane along the R304 has been identified as a grade 3B heritage resource in the cultural landscape with the following statement of significance: Remains of the old road to Mamre, originally being part of the 18 th century informal road network linking the settlement of Cape Town to the outposts in the interior.		Noted
<p>4. The Water Demand Management Branch provided the following comment pertaining to water and sanitation infrastructure capacity.</p> <p><u>4.1 Water Reticulation:</u> There are no water reticulation or bulk water mains affected by this proposed development. There are no existing water reticulation mains servicing the proposed development.</p> <p>See Figure 1 <u>attached</u> as Annexure B for water reticulation system.</p>		Service Confirmation letters have been received. See Appendix E16.
<p><u>4.2 Sewer Reticulation:</u> There are no sewer reticulation mains affected by this proposed development. There are no existing sewer reticulation mains servicing the proposed development.</p> <p>See Figure 1 <u>attached</u> as Annexure B for sewer reticulation system</p>		Service Confirmation letters have been received. See Appendix E16.

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<p><u>4.3 Bulk Water:</u> There is no Bulk Water infrastructure in the vicinity of the proposed project area. The City's Bulk Water Branch will need to provide feedback pertaining to the actual permission to abstract the ground water</p>		Service Confirmation letters have been received. See Appendix E16.
<p><u>4.4 Wastewater Treatment Works:</u> The proposed development falls within catchment of Wesfleur Industrial Wastewater Treatment Works</p>		Service Confirmation letters have been received. See Appendix E16.
<p><u>4.5 Water Demand Management Branch's Conclusion:</u> A capacity analysis must be performed as there is limited water and sewer infrastructure in the vicinity. A request may be submitted to water.info@capetown.co.za. It is advisable that this capacity analysis is done prior to the draft BAR being released in order to attach the result to the draft BAR.</p>		Service Confirmation letters have been received. See Appendix E16.