



**Western Cape
Government**

Environmental Affairs and
Development Planning

APPEAL ADMINISTRATOR

APPEAL FORM
In terms of the National Appeal Regulations

April 2019

Form Number: 2019

Note that:

1. This appeal must be submitted within **20 days** of being notified of the decision.
 2. This form is current as of **April 2019**. It is the responsibility of the Appellant to ascertain whether subsequent versions of the form have been released by the Appeal Administrator.
 3. This form must be used for appeals submitted in terms of National Appeal Regulations, 2014 in so far as it relates to decisions in terms of the:
 - a. Environment Conservation Act, 1989 (Act No. 73 of 1989);
 - b. National Environmental Management Act, 1998 (Act No. 107 of 1998);
 - c. National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004);
 - d. National Environmental Management: Air Quality Act, 2004 (Act No. 39 of 2004);
 - e. National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008); and subordinate legislation made in terms of these laws.
 4. The required information must be inserted within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. The spaces may be expanded where necessary.
 5. Unless protected by law, all information contained in, and attached to this application, will become public information on receipt by the Department.
 6. A digital copy of this form may be obtained from the Department's website at <http://www.capegateway.gov.za/dept/eadp>.
 7. Please consult the National Appeal Regulations (dated 8 December 2014) and the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations (dated 9 December 2014), and any other relevant regulations.
-

A. DECISION BEING APPEALED

1. Reference Number of the Decision being appealed:

EIA16/3/3/1/A7/4/3046/24

2. Type of Decision being appealed (please circle the appropriate option):

| | | | | | | |
|-----------------------------|----------------------------------|--|---|--------------------------|------------------------------|------------------|
| Environmental Authorisation | 24G Administrative Fine | Amendment of Environmental Authorisation | Amendment of Environmental Management Programme | Waste Management Licence | Atmospheric Emission Licence | Exemption Notice |
| Permit in terms of NEM: BA | Administrative Notice/ Directive | ECA: OSCA Permit | Other | | | |

3. Brief Description of the Decision:

Environmental authorization granted for the proposed redevelopment of the Strand Street Quarry in terms of the National Environmental Management Act.

4. Date of the decision being appealed (i.e. date on which the decision was made):

9 June 2025

B. APPELLANT'S INFORMATION

5. Please circle the appropriate option

| | | |
|-----------|-----------------------------------|--------------------------------|
| Applicant | State Department / Organ of State | Interested andx Affected Party |
|-----------|-----------------------------------|--------------------------------|

6. Appellant's information:

Name **PENELOPE MARION STREETER**

Address: **19 Loader Street Green Point**

021 9442400

Tel: _____ Cell: **attorney 0827884463**

Fax: _____ Email: **leon@lhattorneys.co.za**

C. APPEAL INFORMATION

7. Did you lodge an Appeal submission within 20 days of the notification of the decision being sent to you?

Yes . This document is the notification of appeal.

8. The following documents must accompany the appeal submission, kindly indicate if they have been attached to the submission:

8.1 a statement setting out the grounds of appeal?;

Yes **AS PER D9 BELOW**

8.2 supporting documentation which is referred to in the appeal submission?;

Yes (Circle the appropriate response)

8.3 a statement, including supporting documentation, by the appellant that a copy of the appeal was submitted to the applicant, any registered interested and affected party and any organ of state with interest in the matter within 20 days from:

8.3.1 the date that the notification of the decision was sent to the registered interested and affected parties by the applicant.

Yes (Circle the appropriate response).

Please indicate the date on which a copy of the Notice of the decision was sent. 17 June 2025

OR

8.3.2 the date that the notification of the decision was sent to the applicant by the competent authority, issuing authority or licensing authority.

Yes / **No** (Circle the appropriate response).

Please indicate the date on which a copy of the Notice of the decision was sent. _____

D. GROUNDS OF APPEAL

8. Set out the ground/s of your appeal: Clearly list your appeal issues and provide an explanation of 1

1. **The approval is unlawful / inappropriate as it blatantly ignores the scientific and technological importance and value of the Strand Street Quarry, declared as such as a National Heritage Site in terms of the National Heritage Resources Act 25/ 1999.**
2. **Being a National Heritage Site the policies regarding heritage memorialization issued by the Department Of Sport, Arts and Culture must be followed. The approval blatantly ignores National Government`s policies and is consequently unlawful.**
3. **The approval was granted specifically to the benefit of the local community and not the public at large. The approval is therefore unlawful and inappropriate as apartheid was rightfully abolished in April 1994.**
4. **The approval was granted unlawfully as a blank cheque without any consideration of the costs involved, which the ratepayers will eventually have to be responsible for.**
5. **The approval was granted without any confirmation that there was indeed a demand for the proposed development in view of the existing excellent facilities at Green Point Track and market which is less than 2 kms from the Strand Street Quarry.**
6. **The approval was granted without addressing the matters including acquired prescription of the parking area, raised by the Appellant on 10 October 2024 and 28 May 2025.**
7. **The approval does not provide for the restoration, maintenance and appropriate memorialization Strand Street Quarry and is therefore shockingly inappropriate.**

The appellant hereby reserves her right to fully present and motivate the aforementioned arguments on hearing of the appeal.

