

26 June 2019

Dear Interested and Affected Party

GNEC Ref Code: 20467

AVAILABILITY OF PRE-APP DRAFT BAR: PROPOSED CONSOLIDATION, REZONING, SUBDIVISION AND DEVELOPMENT OF LANGVERWACHT INDUSTRIAL PARK ON PORTION 65, 66 AND 67 OF FARM 832, IN PAARL, WESTERN CAPE PROVINCE.

Guillaume Nel Environmental Consultants (GNEC) has been appointed by Die Van Zyl Familie Trust to facilitate the Environmental Impact Assessment (EIA) process for the proposed consolidation, rezoning, subdivision and development of the Langverwacht Industrial Complex on Portion 65, 66 and 67 of Farm 832 in Paarl, Western Cape Province.

The site is located on the western outskirts of Paarl along a newly formed industrial, retail and commercial corridor. The proposed development is located within the Drakenstein Urban Edge and is earmarked for industrial and commercial development. Towards the west of the site is the existing Zandwijk Industrial Park which is essentially similar to the proposed development. Towards the east of the site are more smallholdings and further east is the R45 leading from Paarl to Franschoek. The site has an irregular shape and extends to both sides of the Van Wyksrivier with the railway line forming the southern boundary and the Old Paarl Road / Sandringham Road (DR00189) forming the northern boundary. A portion of the site extends as far as the R45 and old Paarl Road intersection.

Portion 65, 66 and 67 of Farm 832 in Paarl will be developed into a security controlled industrial park with a total of 30 light industrial erven (Industrial Zone 1) and one erf to be zoned Open Space Zone II and utilized for private open space, detention pond, sewer plant and private internal road. These erven range from 988m² to one erf of 4271m². The extent of the proposed site to be developed is 9.41ha of which 545ha will comprise industrial erven. The remaining 2.487ha will comprise private open space, detention pond, sewer plant and private road.

The development concept comprises the optimizing of the site within the existing area by redeveloping it into a functional and viable Industrial Park. In order to fit in with the abutting

Zandwyk Industrial Park and various other mixed use land uses in the immediate area, an Industrial development comprising 30 light industrial erven (Industrial Zone 1) and one erf to be zoned Open Space Zone II and utilized for private open space, detention pond, sewer plant and private internal road. These new industrial portions will vary in extent between 988m² to one erf of 4271m² and will be served by a private road network providing access to each of the individual portions. Provision is made for smaller industrial portions in the centre of the development, while the larger portions are positioned on the outside edge of the development.

In order to facilitate the Van Wyks River which traverses the site, a new bridge will be constructed to provide access via a cul de sac road to the larger industrial portions located on the southern portion of the site. The Industrial Portions measures 5,401ha in extent which represents 69% of the site. A total GLA (Gross Leasable Area) of approximately 40 506m² is proposed based on a bulk factor of 0,75 (Section 75(1) of the Drakenstein Zoning Scheme By-Law).

Provision is also made within the development for an Open Space Zoned area. This area comprises not only the private road network and Van Wyks River corridor with extended private open space, but also the proposed detention pond and new proposed sewerage plant. Both the detention pond and sewer plant is located south of the Van Wyks River in an area identified by the relevant specials. The Open Space Zoned area measures 2,540ha in extent and represents 31% of the site. The private road network comprises a 13m wide internal ring road network which provides direct access to each of the Industrial Portions, while access to the proposed development will be taken directly from Main Road 189 via a new proposed entrance. This entrance road will be 17m wide in order to facilitate the proposed access security entrance and proper traffic control.

The most significant aquatic feature within the site is the Van Wyks River. The river is a seasonal tributary of the Berg River that originates near the R44 road and flows in an easterly directly between the Simonsberg and the Paarlberg to the west of the town Paarl. Many of the tributaries of the river have their origins in vineyards on the slopes of these two hills. Within the valley floor, the river flows along the N1, where it is fed by groundwater seeps and forms the broad valley-bottom Simonvlei wetland, a wetland area that has been rehabilitated by Simonvlei Winery. Water is abstracted along the length of the river as it flows from the hills and wetlands areas in the west and there are a number of small farm dams in the upper catchment of the river. Downstream of the R101 (Old Paarl Road), the river has been significantly modified by the peri-

urban activities around Paarl, which consist of industrial sites in the vicinity of the proposed development site and then farming in the downstream Berg River Channel. The tributary joins the Berg River at Suider-Paarl.

At the site, the channel of the Van Wyks River is dominated by *Typha capensis*, *Cyperus textillis* and *Phragmites australis*. The riparian vegetation of the river has been removed by surrounding land use and the channel has been confined and modified. A small tributary of the Van Wyks River that arises on the southern facing slopes of the Paarlberg Mountain crosses the site and confluences with the Van Wyks River at the site. Within the site, the tributary has been highly confined and entrenched in a straightened channel. In the eastern portions of the site, where the railway and the river are located close together, an indigenous *Pennisetum macrourum* wetland has formed which is fed by run-off from the railway as well as seasonal overtopping from the river. There are no wetlands mapped on the site in terms of the national Freshwater Ecosystem Priority Areas (FEPA) mapping initiative. The Van Wyks River is considered to be of moderate to low ecological importance and sensitivity. The high level of modifications to the river has resulted in the loss of the sensitive species and habitats.

