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Specialist Environmental and Sustainability Consultants

18 August 2017

**THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT
ATTENDANCE REGISTER**

DATE: 18 August 2017
VENUE: Redefine
2nd Floor
Towers Link, The Towers
2 Heerengracht Street
Foreshore
Cape Town
8001
TIME: 14h00 – 15h00
ARRANGED BY: Chand
CHAIR: Ms. Marielle Penwarden

FULL NAME	INITIAL	ORGANISATION	CONTACT NO.	EMAIL	SIGNATURE
Mr. Xander Rau	XR	Redefine Properties	021 443 7606	XanderR@redefine.co.za	
Mrs Marielle Penwarden	MP	Chand Consultants	021 762 3050	Marielle@chand.co.za	

18 August 2017

THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT <h1 style="margin: 0;">AGENDA</h1>

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1. ATTENDEES

FULL NAME	INITIAL	ORGANISATION
Mr. Xander Rau	XR	Redefine Properties
Ms. Marielle Penwarden	MP	Chand Environmental Consultants (Environmental Assessment Practitioner)

2. AGENDA

- Welcome and Introduction
- Proposal Presentation (MP)
- Explanation of the Basic Assessment Process (MP)
- Question and Answer Session (MP and XR)
- Redefine Properties Comments (XR)
- Close

21 August 2017

THE KING DAVID WAREHOUSING, INDUSTRIAL AND BUSINESS DEVELOPMENT BASIC ASSESSMENT
KEY MEETING NOTES- DRAFT

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- Welcome and Introduction
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- Close

3. DISCUSSION

3.1 Welcome and Introduction:

- MP thanked XR for his attendance and time.
- MP handed XR a hardcopy and CD of the Draft Basic Assessment Report (BAR) for the proposed King David Warehousing, Industrial and Business Development

3.2 Proposal Presentation:

- MP explained that the applicant was proposing a development comprising largely of industrial and warehousing, with some business use (the extent of which would be dependent upon the market requirements) and that two layout alternatives are being assessed (refer to Figure 1 and Figure 2).