9.1 Is your appeal based on factors associated with the process that was followed by the applicant/Environmental Assessment Practitioner/Competent Authority in reaching the decision?

Yes (Circle the appropriate response). Please provide details.

Refer to reasons for the decision: Public Participation. It`s clear that only public comments on and before 11 October 2024 were taken into account and formal responses lodged by latest 30 May 2025 were totally ignored. This is clearly an infringement of the audi alteram partem legal principle. The public`s voices are blatantly ignored and brushed aside .

9.2 Is your appeal based on factors associated with matters of unacceptable environmental impacts/extenuating circumstances not taken into account by the Competent Authority?
Yes (Circle the appropriate response). Please provide details.

Refer to grounds of appeal

9.3 Have your appeal issues been raised previously in the public participation process?

Yes (Circle the appropriate response). Please provide details.

Refer to the documents annexed hereto

9.4 Are you fundamentally opposed to the decision (e.g. to any development activity on the site)?

No / (Circle the appropriate response). Please provide details.

The Strand Street Quarry is a declared National Heritage Site due to its` Scientific and Technological importance as per Government Gazette 4249/30 April 2019.It`s importance cannot be related to sports / parades & restaurants as proposed.

9.5 Are you in favour of the decision if your concerns can be remedied by rectifying the process or by mitigating or eliminating an impact/s of the activity/ies?

Yes (Circle the appropriate response). Please provide details.

___ An appropriate proposal should be submitted to be in accordance with the draft National Policy Framework for Heritage Memorialization as published by the Dept of Sports Arts and Culture during May 2025.

___The proposal submitted by the Applicant fails in all aspects.

9.6 Please indicate what measures you propose to have your concerns remedied.

The statement as per 9.5 above is hereby repeated.

9.7 Does your appeal contain any new information that was not submitted to the Environmental Assessment Practitioner (EAP) / or registered I&APs/ or the competent authority prior to the decision?

Yes / No (Circle the appropriate response). If the answer above is "Yes" please explain what this information is and why it should be considered by the Appeal Authority and why it was not made available to the EAP/ or I&AP/ or the competent authority prior to the decision. (Please ensure that the new information is attached hereto.)

E SUBMISSION ADDRESS

This appeal must be submitted to the Appeal Administrator at the address listed below within 20 days of being notified of the decision:

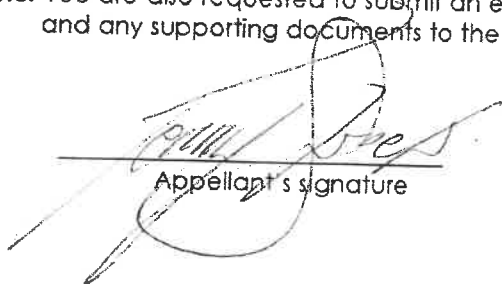
By post: Attention: Marius Venter
Western Cape Ministry of Local Government, Environmental Affairs &
Development Planning
Private Bag X9186, Cape Town, 8000; or

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021-483 3721)
Room 809, 8th floor Utilitas Building
1 Dorp Street, Cape Town, 8000; or

By e-mail: DEADP.Appeals@westerncape.gov.za

Note: You are also requested to submit an electronic copy (Microsoft Word format) of the appeal and any supporting documents to the Appeal Administrator.


Appellant's signature

3/7/25
Date

Fwd: FW: Objections against the Strand Street Quarry Development

1 message

Leon Hattingh <leonh8966@gmail.com>
To: postnetthreeanchorbay@gmail.com

Mon, Jul 7, 2025 at 12:41 PM

----- Forwarded message -----

From: **Leon Hattingh - Laubscher & Hattingh Attorneys** <leon@lhattorneys.co.za>
Date: Sun, 6 Jul 2025, 20:12
Subject: FW: Objections against the Strand Street Quarry Development
To: Leon Hattingh <leonh8966@gmail.com>

Leon Hattingh **LAUBSCHER & HATTINGH****Laubscher & Hattingh Inc. / Ing.****Tel No. 021 944 2400****Fax No. 021 948 8011****e-mail : leon@lhattorneys.co.za**

Read the Disclaimer

<http://www.lhattorneys.co.za/disclaimer/?id=354>**UITERS BELANGRIKE KENNISGEWING:**

Weens die risiko van eposverwante bedrog, skakel ons voordat u enige betaling aan ons maak, om die korrektheid van die bankbesonderhede te bevestig. Let asb daarop dat ons nie ons bankrekeningbesonderhede verander het nie.

