

**PROPOSED REALIGNMENT, REHABILITATION AND
UPGRADING OF THE TOKAI PICNIC-BRAAI SITE,
TABLE MOUNTAIN NATIONAL PARK**

COMMENTS & RESPONSES REPORT

DWEA REF NO.: 12/12/20/610/3/13

DECEMBER 2010

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1. INTRODUCTION

1.1 Background

Table Mountain National Parks (TMNP) propose to realign, rehabilitate and upgrade the Tokai Picnic-braai site, Table Mountain National Park. The EIA Regulations¹ list certain activities that are deemed to be potentially harmful to the environment, and thus require that an Environmental Impact Assessment (EIA) process be followed and environmental authorisation be obtained. For the proposed development there are applicable listed activities that requires that a Basic Assessment² be undertaken.

KHULA Environmental Consultants ("KHULA") has been appointed by TMNP as the Environmental Assessment Practitioner (EAP) to undertake the Basic Assessment process. Public Participation is a key component of the Basic Assessment process. The Public Participation Process (PPP, detailed in [Section 2](#)) was undertaken in accordance with the new EIA Regulations. The new EIA Regulations require that a Comments & Responses Report is compiled and submitted, along with other documentation (Final Basic Assessment Report, Environmental Management Plan) for consideration in issuing an authorisation to commence with the listed activities.

¹ EIA Regulations, 2006 in terms of the National Environmental Management Act (No 107 of 1998)

² Activities listed in GN 386 are required to follow the procedures for a Basic Assessment as described in Sections 22-26 of the NEMA EIA Regulations.

This Comments & Responses Report provides an overview of the PPP and a record and synthesis of the comments received by Interested and Affected Parties (IAPs) during this process.

1.2 Approach to Synthesis of Comments

The following approach was taken in the synthesis of comments:

- Comments with a similar theme, or targeting a specific issue or concern, were grouped together.
- No attempt is made to present each individual comment or to reflect comments *verbatim*. However, sample comments are cited to illustrate the sentiment of a group of comments.
- Reference is made to the source of a particular comment or group of comments, to enable parties to check that their comments have been recorded.
- Detailed comments are not reflected. Copies of the original written comment received by KHULA are attached as [Annexure A](#).
- The project team's response to comments is provided, either to a group of comments or as specific response to individual comments.

1.3 Structure and Contents of this Report

The report includes the following:

- **Section 1 - Introduction:** Provides background to, and the legal context, for the report. This section also provides a description of the approach used by KHULA in synthesizing the comment received from IAPs.
- **Section 2 - Stakeholder Consultation Process:** Provides an overview of the process undertaken to solicit IAP comment.
- **Section 3 - Comments & Responses:** Provides a synthesis and record of the comments made by stakeholders during the respective Basic Assessment comment periods. Responses to the comments made by IAPs are provided by the project team.
- **Section 4 - Conclusion and Way Forward:** Presents a summary of the overall sentiment of stakeholders and indicates a way forward in respect of the Basic Assessment process for the proposed development.

2. PUBLIC PARTICIPATION PROCESS

2.1 Introduction and Overview

A Basic Assessment Process consists of a number of phases, as illustrated in [Figure 1](#). The first phase is the submission of an Application Notice. An Application Notice for the proposed development was submitted to the delegated authority, in this case the National Department of Environmental Affairs (“DWEA”), on 23 July 2009. DWEA issued a letter of acknowledgment on 27 August 2009.

The next step in the Basic Assessment process is the Notification of IAPs. To inform IAPs of the proposed development and invite their registration on the project database, an on-site notice, in English, were placed at a conspicuous location at the site (see [Annexure B](#)) on 13 November 2009. Newspaper adverts (see [Annexure C](#)) were also placed in the following newspapers:

Newspaper	Dates
Weekend Argus	07/11/2009
Cape Times	13/11/2009
Southern Suburbs Tatler	12/11/2009
Athlone News	11/11/2009
False Bay Echo	12/11/2009
Plainsman	11/11/2009
Constantiaberg Bulletin	12/11/2009

The registration period (for IAPs to respond to the various forms of notification and register on the project database) ran from 13 November 2009 until 13 December 2009.

Following the closure of the registration period the Draft Basic Assessment Report was released for comment by registered IAPs and relevant statutory bodies. [Annexure D](#) provides the list of IAPs, including adjacent landowners and officials from relevant statutory bodies and [Annexure E](#) presents the proof that the registered IAPs were notified of the availability of the Draft Basic Assessment Report. The comment period on the Draft Basic Assessment Report ran from 1 September until 10 October 2010. All comment received from IAPs on the Draft Basic Assessment Report is included in [Annexure A](#). All the comment received has been recorded in a Comments & Responses Report (this document) which has been circulated along with the Final Basic Assessment Report to all registered IAPs. [Appendix F](#) provides proof that the Comments & Responses Report was circulated and [Appendix G](#) includes the final comment received by the registered IAPs.

This Comments & Responses Report will be submitted to DWEA along with the Final Basic Assessment Report for authorisation of the activity in terms of the NEMA EIA Regulations (2006).