It is proposed to incorporate the runoff in the tributary into a pipe that forms part of the stormwater management measures for the site. The Freshwater Impact Assessment has recommended that this tributary not be piped but rather be retained as an open channel through the development. This tributary leads from the north of the R101 through the adjacent development of Paarl Junction which is currently in construction phase. This tributary leading through the development will be piped within the development similar to the proposal as part of this application. Given the condition of the tributary and the piping of the tributary directly upstream, it was decided that piping the tributary would be retained as the preferred proposal. This would also ensure that there would be no pollution considerations to be monitored throughout the operational phase.

For the Van Wyks River, the proposal is to contain the watercourse within a 20.4m or 25.45m channel. The river channel currently varies from about 14m to 27m in width and is dominated with reed growth that blocks the channel. Very little of the riparian zone of the river remains. The Freshwater Assessment has proposed that the Van Wyks River not be entirely formalized but should allow for some sections that comprise of a gabion channel and some that can be vegetated with just the low flow channel formalized with rip rap.

In order to accommodate the 1:100 floodline as per the Floodline Investigation report the site will require infilling toward the north of the Van Wyks River in line with the report. This river investigation of the van Wyk's River examined the river conditions between the culverts at Zandwyk Park and 30m downstream of the culverts at the R45.

A single vegetation type, Swartland Shale Renosterveld, occurs at the site according to The Vegetation of South Africa, Lesotho and Swaziland (VEGMAP)(Rebelo et al. 2006 in Mucina & Rutherford, 2006). The vegetation type, or ecosystem, is listed as Critically Endangered in The List of Threatened Terrestrial Ecosystems (Government Gazette, 2011). According to the VEGMAP two vegetation types occur nearby to the east of the study area. These are Swartland Granite Fynbos and Swartland Alluvium Fynbos.

Most of the site is completely devoid of natural vegetation since it comprises highly modified agricultural land. Dumping and substantial quantities of rubble were found at the western boundary. Most of the site is dominated by alien grasses and agricultural weeds such as Kikuyu grass (*Pennisetum clandestinum*), rippgut brome (*Bromus diandrus*), turknael (*Erodium moschatum*) and Paterson's curse (*Echium plantagineum*). Only a few remnant indigenous species were found. They include scattered plants of *Moraea* cf. *collina*, *Romulea* sp., *Oxalis glabra*, *Oxalis purpurea* and *Amaryllis belladonna*.

A Notification of Intent was submitted to the Heritage Western Cape. The comment from Heritage Western Cape indicated that since there is no reason to believe that the development will negative impact on any Heritage related Resources the development may continue as per the Preferred Site Development Plan.

Drakenstein Municipality confirmed that there is no exiting bulk sewer network with capacity in the Southern Paarl region. They are currently unsure when a new bulk pipeline will be constructed, but this could be between 10 – 20 years. Hence the Municipality supports a temporary private treatment facility (treatment plant) until their planned bulk infrastructure is in place. GLS Consulting will conduct a study of the sewer network and future Bulk Infrastructure prior to construction as discussed with Drakenstein Municipality. A portable sewage treatment plant is proposed toward the south eastern corner of the site adjacent to the railway line similar to the existing Zandwijk Park development toward the west. All internal installations will be constructed to connect to municipal sewers once it is made available.

A proposed connection to the existing 250mmØ pipeline along the R101 is proposed. A 110mmØ connection point will be constructed on the northern boundary of the development on the R101. A 25mm water meter connection will however be constructed as a temporary bulk water meter for the proposed development. This temporary water meter will be upgraded to an 80mm water meter once Drakenstein Municipality upgrades the Bulk Water Infrastructure in the Southern Paarl region.

The three separate properties currently have full direct access off Sandringham road (MR189). The main access to the industrial development is proposed off Sandringham Road (MR189) approximately 470m to the east of the Suid-Agter Paarl Road intersection and approximately 215m to the west of the Simondium Road intersection. Based on plans proposed by the WCPG access will be provided from a service road parallel to Sandringham road. This service road will be given access at a median break on MR189. The median break is spaced approximately 440m to the east of the future MR191 intersection with MR189, which is in line with the long-term planning for the Realignment of MR191.

The electricity supply authority in this area is Drakenstein Municipality. Drakenstein is being supplied in bulk from Eskom. The supply authority has capacity for the estimated demand from the Suidend step-down substation. This substation is 650 m from the site boundary which is within easy reach from an electricity service perspective. Drakenstein Municipality is busy with an MV Masterplan for the area which will provide adequate feeders to the site boundary.

Die Van Zyl Familie Trust, appointed GNEC as an independent environmental consultancy to facilitate the Environmental Impact Assessment (EIA) and public participation process required for the project. The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed development as an activity that may have detrimental effects on the environment with the following listed activities:

Government Notice No. R. 983 of 04 December 2014, as amended –

- Listing Notice 1 – Activity No: 9, 12, 13, 19 and 28;
- Listing Notice 3 – Activity No: 4 and 12;

A copy of the Pre-App Draft BAR is made available at the Drakenstein Public Library in Paarl up until **Friday the 26th of July 2019**. 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

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Comment must be submitted by no later than Friday the 26th of July 2019.

Yours sincerely



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