

## Appendix E: Public Participation

- E1 Proof of placement of relevant adverts
- E2 Key Stakeholder Notification
- E3 Comments and Responses
- E4 Written Notification to Authorities and Organs of State
- E5 List of Interested and Affected Parties
- E6 Copies of Correspondence and Meetings

Appendix E1: Proof of placement of relevant adverts

TO BE INCLUDED IN THE FINAL BAR

## Appendix E2: Key Stakeholder Notification

- Initial Stakeholder Table

PROOFS TO BE INCLUDED IN THE FINAL BAR

014037 Kirstenbosch Initial Stakeholder Table

INITIAL NOTIFICATION TABLE  
February 2015

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
<b>Organs of State Details and Rate Payers' Association</b>		
<p>Department of Environmental Affairs Ms Mmatlala Rabothata</p> <p>Environment House 473 Steve Biko (C/o Steve Biko St &amp; Soutpansberg Rd) Arcadia Pretoria 0083</p> <p>Tel; 012 399 9372 Email: <a href="mailto:mrabothata@environment.gov.za">mrabothata@environment.gov.za</a></p>		
<p>Department of Environmental Affairs and Development Planning: Land Management (Region 2) Eldon van Boom</p> <p>Private Bag X9086 Cape Town 8000</p> <p>Tel: 021 483 5829 Fax: 021 483 4372 <a href="mailto:Eldon.VanBoom@westerncape.gov.za">Eldon.VanBoom@westerncape.gov.za</a></p>		

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
<p>Department of Water Affairs Derril Daniels</p> <p>52 Voortrekker Road Bellville 7532</p> <p>Private Bag x16 Sanlamhof 7532</p> <p>Tel: 021 941 6189 Fax: 021 941 6107 Email: <a href="mailto:danielsd@dwa.gov.za">danielsd@dwa.gov.za</a></p>		
<p>City of Cape Town Municipality: (District H) Andrew Greenwood</p> <p>Private bag X5 Plumstead 7801</p> <p>Tel:021 710 8050 Fax: 021 710 8002 <a href="mailto:Andrew.Greenwood@capetown.gov.za">Andrew.Greenwood@capetown.gov.za</a></p>		
<p>Heritage Western Cape Andrew Hall (Executive Officer)</p> <p>Protea Assurance Building Green Market Square</p>		

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
Cape Town 8000  Tel: 021 483 9543 Fax: 021 483 9842 Email: <a href="mailto:hwc@pgwc.gov.za">hwc@pgwc.gov.za</a>		
Cape Nature: Catherine Knowles  Pgwc Shared Services Centere Cnr Bosduif & Volstfuils Street Bridge Town 7764  Private Bag x29 Gatesville 7766  Tel: 021 483 0118/0121 Fax: 086 556 7764 <a href="mailto:cknowles@capenature.co.za">cknowles@capenature.co.za</a>		

Interested and Affected Parties, Landowner and Adjacent Landowner Details		
<p>Ward Councillor:  Name: Elizabeth Brunette  Party: DA</p> <p>Alphen Centre  Constantia Main Road  CONSTANTIA  7806</p> <p>Cell No.:082-823-6584  Email: Elizabeth.Brunette@capetown.gov.za</p> <p>Business No.: 021 794-2493</p>		
<p>Bishopscourt Village Residents Association</p> <p><a href="mailto:info@bvra.org.za">info@bvra.org.za</a></p>		
<p>Fernwood Residents Association</p> <p>Fernwood Residents Association  PO Box 23582  Claremont  7735</p> <p>Email: <a href="mailto:moirlin@iafrica.com">moirlin@iafrica.com</a></p>		
<p>Erf202  RAPIDOUGH PROP 5 C C</p> <p>40 BISHOPSCOURT Road  BISHOPSCOURT  7708</p>	Registered post	
<p>Erf203</p>	Registered post	

O'BRIEN JOHN ANDREW 42 BISHOPSCOURT Road BISHOPSCOURT 7708		
Erf204 KIBEL MAURICE AARON 12 WINCHESTER Avenue BISHOPSCOURT 7708	Registered post	
Erf205 WINCHESTER TRUST 10 WINCHESTER Avenue BISHOPSCOURT 7708	Registered post	
Erf206 Mr FR & Ms CD Black 24 Rhodes Drive Bishops Court 7708	Registered post	
Erf207 JIANG XUE WEI 6 WINCHESTER Avenue BISHOPSCOURT 7708	Registered post	
Erf208 PERROTT CARON TRACEY 4 WINCHESTER Avenue BISHOPSCOURT	Registered post	



7708		
Erf239 OVERSEAS BISHOPRICS FUND  2 WINCHESTER Avenue BISHOPSCOURT 7708	Registered post	
Erf49752 BLYTH WENDY ANNE  14 APPIAN WAY NEWLANDS 7700	Registered post	
Erf49751 ALEXANDER DAWN LYNETTE  12 APPIAN Way NEWLANDS 7700	Registered post	
Erf49750 BROWN MORGAN HAZELL GOODCHILD  10 APPIAN Way NEWLANDS 7700	Registered post	
Erf49753 GILBERT EVAN STANLEY  59 RHODES Drive NEWLANDS 7700	Registered post	
Erf49744 HUGHES MICHAEL JAMES	Registered post	

57 RHODES Drive NEWLANDS 7700		
Erf242 NATIONAL GOVERNMENT OF REPUBLIC OF SOUTH AFRICA Unknown	Hand Delivered	
Erf160789 Unknown	Hand Delivered	

## Appendix E3: Comments and Responses

- Initial Comments and Responses Report
- Initial Comments on the proposed development

# Initial Comments and Responses Report

**CURRENT AS AT:  
FEBRUARY 2015**

**REGISTERED STAKEHOLDER COMMENTS AND RESPONSES REPORT FOR THE PROPOSED INFRASTRUCTURE DEVELOPMENTS  
AT KIRSTENBOSCH NATIONAL BOTANICAL GARDENS (FARM NUMBER CA875-RE), CAPE TOWN, WESTERN CAPE.**

