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**OBJECTION TO THE APPLICATION: 70320625**

**Applicant Details: Neil Schwartz Town Planning**

**PROPOSED DELETION/AMENDMENT OF RESTRICTIVE TITLE DEED CONDITION, DEPARTURES AND DELETION/AMENDMENT OF CONDITIONS GRANTED IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW IN RESPECT OF CONSOLIDATED ERF 4211 (FORMERLY ERVEN 3079 AND 3116), 187 - 213 FOREST DRIVE EXTENSION PINELANDS**

Name: ..... Telephone: .....

Address: ..... **Pinelands 7405**

Email: ..... Date:.....

	<b>I object to</b>	<b>I propose</b>
1	700 units. This would make the total between Conradie and Mupine 4300 units on just 29 hectares	600 units for the Mupine development
2	525 in lieu of 1644 parking bays 0.75 Parking bays allocated per unit. <ul style="list-style-type: none"><li>Cars will be needed in emergencies</li><li>If rental housing is opened to the general public and not just Old Mutual employees as previously restricted in the Title Deeds, it cannot be assumed that people will not own a car to get to work further afield than OM</li><li>Anfield has one bay per unit and even this is not sufficient. The excess vehicles are parking on Forest Drive Ext. Having a 0.75 parking bay per unit ratio at Mupine could make this situation even worse</li><li>Parents will have to transport children to and from schools in neighbouring areas.</li></ul>	1 parking bay per unit as this will help to prevent any excess parking outside the complex (as in the case at Anfield Village). Business' parking bays can be used by residents' visitors at night.  Also allows for visitors parking during the day  Once the development is fully occupied, should it be proven over time that the public transport upgrades have reduced vehicle ownership as has been presumed, excess parking areas can be "repurposed" for recreation/other purposes  Alternative is a multi-level parking garage with a maximum 3 storeys, in keeping with the surrounding buildings/suburbs. Parking garage will also free up land for increased recreational space.

	<ul style="list-style-type: none"> <li>OM staff may not want to use their OM parking bay and have to walk to and from this bay at night time (perhaps with children or alone) if they need to use their vehicle out of work hours .</li> </ul>	
3.	<p>Recreation PRASA land is included as a recreational space (grassy fields).</p> <ul style="list-style-type: none"> <li>It is not owned by OM, if land is sold the development will be left with no open recreational space for residents.</li> <li></li> </ul>	All recreational space is provided for within the complex
4	<p>No primary school is currently included for the development.</p> <ul style="list-style-type: none"> <li>Schools in the surrounding areas are already at capacity and are unable to accommodate children who live in the area.</li> <li>An assumption should not be made that the Conradie Development will help to provide all the schooling needs for Conradie and Mupine.</li> </ul>	The complex should have a crèche and a small Primary School. The new Grace Primary built in 2016 in Pinelands is a good example
5	Removal of the 4.5m and 7.5m building line to 0m.	A minimum 3m building line should be maintained. This will create a green buffer around the development with e.g. a tree-lined walking path around the perimeter
6	Any Liquor off-sales in the development	No liquor off sales in the proposed “basic needs” shopping section – in keeping with Thornton and Pinelands
7	Any taxi rank being included on boundary with Forest Drive Ext	An improved taxi-rank included at the upgraded Old Mutual station – and taxi users can make use of the proposed pedestrian link to Mupine
8	Removal of any mature and healthy trees	Support that ALL mature and healthy trees to be maintained and incorporated into the green open space, the development built around them
89	Only one entrance and exit point	A second exit for emergency/ safety purposes

**I request a personal reply to my objection and expect to be invited to an interview when the recommendations / objections are being debated.**