EXTREMELY IMPORTANT NOTICE:

Due to the risk of email related fraud, it is crucial that you telephonically confirm our banking detail prior to making any payment to us. Also note that we have not changed our bank account details.

From: Leon Hattingh - Laubscher & Hattingh Attorneys
Sent: Thursday, 29 May 2025 17:02
To: comments_objections.tablebay@capetown.gov.za
Subject: Objections against the Strand Street Quarry Development

Dear Sir / Madam

On behalf of my client (refer to annexure 3 hereto), Penelope Marion Streeter, we hereby re-iterate our objections against the proposed development.

The application and its` supporting documents were studied and we wish to comment as follows:

1. The valid issues raised in our response below (addressed to the Strand Street Quarry Team), have just been ignored without any just cause and consequently it is hereby repeated mutatis mutandis.
2. Despite the hundreds of pages filed in support of this application, to date no feasibility study of any sort has been conducted and the lack of transparency obvious.
3. The Department of Sport, Arts and Culture has just published a draft national framework for heritage memorialization ([https://www.dsac.gov.za/ DraftNationalPolicyFrameworkforHeritageMemorialization](https://www.dsac.gov.za/DraftNationalPolicyFrameworkforHeritageMemorialization) dated 9 May 2025.) It is strongly suggested that you study this. You will appreciate that your proposed development is **contrary to the new national policy**, “ Due to directives from Cabinet and National Treasury , the approach currently being taken on memorialization inside and outside the country is to move away from the establishment interpretation centres and museums that require operational costs following their completion. The approach is therefore to develop durable high impact, but no operations, low maintenance commemorative structures, which tell the story without creating high capital institutions with recurring high operational costs.”

It should be clear that your proposed development is not only against national policy, but will inevitable cause an infringement on existing constitutional rights of registered owners in the immediate vicinity, overcrowding, environmental degradation to the quarry and low economic benefits due to rising security costs, maintenance costs and strained services.

Please be guided accordingly.

Leon Hattingh

 **LAUBSCHER & HATTINGH**

Laubscher & Hattingh Inc. / Ing.

Tel No. 021 944 2400

Fax No. 021 948 8011

e-mail : leon@lhattorneys.co.za

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From: Leon Hattingh - Laubscher & Hattingh Attorneys

Sent: Thursday, 10 October 2024 18:05

To: Strand Street Quarry Team <strandstquarry@infinityenviro.co.za>; strandstreetquarry@infinityenviro.co.za

Subject: Strand Street Quarry Development

Dear Sir / Madam

I act in this matter on behalf of Ms Penelope Marion Streeter, the registered owner of Erf 9860 Green Point, being no 19 Loader Street.

We have studied the documentation published on your website, did our own research and wish to respond as follows:

1. Acquisitive Prescription

The area behind Loader Street is unregistered State Land (defined as " site" in your proposal). The aforementioned site has been identified as a proposed parking area which would inter alia serve the Strand Street Quarry development. I refer to the Surveyor General's noting sheet, Annexure 1 hereto. By virtue of the Prescription Act 68/ 1969, a person shall by prescription become the owner of land which he/she has possessed openly as if he/ she were the owner thereof for an uninterrupted period of 30 years or for a period which, together with any periods for which such land was so possessed by his/ her predecessors in title, constitutes an uninterrupted period of 30 years.

Acquisitive prescription in respect of State and Municipal owned land is regulated by the State Land Disposal act 48/1961 & The Prescription Ordinance 16/1964. Clause 5 of the City of Cape Town Immovable Property By Law 2015 mandates that if a person has by prescription acquired ownership of immovable property owned by the City (which includes unregistered State land) such prescription may be conceded by the City if proof of compliance of the periods as required by the aforesaid legislation is furnished (refer to cases MC 17/ 04 / 22 -Acquisitive prescription claim over portions of public street abutting erven 3972 & 3973 Queen Victoria Street and MC 08/04 24 - Acquisitive prescription claim over a portion of unregistered state land (Kloof Road) abutting Rem Erf 4 Sea Point West).

It has been confirmed from our own investigations and information received that this specific area has not only been used by the owners for parking, but also access to dwellings via glass sliding doors (which building plans were approved by the City) as well as for refuse removal with full knowledge and permission of City of Cape Town for the statutory required period.

It's my instructions that during 2018 a lease was offered by the City , but due to lack of finances it was not concluded. On 11 September 2023 City confirmed that Roads had no objection in principle against a possible lease of the property.

Consequently, my client will at an appropriate time lodge an application in terms of Sect 5 of the Cape Town Immovable Property By Law for an order that she (and for that matter all persons who are presently Loader Street registered owners) is entitled to an undivided share in this property and until then her rights remain strictly reserved.

2. Redevelopment plan of the Strand Street quarry

In terms of the National Heritage Resources Act, 25/1999, the quarry sites in Strand and Chiappini Streets were declared as National Heritage Sites due to their "scientific and technological importance" (refer to Government Gazette no 42429 of 30 April 2019).