**SEC NOTICE NUMBER: 014037  
DEA&DP REFERENCE NUMBER: 14/12/16/3/3/1/1269**

**INITIAL COMMENTS RECEIVED PRIOR TO THE CIRCULATION OF THE DRAFT BAR FOR PUBLIC PARTICIPATION**

<b>ISSUES RAISED/COMMENTS</b>	<b>DATE COMMENT RECEIVED</b>	<b>ISSUE RAISED BY WHOM</b>	<b>PROJECT TEAM RESPONSE</b>
<p><b>Record of decision received from Heritage Western Cape include the following:</b></p> <ul style="list-style-type: none"> <li>• HWC discussed the proposed development and infrastructure upgrades on Farm 875, Kirstenbosch National Botanical Gardens, Newlands.</li> <li>• No heritage resources will be affected by the proposed development.</li> <li>• No further studies are required.</li> </ul>	<p><b>2<sup>nd</sup> October 2014</b></p>	<p><b>Heritage Western Cape: Andrew September</b></p>	<p><b>SEC's response was as follows:</b></p> <ul style="list-style-type: none"> <li>• No response required.</li> </ul>
<p><b>Follow up comments received from Heritage Western Cape include the following:</b></p> <ul style="list-style-type: none"> <li>• A Section 37 application will be required for the proposed refurbishments and upgrades for Fynbos Lodge.</li> </ul>	<p><b>2<sup>nd</sup> October 2014</b></p>	<p><b>Heritage Western Cape: Andrew September</b></p>	<p><b>In a telephone conversation dated 2<sup>nd</sup> October 2014, SEC responded as follows:</b></p> <ul style="list-style-type: none"> <li>• SEC's acknowledged that a S37 application will be required for Fynbos Lodge.</li> </ul>
<p><b>Comments from the Department of Water Affairs include the following:</b></p> <p>The Department agrees that the proposed development may go ahead, provided that the following conditions are adhered to:</p> <ul style="list-style-type: none"> <li>• The proposed development (the construction of the gabions) triggers water uses in terms of sections 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998), therefore authorisation must be applied for.</li> <li>• The Department will provide further comment once a copy of the Basic Assessment Report is received.</li> </ul>	<p><b>19th November 2014</b></p>	<p><b>Department of Water Affairs: Ms. Philisiwe Mbunguka</b></p>	<p><b>In an email dated 5<sup>th</sup> December 2014, SEC responded as follows:</b></p> <ul style="list-style-type: none"> <li>• SEC acknowledges that the proposed development at the Kirstenbosch National Botanical Gardens, specifically the construction of the gabions along the Liesbeck River, triggers a water use in terms of Section 21 (c) and (i) of the National Water Act, 1998 (Act 36 of 1998).</li> <li>• A WULA is currently being compiled by SEC and will be submitted to the Department of Water Affairs accordingly.</li> </ul>

**INITIAL COMMENTS RECEIVED PRIOR TO THE CIRCULATION OF THE DRAFT BAR FOR PUBLIC PARTICIPATION**

ISSUES RAISED/COMMENTS	DATE COMMENT RECEIVED	ISSUE RAISED BY WHOM	PROJECT TEAM RESPONSE
			<ul style="list-style-type: none"> <li>• Proof of the submission of the WULA will be included in Final BAR.</li> </ul>
<p><b>Comments from the South African Heritage Resource Agency (SAHRA) include the following:</b></p> <ul style="list-style-type: none"> <li>• SAHRA has no objection to the proposed demolition and development of the site.</li> <li>• SAHRA wishes to raise concern however regarding the height of the proposed administration building as a three storey building.</li> <li>• Rhodes Drive is located on a scenic and visually sensitive road and should therefore be treated as such.</li> <li>• A revision of the height, elevation and edge conditions should be considered.</li> </ul>	<p><b>2<sup>nd</sup> February 2015</b></p>	<p><b>SAHRA: Gregory Ontong</b></p>	<p><b>In an email dated 12.02.15, SEC responded as follows:</b></p> <ul style="list-style-type: none"> <li>• SEC acknowledged receipt of the comment from SAHRA.</li> <li>• The architects, VMA Architects, have revised the elevation of the building to be a building of 2.5 storeys instead of the originally proposed three storeys.</li> <li>• Input from a visual specialist has been received. The specialist advises that whilst the proposed development will result in a change in the visual landscape, with all mitigation measures included, the visual impact will be low.</li> <li>• All visual impact mitigation measures have been included in the development proposal.</li> <li>• It is anticipated that the Draft BAR (including all relevant site plans and the visual impact assessment report) will be ready for public participation within the next month.</li> <li>• SEC will notify SAHRA as soon as the Draft BAR becomes available.</li> </ul>

# Initial Pre-Draft BAR Comments



**Enquiries** Andrew September  
**Tel:** 021 483 9543  
**Email:** [troy.smuts@westerncape.gov.za](mailto:troy.smuts@westerncape.gov.za)

**Date:** 02 October 2014  
**Case No:** 14091706AS0919E  
**Auto IDs:** 2809 - 3316

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**  
**In terms of section 38 of the National Heritage Resources Act (Act 25 of 1999)**  
**and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**Attention:** Ms Kirsty Robinson  
PO Box 303134  
Tokai  
Cape Town  
7966

**CASE NUMBER: 14091706AS0919E**  
**NID: PROPOSED ADDITIONAL INFRASTRUCTURE AND FACILITY UPGRADE OON REMAINDER OF FARM 857,**  
**KIRSTENBOSCH NATIONAL BOTANICAL GARDENS, NEWLANDS.**

The matter above has reference.

Your NID dated 26 September 2014 was tabled and the following was discussed:

1. HWC discussed the proposed development and infrastructure upgrade on Remainder of Farm 857, Kirstenbosch Botanical Gardens, Newlands.
2. No heritage resources will be effected by the proposed development.
3. No further studies is required.

**Decision:**

1. You are hereby notified that, since there is no reason to believe that the proposed development will impact on heritage resources, further processes under Section 38 of the National Heritage Resources Act (Act 25 of 1999) do not apply.

**Terms and Conditions:**

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for the proposed work.
2. If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.
3. Heritage Western Cape reserves the right to request additional information as required.

**Should you have any further queries, please contact the official above and quote the case number above.**

Yours faithfully

Andrew B Hall  
Chief Executive Officer  
Heritage Western Cape



**global**

---

**From:** Amjad Hendricks <Amjad.Hendricks@aurecongroup.com>  
**Sent:** 02 October 2014 03:47 PM  
**To:** Kirsty Robinson  
**Cc:** Colleen McCreadie  
**Subject:** RE: Botanical Garden NID Forms

Hi Kirsty

Thank you for the email.

I have noted that a S34 application will be required for Fynbos Lodge.

