



TV
ARCHITECTS AND TOWN PLANNERS

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Vendôme

Property Description:
 Portion 1 & 2 of Farm 1766, Paarl

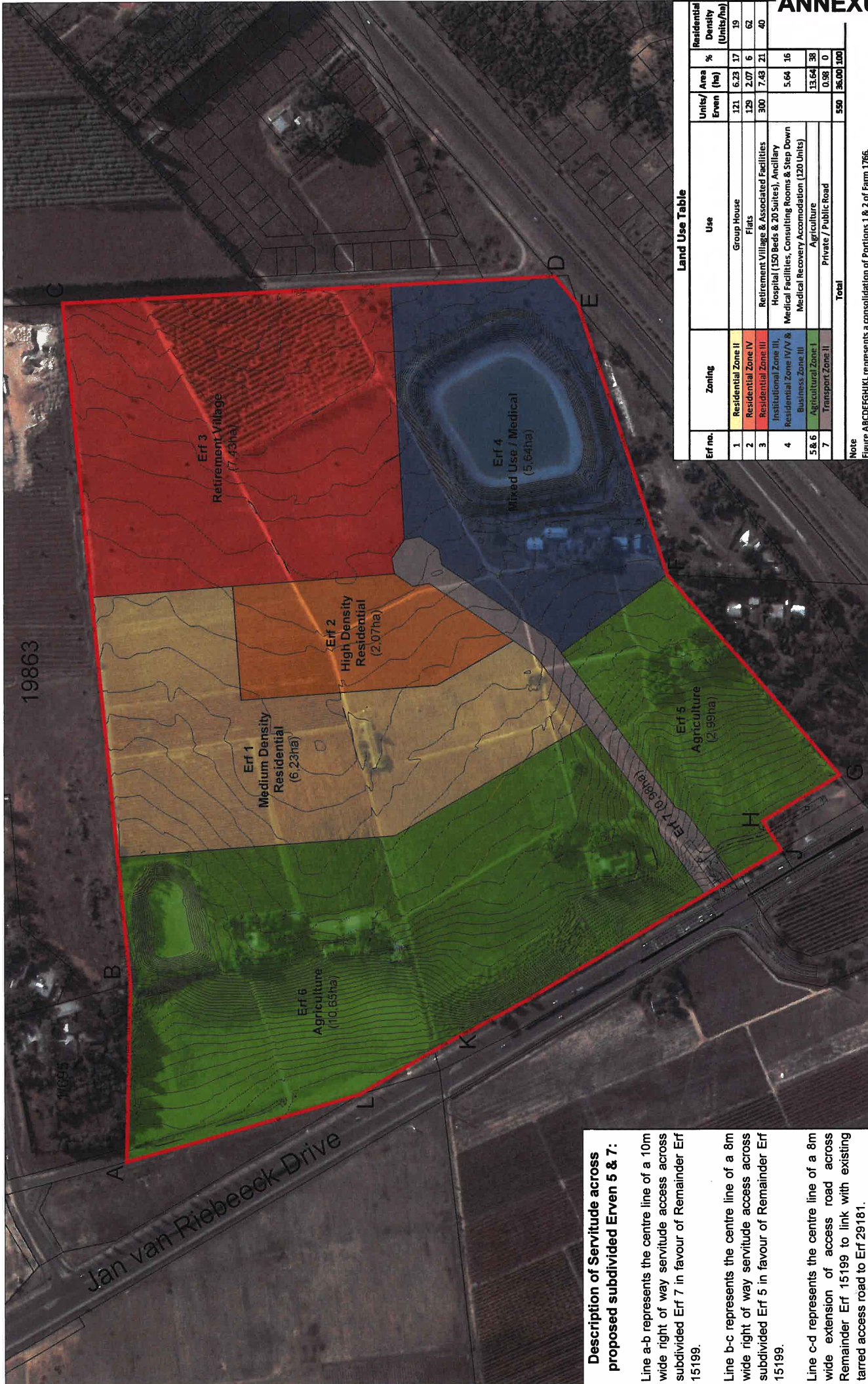
Drawing: **Proposed Consolidation** Plan no.: **3**

Date:	22/01/2018	Scale:	1:10 000 (A3)
Project no.:	P3295	Drawn:	WH
		Checked:	MW

Notation:
 Cadastral information obtained from David Heilig & Abrahamse Professional Land Surveyors (December 2015) & from Surveys and Mapping (DRDLR).
 Aerial Photography obtained from Google Earth.
 Figure ABCDEFGHJKL represents the proposed consolidation of Portions 1 & 2 of Farm 1766.



* All areas and dimensions are approximate and should be verified by a professional land surveyor.
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Land Use Table

Erf no.	Zoning	Use	Units/Erven	Area (ha)	%	Residential Density (Units/ha)
1	Residential Zone II	Group House	121	6.23	17	19
2	Residential Zone IV	Flats	129	2.07	6	62
3	Residential Zone III	Retirement Village & Associated Facilities	300	7.43	21	40
4	Institutional Zone III, Residential Zone IV/V & Business Zone III	Hospital (150 Beds & 20 Suites), Ancillary Medical Facilities, Consulting Rooms & Step Down Medical Recovery Accommodation (120 Units)		5.64	16	
5 & 6	Agricultural Zone I	Agriculture		13.64	38	
7	Transport Zone II	Private / Public Road		0.98	0	
Total			550	36.00	100	

Note
Figure ABCDEFGHIJKL represents a consolidation of Portions 1 & 2 of Farm 1766.

Description of Servitude across proposed subdivided Erven 5 & 7:

Line a-b represents the centre line of a 10m wide right of way servitude access across subdivided Erf 7 in favour of Remainder Erf 15199.

Line b-c represents the centre line of a 8m wide right of way servitude access across subdivided Erf 5 in favour of Remainder Erf 15199.

Line c-d represents the centre line of a 8m wide extension of access road across Remainder Erf 15199 to link with existing tarred access road to Erf 29181.

Vendôme

Portion 1 & 2 of Farm 1766, Paarl

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ARCHITECTS AND TOWN PLANNERS

Drawing: Proposed Master Plan Subdivision
Date: 06/09/2018
Project no.: P3295
Scale: 1:10 000 (A3)
Drawn: VWH
Checked: MWV

Plan no.: 4
Notation: Cadastral information obtained from David Heilig & Abrahamse Professional Land Surveyors (December 2015) & from Surveys and Mapping (DRDLR).
 Aerial Photography obtained from Google Earth.

* All areas and dimensions approximate and should be verified by a professional land surveyor.
 * This drawing is the property of TV3 Architects and Town Plan (Pty) Ltd and copyright is reserved.



Land Use Table

Erf no.	Zoning	Use	Units/ Erven	Area (ha)	%	Residential Density (Units/ha)
1 - 121	Residential Zone II	Group House	121	4.19	67	29
122 - 128	Open Space Zone II	Private Open Space		0.62	10	
129	Open Space Zone II	Private Road		1.42	23	
Total			121	6.23	100	

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Google Earth.



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Figure ABCDEFGHJ represents Precinct 1, a portion of consolidated erf consisting of Portions 1 & 2 of Farm 1766.

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ARCHITECTS AND TOWN PLANNERS

Vendôme

Property Description:
 Erf 1 (Subdivided portion of Consolidated Portions 1 & 2 of Farm 1766, Paarl)

Drawing:		Plan no.:	
Proposed Subdivision Erf 1		5	
Date:	22/01/2018	Scale:	1:1500 (A3)
Project no.:	P3295	Drawn:	Checked:
		WH	MW



Directorate: Development Management
(Region 1)

REFERENCE: 16/3/3/1/B3/28/1094/18
ENQUIRIES: BERNADETTE OSBORNE
DATE OF ISSUE: 2019-07-04

The Board of Directors
Watchman Properties (Pty) Ltd
PO Box 6223
PAARL
7620

Attention: Mr M Bosch

Tel: (021) 863 6120
Fax: (021) 863 2741

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE VENDOME DEVELOPMENT ON PORTIONS 1 AND 2 OF FARM NO. 1766, PAARL.