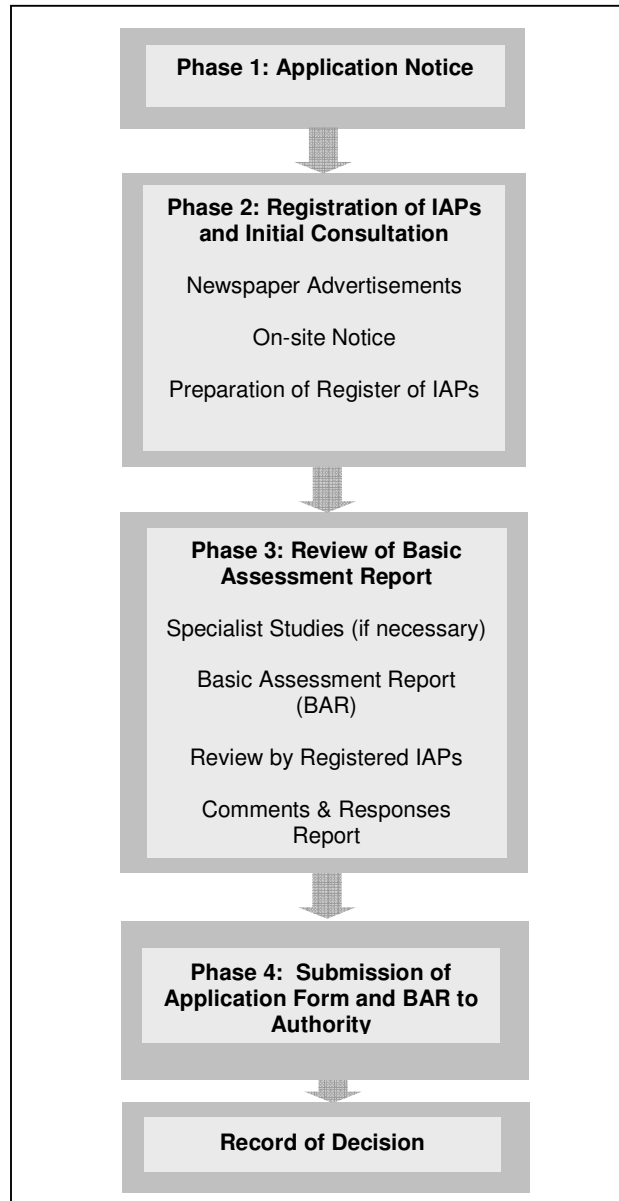


Figure 1: The Basic Assessment Process

The specific activities undertaken to solicit comment from IAPs are summarised in [Table 1](#).

Table 1: Summary of PPP activities undertaken as part of the Basic Assessment

Activity	Date
Phase 1: Stakeholder Notification & review of Basic Assessment Report	
Placement of on-site notice to announce commencement of EIA and invite IAPs to register	13 November 2009
Newspaper adverts in local and regional press to announce commencement of EIA and invite IAPs to register	±13 November 2009
Notification (registration) Period	13 November – 13 December 2009
Phase 2: Review of Draft Basic Assessment Report	
Notification of availability of Draft Basic Assessment Report for registered IAP review and comment	1 September 2010
Draft Basic Assessment Report review (Comment) Period	1 September – 10 October 2010
Phase 3: Review of Final Basic Assessment Report	
Notification of availability of Final Basic Assessment Report f(including Comments & Responses Report) or registered IAP review and comment	1 December 2010
Draft Basic Assessment Report review (Comment) Period	1 December 2010 – 10 January 2011
Phase 4: Submission of Documentation to DWEA	
Submission of Application Form, Basic Assessment Report and Comments & Responses Report to DWEA	±mid January 2011

The activities undertaken during the PPP (i.e. Phases 1 – 2 above) are outlined in more detail below.

2.2 On-site Notices

KHULA prepared a single A1 sized, on-site notice, in English, and placed the notice at a conspicuous location at the site (see [Annexure B](#)). The on-site notice provided background to the proposed project and the Basic Assessment process and gave IAPs at least 30 days to register on the project database with the closure date for registration being 13 December 2009.

2.3 Newspaper Adverts

KHULA prepared a newspaper advert, in English, and placed the advert in the several regional and local newspapers (see [Annexure C](#)). The newspaper advert provided background to the proposed upgrades and the Basic Assessment process and gave IAPs at

least 30 days to register on the project database (exclusive of public holidays) with the closure date for registration being 13 December 2009.

2.4 Review of Draft Basic Assessment Report

The Draft Basic Assessment Report and completed the EIA Application Form were then made available for IAP review on the TMNP website. Notices indicating the availability of the Draft Basic Assessment Report were sent to the registered IAPs (see [Appendix D](#) for list of IAPs) including the relevant authorities, relevant civic organisations and some adjacent landowners. Proof of notification (via email) is provided in [Annexure E](#). During the comment period on 20 September 2010 an “Open Day” was held near the site where the Draft Basic Assessment Report and the plans contained in Appendix A of the Draft Basic Assessment Report were available for review and comment. During the course of the event which ran from 15:30 pm until 19:00 pm several IAPs submitted written comment or registered as IAPs. The comments received during the event are included in Annexure A and are reflected in this Comments & Responses Report.

2.5 Preparation of Comments & Responses Report

Following the closure of the comment period KHULA prepared this Comments & Responses Report which provides a record of the Public Participation Process. Comment was received from various authorities, civic organisations and some adjacent land owners (see [Appendix A](#) for copies of correspondence). The comments have been responded to the Comments & Responses Report (see [Table 2](#)).

2.6 Review of Final Basic Assessment Report

Following the completion of the Comments & Responses Report the Final Basic Assessment Report was compiled. The Final Basic Assessment Report includes updated plans of the proposed realignment, rehabilitation and upgrading of the picnic-braai site and Environmental Management Plans for the construction and operational phases, in addition to the Comments & Responses Report. The Final Basic Assessment Report has been circulated to all registered IAPs who have been given a 21 day period (exclusive of the December holiday period) to review the information and submit final comment. The comment period runs from 1 December 2010 – 10 January 2011.

2.7 Submission of documentation to DWEA

The final Basic Assessment Report and supporting documentation (incl. this Comments & Responses Report) and any final comment received from registered IAPs will be submitted to DWEA for a decision. As soon as a decision is reached by DWEA, all registered IAPs will receive notification of the outcome and will be provided with an opportunity to appeal the decision.

3 COMMENTS & RESPONSES

3.1 Introduction

This section provides a synthesis of the correspondence received from IAPs during the 1st comment period (i.e. from 1 September – 10 October 2010). Responses are provided by the project team, comprising TMNP's planning officials, the landscape architect (EPLA) and KHULA. In total 20 sets of correspondence were received (see [Annexure A](#)).

3.2 Correspondence Received

The correspondence received is summarized in [Table 2](#).

