



Enquiries: R Mowzer
Contact number: (021) 807-4822
Date: 27 July 2022
Coll no: 1612194

RM/SM
15/4/1(F832/38) P

AHG Town and Regional Planners
PO Box 2992
Somerset West
7129

Email: leon.jubilius@ahg-property.co.za

APPLICATION FOR REZONING AND REMOVAL OF TITLE DEED RESTRICTIONS: PORTION 38 OF FARM 832 PAARL

I refer to your application in the above-mentioned regard and have to inform you as follows:

1. Approval has been granted in terms of Section 60 of the Drakenstein By-law on Municipal Land Use Planning, 2018, for the rezoning of Farm 832/38 Paarl from "Agriculture Zone" to "Industrial Zone" in order to establish a storage facility, which will comprise of garage type lock-ups, varying in size together with associated uses, as indicated on the Site Development Plan (**Annexure B**);
2. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-Law on Municipal Land Use Planning, 2018, for the removal of restrictive title deed conditions of Clauses E(b) and F(b) as contained in Title Deed applicable to Farm 832/38 Paarl;
3. That the approvals mentioned in Paragraphs 1 to 2 above are subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 3.1 Adherence to the conditions laid down in the memorandums of the Drakenstein Municipality: Civil Engineering Services Department referenced 15/4/1 (Farm832/38) P (1356) dated 04 October 2021 (**Annexure J**);
 - 3.2 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Electro Technical Engineering Department referenced 832/38 dated 27 October 2021 (**Annexure K**);

3.4 Adherence to the conditions set in the memorandum of Drakenstein Municipality: Heritage Section referenced 15/4//1 (F832/38)P dated 30 November 2021 **(Annexure M)**

4. The following conditions from a town planning point of view be applicable:

4.1 That the development of Phase 1 takes place largely in accordance with the Site Development Plan and Entrance Layout Plan **(Annexure B)** and **(Annexure B1)**, respectively;

4.2 That the development commences in a phased development approach as stipulated on the Phasing Plan **(Annexure C)**;

4.3 That detailed Site Development Plans be submitted for Phase 2 and 3 for approval by the Manager: Land Development Management, before the submission of building plans, for approval;

4.4 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;

4.5 Any amendments to the application will be subject to the relevant approval;

4.6 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;

4.7 The applicant be responsible for the cost of the publication, in the Provincial Gazette, of the final notice regarding the removal of restrictive conditions, which shall be attended to prior to the submission of building plans; and

4.8 The applicant is responsible for the submission of the original title deed at the Cape Town Deeds Office for the necessary endorsement by the Registrar of Deeds, together with a copy of the final removal notice as published in the Provincial Gazette. A copy of the endorsed titled deed must be supplied to the municipality for record-keeping purposes.

5. That the following be regarded as the reasons for the decision:

5.1 The proposed development will easily fit in with the surrounding area given that the proposed design is envisaged to be architecturally and aesthetically pleasing when looking the elevation plan;

- 5.2 The proposed storage facilities will cater to the immediate surrounding area and its residents;
 - 5.3 The proposed development is in line with the approach of the SDF to promote appropriate optimal use of land within the urban edge and is therefore consistent with the approved SDF;
 - 5.4 The application represents a form of urban infill;
 - 5.5 Little to no negative impacts to the natural environment is foreseen by this application;
 - 5.6 The application will not have a significant impact on the visual character of the area;
 - 5.7 The property is well located and easily accessible;
 - 5.8 All the relevant departments consented to the application, subject to certain conditions.
6. That the applicant takes note of the following:
- 6.1 The conditions laid down by the Department of Transport and Public Works in their letter (**Annexure I**);

Your attention is drawn to the general right of appeal in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorized official, within **21 days** from the date of receipt of this letter. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the objectors of their right of appeal - proof of notification must be provided. The appeal procedures are set out in Section 80 of the abovementioned Bylaw. All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



H. G. STRIJDOM
MANAGER: LAND DEVELOPMENT MANAGEMENT

Please 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

Sam Peltisser
 SACAP Reg No: 7285
 1000 Old Main Road, Paarl
 Cape Town 7602
 Cell: 082 554 7942
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Luifon Bruwer
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 1000 Old Main Road, Paarl
 Cape Town 7602
 Cell: 082 859 3707

PELLISSIER & BRUWER PARTNERSHIP
 architects

PROJECT
 THE OLD TRAINBRIDGE
 PROPOSED STORAGE FACILITIES
 RE/38/832
 OLD MAIN ROAD 2
 PAARL

DESCRIPTION
 SITE DEVELOPMENT PLAN

SCALE	DATE
1:500	APR 20
DRAWING NUMBER	REVISION
2018-029-A	B
REVISIONS	
A	CONCILIATION ZONING 2019-12-05
B	CONCILIATION ZONING 2020-04-07