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, attached herewith, together with the reasons for the decision.
2. In terms of Regulation 4 of the EIA Regulations, 2014, you are instructed to ensure, within 14 days of the date of the 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 summarised in the attached Environmental Authorisation.

Yours faithfully


DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms G Bothma (Terramanzi)
(2) Ms P Huntley (CapeNature)
(3) Cindy.Winter@drakenstein.gov.za (Drakenstein Municipality)
(4) zethembe.khuluse@westerncape (Heritage Western Cape)

Fax: (086) 558 1213
Fax: (021) 866 1523



REFERENCE: 16/3/3/1/B3/28/1094/18
NEAS REFERENCE: WCP/EIA/0000537/2018
ENQUIRIES: Bernadette Osborne
DATE OF ISSUE: 2019 -07- 0 4

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: THE VENDOME DEVELOPMENT ON PORTIONS 1 AND 2 OF FARM NO. 1766, 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 activities specified in section B below with respect to the preferred Layout Alternative described in the Basic Assessment Report ("BAR"), dated March 2019.

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

Watchman Properties (Pty) Ltd
c/o Mr M Bosch
PO Box 6223
PAARL
7620

Tel: (021) 863 6120
Fax: (021) 863 2741

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

B. LIST OF ACTIVITIES AUTHORISED

Listed Activities	Project Description
<p>Listing Notice 1 – Activity Number: 27 The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance if indigenous vegetation is required for – (i) The undertaking of linear activity; or (ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</p>	<p>More than 1ha, but less than 20ha, of indigenous vegetation will be cleared for the development.</p>
<p>Listing Notice 1 – Activity Number: 28 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) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; Excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>The site was used for agriculture and is located outside the urban area of Paarl.</p>
<p>Listing Notice 3 – Activity Number: 4 The development of a road wider than 4 metres with a reserve less than 13.5 metres. In the Western Cape: (i) Areas zoned for use as public open space or equivalent zoning; (ii) Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or (iii) Inside urban areas:</p>	<p>The development includes the construction of a road outside the urban area on a site which contains indigenous vegetation.</p>

(aa)	Areas zoned for conservation use; or	
(bb)	Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	

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

The holder is herein authorised to undertake the following alternative that includes the listed activities related to the development:

This alternative entails a mixed-use development on Portions 1 and 2 of Farm No. 1766, Paarl, consisting of the following seven erven:

- Erf No. 1 – Residential Zone I
Group housing, medium density with 121 units, measuring approximately 6ha in extent.
- Erf No. 2 – Residential Zone IV
Flats, high density with 129 units, measuring approximately 2ha in extent.
- Erf No. 3 – Residential Zone III
A Retirement Village and associated infrastructure, with 300 units measuring approximately 7.4ha in extent.
- Erf No. 4 – Institutional Zone III, Residential Zone IV/V and Business Zone III
A Hospital, Ancillary Medical Facilities, Consulting Rooms and Step Down Medical Recovery Accommodation, measuring approximately 5.6ha in extent. A "Sensitive Area" (No-Go Area) is also incorporated in the south-eastern corner of the site bordering the N1 road and includes a section of the eastern dam wall that contains the Species of Conservation Concern.
- Erf No.'s 5 and 6 – Agricultural Zone I
Agricultural erven measuring approximately 13.6ha in extent.
- Erf No. 7 – Transport Zone II
Private Public Road, measuring approximately 1ha in extent.
- The layout incorporates Green Corridors along the access road, between the different precincts and along the properties bordering the N1 road.

C. SITE DESCRIPTION AND LOCATION

The authorised listed activities will be undertaken on Portions 1 and 2 of Farm No. 1766, Paarl, at the following co-ordinates:

	Latitude (S)	Longitude (E)
Coordinates	33° 45' 10" South	18° 59' 20" East

The SG digit codes are: C05500000000176600001; and
C05500000000176600002.

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 Ms Gerda Bothma
Postnet Suite 211
Private Bag X26
TOKAI
7966

Tel: (021) 701 5228
Fax: (086) 558 1213

E. CONDITIONS OF AUTHORISATION

Scope of authorisation

1. The holder is authorised to undertake the listed activities specified in Section B above in accordance with and restricted to the preferred Layout Alternative described in the BAR dated March 2019 on the site as described in Section C above.
2. The Environmental Authorisation is valid for a period of **ten 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 first 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 activities.
 - 6.1 The notice must make clear reference to the site details and EIA Reference number given above.
 - 6.2 The notice must also include proof of compliance with the following conditions described herein:

Conditions: 7, 8 and 11

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 detailed in Section F 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,
 - 7.4.6 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.
8. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days from the date of issue of this Environmental Authorisation. 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.

Management of activity

9. The draft or Environmental Management Programme ("EMPr") submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.
10. The EMPr must be included in all contract documentation for all phases of implementation.

Monitoring

11. The holder must appoint a suitably experienced environmental control officer ("ECO"), or site agent where appropriate, before commencement of any land clearing or construction activities to ensure compliance with the provisions of the EMPr and the conditions contained herein.
12. A copy of the Environmental Authorisation, EMPr, audit reports and compliance monitoring reports must be kept at the site of the authorised activities, and must be made available to any authorised official on request, including a publicly accessible website.

13. Access to the site referred to in Section C above 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

14. 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 and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended).

The holder must undertake the first environmental audit six months after commencement of the construction phase and thereafter submit an environmental audit report every three years for the period during which the Environmental Authorisation and EMPr remains valid. A final environmental audit report must be submitted to the competent authority six months after the construction activities has been finalised.

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

15. 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.

16. 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.

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 activities.

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 a 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 EIA 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 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

By facsimile: (021) 483 4174; or
By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)
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.

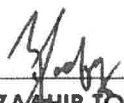
5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