Regards

**Amjad Hendricks** BTech Project Management, ND Civil Engineering  
Project Management, Aurecon  
T +27 21 526 9416 F +27 86 602 2922 C +27 79 523 4440  
E [Amjad.Hendricks@aurecongroup.com](mailto:Amjad.Hendricks@aurecongroup.com)  
Aurecon Centre 1 Century City Drive Waterford Precinct Century City South Africa  
[aurecongroup.com](http://aurecongroup.com)



Leading. Vibrant. Global

Aurecon South Africa (Pty) Ltd is a Level 2 Contributor to BBBEE

Please consider your environment before printing this e-mail

DISCLAIMER

---

**From:** Kirsty Robinson [mailto:kirsty@environmentalconsultants.co.za]  
**Sent:** Thursday, October 02, 2014 3:26 PM  
**To:** Amjad Hendricks  
**Cc:** colleen@environmentalconsultants.co.za  
**Subject:** RE: Botanical Garden NID Forms

Good afternoon Amjad,

Please see attached for your records Heritage Western Cape's ("HWC") Record of Decision for the Western Cape SANBI projects.

Additionally, please note HWC's feedback in the below email trail with regards to Kirstenbosch.

Should you have any questions, please do not hesitate to contact us.

Thank you

**Warmest regards,**  
**Kirsty Robinson**

---



**"Environmental Solutions for a  
Changing World"**

**Kirsty Robinson–Environmental Consultant**

P: +27 (0) 21 712 5060

F: +27 (0) 21 712 5061

M: +27 (0) 76 609 9953

[kirsty@environmentalconsultants.co.za](mailto:kirsty@environmentalconsultants.co.za)

Suite 105, Block B2, Tokai Village Centre, Vans Road, Tokai,  
Cape Town, 7966

---

**From:** Troy Smuts [<mailto:Troy.Smuts@westerncape.gov.za>]

**Sent:** 02 October 2014 02:09 PM

**To:** Jayson Orton

**Subject:** RE: Botanical Garden NID Forms

Dear Jayson

I remember now, apologies, a S34 application is needed just for the renovation of the Fynbos Lodge.

Kind Regards

**Andrew September (Interning Heritage Officer)**  
Heritage Western Cape  
Department of Cultural Affairs and Sports  
3<sup>rd</sup> Floor, Protea Assurance Building  
Cape Town 8000  
021 483 9543

---

**From:** Jayson Orton [<mailto:jayson@asha-consulting.co.za>]

**Sent:** 02 October 2014 01:48 PM

**To:** Troy Smuts

**Subject:** RE: Botanical Garden NID Forms

Hi

It's the SANBI RoDs you sent just now. At Kirstenbosch there is one building older than 60 years that will be fixed up (not significant changes though).

J

---

**From:** Troy Smuts [<mailto:Troy.Smuts@westerncape.gov.za>]

**Sent:** 02 October 2014 01:45 PM

**To:** Jayson Orton

**Subject:** RE: Botanical Garden NID Forms

Dear Jayson

Can you forward me the application details and/or the response we gave for that application?

Kind Regards

**Andrew September (Interning Heritage Officer)**  
Heritage Western Cape  
Department of Cultural Affairs and Sports  
3<sup>rd</sup> Floor, Protea Assurance Building

Cape Town 8000  
021 483 9543

---

**From:** Jayson Orton [<mailto:jayson@asha-consulting.co.za>]  
**Sent:** 02 October 2014 01:43 PM  
**To:** Troy Smuts  
**Subject:** RE: Botanical Garden NID Forms

Hi Andrew

Thanks very much! That was quick processing! Can you please just clarify for me whether the applicant will still need to submit a permit application for altering a building older than 60 years or are all works hereby approved under S.38?

Thanks  
Jayson

---

**From:** Troy Smuts [<mailto:Troy.Smuts@westerncape.gov.za>]  
**Sent:** 02 October 2014 11:44 AM  
**To:** Jayson Orton  
**Subject:** RE: Botanical Garden NID Forms

Dear Jayson

See attached for RoD for Botanical Gardens.

Kind Regards

**Andrew September (Interning Heritage Officer)**  
Heritage Western Cape  
Department of Cultural Affairs and Sports  
3<sup>rd</sup> Floor, Protea Assurance Building  
Cape Town 8000  
021 483 9543

---

**From:** Jayson Orton [<mailto:jayson@asha-consulting.co.za>]  
**Sent:** 02 October 2014 10:33 AM  
**To:** Troy Smuts  
**Subject:** RE: Botanical Garden NID Forms

Hi Andrew

All fine thanks!

I did submit the letter with each of the applications. I attach here again for your reference.

Thanks  
Jayson

---

**From:** Troy Smuts [<mailto:Troy.Smuts@westerncape.gov.za>]  
**Sent:** 02 October 2014 10:28 AM  
**To:** Jayson Orton <[jayson@asha-consulting.co.za](mailto:jayson@asha-consulting.co.za)> ([jays@asha-consulting.co.za](mailto:jayson@asha-consulting.co.za))  
**Subject:** Botanical Garden NID Forms

Dear Jayson

Hope you are doing well. I totally forgot to tell you about the NID forms you handed in on the 20<sup>th</sup> of September. In our staff meeting last week Friday, we noticed that there was no applicant signatures on the NID forms especially on the Karoo, Harold Porter and Kirstenbosch Botanical Garden NID forms (# 14091706, 140791707 & 14091708) . Thus, rendering these applications as incomplete unless a signature is produced. Is it fine if you can get either a letter of consent from the applicants or a signature on the NID form (you can send tis electronically) for recording reasons? Other than that there is no major problems with the NIDs.

Kind Regards

**Andrew September (Interning Heritage Officer)**  
**Heritage Western Cape**  
**Department of Cultural Affairs and Sports**  
**3<sup>rd</sup> Floor, Protea Assurance Building**  
**Cape Town 8000**  
**021 483 9543**

"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."

"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."

"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."

"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative. The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."



# water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE  
Private Bag X16, Sanlamhof, 7532  
52 Voortrekker Road, Bellville, 7530

☎ 021 941 6069  
☎ 021 941 6077  
✉ MbunqukaP@dwa.gov.za

✉ Ms. Philisiwe Mbunquka  
✉ 16/2/7/G200/A/11

South African National Biodiversity Institute  
Private Bag X101  
**SILVERTON**  
0184

**ATTENTION: Christopher Willis**

**RE: PROPOSED INFRASTRUCTURE DEVELOPMENT AT KIRSTENBOSCH NATIONAL BOTANICAL GARDENS (FARM NUMBER CA875-RE), CAPE TOWN, WESTERN CAPE**

The above mentioned document dated 04 November 2014 refers.

