



CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT

"Pre-application Consultation" Meeting with the City

DATE: 05 November 2015

TIME: 09:30 – 10:30

PLACE: CoCT Offices, Media City, 2nd Floor, Boardroom

ATTENDEES: Refer to Attendance Register attached

APOLOGIES: none

ADDITIONAL DISTRIBUTION: none

MINUTE OF MEETING:

AGENDA ITEM	ACTION
<p>1 Welcome and Introductions</p> <p>Ms San-Giorgio welcomed everyone and handed the meeting over to Mr Munro and his team.</p> <p>Mr Munro thanked all present for attending and allowed everyone to introduce themselves.</p> <p>Mr September clarified that this "pre-application consultation" meeting cannot be to obtain detailed comments, but to clarify where more or less the significant issues and indicators will be, e.g. traffic, which will require specific focus.</p> <p>Mr Munro agreed and responded that WCG would like to leave the meeting with some in principle agreement around especially the planning approach.</p> <p>A presentation was made. Presentation attached for ease of reference. At a high-level the presentation was divided into two (2) parts:</p> <ol style="list-style-type: none"> 1. MM introduced the WCG purpose of the meeting, mandate, project objectives and timelines; and 2. AR of the TA (Technical Advisory) Team to the WCG introduced the site, their development assumptions, some concept designs and agreements required. <p>For the record it was noted that the assumptions and options presented by the TA team were not yet approved by the WCG and only reflects the TA's advice.</p>	<p>For info</p>

	<p>The TA team asked for clarity regarding some information contained in the City's Flood line study. It was suggested that this discussion be a separate meeting. The TA and Project Office to liaise with Ben from the Storm water Department regarding a date and time for this discussion.</p> <p>Mr Munro stated that it is the wish of WCG to prepare a Development Framework (DF) and submit a rezoning application with it. It was asked that the City at this point provide guidance and input.</p>	TA Team/PMO
2	<p>City guidance and indications:</p> <p>Ms San-Giorgio referred to her previous discussion with Ms Bruk and asked if it was is the goal to get the DF approved as another forward planning document? She asked Mr September to clarify, but as she understands, the DF will have to be approved before the rezoning application can be submitted, this will cause a slight time lag.</p> <p>Mr September emphasised the importance of a simplified process with as few as possible applications and public participation processes. From the City's point of view, limited time should be spent on regulating these things. He made reference to the Development Management Scheme (DMS) which provides guidance in this regard.</p> <p>He indicated that he has an idea of what he would like to see in this regard, but this will have to be confirmed internally. Based on the details provided in the presentation and given that WCG is preparing a Conceptual Development Framework, he would prefer that a DF and rezoning application be submitted simultaneously, with this the WCG will obtain a "basket of rights". The DF will put in place the bulk as a fix and identify the development precincts.</p> <p>He asked if there is an indication whether an Environmental Impact Assessment (EIA) and other impact assessments will be required. Ms San-Giorgio confirmed that the Impact Assessments; EIA, TIA and HIA will be required as part of a DF.</p> <ul style="list-style-type: none"> - Ms Ziehl-Roux explained that a meeting was held with DEADP, the team need clarity and obtain confirmation regarding the status of the previous storm water retention pond, that it is not a wetland, but from DEADP's view there are no triggers. She also explained that DWA confirmed that the canal is not a water course and the modification thereof will not be a NEAM or WULA trigger. - Mr Bredenhann explained that according to the environmental specialist, the site is totally transformed and therefore will not trigger an EIA, the only triggers might come in with the specifications on the width of pipes etc., but this will be avoided. - Mr September asked that this be formally confirmed (put the issue to bed) or adequately address it at the time of the application. <p>He continued by indicating that the second issue is densities.</p> <ul style="list-style-type: none"> - Mr September further elaborated that they need to have an understanding of the densities proposed. 	For info

- Mr Rendall responded that based on the assumption of a total of 3000 units for the site, a gross density of 136 d/u per ha is anticipated. Mr September asked that this information be shared with the City.

With regard to the processes, Mr September confirmed that he would, from a logistical perspective, prefer that the application process be made as simplistic as possible, therefore submitting a DF with a rezoning application, as that will give WCG a basket of rights. Mr September did request that the City be given an opportunity to unpack and explore this option internally prior to confirming it as the best/easiest route. He asked what the WCG's expectations are with regards to this process.

Mr Munro responded that there is another dynamic that has to be considered at this point and this is that before the Concept and DF can be finalised the developer will have to be brought on board and be part of informing and finalising the documents.

Further and running parallel with this is the identified additional studies that are required to support development on the site. In terms of the programme the developer will be procured next year, to be appointed by August 2015. By implication, by bringing the developer on board sooner and allowing them to perpetuate the concept, can ultimately lead to a point where the full package of plans required be submitted, including the SDP for the 1st phase. Whilst DTPW will be ready with a DF to support the rezoning application, the developer's SDP for the first phase can also accompany the submission of a suite of documents or plans.

Through discussion it was clarified that WCG would like to submit one application with both the DF for the entire site and a SDP for the 1st phase. Mr September then confirmed that is similar to his preferred route that he stated he wants to first confirm internally. The issue is that clarity is required as to how this gets implemented procedurally, and this is potentially simple.

With reference to the Somerset site, Mr Rendall asked if there is an overall DF and overall rezoning application, clarity is still required in terms of the thresholds for transport infrastructure improvements and should these not be included in this once off application, i.e. DF and rezoning.

Mr September responded that it is not detail dependent so there could be agreement on "x number of square meters of various land uses will trigger specific improvements" and then that will be used as the fixes. The macro level infrastructure capacity needs to be understood to clarify what the fixes are, and based on this a decision can be made. He confirmed that the thresholds will be regulated by subsequent plans, as per application process.

Mr Rendall asked how the thresholds will be monitored down the line at later stages. There will presumably be a SDP and building plans but essentially the site is rezoned so how will thresholds be monitored (who will decide when these have been reached)?

Ms Ferreira asked if the details related to the remainder of the site and the details around the required infrastructure over and above what is required for Phase 1, can be left for later phases.

<p>Mr September clarified that it is still critical that the thresholds for infrastructural requirements be confirmed and fixed upfront. So fix the “how many” but not “the what”.</p> <p>Mr Rendall asked that out of this discussion, in principle there seems to be no problem with submitting a DF with a rezoning as one application with a SDP for the 1st phase, and that the thresholds can be built into this documentation subject to further internal detailed discussion.</p> <p>Trevor confirmed that from ‘structuring the deal’ perspective, it is important to know when the state contribution will be needed and what that will be so that a value can be put to it, thus when the DF is approved, the triggers should be known, e.g. what road or bridge will need to be built when.</p> <p>Mr September responded that if the detail needs to be considered for financial reasons, he still does not foresee a problem with a simultaneous submission of the DF and rezoning application.</p> <p>Mr Rendall asked if the DF has to be submitted separately to the rezoning application, will that mean two separate advertising and public participation processes.</p> <p>Mr September emphasised that it is preferred to keep this as simple as possible, the fewer applications the better, so in theory it would be good to have the bigger picture with rights in place and WCG decide when they want to come to the City to activate development.</p> <p>Ms Bruk asked if there is any merit in submitting only a rezoning application for the 1st phase.</p> <p>Mr September responded that questions will be raised regarding the plan for the bigger site and the bigger picture, therefore this is possibly not the best approach.</p> <p>Mr Munro confirmed that WCG also wants to see the bigger picture.</p> <p>Mr September explained that for him this is important, but WCG needs to approach the City with their expectations and commitments that needs to be achieved. WCG needs to note that however many applications are submitted, these will each go through public participation and will be questioned and has time frames attached. He thinks that one participation process will be preferred.</p> <p>At a superficial level it will be nice to see the big picture and minimize the number of administrative processes, whether this can happen needs to be established, this also depends on the WCG commitments that should be achieved. The level of detail will be confirmed, depending on the macro level fixes.</p> <p>Mr Bredenhann asked if clarity can be provided from Transport, regarding the required scope for the TIA and the Aerodrome Road Alignment Study, so that the City’s requirements are met upfront in order to fast-track the application and not having to revisit the study due to other requirements at submission.</p>	<p>WCG & TA Team</p> <p>WCG & TA team</p> <p>WCG & TA team</p>
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	<p>Mr Viera responded that yes the scope can be discussed and specified. He confirmed that there are certain prescriptions of what is required for a TIA and then there are national guidelines, but this can be discussed.</p> <p>Mr Viera raised a concern around the proposed Thor Road extension as it will also presumably allow public access through the property.</p> <p>Mr Viera further suggested that instead of pushing the Aerodrome Road Extension to Voortrekker Road to a later stage, the better approach may be to programme and bring this forward. This may help get the development off the ground.</p> <p>He suggested that the proposed Aerodrome Road Extension be clearly identified on the plans, where it will be and what potential accesses will be gained, this will preferably follow the GIBB alignments, this needs to be built on as this has been through a lengthy public process, also indicating the heritage issues other than crossing the cemetery.</p> <p>Mr Munro confirmed with Ms San-Giorgio that they need to discuss this internally before firm direction can be provided. Mr September indicated that the soonest the City will be able to provide guidance is next week and we need to then arrange a small gathering to discuss the best way forward.</p> <p>Ms San-Giorgio indicated that they will only be able to accommodate this meeting next week Thursday or Friday, and hopes that by then they will be able to give WCG a formative direction on the approach. She requested that Mr Munro send Ms San-Giorgio and Mr September an email confirming times that will suite to meet. She requested that the presentation made be distributed to them.</p> <p>Mr Munro responded that the presentation together with the draft minutes will be distributed to them by Friday latest.</p> <p>Ms Ferreira asked if, at the very least, it can be confirmed that a Contextual Framework will not be a required plan.</p> <p>Ms San-Giorgio responded that this can unfortunately not be confirmed or agreed to prior to the internal discussion. She confirmed that the internal discussion will consider the following in their deliberations:</p> <ul style="list-style-type: none"> - the agreed forward plan will become the motivation to the rezoning; - other similar projects; - the reasoning for the proposed PoP approach. 	<p>TCT</p> <p>TA Team/TCT</p> <p>City LUMS</p> <p>Mr Munro and team</p>
<p>3</p>	<p>Way forward</p> <p>Mr September and Ms San-Giorgio will discuss internally to determine the best possible approach in terms of:</p> <ol style="list-style-type: none"> i. the preferred PoP for the site; ii. whether the DF and rezoning application can be submitted simultaneously (WCG's preferred option and what seems to be the City's preferred option) iii. the level of detail required in the DF w.r.t. the macro level fixes; thus confirm if thresholds can be included as fixes in the DF and clarify what level of detail w.r.t those infrastructure improvements need to be included. 	<p>City LUMS</p>

	They will relay their formative direction to be followed, in the next meeting.	
4	Next Meeting The next "pre-application consultation" meeting will be confirmed, it is proposed to be Thursday, 12 November 2015 or Friday, 13 November 2015.	For info
5	Close Mr Munro thanked Ms San-Giorgio and other present City Officials for attending.	