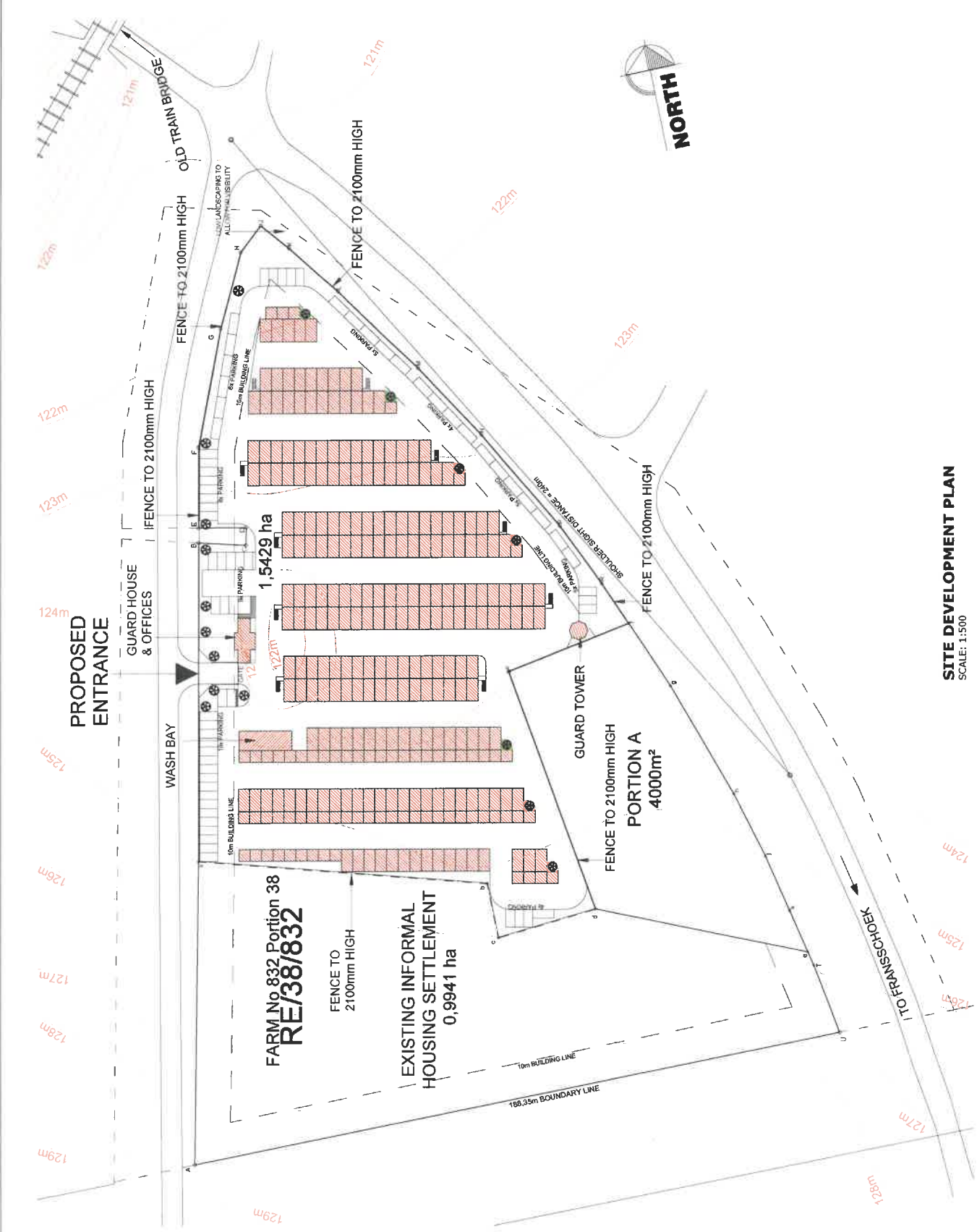
AREA CALCULATIONS

GROUND FLOOR	2524m ²
STORAGE (4228x480)	5388m ²
CARWASH	70m ²
OFFICE & TOILETS	40m ²
CARWASH AREA	80m ²
FIRST STOREY	350m ²
STORAGE	3150m ²
CIRCULATION	380m ²
TOTAL	9054m ²
SITE AREA (OPEN PLAN)	18429m ²
COVERAGE	49.1%
COVERAGE	35.9%

STORAGE LIMITS

SHEDDING STOREY	3 x 6m x 23m
3 x 6m x 43	
FIRST STOREY	3 x 6m x 17m
3 x 6m x 17m	
60% NORMAL LOADS	
1 x DISABLED PARKING	

ALL DIMENSIONS, UNLESS SPECIFICALLY STATED OTHERWISE, ARE IN METERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM THE DIMENSIONS SHOWN ON THIS DRAWING. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS.



