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**ENVIRONMENTAL NOISE MANAGEMENT PLAN FOR**

**PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF A MIXED  
USE DEVELOPMENT ON FARM CUMBERLAND NO, 915, SIMONDIUM,  
WESTERN CAPE PROVINCE**

**Prepared for**  
**Guillaume Nel Environmental Consultants**

**Prepared by**  
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### **BACKGROUND INFORMATION**

Telegenix Trading 856 (Pty) Ltd. is applying for rezoning, subdivision and establishment of an Industrial Complex on Farm Cumberland No. 915 in Simondium, Western Cape Province. The development proposal comprises:

- Portion 1 – eight office buildings located on 2.56ha in the south western portion of the property;
- Portion 2 – six buildings containing light industrial and warehousing facilities located on 1.75ha of land in the northern portion of the property;
- Remainder – group housing to accommodate existing staff located on 0.65ha in the southernmost portion of the property.

The Preferred Site Development Plan is shown separately, attached to this report.

Jongens Keet Associates was appointed by Guillaume Nel Environmental Consultants with the original brief to conduct a Noise Impact Assessment (NIA) of the proposed development as requested by the Environmental Management Division of the Drakenstein Municipality that imposed the following conditions:

Due to the close proximity of the office spaces and residential units to the industrial facilities the NIA was to determine appropriate mitigation measures to be implemented in order to ensure that indoor levels would comply with Table 2 of South African National Standard (SANS) 10103:2008 *The measurement and rating of environmental noise with respect to annoyance and to speech communication*. The NIA was to assume that the industrial activities on site would emit the maximum allowable noise level of 70 dBA for industrial districts, as prescribed in the Western Cape Noise Control Regulations of 2013 (Drakenstein, 23 January 2019).

The present author communicated that it would be unrealistic to require the implementation of noise mitigation procedures that would encompass all possible types of activities producing 70 dBA within the industrial district if such activities with associated noise levels would not actually occur.

In accordance with SANS 10103:2008 a NIA of any proposed development is to be based on objective information and data. This requires detailed knowledge and noise level data of all machinery and associated activities which will form part of the proposed development. At the time of submitting the proposed rezoning, subdivision and

development of a mixed use development of the property no information pertaining to what respective activities were envisaged in the industrial zone was available.

The original brief was therefore changed and the following Environmental Noise Management Plan is presented.

## **ENVIRONMENTAL NOISE MANAGEMENT PLAN**

The Environmental Management Division of the Drakenstein Municipality (Drakenstein 5 March 2019) stipulated that the outdoor noise rating level on all erven within the proposed development are to be limited to that for a suburban district with little road traffic as prescribed in Table 2 of SANS 10103:2008. The respective daytime and night-time rating levels for noise are 50 dBA and 40 dBA.

With particular emphasis on the industrial portion of the proposed development, prior to the signing of any lease, a NIA is to be conducted on each of the proposed activities and any noise mitigation procedures that may be required are to be incorporated that will ensure that the respective daytime and night-time rating levels for noise of 50 dBA and 40 dBA will not be exceeded anywhere on the proposed development property.

Similarly, all other activities that will take place on the proposed development property may not cause the daytime and night-time rating levels for noise of 50 dBA and 40 dBA, respectively, to be exceeded.

## **REFERENCES**

Drakenstein, 23 January 2019. Letter, Reference 15/4/1 (F915), Simondium.

Drakenstein, 5 March 2019. Letter re Noise Impact Assessment\_Simondium Mixed Use Development.

SANS 10103:2008 *The measurement and rating of environmental noise with respect to annoyance and to speech communication.*

Western Cape Noise Control Regulations, 2013; Provincial Notice 200 in Provincial Gazette 7141 of 20 June 2013.