ADOPTION OF MINUTES:

City of Cape Town Representatives

Greg September

Name _____ Signature _____ Date _____

Joy San-Giorgio

Name _____ Signature _____ Date _____

DTPW Representative

Mark Munro

Name _____ Signature _____ Date _____



Western Cape
Government

BETTER TOGETHER.

BETTER LIVING MODEL EXEMPLAR PROJECT

ON THE FORMER CONRADIE HOSPITAL SITE

Presentation to the City of Cape Town

Land use Planning: Pre-Application Consultation Meeting

5th of November 2015

Table of Contents

- Purpose of meeting
- Mandate, Goal & Integrated Objectives
- BLMEP Delivery Programme & Progress
- The Site: Location, Zoning & Opportunities/Constraints
- Proposed Planning Approach
- Phased Development Approach
- High-level Concept Options and implications
- In-principle Agreements Required

Purpose of Meeting

1. Confirm Client and CoCT requirements and expectations for pre-application consultation.
2. Confirm fastest way to obtain development rights / easiest route to fast tracked 1st phase development without circumventing good planning and decision-making and without significant impacts (services & roads)
3. Confirm if and when Package of Plans (PoP) will be a requirement and if not, confirm alternative approach.
4. If PoP is required, confirm that Contextual Framework is not required as the first level plan.
5. Confirm requirements for next level of plan.
6. Agree on information to be submitted with application and level of detail required.

Mandate

- The Provincial Cabinet & IGC have selected a number of “Game Changers”, drawn from Provincial Strategic Objectives & Goals.
- “Game Changers” by definition are bold, focused initiatives designed to bring about transformative change that citizens can see and feel.
- The development of a “Better Living Model” has been selected as one of the key “Game Changer” interventions by the IGC.
- Better Living Model’s are characterized by the following attributes:

**Replicable | Exportable | Sustainable | Affordable | Enhancing
Appetizing | Innovative | Creative | Appealing | Transforming
Collaborative | Inspirational | Inclusive | Communal**

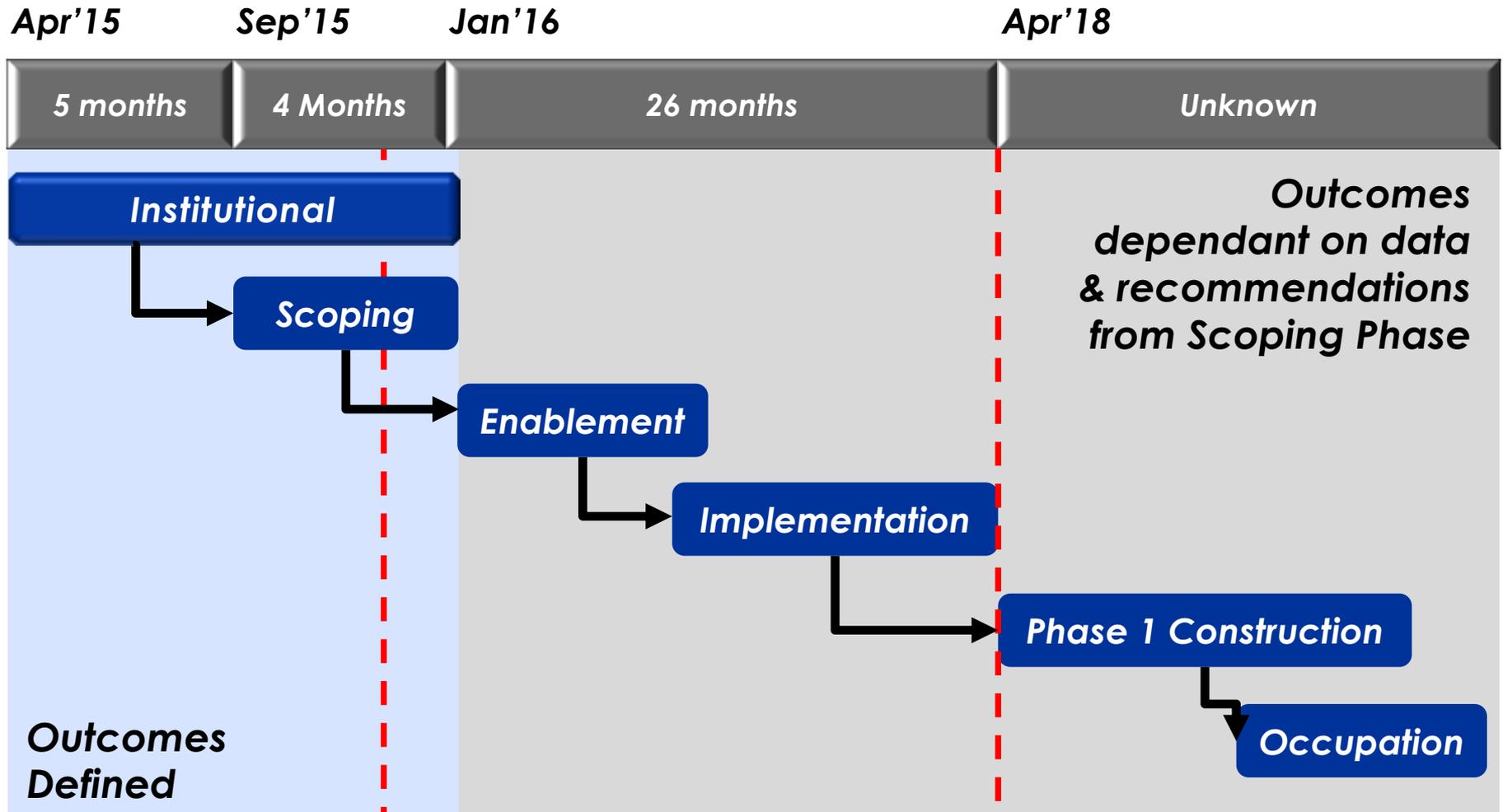
- The former Conradie Hospital site has been selected as the preferred location for the Better Living Model Exemplar Project.
- An IGC directive requires that the first construction phase of the Project be activated before the 1st of April 2018.

Goal Statement & Integrated Objectives

“In partnership with the City and the Private Sector, develop a Better Living Model that will deliver an integrated & sustainable, multi-use, medium-to-high density, affordable human settlement on inner-city state-owned land that may be replicated elsewhere.”

The model must cater for a range of household income & cultural groups, offer various tenure options and provide business, work and recreation opportunities for the inhabitants; embrace the principles and ideals of “Inclusivity” and “live-work-play” and be supported by sustainable and energy-efficient domestic & business practices.

BLMEP Delivery Programme (by Phase)



We are here

IGC Milestone Requirement



Project Phases, Deliverables (PDP Based) & Progress

PHASE	DESCRIPTION	KEY DELIVERBALES	STATUS
0	INSTITUTIONAL ALIGNMENT & ARRANGEMENTS	Establish DSU & BLMSC (HoD's + CoCT ED)	Complete
		Procure PM /TA's & Establish PMT (incl. Govt officials)	Complete
		Establish IDA (DoHS + WCG Dept's)	In Progress
		Secure & Vacant Site Occupation (Demo's & Security Infra)	In Progress
		Initiate Grant & Subsidy Funding Requirements	In Progress
1	SCOPING	Establish Guiding Principles & Integrated Project Objectives	In Progress
		Identify & Investigate Sustainable LWP Development Types	In Progress
		Establish Bulk Service Availability & Development Impact	In Progress
		Contextual Framework (Needs, Indicators, Impacts, Informants)	In Progress
		Development Framework (Land-use, Options Analysis, Phasing)	In Progress
		Stakeholder Due Diligence (I&AP's, PP, Communication, Risks)	Scheduled
		Financial Due Diligence (Delivery/Funding Models, M&O, Risks)	Scheduled
		Legal Due Diligence (Land, Planning, Delivery, Funding, M&O)	Scheduled
		Recommendations (Delivery & Funding Model, M&O, Risks)	Scheduled
2	ENABLEMENT	Scope informed by Development Recommendations & may include Developer Procurement, Development Planning & Acquisition of Development Rights, Activating Public/Private Funding Streams & Phase 1 Construction initiation	Future
3	IMPLEMENTATION		

