



NICK HELME BOTANICAL SURVEYS

PO Box 22652 Scarborough 7975
Ph: 021 780 1420 cell: 082 82 38350 email: botaneek@iafrica.com
Pri.Sci.Nat # 400045/08

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Doug Jeffery Environmental Consultants

Klapmuts

ATT: Doug Jeffery

Dear Doug

Specialist Botanical Comment on changes to Chapmans Pk Estate development proposal.

The latest development proposal (as per 2017) features minor changes to the approved development layout, as noted below:

- Amendment of the approved restaurant. A restaurant with a GLA of 700m² was approved. A revised restaurant with a GLA of 925m² is now proposed.
- New Offices Phase 1: New offices at the existing winery building on a first floor / mezzanine level. It is proposed to add 930m² GLA to the existing 254m² of the existing farm offices.
- New Offices Phase 2: New offices arranged in 3 new double storey buildings between the restaurant and winery. These 3 office buildings represent a total GLA of 3064m².
- The residential component of the estate will remain. However, plot 28 will be incorporated into the Phase 2 office component. Therefore, the residential number will be reduced by 1 erf, i.e. a new total of 27 residential erven. Finally, the new offices at the existing winery building will be accommodated within the existing structure.

The 33% of the site that was dedicated to Open Space in the approved layout is likely to remain more or less constant (perhaps reduced to 32%), and the layout of the Open Space will be functionally similar to that in the approved development layout.

The overall botanical impact of the revised development layout as of 2017 is thus likely to be the same as for the approved development layout, and has no material impact on the findings of my original Impact Assessment for this site.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nick Helme", with a horizontal line underneath.

Nick Helme