

ENVIRONMENTAL IMPACT ASSESSMENT

NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT PROCESS FOR THE PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF A MIXED USE DEVELOPMENT ON FARM CUMBERLAND NO. 915, SIMONDIUM, WESTERN CAPE PROVINCE.

BACKGROUND INFORMATION DOCUMENT (BID)

AND INVITATION TO PARTICIPATE

October 2018

DEA&DP REFERENCE No: 16/3/3/6/7/1/B3/28/1303/18

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with information about the proposed Simondium Mixed Use Development on Farm Cumberland No. 915 in Simondium, Western Cape Province.
- Introduce and explain the Basic Assessment and Public Participation process to be followed for the proposed development, in terms of applicable environmental legislation (National Environmental Management Act (NEMA), (Act No.107 of 1998), as amended;
- Invite all stakeholders to register and comment on any aspect related to the proposed development between the **26th of October and the 26th of November 2018.**

2. PROJECT DESCRIPTION

Guillaume Nel Environmental Consultants (GNEC) has been appointed by Telegenix Trading 856 (Pty) Ltd. to facilitate the Environmental Impact Assessment (EIA) process for the proposed rezoning, subdivision and establishment of an Industrial Complex on Farm Cumberland No. 915 in Simondium, Western Cape Province.

The proposed property (Farm Cumberland No. 915) is situated in the rural town of Simondium, approximately 15 kilometers from Paarl, and is within the municipal jurisdiction area of the Drakenstein Municipality. Farm Cumberland No. 915 is situated approximately 1 kilometer from the T-junction between Main Road 191 (Paarl – Franschhoek – R45) and Main Road 205 (Simondium - Klappmuts).

Farm Cumberland No. 915 is bounded directly to the East by Farm Drakenstein Wynkelders No. 1337 and Main Road 191 (R45). Farm Drakenstein Wynkelders No. 1337, situated directly East of Farm Cumberland No. 915 is owned by the same Applicant, and currently zoned Industrial 1. Additionally Farm Drakenstein Wynkelders No. 1337 is also currently utilized as an Industrial concern. The concerned property (Farm Cumberland No. 915) is bounded by agricultural farms to the North, West and South. The Berg River is located approximately 1.2 kilometers East from the proposed Industrial Complex development on Farm Cumberland No. 915.

The development proposal represents a combination of office, light industry/warehousing and residential opportunities within one development. The proposed development will aspire to provide staff accommodation within a well designed and developed portion of the subject property. This residential component will not only respect the tenure of the staff currently present on the subject property, but will also provide a unique opportunity to link the residential with the potential employment opportunities, which is exactly what the spatial planning policies recommend. Although this application proposes a mixed use development which should be evaluated collectively as one large development proposal, it comprises three distinct components (portions) viz. Portion 1 (office buildings), Portion 2 (Light industry/warehousing) and Remainder (residential) each accommodating separate land uses within the larger precinct. The three portions can and will be developed as separate phases. The detailed development proposal as depicted on the attached Proposed Site Development Plan in respect to the individual portions will be discussed as follows.

(i) In terms of Section 15(2)(a) of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2015 for the Rezoning of the Remainder of Farm Cumberland No. 915 Paarl from Agriculture Zone and Residential Zone to Sub divisional Area;

(ii) In terms of Section 15(2)(d) of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2015 for the Subdivision of the rezoned land unit into three (3) portions as depicted on Subdivision Plan: Plan 122-1 SUB1 REV1 dated June 2018 viz.