Table 2: Summary of Comments and Responses

Issue Group	Comment	Commenting IAP	Response
1.Public participation	<p>1.1 Although registered on a previous process (Tokai/Cecilia Management Framework) I was not notified of this process – why is this the case?</p>	Pat Hagen	<p>IAPs are required to re-register for new processes. The previous process referred to (Tokai/Cecilia Management Framework) was did not entail an Environmental Impact Assessment (EIA) process in terms of the National Environmental Management Act (NEMA), as amended. The NEMA EIA Regulations prescribe the manner in which Interested and Affected Parties should be notified. In summary the methods include:</p> <ul style="list-style-type: none"> • Placement of newspaper advertisements in the local press (note that adverts were placed in the Weekend Argus, Cape Times, Southern Suburbs Tatler, Athlone News, False Bay Echo, Plainsman and Constantiaberg Bulletin. • Placement of an on-site notice (an A1 sized poster in English was placed at the site). • Direct notification of key interested and Affected Parties (emails and registered letters were sent to state departments, abutting landowners, etc.). <p>The Comments & Responses Report provides a detailed record of the Public Participation Process with proof of all public participation activities.</p>
	<p>1.2 How are the people who actually use the picnic site (who do not have access to internet) being informed of the proposed re-alignment, rehabilitation and upgrading of the Tokai picnic-braai site? How can this process then comply with the requirements of NEMA when most of the affected public probably don't have access to the information and are probably not even aware that there is a PPP? A single open day will not accommodate people who work, and/or live, on the Cape Flats.</p>	Pat Hagen	<p>See above response. Please note that the Public Open Day is not a regulatory requirement and therefore exceeds any stipulated requirements in terms of NEMA.</p>
	<p>1.3 It seems that a few well-off individuals (who have the technical resources to access the information) are</p>	Pat Hagen	<p>See above response.</p>

Issue Group	Comment	Commenting IAP	Response
	<p>deciding for the majority what is good for them. If this is the case then it is unacceptable – the affected picnic area is a very special place for large numbers of people who live in the suburbs on the Cape Flats. Most of them are not wealthy and they have few options when it comes to recreational space for the whole family. They must be consulted and their views must be taken into account and their needs accommodated.</p>		
	<p>1.4 It is suggested that a survey document be prepared and distributed at the picnic area on Saturdays and Sundays for at least a month.</p>	Tim & Pat Hagen	This suggestion is welcomed however the Public Participation process must first and foremost comply with NEMA. There is no such requirement in terms of NEMA.
	<p>1.5 More opportunities are needed for comment and the meetings need to be advertised better.</p>	A.G. Clarke (Tokai Residents Association)	The Comments & Responses Report provides a description of the comprehensive nature of the Public Participation process.
	<p>1.6 Thank you for a well run “open house”. The one on one approach is much better than heated public meetings.</p>	Gerard Clarke (Tokai Residents Association)	Noted.
	<p>1.7 I am aware of 2 two surveys that were done in the picnic area by concerned members of the public (not SANParks) to obtain the views of the user group. The users were very happy to express their opinions. None expressed any desire for any of the changes proposed in the current Park plan other than for an increase in ablution/toilet facilities. A great many of the users expressed their pleasure in being able to picnic under tall trees in a natural environment, which is something not available to them where they live.</p>	Tim & Pat Hagen	The proposal strives to achieve a realignment of the braai-picnic site area, no change to the use of the land is proposed. The realigned Tokai picnic/braai site will remain a shaded area in line with the approved Tokai and Cecilia Management Framework. The infrastructure upgrades of braais, etc, including additional ablution facilities, will enhance the visitor experience within a shaded environment.
2. Motivation	<p>2.1 The Status Quo option is not an acceptable option as TMNP has committed itself in its Tokai- Cecilia Management Plan to the creation of a viable ecological corridor through (compartment) A12 (i.e. area of existing Tokai braai site east of entrance to area) linking the National Park to the Tokai Cape Flats Sand Fynbos area. It is TMNP mandate to conserve threatened</p>	Tony Rebelo (SANBI)	Noted. It is a NEMA Requirement that a ‘No-Go alternative’ be presented, even if it may not be, in the public’s view, a viable option.

Issue Group	Comment	Commenting IAP	Response
	ecosystems and this would be in violation of this mandate. Thus the retention of A12 as a picnic site is a “no-go” option and should therefore not be included. A valid alternative “Status Quo” option is to retain the area marked 2 in the “Preferred Alternative” as the picnic area with a reduction of the picnic area to half its current extent.		
3. Planning and Design	3.1 The proposed circular road with braai areas adjacent to it is impractical – dust, noise and exhaust fumes generated by passing traffic will make picnicking next to the road unpleasant.	Tim & Pat Hagen	The proposed circular gravel track and designated parking areas of the Preferred Alternative is an improvement on the current situation: It removes vehicles, which currently drive directly to braais past other braais and following <i>ad hoc</i> routes, creating dust and fumes. The track will also be of a restricted width (3m) with traffic calming measures to slow traffic.
	3.2 The proposed play area for children along the river banks is unsuitable. No shade is provided and there is a risk of drowning (especially in winter and spring when there can be rapid water flow). Furthermore, experience has shown that where there is fynbos-planting/rehabilitation, the area is immediately fenced off and the public are excluded. Planting is proposed along the river banks. It is not indicated how far this will extend.	Tim & Pat Hagen	The existing grass areas on the banks of the canalised river are currently used as informal play areas by children. A Working for Wetlands (WfW) rehabilitation of the existing grassed area north of the canal is underway. Whilst the area may be fenced off during earthworks, the rehabilitated area will be accessible via boardwalks. See Section 2(b) of the Final BAR where reference is made to the WfW project. The southern bank will also be rehabilitated and remain an informal play area.
	3.3 Part of the relocated picnic area appears to be on Porter School ground and not TMNP-leased land.	Tim & Pat Hagen	This is incorrect. The land was assigned to, and is under full management and control of SANParks. The realignment of the Tokai picnic/braai area does not extend onto the adjacent Porter land.
	3.4 The shade trees provided/proposed have a relatively low canopy and are not popular with people who like to braai at Tokai. The area that is presently under the low canopy trees is rarely used, and then mostly only as a last resort when the area under pines is full.	Tim & Pat Hagen	A minimum height of branches above the braais will be maintained by trimming of required branches to ensure a usable, braai friendly canopy height.
	3.5 People like to picnic, walk and take recreation under tall trees with a soft bed of pine needles underfoot. Mature pines give shade, good visibility and safety.	Tim & Pat Hagen	Noted.