In many aspects slaves were the backbone of the early Cape Town economy. Their plight, contribution and influence are well documented at the Iziko South African Museum, the Prestwich Memorial Historical Burial Ground, Slave Lodge and Bo- Kaap Museum, which are relatively close to the quarry.

Against this background, my client fully endorses the redevelopment of the area around the quarry in accordance with its scientific, historically appropriate and technological importance as promulgated without infringement of vested property and personal rights.

It's clear from your development plan that the proposed sport stadium and its` facilities would cover roughly 85% of the whole area. There is no indication that any sport bodies / organisations had been consulted (refer to p8 of the Public Participation Report). The display of rugby posts on the plan and reference to Astro Rugby Field is a flagrant misrepresentation. You concede that the sports field could only accommodate rugby as a training venue (refer to p4). It's further obvious that it would be reckless to practice rugby goalkicking on this multi -use sports field. Outdoor sports events like athletics, rugby, cricket & cycling cannot be hosted in the stadium. The netball court area (on the rooftop which is impractical) cannot accommodate spectators. The proposed spectator stand faces the sport field. Consequently, the sports field is exclusively a soccer (and possibly a hockey) field. It's worth mentioning that the Bo-Kaap museum website refers to rugby and cricket as sports activities only. You state on p4 that the sports field could also be used for "parade and other outdoor purposes" without elaborating further.

A quantity surveyor estimated that the costs of construction of the stadium, sports field, drainage, clubhouse, and training facilities would be at least R 65 000 000. The astro soccer field will not cost less than R 13 800 000. Nowhere in your report is there any mention or indication of the construction costs of the whole project. City of CT's ratepayers will be expected to bear the costs. One would expect that a much larger group of rate payers should have received direct notices to participate. It's a valid expectation of a reasonable municipality to determine the financial impact and wisdom of such expansive costs while similarly clarifying the legacy cost and impact on the municipal maintenance budget which current and future generations of ratepayers will have to endure amidst very uncertain economic times. Without this, no decisions can be made regarding the future of this proposal.

In the Public Participation Report you responded to a question as follows, "**geotechnically the embankment poses a large safety risk to the public**" (refer to your very last comment on the report). Your plans depict the boundary of the sports field a few metres from this same dangerous embankment. You will also appreciate that most often during summer months the areas above the embankment and around the quarry are affected by runaway veld fires.

3. Traffic and Parking

Cape Town`s major roads are congested during peak hours. Strand Street / High Level Road is not an exception.

In response to quite a few comments about the increase in traffic, you obtained a TIA. On p15 of the proposal you state that the TIA results regarding the Vos Street and Chiapinni Road intersections with Strand Street, the results are likely to be overstated given the forced flow conditions along the road. The unsignalised intersections at Hudson Street and Quarry access are likely to operate at poor levels of service “but are conversely likely to be understated given the low traffic speeds and consequent use of courtesy gaps”. Speculation without supporting statistics does not inspire confidence among ratepayers and the public at large that your proposals are in the best interests of all the inhabitants of the City, or the most affected parties living adjacent to the proposals.

You further responded to Mr Cameron`s post on 2 December 2023, “ The Strand Street Quarry development is not envisaged as a major generator of movement during peak period, which is beneficial given the reasonably high levels of congestion conditions on the surrounding network during these times”. This statement is also repeated on p15.

In response to my post of 30 Nov 2023, “ The proposed parking area is essential to serve the new development on the Quarry Site. There is no other open space in the vicinity of the site which can be used for this purpose”. On p15/16 of the Proposal, “ The assumed utilisation of parking supply in the extended parking area on the north side of Strand Street may need to be reduced to accommodate existing users and permits issued to loader Street residents. The 73 bays provided could then be reduced to 59 bays together with the 43 bays on the quarry site, thus supplying 102 bays. This is considerably less than the potential demand (174 bays) but will in reality be much lower due to the largely non-overlapping use profile of the major land uses (events and sporting events) and are likely only to be active on an occasional basis.”

Not only is this intensely speculative, but confusing to say the least.

If only an additional 59 bays are now essential to serve the development, then surely you need to rethink and redesign your proposal? There is another open space in the area, it`s the quarry itself. The need to provide for the safety of pedestrians, parking of vehicles and the flow of traffic on the other side of Strand Street opposite the quarry will then fall away (and the vast majority of the objections). This is a logical and much more realistic alternative.

Enclosed herewith, please find a report which raise further concerns.

In view of the above, our submission is that the area behind Loader Street is not at all essential to the proposed development.

4. Tourism & Profitability

One of the motivating factors for the redevelopment of the quarry site is that it will serve as a gate way to the Bo-Kaap and attract tourists with obvious financial benefits. The reality is that the proposed sport stadium itself will probably have little tourism attraction. The cable car is described as a possible future opportunity which would be complimentary to the main use of the site as a multi-purpose community facility (refer to response to DWCA comment in Public Participation Report). There is no definite timeline.