- Portion 1(±2,56ha)(Business Zone III: Offices);
- Portion 2(±1,73ha) (Industrial Zone I :Light industry/warehousing);
- Remainder(±0,65ha)(Residential Zone II: Group Housing)

(iii) In terms of Section 15(2)(o) of the Drakenstein Municipality: Municipal Land Use Planning By-Law, 2015 for Consent Use to permit Warehousing as a land use right on the proposed Portion 2 with Industrial Zone I zoning;

Portion 1 - Offices:

The proposed Portion 1 represents the largest of the three components and is located in the south western portion of the subject property. This 2,56ha portion of land is earmarked for office development comprising various office buildings strategically positioned to optimize the internal traffic flow and rocky outcrops present in the area. Although a detail Site Development Plan (SDP) will be submitted after approval is granted for the rezoning of this portion to Business Zone III to facilitate the proposed office

buildings which will be alienated on a sectional title basis, the attached proposed development plan proposes 8 office buildings varying in extent from $\pm 680\text{m}^2$ to $\pm 900\text{m}^2$ with a combined GLA of $\pm 6320\text{m}^2$ which represents coverage of 45% and a bulk of 0,57. This is less than the 50% permitted for coverage and 1,5 permitted for bulk in the applicable zoning scheme regulations. Portion 1 will also not be subdivided into individual erven but each office building will be alienated on a sectional title basis. The office buildings will be restricted to two storeys only with approximately 380 onsite parking bays, which is much more than the 253 parking bays required by the applicable zoning scheme regulations at a ratio of 4 bays/100m² GLA for this development proposal. The SDP which will be submitted after approval will also comprise a detailed Landscaping component highlighting especially the areas with rocky outcrops as active open spaces located between the office buildings. Access to this Portion will be via a newly constructed access road leading from the existing entrance off Main Road 191 over Farm 1337 Paarl. Since both Farms 915 and 1337 Paarl will remain in the same ownership, no servitudes will be required at this juncture.

Portion 2 – Light Industry / Warehousing:

The proposed Portion 2 represents the light industrial/warehouse component of the larger development on the subject property and measures 1,75ha in extent. This portion represents the northern portion of the subject property and abuts the existing industrial zoned Farm 1337 Paarl and recently approved warehousing and storage. Although this portion will be developed separately it will collectively form part of the larger industrial component of the combined properties. This Portion 2 will be rezoned in terms of the applicable zoning scheme regulations to Industrial Zone I with a Consent Use for warehousing. This proposed component will comprise 6 separate buildings varying in extent from $\pm 814\text{m}^2$ to $\pm 2745\text{m}^2$ with a collective development extent of $\pm 8265\text{m}^2$. This represents a 48% coverage and a bulk of 0,48 which is again much less than the 75% coverage and 1,5 bulk permitted by the applicable zoning scheme regulations. This light industrial/warehousing component will be alienated on a sectional title basis and no further subdivisions are proposed. Access to the proposed Portion 2 will be taken from a newly constructed internal access road leading from the existing entrance off Main Road 191 over Farm 1337 Paarl.

Remainder – Group Housing:

The proposed Remainder represents the residential component of the larger development on the subject property and measures 0,65ha in extent. This portion is located on the southernmost portion of the subject property and will be rezoned to Residential Zone II to accommodate 14 group houses measuring 50m² in extent each at a density of 21 units/ha. These group houses will primarily be used to accommodate existing staff members on the subject property and will gain access via an existing servitude road.

Access to the subject property is taken via an existing and approved access off Main Road 191. This access will remain as main entrance to the proposed development and will be upgraded in accordance with the requirements and standards of the relevant roads authority. Although the subject property has no direct link with Main Road 191 from which access is gained, the fact that it is also owned by the same entity as the abutting Farm 1337 Paarl, no servitude right of way is required. There is also an existing servitude access road which leads directly from Main Road 205 to the existing dwellings on the subject property.

The intention is to retain this servitude road as primary access to the proposed residential component of the development which will serve as staff housing for the current workers. Internal access to the individual components within the proposed development will be via 8m wide streets which are considered as sufficient to accommodate the anticipated passenger vehicles inside the development.

In order to service the proposed development on Farm Cumberland No. 915, new bulk infrastructure will need to be installed on the property. This process involves the construction and installation of storm water, sewerage, potable water and electrical infrastructure.

3. NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998), AS AMENDED

Environmental Assessment

The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed application for the Simondium Mixed Use Development as an activity that may have detrimental effects on the environment with the following listed activities:

Government Notice No. R. 327 of 7 April 2017:

Listing Notice 1 - Activity No: 12, 19, 24 and 28, and

Government Notice No. R. 324 of 7 April 2017:

Listing Notice 3 - Activities 4 and 12.

Definition of an Environmental Impact Assessment (EIA)

An environmental impact assessment is a good planning tool to assist in the identification, evaluation and assessment of potential positive and negative impacts of a proposed development on the environment. It also recommends ways to avoid or reduce negative impacts, and ensure that developments are sustainable without affecting people's lives and the environment adversely.

As mentioned, an EIA is undertaken in terms of the NEMA (Act No 107 of 1998) as amended, and the EIA Regulations.

4. POTENTIAL ENVIRONMENTAL ISSUES

Potential environmental issues that will be addressed in the assessment include inter alia:

Noise

There will be a temporary noise impact due to construction vehicles operating on and around the site. During the operational phase of the activity, additional noise associated with the additional traffic in the area. This impact is deemed negligible and is consistent with the existing industrial development on Erf 1337.

Traffic

There will be construction vehicles moving to and from the site during the construction phase of the development. A Traffic Impact Assessment has been conducted in order to mitigate this impact and propose upgrades to roads infrastructure where required.

Freshwater

The site contains no watercourses or wetlands. One small dam is present on the north western corner of the property adjacent to the larger dam on the adjacent property toward the north. The dam supports a band of the wetland associated rush *Juncus cf. rigidus* (yellow arrow) and aquatic plant *Nymphoides thunbergiana*. This dam was historically used for irrigation as part of past agricultural activities. This dam will be decommissioned as part of the development and any associated wet conditions will form part of the stormwater civils infrastructure. An informal stormwater drainage line occurs along the south eastern boundary of the site. This informal drainage channel have been indicated on the site development plan on the eastern boundary of the property.

Botanical

Farm 915 Simondium has undergone complete transformation due to past farming activities. The eastern half of the property was historically cultivated. The last crop to be cultivated was grape vines. The western side of the property contains several dwellings where a small community of people reside. The site contains no remaining intact natural vegetation. The **Botanical Impact Assessment** concluded that *based on the survey and findings that the site does not support any remaining natural vegetation it is concluded, from a purely botanical perspective, that the entire site has development potential.*

Economic

The development of the site would provide a much needed economic injection to the greater Simondium area. The development will have a massive positive socio economic impact in provided much need long term work opportunities in the industrial, business and ancillary sectors. The development of industry and business opportunities in a small community such as Simondium will have an exponential knock on affect to the work opportunities in the area. The construction phase of the development will also provide many temporary job opportunities to the local community.

Social

The social impacts associated with the development is deemed to be a positive one. The people living on Rem. Farm 915 are all currently tenants: it is understood a combination of ex-employees of the Drakenstein Winery (closed in approximately 1998), some of whose family took over the houses when

their parents died; and new tenants. The main farm house on the property is rented to a missionary family. None of the people living on the property are employed by the current owners of the property.

When the property was transferred into its current ownership in 2003 the previous owner had eviction orders for the people living on the property. However, the municipality was unable to re-house them, and the current owners have allowed them to remain until suitable alternative accommodation can be found. For the past 14 years they have engaged with the municipality to establish a housing project for farm labourers in the area. Land has been identified and the studies are underway but this would probably only take place in 2 – 3 years. The owners also recently, in conjunction with Top Fruit, donated a piece of land to the community in Simondium on which a community hall is being built. This is directly opposite the land earmarked for the housing development.

For this reason it should now be noted that all families located on the site will now be formally re-housed within the proposed residential component to be developed on the site.

