

**31 August 2018**

**Attention: Interested and Affected Party**

**31 August 2018 – 8 October 2018**

**DEA&DP Reference: 16/3/3/6/7/2/B3/38/1253/18**

**Dear Interested and Affected Party**

**NOTICE OF 1<sup>st</sup> COMMENTING PUBLIC PARTICIPATION PERIOD: PROPOSED MIXED USE PRECINCT DEVELOPMENT ON ERF 15712, WELLINGTON**

Erf 15712 is located north of the Winelands town of Wellington, east of the Old Leather Tannery. The site is bordered to the west by the R44 and to the east by a Transnet railway line. The southern border is demarcated by Oakdene Road and to the north, agricultural landscapes start to decorate the environment. The proposed site has been disturbed by the historical use as evaporation ponds for the leather tannery. This portion in particular was used to accommodate various evaporation ponds and dams which formed part of the industrial process conducted by the tannery. A historic homestead which has heritage significance is located on site and will be retained within the development. A second dwelling is located to the north of the first and will not be included in the new development as it is in such a dilapidated state that it cannot be rebuilt. A Notice of Intent to Develop has been submitted to Heritage Western Cape to notify them of the intended development. A positive Record of Decision was received on the 20<sup>th</sup> of August approving the proposed application.

The applicant, ARUN Holdings (Pty) Ltd, proposes to develop a mixed use precinct on the consolidated Erf 15712 as it is a well situated gateway into Wellington. This will include the redevelopment of the old tannery evaporation ponds for business, offices, shops, a hospital and light industrial and commercial uses. The proposed development will consist of 29 plots on either side of one internal spine road which will gain access from Oakdene Road and Hermon Road (R44) and will be positioned from south to north. The southern portion of the development will be mainly business premises and the proposed hospital in the south eastern corner of the development, which will be bordered to the north by a green open space. From there to the northern border the property will be developed for light industrial / commercial uses. The development can be broken up into the following parts:

1. Business erven 1 – 3

These erven will accommodate an office park (Erf 1) as well as a retail centre envisaged on erven two and three. It is proposed that the floor area ratio be restricted to 0.35. Erf 1 accommodated an historic farm house which will be restored and integrated into the development.

2. Business erven 24- 25

These properties will be marketed as general business opportunities and could develop for either retail or offices or a mixture of business uses. It is proposed that the floor area ratio be restricted to 1. This may be increased by the municipality upon approval of a specific site development plan.

3. Institutional Erf 26

This property will be developed with a hospital. The current proposal is for a 150 bed hospital including specialist wards for maternity, Medical paediatrics, surgical and mental health. Operating theatres, a pharmacy and radiology department will also form part of the hospital. A floor area ratio of 0.5 will be applied.

4. Light Industrial and or commercial Erven 4 – 23

These properties will be marketed as opportunities for light manufacturing and commercial uses. Typically warehousing and or small scale low impact industries such as electronics etc. Since there is not a specific development proposal on the table for these properties at this time, it is proposed that the floor area ratio be restricted to 0.75.

5. Open Space Erven 27 – 29

Erven 27, 28 and 29 will be used primarily for storm water attenuation and accommodate the 1:100 year flood line, it will be landscaped and also used for the conveyance of engineering services.

All internal civil services and required road network upgrades are also applied for.

The preferred layout was subject to the following specialist investigations:

1. Botanical Impact Assessment;
2. Freshwater Impact Assessment
3. Geotechnical Investigation;
4. Traffic Impact Assessment; and
5. Civil Services Investigation

The outcomes and recommendations of these assessments are discussed in detail in the First Draft Basic Assessment Report and the studies are appended.

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

- Noise pollution:

Minor noise impacts will occur during the construction phase of the proposed development, as a direct result of construction activities. However these impacts are not expected to be significant, as the impact will only be temporary in nature, and can be adequately mitigated by the implementation of the legally binding Environmental Management Plan (EMP).

Noise generated during the operational phase of the development will be similar in nature to a business park with normal operating hours, except for the hospital facility which will be open 24/7. It is therefore not expected that the impact would be substantial.

- Heritage impact:

It is not foreseen that National and Cultural Heritage will be disturbed by the development proposal, as confirmed in the formal response (ROD) from Heritage Western Cape (HWC) following submission of a Notification of Intent to Develop (NID):

- Soil Quality

As mentioned above, the property was historically used as a dumping area for the waste water produced by the leather tannery in the form of evaporation ponds. The Geotechnical Investigation found that these ponds still contain a layer of organic material that could be regarded as contaminated. GNEC proposes that this layer be stripped from the soil before construction commences and should be disposed of at a suitably licensed landfill site in order to safeguard the health of the construction workers. No further health impact is expected as the entire development will consist of hardened surfaces with no access to the soil below.

- Impact on fauna and flora:

A Freshwater Impact Assessment and a Botanical Impact Assessment was conducted to inform the preferred layout alternative as applied for in the First Draft Basic Assessment Report. The Freshwater Impact Assessment found that the evaporation ponds should be regarded as artificial wetlands and is therefore not required to be conserved as they hold no ecological value to a larger system. Secondly, the drainage line that is mapped crossing the middle of the site from east to west is in fact a stormwater drainage line that originates from the culvert under the railway line along the eastern border of the property and flows into the culvert under the R44 along the western border. This is regarded as a relic and also does not have conservation value. This area will however be utilised within the open space system and incorporated into the stormwater attenuation facilities. These facilities will be designed in

such a manner so that the flamboyance of flamingo's (least threatened) that currently live within the evaporation ponds, be accommodated in the new development.

Secondly, the Botanical Impact Assessment found that the largest portion of the site has been disturbed due to the previous activities on site, however a small patch, approximately 0.4ha in extent can be regarded as a degraded area containing some bulbs of concern. These bulbs resemble Swartland Shale Renosterveld and it is recommended that they be retained and rehabilitated. GNEC is however of the opinion that the area where these bulbs are found is not worthy for conservation as there is no larger ecological connectivity that would increase the sustainability of this conservation area. GNEC proposes that these bulbs should rather be searched for and rescued at an appropriate time of the year and relocated to a suitable area which will be identified by GNEC in conjunction with the botanist who conducted the impact assessment. This was verbally agreed to by the botanist and will be included in the 2<sup>nd</sup> Draft Basic Assessment Report.

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

As a result of the above mentioned proposed development and associated possible environmental impacts, the following listed activities in terms of the National Environmental Management Act, Act 107 of 1998 and EIA Regulations (Regulations 983 and 985 of 2014, are triggered:

**Government Notice No. R.983 of 2014: Activity 12, 19 and 27**

**Government Notice No. R.985 of 2014: Activity 12**



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Erf 15712, Wellington

Locality Map

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Figure 1

The aim of this Basic Assessment Report (BAR) is to ensure that:

- The environmental impacts that may be associated with the proposed development are taken into consideration.
- Public participation is conducted, i.e. to provide stakeholders and/or the community sufficient opportunity to comment on the proposed development; and
- Sufficient information is submitted to decision-makers to support an informed decision-making process.

**A copy of the document currently under review is available at the Wellington Public Library**

Please send your written registration and comments to GNEC by no later than **Monday 8 October 2018** in order for us to include and address it in the Basic Assessment Report and Environmental Management Plan (EMP) to be submitted.

Should you have any queries, please feel free to contact me, at:  
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We look forward to receiving your comments.

Yours sincerely



**Euonell Visagie**