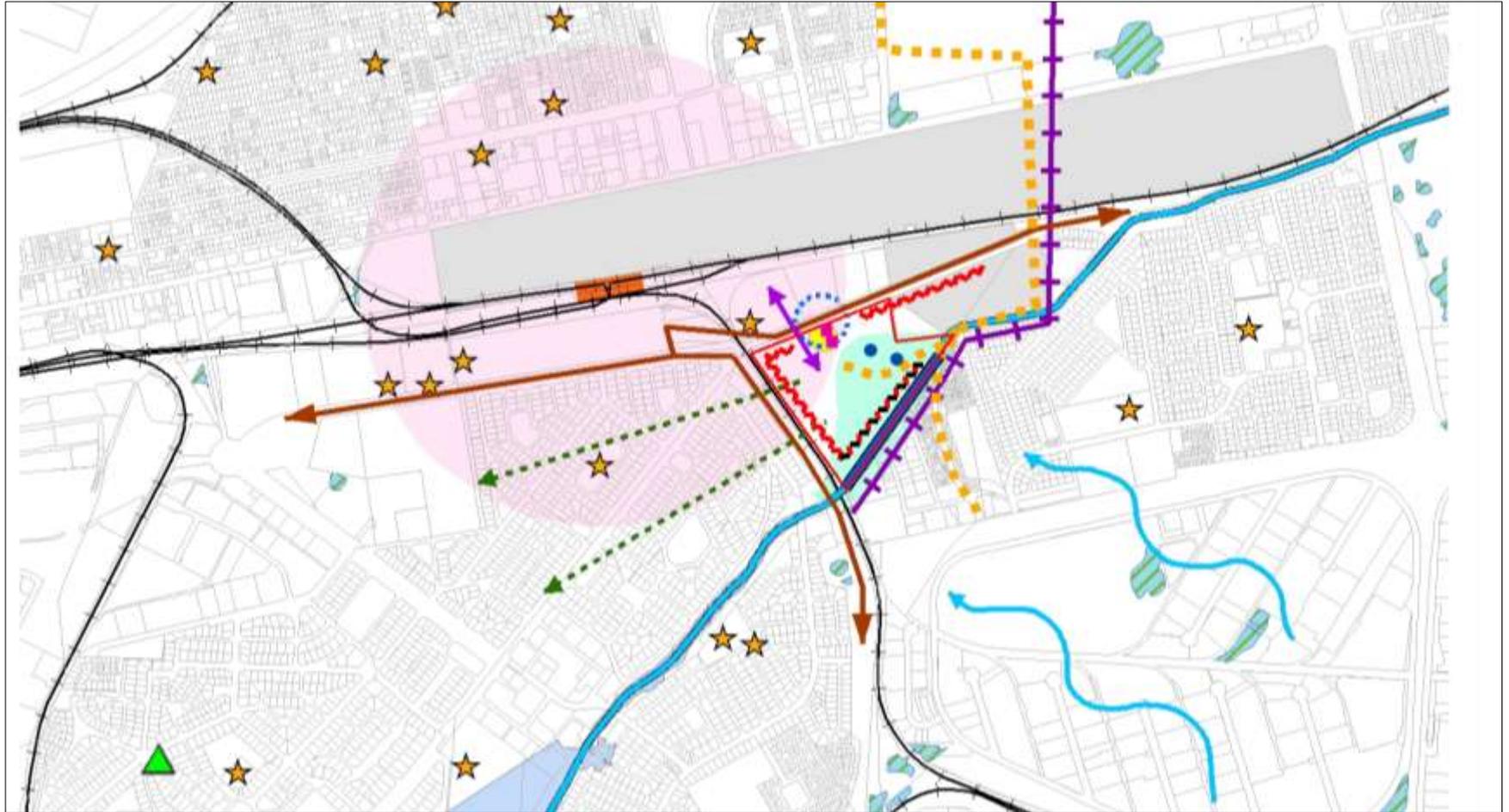
Site Map



Current zoning: Limited use Proposal to rezone to Mixed Use.



Opportunities and Constraints



Proposed Approach

- Package of plans
- Development concept – to agree on overall bulk and phasing over time as and when certain triggers are met.
- Need to agree on level of detail required from the City.
- Understanding of timeframes and public participation involved.

Phase one: (1000 units)

Roads and Traffic

- Possible Thor Road extension access

Stormwater

- Flood control measures and retention on site
- Possible canal deviation through site
- Possible land swap/purchase with City of canal land

Waste Water (sewer)

- Tie into existing sewer reticulation off site and drain to Athlone WWTW as was done in the past.

Water

- Tie into existing water supply in Forest Drive extension.

Electricity

- Tie into existing on and off site infrastructure and supplement energy demand with solar panels, etc.

Immediate Works, to be undertaken early 2016

This work needs to be done to confirm opportunities and constraints and will inform the site layout.

- **Determination of Floodline for site**
- **Structural Integrity of Heritage Buildings and Water Towers**
- **Aerodrome Extension route determination**
- **Odin Rd Extension route determination**

Phase 2 (further 1000 units)

Roads and Traffic

- Odin Road extension and/or access road over site
- Local intersection upgrades and signalization
- Aerodrome Road Extension to Voortrekker Road

Stormwater

- No additional bulk interventions

Waste Water (sewer)

- Additional volume into existing sewer reticulation off site to Athlone WWTW as fro Phase 1, and/or on site treatment.

Water

- Tie into existing water supply in Forest Drive extension.

Electricity

- Tie into existing on and off site infrastructure and supplement energy demand with solar panels, etc.

SUMMARY OF INFRASTRUCTURE ACTIVITIES	MONTHS	PERIOD
Flood Relief / Storm Water		
Study to determine extent of floodlines	4	January - <u>June 2016</u>
Design	10	<u>June 16</u> - January 2017
Construct	18	January 17 - June 2018
Sewer		
Design	4	January - April 2017
Construct	8	May - Dec 2017
Roads		
TIA for site (part of TA appointment)	6	June - <u>November 2016</u>
Aerodrome Extension – Route determination	4	January - <u>November 2016</u>
Odin Rd Extension - Route determination	3	January - April 2016
Design: Odin Rd Extension, local intersection upgrades, signalization, local access road over site Design	10	<u>November 16</u> - Aug 2017
Construction: Odin bridge over canal	14	July 17 - August 2018
Construction: Remainder Odin and local upgrades	24	August 18 - July 2020
Aerodrome Rd Extension to Voortrekker Rd (1.4km road & bridge)		
Design	8	<u>November 16</u> - June 2017
Construct	40	July 17 - Dec 2020

Agreement required that:

Contextual framework not required as proposal in line with planning frameworks;

- CTSDf and District Plan.
- CoCT Floodline report not yet policy
- Level of traffic impact assessment required?
- Level of stormwater impact required?

Development concept to include the following:

Planning framework- compliance with CTSDf and District Plan.

Site analysis (Constraints and opps)

Concept diagram for site

- Public streets and spaces
- Public facilities
- Nodes (mixed uses and intensity areas)
- Precincts
- Built form (densities, massing, concepts)

Assumptions

- **Housing unit sizes – average 43m² for social housing and 65m² for open market**
- **Parking- (Application for PT2 zoning ratio of 0.22 per unit)**
- **Reduced space Standards for provision of facilities and open space based on inner City location.(one primary school site)**
- **Number of units, 1500-3000 units**
- **Number of residents(3750-7500)**
- **49% units/subsidy of which 70% - SHI, 20% FLISP, 10% Rent to buy.**
- **51% open market units.**
- **Mixed-use (retail, commercial, service industrial, amenities) targeted throughout development, % of total GLA tba.**

Assumptions

- Sustainability and innovations in design, materials and functionality
- Densities \pm 68-136 du/ha (gross) \pm 100-250 du/ha (Net)
- Land Use mix & integration (open space, sports & public facilities and amenities including health, parking & movement- pedestrian, vehicular &
- NMT-, and other non-residential uses)
- Height, building footprints and massing- ranging from 4-9 stories.

