

27 AUGUST 2018

Dear Sir/Madam

PROPOSED APPLICATION FOR REZONING, APPROVAL OF COUNCIL AND DEVIATIONS FROM CITY POLICIES IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BYLAW IN RESPECT OF ERF 151832, 6 LIESBEECK PARKWAY (BOUNDED BY LIESBEECK PARKWAY AND OBSERVATORY ROADS), OBSERVATORY CAPE TOWN

Application number
70396369

Applicant's details:
Planning Partners

Owner's details:
Liesbeek Leisure Properties Trust

Erf numbers:
151832

Description and physical address

6 Liesbeek Parkway, Observatory Cape Town (as shown on the attached locality plan)

Purpose of the application: It is proposed to redevelop the property (known as the River Club). In summary it is proposed to accommodate a mixed use development of 150 000 m² comprising retail Shops and Restaurants (retail uses), Offices, Dwelling units (approximately 20% of the total floor space will be residential and of that approximately 20% will be allotted to inclusionary housing), a Hotel and Places of Instruction (and associated uses). Building heights will range from 15.39m to 45.56m (2 to 9 storeys) above base level. The proposal will entail the construction of retaining structures so that roads and habitable space are raised above the 1:100 year flood plain. The initial phase of the development proposal will see the partial construction of the Berkley Road extension, which in future phases will be further extended to provide access from Berkley Road to Malta Road/Liesbeek Parkway. Additionally the Liesbeek Canal on the eastern boundary of the site will be rehabilitated into a river course, while the 'old' Liesbeek River Channel on the western boundary of the site will largely be filled and landscaped accommodated a vegetated stormwater swale.

To accommodate the proposal the following applications are required:

- In terms of Section 42(a) of the MPBL to rezone the property from an Open Space 3: Private Open Space zone to a Subdivisional Area (comprising general business and open space zones); and
- In terms of Section 42(i) to permit the Approval of Council to enable retaining structures to be constructed to a height of more than the permitted 2.0m above the existing level of the ground; and
- The proposal will also entail the deviation from various city policies to accommodate the proposal, viz.:
 - o Deviation from the Table Bay District Plan in order to permit urban development on land designated as "open space", "core 2" and "buffer 1".
 - o Deviation from the Floodplain and River Corridor Management Policy (2009) seeking permission to:
 - develop/ obstruct the free of water within the 20-year floodplain; and
 - infill within the 50-year floodplain.
 - o Deviation from the Management of Urban Stormwater Impacts Policy (2009) seeking permission to:
 - Deviate from the annexure table requiring 24 hour extended detention of the 1-year Recurrence Interval, 24h storm event in a greenfield development greater than 50 000m²;
 - Deviate from the annexure table requiring up to 10-year Recurrence Interval peak flow to be reduced to pre-development level in a greenfield development greater than 50 000m²; and
 - Deviate from the annexure table requiring up to 50-year Recurrence Interval peak flow to be reduced to existing development levels in a greenfield development greater than 50 000m².

Enquiries

The application may be inspected at the office of the District Manager, [2nd Floor, Media City cnr Hertzog Boulevard & Heerengracht Cape Town, telephone number:021 400 6444 and fax number: 021 421 4665] during office hours. Additionally the application may also be viewed on the following link: <http://www.capetown.gov.za/landuseapplications>

Objections, comments or representations

Any objection, comment or representation on the proposal, with reasons therefor, may be submitted to the following e-mail address: comments_objections.tablebay@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager) to be received before or on the closing date mentioned below.

Further details that must accompany any objection, comment or representation

1) The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified. More cost-effective and efficient communication with the City will be facilitated if you specifically indicate an email address that can be used for further communication regarding this application.

2) The reason for the objection, comment or representation, including at least - a) the effect that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

Closing date for objections, comments or representations

15 October 2018

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section 82/ 83 of the City of Cape Town Municipal Planning By-law
MEDIA CITY BUILDING, 2ND FLOOR,
CNR ADDERLEY STREET AND HERTZOG BOULEVARD CAPE TOWN, 8001

(MPBL), 2015.