Issue Group	Comment	Commenting IAP	Response
	3.6 WESSA WC supports Alternative 1 as the preferred alternative as it provides a variety of visitor uses while achieving some protection of the natural environment contained within this high use zone.	Mandy Noffke (WESSA)	Noted.
	3.7 Alternative 1 is the best option.	Cherrie Klesser, Marianne Lenz, Julie Padmore, Lucinda King, Eric Jansen, Kathryn Laird & Tim de Villiers (CoCT)	Noted.
	3.8 The proposed re-alignment retains to a large degree the same aerial extent of the picnic site, whilst allowing for potential future expansion to the west. Although not dealt with in the report, this should be elaborated – there is potential to expand the picnic area should demand require it.	Tony Rebelo (SANBI)	Noted. The proposal focuses on proposed phase 1 & 2, with phase 3 being a long term expansion option for additional capacity to the west which will be subject to future processes and approvals (if needed).
	3.9 The fact that the new picnic site straddles a major amenities corridor is not mentioned in the documentation. The water, sewerage and telephone lines to the Chrysalis Academy run through the picnic area. It therefore makes sense to realign the proposed internal road and parking area so that this amenity can also perform the function of emergency exit, both via the Academy to the west and perhaps even to Orpen Road to the east. It would be better if the amenities area, fire belts and Fynbos paths share a common ground.	Tony Rebelo (SANBI)	An emergency exit route will be determined during detailed planning stage and signage provided per the proposed alignment and an emergency exit gate will be provided. A proposed location for the emergency exit is indicated on the amended plans (see Appendix A).
	3.10 If there are no picnic sites proposed between the eastern leg of the internal road and the fence (as shown in Alternative 1) then it would be better to realign the road to adjacent to the fence so that it can be part of the firebelt to the Fynbos area and parking for overflow and high use areas can be under trees to the west of the road. This is especially significant as this area abuts the	Tony Rebelo (SANBI)	Noted. The boundary of the NE section of phase 1A will be determined at detailed planning and implementation stage. No immovable, hard infrastructure will be erected within the earmarked area. The road in this section of the picnic area will most likely form part of the fire belt network in picnic area. Over flow

Issue Group	Comment	Commenting IAP	Response
	<p>(ecological) corridor which is unfortunately very narrow in this area, so that any feature increasing the apparent or effective width, including planting lower shrubs or moving them to the far side of any roads, should be encouraged for the following reasons:</p> <ul style="list-style-type: none"> • Trees allow baboons to get over fences, • Alien raptors use trees to prey on Fynbos species not adapted to sit and perch predators, • A road will minimise the cross-sectional area needed for a firebreak between the Fynbos and the picnic area, • Trees shade and suppress Fynbos by extracting water, therefore the greater distance between trees and Fynbos the better. 		<p>parking is preferred to the east of the road so that it does not encroach into the designated braai area (i.e. west of the internal track). On-site placement (or replacement) of shade trees and shrubs will be considered in the context of the positioning of the firebreak.</p> <ul style="list-style-type: none"> • On alien raptors: See point 5.15.
	<p>3.11 The north-eastern corner (of proposed phase 3) of the proposed picnic site should be trimmed and replaced with an equivalent area in the centre (see diagrams provided by SANBI in Annexure A). The extreme northeast corner of the site allows an easy view and line of sight into the Prinskasteel wetland and this has two major effects:</p> <ol style="list-style-type: none"> 1. Disturbance – both music (and other noise pollution) will be heard and people will be visible from the wetland. This should be prevented and animals in the wetland should preferably be unaffected by activities in the picnic area. 2. Access – As the wetlands will be visible from the picnic site picnickers will go and explore the wetlands resulting in unwanted intrusion and disturbance of the area. <p>It is therefore recommended that the north-eastern corner of the picnic site be recessed by 15m so that the wetlands are not visible.</p>	Tony Rebelo (SANBI)	<p>The preferred alternative focuses on proposed phases 1 & 2, with phase 3 being a long-term expansion option for additional capacity. The plan is conceptual and no braai sites are planned along the NE corner boundary. The re-aligned picnic/braai area will also be fenced with a post and rail fence, thus preventing access to and from the wetland</p> <ol style="list-style-type: none"> 1. Music disturbance: A no music rule is in place in the braai site. (see also see point 5 below). Music and noise in this area also originates from the neighbouring Chrysalis Academy's events and activities on sports fields and in halls, which is not under TMNP control. 2. Access: The re-aligned picnic/braai area will be fenced with a post and rail fence. A formalised path network will be catered for north of the re-aligned braai site. <p>An adjustment of the boundary referred to is not required as per motivation above.</p> <p>Screen/hedge planting can be considered as part of fencing / landscaping onto fences.</p>

Issue Group	Comment	Commenting IAP	Response
	<p>A hedge, barrier or screen plant can also be used to further hide and separate the two areas. Kraal Aloe, <i>Aloe arborescens</i>, is an iDWEAL species for this and would also augment the fire belt between the picnic area and the Fynbos.</p> <p>3.12 Play equipment is not necessary – the picnic site, its trees etc is the play park.</p> <p>3.13 According to the drawing of the new braai areas a large concrete slab will be used as a table and seating shaded by a flat tin roof with a concrete pipe with a grid attaches as a braai. How can this be “natural” or “touching the earth lightly”, visually pleasing, or even practical? After a few uses the concrete slab and table will be greasy/sticky and unhygienic. How can this be a reasonable alternative for the self-cleaning/self-maintaining pine needle carpet, and the people's own picnic furniture which they maintain themselves? (one of the reasons why they like to park at their picnic site).</p>		
4. Errors if documentation	The Prinskasteel canal does maintain some riparian vegetation, including <i>Berzelia lanuginosa</i> . Note that in the BAR, p. 4, 2. Alternatives: the statement that “very little, if any, natural vegetation or undergrowth occurs” should be corrected.	Liz Brunette (Constantia Hills Residents & Ratepayers Association)	Formal play equipment will not be provided. Logs and stumps will be placed in the area south of the river for informal play. Also see point 3.2.
5. Biodiversity impacts	5.1 The Tokai Park section of the TMNP represents some of the most significant biodiversity in Cape Town, comprising remnants and soil-stored seed banks of Critically Endangered Cape Flats Sand Fynbos vegetation. Less than 1% of this national vegetation type is conserved, so it is very positive to see that the picnic site is to be re-aligned so that another section of fynbos can be restored from the persistent seed banks under the pine plantation. The area is also rich in perennial and	Tim & Pat Hagen	The sketch included in the proposal is a visual concept of an option of a type of braai site. These hardened platforms have successfully been in use and maintained in other braai areas of the Park for years. However, to retain the rustic character of the area, hardened ground surfaces with roofs will not be used.
		Tony Rebelo (SANBI); Pat Holmes (City of Cape Town)	This has been corrected in the Final Basic Assessment Report. – See Section 2 (a) of the Final Basic Assessment Report.
		Pat Holmes (City of Cape Town)	Noted.

