



DRAKENSTEIN

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Enquiries: R. Mowzer
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Date: 17 December 2021

RM/JA
15/4/1 (15219) P

Tv3 Architects & Town Planners
La Gratitude Office Building
97 Dorp Street
Stellenbosch
7600
Thys@tv3.co.za

Sir

APPLICATION FOR THE CONSOLIDATION, REZONING, SUBDIVISION, REMOVAL OF RESTRICTIVE TITLE CONDITION AND EXEMPTION OF SUBDIVISION: ERF 15219 AND OTHERS PAARL

I refer to your application, dated 5 December 2019 and have to inform you that Council's Municipal Planning Tribunal on 09 December 2021, resolved that:

"1. Approval be granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:

- 1.1 Consolidation of Erven 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747, 15219, 24, 152 and 8709 Paarl in order to form one new land unit measuring ±52.96 ha in extent, as indicated on the Consolidation Plan drawn by TV3 Architect and Town Planners (Plan No. 3 dated 06/04/2021) (Annexure C to the departmental report);
- 1.2 Rezoning of the consolidated properties (±52.96 ha) from Agriculture Zone to Subdivisional area in order to make provision for the Residential Lifestyle Estate with a gross density of ±36.3du/ha;
- 1.3 Subdivision of the newly created land unit into six (6) erven/portions, as indicated on the Master Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 4 dated 06/04/2021) (Annexure D to the departmental report), as follows:

Erf	Zone	Land Use	Area (ha)
1	Subdivisional Area	Residential Lifestyle Estate	±20.92
2-3	Agricultural Zone	Agriculture	±29.03
4-6	Transport Zone	Public Road	±3.01
Total			±52.96

2./...

- 1.4 Subdivision of Erf 1 (± 20.92 ha) into 345 erven/portions in order to allow for the Paarl Valleij Lifestyle Estate precinct to be developed at a gross density of ± 36.3 du/ha, as indicated on the Erf 1 Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 5 dated 06/04/2021) (Annexure E to the departmental report), as follows:

Erf	Zone	Land Use	Area (ha)	No. of units/erven	Nett Density (Units/ha)
1-314	Conventional Housing	Dwelling House	9.06	314	35
315-316	Multi-Unit Housing	Apartments	4.37	445	102
317-341	Open Space	Private Open Space	2.23		
342	Community Use	Estate Facilities/Clubhouse	0.41		
343	Community Use	Crèche	0.24		
344-345	Transport	Private Road	4.59		
Total			20.90	759	

- 1.5. Removal of restrictive title deed special condition contained in Title Deed No. T20062/2017 and T8666/1911 respectively applicable to Erf 105 Paarl, stipulating "That the aforesaid piece of land shall be mutually used by Izak Abraham Perold and the Appearer's Constituent and their respective successors in title as a road exclusively".

- 1.6. It is herewith certified in terms of Section 24 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, that the following servitudes be exempted from the provisions of Sections 15 and 20 to 23 of the Drakenstein By-law on Municipal Land Use Planning, 2018, as indicated on Erf 1 Zoning and Subdivision Plan drawn by TV3 Architects and Town Planners (Plan No. 5 dated 06/04/2021) and Exemptions Plan (Plan No. 7 dated 25/11/2019) respectively, for the following:

- Internal storm water servitudes over Erf 1; and - The subdivision of Remainder Erf 8709 into two portions, Erf 24 into two portions and 152 into two portions, being Portions A, B and C respectively for public road purposes.

2. The approvals mentioned in Paragraphs 1.1-1.5 above be subject to the conditions laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:

- 2.1 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;

- 2.2 *Any amendments to the application are subject to the relevant approval;*
- 2.3 *No new buildings are to be erected or existing structures altered without the approval of building plans by Council;*
- 2.4 *The subdivisions takes place largely in accordance with the respective subdivision plans (**Annexure D and Annexure E to the departmental report**), respectively;*
- 2.5 *Only 100 erven in Phase 1 may be developed at this stage, until such time that the proposed Berg River Boulevard extension is constructed or until the Drakenstein Municipality: Civil Engineering Services Division and Electro Technical Engineering Division is satisfied with concerns regarding the traffic reticulation and electrical supply, respectively;*
- 2.6 *The landscaping throughout the development must take place largely in accordance with the Landscaping Site Plan drafted by Uys and White Landscape Architects (**Annexure I to the departmental report**);*
- 2.7 *Detailed site development plans must simultaneously be submitted with an application for street names for each phase, to the Manager: Land Use Planning and Surveying, before the submission of building plans, for approval”;*
- 2.8 *A master site development plan for the entire development must be submitted once each of the site development plans for each phase is approved for approval purposes*
- 2.9 *Detailed architectural guidelines must be submitted to the Manager: Land Use Planning and Surveying, for approval, in alignment with the phased developments;*
- 2.10 *The developer must ensure that all the necessary measures should be put in place, within habitable buildings, to ensure that the indoor air quality is not affected by emissions from normal agricultural activities;*
- 2.11 *The developer must ensure that the increased traffic flow from the development during construction phase does not create disturbance for the existing surrounding residents;*
- 2.12 *Consideration of the following water conservation measures must be given: Rainwater harvesting, grey water recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;*
- 2.13 *No developer or homeowner’s association will be allowed to buy electricity in bulk from the municipality and in turn resell electricity to residential consumers within their respective residential developments;*
- 2.14 *The sale of electricity to individual residential consumers within the development remain the sole responsibility of the municipality;*

- 2.15 *A Masters Home Owner's Association must be established and be submitted to the Manager: Land Use Planning and Surveying for approval, for all inter alia maintenance of internal services, bulk services accounts and homogeneous development control, prior to the transfer of the first erf. All owners in the group housing scheme must become and remain members of the Home Owner's Association (This clause to be inserted in the Constitution);*
 - 2.16 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Civil Engineering Services Division referenced 15/4/1 (15219) P (1846) dated 22 October 2021 (Annexure T to the departmental report);*
 - 2.17 *Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Electro Technical Engineering Services Division referenced 157, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747 and 15219 dated 19 November 2021 (Annexure U to the departmental report);*
 - 2.18 *Adherence to the conditions laid down in the memorandum of Drakenstein Municipality: Heritage Resource Sub-Section referenced 15/4/1 (15219)P dated 11 August 2021 (Annexure X to the departmental report);*
 - 2.19 *Adherence to the conditions set out in the memorandum of Drakenstein Municipality: Environmental Management referenced 15/4/1 (15219) P dated 04 August 2020 (Annexure V to the departmental report);*
 - 2.20 *The developer be responsible to, at own cost, provide street name boards, kerbside signs and street number signage to the satisfaction of the Drakenstein Municipality: Civil Engineering Services Division;*
 - 2.21 *Should the applicant fail to comply with any of the conditions laid down, then council reserves the right to impose further future conditions.*
3. *The applicant must take cognisance of the following:*
- 3.1 *Environmental Authorisation received from the Department of Environmental Affairs and Development Planning (Annexure O to the departmental report);*
 - 3.2 *The comments received from the Department of Transport and Public Works (Annexure Q to the departmental report);*
 - 3.3 *The comments received from Heritage Western Cape (Annexure R to the departmental report);*
 - 3.4 *The comments received from The Department of Agriculture, Land Reform and Rural Development (Annexure P to the departmental report);*
4. *The following will be regarded as reasons for decision:*
- 4.1 *The development proposal will introduce significant economic investment into Paarl and Drakenstein as a whole;*

- 4.2 *The development will lead to the creation of job opportunities in Paarl;*
- 4.3 *The proposed development will be unlocking development potential within the Northern Paarl area, resulting in optimized utilization of existing infrastructure and services;*
- 4.4 *The proposed development will positively contribute to an appropriate socio-economic integration, which will be beneficial to the broader community of Paarl;*
- 4.5 *The property has been earmarked for urban infill in accordance with Drakenstein Spatial Development Framework;*
- 4.6 *The proposed development will enhance integration and establish linkages which are important in the continuity of urban settlements and successful neighbourhoods;*
- 4.7 *The proposed development will not have a negative impact on the existing surrounding environment;*
- 4.8 *The proposed activities will be in keeping with the character of the area;*
- 4.9 *No significant impact on heritage and environmental resources are envisaged, hence why heritage and environmental authorisation has been granted in respect of the proposed development”.*

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority, in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Planning, 2018, by any person whose rights are affected by the decision, within **21 days** from, the date of the registration of the letter. The application is therefore suspended until further notice.

Yours faithfully



H.G. STRIJDOM
MANAGER LAND USE PLANNING AND SURVEYING
DMPT (5) –09/12/2021

**Address all correspondence to the City Manager, P O Box 1, Main Street, Paarl, 7622, or
Customer care, e-mail, customercare@drakenstein.gov.za and Henk Strijdom, henks@drakenstein.gov.za**

Notes

ANNEXURE C

Figure A - H represents a consolidated erf comprised of Erven 80, 103, 105, 123, 154 to 159, 7167, 14747 & 15219, Paarl



Notes

* All areas and dimensions are approximate and should be verified by a professional land surveyor

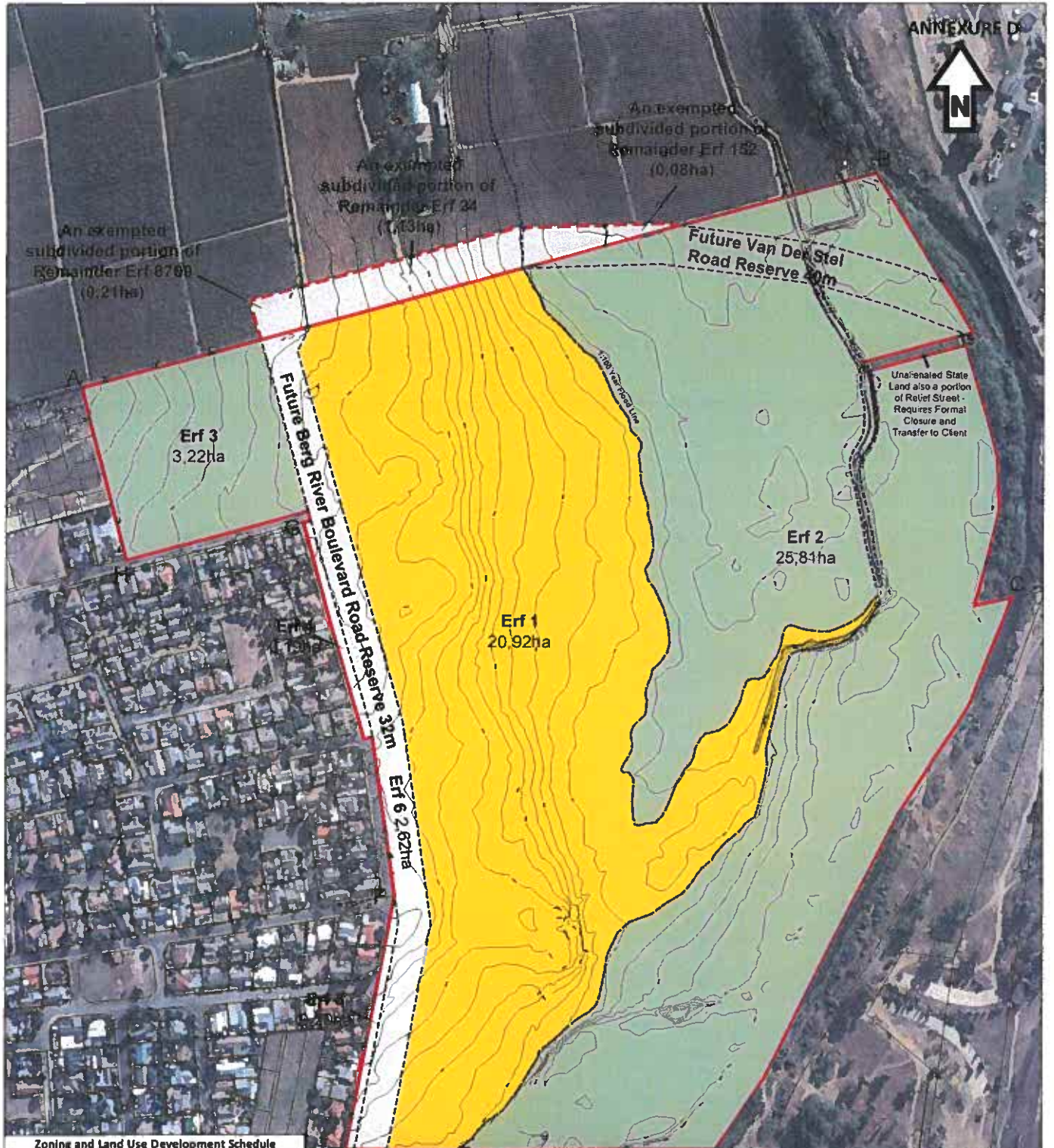
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Drawing	Plan no	
Proposed Consolidation Plan	3	
Date	Scale	
06/04/2021	1:2500 (A2)	
Project no.	Drawn	Checked
P3354	WH	MW

tv3 ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

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STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