Request for oral submission

Section 120(11) of the MPBL provides that a person may make a request to the Municipal Planning Tribunal (MPT) to make an oral submission. For such request to be considered it must comply with the following requirements:

1. Must be a written request emailed to the following address: MPT.oralhearings@capetown.gov.za.
2. Adequate reasons must be given for such request.
3. The request must be received at the abovementioned address at least five days before the MPT meeting where the application(s) will be considered, or closer to the meeting if good cause is shown.

If you would like to make such request, go to the following weblink for the scheduled MPT meeting dates and the agendas: <http://www.capetown.gov.za/Family%20and%20home/meet-the-city/city-council/Meeting-calendar>.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

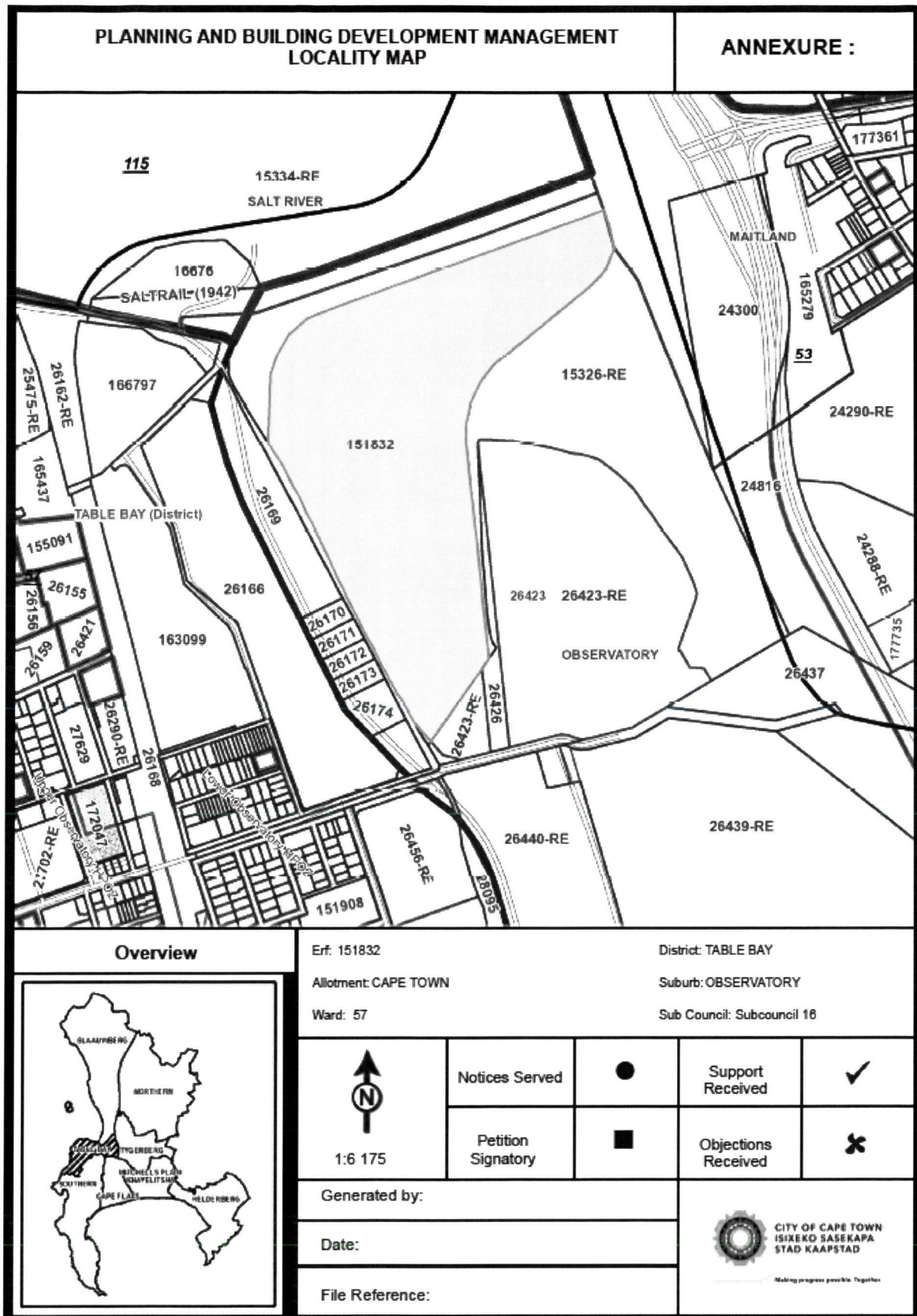
Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is indien skriftelik versoek. Stuur die versoek na comments_objections.tablebay@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphela ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.tablebay@capetown.gov.za kwiintsuku ezisixhenxe ukusuka kumhla wokukhutshwa kwesi saziso.