Issue Group	Comment	Commenting IAP	Response
	seasonal wetlands. The proposal is aligned to the TMNP Tokai-Cecilia Management Framework.		
	5.2 The report is excellent as it takes into account the Critically Endangered vegetation and wetland types and its potential restoration and also has a minimum (negative) environmental footprint.	Tony Rebelo (SANBI)	Noted.
	5.3 Note that the Prinskasteel River (eastern section) is actually a man-made channel in the NE section of the figure from where the flow was diverted straight across Orpen Road into the eastern plantation area. The historical river flow diverted northwards at the NE section of the picnic site (section 1A in Figure A6) Nick: Which section&figure – is it the BAR or her comments referred to? towards the more northerly watercourse and then entered the Soetvlei wetland system. This old watercourse does maintain some riparian vegetation, including <i>Berzelia lanuginosa</i> , and the option of restoring it in future should be kept open, in accordance with the “Source to Sea” project. In order to achieve this it will be necessary to excise a small section off the NE corner of picnic area 1A in order to ensure that the future restored watercourse lies in the conservation corridor and not in the picnic site.	Pat Holmes (City of Cape Town)	TMNP agrees and confirms that the river is canalised. Working for Wetlands is currently undertaking an environmental process to partially restore the historical flow patterns. Also see 3.2 above. Regarding the boundary re-alignment of NE section of phase 1 A: See point 3.10 above.
	5.4 As there is a possibility that the remnant Prinskasteel wetland (also referred to as the old historical channel) located in the eastern section of the proposed picnic site boundary be “rehydrated” in the future, it is recommended that the boundary of this portion of the proposed picnic site be re-aligned to exclude the remnant wetland from the high use zone and rather incorporated into the adjacent biodiversity corridor earmarked for restoration (annotated drawings provided). The wetlands and Fynbos should be separated from the picnic area with a fence and firebelt. This also has the advantage as it means that part of the picnic site will not be closed in wet winters when the	Mandy Noffke (WESSA) & Tony Rebelo (SANBI)	Noted. See 3.10 above regarding boundary re-alignment. TMNP acknowledges importance of firebreaks. These will be implemented by use of management tracks and cut firebreaks.

Issue Group	Comment	Commenting IAP	Response
	lowland area of the old watercourse is flooded. If need be, less sensitive areas around the picnic site should be evaluated for incorporation into the proposed new boundary in order to compensate for this loss of usable recreation space.		
	5.5 The proposed internal road alignment is much better than Alternative 2; however, given the straight edge of the eastern leg of the road and close proximity to the ecological corridor it would make much more sense to move this road to the outer edge of the picnic site where it can double as a firebreak. This would reduce the amount of Critically Endangered fynbos in the corridor being degraded as firebelt area. Parking could remain in a similar area as indicated.	Pat Holmes (City of Cape Town)	See 3.10 above regarding boundary re-alignment.
	5.6 The fynbos restoration area (1B) that forms the eastern part of the current picnic site is being driven over by vehicles in order to access the braai sites. This activity is damaging to soils and buried seeds owing to soil compression that may result in loss of seed viability. It is strongly recommended that vehicular access to this area be halted immediately – especially before the busy summer season – so that further damage to the soils is prevented. Access on foot to the braai sites could be permitted until the area closes for restoration in June 2011.	Pat Holmes (City of Cape Town)	Regrettably, the area of proposed phase 1B cannot be closed off until phase 1A is complete (see Phasing plan, Appendix A6 of Final Basic Assessment Report), to ensure the capacity and number of visitors to the existing area can be accommodated in the re-aligned picnic/braai area.
	5.7 Although it is stated that “non-invasives are being considered as there are a very limited number of indigenous trees that are able to grow into canopy shade trees within a reasonable amount of time”, indigenous trees are suitable and their slow growth can be mitigated by the use of faster growing nursery species. Where exotics are used they should be counter-planted with slower growing indigenous species so that in the long term indigenous species will dominate.	Tony Rebelo (SANBI)	Noted. Shade trees will comprise both indigenous and non-invasive exotic species depending on requirements of different areas within the overall braai site.
	5.8 It is recommended that any future tree planting is undertaken with indigenous, preferably locally	Joy Garman (City of Cape	See above response (5.7).

