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Attention: Renier Kapp

THE PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF A MIXED USE DEVELOPMENT ON FARM CUMBERLAND NO 915, SIMONDIUM: COMMENTS ON THE PRE-APP DRAFT BASIC ASSESSMENT REPORT - DEA&DP REF NO. 16/3/3/7/1/B3/28/1303/18

Dear Sir

Your Draft Basic Assessment Report dated October 2018 has reference.

The proposed application entails the rezoning, subdivision and establishment of an industrial complex on Farm 915, Simondium. Farm 915, Simondium is bordered to the east by Farm Drakenstein Wynkelders No. 1337 and Main Road 191 and bordered by agricultural farms to the north, west and south. It is noted that Farm 1337 is also owned by the applicant and zoned as Industrial 1.

The proposal consists of a mixture of office, light industry/ warehousing and residential opportunities within one development. The residential component will cater for housing needs of staff and families who are currently located on site.

It is noted that the Botanical Assessment, as conducted by Bergwind Botanical Surveys and Tours, indicated that the site does not support any remaining natural vegetation and that the entire site has development potential from a botanical perspective.

The BAR does not identify any other significant environmental features on site, which is in concurrence with the Draft Drakenstein Environmental Management Framework (2015).

The Environmental Management Division does not object to the proposed development on condition that the following preliminary concerns are addressed:

1. As the development is situated adjacent to agricultural land, measures shall be put in place in all habitable buildings to ensure the indoor air quality is not affected by emissions from normal agricultural activities.
2. Due to the close proximity of the office spaces and residential units to the industrial facilities, a noise impact assessment must be conducted. Such assessment should determine the appropriate mitigation measures to be implemented in order to ensure that indoor noise levels will comply with table 2 of SANS 10103. The noise impact assessment must assume that the industrial activities on site will emit the maximum allowable noise levels for industrial districts, as prescribed in the Western Cape Noise Control Regulations of 2013.

The Environmental Management Division would like to reserve the right to provide final comment on the land use application until such time as written proof of Environmental Authorisation as granted by the DEA&DP has been received.

Yours faithfully



C. WINTER

MANAGER: ENVIRONMENTAL MANAGEMENT

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