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01 September 2017

**THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT**  
Traffic and Access

## ATTENDANCE REGISTER

**DATE:** 01 September 2017

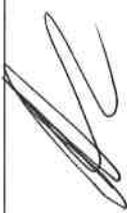
**VENUE:** Redefine  
2<sup>nd</sup> Floor  
Towers Link, The Towers  
2 Heerengracht Street  
Foreshore  
Cape Town  
8001

**TIME:** 10h00 – 11h00

**ARRANGED BY:** Chand

**CHAIR:** Ms. Marielle Penwarden

FULL NAME	INITIAL	ORGANISATION	CONTACT NO.	EMAIL	SIGNATURE
Mr. Xander Rau	XR	Redefine Properties	021 443 7606	<a href="mailto:XanderR@redefine.co.za">XanderR@redefine.co.za</a>	
Mr. Alexander de Beer	AD	Atterbury	010 596 9800	<a href="mailto:alex@atterbury.co.za">alex@atterbury.co.za</a>	
Mr. Derrick Pautz	DP	Atterbury	010 596 9800	<a href="mailto:derrick@atterbury.co.za">derrick@atterbury.co.za</a>	
Mr. Johan Brink	JB	ITS	021 914 6211	<a href="mailto:johanb@itsglobal.co.za">johanb@itsglobal.co.za</a>	

Mr. Stef Naude	SN	HHO		021 4252 870	<a href="mailto:stef@hho.co.za">stef@hho.co.za</a>	
Mrs Marielle Penwarden	MP	Chand Consultants	Environmental	021 762 3050	<a href="mailto:Marielle@chand.co.za">Marielle@chand.co.za</a>	

31 August 2017

**THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT-  
Traffic and Access  
AGENDA**

**DATE:** 01 September 2017  
**VENUE:** Redefine  
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Foreshore  
Cape Town  
8001  
**TIME:** 10h00 – 11h00  
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## 1. ATTENDEES

FULL NAME	INITIAL	ORGANISATION
Mr. Xander Rau	XR	Redefine Properties
Mr. Alexander de Beer	AD	Atterbury
Mr. Derrick Pautz	DP	Atterbury
Mr. Johan Brink	JB	ITS
Mr. Stef Naude	SN	HHO
Ms. Marielle Penwarden	MP	Chand Environmental Consultants (Environmental Assessment Practitioner)

## 2. AGENDA

- Welcome and Introduction
- King David Traffic and Access Points (JB)
- Redefine Traffic and Access Issues (XR and SN)
- Discussion (ALL)
- Additional Redefine Properties Comments (XR)
- Close

5 September 2017

**THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT**  
**Traffic and Access**  
**DISCUSSION SUMMARY- FINAL**

**DATE:** 1 September 2017  
**VENUE:** Redefine  
2<sup>nd</sup> Floor  
Towers Link, The Towers  
2 Heerengracht Street  
Foreshore  
Cape Town  
8001  
**TIME:** 10h00 – 11h30  
**ARRANGED BY:** Chand  
**CHAIR:** Ms. Marielle Penwarden

**1. ATTENDEES**

FULL NAME	INITIAL	ORGANISATION
Mr. Xander Rau	XR	Redefine Properties
Mr. Alexander de Beer	AD	Atterbury
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Mr. Johan Brink	JB	ITS
Mr. Stef Naude	SN	HHO
Ms. Marielle Penwarden	MP	Chand Environmental Consultants (Environmental Assessment Practitioner)

**2. AGENDA**

- Welcome and Introduction
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**3. SUMMARY OF DISCUSSION**

**3.1 Proposal Presentation:**

- JB explained that the applicant, King David Golf Club (Pty) Ltd (KDGC) is proposing a development comprising largely of industrial and warehousing and that the previous consideration of business use has been discarded. He indicated that two alternatives are under consideration (refer to Figure 1 and Figure 2).