Issue Group	Comment	Commenting IAP	Response
	indigenous, species.	Town)	
	5.9 Care must be taken that no invasive or declared weeds are included, and species with a potential to colonise wetlands must be avoided.	Tony Rebelo (SANBI)	Noted,
	5.10 What will the impact be on Leopard Toads?	A.G. Clarke (Tokai Residents Association)	The fauna specialist has confirmed that the project will increase the overall available habitat for fauna species to utilise. It can therefore be assumed that the project will be a benefit to the Western Leopard Toad (see Appendix D2 of Basic Assessment Report).
	5.11 The proposals for Western Leopard Toad and summer dry lawns in the wetland are in conflict. Adult Western Leopard Toads do not occupy wetlands and water except for the breeding season, which lasts for about a week in August. Thus water is not important for WLT adults and wetlands are of no conservation value to adult WLTs. This problem can be solved by removing the requirement that the area act as a WLT conservation area. However, it may be possible to maintain a relatively small area as a permanent pond with the majority of the area as a winter wetland and still achieve both goals. The minimum area for a long-term conservation of WLTs is probably a pond with 250m ² of open water, 2m deep, and with fringing reeds.	Tony Rebelo (SANBI); Pat Holmes (City of Cape Town)	Noted. The Draft Basic Assessment Report does not specify that the river must be a Western Leopard Toad breeding area. River rehabilitation must strive to create a habitat that is more conducive to their survival as opposed to current degraded habitat channelized. See Section 4 of the Final Basic Assessment Report where the operational phase impacts on terrestrial fauna are described and recommendations listed.
	5.12 The recommendation to “create winter pools and seepage areas for amphibian species such as endangered Western Leopard Toad” is questioned (for reasons described in the comment above). It would be better to focus on restoring the riparian corridor as far as is possible.	Pat Holmes (City of Cape Town)	Noted. See point 5.11 above.
	5.13 In the future, if the access road to the manor house is upgraded, speed calming measures should be implemented and, ideally, access be restricted along this road at night, especially during the breeding season of the Western Leopard Toad and the Cape Rain Frog, in order to minimise mortalities on the road.	Joy Garman (City of Cape Town)	Noted. The future upgrade of the Tokai road and management thereof is subject to an overarching precinct plan which will be developed for this area, inclusive of the Tokai Manor and the re-aligned Tokai picnic/braai site.

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	5.14 An extremely sensitive approach is to be taken with regards to the potential baboon problems in the picnic site as a result of the deforestation (they were here first after all).	Gerard Locke (Tokai Residents Association)	See point 5.14 above
	5.15 The Faunal Report recommends that "consideration be given to planting trees that can support raptor nests". This is not acceptable. The area surrounding the picnic sites is being restored to Fynbos which does not support raptors that nest in trees. Encouraging raptors to nest in the picnic area will result in high predation by alien (to Fynbos) raptors in the nearby Fynbos area, and have a disproportionate effect on the corridor area linking the lowlands to the rest of the TMNP.	Tony Rebelo (SANBI)	The concern is noted. TMNP will be focussed on the planting of shade trees and not specifically to provide trees for alien raptors.
6.Heritage impacts	6.1 A permit application must be submitted to SAHRA as the proposed activities are in the TMNP Grade 1 heritage site.	Sonja Warnich-Stemmet (SAHRA)	A 'no objection' letter has been received from SAHRA (see Appendix G of Basic Assessment Report).
7.Economic impacts	7.1 What will the new admission fees be? "Upgrades" in other areas have resulted in greatly increased admission charges.	Tim & Pat Hagen	Entrance fees are subject to the normal pricing policy of SANParks.
	7.2 The entrance fee should be increased to keep the undesirable elements out.	Gerard Locke (Tokai Residents Association)	See 7.1 above.
8.Traffic Impacts	8.1 'Tokai Road Extension' is a private road under the management of TMNP. As such there are no comments from the Roads Branch regarding the access to the site.	Ronald Williams (City of Cape Town).	Noted.
	8.2 The circulation is supported by a Traffic Impact Statement (TIS) prepared by Arup Consultants, which illustrates the effect on the local road network.	Arthur Fotiu (City of Cape Town)	Noted.
	8.3 The entrance gate must be relocated 275m west of the existing access, as per Option 2, within two years of the completion of the site upgrade.	Arthur Fotiu (City of Cape Town)	Section 6.2 of the TIS submitted as part of the draft BAR incorrectly referred to an alternative access point. As will be seen from the layout included in the corrected TIS (see Appendix D3 of the Final Basic Assessment Report, the preferred alternative (alt. 1) <u>does not</u> include the option of an additional access point. The existing access point will

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			remain the access point to the re-aligned picnic/braai site, with upgrades to the entrance per the TIS recommendations. The relevant incorrect section of the TIS should have been deleted. This error has been corrected.
	8.4 The entrance gate should be recessed to alleviate traffic congestion on Tokai Road.	Lucinda King & Kathryn Laird	The entrance and access upgrade will be undertaken in line with the recommendations of the TIS (Traffic Impact Statement - see Appendix D3 of the Final Basic Assessment Report). This will allow for a greater on-site stacking ability of vehicles.
	8.5 Whilst it would be preferred that the relocation of the gate is completed together with the upgrade of the picnic/braai area, the possibility exists that this may not be possible. In the event that the existing entrance has to continue to be used in the interim period, an additional entrance lane and ticket control must be implemented for use on busy days, to facilitate quicker access to the site.	Arthur Fotiu (City of Cape Town)	Please see point 8.3 above.
	8.6 To reduce traffic along Tokai Road TMNP could send a ticket collector out into the queue on the road so as to speed up access.	Eric Jansen	See point 8.4 above. The TIS recommendation includes a two-lane entrance which will reduce queue length (stacking distance).
	8.7 Effective measures required to ensure that cars queuing to get into the picnic site do not block the road.	Liz Brunette (Constantia Hills Residents & Ratepayers Association)	See above response.
	8.8 It is noted that Tokai Road to the west of the Zwaanswyk Road junction is of sub-standard width, and is not a City-owned road. This portion of the road is in a state of disrepair. The Parks-owned portion of Tokai Road must be widened and resurfaced to a width of 6m, with a 2.5m-wide gravel verge on each side, between the Zwaanswyk Road intersection and the Prinskasteel Stream bridge, as recommended in the TIS. All road-works to be to the satisfaction of the Director: Roads & Stormwater.	Arthur Fotiu (City of Cape Town)	Noted.