**Paarl Valleij
Lifestyle Estate**



Zoning and Land Use Development Schedule				
Erf	Zone	Land Use	No. of Units / Erven	Area (ha)
1	Subdivisional Area	Dwelling House	324	20.92ha
		Flat / Apartment	445	
		Clubhouse		
		Creche 1500m ² GFA		
		Private Open Space 1000m ² GFA		
		Private Open Space		
2-3	Agricultural Zone	Agriculture		29.03ha
4-6	Transport	Public Road		3.01ha
Total			759	52.96ha

Figure A H represents the consolidated application erf.

Notes

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STELLENBOSCH 7600 | TEL +27 (0)21 861 1600 | www.tv3.co.za

Paarl Valleij
Lifestyle Estate

Drawing:	Plan no.	
Master Zoning & Subdivision Plan	4	
Date:	Scale:	
06/04/2021	1:2500 (A2)	
Project no.	Drawn:	Checked:
P3354	WH	MW



Zoning and Land Use Development Schedule

Erf	Zone	Land Use	Area (ha)	%	No. of Units / Erven	Nett Density (Units/ha)
1- 314	Conventional Housing	Dwelling House	9.06	43	314	35
315	Multi Unit Housing	Apartment Building	4.37	21	445	102
317- 341	Open Space	Private Open Space	2.23	11		
342	Community Use	Estate Facilities / Clubhouse	0.41	2		
343	Community Use	Creche	0.24	1		
344- 345	Transport	Private Road	4.59	22		
Total			20.90	100	759	

Figure A - H represents Erf 1 a subdivided portion of the consolidated erf.

Notes:
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 STELLENBOSCH 7600 | TEL: 27 (21) 811 3810 | www.tv3.co.za

**Paarl Valleij
 Lifestyle Estate**

Drawing: Erf 1 Zoning & Subdivision Plan		Plan no. 5
Date: 06/04/2021	Scale: 1:2500 (A2)	
Project no: P3354	Drawn: WH	Checked: MW

ANNEXURE I

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
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Oys & White
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 10000 100th Ave S, Suite 100
 Richmond, BC V6X 3E9
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 FAX: 604-273-1112
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PAAR VALIEU DEVELOPMENTS (PTY) LTD.
PAAR VALIEU RESIDENTIAL ESTATE
 LANDSCAPE SITE DEVELOPMENT PLAN
 PHASE 3-100
 03





Department of Environmental Affairs and Development Planning
Samornay Smidt
 Development Management
Samornay.Smidt@westerncape.gov.za | Tel: 021 483 5828

REFERENCE: 16/3/3/5/B3/27/1021/21
NEAS REFERENCE: WCP/EIA/AMEND/0000522/2021
DATE OF ISSUE: 18 October 2021

The Board of Directors
 Paarl Valleij Developments (Pty) Ltd
 PO Box 6332
PAARL
 7620

Attention: Mr Morne Bosch

Cell: 082 806 0829
 Email: Morne.Bosch@valdevie.co.za

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 18 SEPTEMBER 2020 (DEA&DP: 16/3/3/1/B3/27/1084/19): PROPOSED PAARL VALLEIJ DEVELOPMENT ON ERF 15219, NORTHERN PAARL

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** the amendment of the Environmental Authorisation issued on 18 September 2020 (Reference No.: 16/3/3/1/B3/27/1084/19), attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the Environmental Impact Assessment Regulations, 2014 (as amended), you are instructed to ensure, within 14 days of the date of the amended Environmental Authorisation, that all registered interested and affected parties ("I&APs") are provided with access to and reasons for the decision, and that all registered I&APs are notified of their right to appeal.
3. Your attention is drawn to Chapter 2 of the Appeal Regulations, 2014, which prescribes the appeal procedure to be followed. This procedure is summarized in the attached Environmental Authorisation.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
 Zaahir Toefy
 Date: 2021.10.18
 15:29:56 +02'00'

MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc: (1) N Bosman (GNEC)
 (2) C Winter (Drakenstein Municipality)

Email: eg@gnec.co.za / intern1@gnec.co.za
 Email: Cindy.Winter@drakenstein.gov.za





Department of Environmental Affairs and Development Planning
Samornay Smidt
 Development Management
Samornay.Smidt@westerncape.gov.za | Tel: 021 483 5828

REFERENCE: 16/3/3/5/B3/27/1021/21
NEAS REFERENCE: WCP/EIA/AMEND/0000522/2021
DATE OF ISSUE: 18 October 2021

ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND PART 2 OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 18 SEPTEMBER 2020 (DEA&DP: 16/3/3/1/B3/27/1084/19): PROPOSED PAARL VALLEIJ DEVELOPMENT ON ERF 15219, NORTHERN PAARL

With reference to your application for the abovementioned, find below the outcome with respect to this application.

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Department herewith **grants** the amendment of the Environmental Authorisation ("EA") issued on 18 September 2020 (DEA&DP Ref.: 16/3/3/1/B3/27/1084/19) in terms of Part 2 of the EIA Regulations, 2014 (as amended).

The EA is amended as set out below:

1. The development description in Section B: LIST OF ACTIVITY AUTHORISED:

The proposal entails the Paarl Valleij residential development and associated infrastructure with a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 330 dwellings, 445 apartments, a clubhouse, a crèche, open space and transport zones.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection.

is amended to read:

The proposal entails the Paarl Valleij residential development and associated infrastructure will have a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 314 dwellings, 445 apartment units, a clubhouse, a crèche, open space and transport zones. The amendment includes adjusted internal roads, access gate and a gatehouse on Skool Street to accommodate the first phase of the development.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection. Portions of these erven will be used for the alignment of the future Van der Stel Road and Bergriver Boulevard.

The proposal includes an interim access point at Skool Street, further south from the originally proposed access gate off Retief Street. The temporary access point to Paarl Valleij will consist of a gate house to regulate traffic in and out of the development. Once the Berg River Boulevard is constructed and connected to the R45, the Skool Street access to the proposed development will be relocated to the originally proposed access point.

2. Condition 9 in Section E: CONDITIONS OF AUTHORISATION:

The draft Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation must be amended to include the recommendations made by Heritage Western Cape ("HWC") in their comment dated 10 September 2020 within the relevant sections of the EMPr. The amended EMPr must be submitted to the Department for approval prior to commencement of construction.

is amended to read:

The amended Environmental Management Programme ("EMPr") submitted as part of this amendment application is hereby approved and must be implemented.