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

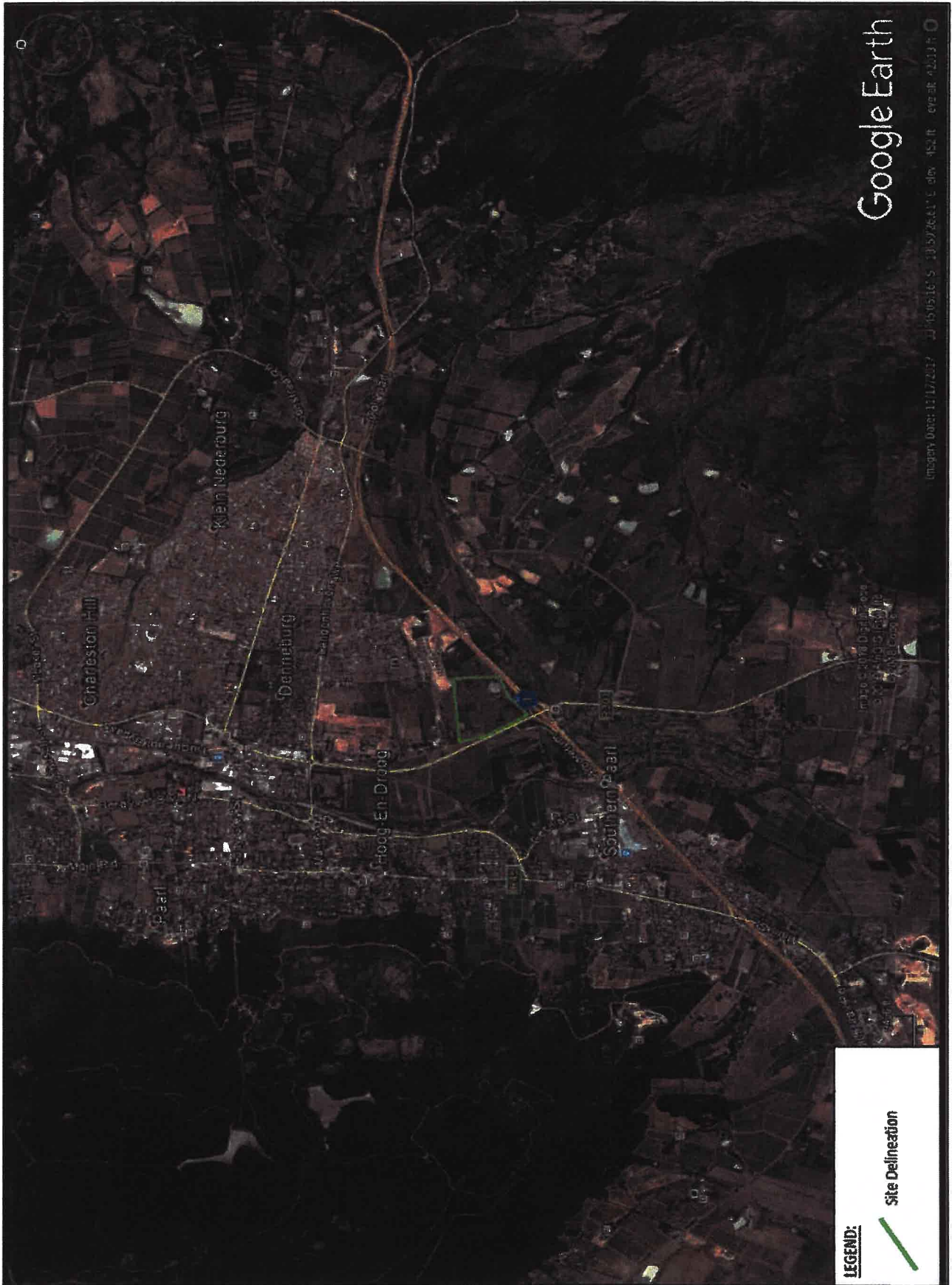


MR. ZAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)
DATE OF DECISION: 04/07/2019

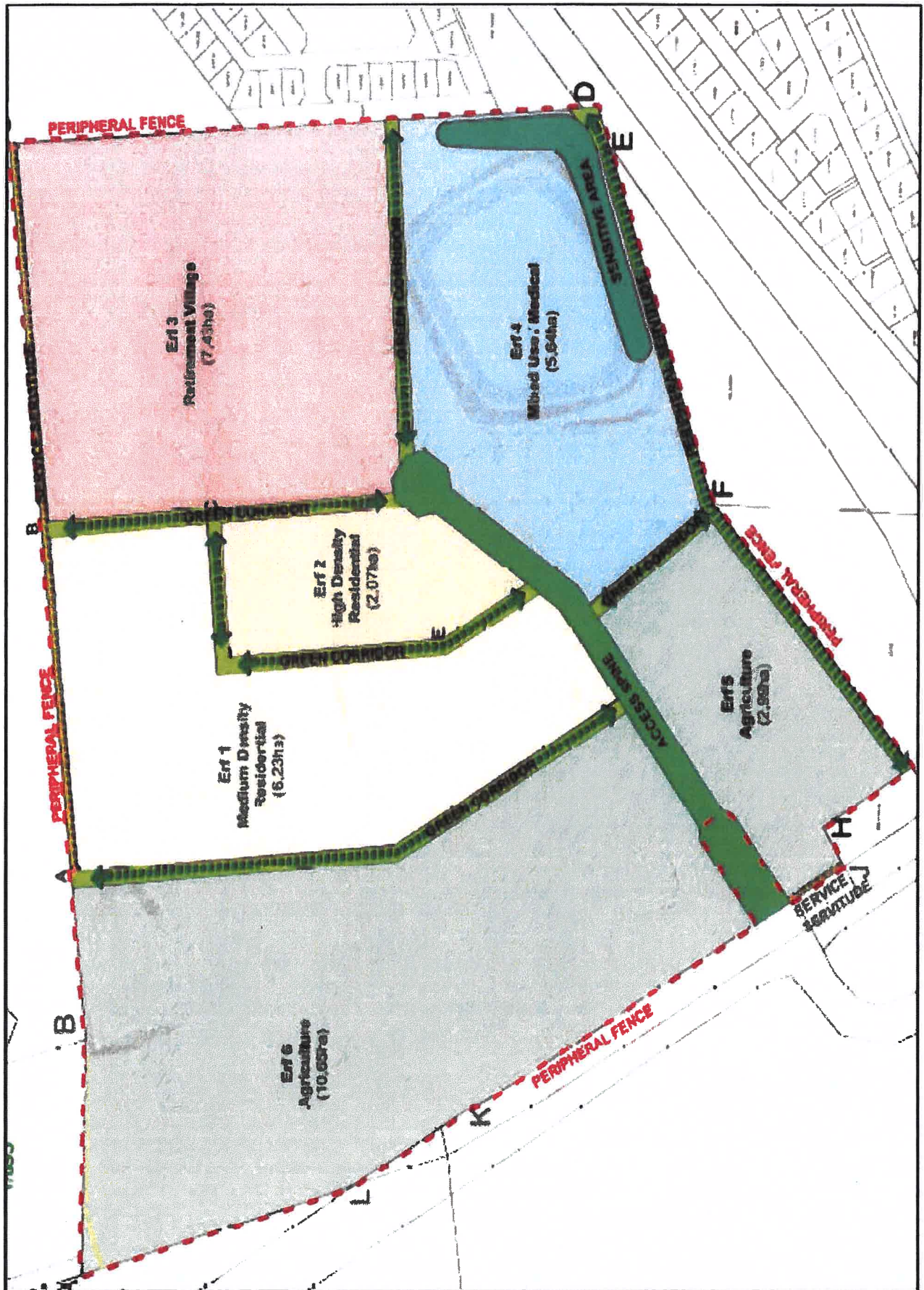
CC: (1) Ms G Bothma (Terramanzi)
(2) Ms P Huntley (CapeNature)
(3) Cindy.Winter@drakenstein.gov.za (Drakenstein Municipality)
(4) zethembe.khuluse@westerncape (Heritage Western Cape)

Fax: (086) 558 1213
Fax: (021) 866 1523

ANNEXURE 1: LOCALITY MAP



ANNEXURE 2: SITE PLAN



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 23 November 2018, the draft Basic Assessment Report received by the Department on 4 December 2018, and the EMPr submitted together with the final Basic Assessment Report on 15 March 2019;
- 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 Basic Assessment Report received on 15 March 2019; 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 ("PPP") included:

- identification of and engagement with I&APs;
- the placing of a newspaper advertisement in the 'Paarl Post' on 13 September 2018 and 29 November 2018;
- giving written notice to the owners and occupiers of land adjacent to the site where the listed activities are to be undertaken, the municipality and ward councillor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities on 14 September 2018 and 30 November 2018;
- notice boards were placed at the site where the listed activities are to be undertaken;
- making the pre-application draft Basic Assessment Report available to I&APs for public review from 14 September 2018; and
- making the in-process draft Basic Assessment Report available to I&APs for public review from 3 December 2018.

The Department is satisfied that the PPP that was followed met the minimum legal requirements and all 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

Initial Layout Alternative

This alternative entails the following mixed-use development on Portions 1 and 2 of Farm No. 1766, Paarl:

- 23 large, exclusive opportunities;
- 35 large properties;
- 183 medium properties;
- 24 small properties; and
- apartment blocks (comprising between 20 and 96 units each).

This alternative was not preferred since it does not take into consideration the findings of the specialists' impact assessments.