The Department perused the submitted application and agrees that the proposed development may go ahead, provided that the following conditions are adhered to:

1. It is noted that the Liesbeck River is located in very close proximity to the area which is proposed to be redeveloped. The proposed development includes the construction of gabions along the river banks. Please note that any development that triggers a water use in terms of section 21 of the National Water Act, 1998 (Act 36 of 1998) requires a water use authorization prior commencement of such a development.
2. Please note that construction of gabions along the river triggers water uses in terms of sections 21-(c) impeding or diverting the flow of water in a watercourse and -(i) altering the bed, banks, course or characteristics of a watercourse, of the National Water Act, 1998 (Act 36 of 1998) therefore authorisation must be applied for.

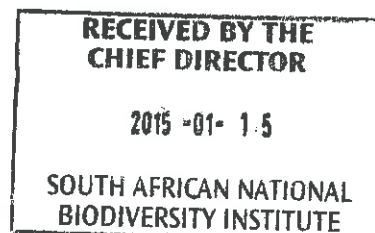
The Department will provide further comments once a copy of the Basic Assessment Report is received.

Should you have any further questions in this regard you are welcome to contact the above mentioned official.

Yours faithfully

  
**PROVINCIAL HEAD: WESTERN CAPE**

**DATE:** 19/11/2014



**From:** Mbunquka Philisiwe Ngeno (BVL) <MbunqukaP@dwa.gov.za>  
**Sent:** 09 December 2014 12:39 PM  
**To:** Kirsty Robinson  
**Subject:** RE: Acknowledgement of receipt of DWA's response to SEC's query regarding the proposed developments at Kirstenbosch National Botanical Gardens, Cape Town, Western Cape.

Dear Kirsty

Please note that you can alternatively contact Mr Warren Dreyer on (021) 941 6185 for any queries related to the water use authorisation.

Regards

**Philisiwe Mbunquka (Cert. Sci. Nat.)**  
Institutional Management: Berg-Proto CMA  
Department of Water and Sanitation - WC regional office  
52 Voortrekker Road  
Spectrum Building  
Bellville  
7530  
Tel: 021 941 6069  
Cell: 060 569 4008  
[E-mail: mbunqukap@dwa.gov.za](mailto:mbunqukap@dwa.gov.za)



**water & sanitation**

Department:  
Water and Sanitation  
**REPUBLIC OF SOUTH AFRICA**

---

**From:** Mbunquka Philisiwe Ngeno (BVL)  
**Sent:** 08 December 2014 12:48 PM  
**To:** 'Kirsty Robinson'  
**Subject:** RE: RE: Acknowledgement of receipt of DWA's response to SEC's query regarding the proposed developments at Kirstenbosch National Botanical Gardens, Cape Town, Western Cape.

Dear Kirsty

As per our telephonic conversation you will need to fill the following forms:

DW 763  
DW768  
DW901  
DW902  
DW781  
DW758

These forms can be obtained on the Department's website ([www.dwa.gov.za](http://www.dwa.gov.za))

Regards

**Philisiwe Mbunquka (Cert. Sci. Nat.)**

Institutional Management: Berg-Proto CMA  
Department of Water and Sanitation - WC regional office  
52 Voortrekker Road  
Spectrum Building  
Bellville  
7530  
Tel: 021 941 6069  
Cell: 060 569 4008  
[E-mail: mbunqukap@dwa.gov.za](mailto:mbunqukap@dwa.gov.za)



**water & sanitation**

Department:  
Water and Sanitation  
**REPUBLIC OF SOUTH AFRICA**

---

**From:** Kirsty Robinson [<mailto:kirsty@environmentalconsultants.co.za>]

**Sent:** 05 December 2014 11:35 AM

**To:** Mbunquka Philisiwe Ngeno (BVL)

**Cc:** Adrian Sillito; [colleen@environmentalconsultants.co.za](mailto:colleen@environmentalconsultants.co.za); [Amjad.Hendricks@arecongroup.com](mailto:Amjad.Hendricks@arecongroup.com)

**Subject:** FW: RE: Acknowledgement of receipt of DWA's response to SEC's query regarding the proposed developments at Kirstenbosch National Botanical Gardens, Cape Town, Western Cape.

Good morning Ms. Mbunquka,

SEC received the attached correspondence from the Department of Water Affairs ("DWA") in response to SEC's query dated 4<sup>th</sup> November 2014, thank you.


SEC acknowledges that the proposed development at the Kirstenbosch National Botanical Gardens, specifically the construction of the gabions along the Liesbeck River, triggers a water use in terms of Section 21 (c) and (i) of the National Water Act, 1998 (Act 36 of 1998). As such a water use authorisation is required by the DWA prior to the commencement of the proposed development.

SEC has commenced with the preparation of the required documentation and it will be submitted to the DWA shortly.

I trust that this is in order. Should the DWA have any further input at this time, please do not hesitate to contact the undersigned.

Thank you.

**Warmest regards,  
Kirsty Robinson**

 <p><b>"Environmental Solutions for a Changing World"</b></p>	<p><b>Kirsty Robinson–Environmental Consultant</b></p> <p>P: +27 (0) 21 712 5060 F: +27 (0) 21 712 5061 M: +27 (0) 76 609 9953 <a href="mailto:kirsty@environmentalconsultants.co.za">kirsty@environmentalconsultants.co.za</a> Suite 105, Block B2, Tokai Village Centre, Vans Road, Tokai, Cape Town, 7966</p>
--	--

**DISCLAIMER:** This message and any attachments are confidential and intended solely for the addressee. If you have received this message in error, please notify the system manager/sender. Any unauthorized use, alteration or dissemination is prohibited. The Department of Water Affairs further accepts no liability whatsoever for any loss, whether it be direct, indirect or consequential, arising from this e-mail, nor for any consequence of its use or storage.





an agency of the  
Department of Arts and Culture

**SOUTH AFRICAN HERITAGE RESOURCES AGENCY**  
BLOCK C, CASTLE OF GOOD HOPE, CAPE TOWN, 8000  
PO BOX 2771, CAPE TOWN, 8001  
TEL (021) 4652198 - FAX (021) 4655789

**Our Ref:** 9/2/018/0134  
**Enquiries:** Gregory Ontong  
**Date:** 2 February 2015

**ASHA CONSULTING (PTY) LTD**

**DIRECTORS: JAYSON ORTON & CAROL ORTON**

**6A SCARBOROUGH ROAD,**

**MUIZENBERG,**

**7945**

**E-mail:** [Jayson@ashaconsulting.co.za](mailto:Jayson@ashaconsulting.co.za)

[Carol@ashaconsulting.co.za](mailto:Carol@ashaconsulting.co.za)

**Tel:** 021 788 8425

**C:** 083 272 3225

**FOR ATTENTION: MR. ORTEN**

Dear Mr. Orten

**RE: PROPOSED NEW FACILITIES AT KIRSTENBOSCH NATIONAL BOTANICAL GARDEN, REMAINDER of FARM 857, M63, RHODES DRIVE, CAPE TOWN**

Thank you for submitting your application to SAHRA for comment.