Yours faithfully



for **DIRECTOR: DEVELOPMENT MANAGEMENT**



EXECUTIVE SUMMARY

Over the past two years the owner of the River Club, Liesbeek Leisure Properties Trust (LLPT), have progressively improved the facility, with numerous upgrades of the buildings, parking area and grounds having taken place, while the golf driving range is also much improved. Notwithstanding these improvements, LLPT find that the current use of the property is not financially sustainable and is an underutilization of well-located land within Cape Town. Accordingly, they have undertaken a comprehensive process to investigate a feasible development proposal for the site. This land use application is part of that process.

The development proposal is for approximately 150 000m² of floor space, comprising *inter alia* retail, office, residential (including inclusionary housing), hotel and place of instruction. Developed areas of the site (including roadways) will be raised above the 100-year flood elevation in order to comply with City of Cape Town policies relating to stormwater management. Berkley Road extension will be constructed to the north of the site in accordance with the City of Cape Town's existing road network plan. This road will not only provide access onto the site, but will also establish a public amenity in terms of the wider transportation network. The *preliminary* development proposal is illustrated below.



Indicative building heights in Precinct 1 range between approx. 15m – 44m in height above base level, with an average height across the precinct of approximately 27m; indicative building heights in Precinct 2 range between approx. 27m – 46m in height above base level, with an average height across the precinct of approximately 40m.

In addition to the built component, the proposal provides for a rehabilitated riverine corridor along the route of the existing Liesbeek Canal running adjacent to the eastern boundary of the site, while the 'old' Liesbeek River channel on the western edge of the site will be largely infilled and landscaped with a vegetated stormwater swale. An 'ecological corridor' and open space will extend across the site in an east-west direction, connecting the rehabilitated riverine corridor and the stormwater swale. Alongside the transformed riverine corridor there will be pedestrian and cycle paths, as well as viewing and seating areas where the public can enjoy the amenity of the rehabilitated water courses and landscape. This will also facilitate better public access to the Raapenberg Wetland & Bird Sanctuary

An environmental impact assessment (EIA) is being undertaken and the following specialist studies have informed the EIA and the development proposal:

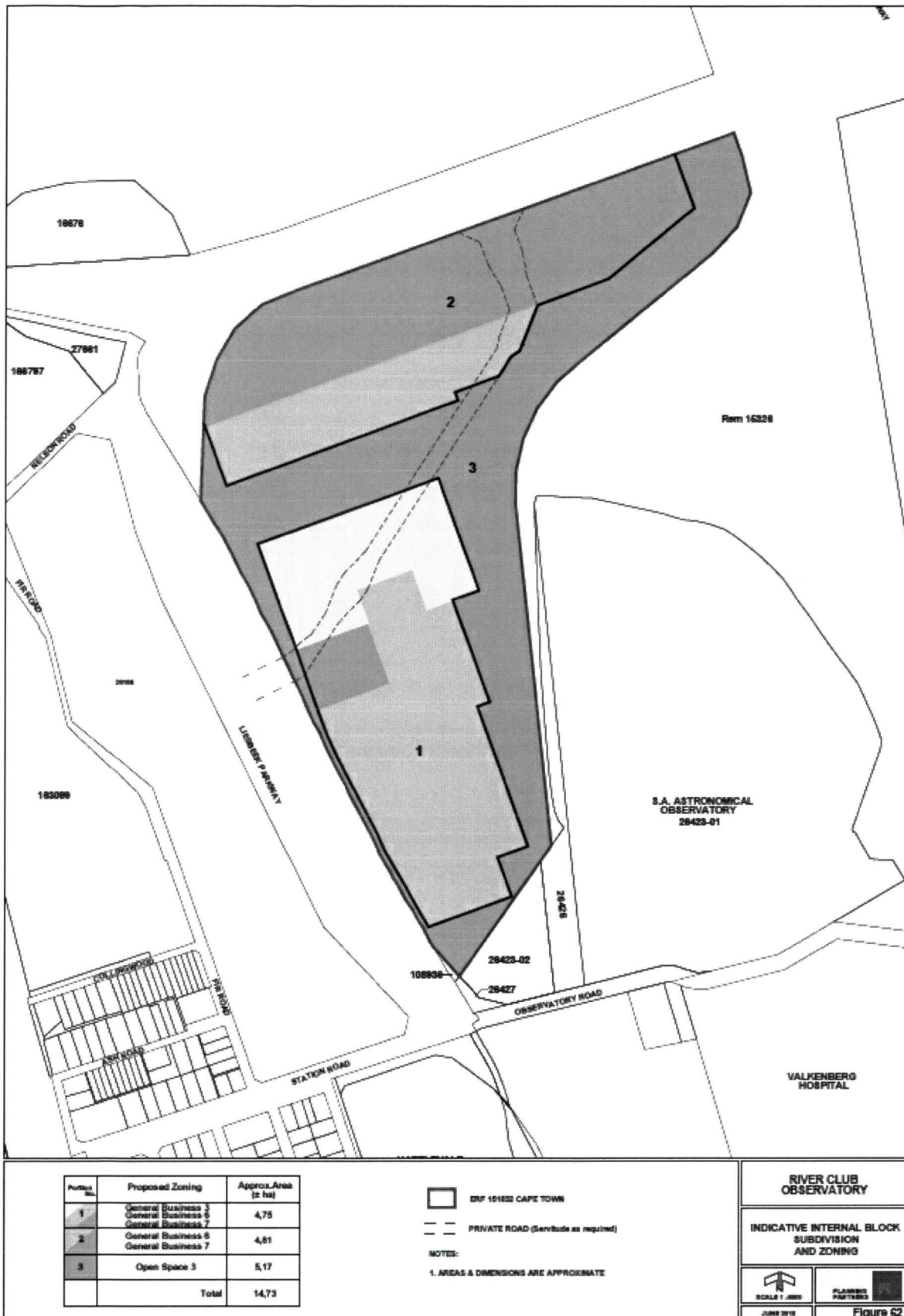
- Surface water hydrology;
- Biodiversity (including freshwater ecosystems, fauna and flora);
- Visual impact;
- Heritage;
- Urban design;
- Socio-economic; and
- Traffic and transportation.

Summaries of these specialist studies are provided in the planning application motivation report so that the proposal can be properly understood and evaluated. The specialist studies themselves are included as Annexures to the planning motivation report.

The project team have listed *inter alia* the following factors as motivation for the development proposal:

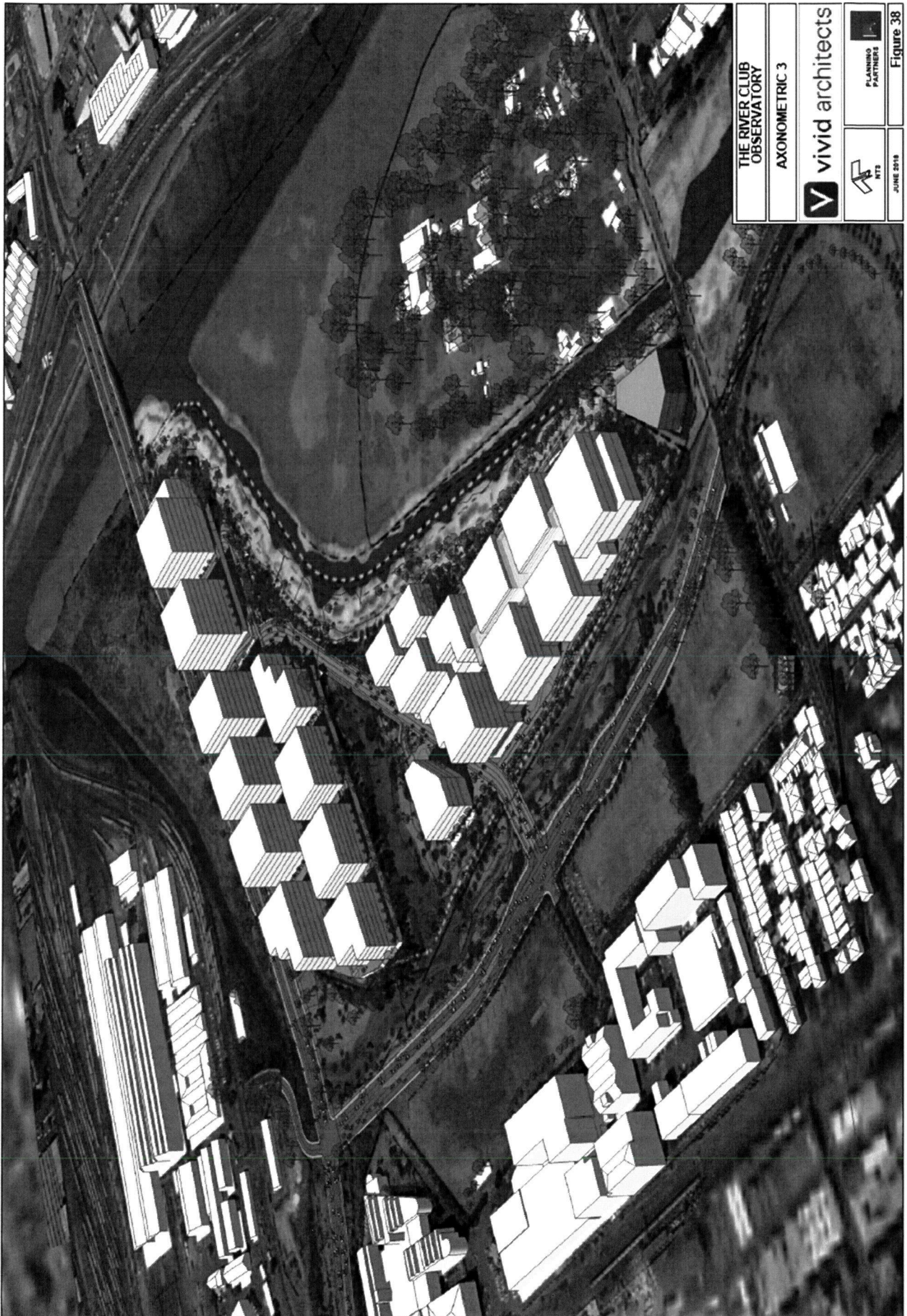
- increase in population thresholds and mixed-use development, which will support the efficient functioning and viable provision of public transport services;
- improve the road network with reduced travel distances and times, as well as the associated costs;
- generation of economic opportunities, employment and income;
- rehabilitation of interfaces with freshwater systems and enhanced public access to these areas;
- enhancement of the heritage value of the Liesbeek River (and its associated confluence with the Black River) by rehabilitating the Liesbeek Canal into a visually congruent and publicly accessible riverine corridor, with resulting ecological and social benefits;
- diversification and choice of housing types and tenure options;
- cost-effective provision and optimal use of services infrastructure (the site is within the urban edge and can link in with existing services infrastructure within and surrounding the site);
- development of a catalyst project that will improve the sustainability of the greater TRUP area; and

the creation of a destination place which the general public can visit and enjoy.