Layout Alternative 1 (Preferred and herewith authorised)

This alternative entails a mixed-use development on Portions 1 and 2 of Farm No. 1766, Paarl, consisting of the following seven erven:

- Erf No. 1 – Residential Zone I
Group housing, medium density with 121 units, measuring approximately 6ha in extent.
- Erf No. 2 – Residential Zone IV
Flats, high density with 129 units, measuring approximately 2ha in extent.
- Erf No. 3 – Residential Zone III
A Retirement Village and associated infrastructure, with 300 units measuring approximately 7.4ha in extent.
- Erf No. 4 – Institutional Zone III, Residential Zone IV/V and Business Zone III
A Hospital, Ancillary Medical Facilities, Consulting Rooms and Step Down Medical Recovery Accommodation, measuring approximately 5.6ha in extent. A "Sensitive Area" (No-Go Area) is incorporated in the south-eastern corner of the site bordering the N1 road and includes a section of the eastern dam wall that contains the Species of Conservation Concern.
- Erf No.'s 5 and 6 – Agricultural Zone I
Agricultural erven measuring approximately 13.6ha in extent.
- Erf No. 7 – Transport Zone II
Private Public Road, measuring approximately 1ha in extent.
- The layout incorporates Green Corridors along the access road, between the different precincts and along the properties bordering the N1 road.

This alternative is preferred since it was designed in accordance with the findings of the specialists' impact assessments to maximise development opportunities within developmental constraints identified.

No-go Alternative

This alternative represents the current *status quo* and was not preferred since it will not provide housing and medical facilities to the surrounding areas and will not be in line with Drakenstein Municipality's Spatial Development Framework, which has earmarked the site for residential development.

3. Impact Assessment and Mitigation measures

3.1 Activity need and desirability

The development will provide housing, a hospital and medical facilities to the surrounding areas and is in line with the Drakenstein Municipality's Spatial Development Framework, which has

earmarked the site for residential development. The site is located in an area where surrounding properties have and continue to be transformed for urban development, mainly for residential purposes.

3.2 Biophysical Impacts

The site is zoned for agricultural purposes and is currently being used for agricultural activities. According to the Freshwater Impact Assessment dated 13 September 2018, compiled by Scientific Aquatic Services, no watercourses are present on the site. Only an artificial, off-stream dam and areas of artificial water ponding, as a result of anthropogenic activities and agricultural irrigation are present on the site. The artificial dam is located at the southern portion of the site near the N1 road. This artificial dam which acts as an earthen reservoir, storing water lawfully abstracted from the Berg River for agricultural purposes, will need to be decommissioned and infilled. Once pumping of water from the Berg River ceases and the dam is emptied, the hydrological drivers of the area will be lost and any wetland response present within the surrounding area will cease. It was the opinion of the Freshwater specialist that no activities associated with a watercourse will be triggered in terms of the National Water Act, 1998 (Act 36 of 1998).

According to available mapping resources, the site potentially contains Swartland Alluvium Fynbos vegetation, which is classified as critically endangered. Based on the findings of the Botanical Impact Assessment dated 16 September 2017 and updated on 4 June 2018, 13 September 2018 and 26 November 2018, compiled by Dr. C Boucher, vineyards and a citrus orchard have replaced the potential indigenous vegetation that occurred on the farm. The eastern portion of the site now consists of fallow land and derelict vineyards that are overgrown by Mediterranean weeds and invader shrubs. A few renosterveld and fynbos pioneer species have re-established. The area east of the large farm dam was previously cultivated, but has reverted back to natural veld. The eastern wall of the farm dam supports a number of indigenous plant species. An extensive stand of *Muraltia macropetala*, which is classified as vulnerable, is the only Species of Conservation Concern that was recorded on the dam wall. To limit this botanical impact, a "Sensitive Area" (i.e. no-go area) was set aside in the south-eastern corner of the site bordering the N1 road. This area incorporates the large population of *Muraltia macropetala* found on the section of the eastern dam wall. In addition, the loss of indigenous vegetation will further be mitigated through the inclusion of green corridors between the different precincts, along the entrance road and along the properties bordering the N1 road. This will create natural vegetation linkages that will provide a habitat for indigenous species. The botanical specialist also recommended that plants of the summer flowering *Erica abietina* subspecies *aurantiaca* that were also observed on the dam wall can be reproduced and multiplied horticulturally for relocation into the aforementioned green corridors.

The development will result in both negative and positive impacts.

Negative Impacts:

The development will have a negative biophysical impact due to the loss of natural vegetation. This will however be mitigated to an acceptable level through the preferred layout alternative and implementation of the EMPr.

Positive impacts:

The development will provide housing, a hospital and medical facilities to the surrounding community and job opportunities will be created during the construction and operational phases.

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 activities (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 activities 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 activities can be mitigated to acceptable levels.

-----END-----

ANNEXURE F

Our Ref: HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ FARM 550/1
Case No.: 19032201WD0827E
Enquiries: Waseefa Dhansay
E-mail: waseefa.dhansay@westerncape.gov.za
Tel: 021 483 9533
Date: 2 October 2019



ARCON
8 Fontein Street
Darling
7345

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 DEVELOPMENT, ERF 1, FARM 1766 PORTIONS 1 AND 2, VENDOME BO-PLAAS, PAARL, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of your application. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 11 September 2019.

FINAL COMMENT

The HIA complies with the provisions of s38(3) of the NHRA.

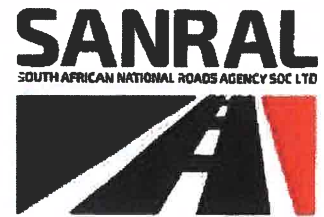
From a heritage perspective, HWC has no objection to the development.

It is recommended that the consenting authority imposes the following conditions:

- If any human remains are uncovered or exposed during construction activities, these must immediately be cordoned off and reported to HWC.

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

www.westerncape.gov.za/cas



BUILDING SOUTH AFRICA
THROUGH BETTER ROADS

Reference: W11/4/3-1/1-36 Fax Number: +27 (0) 21 910 1699
 Date: 10 August 2018 Direct Line: +27 (0) 21 957 4618
 Email: dyerss@nra.co.za Website: www.nra.co.za

Mr W. Walters
 TV3 Architects and Town Planners
 97 Dorp Street
 First Floor, La Gratitude Office Building
 STELLENBOSCH
 7600

Dear Mr Walters

NATIONAL ROUTE 1 SECTION 1: PROPOSED CONSOLIDATION, REZONING AND SUBDIVISION ON PORTIONS 1 AND 2 OF FARM 1766, VENDOME, PAARL.

Your email dated 6 August 2018, related reports dated 6 March 2018 and the TIA by ITS dated January 2018 has reference.

The South African National Roads Agency SOC Limited (SANRAL) approved your application in terms of sections 44 and 49 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998), subject to the following conditions:

1. The development as indicated on the Master Plan Subdivision, dated 22/01/2018, with drawing number P3295, Proposed Subdivision Erf 1, with drawing number P3295 dated 22/01/2018 and the SANRAL Access Plan, with drawing number P3295 dated 06/08/2018 all drawn by TV3, is hereby approved. The existing access has to be closed, ripped up and fenced by the developer. The Route Manager, Chris Roux tel: 0834407553, has to be contacted prior to the closure of the access.
2. SANRAL has no objection to the development or the recommended improvements to the N1 terminals. SANRAL will not be involved in any expenses related to these upgrades, the cost of these upgrades would be for the developers account. A development on remainder of Farm 1265, Paarl recommends similar upgrades. It is recommended that you approach the developer in order to arrange cost sharing and integrated planning regarding the upgrades on the N1 terminals. The plans for the proposed upgrade must be submitted to SANRAL for approval.
3. Prior to the approval of a general plan over that portion of the layout relating to sites adjoining the national road, where minor changes are required, the layout may be amended with approval of the SANRAL.
4. For the purpose of paragraph 3 above, "minor changes" shall mean changes that entail amendments to the layout to accommodate engineering design issues such as the swapping of a turning head from one side of the road to another, the relocation of a panhandle, the change of shape of a turning circle, the opening of a storm water lane, the upgrading of a foot path to a road, the shortening or lengthening of a cul-de-sac, the re-alignment of a road or a site boundary for topographical reasons, the rationalisation of site boundaries to accommodate cut and fill banks for roads and site platforms, as well as amendments to accommodate local survey modifications arising

SANRAL



**BUILDING SOUTH AFRICA
THROUGH BETTER ROADS**

from the rationalisation of survey pegs to accommodate existing structures, fences, infrastructure and/or other topographical features.