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	8.9 The existing tar road must be upgraded.	Kathryn Laird	This is what is proposed (see above responses and TIS).
	8.10 The TIS records a worst-day scenario of queuing back along Tokai Road as far as the library, which is alarming, but not the normal occurrence. On other days, queuing tails back as far as the Orpen Road circle. A traffic management plan is recommended for dealing with these special instances, but normal operations are acceptable.	Arthur Fotiu (City of Cape Town)	A Traffic Management Plan is recommended to manage traffic on high user days in accordance with the Traffic Impact Statement prepared by the traffic consultants.
	8.11 The internal roads must be able to accommodate normal vehicular traffic, as well as buses and the new, larger taxis.	Arthur Fotiu (City of Cape Town)	The internal circular gravel track will be 3m to ensure reduced vehicle speeds on the track. Passing areas will be provided.
	8.12 No provision is required for Non-Motorised Transport on Tokai Road, due to the low volume of pedestrians who can use the gravel verge alongside the carriageway. As part of the road-widening process, the gravel verge should be formalised with a minimum width of 2.5m, as recommended in the TIS.	Arthur Fotiu (City of Cape Town)	NMT areas (2.5m wide) are proposed on either side of Tokai Road as part of the Tokai road upgrade recommendations made by the consultants in the Traffic Impact Statement (TIS). See figure 3 of the TIS. As indicated in figure 3 of the TIS, an additional area of 5m remains available on the southern side of the road, which an additional space for pedestrians and cyclists.
	8.13 Cyclists should be included as legitimate road users and Tokai Road upgrade should include a cycle path.	Lucinda King, Eric Jansen & Kathryn Laird	See point 8.12 above
	8.14 Adequate space should be provided for pedestrians along Tokai Road, not only 90cm which is usually provided.	Eric Jansen	See point 8.12 above
	8.15 Are any speed bumps proposed? Tokai Road needs effective traffic calming methods to slow traffic.	A.G. Clarke (Tokai Residents Association); Liz Brunette (Constantia Hills Residents & Ratepayers Association)	The section of Tokai Road west of the Zwaanswyk turn-off remains a forestry road per its inception and intended use. It is still being used for forestry purposes and traffic calming requirements will be addressed as part of the long term upgrade and precinct plan of the area.
	8.16 The impact assessment is queried with regard to the effect of motor vehicle generated pollution (e.g. exhaust emissions) on Forest Glade.	Gerard Locke (Tokai Residents)	The re-alignment of the Tokai picnic/braai area is based on the current number of braais sites and visitors. The number of vehicles will thus generally remain the same.

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		Association)	
9. Noise impacts	9.1 With regards to point “7.9 Generation of noise” it states that “the operational phase is unlikely to result in any excessive noise levels as users of the picnic-braai site are required to keep noise levels down (no music rule) and this is actively policed by TMNP officials”. This statement is not true and there is ongoing very loud noise from the picnic area, usually on weekends. This issue needs to be addressed.	Maciej Soltynski	Not all music nuisances in this area is controllable or originates at the Tokai picnic/braai site. Sound travels from neighbouring Chrysalis Academy (not TMNP controlled), which rents out the fields and halls for a wide variety of functions, with the noise travelling beyond Forest Glade on occasion. A ‘no music’ rule applies to the Tokai picnic/braai site although some individuals do not comply. Considering the extent of the area, it is difficult to police but staff attempt to do so. A need for increased number of staff on busy days may be required. Commuter vehicles driving past with music playing loudly are often observed on Tokai Road, causing a noise nuisance along the braai site, Forest Glade and up to Chrysalis Academy.
10. Safety & Security	10.1 Is any action being taken to deal with crime?	A.G. Clarke (Tokai Residents Association)	The re-aligned picnic-braai area will be fenced and monitoring of the site will continue, however this issue remains a challenge given the extent of the site.
	10.2 A no alcohol policy should be implemented and enforced – there is already a problem with intoxicated picnickers returning home down Tokai Road.	Gerard Locke (Tokai Residents Association)	A “no-alcohol” policy (as well as “no-music”) is in place at the Tokai picnic/braai site and will be applicable to the re-aligned area. See Appendix H of the Final Basic Assessment Report which contains the Operational phase EMP.
11. Phasing	11.1 Phase 1B calls for the closure of Area 1B from June 2011 on completion of Phase 1A. However, vehicular traffic in the area is already very high and will increase with the closure of Area 1A. This is unacceptable as wheels compact the soil, both killing the indigenous seedbanks and changing the water holding and storage capacity of the soil. This will severely compromise the restoration of the natural vegetation from the <i>in situ</i> seedbanks. It is requested that a change to the phasing plans be considered and that Phase 1B be closed to vehicular access immediately – all picnicking can continue there until the upgrading of Area	Tony Rebelo (SANBI)	See point 6.6.

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	1A is completed but picnickers will have to park in Area 2 and walk to the picnic sites. This will offer an opportunity to identify snags in the proposed park and walk picnic area too. This can be achieved by using bollards or logs on the east side of the fire belt running between Area 2 and Area 1B, and installing a gate at the north end for official vehicles and rubbish removal.		
12.Operational Management	12.1 Do SANParks plan to supply a daily cleaning agency? This will require each site to have access to a water point (preferably hot) to clean adequately, as well as use of detergents which are not likely to be biodegradable or eco friendly. Who will pay for this and the above infrastructure?	Tim & Pat Hagen	The current cleaning schedule will remain applicable to the new braai sites.
13.Baboon Control	13.1 How are baboons going to be dealt with?	A.G. Clarke (Tokai Residents Association)	The baboon monitoring program will continue in Tokai i.t.o. reducing the conflict between users and baboon. In addition, the necessary fencing of the picnic/braai area, baboon proof bins, signage, etc will be provided within the re-aligned area.
	13.2 The area should be fenced in for security reasons and to prevent baboons from entering braai areas.	Lucinda King & Kathryn Laird	See point 3.13
	13.3 Baboon monitors are required for the picnic area only. The City needs to provide additional funds for this purpose.	Mike Scott (Tokai Residents Association)	See point 3.13.
14. Project Co-ordination	14.1 Working for Wetlands is currently in the process of planning various wetland rehabilitation interventions in the Tokai Plantation area and one within the boundary of the proposed picnic site boundary. It proposes to create a seasonal wetland to the north of the river. Although it seems the main principles of this proposal are embodied in the concept of the play area in the same area, it is important that the final design proposal by Working for Wetlands is captured in the landscaping layout for the redesigned picnic area. The configuration of the berm and extent of the seasonal wetland area will have a direct bearing on the detailed design of landscape elements in the designated play area. It is important that	Mandy Noffke (WESSA)	The Tokai picnic/braai site realignment plan is a Concept Layout. The final detailed design for the proposed wetland area will be presented in the Working for Wetlands (WfW) rehabilitation environmental plan for Prinskasteel River. Further co-ordination will continue through on site co-operation between SANParks and WfW during implementation of the projects.

