

**CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT**  
**PUBLIC ENGAGEMENT TO DATE – AS AT SEPTEMBER 2016**

**FOCUS GROUPS**

- In June, the Western Cape Government (WCG) hosted a series of focus group meetings on the Conradie Better Living Model Exemplar Project.
- The focus groups were not part of the legislated development planning approval process however the WCG deemed it prudent to engage with the affected communities beyond the minimum prescripts.
- Stakeholders who attended these focus groups included representatives from neighbouring communities such as Pinelands, Thornton, Anfield and Viking Village; representatives from the Jewish Cemeteries Maintenance Board; Maitland Cemeteries and surrounding business parks.
- The project team presented the overall project motivation, concept overview, impact and mitigation for the proposed development.
- Stakeholders who attended raised a number of comments and opportunities regarding the proposed development.
- The main items raised and the project teams' responses are set out in the table below:

| Comment                              | Response   |
|--------------------------------------|--|
| <b>Impact on traffic in the area</b> | <p>Plans to mitigate the impact of increased traffic include:</p> <ol style="list-style-type: none"> <li>1. Upgrades on local intersections including Forest Drive Extension</li> <li>2. Upgrades on wider area road network including Jan Smuts, Jakes Gerwel Drive, Viking Way, Sipres and Odin Drive intersections</li> <li>3. A MyCiti feeder services is planned, coupled with NMT upgrades</li> <li>4. Metrorail and PRASA have committed to upgrading Mutual station before occupation of the first phase of the development and enable new train sets on the central line.</li> <li>5. The priority is to target people</li> </ol> |

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|  | <p>currently employed in the area to buy into the development who will take advantage of NMT transport.</p>   |
| <p><b>Proposed extension of Odin Drive</b></p>                             | <ul style="list-style-type: none"> <li>• Odin Drive has always been a road reserve and earmarked by the City of Cape Town to be extended as part of its Integrated Transport Plan.</li> <li>• The proposal to extend Odin Drive does not include the road being turned into a dual carriage way – there is limited space and the impact on the surrounding community has been considered.</li> <li>• Traffic calming measures are being considered in order to alleviate resident's concerns regarding congestion, overloading and speeding.</li> <li>• The project team is also open to engaging further on possible alternatives for the Odin Drive extension.</li> </ul> |
| <p><b>Proposed building heights of residential units</b></p>               | <ul style="list-style-type: none"> <li>• When the previous development was proposed in 2007, the proposed building heights were considerably higher than the current proposal.</li> <li>• While the development proposal allows for a total height of up to 25 metres, the design team have restricted building heights to 13 metres. By comparison, the Mutual Office Block extends to 30m height.</li> <li>• In terms of the Development Framework, the building heights being proposed have also been reduced towards adjacent residential in order to mitigate impact.</li> </ul>   |
| <p><b>Safety and security for the development and surrounding area</b></p> | <ul style="list-style-type: none"> <li>• The design proposal encourages surveillance throughout the development including CCTV cameras that link back to the control centre</li> </ul>  |

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|   | <ul style="list-style-type: none"> <li>• Engagements also underway between the provincial government and SAPS to establish a satellite police station at the entrance of the Gateway Precinct, which will form part of a broader safety precinct.</li> <li>• The developer will also be required to submit a safety and security management plan.</li> <li>• Local Property Owners Associations Community Police Forums neighbourhood watches and security firms will also be engaged to ensure a coordinated policing and surveillance in the area.</li> </ul> |
| <p><b>Impact on schools in the area</b></p> | <ul style="list-style-type: none"> <li>• At a minimum, 2 independent, affordable schools will be included in the development – Early Childhood Development (ECD's) a primary schools.</li> </ul>  |

**UPCOMING PUBLIC ENGAGEMENTS:**

- A separate Heritage Impact Assessment and associated visual, acoustic and landscaping assessments are being conducted for the proposed Odin Drive Extension and public participation is envisaged from October 2016 onwards.
- The Rezoning Application is due to be advertised on the 15<sup>th</sup> of October 2016 and an associated Open House meeting for the general public will take place towards the end of October/beginning of November 2016.