5. A permanent 2m high brick wall/fence must be erected on the boundary of the land development area and the national road reserve. Detailed plans of the proposed wall must be submitted to the SANRAL for approval prior to the erection thereof. The maintenance of the wall will be the responsibility of the property owner/successor in title/Home Owners Association.
6. Where substantial amendments to that portion of the layout relating to sites adjoining the national road are required, the written approval of the SANRAL shall be required.
7. Upon approval of a general plan over the site adjoining the national road, the layout may be amended or cancelled in terms of section 37 (2) of the Land Survey Act, (Act 8/1997) with the prior consent of the SANRAL.
8. No structure or other thing (including anything which is attached to the land on which it stands even though it does not form part of that land) shall be erected, laid or established within the land development area within a distance of 20 meters from the boundary of the national road without the written approval of the SANRAL.
9. No direct access or egress from the land development area to the national road shall be permitted.
10. The SANRAL will not be liable for any damage or diminishment in value of the land development area arising out of any impact on the proposed development as result of existing or future storm water drainage from the national road.
11. Such facilities as are necessary for the control and disposal of storm water from the land development area shall be constructed to the satisfaction of the SANRAL. Prior to the establishment of the proposed development a storm water accommodation plan must be submitted to SANRAL for approval.
12. No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.
13. The SANRAL shall not be held liable to any party should it be found at any time in the future that noise, air pollution and light pollution emanating from the national road presents a problem to the development adjacent to the national road. The developer/successor in title/local authority shall be responsible for taking such steps as may be necessary to reduce the impact of such noise, air and/or light pollution.
14. The aforementioned provisions shall be recorded in the title deeds of each of the property.
15. The written confirmation of the SANRAL, that the conditions referred to herein have been fulfilled to its satisfaction, shall be required prior to occupation of the site. The applicant/developer shall

SANRAL



**BUILDING SOUTH AFRICA
THROUGH BETTER ROADS**

provide SANRAL with a certificate from a professional consulting engineer certifying that the design and construction of all services and other improvements referred to in these conditions have been undertaken to the required standards.

16. The approval granted herein by the SANRAL does not exempt the developer from the provisions of any other legislation.
17. This approval shall bind any successor-in-title to the land on which the structures have been established. This approval shall bind any successor-in-title to the land on which the structures have been established. This approval does not exempt the applicant from the provisions of any other Act.
18. In terms of Section 50(1) of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No.7 of 1998), no person may, unless authorised by SANRAL or otherwise in terms of Section 50(2), - display and advertisement on a national road, or permit it to be displayed; display, outside an urban area, any advertisement visible from a national road, or permit any advertisement which is so visible, to be displayed; display any advertisement visible from a national road in an urban area, on any land adjoining the national road or on land separated from the national road by a street, or permit it to be displayed.
19. SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:
 - the erection of any structures
 - any financial expenditure or loss in the event of SANRAL ordering the removal or shifting or relocation of anything related to this approval
 - any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.

Yours Sincerely

R.CABLE
REGIONAL MANAGER

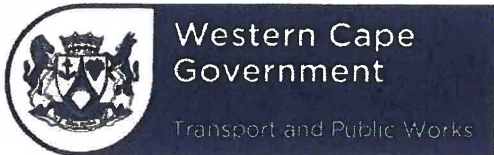


Line a-b represents the centre line of a 8m wide right of way servitude access across subdivided Erf 7 in favour of Remainder Erf 15199.

Line b-c represents the centre line of a 8m wide right of way servitude access across subdivided Erf 5 in favour of Remainder Erf 15199.

Line c-d represents the centre line of a 8m wide extension of access road across Remainder Erf 15199 to link with existing barred access road to Erf 28181.

TV3 ARCHITECTS AND TOWN PLANNERS	First Floor 14 Grafton Office Building 87 Deep Street Sandown 7600 Tel: (021) 861 3000 Fax: (021) 862 8025 e-mail: info@tv3.co.za web: www.tv3.co.za	Vendôme Portion 1 & 2 of Farm 1766, Paarl	Drawing: SANRAL Property Access Plan Date: 06/09/2018 Project no.: F9285	Plan no.: 6 Scale: 1:750 (A3) Drawn: WH Checked: MW	Location: Cadastral information obtained from David Hellig & Abrahamse Professional Land Surveyors (December 2016) & from Surveys and Mapping (DRDLR). Aerial Photography obtained from Google Earth.		<ul style="list-style-type: none"> All areas and dimensions are approximate and should be verified by a professional land surveyor. This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved.
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ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-10/103 (Job 23312)

ENQUIRIES: Ms GD Swanepoel

DATE: 19 October 2018

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7622

Attention: Mr Earl Cyster

Dear Sir

FARMS 1766/1 AND 1766/2 PAARL DIVISION; MAIN ROAD 201: APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, REMOVAL OF RESTRICTIONS AND DEPARTURE

1. The following refer:
 - 1.1 Your letter 15/4/1 (1766/1) P dated 10 May 2018;
 - 1.2 Revised Transport Impact Assessment (TIA) report, dated October 2018, sent by e-mail to Harry Thompson of this Branch on 9 October 2018.
2. Portions 1 and 2 of Farm 1766 Paarl are adjacent land portions located to the east of Main Road 201 Jan van Riebeeck Drive (the R301), north of the N1 (separated from the N1 by other properties) and south of Carolina Road and lies ± 3 km south-east of the town centre of Paarl.
3. This application is for:
 - 3.1 Consolidation of Farms 1766/1 and 1766/2, Paarl;
 - 3.2 Rezoning of the consolidated land unit from Agricultural Zone I to Subdivisional Area;

7. The Transport Impact Assessment reviewed the impact of both background traffic growth to 2022, using a conservative growth rate giving a total increase in traffic of 37%. Traffic generated by the development proposals for the site was added to these forecast volumes for key intersections likely to be affected by the generated traffic. The forecasts and analyses indicate that there is sufficient capacity to accommodate both the background and generated traffic, once upgrades by Drakenstein Municipality or required as part of other development approvals have been implemented. This Branch is satisfied with the conclusions and recommendations of the TIA report.
8. The TIA report notes that Minor Road 5257 on the east side of Farm 1766/2 was a possible secondary access. Given the capacity limitations at the Jan van Riebeeck Drive (Main Road 201)/Market Street/Langenhoven Street roundabout intersection and the intention to encourage diversion to the parallel Van der Stel/Lustigan north-south route, it is considered desirable that this option be adopted in the final Site Development Plan.
9. The proposal that public transport pull-offs be provided upstream of the Main Road 201/Arboretum Road intersection on both sides of Main Road 201 is supported. The need for such facilities is directly related to the proposed development, so will be at the applicant's expense.
10. Adequate sidewalks should be provided within the development.
11. The proposed parking provision appears adequate for all anticipated needs.
12. This Branch offers no objection to the consolidation, rezoning, consent use, subdivision, removal of restrictive title conditions and departure as detailed above and in the application and revised Transport Impact Assessment report, subject to:
 - 12.1 The upgrading of the intersection of Main Road 201 Jan van Riebeeck Drive/Arboretum Street intersection as indicated in the revised October 2018 TIA report, including the provision of public transport pull-off bays on Main Road 201 upstream of the intersection in both directions;
 - 12.2 The review and approval of the design by Drakenstein Municipality and thereafter the submission to the Design Directorate of this Branch (Ms MK Hofmeyr 021483 3999) for final approval and
 - 12.3 Registration of a servitude right of way over the consolidated property from the main access road to the northern property boundary of Erf 15199 and the construction of an access road to connect with the existing access across Erf 15199 to serve Erf 29181. The entry from the Arboretum/Main Road 201 intersection past the T-intersection with the new servitude road shall be of sufficient width to enable entering vehicles to pass on the left any vehicle that is waiting to turn right across the outgoing (westbound) lane, to prevent tailbacks into the Main Road 201 intersection from occurring.