Figure 1 Layout Option 1

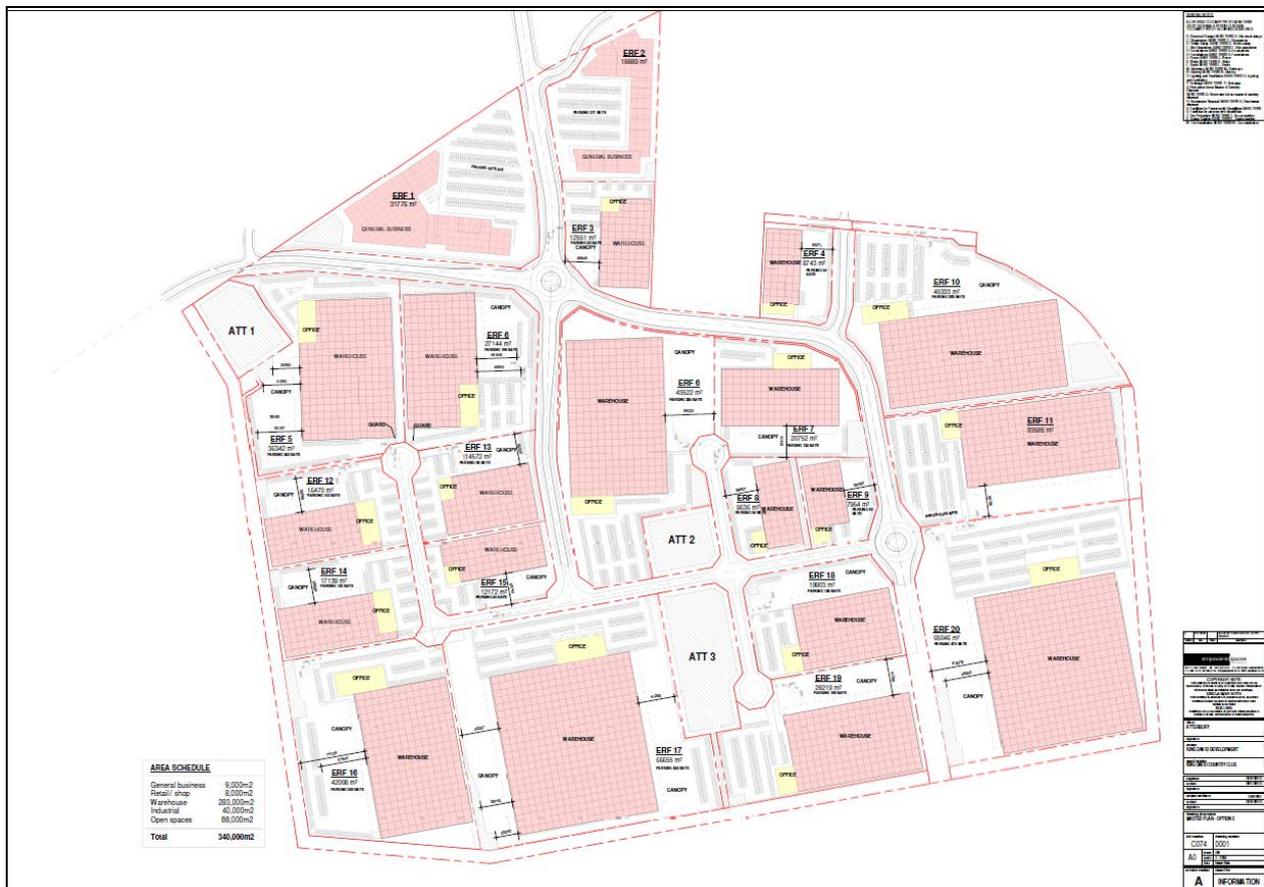


Figure 2 Layout Option 2

3.3 Explanation of the Basic Assessment Process:

- MP explained that the proposed development requires Environmental Authorisation as it has triggered Listed Activities in terms of the EIA Regulations, 2014 under the National Environmental Management Act (No. 107 of 1987), as amended (NEMA).
- MP added that a Basic Assessment process is currently underway and that, as an adjacent landowner, Redefine Properties is considered an important Interested and Affected Party (I&AP).
- Furthermore, MP noted that given the requirements for access over a small portion of property owned by Redefine Properties (i.e. Erf 159269), engagement with Redefine Properties forms an important part of the public participation process (PPP).
- MP concluded that the draft BAR is currently out for public review and that it is important that the project team received Redefine Properties' comments in order that they may be considered and addressed.

3.4 Question and Answer Session:

- XR queried the location of the access points to the site and MP pointed to Figure 1 and Figure 2 explaining that Alternative 1 has two main access points off Pallotti Road, while Alternative 2 has one main access point off Pallotti Road and the second main access point where Pallotti and Robert Sobukwe Road meet. Both would, however, require an additional minor access point through a panhandle of Erf 159269 (owned by Redefine Properties).
- XR explained that Redefine Properties has already constructed a development on Erf 1482 (which is a northerly neighbour of the panhandle of Erf 159269) and have included a road on the eastern boundary thereof (refer to Figure 3). He added that there are a number of perpendicular parking bays which also run along this road and cars pull into and out of the bays directly from the road.



Figure 3 Affected Redefine Properties- owned erven and approximate location of access point required

- XR further clarified that access to the aforementioned road may be hindered from time to time as a result of trucks queuing to enter their site.
- XR also stated that Redefine Properties had appointed a traffic engineer to assess the capacity of the road.

- XR added that, in principal, he is not opposed to allowing access to the King David site through the panhandle of Erf 159269, however, he would like clarity on the following:
 - When the access point on the panhandle would be constructed;
 - When the other proposed access points to the site would be constructed; and
 - The measures that would be implemented at the access point across the panhandle to ensure that it does not become a primary access point to the King David site.
- In summary, XR is happy for Redefine Properties to grant access to the site over their erf, however he does not want the access point over the panhandle to be the primary access to the site at any point throughout the realisation of the proposed development and he does not want the parking bays along the road on Erf 1482 to be put at risk.
- MP confirmed that the team would address his comments and revert.
- XR noted that access to Airport Approach Road to the south would present a significant opportunity for the King David site as well as the adjacent Redefine-owned properties.
- XR perused the alternative plans presented (see Figure 1 and Figure 2) and said that he did not have anything to add, however he would review the BAR and traffic report in more detail to determine whether or not there are any additional concerns or queries.
- MP highlighted the existence of a stormwater servitude on the King David site, located adjacent to the south west corner of Erf 159269, indicating it on an SG diagram. Refer to Figure 4 for an approximation of the location and extent of the stormwater servitude.



Figure 4 Approximation of location of stormwater servitude

- MP queried whether Redefine Properties would be willing to relinquish the servitude, explaining that it would no longer be required as a result of the proposed King David development.
- XR stated that it would be highly dependent upon the timing of the construction of the proposed development and requested clarity on the phasing of the proposed development. He added that Redefine Properties is currently in the planning stages of development for Erf 159269 and that a stormwater assessment would be part of the process.
- MP asked how long the stormwater assessment would take and XR responded that he is unsure, but that it should be completed in the next few weeks.
- XR concluded that, at present, Redefine Properties would want to retain the servitude as he believes the development on Erf 159269 would be complete prior to the proposed King David development and would therefore need it for their stormwater management.

3.5Redefine Properties' Comments:

- The concerns raised by XR and associated comments on the proposed King David development may be summarised as follows:
 - Redefine Properties is open to providing access over Erf 159269, however clarity regarding the timing of the construction of all access points to the King David site (including that proposed over Erf 159269) is required, along with details on how the access point over Redefine Properties' property would be prevented from becoming a primary thoroughfare;
 - Redefine Properties may be open to relinquishing the stormwater servitude, however not at present as further information regarding the phasing of the proposed King David development as well as the outcomes of their own stormwater assessment for development on Erf 159269 is awaited.
- MP asked XR to review the BAR and provide written comments thereon and it was agreed that he would be able to do so by Thursday, 24 August 2017.

3.6Close:

MP thanked XR once again for his time and closed the meeting.