In the absence of a business plan/ draft budget we can only remind you that the operating and maintenance costs of a sport stadium is substantial. While this stadium cannot be compared to the Cape Town Stadium or Green Point Track , the business principles of self-sustainability are exactly the same. Therefore the use of the stadium and facilities cannot be free. If the expectation in a business model(which is absent in this case and a major oversight to responsible decision -making) is that City ratepayers need to bear the expenses & the financial losses, even if it`s budgeted for (as a capital expense), this would be grossly unfair and reflective of bad governance.

5. Conclusion

The Bo-Kaap is in desperate need of community upliftment, upgrade of infrastructure and basic services.

It would appear that this development plan is being used as an attempt to score short term political points among well – connected individuals.

This plan needs a serious re-think where the historical, social economic, environmental and cultural needs of the local community/ communities need to be taken into account. This has not happened sufficiently.

There is no reason to politicise this development plan.

It's unfortunate, but to any outside observer it is apparent that , due to the lack of transparency it seems that the financial benefits to a small group of persons/ entities obtained via consulting fees, award of tenders, management of the stadium, security contracts & parking control will outweigh the community interests. This is not a desirable outcome for our community. They deserve better.

You are encouraged to review the planning for the area with a view to incorporating the concerns of a very large number of residents and other interested and affected parties.

Please be guided accordingly .

Leon Hattingh



LAUBSCHER & HATTINGH

Laubscher & Hattingh Inc. / Ing.

Tel No. 021 944 2400

Fax No. 021 948 8011

e-mail : leon@lhattorneys.co.za

Read the Disclaimer

<http://www.lhattorneys.co.za/disclaimer/?id=354>


UITERS BELANGRIKE KENNISGEWING:


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4 attachments

 **LAUBSCHER & HATTINGH image002.png**
3K

 **M9860.pdf**
2400K

 **M24020-LET-01-F-00-Strand Quarry.pdf**
314K

 **3208_001.pdf**
216K



OBJECTION, COMMENT OR REPRESENTATION to an application received by the City
(prescribed form in terms of section 90 of the City of Cape Town Municipal Planning By-Law, 2015 (MPBL))

If you wish to object, comment or provide representation in terms of section 90 of the City of Cape Town Municipal Planning By-law, 2015 (MPBL) towards a land use application being considered by the City you will be required to complete this form to ensure the objection, comment or representation is valid.

Use of this form does not limit any supplementary documentation that you may wish to bring to the attention of the decision authority. All documents you wish to submit for consideration by the decision authority should be attached and submitted simultaneously with this form.

Please complete/tick the appropriate boxes below, provide a motivation/explanation of your answer, attach any supplementary documentation to this form and submit it to the relevant email address as specified in the notice.

Subject to section 90(7) of the MPBL your submission may appear on a public agenda. In terms of section 92 of the MPBL your submission will be referred to the applicant to allow for a response to the City.

SECTION A: APPLICATION DETAILS

Case ID 1500134126 Subject erf number Rem Erb 367 & 617 Cape Town
Street address of the subject property Cnr Strand Street & Hudson Street & 101 Vos Street

How did you become aware of the application?

Registered letter via post Onsite notice Newspaper City of Cape Town website

Other, please specify e-mail as directly received from City of CT

SECTION B: DECLARATION BY AFFECTED PARTY OR PARTIES/ PROPERTY OWNERS

In respect of the aforementioned application, I/we the registered owner(s) or resident(s) of the undermentioned premises, formally:

Object Comment on Provide representation

If the activity is currently in operation, how does the activity affect you?

refer to attorney's documents and e-mail accompanied to this document

The decision-maker will use section 99(3) of the MPBL to determine the desirability of the application. Should you wish to align your submission with the above-mentioned criteria please visit the City website to peruse the MPBL.

Reason for objection, comment or representation must include:

- I. Your interest in the application.
- II. Effect the application will have on you, your property or the area.
- III. Any aspect of the application that is considered to be inconsistent with policy, and how.
- IV. What impact the development has on your property.

As per documents accompanied herewith.

Are you objecting to the whole application or only part of it If in part, provide more details below:

Would you support the application if particular conditions were imposed? NO

Such condition(s) must be reasonable and relate to the application at hand in terms of section 100 of the MPBL. If so, state the reason and propose conditions below:

A cultural heritage Centre. The proposed development is inappropriate, unjust, unreasonable and unsustainable.

[Handwritten signature]

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 above-mentioned 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.

To assist you in deciding whether you would like to make such request, go to the following web link to view the MPT meeting dates: <http://www.capetown.gov.za/Family%20and%20home/meet-the-city/City-council/Meeting-calendar>.

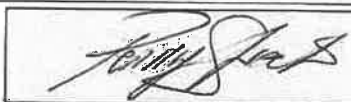
You will be able to view MPT meeting dates, agendas and reports using erf numbers, physical addresses and case ID. Requestor to note that you will be required to identify when the application to which you wish to make oral submission on, will appear on the Tribunal agenda in order for you to submit the request in time as per the above requirement.