Option 1: Using existing streets



Option 1



Option 1



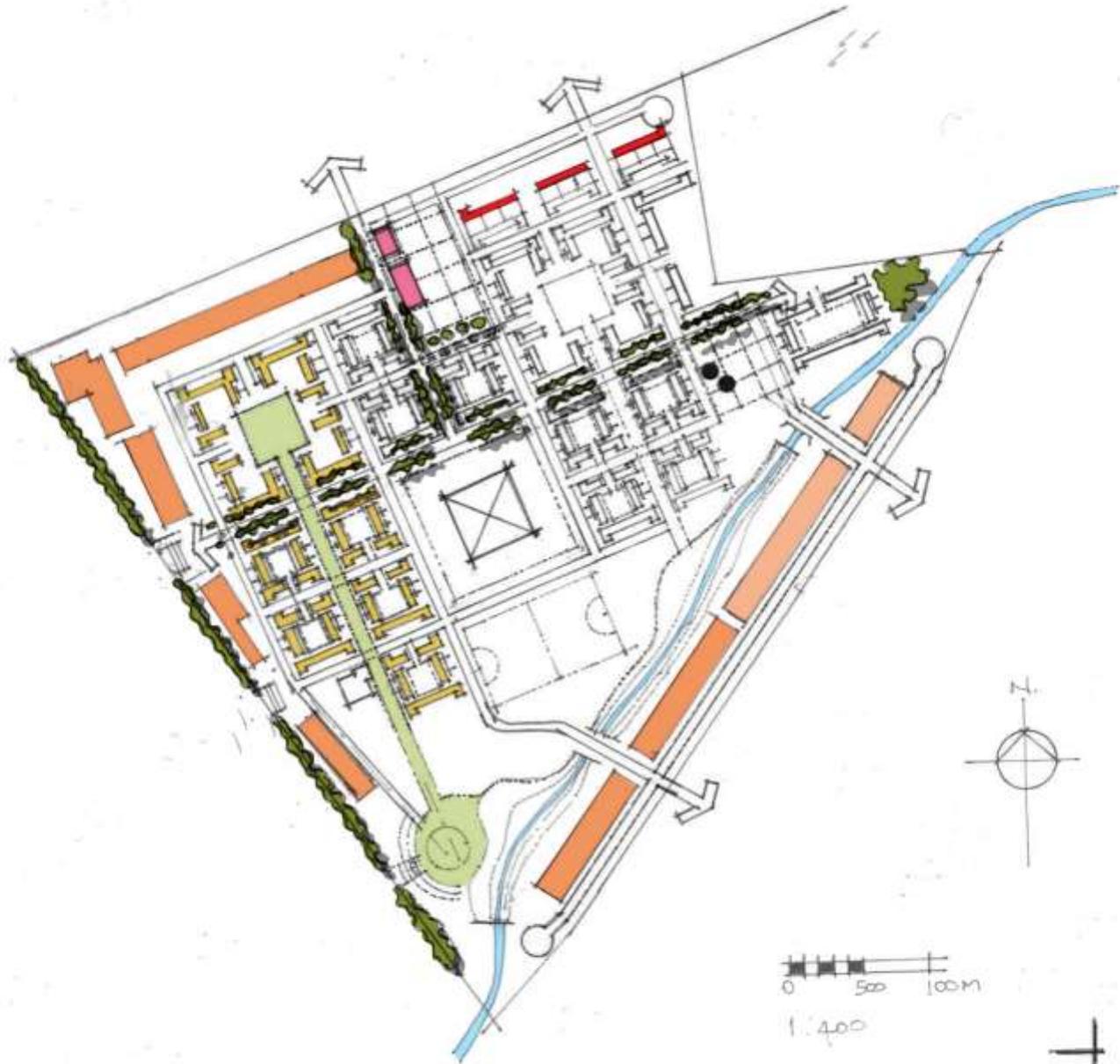
Option 1



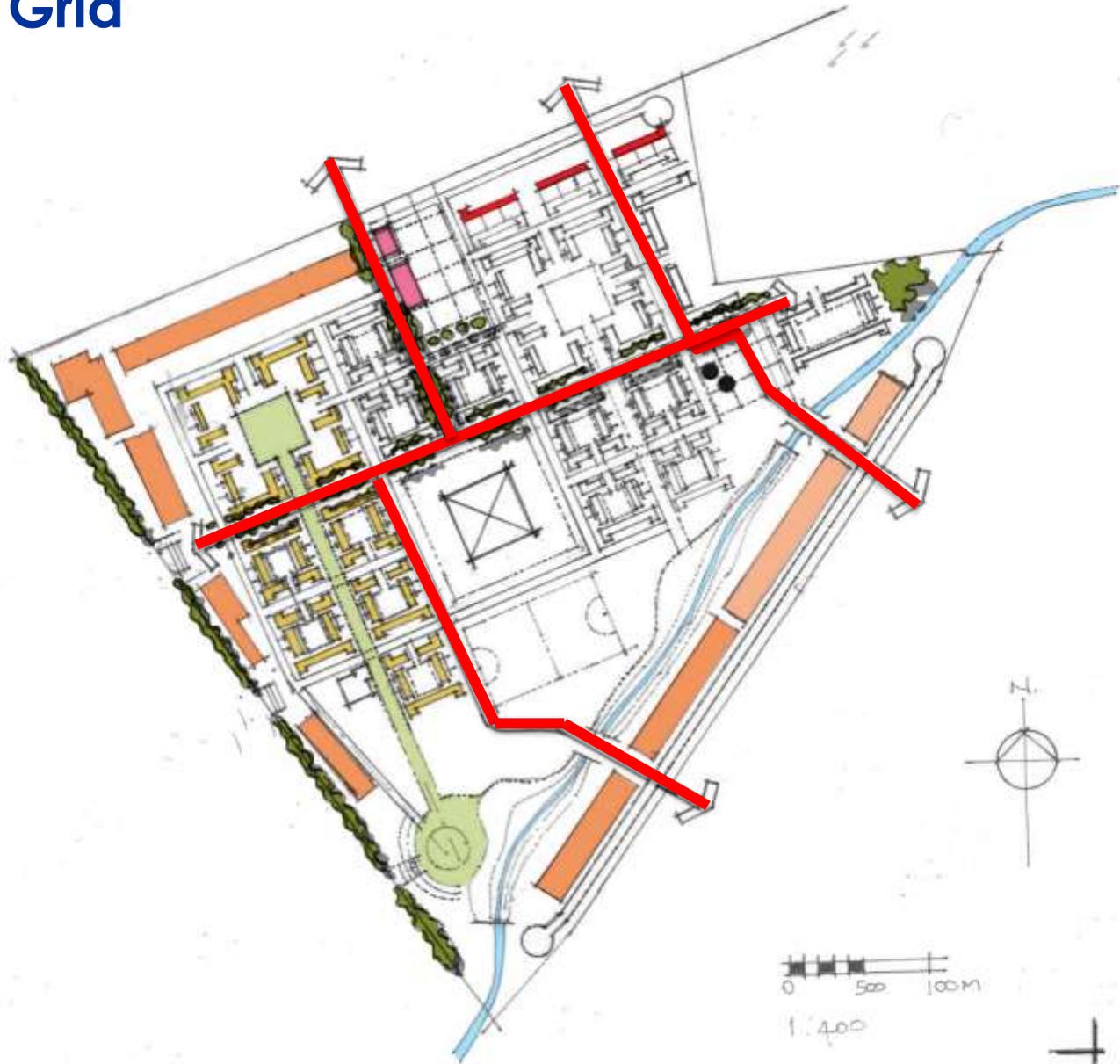
Option 1



Option 2



Option 2: Grid



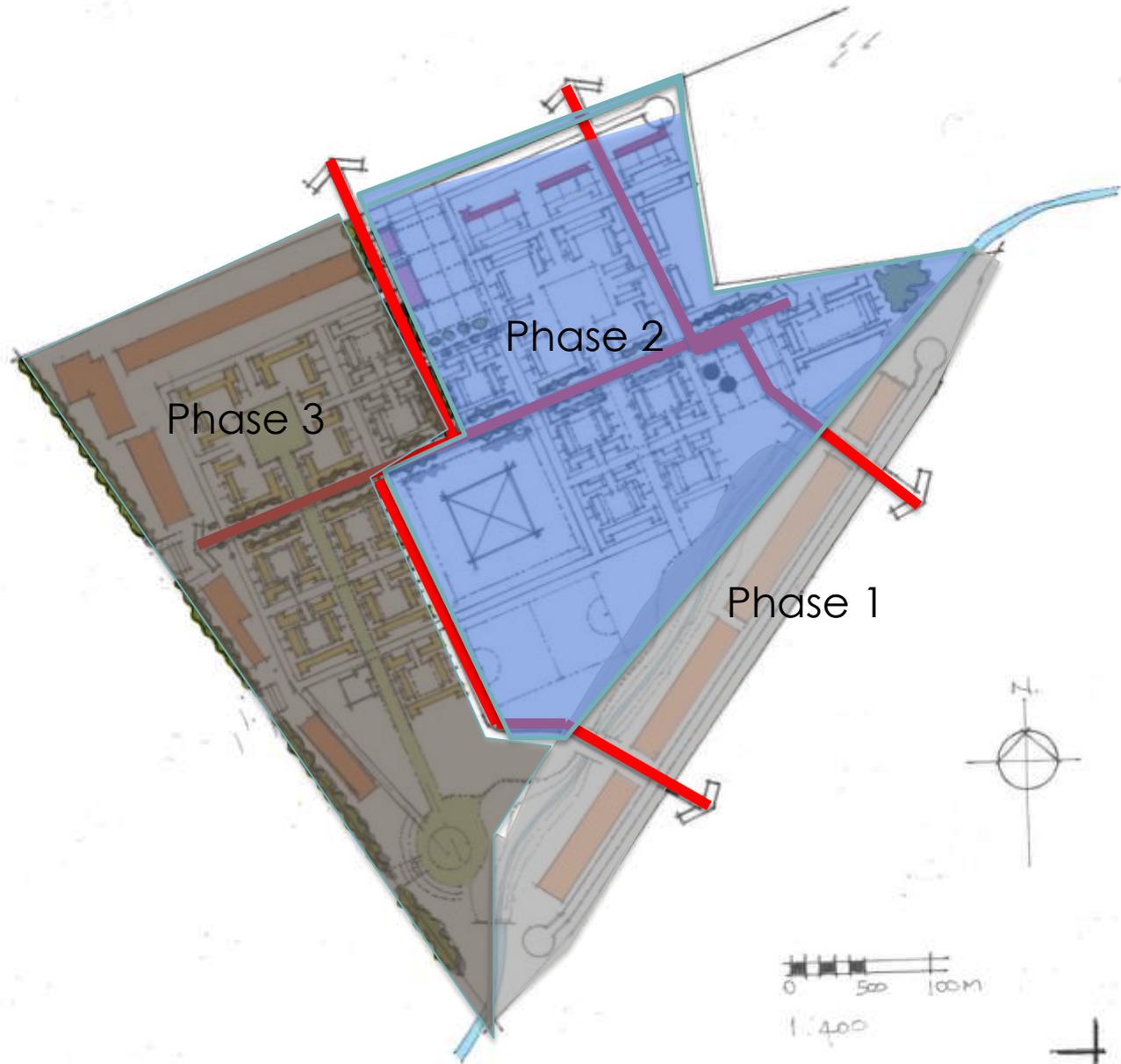
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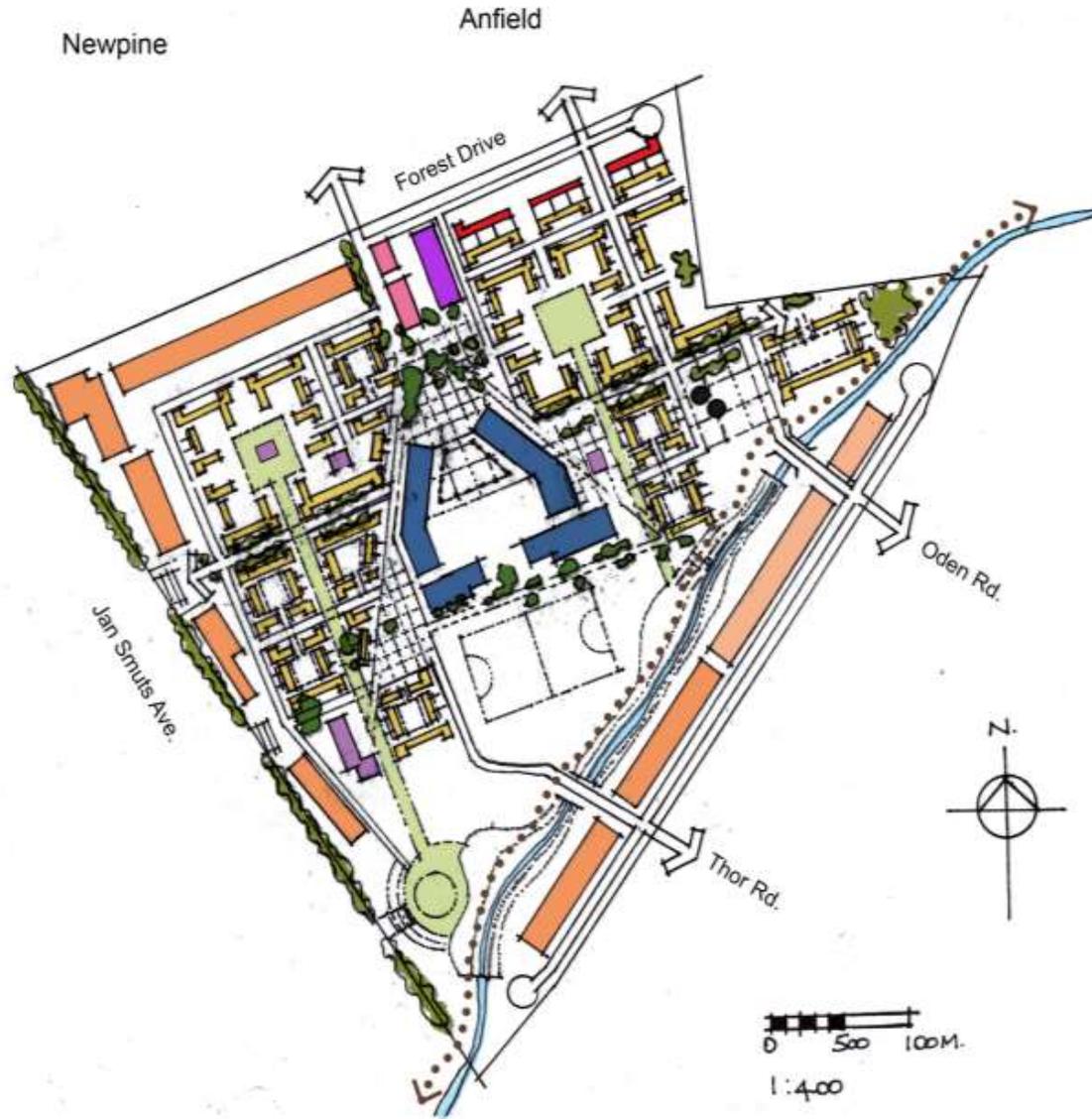
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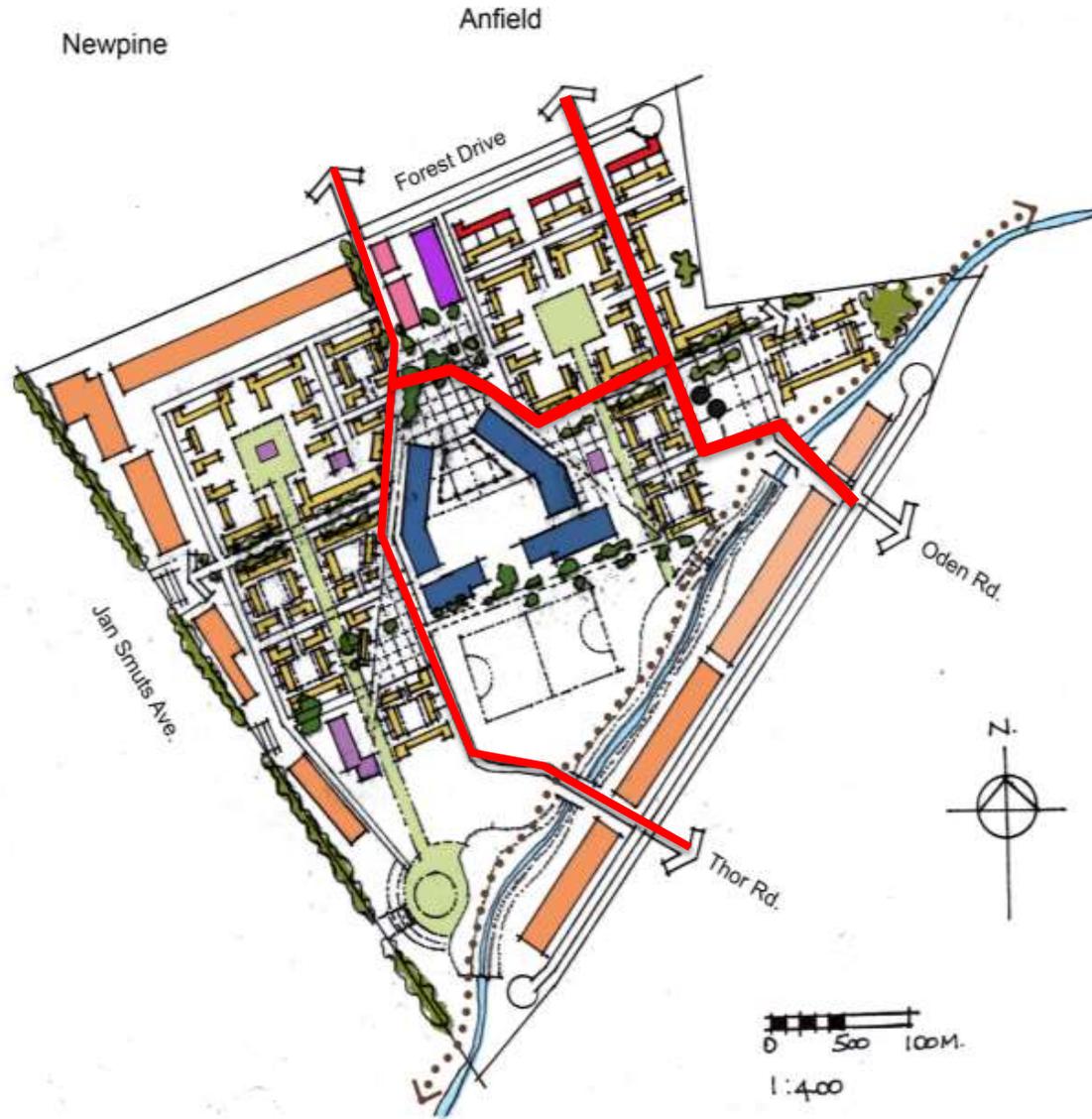