3. ANNEXURE 2: SITE PLAN

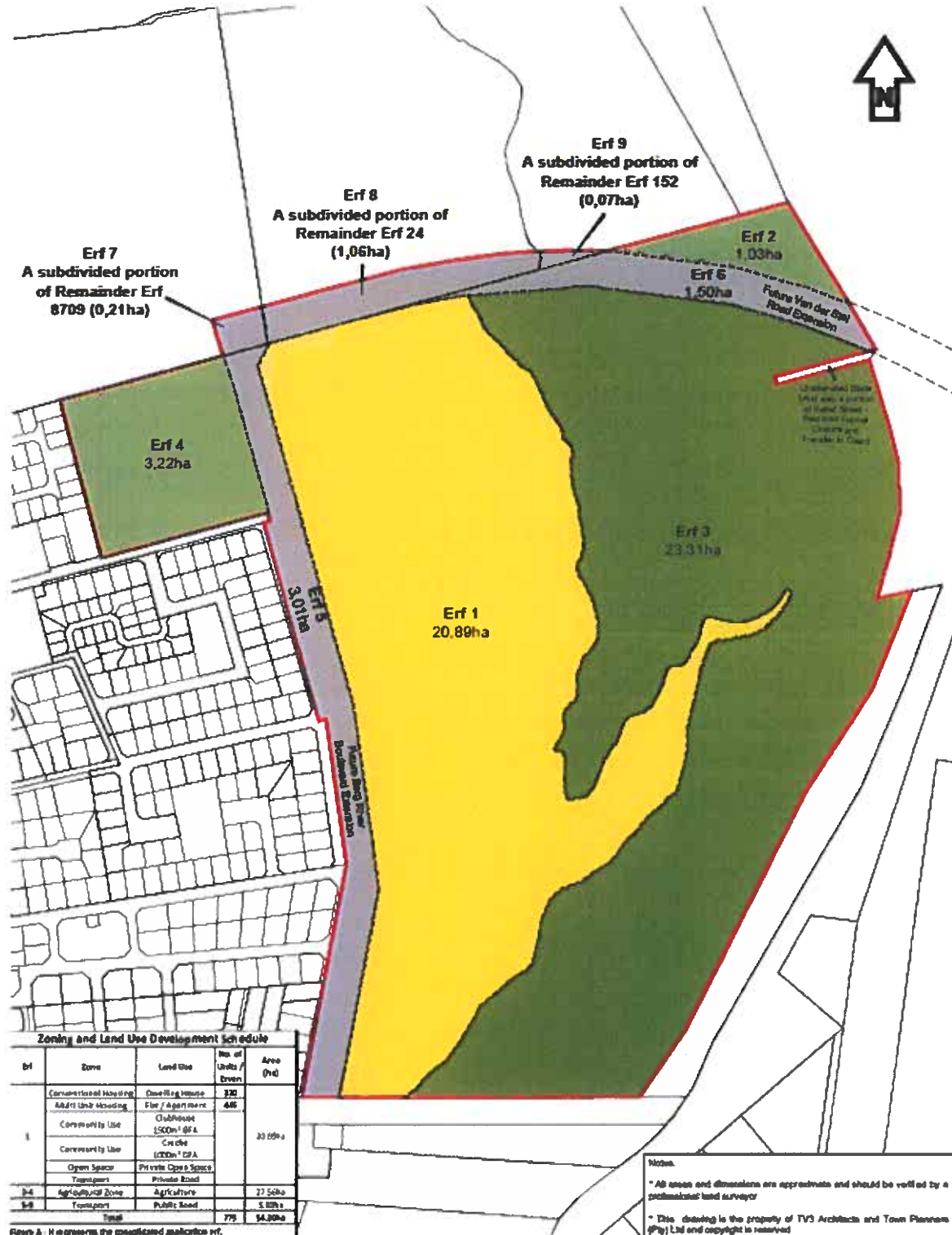
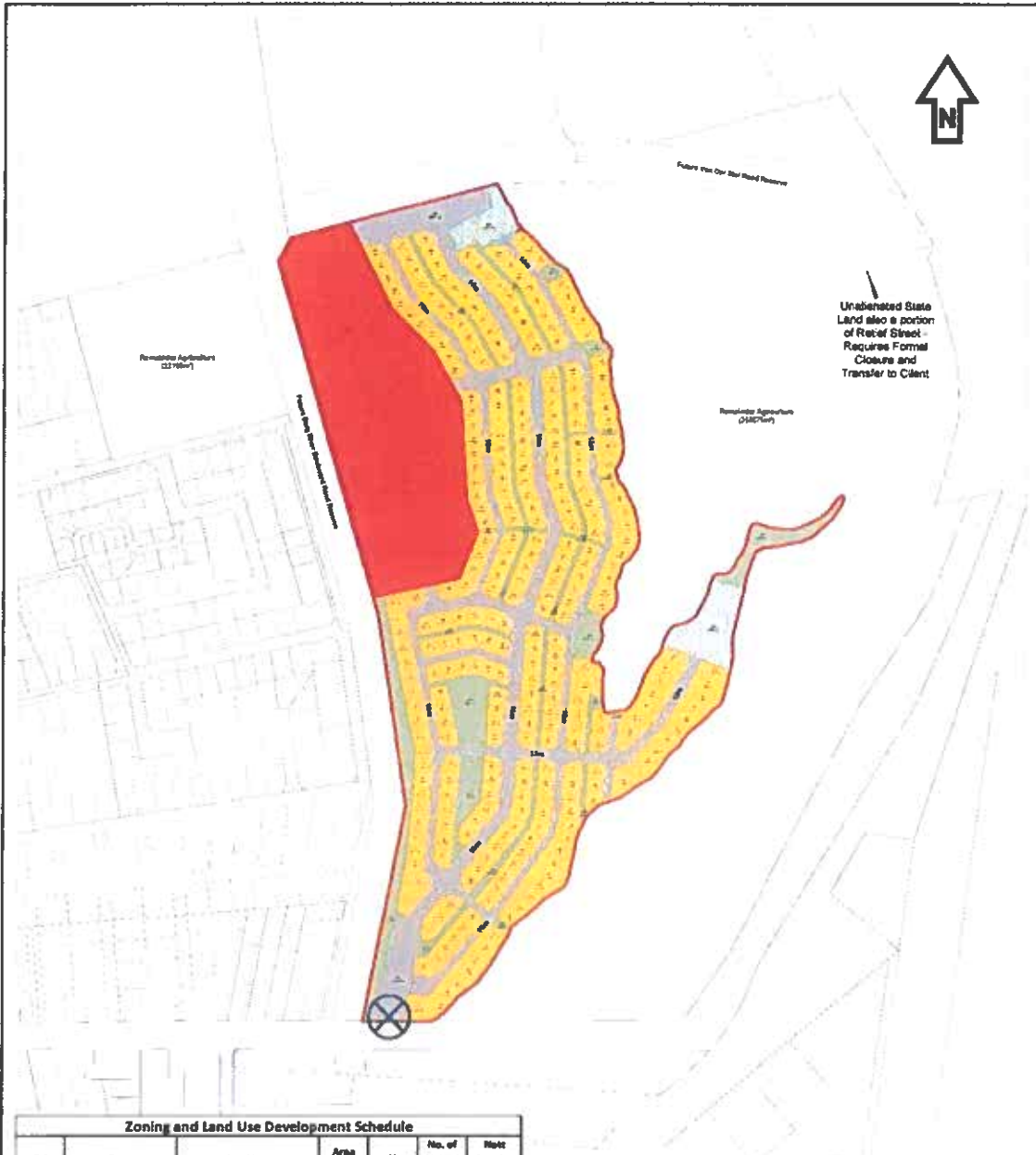


Figure 2 - It represents the conceptual application etc.



Zoning and Land Use Development Schedule						
Erf	Zone	Land Use	Area (ha)	%	No. of Units / Erven	Max Density (Units/ha)
J 114	Conventional Housing	Dwelling Houses	5.06	43	314	35
	Multi-Unit Housing	Apartment Building	4.37	21	445	102
317 - 341	Open Space	Private Open Space	2.22	11		
342	Community Use	Estate Facilities / Clubhouse	0.43	2		
343	Community Use	Creche	0.24	1		
344 - 345	Transport	Private Road	4.61	22		
Total			20.83	100	759	

Figures A - H represents Erf 1 a subdivided portion of the consolidated erf.

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Paarl Valleij Lifestyle Estate

Drawing Plan no
Erf 1 Zoning & Subdivision Plan 5

Date: 06/04/2021 Scale: 1:2500 (A2)
 Project no: P3354 Drawn: WH1 Checked: MW

PROPOSED EXTENSION OF THE BERGRIVER BOULEVARD (NEW ACCESS POINT OF SKOOL STREET MARKED WITH A CROSS)



4. ALTERNATIVES

Preferred Alternative (Herewith authorised)

The proposal entails the Paarl Valleij residential development and associated infrastructure with a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 330 dwellings, 445 apartments, a clubhouse, a crèche, open space and transport zones.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection.

is amended to read:

The proposal entails the Paarl Valleij residential development and associated infrastructure will have a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 314 dwellings, 445 apartment units, a clubhouse, a crèche, open space and transport zones. The amendment includes adjusted internal roads, access gate and a gatehouse on Skool Street to accommodate the first phase of the development.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection. Portions of these erven will be used for the alignment of the future Van der Stel Road and Bergriver Boulevard.

The proposal includes an interim access point at Skool Street, further south from the originally proposed access gate off Relief Street. The temporary access point to Paarl Valleij will consist of a gate house to regulate traffic in and out of the development. Once the Berg River Boulevard is constructed and connected to the R45, the Skool Street access to the proposed development will be relocated to the originally proposed access point.

B. REASONS FOR THE DECISION

In reaching its decision, the Department took, inter alia, the following into consideration:

1. The Environmental Authorisation, issued on 18 September 2020 (attached as Appendix A) included the original plans which stated that access would be gained from Relief and Reitz streets, along with the future Van der Stel Road. Since the Environmental Authorisation has been granted, the option to utilise this access point presented potential delays, due to challenges in obtaining a portion of land required for the intersection of the Berg River Boulevard & Van der Stel Road. This necessitated the investigation into an alternative access proposal for an *interim* access point to the approved development.
2. The updated Traffic Impact Assessment dated April 2021, compiled by Innovative Transport Solutions, confirmed that the available road infrastructure will be sufficient to accommodate the first phase of the development and that the extension of Berg River Boulevard will be required to accommodate the remaining phases.
3. The amended development layout is confined to the same boundaries as the approved layout, with a reduction in the number of dwelling units to accommodate the new access point and adjusted internal road, consequently no change is expected to the assessed impacts and mitigation measures identified during the first impact assessment.
4. The need and desirability of the proposed development is rooted in the fact that the development would contribute towards the growing demand for housing in Paarl. It is located in an area demarcated for urban development and small-scale peri-urban farming. The proposal is in line with the Drakenstein SDF, as well as the municipality's forward planning in terms of road infrastructure.
5. The environment and the rights and interests of interested and affected parties ("I&APs") will not be adversely affected by the decision to amend the Environmental Authorisation.

6. A public participation process was conducted for the amendment application. The following State Departments were consulted and did not object against the proposed amendments:
- Department of Transport and Public Works;
 - CapeNature; and
 - Drakenstein Municipality

At the end of the commenting period, a number of comments and objections were received. The majority of the objections related to the existing development that already received Environmental Authorisation and was not related to the amendment being applied for. Concerns raised by I&APs were responded to during the public participation process. This Department is satisfied that the public participation process that was followed met the minimum legal requirements and the comments raised and responses thereto were included in the comments and response report.

C. CONDITIONS

1. The temporary Skool Street access to the proposed development must be closed and relocated to the original proposed access point, once the Berg River Boulevard is constructed and connected to the R45.
2. The holder must in writing, within 14 (fourteen) calendar days of the date of this decision—
 - 1.1. notify all registered I&APs of –
 - 1.1.1. the outcome of the application;
 - 1.1.2. the reasons for the decision as included in Section B;
 - 1.1.3. the date of the decision; and
 - 1.1.4. the date when the decision was issued.
 - 1.2. draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of National Appeals Regulations, 2014 detailed in Section D below;
 - 1.3. draw the attention of all registered I&APs to the manner in which they may access the decision; and
 - 1.4. provide the registered I&APs with:
 - 1.4.1. the name of the holder (entity) of this Environmental Authorisation;
 - 1.4.2. name of the responsible person for this Environmental Authorisation;
 - 1.4.3. postal address of the holder;
 - 1.4.4. telephonic and fax details of the holder;
 - 1.4.5. e-mail address, if any, of the holder; and
 - 1.4.6. the contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations.
3. All conditions contained in the Environmental Authorisation issued on 18 September 2020 (attached as Appendix A) still remain in force as it relates to this amended application.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs –
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000; or

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 2659)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via DEADP.Appeals@westerncape.gov.za.
5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 2659, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this EA shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

Zaahir Toefy

Digitally signed by Zaahir
Toefy
Date: 2021.10.18 15:30:57
+02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

DATE OF DECISION: 18 OCTOBER 2021

Cc: (1) N Bosman (GNEC)

(2) C Winter (Drakenstein Municipality)

Email: eg@gnec.co.za / internal@gnec.co.za

Email: Cindy.Winter@drakenstein.gov.za

APPENDIX A
ENVIRONMENTAL AUTHORISATION ISSUED ON 18 SEPTEMBER 2020



Department of Environmental Affairs and Development Planning
Samonay Smidt
 Development Management: Region 1
Samonay.Smidt@westerncape.gov.za | Tel: 021 483 5828

REFERENCE: 16/3/3/1/B3/27/1084/19
NEAS REFERENCE: WCP/EIA/0000712/2019
ENQUIRIES: Samonay Smidt
DATE OF ISSUE: 18 SEPTEMBER 2020

ENVIRONMENTAL AUTHORISATION

APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): PROPOSED PAARL VALLEIJ DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ACROSS 18 ERVEN IN NORTHERN PAARL

With reference to your application for the abovementioned, find below the outcome with respect to this application.

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), the Competent Authority herewith **grants Environmental Authorisation** to the applicant to undertake the listed activity specified in section B below with respect to the Preferred Alternative, as described in the Basic Assessment Report ("BAR"), dated February 2020.

The applicant for this Environmental Authorisation is required to comply with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

The Board of Directors
 Paarl Valleij Developments (Pty) Ltd
 c/o Mr. Morné Bosch
 PO Box 6332
 PAARL
 7620

Tel: (082) 806 0829
 Email: Morne.Bosch@valdevie.co.za

The abovementioned applicant is the holder of this Environmental Authorisation and is hereinafter referred to as "the holder".

B. LIST OF ACTIVITY AUTHORISED

Listed Activity	Activity/Project Description
<p>Listing Notice 1-</p> <p>Activity Number: 28</p> <p><i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development -</i></p> <p><i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i></p> <p><i>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</i></p> <p><i>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</i></p>	<p>The proposed residential development is located inside of the urban area of Paarl and is bigger than 5 hectares.</p>

The abovementioned list is hereinafter referred to as "the listed activity".