By lodging an objection, comment or representation, you acknowledge and consent that:

- (i) the personal information you provide will be processed by the City of Cape Town, its agents and/or its representatives (and for the purposes of, or in connection with, the application);
- (ii) such processing complies with the obligation imposed by applicable law on the City of Cape Town;
- (iii) in accordance with applicable law, the information you provide may be made available to the public and to the applicant; and
- (iv) should you disclose more information than is necessarily required, such information may also be publicised.

You are also advised to consider the City of Cape Town Privacy Policy (available on the CCT website) and any other POPIA policies related, or relevant to Development Management.

SECTION C: SIGNATORIES DETAILS

| | | | |
|---|-------------------------|----------------|---|
| Full name and surname | Penelope Willem Steeter | | |
| Erf number | 9860 | Postal address | Landbou & Hattigh Inc, PO Box 2332, Bellville |
| Email address for correspondence* | lean@hattorwp.co.za | | |
| * If this form is submitted using a different email address than the one stated above, then note that the City will only communicate with you using the email address from which the form was received. | | | |
| Contact number | 021 9442400 | Signature |  |
| Cell number | 082 788 4463 | Date | 28 05 2025 |

EXTRACT FROM THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015

90 Objection to an application

- 1) A person who has been invited to comment or object, or any person in response to a public invitation to comment or object, may object to, comment on or make representations about the application in accordance with this section.
- 2) An objection, comment or representation must be in writing.
- 3) A late objection, comment or representation will not be considered unless the City Manager condones the late submission in terms of subsection (4).
- 4) The City Manager may condone the late submission of an objection, comment or representation if good cause is shown and consideration of the late objection, comment or representation would not -
 - (a) cause an unreasonable delay; or
 - (b) prejudice the public interest.
- 5) A person who submits an objection, comment or representation must provide on the prescribed form -
 - (a) sufficient details of the application for it to be readily identified;
 - (b) their full name;
 - (c) their address and other contact details and the method by which they may be notified;
 - (d) their interest in the application;
 - (e) the reason for their objection, comment or representation, including at least -
 - (i) the effect that the application will have on them or the area;
 - (ii) any aspect of the application that is considered to be inconsistent with policy, and how.
- 6) An objection, comment or representation which does not meet the requirements of subsection (5) may be disregarded.
- 7) The City Manager may keep the information provided under subsections (5)(b) and (5)(c) confidential on good cause shown.
- 8) No person may request the payment of money or any other form of consideration from the applicant or any person involved in the application in return for not submitting an objection or in return for submitting a notice of no objection or a supportive comment.
- 9) No person may offer a person payment of money or any other form of consideration in return for not submitting an objection or for submitting a notice of no objection or a supportive comment.
- 10) Subsections (8) and (9) do not prohibit the request for or the offer to undertake measures to mitigate the impact of the development contemplated in the application.
- 11) A person who contravenes subsections (8) or (9) is guilty an offence and upon conviction is liable to the penalties contemplated in sections 133(2) and 133(3).

Method and date of notification

The date of notification is determined as follows:

if the notification is provided –

- (a) orally, it is the date of oral communication;
- (b) by hand, it is the date of delivery or collection;
- (c) by registered post, it is regarded as the fourth day after the date stamped upon the receipt for registration issued by the post office which accepted the notice; or
- (d) by email or fax, it is the date that the email or fax is sent,