Option 2



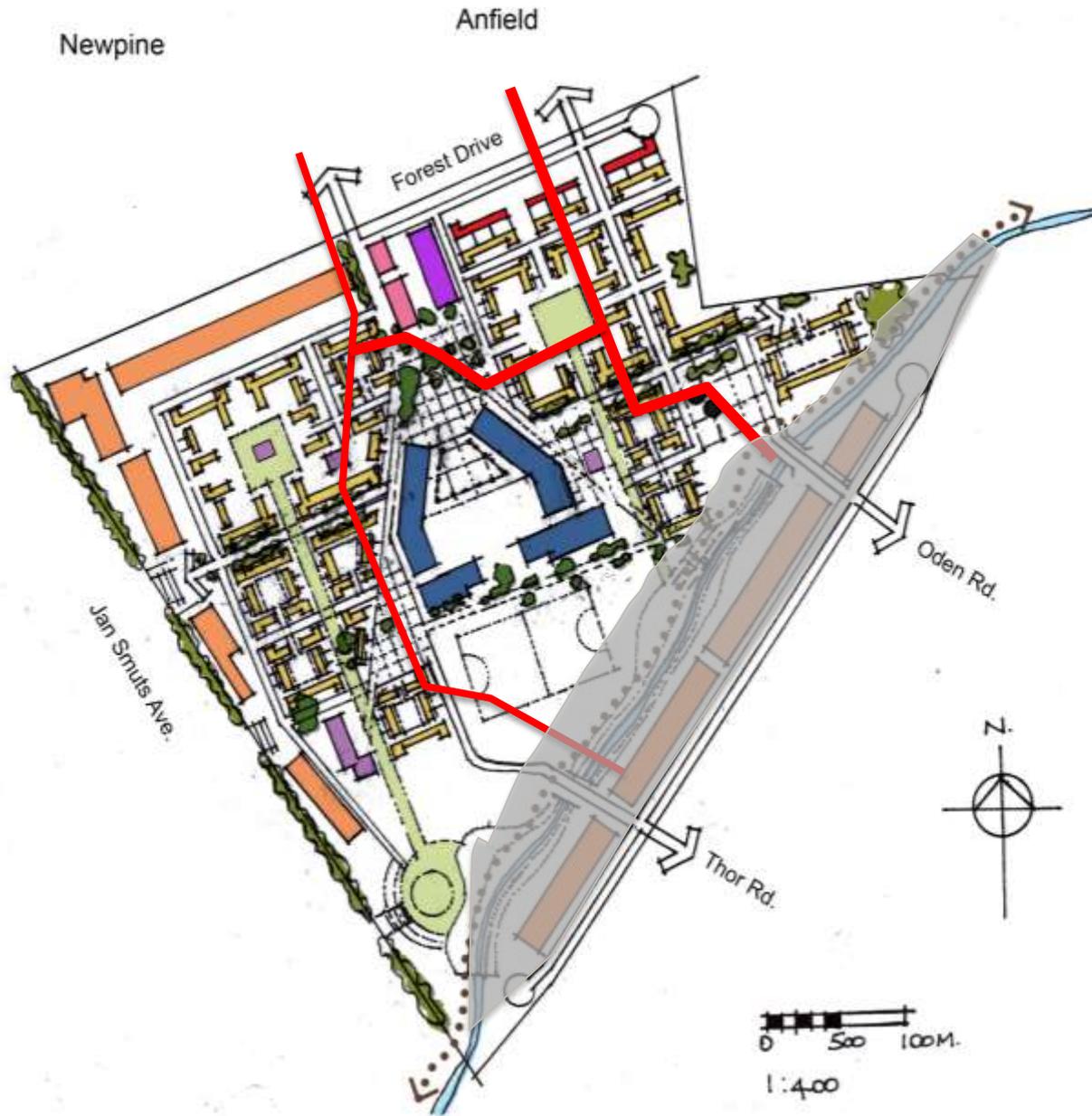
Option 3: Combined



Option 3: Combined



Option 3: Combined



Option 3: Combined



Option 3: Combined



Agreement on incremental approach

- **Phase 1: 1000 units- Odin Road and Thor Road across canal.**
- **Developer to submit rezoning application simultaneous with development framework?**
- **Agree on contents**