The holder is herein authorised to undertake the following alternative that includes the listed activity as it relates to the development:

The proposal entails the Paarl Valleij residential development and associated infrastructure with a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 330 dwellings, 445 apartments, a clubhouse, a crèche, open space and transport zones.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection.

C. SITE DESCRIPTION AND LOCATION

The listed activity will be undertaken on the following erven in Northern Paarl:

Remainder of Erf No. 80
 Erf No. 81
 Remainder of Erf No. 103
 Erf No. 105
 Erf No. 123
 Erf No. 139
 Erven 154 – 159
 Erf No. 7167
 Erf No. 14747
 Erf No. 15219

Remainder of Erf No. 8709
 Remainder of Erf No. 24
 Remainder of Erf No. 152

The SG21 digit codes are:

1. C0550008000000800000
2. C0550008000000810000
3. C0550008000001030000
4. C0550008000001050000
5. C0550008000001230000
6. C0550008000001390000
7. C0550008000001540000
8. C0550008000001550000
9. C0550008000001560000
10. C0550008000001570000
11. C0550008000001580000
12. C0550008000001590000
13. C05500080000071670000
14. C0550008000147470000
15. C0550008000152190000
16. C0550008000087090000
17. C0550008000000240000
18. C0550008000001520000

Co-ordinates of the properties:

Latitude	Longitude
33° 41' 51.29"	18° 58' 13.14"
33° 41' 56.53"	18° 58' 14.73"
33° 41' 55.05"	18° 58' 21.76"
33° 41' 16.04"	18° 58' 22.92"
33° 41' 15.99"	18° 58' 36.19"
33° 41' 44.46"	18° 58' 42.99"

Refer to Annexure 1: Locality Map and Annexure 2: Site Plan.

The above is hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Terramanzi Group (Pty) Ltd
 c/o Mr Ryan Jonas
 Private Bag x26
 TOKAI
 7966

Tel: (021) 701 5228

Email: ryan@terramanzi.co.za / environmental@terramanzi.co.za

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activity specified in Section B above in accordance with and restricted to the Preferred Alternative, as described in the BAR dated February 2020 on the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of five years from the date of issue, within which commencement must occur.
3. The development must be concluded within ten years from the date of commencement of the listed activity.
4. The holder shall be responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.
5. Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in writing, by the Competent Authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the Competent Authority may request information in order to evaluate the significance and impacts of such changes or deviations, and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

Written notice to the Competent Authority

6. Seven calendar days' notice, in writing, must be given to the Competent Authority before commencement of construction activity.
 - 6.1 The notice must make clear reference to the site details and EA Reference number given above.
 - 6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8, 9 and 10.

Notification and administration of appeal

7. The holder must in writing, within 14 [fourteen] calendar days of the date of this decision—
 - 7.1 notify all registered Interested and Affected Parties ("I&APs") of –
 - 7.1.1 the outcome of the application;
 - 7.1.2 the reasons for the decision as included in Annexure 3;
 - 7.1.3 the date of the decision; and
 - 7.1.4 the date when the decision was issued.

- 7.2 draw the attention of all registered I&APs to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) detailed in Section G below;
- 7.3 draw the attention of all registered I&APs to the manner in which they may access the decision;
- 7.4 provide the registered I&APs with:
- 7.4.1 the name of the holder (entity) of this Environmental Authorisation,
 - 7.4.2 name of the responsible person for this Environmental Authorisation,
 - 7.4.3 postal address of the holder,
 - 7.4.4 telephonic and fax details of the holder,
 - 7.4.5 e-mail address, if any, of the holder, and
 - 7.4.6 contact details (postal and/or physical address, contact number, facsimile and e-mail address) of the decision-maker and all registered I&APs in the event that an appeal is lodged in terms of the 2014 National Appeals Regulations (as amended).
8. The listed activity, including site preparation, must not commence within 20 (twenty) calendar days from the date the applicant notified the registered I&APs of this decision. In the event that an appeal is lodged with the Appeal Authority, the effect of this Environmental Authorisation is suspended until the appeal is decided i.e. the listed activity, including site preparation, must not commence until the appeal is decided.

Management of activity

9. The draft Environmental Management Programme ("EMP") submitted as part of the application for Environmental Authorisation must be amended to include the recommendations made by the Heritage Western Cape ("HWC") in their comment dated 10 September 2020 within the relevant sections of the EMP. The amended EMP must be submitted to the Department for approval prior to commencement of construction.

Monitoring

10. The holder must appoint a suitably experienced environmental control officer ("ECO") before commencement of any land clearing or construction activity to ensure compliance with the EMP and the conditions contained herein.
11. A copy of the Environmental Authorisation, EMP, audit reports and compliance monitoring reports must be kept at the site of the authorised activity, and must be made available to anyone on request, including a publicly accessible website.
12. Access to the site referred to in Section C must be granted, and the environmental reports mentioned above must be produced, to any authorised official representing the Competent Authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein.

Auditing

13. In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental

Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (not the ECO appointed in terms of condition 12 above) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake an environmental audit every year for the duration of the construction phase and submit Environmental Audit Reports annually to the Competent Authority during the construction phase. The final Environmental Audit Report must be submitted to the Competent Authority within three months after completion of the construction phase of the development.

The holder must, within 7 days of the submission of each of the above-mentioned reports to the Competent Authority, notify all potential and registered I&APs of the submission and make the report available to anyone on request and on a publicly accessible website (if applicable).

Specific Conditions

14. Should any heritage remains be exposed during excavations or any other actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape. Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape.

Heritage remains include: meteorites, archaeological and/or palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features with heritage significance; rock art and rock engravings; and/or graves or unmarked human burials including grave goods and/or associated burial material.

15. A qualified archaeologist and/or palaeontologist must be contracted where necessary (at the expense of the holder) to remove any heritage remains. Heritage remains can only be disturbed by a suitably qualified heritage specialist working under a directive from the relevant heritage resources authority.
16. The relevant requirements with respect to occupational health and safety must be adhered to at all times.
17. The Paarl Valleij Housing Development-Berg River Riparian Zone Management Plan dated September 2018 and compiled by BlueScience must be implemented and complied with.

F. GENERAL MATTERS

1. Notwithstanding this Environmental Authorisation, the holder must comply with any other statutory requirements that may be applicable when undertaking the listed activity.
2. Non-compliance with a condition of this Environmental Authorisation or EMPr may render the holder liable to criminal prosecution.
3. If the holder does not commence with the listed activity within the period referred to in Condition 2, this Environmental Authorisation shall lapse for that activity, and a new application for Environmental Authorisation must be submitted to the Competent Authority. If the holder wishes to extend the validity period of the Environmental Authorisation, an application for amendment in this

regard must be made to the Competent Authority prior to the expiry date of the Environmental Authorisation.

4. The holder must submit an application for amendment of the Environmental Authorisation to the Competent Authority where any detail with respect to the Environmental Authorisation must be amended, added, substituted, corrected, removed or updated. If a new holder is proposed, an application for Amendment in terms of Part 1 of the EA Regulations, 2014 (as amended) must be submitted.

Please note that an amendment is not required if there is a change in the contact details of the holder. In this case, the Competent Authority must only be notified of such changes.

5. The manner and frequency for updating the EMPr is as follows:

Amendments to the EMPr must be done in accordance with Regulations 35 to 37 of the EIA Regulations 2014, (as amended) or any relevant legislation that may be applicable at the time.

G. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date on which notification of the decision was sent to the holder by the Competent Authority–
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator, and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date on which the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator, and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organs of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organs of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and
Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 2659)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

H. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

DATE OF DECISION: 18 SEPTEMBER 2020

Cc: (1) R Jonas (TerraManzi Group (Pty) Ltd)
(2) C Winter (Drakenstein Municipality)
(3) S Bamardt (Heritage Western Cape)
(4) P Hunty (CapeNature)

Email: ryan@terramanzi.co.za
Email: Cindy.Winter@drakenstein.gov.za
Email: Stephanie.Bamardt@westerncape.gov.za
Email: phunty@capenature.co.za

ANNEXURE 1: LOCALITY MAP

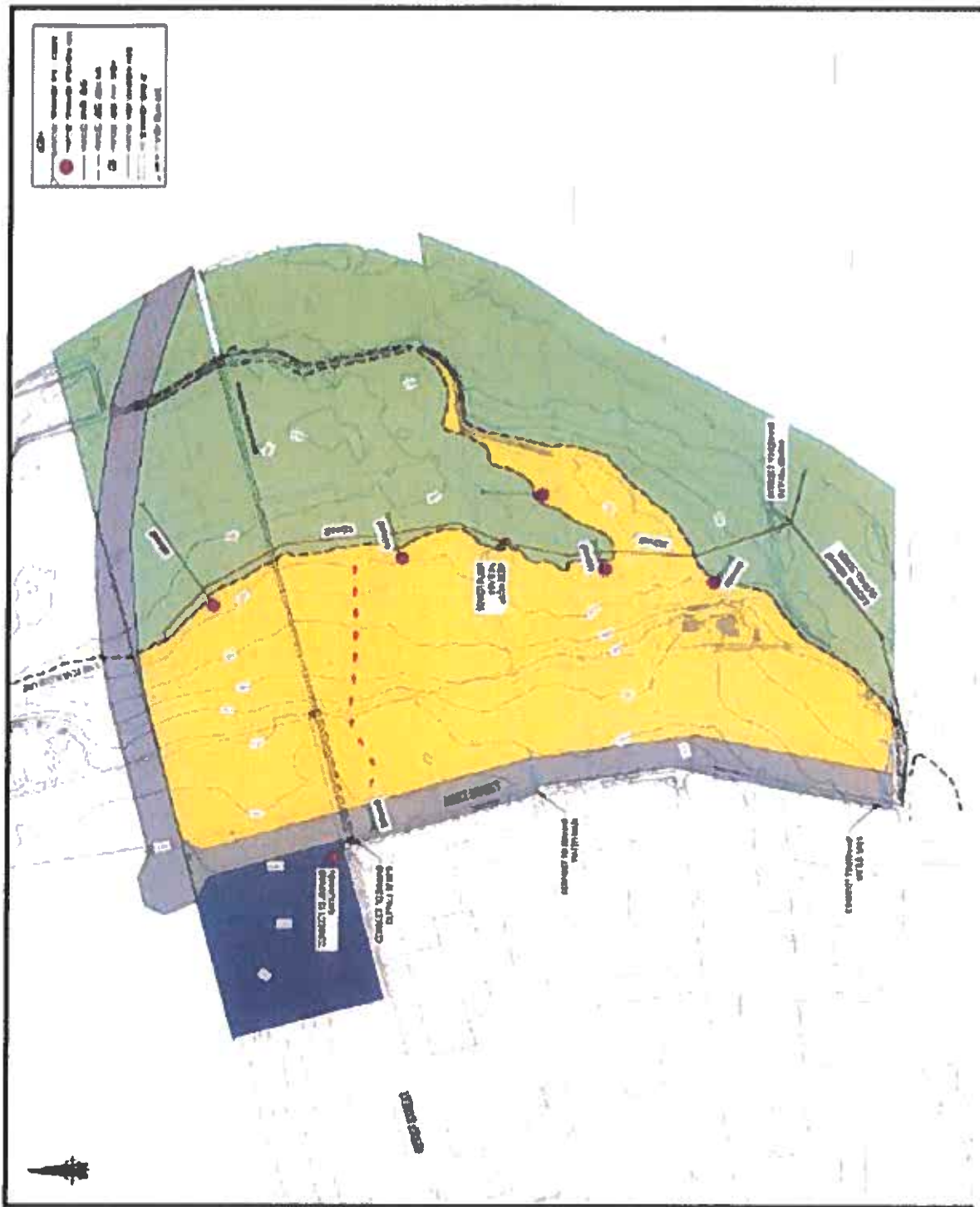




ANNEXURE 2: SITE PLAN



Figure A-4 shows the rezoning classification etc.