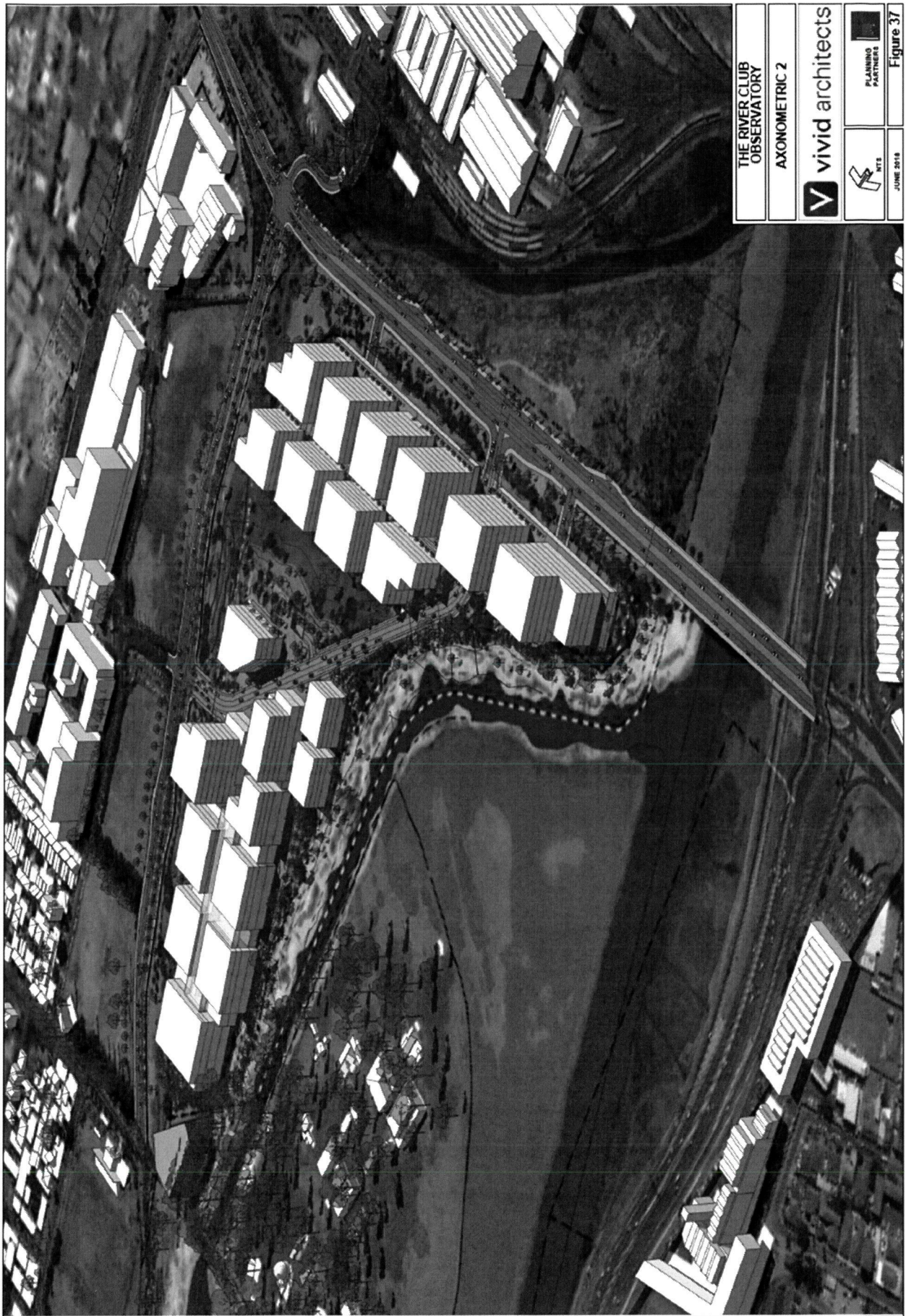






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THE RIVER CLUB OBSERVATORY	
AXONOMETRIC 2	
 vivid architects	
	JUNE 2018
Figure 37	

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