3.3 Subdivision of the rezoned land into 7 portions:

- Portion 1: 121 Group Housing Units (Residential Zone II)
- Portion 2: 129 Apartment units (Residential Zone IV)
- Portion 3: Consent Use to allow a 300 unit retirement village to be developed (Residential Zone III)
- Portion 4: Institutional Zone III for a 150-bed hospital, Residential Zone IV/V for a Step-Down Medical Recovery facility (120 beds), and Business Zone III for Ancillary Medical Facilities and Consulting Rooms (20 suites)
- Portions 5 and 6: Agricultural Zone I
- Portion 7: Transport Zone II for Private/Public Road purposes;

3.4 Removal of Restrictive Title Conditions and

3.5 Departure for relaxation of applicable zone building lines.

4. Restrictive Title Conditions limit the use of each property to agriculture only and require the approval of both the Provincial authorities and SANRAL for this condition to be removed. (It is also noted that SANRAL's approval is required for any relaxation of the building line within 60m of a SANRAL road reserve boundary, in this case, the N1.)
5. Restrictive Conditions in terms of the Advertising on Roads and Ribbon Development Act, Act 21 of 1940, set the building line to 95m from the centre of Main Road 201 and require the approval of the Controlling Authority (the Department of Transport & Public Works, Western Cape Government) for more than one dwelling unit to be constructed, for business use to be allowed, or for the consolidation or subdivision of the properties.
6. Access to the proposed development is from the intersection of Main Road 201 Jan van Riebeeck Drive (R301) and Arboretum Road, a signalized intersection. This intersection will need to be upgraded at the Applicant's expense to provide additional lanes as per the revised Transport Impact Assessment report, October 2018.

13. As Controlling Authority in terms of the Advertising on Roads and Ribbon Development Act 21 of 1940, this Branch approves the removal of restrictive title conditions on Farm 1766 Portions 1 and 2 to permit uses other than agriculture, to allow more than one dwelling unit on each constituent land parcel and to allow shops or business uses.
14. As Controlling Authority in terms of the Advertising on Roads and Ribbon Development Act 21 of 1940, this Branch approves the consolidation and subsequent subdivision of Portions 1 and 2 of Farm 1766.
15. The existing building line 95m from the centre line of Main Road 201 shall be maintained and no structure may be erected within this area without this Branch's written consent.
16. It should be noted that no funds have been budgeted by this Branch for any road improvements required for this development.

Yours faithfully



ML WATTERS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: E. CYSTER)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	1279593
Reference number:	15/4/1 (Farm 1766/1 &2) P (918)
Date:	02 June 2021
Subject:	REZONING, CONSOLIDATION, SUBDIVISION, CONSENT USE, REMOVAL OF RESTRICTIONS AND DEPARTURES FOR FARM 1766/1&2, 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

INFORMATION REQUIRED/OUTSTANDING

Nil

THE FOLLOWING CONDITIONS WILL APPLY

1 ROADS AND TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors;
- 1.2 *Adherence to all conditions from the Provincial Roads Engineer as stated in the letter referenced 16/9/6/1-10/103 (job 23312), dated 19 October 2018;*
- 1.3 *Adherence to all conditions from the South African National Roads Agency (SANRAL) as stated in the letter referenced W11/4/3-1/1-36, dated 10 August 2018. Specific to item 2 of the approval conditions, Drakenstein Municipality will not fund the upgrading/signalization as this will be for the Developer's account; and*
- 1.4 *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 Traffic Impact Assessment (TIA) of ITS dated October 2018.*

2 STORMWATER

- 2.1 ***The Developer shall be responsible to implement the findings and recommendations as listed in the Storm Water Management Plan of Bigen dated January 2021;***
- 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 ***Prior to the approval of any building or civil plans, the GLS report of 23 January 2018 must be updated at the Developer's cost and the Developer shall ensure that the recommendations therein are implemented;***
- 3.2 The development will be provided with a bulk metered connection at actual cost;
- 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 ***Prior to the approval of any building or civil plans, the GLS report of 23 January 2018 must be updated at the Developer's cost and the Developer shall ensure that the recommendations therein are implemented;***
- 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;
- 4.4 A connection manhole must be constructed at each connection point to a maximum depth of 1m; and
- 4.5 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 ***Municipal refuse trucks will not enter the development to collect wheelie bins on collection days, provision must be made for a refuse area for the correct number of 240l waste bins at the entrance of the greater development;***
- 5.3 Residents of the development must manage the internal waste removal amongst themselves;
- 5.4 On refuse removal days the waste bins must then be put out on the kerbside at the access point to the development, to be serviced;
- 5.5 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; and
- 5.6 ***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; and***
- 6.2 ***The developer is required to contribute an additional 10% of the Development Contribution towards the upgrading of the R301.***

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 any service is to be taken over by Drakenstein Municipality, any damage 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;***
- 7.3 The developer is responsible for the payment of a Developers Charge (water, sewer, stormwater, solid waste and roads) which can be discounted against the bulk service cost needed for the development;
- 7.4 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.5 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;
- 7.6 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;
- 7.7 The whole of the works shall fall under the control of a single project manager;

- 7.8 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;
- 7.9 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.10 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;
- 7.11 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;
- 7.12 A set of accurate as-built drawings as per Drakenstein Municipality: Civil Engineering Department's Standards must be submitted at the practical completion inspection;
- 7.13 The above conditions are to be complied with in stages.
- 7.13.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 7.13.2 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
- 7.13.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Farm 1766-1&2, Paarl_Consolidation, Subdivision and consent.

LP/ls



Enquiries: Dacia Van Louw
Contact number: 021 807 4756
Reference: 15/3/6/2 (2776 W)
Date: 08 June 2021

Owner(s): Quantum Foods (PTY) Ltd
Address: 17 Main Road
ERF: 2776
Allotment: Wellington
Postal Code: 7656

To whom it may concern:

ERF 2776, 17 MAIN ROAD, WELLINGTON: COMPLIANCE NOTICE (NOTICE NO 413/01/2021)

Upon inspection of ERF 2776, Wellington on 02 March 2021, the following contraventions were found:

Contravention	Legislation	Yes	No
Illegal Building Work	Section 4 (1) of the National Building Regulations and Building Standards Act, Act 103 of 1977, <i>4(1) No person shall without the prior approval in writing of the local authority in question, erect any building in respect of which plans and specifications are to be drawn and submitted in terms of this Act.</i>	X	
Illegal Occupancy	Section 14 of the National Building Regulations and Building Standards Act, Act 103 of 1977, <i>14(4)(a)(i) The owner of any building or, any person having an interest therein, erected or being erected with the approval of a local authority, who occupies or uses such building or permits the occupation or use of such building- (i) unless a certificate of occupancy has been issued in terms of subsection (1)(a) in respect of such building;</i>	X	
Use of Building for a Purpose other than the purpose shown on Approved Building plan.	Section A25 (2) of the National Building Regulations and Building Standards Act, Act 103 of 1977, <i>A25(2) No person shall use any building or cause or permit any building to be used for a purpose other than the purpose shown on the approved plans of such building, or for a purpose which causes a change in the class of occupancy as contemplated in these regulations, whether such plans were approved in terms of the Act or in terms of any law in force at any time before the date of commencement of the Act, unless such building is suitable, having regard to the requirements of these regulations, for such first-mentioned purpose or for such changed class of occupancy</i>		X
Business does not have a business license	The Businesses Act 71 of 1991 (BA) regulates certain activities which may be offered or provided by a business.		N/A



10 DEC 2018 ✓

Memo

To: Manager: Land Use Planning & Survey
For attention: C van der Bank

From: Acting Manager: Planning, Design & Construction

Enquiries: L Laing

Reference number: 1766/1 AND 2

Date: 7 December 2018

Subject: **APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, REMOVAL OF RESTRICTIONS AND DEPARTURE, FARM 1766/1 AND 2, 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 Non.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1 Currently there are no spare capacity to provide the development of 3 036kVA.
- 2.2 Drakenstein Municipality are in the process to install bulk infrastructure to Parys 66/11KV substation to create additional capacity to the network in order to supply the development of power.
- 2.3 The upgrade are funded driven and can only proceed with developer's contribution and approved budget over various municipal financial year cycles.
- 2.4 A service level agreement between the municipality and the owner 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 shall be calculated accordingly **3 036KVA x R 6027.20 = R 18 298 579.20 (VAT incl.)**.
- 3.2 The cost as mentioned above is valid until 30 June 2019 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.3 The developer will be responsible to carry all cost of the electrical installation.
- 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:

3.5.1.1 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.