ANNEXURE 3: REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form dated November 2019, the EMPr submitted together with final BAR on 2 March 2020 and the additional information received on 11 September 2020;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Alternatives (dated March 2013);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from I&APs and responses to these, included in the BAR dated February 2020 and the additional information received on 11 September 2020; and
- e) The balancing of negative and positive impacts and proposed mitigation measures.

No site visits were conducted. The competent authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the Competent Authority was taken into account in the consideration of the application for Environmental Authorisation. A summary of the issues that were considered to be the most significant for the decision is set out below.

1. Public Participation

The public participation process included:

- identification of and engagement with I&APs;
- fixing notice boards at the site where the listed activity is to be undertaken on 14 May 2019;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activity is to be undertaken, the municipality and ward councillor, and the various Organs of State having jurisdiction in respect of any aspect of the listed activity on 16 May 2019;
- the placing of a newspaper advertisement in the 'Paarl Post' on 16 May 2019;
- circulating the pre-application draft BAR to I&APs from 21 May 2019; and
- circulating the in-process draft BAR to I&APs from 15 November 2019.

The Department is satisfied that the Public Participation Process that was followed met the minimum legal requirements and the comments raised and responses thereto were included in the comments and response report.

Specific alternatives, management and mitigation measures have been considered in this Environmental Authorisation and EMPr to adequately address the concerns raised.

2. Alternatives

The site was selected for the development of the Paarl Valleij residential development due to the locality of the site, which is within an area under rapid urban development. An opportunities and constraints analysis was done, resulting in maps that were used to inform the proposed Paarl Valleij residential development design. The preferred alternative incorporates the stakeholder and specialist input received and was therefore considered as the most viable option for implementation.

Preferred Alternative (Herewith authorised)

This alternative entails the following:

The proposal entails the Paarl Valleij residential development and associated infrastructure with a development footprint of 54.30 ha across 18 erven in Northern Paarl. The 18 erven will be consolidated and subdivided into nine erven to accommodate the following development components:

- Erf 1 (20.89ha): 330 dwellings, 445 apartments, a clubhouse, a crèche, open space and transport zones.
- Erf 2-4: (27.56ha): These erven will continue to accommodate the existing agricultural activities (vineyards). The portion of the site that is located below the 1:100-year floodline will be rezoned to Open Space and no hard infrastructure will be developed within this portion of the site.
- Erf 5-9: In order to accommodate the proposed number of units, the Berg River Boulevard and Van der Stel Road will be extended. The Van der Stel Road extension will be constructed from the corner of Berg River Boulevard and Van der Stel Road up to the access gate, approximately 250 metres from this intersection.

Layout Alternative:

The layout alternative described below received significant opposition during the pre-application public participation process, which highlighted numerous potential negative impacts, especially related to the business component contained therein. The input received was taken into consideration, resulting in the exclusion of the business component from the layout, giving rise to the preferred layout as discussed above.

Erf	Land Use Zoning	Area
Erf 1	<ul style="list-style-type: none"> • Conventional housing • Multi-Use Housing • Community Use (Crèche and Clubhouse) • Open Space • Transport 	44.21 ha
Erf 2	<ul style="list-style-type: none"> • Neighbourhood business • Open space • Transport 	3.19 ha
Erf 3	<ul style="list-style-type: none"> • Open space 	1.03 ha
Erf 4-5	<ul style="list-style-type: none"> • Transport 	4.52 ha
Total		52.95 ha

"No-Go" Alternative

The no-go alternative was considered. However, it was not preferred since it would result in the proposed activity not being implemented on a site included within the municipal urban edge that is earmarked for urban development and small-scale peri-urban farming.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The proposed Paarl Valleij development is situated within the urban edge designated for Paarl and is a direct extension of the existing Northern Paarl suburb beyond its eastern border. The proposed development would contribute towards the growing demand for housing in Paarl. It is located within an area partially demarcated for urban development and small-scale peri-urban farming. This is addressed by retaining the cultivated agricultural area located within the 1:100-year floodline along the eastern boundary of the site as part of the proposed development. The Drakenstein Municipal Spatial Development Framework encourages the proposed mixture of erf sizes and the proposal is therefore in line with the objectives of this forward planning document. Vacant land within the urban edge is becoming increasingly scarce. The optimal development of available land is thus crucial to prevent large scale development and extensions outside urban areas, resulting in urban sprawl. The proposed development is consistent with the planning policy and principles on a municipal and national level.

3.2 Biophysical Impacts

The collective Paarl Valleij Farms unit falls within the urban area of Paarl. The Berg River forms the eastern boundary and vineyards of adjacent farms are situated around its northern, north-western and southern edge. The mapped natural vegetation for the area is Swartland Shale Renosterveld, which is classified as critically endangered. However, the Botanical Assessment dated 23 August 2018 (revised on 11 March 2019), compiled by Dr Boucher concluded that the site has been transformed by current and historic agricultural activities and that the only indigenous vegetation left on the site occur along the Berg River on the eastern boundary of the site. The continued use of the area below the 1:100-year floodline for agricultural purposes is supported by the botanical specialist. The recommendation to extend, manage and revegetate the riparian buffer area in accordance with the Paarl Valleij Housing Development-Berg River Riparian Zone Management Plan, dated September 2018 and compiled by BlueScience has been included as a condition of this EA and is included in the EMPr.

An artificial seep wetland is present within the area investigated as part of the Freshwater Resource Assessment. The proposed development is not anticipated to have a significant impact on this system, as the stormwater driving the system enters from Skool Street, which is located to the south of the proposed site. Based on the findings of the Freshwater Resource Assessment, dated March 2019, compiled by Scientific Aquatic Services, the proposed development poses a low risk to the integrity of the Berg River, provided adherence to ecologically sensitive construction plans and the mitigation measures recommended in Freshwater Resource Assessment. The recommended mitigation measures have been supported by CapeNature, and have been included within the EMPr.

In addition, a Water Use Licence Application ("WULA") in terms of the National Water Act, 1998 (Act 38 of 1998) has been submitted to the Department of Water and Sanitation, who will further investigate the watercourse related impacts.

3.3 Heritage Impact Assessment and Visual Impact Assessment

Visual, scenic and aesthetic components of the environment are valuable resources which contribute to the cultural landscape heritage of an environment.

The proposed development is located within the designated urban edge of Paarl, an area of scenic, cultural and historical significance. Although the site itself is highly transformed from its natural state through agricultural use, it is located within the broader agricultural pattern of the winelands region and its nature contributes to the rural character of the local area.

Although fairly large in extent, the site is not particularly visible from the broader context, due to its low-lying position, and is partially screened by landform and existing vegetation. However, the site is extremely visible to immediate neighbours along Reitz Road and when approaching Relief, Moll, Martin, Williams and Skool Streets. This area is therefore considered to have a medium or moderate visual sensitivity. Considering the existing vegetation and subtle landform, the Visual Absorption Capacity of the site is considered to be moderate, with partial screening afforded and noting that some vegetation will be cleared. The VIA prepared by David Gibbs (2019) concludes that the development is acceptable from a visual impact perspective, particularly given that the site itself is not particularly visually sensitive and that the mitigation measures for visual impacts are regarded as adequate.

The HWC has no objections to the proposed development, subject to the implementation of the recommended mitigation measures as stipulated in the comment from HWC dated 10 September 2020. Condition 9 of this EA, requires that the EMPr be amended to include these recommendations within the relevant section of the EMPr.

In summary, the proposed development will result in both negative and positive impacts.

Negative Impacts:

- The proposed construction works will result in elevated noise and dust levels and increased traffic volumes during the construction phase.
- There will be visual, noise and traffic impacts during the operational phase.

Positive impacts:

- The proposed development will assist in addressing the growing housing demand in Paarl and contribute to the local economy.
- The development will create employment opportunities during the construction and operational phase.
- It will provide an opportunity to improve the riparian area along the Berg River, that borders the eastern boundary of site.

4. National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), inter alia, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activity (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;
- the resolving of actual or potential conflicts of interest between organs of state through conflict resolution procedures; and
- the selection of the best practicable environmental option.

5. Conclusion

In view of the above, the NEMA principles, compliance with the conditions stipulated in this Environmental Authorisation, and compliance with the EMPr, the Competent Authority is satisfied that the proposed listed activity will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activity can be mitigated to acceptable levels.

-----END-----



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

ANNEXURE P

Private Bag X120, Pretoria, 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Soil and Land Management
Tel: 012-319-7634 Fax: 012-329-5938 E-mail: constancen@ulrdd.gov.za
Enquiries: Helpdesk Ref: 2018_01_0107

TV3 Architects & Town Planners
97 Dorp Street
1st Floor La Gratitude Building
STELLENBOSCH
7600

Attention: Mr T. Walters

APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, 70 OF 1970: APPLICATION FOR THE REZONING OF THE REMAINDER OF ERF 80 AND ERVENS 103, 105, 123, 154, 155, 156, 157, 158, 159, 7167, 14747 AND 15219, DIVISION PAARL, WESTERN CAPE PROVINCE

Your letter bearing reference Paarl Valleij North-Variou Erven dated 21 July 2019 refers.

This Department has no objection against the proposed rezoning of the abovementioned properties from an agricultural point of view.

The formal consent shall be issued upon receipt of the rezoning approval from the municipality.

It is trusted that you will find the decision in order.

Yours faithfully

MR M RAMASODI
DEPUTY DIRECTOR GENERAL: AGRICULTURAL PRODUCTION,
HEALTH AND FOOD SAFETY, NATURAL RESOURCES AND DISASTER
MANAGEMENT

DATE: 2020-08-25

CC: Land Use and Soil Management Private Bag X 2 SANLAMHOF 7532
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSenburg 7607

**ANNEXURE Q****TRANSPORT & PUBLIC WORKS: ROADS**

Chief Directorate: Road Planning

Email: grace.swanepoel@westerncape.gov.za

Tel: +27 21 483 4669

Room 335, 9 Dorp Street, Cape Town, 8001

P.O. Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-10/334 (Job 26948)**ENQUIRIES:** Ms G Swanepoel**DATE:** 11 August 2021

The Municipal Manager
 Drakenstein Municipality
 PO Box 1

PAARL

7620

Attention: Mr Earl Cyster

Dear Sir

ERVEN 24, 80, 81, 103, 123, 139, 152, 154-159, 7167, 8709, 14747 AND 15219: MAIN ROAD 25 (MAIN ROAD, PAARL) AND BERG RIVER BOULEVARD EXTENSION: PROPOSED AMENDMENT OF APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION

1. The following refer:
 - 1.1 Land use application by TV3 Town Planners dated 27 May 2020;
 - 1.2 This Branch's comments 16/9/6/1-10/334 (Job 26948) dated 25 August 2020 on paragraph 1.1 above;
 - 1.3 Amended land use application, ref. P3354 – Paarl Valleij Life Style Estate, by TV3 dated 20 May 2021;
 - 1.4 Revised Transport Impact Assessment by ITS Global dated April 2021;
 - 1.5 E-mail from Harry Thompson of this Branch to Johan Brink of ITS dated 22 July 2021 and
 - 1.6 E-mail response from Johan Brink to Harry Thompson dated 28 July 2021.
2. The main amendment proposals relative to the May 2020 application (see paragraph 1.1 above) are:
 - 2.1 Revision of access proposals, with access being off the eastern end of Skool Street until such time as Berg River Boulevard is extended northwards to the future Van der Stel Street extension, and the main access can be relocated to Van der Street;

2.2 Reduction in the number of conventional housing units from 329 to 314 in order to provide the required space for the gated security access at the southern (Skool Street) end of the development; otherwise, the site layout is largely unchanged from the earlier proposals.