**Discussion**

The supporting documentation states that the DEA has funded developments that will address the needs of SANBI in respect of its administrative research, educational and tourism mandates at the above address.

In overview these proposals will entail the following actions:

1. Two single storey buildings will be demolished.
2. The structure in Area 2 will be replaced by a three storey structure in the same location and on a similar footprint, the other will be replaced by a car park.

3. Minor renovation and alteration of an adjacent structure (referred to as Fynbos Lodge; greater than 60 years old) will also take place.

In addition to the supporting letter and NID (HWC)- the following plans were reviewed:

Architects	Project Title	Drawing title	Project Number	Drawing number	Scale	Date	Drawn
VMA	SANBI Kirstenbosch, New Administration Building, Parking Facility and Refurbishments of Fynbos Lodge	Ground Floor Plan	G174/2013	SK0001	1:100@A1	August 2014	VM
ditto	ditto	First floor plan	G174/2013	SK0002	1:100@A1	August 2014	VM
ditto	ditto	Second Floor Plan	G174/2013	SK0003	1:100@A1	August 2014	VM
ditto	ditto	Roof plan	G174/2013	SK0004	1:100@A1	August 2014	VM
ditto	ditto	Section A- A/Section B-B	G174/2013	SK0005	1:100@A1	August 2014	VM
ditto	ditto	North Elevation	G174/2013	SK0006	1:100@A1	August 2014	VM
ditto	ditto	East Elevation/South Elevation	G174/2013	SK0007	1:100@A1	August 2014	VM
ditto	ditto	West Elevation	G174/2013	SK0008	1:100@A1	August 2014	VM
ditto	ditto	Proposed parking facility in the Entrance Precinct	G173/2013	SK0009	As shown@A1	July 2014	VM
ditto	ditto	Proposed parking facility in the Fynbos Precinct	G173/2013	SK0010	As shown@A1	July 2014	VM

## Decision

SAHRA has no objection to the proposed demolition and development on the above site but wishes to raise its concern regarding the height of the proposed building in Area 2 (as per the NID).

The site on Rhodes Drive is located on a scenic and visually sensitive road and should therefore be treated as such. A revision of the height, elevation and edge conditions should be considered.

Should you have any queries in this regard, please do not hesitate to contact the Manager: SAHRA Built Environment Units, Gregory Ontong at [gontong@sahra.org.za](mailto:gontong@sahra.org.za), Mr. Gcobani Sipoyo at [gsipoyo@sahra.org.za](mailto:gsipoyo@sahra.org.za) and Mr. Ben Mwasinga at [bmwasinga@sahra.org.za](mailto:bmwasinga@sahra.org.za)

Kind regards



Gregory Ontong  
Manager: Built Environment Unit  
South African Heritage Resources Agency  
P.O. Box 2771  
Cape Town 8001  
Block C  
Castle of Good Hope  
Cape Town  
8000  
Tel: (021)4652198  
Fax: 021)4655789

## global

---

**From:** Kirsty Robinson  
**Sent:** 12 February 2015 12:00 PM  
**To:** 'gontong@sahra.org.za'  
**Subject:** RE: Acknowledgement of receipt of SAHRA comment for the proposed developments at Kirstenbosch National Botanical Gardens  
**Attachments:** 014037 Kirstenbosch SAHRA Comment 04.02.15a.pdf

Good morning Gregory,

SEC received SAHRA's decision (attached) for the proposed infrastructure developments at Kirstenbosch, thank you.

Please note, the architect, VMA Architects, have revised the elevation of the building to be a building of 2.5 storeys instead of the originally proposed three storeys.

Please be advised that we have also received input from a visual specialist. The specialist advises that whilst the proposed development will result in a change in the visual landscape, with all mitigation measures included, the visual impact will be low.


All visual impact mitigation measures have been included in the development proposal.

It is anticipated that the Draft BAR (including all relevant site plans and the visual impact assessment report) will be ready for public participation within the next month. SEC will notify SAHRA as soon as the Draft BAR becomes available.

I trust this is in order?

Should you have any further queries or concern, please do not hesitate to contact me.

**Warmest regards,  
Kirsty Robinson**

 <p><b>"Environmental Solutions for a Changing World"</b></p>	<p><b>Kirsty Robinson—Environmental Consultant</b></p> <p>P: +27 (0) 21 712 5060 F: +27 (0) 21 712 5061 M: +27 (0) 76 609 9953 <a href="mailto:kirsty@environmentalconsultants.co.za">kirsty@environmentalconsultants.co.za</a> Suite 105, Block B2, Tokai Village Centre, Vans Road, Tokai, Cape Town, 7966</p>
--	--

## global

---

**From:** Gregory Ontong <gontong@sahra.org.za>  
**Sent:** 12 February 2015 12:34 PM  
**To:** Kirsty Robinson  
**Cc:** Gcobani Sipoyo; Ben Mwasinga  
**Subject:** Re: Acknowledgement of receipt of SAHRA comment for the proposed developments at Kirstenbosch National Botanical Gardens

Dear Ms Robinson

Noted. Thank you.

Kind regards  
Greg

---

**From:** "Kirsty Robinson" <[kirsty@environmentalconsultants.co.za](mailto:kirsty@environmentalconsultants.co.za)>  
**To:** [gontong@sahra.org.za](mailto:gontong@sahra.org.za)  
**Sent:** Thursday, 12 February, 2015 11:59:56 AM  
**Subject:** RE: Acknowledgement of receipt of SAHRA comment for the proposed developments at Kirstenbosch National Botanical Gardens

Good morning Gregory,

SEC received SAHRA's decision (attached) for the proposed infrastructure developments at Kirstenbosch, thank you.

Please note, the architect, VMA Architects, have revised the elevation of the building to be a building of 2.5 storeys instead of the originally proposed three storeys.