Interpretation Act No 33 of 1957 section 4

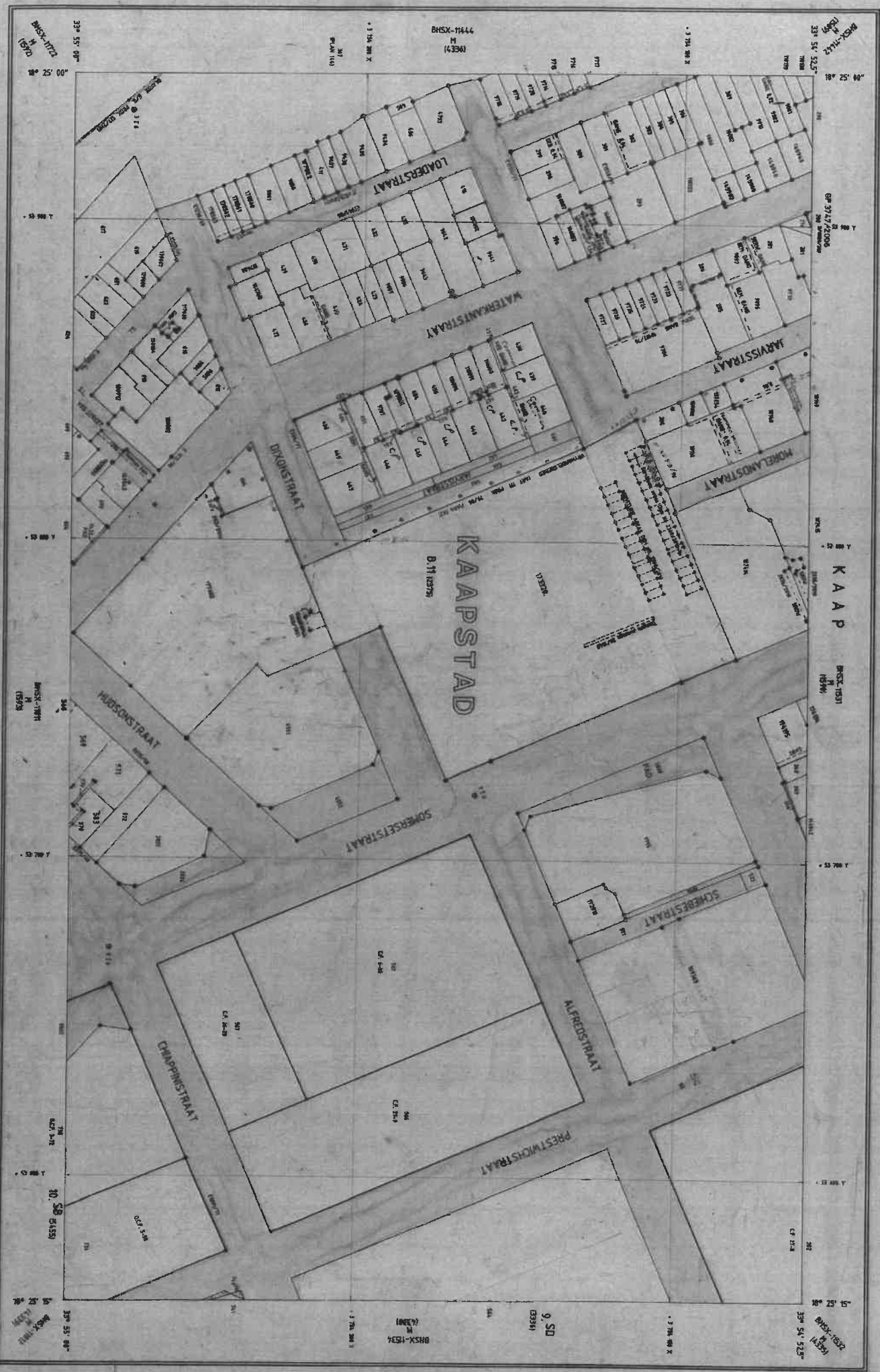
- (4) Reckoning of number of days. – When any particular number of days is prescribed for the doing of any act, or for any other purpose, the same shall be reckoned exclusive of the first and inclusive of the last day, unless the last day happens to fall on a Sunday or on any public holiday, in which case the time shall be reckoned exclusive of the first day and exclusive also of every such Sunday or public holiday.

As an example, if the date of notification is 1 October, then the first day of calculation of the 21 day appeal period will be 2 October and the 21st day would be 22 October. If 22 October is either a Sunday or a public holiday, then the closing date will be the next following day that is not either a Sunday or a public holiday.

1:500

KAPSTAD MUNISIPALITEIT

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Reference: M24020-LET-01-F-00-Strand Quarry
Date: 2024/10/09

CAPE FINEST
17 Loader Street
De Waterkant
Cape Town
8000

ATTENTION: Bettina Heiberg

COMMENTS ON TRAFFIC/PEDESTRIAN MANAGEMENT FOR THE PROPOSED STRAND STREET QUARRY PRECINCT

The meeting held on 4 October 2024 at your offices refers. At your request the Traffic Impact Assessment (TIA) undertaken by HHO Consulting Engineers, Report No. REP-220079-200-8002 Rev1 and dated 2 August 2024, has been reviewed together with the draft Basic Assessment Report (BAR) dated 12 August 2024. This letter sets out issues/concerns that require further attention/feedback.

Figure 1 shows the proposed public parking area located north of Strand Street and is used for the illustration of some of the issues/concerns set out in the letter below.