Figure 1 Layout Option 1

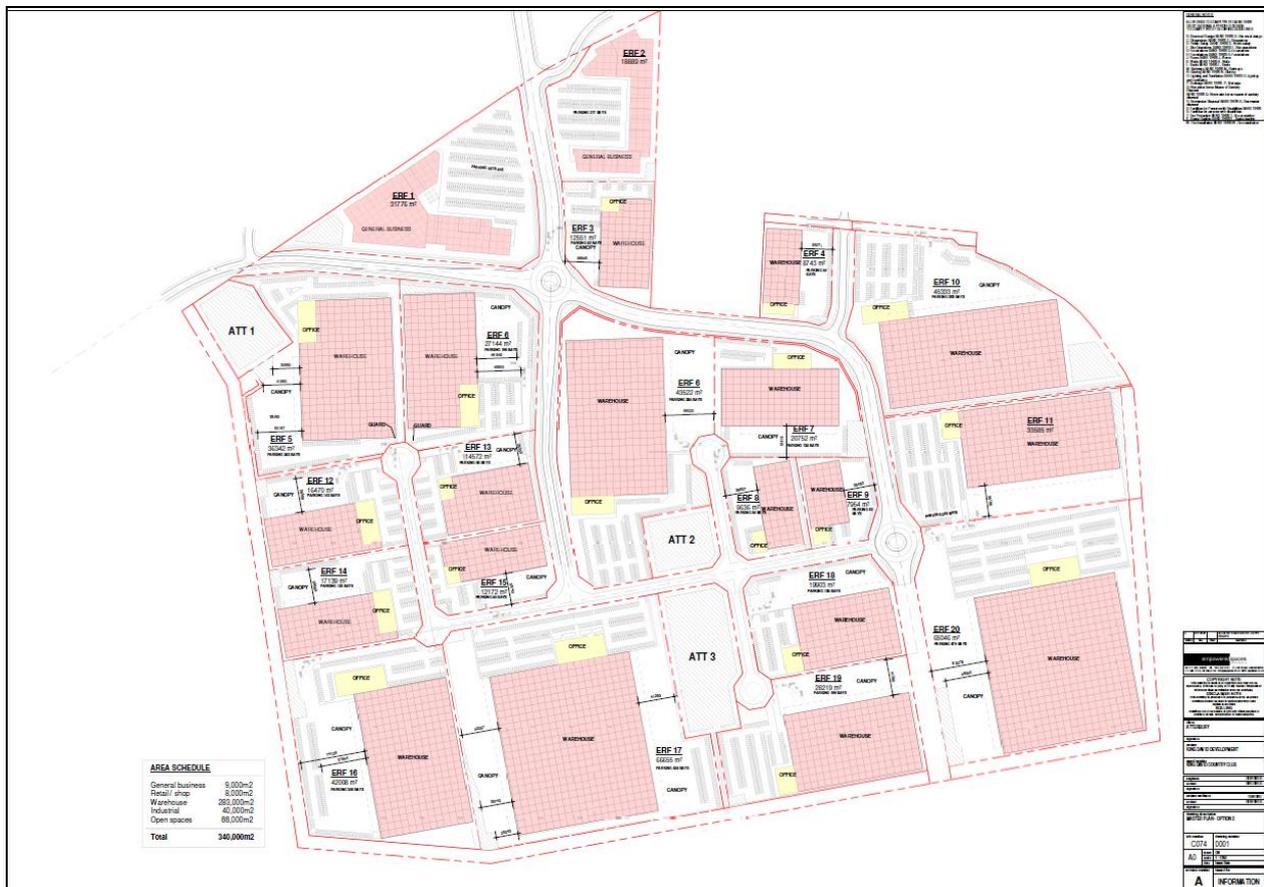


Figure 2 Layout Option 2

- Redefine Properties ("Redefine") would like the following aspects of the proposed development to be highlighted:
  - The requirement for access to the site over a servitude owned by Redefine (refer to Figure 3);
  - Redefine's preferred layout/access option; and
  - What would become of Redefine's stormwater servitude on KDGC's property (refer to Figure 4).

### 3.2 Access over Redefine's Servitude

- XR explained that Redefine Properties has already constructed a development on Erf 1482 and have included a road on the eastern boundary thereof (refer to Figure 3). He added that there are a number of perpendicular parking bays which also run along this road and cars pull into and out of the bays directly from the road. SN confirmed that there is an offset from the parking bays to the road.



**Figure 3 Affected Redefine Properties- owned erven and approximate location of access point required**

- XR further clarified that access to the aforementioned road may be hindered from time to time as a result of trucks queuing to enter their site.
- It was agreed that Redefine would grant access to the proposed development as requested because the access point would only be used as a secondary access limited to smaller delivery vehicles and cars (i.e. no interlinking trucks). The principal mechanism which will be applied to ensure continued enforcement of the nature of the access point would be through the constitution of the Property Owner's Association (POA). The POA Constitution for the proposed King David development will contain clauses regarding access of certain types of vehicles over the 16 m public access servitude which can only be amended with the consent of Redefine or its successor in title. The POA would be bound by the constitution and fines would be enforceable.
- It was agreed that creating a circle at the access point would be investigated by the KDGC project team.
- It was also agreed that the proposed traffic circle immediately south of the access point would be converted to a T-Junction.

- In addition to the above, it was agreed that the team would investigate the feasibility of providing physical barriers to access with the City of Cape Town, given that it would be a public road. Examples of such barriers include a height barrier, signage, keep clear box, etc.
- Given that a portion of the proposed development falls over Redefine's land, XR committed to signing the Landowner's Consent Form required for the application for Environmental Authorisation. This form would be signed without prejudice and consent would rely upon KDGC going through the proper channels for all development rights. AD also committed Atterbury to providing a letter confirming that the signing of the application form to lodge the final draft BAR should not be construed to mean that an access servitude will be granted by Redefine.
- SN committed to providing JB with their traffic data for Redefine's adjacent developments.

### 3.3 Redefine's Preferred Development Option

- XR confirmed that Redefine favours Option 1 over Option 2.
- It was agreed that the possibility of shifting the access onto Pallotti Road a little to the east would be queried with the City of Cape Town.

### 3.4 Redefine's Stormwater Servitude

- Refer to Figure 4 for an approximation of the location and extent of the stormwater servitude under discussion.



**Figure 4 Approximation of location of stormwater servitude**

- XR confirmed that Redefine will be developing on Erf 159269 within the next six to nine months and that they would require a stormwater servitude.
- It was agreed that, in principal, a land swap whereby KDGC receives the stormwater servitude and the remaining extent of the panhandle of Erf 159269 east of the access point to the proposed development in exchange for Redefine's preferred stormwater attenuation area and the landscaping servitude (refer to Figure 4). Furthermore, Redefine would, following the realisation of Phase 2 of the proposed development, relinquish the preferred stormwater attenuation area to KDGC provided that the stormwater from Erf 159269 be accommodated in the proposed development. The details of the agreement will be worked out in the future and it was further agreed that the City of Cape Town's complete understanding of the issue, particularly with regard to timing, would be facilitated and promoted as their approval of the stormwater aspect is essential. AD said that Atterbury will prepare a draft land-swap agreement and provide it to Redefine for comments.