

**ANNEXURE B**



Area measuring ±2,8ha to be rezoned from Agriculture zone to Neighbourhood Business zone with consent use for warehouse



**P-J Le Roux**  
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 TOWN AND REGIONAL PLANNER  
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**Project:** Application for Rezoning & Consent Use:  
**Rem Farm No. 767 Paarl**

**Description:**  
**Site Layout Plan**

**UYS**

Skema	N.T.S.	Leënr.	H 10-169
Teknik	PJLR	Datum	JUNE 2022
Koer	PJLR	Tekening nr.	3



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# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
(ATTENTION: E. CYSTER)

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:** 1961498

**Reference number:** 15/4/1 (F767/0) P (1129)

**Date:** 08 September 2022

**Subject:** APPLICATION FOR REZONING AND CONSENT USE: FARM 767/0 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. *As access is off a proclaimed main road, approval is required from the Provincial Roads Engineer; and*
- 1.3. Any alterations to the existing road network will be the responsibility of the developer, including design, approval and construction of any additional traffic control and or traffic calming measures.

### 2. STORM WATER

- 2.1. Any new storm water networks will be the responsibility of the developer, including all internal and bulk connectors.

- 2.2. Pollution control measures to mitigate chemical and solid pollution must be provided at inlet and outlet structures as may be relevant;
- 2.3. 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;
- 2.4. Contaminated run-off (washing water, storm water, etc) must be disposed of in such a manner so as not to cause any pollution to surface, ground water or create a nuisance; 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 0.02m<sup>3</sup>/m<sup>2</sup> roof area.

### **3. WATER**

- 3.1 ***All potable water supplied to consumers on the farm shall comply with SANS 241 as amended. Proof of compliance test no older than 6 months must be available on request. All testing must be done by an accredited service provider;***
- 3.2 The developer will be required to connect to future Drakenstein Municipal networks when it is provided;
- 3.3 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.4 Any existing system that is to remain shall be upgraded to minimum municipal standards; and
- 3.5 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by Department of Water and Sanitation).***

### **4. WASTEWATER SERVICES**

- 4.1 The developer will be responsible to connect to future municipal networks when it is provided;
- 4.2 The developer shall be responsible to adhere to all conditions in terms of the Drakenstein Municipality, Water Services By-law (2014);
- 4.3 ***No new septic tanks allowed, all old/existing septic tank and soakaway systems must comply with the Water Research Commissions Report TT 114/99. No conservancy tank will be allowed within 100m of the 1:50 year flood line;***
- 4.4 The municipality cannot guarantee a tanker service at all times and the owner remains responsible for the servicing of the conservancy tank. Any private company used must be registered with the Municipality and must provide the owner of an invoice for services rendered. All invoices must be submitted on a monthly basis to the Waste Water Services section as proof of compliance;
- 4.5 Any on-site treatment works will require the necessary authorisations, prior to the approval of any construction/building plan and be completed prior to any occupancy certificate being issued; and
- 4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.

## **5. SOLID WASTE**

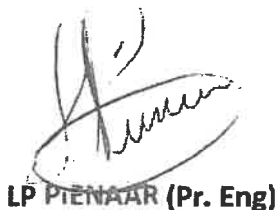
- 5.1. All solid waste disposal shall comply with, the National Environmental Management Waste Act 59 of 2008. Proof of compliance must be available on request; and
- 5.2. A waste recovery/recycling initiative has been implemented in Drakenstein and the development will have to be prepared to comply with any requirements as the project is rolled out.

## **6 DEVELOPMENT CHARGES**

- 6.1 *Based on the information provided in the application, Development Charge are payable by the developer.*

## **7 GENERAL**

- 7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.2 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;
- 7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages;
  - 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.4.2 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
  - 7.4.3 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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LP/gm



**agriculture, land reform  
& rural development**

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P-J le Roux Town and Regional Planners  
P.O. Box 3457  
**PAARL**  
7620

Email: [pi@dileroux.co.za](mailto:pi@dileroux.co.za)

Attention: Pierre-Jean le Roux

**APPLICATION FOR REZONING AND CONSENT USE: REMAINDER OF THE FARM NO.  
767, DISTRICT PAARL, WESTERN CAPE PROVINCE**

Your letter bearing reference H 10-169 dated 20 June 2022 refers.

