

# **FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION**

*(Incorporating Fish Hoek, Clovelly and Sun Valley)*

~~Central Circle, Fish Hoek 7975~~

Web: <https://www.fhvrro.org.za/> Facebook: [www.facebook.com/FHVRRA/](https://www.facebook.com/FHVRRA/)

Heritage Western Cape: Conservation Body

**TO: GROENBERGENVIRO (PTY) LTD, MISCHÉ MOLIFE**  
[mische@groenbergenviro.co.za](mailto:mische@groenbergenviro.co.za)

**SUBJECT: COMMENTS ON DRAFT AMENDMENT REPORT ON DEVELOPMENT OF  
ERF 17336 FISH HOEK AKA 24 CARLTON ROAD <sup>1</sup>**

**NOI REFERENCE NUMBER: 16/3/3/1/A6/97/2013/22**  
**APPEAL EA REFERENCE NO.: 14/3/1/A6/97/0606/23**

**DUE: 28 AUGUST 2023**

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The Fish Hoek Ratepayers and Residents Association (FHVRRA) is thankful for this opportunity to respond. We re-registered on 28 July 2023 for POPIA compliance.

We note that construction must be completed by 2027.

We also note the shift in units 1 to 4 (previous 1 to 5) and 17 to 23 (previous 12 to 14) as they were within the 15m buffer zone, towards the internal two-lane road in order to comply with the 20m buffer requirement. As we cannot see a scale, we cannot confirm that these units were shifted more than 5m. Even if accepted, the buildings will be on the 20m conservation buffer line and subject to veld fires (the reason for moving the buffer from 15m to 20m). Our hope is that these shifts will not result in reducing the soak-away areas (permeable paving, bioretention, berms, channels, sediment traps, etc.) for rain and flooding. This scalloped buffer zone line seems to have been drawn arbitrarily.

This shift was allow 15 residential units to be increased to 23. This will increase the density of the dwellings and have a negative impact not mentioned in this report.

Our concern with the two-storey buildings in a single storey SR1 neighbourhood remains in that these units will block their view of the wetlands and Trappieskop, but we will address this in our objection to the City's planning department.

Our contention remains that vehicles for 58 parking bays will have a negative impact on the traffic in this area. Thus, we proposed a permeable paved pedestrian walkway between this development and Carlton Road.

We note the inclusions of the Environmental Authorisation conditions on page 86.

Where it states that the "Site Manager / ECO must liaise with representatives from both FHR&R and FOSNA to ensure that mitigation measures are effective" on page 87 and elsewhere (in response to appeal ground 11, 13 and 15), we'd like to see a schedule of meetings or list of event triggers requiring ad-hoc liaison meetings. In the case of events, a meeting must be called within seven calendar days with a meeting date no greater than seven calendar days subsequent. In addition, either FHVRRA (FHR&R) or FOSNA must

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<sup>1</sup> <https://www.groenbergenviro.co.za/projects/?dir=1888>

be able to call for a site meeting with the Site Manager / Environment Control Officer (ECO) when they have received reports of stranded toadlets, run-off / litter, construction material, invasive / garden plant escapees including grasses. from the site entering the wetlands or construction vehicles parking in the gravel public parking area, as stated in the response to the appeal.

## Summary

We request:

- confirmation that no building will lie within the 20m buffer zone;
- that the shift in units 1 to 4 and 17 to 23 will not result in reducing the soak-away areas;
- that a permeable paved pedestrian walkway be constructed between this development and Carlton Road;
- that the report will be amended to identify the impacts of 15 residential units increasing to 23 (and the increase in parking bays) and the associated mitigation of each impact; and
- that a schedule of meetings or list of event triggers requiring ad-hoc liaison meetings called by any of the three parties (FOSNA, the developer through the Site Manager / ECO / trust or us – FHVRRA / FHR&R) within seven calendar days of the event and meeting set for not greater than seven calendar days later, will be provided before development commences.

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DATE	1 August 2023