Please be advised that we have also received input from a visual specialist. The specialist advises that whilst the proposed development will result in a change in the visual landscape, with all mitigation measures included, the visual impact will be low.

All visual impact mitigation measures have been included in the development proposal.

It is anticipated that the Draft BAR (including all relevant site plans and the visual impact assessment report) will be ready for public participation within the next month. SEC will notify SAHRA as soon as the Draft BAR becomes available.

I trust this is in order?

Should you have any further queries or concern, please do not hesitate to contact me.

**Warmest regards,**  
**Kirsty Robinson**



**"Environmental Solutions for a**

**Kirsty Robinson–Environmental Consultant**

P: +27 (0) 21 712 5060

F: +27 (0) 21 712 5061

M: +27 (0) 76 609 9953

[kirsty@environmentalconsultants.co.za](mailto:kirsty@environmentalconsultants.co.za)

Suite 105, Block B2, Tokai Village Centre, Vans Road, Tokai,  
Cape Town, 7966

--

Gregory Ontong  
Manager: Built Environment Unit  
South African Heritage Resources Agency  
P.O. Box 2771  
Cape Town 8001  
Block C  
Castle of Good Hope  
Cape Town  
8000  
tel: (021)4652198  
fax: 021)4655789

This electronic communication and its content(s) are subject to a disclaimer which can be accessed on the following link:  
<http://mail.sahra.org.za/disclaimer.html>

--

Scanned. No Viruses Found. Copyright © 2014 iSheriff. All rights reserved.

Appendix E4: Written Notification to Authorities and  
Organs of State

TO BE INCLUDED IN THE FINAL BAR

## Appendix E5: List of Registered Interested and Affected Parties



**REGISTERED STAKEHOLDER TABLE**

**PROPOSED INFRASTRUCTURE DEVELOPMENTS AT KIRSTENBOSCH NATIONAL BOTANICAL GARDENS, WESTERN CAPE  
SEC Ref: 014037**

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
<b>Organs of State Details and Rate Payers' Association</b>		
<p>Department of Environmental Affairs Ms Mmatlala Rabothata</p> <p>Environment House 473 Steve Biko (C/o Steve Biko St &amp; Soutpansberg Rd) Arcadia Pretoria 0083</p> <p>Tel; 012 399 9372 Email: <a href="mailto:mrabothata@environment.gov.za">mrabothata@environment.gov.za</a></p>		
<p>Department of Environmental Affairs and Development Planning: Land Management (Region 2) Eldon van Boom</p> <p>Private Bag X9086 Cape Town 8000</p> <p>Tel: 021 483 5829 Fax: 021 483 4372</p>		

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
<a href="mailto:Eldon.VanBoom@westerncape.gov.za">Eldon.VanBoom@westerncape.gov.za</a>		
<p>Department of Water Affairs Derril Daniels</p> <p>52 Voortrekker Road Bellville 7532</p> <p>Private Bag x16 Sanlamhof 7532</p> <p>Tel: 021 941 6189 Fax: 021 941 6107 Email: <a href="mailto:danielsd@dwa.gov.za">danielsd@dwa.gov.za</a></p>		
<p>City of Cape Town Municipality: (District H) Andrew Greenwood</p> <p>Private bag X5 Plumstead 7801</p> <p>Tel:021 710 8050 Fax: 021 710 8002 <a href="mailto:Andrew.Greenwood@capetown.gov.za">Andrew.Greenwood@capetown.gov.za</a></p>		
<p>Heritage Western Cape Andrew Hall (Executive Officer)</p> <p>Protea Assurance Building</p>		

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
<p>Green Market Square Cape Town 8000</p> <p>Tel: 021 483 9543 Fax: 021 483 9842 Email: <a href="mailto:hwc@pgwc.gov.za">hwc@pgwc.gov.za</a></p>		
<p>South African Heritage Resources Agency (SAHRA) Gregory Ontong</p> <p>Block C, Castle of Good Hope Cape Town 8000</p> <p>P.O Box 2771 Cape Town 8001</p> <p>Tel: 021 465 2198 Fax: 021 465 5789 Email: <a href="mailto:gontong@sahra.org.za">gontong@sahra.org.za</a></p>		
<p>Cape Nature: Catherine Knowles</p> <p>Pgwc Shared Services Centere Cnr Bosduif &amp; Volstfuils Street Bridge Town 7764</p> <p>Private Bag x29</p>		

Organization/Dept/Erf & Address	Means of Notice	Date of Communication
Gatesville 7766  Tel: 021 483 0118/0121 Fax: 086 556 7764 <a href="mailto:cknowles@capenature.co.za">cknowles@capenature.co.za</a>		

## Appendix E6: Copies of Correspondence and Meetings

- Meeting minutes for the project meeting on the proposed activities in Kirstenbosch National Botanical Garden (May 2014);
- Meeting Minutes for the projected meeting for the proposed activities in Kirstenbosch National Botanical Garden (October 2014).



4th MEETING

**1<sup>st</sup> MINUTES OF  
SANBI – Kirstenbosch National Botanical Garden – New Administration Building  
PROJECT MEETING (WORKSHOP)**

**Venue: CBC BUILDING – Golden Mole Boardroom**

**Date: 14<sup>th</sup> May, 2014**

**Time: 11h00 – 13h00**

	<b>IN ATTENDANCE</b>	<b>INITIAL</b>	<b>COMPANY</b>	<b>E-MAIL</b>
1.	Christopher Willis	CW	SANBI	<a href="mailto:c.willis@sanbi.org.za">c.willis@sanbi.org.za</a>
2.	Dirk Linde	DL	SANBI	<a href="mailto:d.linde@sanbi.org.za">d.linde@sanbi.org.za</a>
3.	Beryl-Lynne Pekeur	BP	SANBI	<a href="mailto:b.pekeur@sanbi.org.za">b.pekeur@sanbi.org.za</a>
4.	Rene Du Toit	RD	SANBI	<a href="mailto:r.dutoit@sanbi.org.za">r.dutoit@sanbi.org.za</a>
5.	Kaashiefa Bassier	KB	SANBI	<a href="mailto:k.bassier@sanbi.org.za">k.bassier@sanbi.org.za</a>
6.	Alan Smith	AS	SANBI	<a href="mailto:a.smith@sanbi.org.za">a.smith@sanbi.org.za</a>
7.	Amjad Hendricks	AH	AURECON	<a href="mailto:amjad.hendricks@aurecongroup.com">amjad.hendricks@aurecongroup.com</a>
8.	Vernon Mathews	VM	VMA	<a href="mailto:vernon@nm1994.com">vernon@nm1994.com</a>
9.	Liyaam Arieff	LA	VMA	<a href="mailto:liyaam@nm1994.com">liyaam@nm1994.com</a>