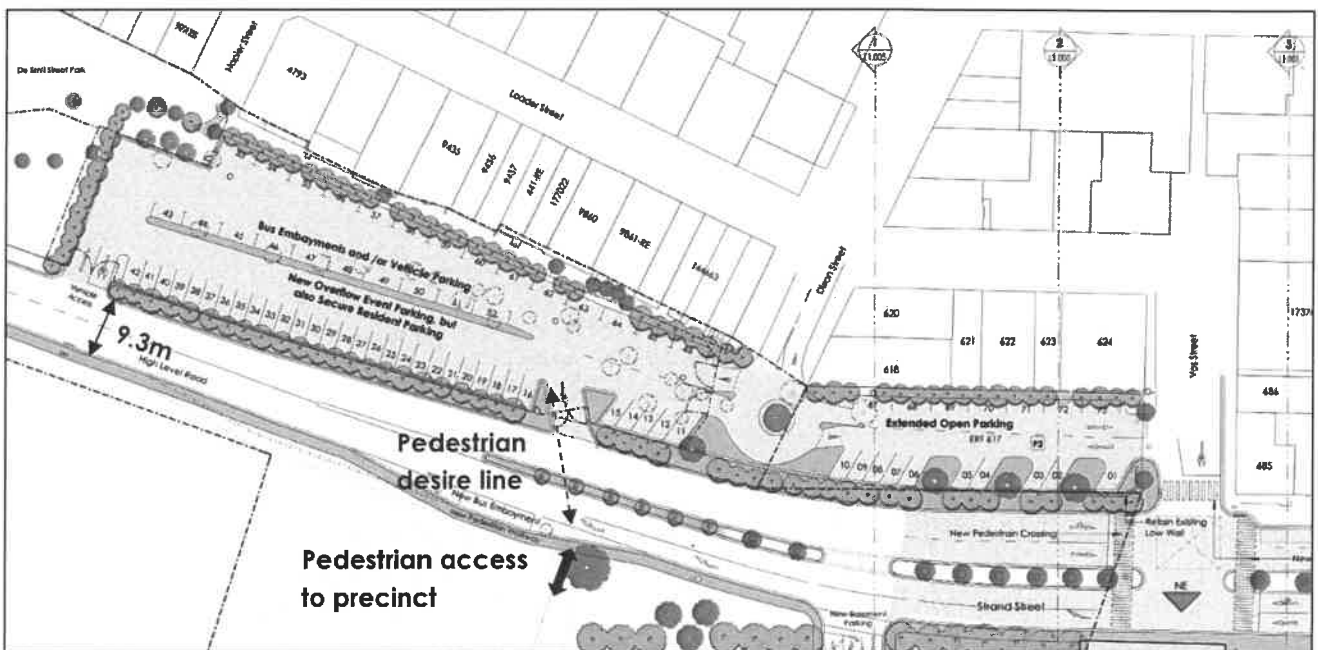


Figure 1: Strand Quarry Precinct – Public Parking Area

Safety of pedestrians crossing Strand Street

According to the Site Development Plan (SDP) and the Basic Assessment Report (BAR), the main pedestrian access will be off Hudson Street, with provision for pedestrian access in the vicinity of the bus embayment that will be provided on Strand Street. The signalization of the Vos Street will assist the pedestrians crossing Strand Street with the Hudson Street entrance as an origin/destination.

Members of the public who arrive by road-based public transport and access the precinct from Strand Street, will tend to return to Strand Street at the same location where they entered the precinct. The pick-up point for buses is on the northern side of Strand Street which creates a desire line for pedestrians to cross Strand Street. It is considered unlikely that many bus passengers will walk down to the Vos Street intersection to cross Strand Street and then walk back up to a point opposite the pedestrian exit from the precinct to board a bus. These passengers will cross at the pedestrian exit and will be unprotected.

It is not only bus passenger but some of the pedestrians arriving by private transport will potentially cross Strand Street at the location of the pedestrian access to the precinct. This access will be visible to pedestrians exiting the parking area thus encouraging crossing Strand Street opposite the pedestrian access with a subsequent return trip.

Management of Public Parking Area

Currently the businesses in the vicinity of the Vos Street intersection use the existing parking area with business/residents along Loader Street using a fenced off area at the back of their properties for overflow parking as there is limited on-street parking on Loader Street – No 16 Loader Street is a guest house that requires 24-hour secure parking). The fenced off area is secured and managed by these businesses/residents.

The BAR and TIA are vague about how the public parking will be managed. Issues that need to be addressed are:

- Ensuring sufficient parking is available for residents and businesses (businesses/residents at the Vos Street intersection and along Loader Street) – The TIA does not identify what the current demand for parking is and what provision will be made.
- How will the need for secure 24-hour parking be addressed?

Safety for vehicles entering public parking area

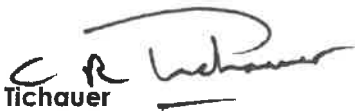
Strand Street is classified as a Class 4 collector road that links the Cape Town CBD with the Atlantic seaboard. In terms of accepted design standards, a dedicated right turn lane is not required on a Class 4 road if the road width is 9.0m or wider, excluding shoulders. The width of Strand Street at the western entrance to the parking area is 9.3m (kerb face to kerb face).

It is considered that the combination of the following factors justifies the consideration of a right-turn storage lane to improve safety for vehicles entering the public parking area:

- The high through traffic volumes during peak and off-peak periods.
- The two-lane cross-section.
- The gradient on Strand Street of approximately 6%.
- Buses entering the parking area.

We trust that the above letter helps to set out the issues/concerns raised at our meeting.

Yours Sincerely


CR Tichauer
For Mowana Engineers (Pty) Ltd