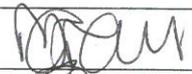
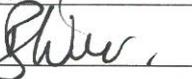
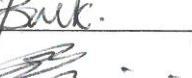
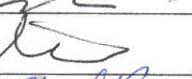
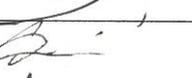
Thank you

Attendance Register:

05/11/2015

City = "Pre-application Consultation" meeting

Name : Dept. Contact Details Signature

ANSA FERREIRA	DEPW-REGION	0832811147	
James Brant	ENS	0214106548	
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K. ZIEHL-ROUX	WSP	"	
P Roux	COCT Planning	021 400 1053	
B DE WET	CCT Stormwater	400 5086	
C Bredenkamp	WSP	083 781 3695	
T BRUK	ARG Design	0214482666	T Bruk.
TREVOR WILLIAMS	IGNIS	0824508145	
Wanda Chonness	Turner & Townsend	0824549422	
Alastair Rendall	ARG-Design	0214482666	
TOM VIEIRA	COCT-TCT	0844879333	
GREEN STEPHEN	COCT (PTBDM)	(021)4006447	
M.M. Williamson	COCT-TCT	021 400 6423	
Jay dau Giorgio	CET PTBDM	021-4006453	
John van TAPENBERG	OVP	082-4202922	
M Munro	OIPW	082 734 9371	
A Lambrechts	"	021 483 5668	



CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT

2nd “Pre-application Consultation” Meeting with the City

DATE: 13 November 2015

TIME: 10:15 – 11:15

PLACE: TCT Boardroom, Media City, 3rd Floor

ATTENDEES: Joy San-Giorgio (City), Mark Munro (DTPW), Trevor Williams (Ignis), Alastair Rendall (ARG Design), Ansa Ferreira (DTPW), Tali Bruk (ARG Design), Amozelle Lambrechts (DTPW)

APOLOGIES: Gregory September

ADDITIONAL DISTRIBUTION: None

MINUTE OF MEETING:

AGENDA ITEM		ACTION
1	<p>Welcome</p> <p>Ms San-Giorgio opened the meeting, extended Gregory’s apology for not being able to attend. She explained that in order to provide an answer to the way forward she first requires answers to her questions.</p>	For info
2	<p>Discussion</p> <p>Ms San-Giorgio asked what needs to happen by the April 2018 dated mentioned.</p> <p>Mr Munro responded that by that time WCG would have procured a developer and he needs to start construction of the internal services for the development. This means that the Development Framework (DF) and rezoning should be approved, allocating a basket of rights to the property.</p> <p>Ms San-Giorgio explained that she has done some legwork regarding this, spoke to other districts that has Package of Plans applications and developments. In those cases the property is massive in comparison to the Conradie site. She further stated that there is minimal chance of the DF being in place with the rezoning at the same time.</p> <p>It is the opinion that in this case it would be better to submit a rezoning application, which will have to be accompanied by all of the relevant impact assessments, it is possible to have a DF, but this will have to be</p>	For info

accompanied by the rezoning. This all depends on the goal, if it is to have rights in place then the rezoning application is the way to go, but if the goal is to have certainty regarding what can happen on the site the a DF will suffice.

The detail of the rezoning application is going to have to be similar to the detail contained in a DF. This will not include detail to the end degree such as this number of dwelling units, sizes, etc., but the structuring elements, bulk (spread across the site / demonstrate how this will be allocated), principles, key informants, fixes, etc., including the various impact assessments (HIA, TIA, etc.).

Mr Munro referred to the diagram previously provided, the 1st Draft DF will start to look at massing for the site, indicative land uses, etc. In the SteerCom meeting today, approval was obtained to commence the studies identified, including the HIA, flood line study and the re-alignment of the Aerodrome Extension.

The aim is to firstly get approval from Cabinet regarding the options identified and proposed, thereafter in parallel with the studies, the team will be starting with drafting the RFQ/RFP, and get the developer to feed into the 1st Draft DF with his proposal, refine the DF and then submit this with the rezoning and subdivision application, with the intention of achieving a basket of rights, but fixing phase 1. He asked Ms San-Giorgio if this is possible, as this is what the WCG wants to do.

Ms San-Giorgio responded that the DF will have to accompany a rezoning application. She explained that the rezoning of the entire property will be to "Subdivisional Area".

Mr Munro agreed.

Mr Rendall elaborated that it is a key distinction Ms San-Giorgio is making regarding the zoning, this means that the City will not require a final overall subdivision plan for the site. This zoning category will allocate a basket of rights, and at a later stage the SDP will specifically allocate the bulk to the applicable portions.

All agreed.

Ms Bruk asked for clarity regarding the possibility of applying simultaneously for the rezoning on the entire site and then rezoning and subdivision of the 1st Phase portion, would this be considered. Then at a later stage the rest of the site can be rezoned and subdivided as required by the developer.

Ms San-Giorgio responded why it is not considered to submit the rezoning to "Subdivisional Area" upfront, is this a problem in terms of timeframes.

Ms Ferreira confirmed that time is the concern.

Ms San-Giorgio specified that if this is the case then this proposed route can happen. This will mean that the initial application will include two (2) rezoning applications, the one (1st phase) will be more detailed and the other will have overall allocated bulk.

	<p>Ms Ferreira responded that this is great news, as this allows the WCG application to be separate from the developer's.</p> <p>Ms San-Giorgio further elaborated that if this route is followed then it would be good to have a DF accompanying the rezoning application so that both applications will talk to the DF, this will give all future parties certainty as to what can happen on the site.</p> <p>It was confirmed that the rezoning to "Subdivisional Area" will provide flexibility regarding the development of the site, in relation to the DF that will accompany the rezoning application. An application approval is valid for five (5) years, unless construction has started, this does not refer to internal services, but actual building work, for instance building work of the 1st phase commenced will mean the rights have been entrenched.</p> <p>Mr Munro asked Ms San-Giorgio if a Contextual Framework will be required.</p> <p>Ms San-Giorgio responded that this is not required.</p> <p>Mr Munro asked for confirmation that within the DF an extensive section of the contextual analysis should be included.</p> <p>Ms San-Giorgio confirmed.</p> <p>It was agreed that the route to follow is as follows:</p> <ul style="list-style-type: none"> - Rezoning Application, accompanied with a DF (motivation and impact assessments). - The application will include the rezoning of the entire site to "Subdivisional Area" and rezoning and subdivision for the 1st Phase to the appropriate zoning. <p>Ms San-Giorgio indicated that the application will be circulated to internal branches and follow the public participation process. There must be a series of meetings before the actual application, this will ensure that the application is complete for submission and circulation. This meetings will include the relevant internal branches to ensure that the process can run smoothly once submitted.</p>	
3	<p>Way Forward</p> <ul style="list-style-type: none"> - PMO to provide Ms San-Giorgio with a copy of the TA presentation about the Concept Development Framework, made to the SteerCom. - Ms San-Giorgio to confirm the timeframes that the Rezoning applications will take from submission to approval. - Mr Munro to update Integrated Delivery Chain Emerging diagram to reflect changes as discussed. - The Final Draft 1st Draft DF to be circulated to the City in January 2016. It would be good to have a presentation of the information at the 1st meeting with the Departments, this will give them a good overview of the issues. 	<p>PMO</p> <p>Joy</p> <p>Mark</p> <p>PMO / TA Team</p>
	Close	

ADOPTION OF MINUTES:

City Representative

Ms San-Giorgio

Name _____ **Signature** _____ **Date** _____

DTPW Representative

Mr Munro

Name _____ **Signature** _____ **Date** _____

Draft



CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT

3rd "Pre-application Consultation" Meeting with the City

DATE: 03 December 2015
TIME: 10:00 – 11:30
PLACE: Boardroom, Media City, 2nd Floor

ATTENDEES:

NAME	DEPARTMENT	ATTENDANCE STATUS
Mark Munro	Transport & Public Works	<input checked="" type="checkbox"/>
Amozelle Lambrechts	Transport & Public Works	<input checked="" type="checkbox"/>
Alastair Rendall	ARG Design	<input checked="" type="checkbox"/>
Mark Bell	City: E&HRM	<input checked="" type="checkbox"/>
Christo Bredenhann	WSP	<input checked="" type="checkbox"/>
Tali Bruk	ARG Design	<input checked="" type="checkbox"/>
André Pentz	Urbands Afirca	<input checked="" type="checkbox"/>
Wanda Chunnett	Turner & Townsend	<input checked="" type="checkbox"/>
Michael Schmidt	City: Electricity	<input checked="" type="checkbox"/>
Emil Schnackenberg	City: PBDM	<input checked="" type="checkbox"/>
Joy San-Giorgio	City: PBDM	<input checked="" type="checkbox"/>
Peter Koen	City: Roads and Storm water	<input checked="" type="checkbox"/>
Peter van Heerden	City SPUD	<input checked="" type="checkbox"/>
Kathy Ziehl-Roux	WSP	<input checked="" type="checkbox"/>
Ansa Ferreira	Transport & Public Works	<input checked="" type="checkbox"/>
Calvin Davids	City: Electricity	<input checked="" type="checkbox"/>
Shiraaz Swartland	City: Electricity	<input checked="" type="checkbox"/>
Tamsin Faragher	City: Development Facilitation	<input checked="" type="checkbox"/>
Maruwaan Williamson	City: TCT	<input checked="" type="checkbox"/>
Liezel Kruger-Fountain	City: SPUD	<input checked="" type="checkbox"/>
Pieter Wasserman	City: SPUD	<input checked="" type="checkbox"/>
Kendall Kaveney	City: Development Facilitation	<input checked="" type="checkbox"/>

APOLOGIES: None

ADDITIONAL DISTRIBUTION: Ben de Wet (presentation)

MINUTE OF MEETING:

AGENDA ITEM	ACTION
<p>1 Welcome</p> <p>Ms San-Giorgio opened the meeting and stated that the purpose of this meeting is for the TA's to present the Conceptual Development Framework and obtain interim comments from the City. She further explained that this session forms part of the consultation sessions for this project, therefore the respective internal City Departments' comments at this stage are critical. She handed over to Mr Munro to continue with the presentation.</p> <p>Mr Munro thanked Ms San-Giorgio and elaborated that the intention of this session is to present available information regarding the 1st Draft Development Framework (DF) which will accompany a Rezoning to Sub-divisional Area application planned for June 2016, and submit the report for initial review and comment by the City at the end of next week. The impact assessments and studies in support of the the DF will be initiated in the beginning of next year.</p> <p>He asked Mr Rendall to proceed with the presentation.</p>	<p>For info</p>
<p>2 Discussion</p> <p>A summary of the presentation includes the following (attached for ease of reference):</p> <ul style="list-style-type: none"> - Contents <ul style="list-style-type: none"> o Contextual Analysis o Conceptual Development o Next Steps - Stakeholder outcomes - Demand Analysis - EmplA outcomes - Policy & Legislation review - Consolidated site constraints and opportunities - Indicators, Informants and Implications - Development Planning Approach - Preferred Concept Plan (6) - Preferred Option Land Use Table - Heights Profile - Preferred Concept Landscape Plan (3) - Preferred Concept Phasing Plan (2) - Conceptual Development (3) - Headline Land Use Numbers - Headline Financial Numbers - DF: 1st Review objectives and targets - Next steps <p><u>Comments and questions raised about the presentation:</u></p> <p>There are other proposed developments and existing developments in the vicinity of the property, such as at Epping Industria 1 which includes light industrial and the Ndabeni Abattoirs, which can also be indicated on the opportunities map as these offer potential residents for the project.</p>	<p>For info</p> <p>TA Team</p>

<p>Mr Kaveney confirmed that the City will initiate and conduct the Elsiekraal River Corridor study and pay for it, currently the full cost budget is not allocated, but they are investigating alternative sources. He indicated that the preliminary study is planned to start January 2016, but the more detailed investigations will most probably only start July 2016 earliest. He raised concern regarding the mention that Elsiekraal River Canal is not a watercourse. There are grey areas regarding a WULA, this needs to be confirmed by Department of Water Affairs.</p> <p>It was confirmed that in a letter received from DEADP yesterday, that no EIA is required and that the canal is not a watercourse.</p> <p>City Electricity Department indicated that they require the following key figures in order to provide sufficient comments:</p> <ul style="list-style-type: none"> - GLA; - no. of living units, etc.; - proposed subdivision (single residential units vs. block of flats); - Roads (Public vs. Private), etc. <p>The TA Team indicated that these are available and included in the report.</p> <p>Mr Kaveney asked regarding the water pressure issues and mentioned that the City will be enforcing lower water pressures as from Jan 2016.</p> <p>Ms Ziehl-Roux responded that the information they received from the respective officials indicates that there are currently no water pressure issues.</p> <p>Ms Faragher asked what the parking targets were and if the railway stations will be upgraded and if these will only be for rolling stocks.</p> <p>Mr Rendall responded that the parking targets are as follow:</p> <ul style="list-style-type: none"> - 1700 bays required - Social housing: 0.25 - Middle income units: 0.5 - Upper market units: 0.75 - This equates to 4.5ha. <p>Mr Munro elaborated that the aim is to not allocate these to specific units, instead it will be available to rent by those who require it. The detail and structuring thereof will be up to the future developer.</p> <p>Mr Rendal further responded that Mutual Station is identified for upgrade by PRASA and the future railway line indicated has no statutory status and will not be considered as no reserve has been claimed.</p> <p>Ms San-Giorgio stated that Mr Vieira will be the best resource to provide information regarding infrastructure. She asked if taxi ranks have been considered and included in the preferred option as social housing developments require certain non-residential and civic facilities such as running businesses from home. Opportunities like these will have to be indicated.</p>	<p>City</p>
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	<p>Mr Munro responded that is the intention for the project to access the Social Infrastructure and Amenities Grant from the City in respect of sorts fields, taxi ranks and SMME business units and the City are requested to confirm the correct application process in this regard.</p> <p>Ms San-Giorgio suggested that the relevant people to engage with in this regard is Mark Pinder; Head: Project Planning and Conceptual Design and Tony Vieira from Transport for Cape Town.</p> <p>It was mentioned that there is a proposed Class 3 Route through the site and the intention is that this will be a public road and can possibly accommodate proper public transport facilities.</p> <p>Ms San-Giorgio asked what the intention is regarding the management and operations.</p> <p>Mr Rendall responded that the social housing components will be managed by Social Housing Institutions (SHIs), the rest can be body corporates and Property Owners Associations, private etc. This will be part of the conditions / specifications and will needs to be weighed up.</p> <p>Ms Faragher asked if the GIAMA and WCLAA implications of disposal has been considered and/or initiated.</p> <p>Mr Munro responded that a formal Notice regarding the property has been circulated to all government departments (national, provincial and local) and three responses were received, all in favour of the intended development of the property and confirming no requirement to use the site for other government purposes.</p> <p>Ms Kruger-Fountain indicated that she has some concerns and asked if this is a Development Framework as they require structure, routes, etc. to evaluate. These are necessary to ensure that the City has something to evaluate proposals against and provide a level of certainty and boundaries the developer will have to work within.</p> <p>Ms San-Giorgio responded that the development approach is a Rezoning Application to Sub-divisional Area accompanied by a "Development Framework". The DF will therefore include the motivation, vision, objectives, principles, etc.</p> <p>Ms Kruger-Fountain further elaborated that in order to provide sensible comments they require principles, key structuring elements, design principles, etc.</p> <p>Mr Munro responded that the aim of these consultations is to gather all requirements and inputs to ensure that the document is complete once submitted. It will ensure rights for the 1st phase development and flexibility for the developer to design the remainder within the parameters identified and agreed.</p>	For info
3	<p>Way Forward</p> <ul style="list-style-type: none"> - PMO to provide Ms San-Giorgio with a copy of the TA presentation about the 1st Draft Development Framework. 	PMO

	<ul style="list-style-type: none"> - PMO to provide Ms San-Giorgio with a copy of the 1st Draft Development Framework. - PMO to provide Ms San-Giorgio with electronic copies of the letters from DEADP confirming that no EIA is required. - Ms San-Giorgio to circulate the presentation and 1st Draft DF to the respective City Departments for comments. - City Departments to comments within two weeks (14 days) of distribution - 	PMO (Friday, 11 December 2015) PMO Joy City
	Close	

ADOPTION OF MINUTES:

City Representative

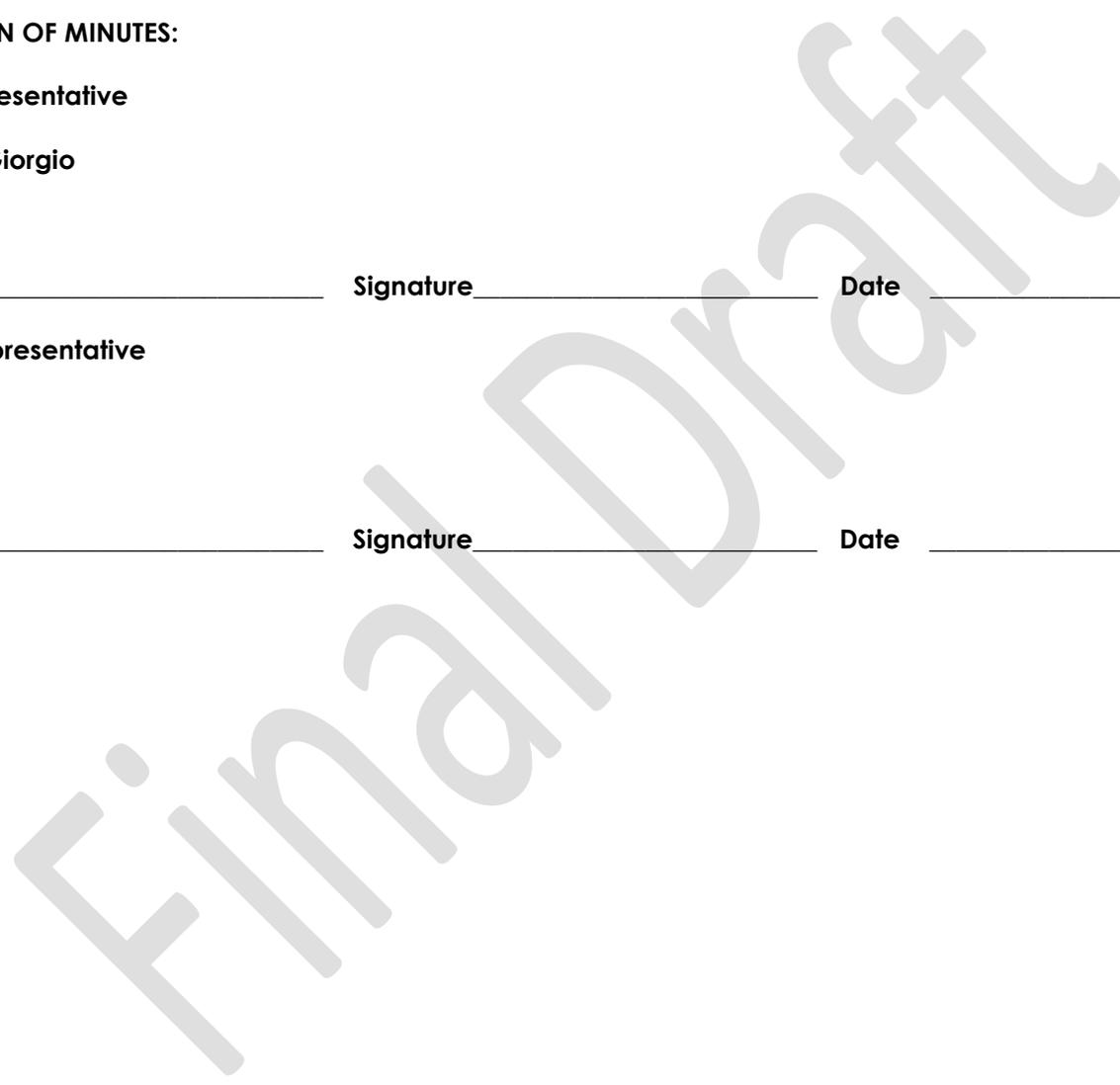
Ms San-Giorgio

Name _____ **Signature** _____ **Date** _____

DTPW Representative

Mr Munro

Name _____ **Signature** _____ **Date** _____





CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT

Pre-application consultation 4:

Project progress update, application timelines and other matters

DATE:	03 May 2016
TIME:	14:00 – 14:50
PLACE:	Media City Boardroom, 2 nd Floor, Media City
ATTENDEES:	Emil Schnackenberg (City LUMS), Gregory September (City LUMS), Joy San-Giorgio (City LUMS), Mark Munro (DTPW), Alastair Rendall (ARG Design), Tali Bruk (ARG Design), Amozelle Lambrechts (DTPW)
APOLOGIES:	None
ADDITIONAL DISTRIBUTION:	None

MINUTE OF MEETING:

AGENDA ITEM		ACTION
1	<p>Welcome</p> <p>Mr Munro opened the meeting and thanked the City LUMS Officials for making the time to meet. The purpose of this brief session is to update the City on the project progress since the 1st Draft Development Framework (DF) circulated in December 2015 and discuss the proposed rezoning application process and time line.</p> <p>Ms San-Giorgio accepted the welcome and purpose of meeting and indicated that Mr Munro could continue with the presentation prepared.</p>	For info
2	<p>General Discussion</p> <p>Mr Munro stated that the content of the presentation to be discussed includes, and attached for ease of reference:</p> <ul style="list-style-type: none"> - progress highlights - updated concept development - Updated Land Use - Big ticket bulk requirements - Rezoning programme timelines <p><u>Questions and comments raised:</u></p> <p>Ms San-Giorgio asked whether Old Mutual has been consulted to ascertain if they will be retaining the current educational facilities on-</p>	For info

site with their planned future development as well as plans with traffic/access aspects.

Mr Rendall responded that they have not directly been consulted regarding this project but in a discussion it came up, there is uncertainty if this facility will remain.

Mr Munro stated that focus group meetings are planned for 1-30 June 2016 to consult parties such as Pineland Ratepayers and Residents Association, Old Mutual and others. In these sessions the team will ask about the intention with their current educational facilities. The team will also ask them i.t.o. the TIA and what their plans are with future development and infrastructure.

In a discussion with Tony Vieira (TCT) it was proposed by Tony that the BLMEP Project team should consider a single phased development where the City approve release of 80% bulk and the remaining bulk will only be released once the required bulk road infrastructure is complete.

Engagement with the City is required in order to reach agreement regarding possibly reducing the assessment timeframe by the City Officials and MPT and the appeal period in terms of the City Manager and Mayor assessment timeframes. The aim is to ask for prioritisation of the application in terms of the time constraints and political drive to start construction before 1 April 2018.

Mr Rendall confirmed that the WCG will submit a Rezoning to Sub-divisional Area Overlay accompanied by the DF. It is the future developer's responsibility to submit a subdivision plan and SDP for either the 1st Phase or pocket. Previously the WCG tried to aim at getting the developer on board earlier, it has been decided that this will not be likely given the time challenges.

Mr Schnackenberg asked if this will then result into a second round of applications to assess and advertise.

Mr Munro responded that it is the understanding of WCG and TA Team that if the DF is robust with sufficient detail, a follow-up public participation process in respect of individual SDP's will not be required.

Mr Schnackenberg responded that this depends on what the developer submit, if it is in accordance with the DF detail or the level of deviation, it cannot be guaranteed that further public participation will not be required.

Mr Munro noted the statement and responded that it is the intention of WCG to make it clear to the future developer that there cannot be deviations from the DF prescripts or as indicated by the City through setting maximum acceptable deviation measures. All of these conditions will be stipulated in the Land Availability and Development Agreement (LADA). It would be appreciated if the City can inform WCG about what the acceptable maximum deviation measures entail, based on the updated DF; which will be finalised once City's 2nd round of inputs and comments have been received.

Mr September stated that it is understood that the subdivision will be phased as it currently stands, the aim now is to assess and bed down the procedural issues and decide on the macro level aspects to be in place for approval or proceeding to the next phase/plan submission. Administratively it would be beneficial for the DF to provide certainty of the rights for the future developer to stick to when submitting his subdivision and SDP. This level of detail needs to be tested in the upcoming weeks to enable the City to assess and provide a directive on what will be required to have a robust, detailed and all inclusive DF to avoid further public participation post rezoning approval to sub-divisional area.

Mr Munro asked Mr Rendall what the soonest date is that the updated DF can be made available; which will include the impact assessments and other studies, for circulation to the City for comments and possibly a presentation.

Mr Rendall responded that it can be available the end of next week, Friday, 13 May 2016.

Mr September noted this and asked what the envisaged timeframes are allowed for the City to comment as the department is facing time pressures.

Mr Munro asked Mr September what would be acceptable as previously two weeks were given and it worked well.

Mr September responded that it would be ideal if the City can provide comments in the 1st week of June 2016.

Mr Munro noted the suggestion and agreed that the timeframe indicated can be accommodated in the project programme. He confirmed that the rezoning application programme will be updated and distributed with dates as discussed and confirmed.

Mr Rendall stated that another pre-application consultation session will be required after the City's comments have been received, possibly the week after comment deadline. This will provide the team with sufficient time to incorporate all comments, refine and finalise the Rezoning application and DF.

Ms San-Giorgio asked if the same procedure as previously followed can be accommodated again; where she distributes the document to all required internal departments and request they send comments straight back to the PMU. This will save the City time by not being required to compile a collective comments document.

Mr Munro agreed to the proposed way forward for receiving comments on the 2nd Draft DF. He suggested that it might be useful to do a presentation to the City departments for 1.5hours before the comments are due, this will focus their minds towards the commenting requirements.

The City representatives agreed.

	<p>Mr Munro stated that it is recommended by the TA Team that an interactive session, almost like an open house which will be informal and informative / educational where hopefully future inhabitants/community will interact. WCG and TA Team have two questions:</p> <ol style="list-style-type: none"> 1. Will this be possible in light of the statutory process (MPBL)? 2. Should it be regulated? And if so, should comments be allowed and how? <p>Mr September responded that there is no harm in doing such a session. He will have to assess the MPBL in light of this and will revert back to the PMU.</p> <p>Mr Munro noted the response and asked whether it would be possible to make mention of this session in the formal advertisement of the rezoning and DF application that the City regulates.</p> <p>Mr September responded that he will have to look at the advertising requirements in the MPBL and provide feedback to the PMU.</p> <p>Mr Rendall elaborated that the TA Team feels that this should be an informative/educational session only and the formal commenting should be submitted to the City for record keeping.</p>	
5	<p>Way forward</p> <ul style="list-style-type: none"> - TA Team to discuss with Old Mutual during focus group sessions of their intentions of retaining the current educational facilities and related to traffic/access. - TA Team to engage with DoH i.r.o cadastral boundaries of OPC and willingness to locate a health clinic on a portion of the OPC site. - TA Team to update the DF for PMU review before distribution to the City. - Distribution of updated DF to City by Friday, 13 May 2016. - Ms San-Giorgio to circulate the updated DF to internal departments for comments. - PMU and TA Team to present the updated DF to City Departments before comments are due. - City comments due 1st week of June 2016. - Pre-application consultation meeting 5 to be scheduled for the 2nd week in June 2016. - Mr September to revert back regarding the proposed informative session i.t.o. the MPBL. - Mr September to revert back regarding the inclusion of the informative session in the formal rezoning advertisement i.t.o. the MPBL. - Formal submission of Rezoning and DF application aimed at end of June 2016. - PM to update rezoning application process programme including dates as discussed and agreed and distribute to all. 	For info
	<p>Next Meeting</p> <p>Next pre-application consultation meeting is aimed at 2nd week of June 2016. The PMU will submit a meeting request accordingly to Ms San-Giorgio to coordinate.</p>	
	<p>Close</p>	

ADOPTION OF MINUTES:

City Representative (Ms San-Giorgio)

Name _____ **Signature** _____ **Date** _____

DTPW Representative

Name _____ **Signature** _____ **Date** _____

Final Draft