3.5.1.2 A reseller must comply with the licensing and registration requirements set out in the ERA.

3.5.1.3 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.

3.5.1.4 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.

3.5.1.5 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.

3.5.1.6 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:

3.7.1 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 installation electrician shall be used to do all installations and alterations after the council meter according to SANS 10142.

3.9 A private registered engineering consultant must be appointed to do all related medium and low voltage reticulation design within the development for approval by the Chief Electrical Engineering Technician and sign off on as-build plans after construction has been completed and approved by the Senior Implementation Agent.

3.10 A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Services department (Customer section) on the day the service is rendered or as the case may be.

3.11 The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully



L. LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:\BEPLAN_3\Sub_Divisions_Rezoning\2018\1766_1_and_2



Memo

To:	Planning and Development: Land Use Planning and Surveying
From:	Planning and Development: Spatial Planning
Enquiries:	B Bosman Ext: x 4834
Collaborator number:	Not applicable
Reference number:	15/4/1(1766/1)P
Date:	29 June 2018
Subject:	Application for Consolidation, Rezoning, Subdivision, Consent Use, Removal of Restrictions and Departure of Farm 1766/1 and Farm 1766/2 Paarl Division

CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, REMOVAL OF RESTRICTIONS AND DEPARTURE OF FARM 1766/1 AND FARM 1766/2 PAARL DIVISION (MIXED USE DEVELOPMENT)

Your memorandum dated 8 March 2018 and our comment dated 28 May 2018 refers.

1. Proposal:

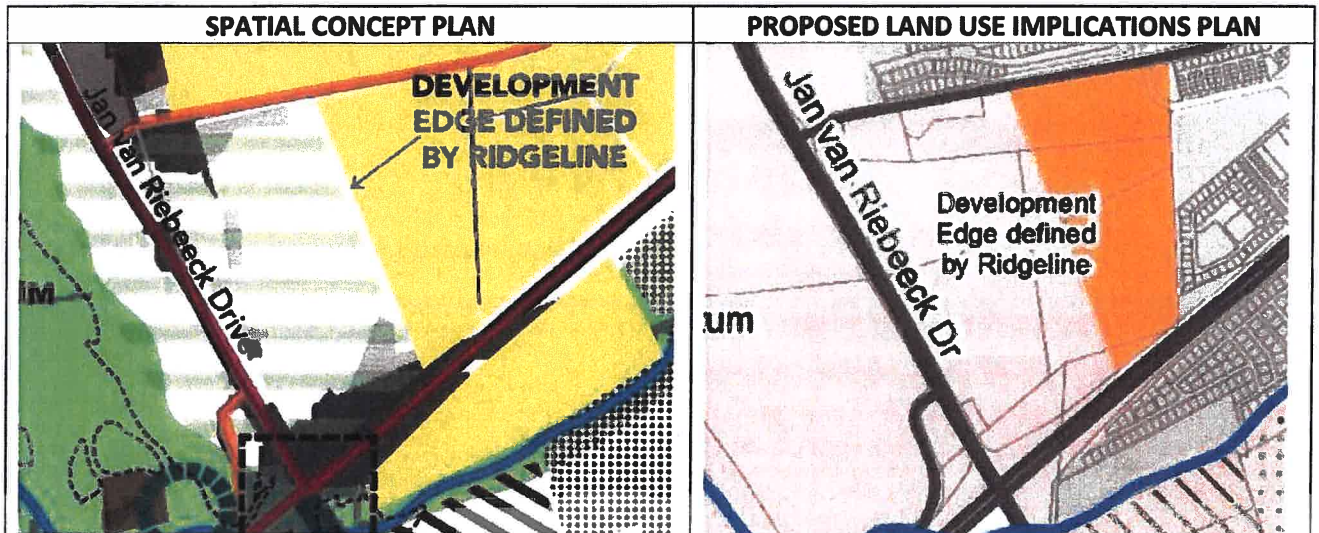
The proposal entails the following:

- 1.1 An application for rezoning of portions 1 and 2 of Farm 1766 Paarl was lodged in order to develop the site into a mixed use development;
- 1.2 The development will consist of about 544 units using housing typology types:
 - 1.2.1 Group housing (121 group houses);
 - 1.2.2 Retirement village (300 town houses);
 - 1.2.3 Apartments (129);
- 1.3 Hospital (150 beds);
- 1.4 Step Down medical facility (120 beds); and
- 1.5 Consulting rooms (20 suites).

The 'Proposed Master Plan Subdivision' is included in this memorandum on the next page:



See the extracts from the SDF below:



2. Evaluation

2.1. IDP and SDF

In terms of the IDP the site is located in the “N1 Corridor Catalytic Zone” and forms part of the developments to the east along the N1, namely: Bergenzicht [previously Salomonsvlei], Erf 8426, Kleine Parys, Neffensaam, Klipland, Boland Cricket Stadium and municipal housing pipeline project (proposed on Erven 21128 & 13480).

These developments, as a group, are regarded as one of the “Big Moves” in the N1 Corridor Catalytic Zone of the IDP (i.e. “high priority IDP status implementation projects”). This is why the IDP and the SDF further states: “Promote infill development along portions of the N1” and “Development around the Carolina/Lustigan Intersection (North of the N1)”, respectively.

The SDF prioritizes this IDP “Big Move” as “Infill Priorities” and is defined as follows:

“Infill Priorities can be regarded as development of vacant and/or under-utilized land and/or connecting infrastructure which will contribute towards integrating communities by providing a range of land uses, support the principle of densification and promote the efficient use of resources and infrastructure. These priorities have the highest potential to adhere to the principles of spatial justice, spatial sustainability, spatial efficiency and spatial resilience as contained in the Spatial Planning and Land Use Management Act, Act 16 of 2013”.

Consideration is also given to the development of different housing typologies (retirement, group housing and apartments) and medical facilities (150 bed hospital, 120 bed step down medical facility and 20 medical consulting room suites). This is regarded as the enhancement of integration, densification, efficient use of resources and infrastructure as well as the provision of social facilities for the general public.

It is this sections’ conclusion that the proposed development is consistent with the IDP and the SDF.

2.2. SDF Urban Infill Ridgeline

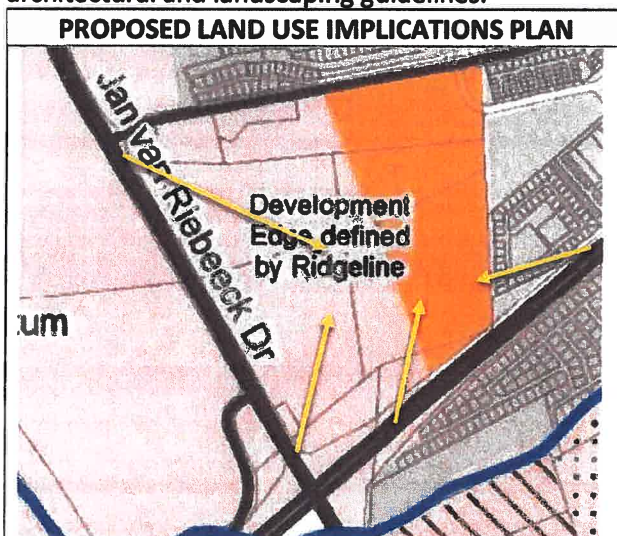
Furthermore, when looking in closer detail in terms of the SDF, the subject portion of the property is earmarked for Urban Infill (i.e. “Development edge defined by ridgeline”) and falls within the Urban Edge.

