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Attention: Renier Kapp

**POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT: PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF A MIXED USE DEVELOPMENT ON FARM 915, CUMBERLAND, SIMONDIUM (DEA&DP REF NO. 16/3/3/7/1/B3/28/1027/19)**

Reference is made to the Post-Application Draft Basic Assessment Report (DBAR) for the proposed rezoning, subdivision and development of a mixed use development on the abovementioned property.

The Environmental Management Division (EMD) circulated the Post-Application DBAR to the following departments/divisions for comment: Engineering Services Department: Infrastructure Management; Electro-technical Services; Planning and Development: Spatial Planning; Planning and Development: Land Use Planning; Planning and Development: Heritage.

Comments were received from the following departments/divisions:

**Engineering Services Department: Infrastructure Management – Lawrence Smith (Annexure A)**

This department has no further comment on this application.

**Planning and Development: Spatial Planning – Bisschoff Bosman (Annexure B)**

In the 2018 Spatial Development Framework (SDF) the site is designated as “Industrial Core” and “Urban Infill” which makes provision for office, industrial and residential land uses. The proposal is deemed to be in line with the general provisions of the 2018 SDF, i.e. is consistent.

Furthermore, the BAR addresses concerns related to vehicle access, visuals from the R45 (Scenic Route) and, in general, the provision of civil infrastructure. Please see Annexure B for the full comment from Spatial Planning.

**Planning and Development: Land Use Planning and Surveying Section – Jaime Meyer (Annexure C)**

Based on the information provided in the Post-Application DBAR, the details of the report correspond with that of the land use application that has been submitted and subsequently processed. The Land Use Planning and Surveying Section therefore has no comments on the above application, as all land use planning

requirements will be addressed as part of the land use planning process. Please see Annexure C for the full comment from this Section.

**Planning and Development: Heritage – Zwelibanzi Shiceka (Annexure D)**

The Heritage Sub-section supports the heritage indicators on page 26 and the recommendations on page 32 of the Pre-Application DHIA by Cindy Postlethwayt, dated June 2018.

**EMD: Planning and Sustainability Section (Lauren King)**

Having reviewed the above Post-Application DBAR and associated Comments and Response Report, the Environmental Management Division is not satisfied with the response provided with regards to the Noise Impact Assessment previously requested by this Branch.

1. Section 4(1) of the Western Cape Noise Control Regulations of 2013 state the following:

*4. (1) The local authority, or any other authority responsible for considering an application for a building plan approval, business licence approval, planning approval or environmental authorisation, may instruct the applicant to conduct and submit, as part of the application—*

*(a) a noise impact assessment in accordance with SANS 10328 to establish whether the noise impact rating of the proposed land use or activity exceeds the appropriate rating level for a particular district as indicated in SANS 10103; or*

*(b) where the noise level measurements cannot be determined, an assessment, to the satisfaction of the local authority, of the noise level of the proposed land use or activity.*

Due to the fact that no Noise Impact Assessment was undertaken in accordance with SANS 10328 as requested, the division does not support the development of the industrial and commercial areas with the full rights to produce noise up to the maximum respective rating levels for noise in districts as set out in table 2 of SANS 10103. This division recommends that should the application be approved, a condition be included in the environmental authorisation that all activities within the development be limited to the rating level for urban districts as set out in table 2 of SANS 10103.

2. Furthermore, the recommendations of the Freshwater Specialist with regards to the use of Sustainable Urban Drainage Systems (SUDS) must be considered and incorporated in the Stormwater Management Plan of the proposed development.
3. The control measures specified by the Freshwater Specialist on pages 29-37 of the Freshwater Resource Ecological Assessment must be included under the relevant sections in the Environmental Management Programme (EMP) for both the Construction and Operational Phase sections of the EMP.
4. As the proposed development will consist of 3 portions, i.e. Portion 1 (office buildings), Portion 2 (light industry/warehousing), and Remainder Portion (residential), the Operational Phase of the EMP must clearly state the parties responsible for the maintenance of stormwater and landscaping features throughout the development, the maintenance activities required, as well as the frequencies and time periods that these activities must occur.

5. Notwithstanding the above, a Landscape Master Plan for the entire development and/or subsequent Detailed Landscape Plans for the 3 portions, i.e. Portion 1 (office buildings), Portion 2 (light industry/warehousing), and Remainder Portion (residential) will be required as part of the land use planning process.

#### **Conclusion**

Having reviewed the application and circulated it to the relevant departments/divisions for comment, the Environmental Management Division (EMD) finds the above application in order, subject to the above concerns being addressed and included in the Final Basic Assessment Report, before submission to the competent authority.

Should you wish to discuss the above comments, please do not hesitate to contact Lauren King (see above for contact details).

Kind regards,



**C. WINTER**

**MANAGER: ENVIRONMENTAL MANAGEMENT**

**Annexure A: Engineering Services Department: Infrastructure Management – Lawrence Smith**

**Annexure B: Planning and Development: Spatial Planning – Louis Schlechter**

**Annexure C: Planning and Development: Land Use Planning – Jaime Meyer**

**Annexure D: Planning and Development: Heritage – Zwelibanzi Shiceka**

**CC: Department of Environmental Affairs and Development Planning (DEA&DP)**

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