With reference to the above-mentioned matter, the Department has no objection against the proposed consent use and rezoning of 2,8 hectares of the property for neighbourhood business zone.

This comment does not exempt the property from any provision of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.

Yours faithfully

**MR D SERAGE**  
**ACTING DEPUTY DIRECTOR GENERAL: AGRICULTURAL PRODUCTION, BIOSECURITY  
AND RESOURCES MANAGEMENT**

DATE: 2022/07/02



Ref: 16/9/6/1-10/151 (Job 3842)

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PJ le Roux Town and Regional Planners

262 Main Road

**PAARL**

7646

Attention: PJ le Roux

Dear Mr

**MINOR ROAD 5246: APPLICATION FOR REZONING AND CONSENT USE: REMAINDER OF FARM 767, PAARL**

1. The following refers:
  - 1.1. Your email to Ms V Stoffels of this Branch dated 22 June 2022; and
  - 1.2. Your Letter to Mr S Carstens of this Branch dated 20 June 2022 referenced H 10-169; and
  - 1.3. Unsigned drawing titled Site Layout Plan (Plan no. 3), dated June 2022 referenced H 10-169; and
  - 1.4. Application for Rezoning & Consent Use, dated June 2021 referenced H 10-167; and
  - 1.5. Letter from this Branch referenced 16/9/6/1-10/151 (Job 3842), dated 10 August 2016.
2. Remainder of Farm No. 767 Paarl is located in the rural area immediately north-east of Klapmuts and to the north of the N1 and falls in the area of jurisdiction of the Drakenstein Municipality.
3. This application is for Rezoning and Consent Use on Remainder Farm 767 Paarl to continue to utilize the existing decommissioned chicken houses for self-storage purposes. This application follows a previous approval for temporary departure which lapsed in August 2022.
  - 3.1. **Rezoning** of the footprint of the existing buildings (as seen on the Site Layout Plan mentioned in *paragraph 1.3*) and immediate surrounds measuring  $\pm 2,8$ ha in extent from Agriculture Zone to Neighbourhood Business Zone on the Remainder of Farm No. 767, Paarl.
  - 3.2. **Consent Use** under Neighbourhood Business Zone to continue utilizing the existing buildings as storage facilities on the Remainder of Farm No. 767, Paarl.

4. This application affects Minor Road 5246 (Anyswortelrug Road) for which this Branch is the Road Authority.
- 4.1. Minor Road 5246 (OP05246) was originally proclaimed as 2 separate roads, old Minor Road no. 53 & 86. With renaming to Minor Road 5246 these two roads were joined as a single alignment which turns 90° left at km1.70 on the current OP05246. The surfaced road ends 30m South of km1.70.
- 4.2. The section of old Minor Road no. 53 South of km1.70 is still proclaimed road reserve and this Branch is the owner of that road reserve.
- 4.3. The Access to the N1 Storage is to the West at a location 75m South of km1.70 off the section of old Minor Road 53.
5. This Branch offers no objection to the applications mentioned in *paragraph 3* of this letter, on condition that
  - 5.1. N1 Storage takes access as mentioned in *paragraph 4.3*; and
  - 5.2. The conditions stipulated in paragraph 7 of this Branch's letter 16/9/6/1-10/151 (Job 3842), dated 10 August 2016, be adhered to.

Yours Sincerely



**SW CARSTENS**

**For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE**

**DATE: 25 MAY 2023**

## ENDORSEMENTS

1. PJ le Roux Town and Regional Planners  
Attention: Mr PJ le Roux (e-mail: [pj@pjleroux.co.za](mailto:pj@pjleroux.co.za))
2. District Roads Engineer  
Paarl
3. Mr E Smith (e-mail)
4. Mr S Carstens (e-mail)
5. Ms S du Preez (e-mail)