

26 October 2018

Dear Interested and Affected Party

GNEC Ref Code: 20309

AVAILABILITY OF PRE-APP DRAFT BAR: PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF A MIXED USE DEVELOPMENT ON FARM CUMBERLAND NO. 915, SIMONDIUM, WESTERN CAPE PROVINC.

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 - Klapmuts).

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 ±680m² to ±900m² with a combined GLA of ±6320m² 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 ±814m² to ±2745m² with a collective development extent of ±8265m². 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.

The National Environmental Management Act (NEMA) (Act No. 107 of 1998) identifies the proposed Apartment Complex Development on Erf 222 and Erf 223 as an activity that may have detrimental effects on the environment. In terms of Sections 24 and 24(D) of the Act, as read with Government Notices R 983, an *AD-HOC* Development Setback Line is requested with respect to the following listed activities:

Telegenix Trading 856 (Pty) Ltd, 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. 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

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

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GNEC Ref No: 20309

Comment must be submitted by no later than Monday the 26th of November 2018.

Yours sincerely



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