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OBJECTION TO THE AMDENDED APPLICATION OF Application number: 70306568

Applicant Details: ARG Design

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PROPOSED REZONING, SUBDIVISION, CONSOLIDATION AND DEPARTURES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW IN RESPECT OF REMAINDER ERF 112657 AND REMAINDER ERF 112656, FOREST DRIVE EXTENTION THORNTON/PINELANDS (situated on the border of the two mentioned suburbs)

I formally object to this rezoning based on Section 99 of the Municipal Planning By-Law.

- Too much bulk.
- Too much density
- Too high (number of storeys) in relation to the surrounding suburbs
- Too few parking bays per household /unit.
- Too few schools
- Too few recreational facilities
- There is no mention of provision for safety and security
- The proposed development with the bulk /density, etc will have a major negative socio-economic effect on the residents within the new development as well as the surrounding neighbourhoods.

I also object to:

	I object to	I propose
1	The proposed building height of 8-9 storeys: <ul style="list-style-type: none">• It is out of keeping with the surrounding areas of Thornton, Anfield Village and Old Mutual Head Office where 4 storeys is the maximum height• It is out of keeping with the single and double storey houses in Pinelands that are close to the development• it will create a prison feel for the residents	a building height to not exceed 4 storeys in keeping with the surrounds

2	<p>The proposed density of 3605 units housing an estimated 11 000 people on 22 hectares (0.22 square km).</p> <ul style="list-style-type: none"> The low cost/affordable rental housing on the Mupine Golf Course, was not taken into account in the planning of the Conradie development and Traffic Impact Assessment. The Mupine development is expected to provide about 700 housing units for about 2000 people. The schools in Thornton and Pinelands already cannot accommodate the children in the area, 11 000 people in addition to 2000 at Mupine people will add to the problem The extrapolated density per square kilometer would be 50 000 people which is excessive 	that the number of dwelling units be reduced from 3605 to 2500 making a combined total units of 3200 between Conradie and Mupine
3	<p>40m² as minimum size of a unit</p> <ul style="list-style-type: none"> This lends itself to social pathology as seen in other high density, small unit developments. 	A minimum unit size of 50m²
4	<p>The departure for a reduced ratio 0.5 parking bays per unit as residents:</p> <ul style="list-style-type: none"> People cannot be restricted to own a car as one would still be needed for emergency and for other non-work purposes. Therefore units need to have parking bays for evenings/weekends Anfield has one bay per unit and even this is not sufficient. The excess vehicles are parking on Forest Drive Ext. Having a 0.5 parking bay per unit ratio at Conradie will result in a worse situation 	<p>a parking bay ratio of one bay per unit</p> <ul style="list-style-type: none"> A total of 2500 residential parking bays and 500 retail parking bays A multi-level parking garage of not more than 4 storeys, thereby freeing up land for more green open space and recreation facilities
5	A building line of 0m instead of 4.5m	that the building line of 4.5m be retained
6	<p>Option 2 (Direction Ramp) and 3 (Elevated T-Junction) of the proposed routes into Forest Ext Drive as viable options for the Aerodrome Road</p> <ul style="list-style-type: none"> This will possibly add to the traffic as people who previously used Jakes Gerwel to go to Epping will use this connection as a shortcut 	<p>Option 1 (Quarter loop) as it creates an additional entry and exit point for Conradie mitigating safety issues:</p> <ul style="list-style-type: none"> This option is conditional on Aerodrome Road linking with the N1 in order to alleviate traffic from Voortrekker Road. This should be in place prior to other construction of roads and units Traffic lights and/or a slip lane at Voortrekker Rd/Aerodrome Rd intersection , to alleviate traffic build up for motorists traveling East towards Goodwood and turning right into Aerodrome Rd It results in one less traffic light in Forest Drive Ext creating more free flowing traffic Deters trucks from using this road as a shortcut to Epping
7	Liquor off-sales in the development	No off-sales in keeping with Thornton and Pinelands
8	Removal of any mature trees form the site	All mature trees are retained and the development built around them. A detailed landscape plan of current trees and proposed planting is requested

This application states that “the success of the exemplar project will pave the way for replication”. I believe that my objections and proposals will add to the success of this project and a better “healthier” model to replicate.

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