2.3 Revised phasing of the development as follows:

Phase 1: 164 conventional dwelling units

Phase 2: A further 150 conventional dwelling units + 238 multi-unit dwellings (apartments);

Phase 3: A further 207 multi-unit dwellings (apartments)

2.4 The revised TIA assumes the following:

For Phase 1, generated traffic (165 vph) will either use Skool Street to Main Road, or Jan Steyn Street to Lang Street. Berg River Boulevard will not yet be linked to Lang Street from Oosbosch / Optenhorst Street

For Phase 2, one carriageway of the section of the future Berg River Boulevard between Lang and Skool Streets will be in place (total traffic generated by Phases 1 and 2: 428vph)

For Phase 3, Berg River Boulevard will be completed between Oosbosch / Optenhorst Street and Skool Street (total traffic generated: ±700vph)

3. Phase 1 will add 60 vph to traffic flowing through the Main Road intersections with Lang Street and Optenhorst Street in both morning and evening peaks.
4. Phase 2, without Berg River Boulevard extended from Optenhorst/Oosbosch Street to Lang Street, will add 90 peak hour vehicle movements to the Main/Lang intersection, 145 to Main/Optenhorst, and an additional 150 vph will use the Lang Street bridge, Westhoven Street and Oosbosch Street between Lang Street and Berg River Boulevard south of Optenhorst Street.
5. Main Road already experiences queuing at intersections, particularly at Optenhorst Street. While Phase 1 will only generate a modest volume of additional traffic, any further growth in traffic on Main Road would cause undesirable levels of congestion and add to the difficulties drivers already experience in turning into Main Road from unsignalized side roads such as Alphorex Street.
6. As has already been recognised in other planning applications such as Optenhorst Mall, and in Drakenstein's Spatial Development Framework, it is intended that Berg River Boulevard will be extended northwards from Oosbosch/Optenhorst Street intersection, across Lang Street and Skool Street, and continuing to the east of Reitz Street and across various farms to tie into Trunk Road 25/1, the R45 Malmesbury Road. This is likely to be a Road of Joint Significance and a Proclaimed Provincial Road, though Drakenstein Municipality is likely to be the Road Authority for the sections within the urban edge of Northern Paarl.
7. The proposed extension of Berg River Boulevard will form the western boundary of the proposed Paarl Valleij development. The site development plan (SDP) for Paarl Valleij appears to assume a 32m cross-section running parallel to the eastern side of the Reitz Street road reserve. In order to ensure that the proposed Paarl Valleij development will allocate sufficient space to permit the implementation of the Berg River Boulevard

extension to its ultimate cross-section, a preliminary design will be required. This is necessary to ensure, to the satisfaction of both Drakenstein Municipality's Roads and Traffic Engineers and to this Branch, that the desirable long term cross-section can be achieved, whilst providing sufficient space for Reitz Street to continue to function as a residential access road, and for any cut and fill slopes required on Berg River Boulevard. It will also need to allow for the elimination of any unduly short/tight horizontal curves on Berg River Boulevard, and adequate provision for turn lanes at intersections. Of particular concern is the section in the vicinity of Martin and Williams Streets, where there is a kink rather than a gentle horizontal curve shown in the horizontal alignment of Berg River Boulevard, and where the proposed erven in Paarl Valleij are located closest to the future Berg River Boulevard. Any berm required between the erven within Paarl Valleij and the eastern road reserve boundary of Berg River Boulevard will require additional space. The SDP will therefore need to be reviewed once a preliminary design for Berg River Boulevard has been approved by Drakenstein Municipality's Roads and Traffic Engineering Division as the future Road Authority for Berg River Boulevard and by this Branch as future Controlling Authority.

8. This Branch offers no objection to the proposed Paarl Valleij development on the properties identified in the heading of this letter, subject to the following conditions:
 - 8.1 A preliminary design for the future Berg River Boulevard from Lang Street to at least the future van der Stel Street intersection shall be prepared and approved by the Western Cape Government and Drakenstein Municipality's Roads and Traffic Engineering Division;
 - 8.2 A revised Site development plan (SDP), developed taking the preliminary design of Berg River Boulevard into account, shall be approved by the Western Cape Government and Drakenstein Municipality prior to final approval of the subdivision plan for the property.
 - 8.3 Only Phase 1 may be developed following the approvals specified in paragraphs 8.1 and 8.2 above. Prior to approval to commence with Phase 2 of the development, as detailed in the revised land use application and the April 2021 Transport Impact Assessment report, a fresh traffic study shall be carried out, indicating:
 - 8.3.1 Whether traffic growth and the implementation of the anticipated portions of Berg River Boulevard have kept pace with the consultants' forecasts;
 - 8.3.2 Whether the available infrastructure can accommodate the additional traffic generated by Phases 2 and 3 and
 - 8.3.3 If not, what additional infrastructure is required, and how it will be funded.
9. This Branch reserves the right to refuse approval of Phases 2 and/or 3 until such time as Berg River Boulevard has been extended to van der Stel Street and access can be transferred to the planned access off van der Stel Street.

Yours Sincerely



SW CARSTENS
For DEPUTY DIRECTOR-GENERAL: ROADS



Western Cape
Government

TRANSPORT & PUBLIC WORKS: ROADS

Chief Directorate: Road Planning
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Room 335, 9 Darp Street, Cape Town, 8001
P.O. Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-10/334 (Job 26948)
ENQUIRIES: Ms G Swanepoel
DATE: 6 October 2021

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7620



Attention: Mr Earl Cyster

Dear Sir

ERVEN 24, 80, 81, 103, 123, 139, 152, 154-159, 7167, 8709, 14747 AND 15219: MAIN ROAD 25 (MAIN ROAD, PAARL) AND BERG RIVER BOULEVARD EXTENSION: PROPOSED AMENDMENT OF APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION

1. The following refer:
 - 1.1 Amended land use application, ref. P3354 – Paarl Valleij Life Style Estate, by TV3 dated 20 May 2021;
 - 1.2 This Branch's comments on paragraph 1.1 above, reference 16/9/6/1-10/334 (Job 26948) dated 11 August 2021;
 - 1.3 Meeting in Drakenstein Municipality's offices on Thursday 30th September 2021 between Messrs Lotz, Pienaar and Smith of Drakenstein Municipality, Mr J Brink of ITS, and Mr H Thompson of this Branch.
2. Paragraph 9 of this Branch's 11 August 2021 (paragraph 1.2 above) is hereby revised to read as follows:

"This Branch reserves the right to refuse approval of Phases 2 and/or 3 until at least one carriageway of the future Berg River Boulevard extension has been constructed from Optenhorst Street to School Street."
3. This Branch regards the access off School Street as an emergency and possibly limited secondary access in the long term. It was noted by Mr J Brink of ITS at the meeting referenced in paragraph 1.3 above that when Berg River Boulevard is extended northwards and links with Trunk Road 25/1 (R45, Malmesbury Road north of Paarl), the primary access

will need to be moved from School Street to the future Van der Stel Street link. It is not clear how this will be guaranteed, particularly if this need only arises some years after full build-out of Paarl Valleij, but before Drakenstein Municipality proceeds with the implementation of the Van der Stel Street link. The Municipality will need to ensure that this aspect is addressed in the approvals for the Paarl Valleij development. This Branch will not contribute to the cost of relocating the primary access to Paarl Valleij from Skool Street to Van der Stel Street.

4. In order to finalise the road reserve boundary on the east side of the future Berg River Boulevard Extension adjacent to the Paarl Valleij development, a preliminary design will be needed, as required in paragraphs 8.1 and 8.2 of this Branch's 11 August 2021 (paragraph 1.2 above). It will be important to ensure that the issue of future intersections with existing roads to the west of Berg River Boulevard is given careful consideration, particularly since Reitz Street will be parallel and adjacent to the new road.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS



PAGE 1 OF 3

Our Ref: HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL / REM ERF 80 & 81, REM 103, 105, 123, 139, 154-159, 7167, 14747 & 15219 (ERF 1)
Case No.: 19021801HB0417E
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 9736
Cell: 076 481 8392 (during the lock-down period)
Date: 10 September 2020

Watchman Properties (Pty) Ltd
 Polo Pavilion
 Val de Vie Estate
 R301, Jan van Riebeeck Drive
 7646
 Mome.bosch@valdevie.co.za, arcon@megaserve.net

FINAL COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED NEW RESIDENTIAL DEVELOPMENT, PAARL VALLEIJ ON REM ERF 80 & 81, REM 103, 105, 123, 139, 154-159, 7167, 14747 & 15219 (ERF 1), FARM VALLEIJ NORTH FARMS, PAARL, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 19021801HB0417E

The matter above has reference.

This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 9 September 2020.

FINAL COMMENT:

The Committee decided the following:

1. That the HIA satisfied the requirements of S.38(3) of the NHRA.
2. That there were no heritage resources on the property.
3. That the proposed development will not have an impact on the broader cultural landscape.
4. That the following recommendations contained in the HIA be supported:
 - a. In accordance with HWC's requirements as stipulated in their response dated 7 May 2019 to the Notice of Intent to Develop (NID) application submitted by the author, this report has addressed the requirement that a HIA be prepared with specific reference to the following:
 - i. An archaeological study;
 - ii. Visual impacts of the proposed development in terms of location, massing, scale, form, height, and architectural character on the existing cultural landscape; and
 - iii. A final detailed Site Development Plan (SDP) which responds to the heritage design indicators identified in the HIA and illustrated by use of photomontages.
 - b. The archaeological aspects have been investigated in the form of an archaeological study (Annexure 04) while a Visual Impact Assessment (Annexure 06), and a Site Development Plan responding to a range of both written and graphic heritage design indicators are included in this report. In addition to this (though not specifically required by HWC), this report includes the findings of a soil survey (Annexure 02) and a socio-economic study (Annexure 10).
 - c. Spatial impacts have been assessed in both visual and heritage terms informed by a landscape analysis supported by diagrams, a VIA study, the findings of which have been integrated into this report, and heritage indicators underpinned by a heritage statement.
 - d. In terms of the findings of these various studies, heritage impacts from the development proposals can be kept within acceptable levels with mitigation. This is underpinned by development proposals that, once appropriately mitigated, will be in conformance with the heritage indicators in this report. The development is further supported by the conditional findings of the VIA report and the archaeological assessment that has established no significant impacts on pre-colonial archaeological heritage. Further support for the development is provided by the Socio-Economic study.