Apologies: VM apologizes on behalf of AM

	<b>ACTIVITY</b>	<b>OUTCOME</b>
<b>1.</b>	<b>WELCOME</b>	
	- A.H commences meeting & informs everyone that the outcomes of the meeting/ Workshop are to confirm & conclude Stage 1 – ( Appraisal & Definition)	
<b>2.</b>	<b>VMA PRESENTATION</b>	
<b>a.</b>	VM thanked everyone for their assistance and input & informs everyone on objectives of this Meeting / Workshop	
<b>b.</b>	<b>Matters raised - Organogram</b>	
	VM discusses the various Layouts & hierarchy of department functions.  A.S raises concern and comments about H.R department not having a director.  A.S raises query on amount of staff members in finance	- <b>VM acknowledge. To be amended. Agreed by All Sanbi Staff End User members.</b>  <b>AS to confirm staff compliment</b>
<b>c.</b>	<b>Matters raised</b>	
	<u>HR Department</u> D.L raises discussion about including and Accommodating the Bio Diversity Information Management department(BIM) in the New Administration building  <u>Finance Department</u> D.L requested that a Telkom room to be included.  <u>I.T Department</u> D.L request for a cleaning room in the I.T department.  End users prefer Video conference room to be relocate from I.T Department to the Shared facility.  <u>Shared Facility</u> D.L request for an External Ablution facility	- <b>V.M acknowledge &amp; DL/AH to confirm additional staff</b>  - <b>V.M acknowledge &amp; to include Telkom Room</b>  - <b>V.M acknowledge &amp; to include Cleaning Room</b>  <b>V.M acknowledge.</b>  <b>V.M acknowledge &amp; to include</b>

	<p>to be provided for Sanbi Security &amp; Gardener staff</p> <p>End users request Sick bay to be renamed to Pause area.</p> <p>Dedicated Prayer Room to be removed.</p> <p>R.D raises discussion to relocate &amp; accommodate Communication &amp; Marketing Department within the New administration building.</p> <p>D.L raises discussion to include EDRR &amp; Bim department within the New administration building.</p> <p>Department Managers to sign off &amp; finalize amount of people in each Department</p>	<p><b>ablution facility.</b></p> <p><b>V.M acknowledge</b></p> <p><b>V.M acknowledge</b></p> <p><b>V.M acknowledge. Marketing and Communication Department to place near the I.T Department.</b></p> <p><b>A.H &amp; D.L to investigate function &amp; confirm additional staff members. A.H &amp; D.L agree to revert to V.M with the information.</b></p> <p><b>V.M acknowledge and to follow up.</b></p>
<b>d.</b>	<b>Matters raised – Additional Activity</b>	
	<p>VM highlights Additional Activity</p> <p>-V.M raises discussion to remove Asbestos roof &amp; to upgrade the Fynbos Lodge. -Current Occupants in the Fynbos Lodge to be decanted into new Administration building. Fynbos Lodge to refurbished for student accommodation</p> <p>- V.M raises discussion to stabilize River Bank using Gabions.</p> <p>VM raises discussion about decanting staff members. V.M suggest keeping the I.T Department operational whilst the new Administration building is being constructed, then moving the I.T department into the New Administration Building</p>	<p><b>-C.W agrees &amp; proposes phasing in the Fynbos Lodge Upgrade &amp; River Stabilization in the following 2<sup>nd</sup> financial year.</b></p> <p><b>-V.M raises concern that the Fynbos lodge could possibly have heritage Status and a Heritage consultant could possibly be needed.</b></p> <p><b>-C.W acknowledge and is in favor of</b></p> <p><b>-C.W Agrees and suggests we provide a program for the decanting and plan well in advance.</b></p>



	<p>C.W raises concern about the timing &amp; Program for construction &amp; Decanting. The cost of decanting into a premises in Claremont will become a project cost</p> <p>A.S raises discussion to provide a mailbox post room facility.</p> <p>End users request for pigeon holes to be provided for departments</p>	<p><b>Agreed by All Sanbi Staff End User members.</b></p> <p><b>VM acknowledge.</b></p> <p><b>V.M acknowledge</b></p>
<b>e.</b>	<b>Matters raised – Additional Consultants</b>	
	<p>V.M submitted a list additional consultants needed for the project.</p> <p>A.H ask if we could possibly use SANBI services for landscaping as opposed to appointing a Landscape consultant.</p>	<p>- <b>C.W acknowledge.</b></p> <p>- <b>C.W in favor of using a Landscape consultant under the guidance of a Sanbi Kirstenbosch Garden Curator.</b></p> <p>-<b>VM to provide 3 quotation for landscaping.</b></p>
	<p>K.S request that Garages be provide. – 3 cars</p> <p>K.S requested proper lighting to be provided around parking area.</p>	<p><b>V.M acknowledge.</b></p> <p><b>3 Garages to be provided.</b></p> <p>-<b>VM to follow up and get Garden Curator input</b></p>
	<p>C.W queries about Wi-Fi, Access Control, Security Cameras</p> <p>B.P request that Wi-fi be implement in certain parts of the building due to possible abuse of internet.</p>	<p><b>V.M acknowledge.</b></p> <p><b>Building to have Wi-fi Zones, Access control &amp; Security Cameras</b></p>

f.	Site	Moving forward
	<p>D.L request that the new Parking paving Finish be the same /similar finish to the Kirstenbosch Main parking pavers.</p> <p>VM suggest utilising purpose designed structures for the new administration parking area</p> <p>B.P highlights that Sanbi staff uses existing access to bus stop. Discussions raised for Controlled access as well as Covered waiting area which can accommodate Sanbi Staff.</p> <p>V.M request the number of daily staff waiting for the bus.</p>	<p><b>C.W agrees. VM to follow up with SMEC</b></p> <p><b>C.W acknowledges.</b></p> <p><b>V.M acknowledge and awaits information from D.L</b></p> <p><b>D.L to follow up.</b></p>
	<p>VM in favor of Site option 2</p> <p>C.W ask V.M to write up a document motivating the preferred site ( Site Option 2) in order to get a feasibility study</p>	<p><b>C.W in Favor of Site option 2</b></p> <p><b>V.M acknowledge and awaits information on the Bim &amp; EEDR department. - Once received V.M will revert in a weeks' time and will write up a stage 1 report.</b></p>
	<p>C.W ask how long it will it take to produce sketch design &amp; a full cost estimate.</p>	<p><b>- V.M to produce sketch design &amp; a Full cost estimate within 2 months.</b></p>