As mentioned, the Basic Assessment Report will identify measures to reduce identified negative impacts, and optimise positive impacts.

5. PUBLIC PARTICIPATION

In terms of the NEMA, public participation forms an integral part of the environmental assessment process. The public participation process provides people who may be affected by the proposed development with an opportunity to provide comment and to raise issues of concern about the project or to make suggestions that may result in enhanced benefits for the project.

Comments and issues raised during the public participation process will be captured, evaluated and included in a Comment and Response Report. These issues will be addressed and included in the final, Basic Assessment Report which will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP).

6. DELIVERABLES

The environmental assessment will culminate in the compilation of a Basic Assessment Report and Environmental Management Plan.

The Basic Assessment Report will be submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), the regulatory authority responsible for the review of the report.

The DEA&DP has to reach a decision as to whether, and under what conditions, the project may proceed, based on environmental considerations. An environmental authorization will be issued based on the information provided in the Basic Assessment Report. Interested and Affected Parties who have registered will be notified of the environmental authorisation.

7. TIMEFRAMES

The table below provides an indication of the proposed timeframes for the project.

Activity	Estimated Timeframe
Compilation of Specialist Studies	2017 – August 2018
Compilation of Basic Assessment Report	October 2018
Project announcement to key stakeholders and registered I&As	October 2018
Amend BAR and EMP Compile EIA Application & submit to the DEA&DP	January 2019
2 nd PPP Draft Final Bar & EMP	January 2019
Amend Final Bar & EMP and submit final Basic Assessment Report to decision-making Authority for a decision	March 2019
DEA&DP Review	March –June 2019
Authorisation	June 2019
Commencement of activity	January 2020

8. INVITATION TO PARTICIPATE

GNEC was appointed as an independent environmental consultancy by **Telegenix Trading 856 (Pty) Ltd** to facilitate the environmental impact assessment and public participation process for the proposed project. A copy of the Pre-App Draft BAR is made available at the Drakenstein Public Library in Paarl up until **Monday the 26th of November 2018**. Alternatively a copy of the report is also available on the GNEC website at www.gnec.co.za. To register as an Interested and Affected Party, please complete and return the enclosed registration sheet and submit any written comments to:

GNEC

Att: Mr Renier Kapp
P.O. Box 2632, Paarl, 7620
Tel: 021 870 1874
Fax: 021 870 1873
Cell: 082 675 5233
E-mail: renier@gnec.co.za

GNEC Ref No: 20309

DEA&DP Ref No: 16/3/3/6/7/1/B3/28/1303/18

Please submit the registration sheet to GNEC by no later than Monday the 26th of November 2018.

Fabriek Street 45
Paarl

Tel: 021 870 1874



P.O. Box 2632 Paarl 7620

Cell: 082 675 5233

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

REGISTRATION AND COMMENT SHEET

October 2018

DEA&DP REFERENCE No: 16/3/3/6/7/1/B3/28/1303/18

GNEC REF: 20309

Title _____ Name and Surname _____
 Company Name/Interest _____
 Postal-or-Residential Address _____
 Area _____ Postal Code _____
 Tel: _____ Cell Phone _____
 Fax: _____
 E-Mail Address _____

Please indicate you preferred method of communication (Please indicate with an X)					
Fax		E-Mail		Post	

Comments (You are welcome to attach more sheets if necessary (Your comments will be considered in the EIA (BA) process)

Please provide details of any other person/company whom you would like us to add to our mailing list

Title _____ Name and Surname _____
 Company Name _____
 Tel: _____ Fax No: _____
 E-Mail _____

Please complete and return to GNEC by no later than **Monday the 26th of November 2018**
Attention: Mr Renier Kapp
 P.O. Box 2632, Paarl, 7620
 Tel: 021 870 1874, Fax: 021 870 1873, Cell: 082 675 5233, E-mail: renier@gnec.co.za
Thank You for your participation