PAGE 2 OF 3

Our Ref: HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL / REM ERF 80 & 81,
REM 103, 105, 123, 139, 154-159, 7167, 14747 & 15219 (ERF 1)

Case No.: 19021801HB0417E

Enquiries: Stephanie-Anne Barnardt
stephanie.barnardt@westerncape.gov.za

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Tel: 021 483 9736

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Date: 10 September 2020



- e. Given these factors, it is recommended that the development proposals be endorsed substantially in accordance with the SDP as indicated in Figures 19 and 20 read in conjunction with Diagrams 01 to 05, – all from this report, but subject to the following conditions:
- i. Landscape Plan: A detailed landscape plan be prepared by a registered landscape architect to the approval of Drakenstein Municipality (Spatial Planning & Heritage). This must indicate inter alia, the extent, location and design of the following:
- Existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
 - All proposed newly planted vegetation, including types (species) and planting specifications;
 - Tree staking details;
 - The size of all trees to be planted (roots to be established in min 80 – 100 L size container) with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
 - Density of plant species/plant mixes, size of plants to be planted;
 - Existing and finished ground levels at the base of the trees to be retained/planted;
 - All landscaping features, including fences, free-standing walls & retaining walls, paving, street furniture and lighting (fencing to be in accordance with the Architect's Comment: 7.1.6a) informed by Heritage Indicator 6; and lighting to be in accordance with Condition iv) overleaf;
 - All Sustainable Urban Drainage Systems (SUDS), including cross-sections of storm-water;
 - Ponds and/or swales;
 - Irrigation plan (alternative water sources to be indicated); and
 - Phasing and timing of implementation, including a twelve-month establishment period.
- ii. Construction phase Environment Management Plan (CEMP): A CEMP is to be prepared and implemented to ensure sound environmental management of the site during the Construction Phase.
- iii. Landscaping Mitigation: Operational Phase:
- Landscape Buffers: In addition to retaining the existing vineyards below the 100-year flood line, ensure that an ecological corridor is retained along the Berg River edge sufficiently planted with riparian species. No built features should be allowed within this strip.
 - Internal Roadways, Circulation & Drainage: The detailing of internal roadways must reflect a rural character – without heavily engineered solutions for kerbs and channels; favouring rather gravel, exposed aggregate or brick pavers, with earth channels and swales for storm-water run-off where possible. Landscaping must include storm-water management through 'soft' engineering of the site (incorporating the principles of sustainable urban drainage and water sensitive urban design) for driveways, roadways, parking courts and other hard surfaces.
 - Open Spaces and 'Informality': Green open spaces must remain clear of 'clutter' (signage, lighting, service infrastructures, etc). Maintenance of these areas must form a continuous system that connects the site into the broader cultural landscape, reflecting the patterns of the agrarian environment (for example – orchards, vineyards, hedgerows and planted avenues).

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PAGE 3 OF 3

Our Ref: HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL / REM ERF 80 & 81,
REM 103, 105, 123, 139, 154-159, 7167, 14747 & 15219 (ERF 1)

Case No.: 19021801HB0417E

Enquiries: Stephanie-Anne Barnardt

E-mail: stephanie.barnardt@westerncape.gov.za

Tel: 021 483 9736

Cell: 076 481 8392 (during the lock-down period)

Date: 10 September 2020



- Berms Dams & Wetlands (where applicable): Berms, dam and wetland features must be incorporated in a manner which is sensitive to the natural landform. Steep, trapezoidal berms and other landforms of rectilinear geometries that appear heavily 'engineered' must be avoided. Indigenous vegetation consistent with the botanical assessment report must be integrated as a biodiversity corridor along the Berg River riparian zone. Formal avenues of trees within the riparian zone must be avoided in favour of informal clusters of trees and shrubs
- Landscape Texture & Colour: Muted colours and 'earth tones' and textured surfaces that are more easily absorbed visually are to be used in the landscape design. Bright or highly reflective surfaces are to be avoided. Suitable colours include grey, olive green, ochre, brown, etc. (Refer to on-site geology/rock/soil and vegetation types for examples). Exposed aggregate surfaces for roads are to be used in lieu of asphalt.
- iv. Architectural Design Guidelines: The preparation of architectural design guidelines to ensure that the development does at least conform broadly with the indicators in this report. These architectural guidelines are to be to the approval of Drakenstein Municipality (Spatial Planning & Heritage) and are to include signage guidelines;
- v. Development Densities along Rural Edges: Reducing development densities to accommodate more green space between building footprints at the interfaces between rural and new development along the east and southeast edges of the development. Also along these same edges: re-orientate gable ends so that they do not face remaining vineyard areas in order to present lower eaves lines to these spaces. This to be to the approval of Drakenstein Municipality (Spatial Planning & Heritage); the purpose being to enable a more appropriately graduated interface between the new residential edge and abutting farmland.
- vi. Street Lighting: Avoid light standards in favour of low-level lighting bollards and lighting affixed to buildings, particularly along the urban edge and other rural agricultural interfaces. Ensure that all lighting is indirect. Preval upon the local authority to avoid high mast lighting along the new Van der Stel Freeway when it is constructed. The lighting design to form part of the Landscape Plan (Condition i) and be subject to the approval of Drakenstein Municipality (Spatial Planning & Heritage).
- vii. Archaeological Resources: In the event of archaeological material being encountered in the course of the proposed work, the protocols for encountering archaeological material as set out by Heritage Western Cape, and informed by the provisions of Section 35(3) of the National Heritage Resources Act, are to be immediately complied with.
- 5. That the HIA prepared by ARCON Specialist Heritage dated July 2020 be endorsed.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.


pp.

.....
Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

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Civic Centre, Berg River Boulevard Paarl 7646

Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: E Cyster)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: N/A

Reference number: 15/4/1 (15219) P (1846)

Date: 22 October 2021

Subject: PROPOSED AMENDMENT OF APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION IN TERMS OF SECTION 15(2) OF DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERVEN 154, 155, 156, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747, 24, 152, 15219, AND 8709 PAARL

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *The Provincial Roads Engineer has no objection to the land use application for the Paarl Valleij lifestyle village development as described in the application. Note that this approval is subjected to conditions stipulated in the Provincial Roads Engineers letter's with reference 16/9/6/1 – 10/334 (Job 26948) dated 11 August 2021 and revised comments with reference 16/9/6/1 -10/334 (Job 26948) dated 6 October 2021 and must be implemented and adhered to; and*
- 1.3 *Any alterations to the existing road network will be the responsibility of the developer which includes design, approval and construction of any additional traffic control and or traffic calming measures as*

detailed in the revised Traffic Impact Assessment (TIA) done by ITS with reference Paarl Valleij Development, Northern Paarl dated April 2021; and

- 1.4 *The Site Development Plan (SDP) may have to be changed to accommodate the approved design of the extension of the Berg River Boulevard.*

2 STORMWATER

- 2.1 No development is allowed within the 1:50 year flood line and any construction within the 1:100 year flood line must be 1m above the 1:100 year flood line
- 2.2 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;
- 2.3 Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.4 Only pre-development run-off of a 1:2 year storm event will be accepted into the existing system. Provision must be made to accommodate the detention of run-off for a 1:50 year storm event; and
- 2.5 Provision must be made for an effective rainwater harvesting system to be planned and designed for all roof water. The volume of the storage facilities should be based on 0.02m³/m² roof area.

3 WATER

- 3.1 *All recommendations as per GLS report dated 21 January 2019 shall be implemented by the developer at their cost;*
- 3.2 *The development will be provided with a bulk metered connection at actual cost as per GLS report dated 21 January 2019;*
- 3.3 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 3.4 All the metered connections must be installed one meter inside the erf boundary of each portion;
- 3.5 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.6 A water demand management plan must be submitted to the Civil Engineering Department and must include and indicate the measures to be put in place to conserve and manage water; and
- 3.7 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

- 4.1 *The development will be provided with a bulk wastewater connection at actual cost as per GLS report dated 21 January 2019;*
- 4.2 All individual portions must be provided with a separate wastewater connection;

4.3 All the connections must be installed one meter inside the erf boundary of each portion; and

4.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

5.1 The Municipality undertakes, after the proclamation of the development, to remove household refuse in accordance with its by-laws and shall make its own arrangements with the home owner's organisation/body corporate in the development, for the removal of such household refuse;

5.2 A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out;

5.3 Such collection shall be from individual single centralised waste collection site for the development;

5.4 Provision should be made for a waste disposal facility and entrance to the township, with lockable gate for wheelie bins (240l bins) and recyclable bags equal to the number of dwellings per development;

5.5 A key should be provided to Drakenstein Municipality to be able to unlock door/gate to garbage area on collection days, from the kerbside;

5.6 The garbage area should be enclosed with a 1.8m high fence and need to consist of the following;

5.6.1 Tap with running water;

5.6.2 A gully which is connected to an approved sewer connection;

5.6.3 Concrete floor;

5.7 Municipal refuse trucks will not enter the township (complex) to collect wheelie bins on collection days;

5.8 *The developer shall indemnify the Municipality from any damages caused as a result of rendering the refuse removal service; and*

5.9 *The location and operation of the refuse collection points must be confirmed prior to building/civil plan stage or any application process deemed necessary.*

5.10 The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the completion of the civil works.

6 DEVELOPMENT CHARGES

6.1 *Based on the information provided in the application, Development Charges are payable by the developer. Development Charges will be calculated when a more detailed SDP is submitted indicating each phase with its land uses as discussed and agreed on.*

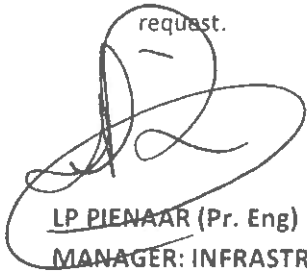
7 GENERAL

7.1 *A services agreement shall be entered into, prior to the start of construction, wherein shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road*

network upgrading, sewerage treatment works upgrading, bulk water supply upgrading, sewage network upgrading;

- 7.2 *When at any stage in the future the Municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;*
- 7.3 When any service is to be taken over by Drakenstein Municipality, any damaged caused due to the construction of houses or any other construction activity shall be repaired by the developer. Failure to do so will result in clearances and occupation certificates being withheld and remedial works shall be done by Drakenstein Municipality for the cost of the developer;
- 7.4 The developer is responsible for the payment of a Development Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.5 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.6 The findings of the bulk service capacity analysis carried out by Councils consultant GLS Engineers, need to be implemented simultaneously with the development;
- 7.7 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.8 The whole of the works shall fall under the control of a single project manager;
- 7.9 The Municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- 7.10 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.11 Where applicable all water network, sewer network, stormwater network and road network components (downstream of the valve immediately upstream of the bulk water meter, upstream of the connection to the existing system or intersection point with the existing road) shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.12 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and severalty responsibility (including but not limited to the administration of the joint account and operation and maintenance of the system) of the members of the homeowners association/body corporate and must be noted as such in any constitution of any such body and any such constitution must be submitted for approval by council. This constitution shall be notarially linked to each separate title deed;
- 7.13 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;

- 7.14 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection; and
- 7.15 The above conditions are to be complied with in stages:
- 7.15.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.15.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
- 7.15.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)
MANAGER: INFRASTRUCTURE MANAGEMENT

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Memo

To: Senior Manager: Spatial Planning & Development
For attention: W Hendricks/H Strijdom/C van der Bank

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 157, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747 & 15219

Date: 19 November 2021

Subject: APPLICATION FOR PROPOSED CONSOLIDATION, REZONING AND SUBDIVISION OF VARIOUS ERVEN, 157, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747 & 15219, PAARL VALLEI LIFE STYLE ESTATE, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

- 1.1. The private appointed electrical consultant will have to submit an estimated load requirement and load forecast of the respective construction phases.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.
- 2.4. Existing and or new electrical services must be allocated in a registered services servitude or as the case may be.
- 2.5. Where any request to relocate or to change the type of installation, for example, overhead to underground reticulation, such request shall be for the cost of the owner.
- 2.6. All municipal services on the proposed precinct will have to be removed at the cost of the developer and transport to the municipal stores or location as determine by the Senior Project Implementation Agent.