**Next scheduled meeting: T.B.C .**

## **SANBI SITE MEETING MINUTES – KIRSTENBOSCH**

**22/10/14**

### **LOCATION**

VENUE: FREYLINIA ROOM, CBC BUILDING, KIRSTENBOSCH

TIME: 12:00- 13:30

DATE: 22<sup>ND</sup> OCTOBER 2014

### **ATTENDEES**

KIRSTY ROBINSON

VERNON MATHEWS

ANGELO MANZONI

AMJAD HENDRINKS

DIRK LINDE

WENDELL WESSELS

### **MEETING OUTCOMES**

#### **1. DESIGN ALTERNATIVES: ADMINISTRATION BUILDING**

##### **Alternative 1 (Preferred Alternative)**

- Building will be within the existing development footprint and 2.5 storey's high
- Raft foundation so the existing footprint can be used .
- Building constructed in layers to accommodate the different departments' requirements.
- Structure of the building will contain a triple volume high circulation space so that the foul air can be extracted out the top of the building, air remains fresh, the building interior is kept cool and it allows for a large amount of natural light.
- Ground level exterior will have a suspended timber deck to define the space which will soften the building and allow for an easier transition from the surrounding vegetated area to the building itself.
- Ground level interior will consist of the shared facilities and the HR Department
- 1<sup>st</sup> floor will house the IT, Marketing and Finance Departments.
- 1<sup>st</sup> floor will cantilever over the ground floor to allow for the additional footprint required, avoid disturbing the surrounding vegetation and have a minimal structure as well as reducing the visual impact to adjacent residents through reducing the height of the building.
- 2<sup>nd</sup> floor will be for the EDRR (more research based) in a quieter more peaceful setting
- Roof of the Second Floor will be a garden space.

- Offices will be placed on the perimeter of the building at all levels to allow for use of natural light.
- Option preferred by the architect.

#### **Alternative 2**

- Building will be within the existing development footprint however in order to meet the required footprint without cantilevering, the building will be 4 storey's high.
- The development footprint will be condensed.
- The surrounding vegetation will be impacted negatively
- The visual impact will be high and will particularly impact the adjacent residents.
- The probability exists that excavation will be required in order to install adequate foundations.

## **2. TECHNOLOGY ALTERNATIVES OF THE ADMINISTRATION BUILDING**

### **Alternative 1 (Preferred Alternative)**

- Structure of the building will contain a triple volume high circulation space so that the foul air can be extracted out the top of the building, air remains fresh, the building interior is kept cool and it allows for a large amount of light to define the circulation space.
- Windows will have double glazing
- VMA is exploring alternate heating and cooling measures- still to be finalised
- Element of green building are to be incorporated into the building
- Solar panels and photovoltaics will be incorporated into the building
- Grey water recycling will be implemented
- Rain water harvesting will be implemented
- Option preferred by the architect.

### **Alternative 2**

- No double glazing of building windows;
- Heating and cooling measures will not be explored.
- No use of solar panels or photovoltaics
- No grey water recycling
- No rain water harvesting

## **3. DESIGN ALTERNATIVES: PARKING AREA**

### **Alternative 1 (Preferred Alternative)**

- Designed to not impose on the Fynbos Lodge building and rather designed to highlight the building.
- Paving will be of the same (Table Mountain Sandstone) or similar material to that of the surrounding area in order to blend in and have a minimal visual impact on the surrounding area.
- As few trees and vegetation as possible will be removed.
- The area will be landscaped to restore as much vegetation as possible and reduce the visual impact of the proposed parking area.

- Light steel structure with sheet metal roof will be installed above the parking area to provide shade for the vehicles as well as for the people moving between the car parking area and the existing buildings.
- Option preferred by the architect.

#### **Alternative 2**

- All trees and vegetation will be removed as required to accommodate the parking area
- No landscaping will be done
- Premixed tarmac will be used.
- Light steel structure with sheet metal roof will be installed above the parking area to provide shade for the vehicles as well as for the people moving between the car parking area and the existing buildings.

#### **4. DESIGN ALTERNATIVES: GABIONS**

##### **Alternative 1 (Preferred Alternative)**

- Hybrid reinforced concrete to be used for the retaining wall.
- This will be faced with Table Mountain Sandstone to blend in with the natural surroundings.
- Option preferred by the architect.

##### **Alternative 2**

- Hybrid reinforced concrete to be used for the retaining wall.
- No additional facing to be added.

**FURTHER DETAILS REGARDING THE GABIONS TO BE CONFIRMED IN THE CIVIL ENGINEERS' REPORT.**

#### **5. FURTHER DETAILS REGARDING THE STORMWATER RUNOFF TO BE CONFIRMED IN THE CIVIL ENGINEER'S REPORT**

6. Architect confirmed that grey water recycling and rain water harvesting will be incorporated into the design of the building. Data relating to the rainfall patterns of the area is contained within the Architect Report.
7. Architect confirmed that energy efficient measures will be incorporated into the building in the form of:
  - A passive system for heating and cooling the building (this is still to be finalised).
  - Orientation of the building- it will be orientation north-south to maximise on natural light and heat.
  - Double glazing on all windows
  - Photovoltaics and solar panels to assist with the heating and cooling of the building to avoid to becoming an additional load
  - LED technology will be used
  - A back-up diesel generator will be installed (this will be decoupled to avoid noise impacts).

## **8. SOCIO-ECONOMIC IMPACTS**

- Total project cost will be R45 million (excluding the Fynbos Lodge upgrade).
- The construction of the administration building will be for approximately 12 months and the external and civil work will last for approximately 6 months thereafter (a total of 18 months).
- Construction work will go out to tender as such the amount of employment opportunities available is unknown at this stage. Additionally, their monthly income is also unknown at this stage.
- The tender will contain a provision that 50% of those employed should be local unskilled labour.

## **9. OTHER**

- Aurecon will continue to be notified of all key milestone dates regarding the environmental authorisation process (draft bar submission, final bar submission, acknowledgement of receipt from the DEA etc.)
- Prior to circulating the Draft BAR for the first round of public participation, it will be sent to SANBI and VMA for review and feedback.