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	the professional teams of both projects refer to one another and clearly outline which activities each process is requesting authorisation for.		
	14.2 The proposed picnic site requires the upgrading of the ablation facilities, necessitating a connection to the bulk pipeline to the north of the site, which in turn requires crossing the river. The report on infrastructure (Appendix D4) specifies that the 200mm diameter steel pipe that crosses the river will be housed in a supportive structure such as high spec gabions. It was clarified at the Public Open House (20 Sep 2010) that such a structure would form part of the Working for Wetlands rehabilitation design process. Again, it is important that the professional teams of both projects refer to one another and clearly outline which activities each process is requesting authorisation for.	Mandy Noffke (WESSA)	Note. TMNP will oversee the implementation of the sewage infrastructure per the design specifications, in co-operation with WfW.
	14.3 (based on the above) It is requested that the Basic Assessment Processes being run almost in tandem, dovetail with respect to the overlaps between activities. In order to adequately inform both decision makers & Interested & Affected Parties alike, it will be important to clearly outline which activities are being triggered by each process & outline where the opportunities for synergies are being maximized. If necessary the Terms of Reference for each team of consultants should be amended to ensure that adequate consultation is realized.	Mandy Noffke (WESSA)	TMNP agrees that it would be desirable for the projects to run in tandem. See points 13.1 and 13.2 above. For clarification, all works within the river channel should form part of the Working for Wetlands Project. This includes any infrastructure (i.e. 200 mm sewerage pipeline) at the point of crossing any watercourses.
15. Jurisdiction	15.1 No comment submitted by CapeNature as it is a TMNP project.	Sam Ralston	Noted.

3.3 Key Issues & Concerns

The key issues and concerns raised in the public participation process were either related to procedural issues (extent of public participation), planning & design issues (aspects of detailed design) or to substantive issues such as potential biodiversity impacts, traffic-related impacts, noise impacts and operational phase impacts (e.g. management of baboons). The following key issues and concerns were raised:

- **Extent of Public Participation:** The methods used to notify interested and affected parties were insufficient and ineffective. As such the Public Participation Process is deficient.
- **Planning & Design:** A variety of comments were received primarily regarding aspects of detailed planning and design including the alignment of an emergency route, the precise alignment of the north eastern boundary, internal road alignments, inclusion of play equipment and braai design.
- **Biodiversity Impacts:** Some aspects of the proposals are in conflict and could result in negative impacts on biodiversity (e.g. proposals for Western Leopard Toad on the one hand and the proposal to establish summer dry lawns in the wetland, on the other hand). The remnant Prinskasteel wetland should be excluded from the high use zone and rather incorporated into the adjacent biodiversity corridor earmarked for restoration (annotated drawings provided). The importance of ensuring that no alien invasive vegetation becomes established is stressed.
- **Traffic-related impacts:** The road in its current state is in a poor state of disrepair and does not accommodate pedestrians or cyclists. Upgrading the road will enable motorists to speed along the section of road which increased the road safety risk.
- **Operational phase impacts:** Noise, baboon management and public safety are important issues that need careful management during the operational phase.

4. KEY FINDINGS & WAY FORWARD

4.1 Key Findings

The Basic Assessment process has provided potential IAPs with an opportunity to register on the project database and comment on the Draft Basic Assessment Report, including the EIA Application Form and supporting documentation. In total 17 IAPs (the Local Authority, SAHRA, WESSA, SANBI, the Tokai Residents Association, the Constantia Hills Residents Association and 11 local residents) submitted written comment. The key issues raised by IAPs and the manner in which they were addressed are as follows:

- **Extent of Public Participation:** A comprehensive Public Participation Process that is wholly compliant with Regulation 54 has been undertaken. This Comments & Responses Report illustrates and provides proof of the extensive way in which potential IAPs were notified.
- **Planning & Design:** A detailed planning stage will commence following the issuing of the Environmental Authorisation during which the following will be fine-tuned:
 - the alignment and position of an emergency exit gate.
 - The north eastern boundary
 - The internal road alignments
 - Braai design
- **Biodiversity Impacts:** Synergy with the Working for Wetlands Project will ensure that benefits to the riparian ecosystems of the Prinskaasteel River are optimised. The detailed design phase will ensure that benefits associated with the rehabilitation of the lowland fynbos are also optimized. Preferably indigenous tree species will be selected but when required only non-invasive exotic tree species will be used. All potential impacts on biological resources associated with the construction phase will be managed through the implementation of a Construction phase EMP.
- **Traffic-related impacts:** In accordance with the recommendations of the Traffic Impact Statement the road will be upgraded and will cater for non-motorised transport. In addition traffic calming measures will be introduced as well as signage indicating speed limits.
- **Operational phase impacts:** All impacts and issues associated with the operational phase including noise, waste and baboon management and public safety will be managed through the implementation of an Operational EMP.

4.2 Way Forward

The Final Basic Assessment Report has been submitted to DWEA for a decision. This will include the following documentation:

- EIA Application Form;
- Amended Landscaping Plans;
- Specialist Reports;
- Environmental Management Plans for construction and operational phases; and
- Comments & Responses Report.

This Comments and Responses Report along with the Final Basic Assessment Report has been made available, via the TMNP website, to all the registered IAPs. Proof that all registered IAPs were informed of the availability the Comments & Responses Report and Final Basic Assessment Report is included in [Annexure F](#). All final comment will be included in [Annexure G](#) and will not be responded to (in accordance with the procedural requirements).

DWEA will scrutinise the final Basic Assessment Report and this Comments & Responses Report. Should they be satisfied with the information provided in the documentation they may take up to a further 30 days to reach a decision regarding the proposed development. All registered IAPs will receive notice of the decision reached by DWEA and will be provided with an opportunity to appeal against the decision.