- 2.7. In the case where existing services crosses the adjacent erf, it will have to be removed or relocate at the cost of the owner.
- 2.8. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- 2.9. Applications for the installation of any photo voltaic (PV) systems must be submitted to the Electro-Technical Services Department (Energy and Efficiency Section).
- 2.10. A service level agreement between the municipality and the owner or developer of the development have to be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for this development and will be calculated according to the following as indicated in approved tariffs: **R 4 294.00 per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation.
- 3.3. It must be noted that excessive network upgrading is required in order to supply the development of the estimated load of 3.4MVA as per the development's application. The previous mentioned entails the installation of feeder cables from Dalweiding 66/11kV substation to Retief Street 11kV switching station which will have to be phased in tandem with the proposed construction of the bridge. The 11kV ring feeds from Retief Street 11kV switching station with various switchgear will also have to be rerouted and changed in order to provide the available capacity. The municipality however is underway to create spare capacity at Retief Street 11kV switching station but is subjected to available funding and therefore cannot provide any timelines on completion of the previous mentioned network upgrade. The current available capacity for the development is 350kVA which can temporarily be supplied from the ring feed between N4/15 and N4/14 mini-substations in close proximity to Moll Street. The previous mentioned shall only be regarded as temporary should such request be lodge for any required load up to 350kVA to the development for example irrigation. The remainder of the required load is subjected to excessive network upgrading and availability of funding.
- 3.4. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.5. Your attention is drawn to the following electricity by-law:
 - 3.5.1. Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.

- 3.5..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
- 3.5..3. If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
- 3.5..4. The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
- 3.5..5. Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
- 3.5..6. The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
- 3.6. Authorization to re-sell electricity can be obtained by council approval only.
- 3.7. Applications to be submitted in writing to the Senior Manager: Electro-Technical Services indicating the following:
- The application must also include a load profile to indicate the power usage per month with peak, standards, off peak loads, etc.
- 3.8. A private registered electrical consultant as well as an installation electrician shall be used to do all designs, installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the development.
- 3.9. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application but cannot support the approval as proposed due to insufficient availability of power.

Yours faithfully

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

i.BEPLAN_3\Sub_Divisions_Rezoning\202122\157_154_155_156_80_103_105_81_123_139_158_159_7167_14747_15219

2. ELECTRICITY SUPPLY				
Tariff No.	Tariff Details	2021/2022 Tariff Including VAT	2020/2021 Tariff Including VAT	% Increase / (Decrease)
2.9.4	Non-Payers (Excluding Municipal Property)			
2.9.4.1	Same as in 1.7.2 and 1.7.3 above, except that a new agreement must be entered into which stipulates that a pre-paid meter is a pre-condition.	Free	Free	
2.9.5	NRS 069 NETWORK RECOVERY COST			
2.9.5.1	A once-off network contribution for the electricity requested for subdivisions, new developers, consent users, scheme amendments or consumer upgrades (existing serviced erven where requested capacity is greater than the original designed or installed capacity). The after-diversified maximum demand (ADMD) for each erven is used in network designs for township development, scheme amendment and service connection upgrades.			
2.9.5.1.1	The ADMD has been determined by STATS SA Census 2011 municipal report which may be used for the following types of residential installations:			
(a)	Residential low income (flats or units) - 3kVA			
(b)	Residential medium or high income (flats or units) - 5kVA			
(c)	Single residential low income (per erf) - 3kVA			
(d)	Single residential medium or high income where the erf size is smaller than 500m ² - 7kVA			
(e)	Single residential medium or high income where the erf size is greater than 500m ² - 9kVA			
2.9.5.1.2	For very high residential three-phase connections or upgrade of existing single phase connection to three phase may be assume that the ADMD for a three phase connection is three (3) times that of a single phase connection.			
2.9.5.1.3	The after-diversified maximum demand (ADMD) or notified maximum demand (NMD) per erf for commercial and all non residential applications requested in writing by the owner or developer shall be calculated prior to the NMD as indicated on the application by the owner or developer with the approval from the Manager, Electro-Technical Engineer (Planning, Construction and Design). The NMD's of existing serviced erven are equal to the installed capacity or as per service agreement.			
2.9.5.1.4	Determining charges			
(i)	The NRS069 network recovery cost is determined by the actual level at which the development connects to the supply system. The charge is calculated as follows:			
(ii)	$R = (ADMD1 - ADMD2) \times NRC$, where			
(iii)	R = Total network recovery cost payable in rand value			
(iv)	ADMD1 = Sum of new ADMD in kVA			
(v)	ADMD2 = Sum of existing ADMD in kVA			
(vi)	NRC = Network recovery cost per level as indicated below.			
2.9.5.1.5	Network contributions			
(a)	The "network recovery cost" charges must be as such to cover the capital liabilities incurred or to be incurred by the municipality in supplying the distribution and/or increase the capacity to the premises or group of premises. The said network recovery cost excludes the linkage portion of the connection and/or upgrade to the linkage as determined by the Manager, Planning and Customer Services. Such cost for the upgrade and/or linkage shall be estimated at the cost of the developer or owner. The contributions per kVA at the different connection levels are as follows:			
(i)	Paarl: Description - Cumulative contribution per kVA			
(aa)	66/11kV Trf	2,427.00	2,289.36	6.01%
(bb)	11kV Network	4,294.00	4,051.25	5.99%
(cc)	400 V Network	3,579.00	3,376.29	6.00%
(ii)	Wellington: Description - Cumulative contribution per kVA			
(aa)	11kV Network	4,247.00	4,006.33	6.01%
(bb)	400 V Network	3,146.00	2,967.73	6.00%



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Memo

To: Manager: Land Use Planning
(Attention: E Cyster)

From: Environmental Officer: Environmental Management

Enquiries: L. KING

Collaborator number: 1602919

Reference number: 15/4/1 (15219) P

Date: 04 August 2020

Subject: COMMENTS – APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING, 2018: ERVEN 154, 155, 156, 157, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747, 24, 152, 15219 AND 8709 PAARL

Reference is made to the above application for the consolidation of erven (Consolidation Plan, Plan No. 3), the rezoning of the consolidated land portion to Subdivisional Area, and the subsequent subdivision thereof into six erven (Master Zoning and Subdivision Plan, Plan No. 4) with the intention to develop a secured Residential Life Style. The subdivision of subdivided Erf 1 (Erf 1 Zoning and Subdivision Plan, Plan No. 5) into: 329 Conventional Housing Zone erven; 2 Multi-Unit Housing Zone erven which allows for the development of 445 units; 2 Community Use Zone erven; and 1 Transport Zone erf for private road purposes; and the phasing of the development (Phasing Plan, Plan No. 6).

The Environmental Management Division finds the above application in order, subject to the following:

1. Landscaping

1.1. Detailed landscaping plans, compiled by a registered Landscape Architect, for each of the proposed phases of the development, i.e. Phase 1-7, must be submitted by the developer along with the Site Development Plans (SDPs) for each phase, for approval by the Environmental Management Division (EMD).

Such plans are to indicate, inter alia, the extent, location and design of the following:

- existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
- all proposed newly planted vegetation, including types (species) and planting specifications;
- tree staking details;
- the size of all trees to be planted (roots to be established in min 80 – 100 L size container, with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);

- density of plants species/plant mixes, size of plants to be planted;
- existing and finished ground levels;
- all landscaping features, including fences, walls, retaining walls, paving, street furniture and lighting;
- All Sustainable Drainage Systems (SuDS), including cross-sections of stormwater ponds and/or swales;
- Irrigation plan (alternative water sources to be indicated); and
- phasing and timing of implementation, including a twelve-month establishment period.

1.2. The approved detailed landscape plans shall be implemented by and at the cost of the developer within 3 months after the completion of building works for the respective phase or prior first transfer of the following phase, whichever comes first.

2. Berg River Riparian Zone Management and Re-vegetation

2.1. The initial invasive alien clearing and re-vegetation required as per the Berg River Riparian Zone Management and Re-vegetation Plan, dated September 2018, compiled by Bluescience, must be implemented by and at the cost of the developer prior to first transfer of Phase 6.

2.2. An Alien Vegetation Management Plan for all open space areas, as well as the Berg River riparian zone adjacent to the proposed development site, must be developed by and at the cost of the developer, and submitted the Environmental Management Division for approval prior to first transfer of Phase 6 of the proposed development.

2.3. Such Alien Vegetation Management Plan must be managed and implemented by the Home Owners Association in perpetuity.

3. Rehabilitation of the 100-year floodplain area

3.1. It is noted that the proposed consolidated portion of agricultural zoned land, i.e. Erf 2, which is located between the Berg River and the 100-year floodline will be continued to be utilised for commercial agricultural purposes as per agreement with the Paardeberg Cellar.

3.2. It is of concern that no mention is made of what will happen in this area upon conclusion of the aforementioned agreement or when it will cease to be used for commercial agricultural purposes.

3.3. It should be noted that once the area is no longer being used for the aforementioned purposes it must be rehabilitated according to a Rehabilitation Plan drawn up by a qualified specialist. Such Rehabilitation Plan must be submitted to the Environmental Management Division for approval.

Memo

To: LAND USE PLANNING AND SURVEYING
E CYSTER (EXT: x4770)

From: HERITAGE RESOURCES SUB-SECTION

Enquiries: CLIVE THEUNISSEN (EXT: x4818)

Collaborator number: 1662047

Reference number: 15/4/1 (15219)P

Date: 11 AUGUST 2021

Subject: APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018: ERVEN 835, 154, 155, 156, 80, 103, 105, 81, 123, 139, 158, 159, 7167, 14747, 24, 152, 15219 AND 8709 PAARL

RECEIVED APPLICATION ON 20 AUGUST 2021

1. PROPOSAL

The proposal entails consolidation of erven 80, 103, 105, 123, 154 to 159, 7167, 14747 and 15219, Paarl, in order to form one new land unit measuring ±52.96ha in extent; rezoning of the proposed consolidated properties from "Agricultural Zone and Transport Zone" to "Subdivisional Area" and the subsequent subdivision thereof into six (6) erven; and subdivision of Portion 1, Paarl to allow for the proposed "Paarl Valleij Lifestyle Estate" precinct.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

In a letter dated 10 September 2020, Heritage Western Cape (HWC) indicated that the Heritage Impact Assessment (HIA) complies with the requirements of section 38(3) of the National Heritage Resources Act (Act 25 of 1999).

2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, Erf 14982, Paarl is located outside the Special Character Protected Area Overlay Zone of Paarl.

2.3 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located outside of any proposed Heritage Overlay Zone.



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2.4 THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT NO. 107 OF 1998

In an Environmental Authorisation letter dated 18 September 2020 (point 9 of page 5), the Department of Environmental Affairs and Development Planning, indicated that the draft Environmental Management Programme ("EMPr") must be amended to include the recommendations made by the Heritage Western Cape ("HWC") within the relevant sections of the EMPr. The amended EMPr must be submitted to the Department Environmental Affairs and Development Planning for approval prior to commencement of construction.

3. CONCLUSION

In view of the above, the proposed consolidation of erven 80, 103,105,123, 154 to 159, 7167, 14747 and 15219, Paarl, in order to form one new land unit measuring ±52.96ha in extent; rezoning of the proposed consolidated properties from "Agricultural Zone and Transport Zone" to "Subdivisional Area" and the subsequent subdivision thereof into six (6) erven; and subdivision of Portion 1, Paarl to allow for the proposed "Paarl Valleij Lifestyle Estate" precinct, is supported from the heritage point of view, subject to a Site Development Plan being submitted to the municipality as indicated on HWC's final commenting letter, dated 10 September 2020.

.....
MR. W HENDRICKS
MANAGER: SPATIAL PLANNING AND HERITAGE