As can be seen above only the eastern two thirds of Farm 1766/2 is designated for "Urban Infill". The applicant states in the 'Bulk Services Availability Report' under 'section B3 Topography and Surveys' that:

"The site has a general slope of 1.3% from the highest point in the east towards the west until the agricultural zone where the slope increases to 10%".

It is clear from the development proposal that the ridgeline, as indicated by the contour lines on the applicants' plan (i.e. 'Proposed consolidation Plan'), has been taken into account, as large portions of the land (± 40 metre transitional area), will be kept for agricultural purposes.

In terms of the SDF the property is bordering Jan Van Riebeeck Drive which is a Mobility Route. However, further clarification on the possible visual impact of the proposed development from the N1 and Jan Van Riebeeck Drive is not provided, at this stage, in the applicant's motivational report. Therefore, to determine the visual impact of the proposed development on Jan van Riebeeck Drive and the N1, we would propose that visual renderings (including the group housing and apartment blocks) from different vantage points from Jan van Riebeeck Drive and the N1 be provided (see yellow arrows on the "Proposed Land Use Implications map" below), at a later stage, when detailed applications for the 4 separate development Erven, are submitted. This detail should include specific architectural and landscaping guidelines.



The Drakenstein GIS aerial photos of 2009, 2010 & 2016 shows planted crops. Therefore, an application in terms of the Land Use Planning Act (Act 3 of 2014) would be required.

3. Recommendation:

In view of the above, this section is **in support** of the proposed development application based on the fact that it complies with the IDP, SDF, SPLUMA principles, provides for public access, a hospital, step down medical facility, medical consulting rooms, various housing opportunities and agricultural land along the Jan Van Riebeeck Drive. This support is however, subject to the provision of visual renderings at a later stage when the detailed land use planning application for each portion of the proposed development is provided.

pp

A SHORTLES
MANAGER: SPATIAL PLANNING AND HERITAGE



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www.drakenstein.gov.za
records@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Clive Theunissen
Contact number: 021 807 4818
Reference: 15/3/6/1
Date: 11 December 2018

Dear Mr. Venturi

emailed to: comments@terramanzi.co.za

SECTION 38(8) APPLICATION FOR NEW DEVELOPMENT, PORTIONS 1 AND 2 OF FARM VENDOME NO. 1766, PAARL

Undated plans by Landscape Architects Uys & White served before the Paarl Advisory Committee on Town Aesthetics and Environmental Matters on Wednesday, 03 December 2018. The proposal was **SUPPORTED IN-PRINCIPLE**.

The application is for a proposed new development on part of the farm of Vendome. Jan Van Riebeeck Drive bisects the farm. The Vendome werf on the west side of Jan Van Riebeeck Drive is listed as a Grade 3B heritage resource in the Drakenstein Heritage Survey. The dwelling falls outside the Special Character Protected Area Overlay Zone, Paarl.

The Committee previously commented on this application and the applicants objected to the comment and requested to make a presentation. Mr. Thys Walters, Mr. Graham Jacobs and Mr. David Gibbs were present and made a verbal presentation.

The Committee noted that the development is set in a cultural landscape of the Paarl Bergriver corridor.

The Committee **SUPPORTED IN-PRINCIPLE** the new development.

However, the Committee requested the following conditions be applied:

- The Committee noted that the agricultural setting will be separated from the development pockets. To retain the significance of the cultural landscape as well as the scenic route, it is recommended that agricultural pockets be consolidated / notarially tied,
- The Committee took into cognisance that the remaining agricultural land should continue to be farmed as per the retain rural designation in the approved Spatial Development Framework,
- No new development opportunities should be allowed, except the re-use of the existing structures on site within the agricultural setting. The rural character of the existing structure should be retained,

- Security surrounding the development should be resolved as part of the application to reduce the impact of later ad-hoc solutions and to ensure a contextual appropriate solution, and
- A landscape plan be submitted which clearly indicates all the proposed landscaping mitigations as well as security measures, and all retained agricultural land including its usages.

Thank you for your application.

Yours faithfully



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MS A SHORTLES

MANAGER: SPATIAL PLANNING AND HERITAGE



Memo

To:	Manager: Land Use Planning (Attention: E Cyster)
From:	Acting Manager: Environmental Management
Enquiries:	S. Reece
Collaborator number:	1279593
Reference number:	15/4/1 (F1766/1)P (0015)
Date:	30 April 2018
Subject:	COMMENTS – APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, REMOVAL OF RESTRICTIONS AND DEPARTURE: FARM 1766/1&2, PAARL DIVISION

The above-mentioned application has reference.

1. An application was received from *TV3 Architects and Town Planners* for the consolidation, rezoning, subdivision, consent use, removal of restrictions and departure of the above-mentioned property.
2. The application entails the following:
 - a. The consolidation of Farms 1766/1 and 1766/2, Paarl Division.
 - b. Rezoning of the consolidated land unit from "Agriculture Zone 1" to "Subdivisional Area" to establish a mixed residential development together with a mixed use medical component.
 - c. The subdivision of rezoned land into 7 distinct development portions.
 - d. The removal of restrictions title conditions to enable the owner to develop a mixed use development on the property
 - e. Departures for the relaxation of applicable zone building lines from 3m to 1m.
3. This Division is aware that a separate environmental process is followed in order to obtain environmental authorisation in terms of the National Environmental Management Act (No. 107 of 1998).
4. The Draft Environmental Management Framework (2015) (EMF) indicates that Farm 1766/ 1 and 2, Paarl contains two wetlands, an area of high value irrigated agriculture land and Critical Biodiversity Areas on the southern portion and the north western portion of the site.
5. The two wetlands have been confirmed as artificial dams and have a low ecological significance.
6. The Division is satisfied that much of the impact of the loss of agricultural land will be mitigated by keeping portions 5 and 6 for agricultural purposes.
7. The botanical assessment only found one species present of ecological significance but it is not clear when the botanical assessment was conducted. A spring botanical assessment must be conducted if the botanical assessment was not conducted during the spring months.

8. Measures shall be put in place to ensure that inside noise levels are at all times maintained within the relevant prescribed standards. The onus is on the developer to ensure that the possible noise generated from surrounding roads and agricultural activities are sufficiently mitigated so that the indoor sound rating of all buildings complies with SANS 10103.
9. Based on the above, this division does not foresee any major environmental impacts associated with the proposed development.

Yours faithfully



S. REECE

ACTING MANAGER: ENVIRONMENTAL MANAGEMENT

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LEGEND AND QUANTITIES	DESCRIPTION	QUANTITY	UNIT
1	Tree 1	100	100
2	Tree 2	100	100
3	Tree 3	100	100
4	Tree 4	100	100
5	Tree 5	100	100
6	Tree 6	100	100
7	Tree 7	100	100
8	Tree 8	100	100
9	Tree 9	100	100
10	Tree 10	100	100
11	Tree 11	100	100
12	Tree 12	100	100
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93	Tree 93	100	100
94	Tree 94	100	100
95	Tree 95	100	100
96	Tree 96	100	100
97	Tree 97	100	100
98	Tree 98	100	100
99	Tree 99	100	100
100	Tree 100	100	100

LANDSCAPE ARCHITECTS
Uys & White

CLINTON

ANNEXURE O

VENDOME

LANDSCAPE CONCEPT
LAYOUT PLAN

DATE: 2024-09-18
SCALE: 1:1000 (A1)
L.W. DRAWING NUMBER: VEN3160-100
REVISION: 00

NO.	DESCRIPTION	DATE	REVISION
1	DESCRIPTION		
2	AMENDMENTS		

