

Divan

From: Renier Kapp <renier@gnec.co.za>
Sent: 03 April 2018 10:25 AM
To: divan@gnec.co.za
Subject: RE: Projek name en description

Jis Boet,

Hiermee die info soos benodig, ek het sommer by elke projek net 'n kort opsomming bygesit.

PROPOSED MIXED USE DEVELOPMENT AT REMAINDER OF FARM NO. 268, LOCATED ALONG HINDLE ROAD BETWEEN DELFT AND BLUE DOWNS, CAPE TOWN, WESTERN CAPE.

Remainder of Farm 268 is located between Delft (north-west) and Blue Downs (east-south-east) along Hindle Road, approximately 1.5 km directly east of the R300. The main features of the site are (1) a panel beating workshop, containing a scrapyard at an old farming homestead and (2) surrounding open undeveloped land. The study area comprises a 1.7 ha square portion of land. A mixed-used development is proposed to be developed at Remainder of Farm 268. The development, if approved, would include the following four subdivisions:

- Light industrial: It is proposed that this section will comprise 14 mini, double volume factories each on its own plot;
- Mixed Use: The existing occupant runs a second hand car business and car spares (scrapyard) business on this section of the site and makes provision for this use to be retained by the occupant and could also include additional residential flats to be constructed on this section of the site;
- Medium / High Density Residential: This portion of the development will include apartment blocks to be constructed.
- Service Station: This portion of the development will comprise of a service station. Toward the east of the site is the Saxdowns Road reserve.

PROPOSED WELGEMOED SHOPPING CENTRE ON PORTION 1 OF FARM 1065 IN ATLANTIS, WESTERN CAPE.

The proposed Welgemoed Shopping Centre development is located on Portion 1 of Farm 1065. The cadastral entity is 20.5ha in extent and the proposed development comprises approximately 10 094m² in extent as per the Site Development Plan. The proposed development comprises a School (4 808m²), Retail Area (26 584m²) and Industrial Areas 56 396m². An open storm water channel is present on site leading from north to south through the site.

PROPOSED REZONING, CONSOLIDATION, SUBDIVISION AND ESTABLISHMENT OF AN INDUSTRIAL COMPLEX ON FARM CUMBERLAND NO. 915, SIMONDIUM, WESTERN CAPE.

The Industrial Complex development proposal on Farm Cumberland No. 915 entails the establishment of 22 Industrial erven. The proposed Industrial erven will vary in size from approx 1219 m² (smallest) to approx 3711 m² (largest). Additionally the Industrial Complex will also entail the construction of a sixteen (16) metre wide private access road that will provide access to the individual Industrial erven.

There is no formal stormwater infrastructure on site apart from a stormwater pipe beneath the existing building which drains into an open furrow and an open furrow which drains to the north eastern corner of the site. It will be required that a retention pond be constructed to limit the post development outflow from the development to the current outflow. This pond should be constructed in the north eastern corner of the site. Initial calculations indicate that a 500m³ pond must be constructed.

PROPOSED GOEDEVERWACHTING LIFESTYLE RESIDENTIAL DEVELOPMENT ON FARM 1262 AND PORTION 2 OF FARM 870, SIR LOWRYS PASS WESTERN CAPE.

PROPOSED BLOUHUIS LIGHT INDUSTRIAL DEVELOPMENT ON PORTION 65, 66 AND 67 OF FARM 832, ZANDWYK, IN PAARL, WESTERN CAPE.

W. DREYER

Groete



2018/04/03

Renier Kapp
for GNEC

Guillaume Nel

environmental consultants

45 Fabriek Street
Paarl
7646

Tel: 021 870 1874
Fax: 021 870 1873
Cell: 082 675 5233
E-Mail: renier@gnec.co.za

From: Divan [mailto:divansmtp@azapi.co.za]
Sent: 03/04/2018 08:24
To: 'Renier Kapp' <renier@gnec.co.za>
Subject: Projek name en description

Yes Kapper sal jy asb vir my onderstaande se projek name stuur en wat gaan water use trigger by elkeen?

Hindle road
Welgemoed
Simondium Light industrial
Goedenverwagt
Erf 845 Sir Low
Blou huis

Divan Opperman
for GNEC

Guillaume Nel

environmental consultants

Tel: 021 870 1874
Fax: 021 870 1873
Cell: 076 453 8829
E-Mail: divan@gnec.co.za

45 Fabriek Street