SITE DEVELOPMENT PLAN
 SCALE: 1:500

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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: 16/9/6/1-10/315 (Job 26714)
ENQUIRIES: Ms G Swanepoel
DATE: 23 June 2021

The Municipal Manager
Drakenstein Municipality
PO Box 1
PAARL
7622

Attention: Mr Earl Cyster

Dear Sir

REM PORTION 38 OF FARM 832, PAARL: MAIN ROAD 191 AND MINOR ROAD 5249: APPLICATION FOR REZONING AND REMOVAL OF TITLE DEED RESTRICTIONS

1. E-mail from Mr Leon Jubilius of AHG Town Planning to Harry Thompson of this Branch dated 8 April 2021, with attached land use application, including Site Development Plan, Drawing No. 2018-029-A Revision B dated 2020-04-07 by Pellisier & Bruwer Partnership, refer.
2. The subject property is located on the west side of Main Road 191, the R45 Franschoek Road, just south of the main railway line and Minor Road 5249, ±6km from the centre of Paarl.
3. The application is for the following:
 - 3.1 Rezoning of the property from Agricultural Zone to Industrial Zone in order to permit the development of a self-storage facility and
 - 3.2 The removal of restrictive title deed conditions, including several conditions requiring the approval of this Branch as Controlling Authority in terms of Act 21 of 1940.
4. Access to the proposed facility will be taken from Minor Road 5249, Contactor Road.
5. The development will not generate significant volumes of traffic and once Main Road 191 has been realigned, vehicles turning from Minor Road 5249 into the existing Main Road 191 will encounter little traffic.

6. The current application and site development plan indicates a first phase development of a self-storage facility, with a second phase shown on the Site Development Plan as Portion A and a third phase being the area along the southern boundary of the property which is currently occupied by an informal settlement.
7. In the long term it is likely that the realigned Main Road 191 will be widened to a dual carriageway road. The additional area that this will take up adjacent to the currently planned road reserve of Main Road 191 has not yet been determined, but it would likely include a strip of land in Portion A and the existing informal settlement area.
8. This Branch offers no objection to the land use application for Remainder Portion 38 of Farm 832, Paarl as described above and in the referenced documentation, subject to the following:
 - 8.1 No access to any portion of the property will be permitted from the existing or future Main Road 191, the R45 Franschhoek Road;
 - 8.2 A building line of 20m adjacent to the existing and future Main Road 191 boundary shall apply to Portions A and the informal settlement area, which may in future be partially relaxed when the land required for the ultimate road reserve of Main Road 191 has been determined;
 - 8.3 Any Site Development Plan for Portion A and/or the existing informal settlement areas shall require the approval of this Branch.
9. As Controlling Authority in respect of Main Road 191 and Minor Road 5249 in terms of Act 21 of 1940, this Branch offers no objection to the removal of the restrictive title deed conditions on the property.

Yours Sincerely



PP

SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

Memo

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

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number: 1612194

Reference number: 15/4/1 (F832/38) P (1356)

Date: 04 October 2021

Subject: APPLICATION FOR REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS: FARM 832/38 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 developer shall be liable to adhere to all conditions of the Provincial Roads Engineer as per their letter 16/9/6/1-10/315 (Job 26714) dated 23 June 2021; 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 Traffic Impact Statement (TIS) of ITS referenced 3995 dated 12 May 2021.*

2 STORMWATER

- 2.1 Any new stormwater networks will be the responsibility of the developer, including all internal and bulk connectors;

- 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 ***The developer will be responsible to implement the finding of the Stormwater Management Plan (SWMP) submitted by Bigen dated July 2021;***
- 2.5 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
- 2.6 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 ***The development will be provided with a maximum metered connection of 15mmØ at actual cost;***
- 3.2 The metered connection must be installed one meter inside the erf boundary of each portion;
- 3.3 ***The Developer will be responsible to provide the development with firewater from the existing borehole. Where necessary, adequate provision should be made by means of on-site storage of water for both potable and fire purposes;***
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;
- 3.5 ***All potable water supplied to consumers from non-municipal supply 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;***
- 3.6 Any existing system that is to remain shall be upgraded to minimum municipal standards.
- 3.7 Any upsizing and/or upgrading required will be for the developer account;
- 3.8 ***Any abstraction from any natural water source on the property must be metered (type of meter to be confirmed by the 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 upsizing and/or upgrading required will be for the developer account; and

4.6 Any existing system that is to remain shall be upgraded to minimum municipal standards;

5 SOLID WASTE

5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and shall make its own arrangements with the occupants for the removal of such household refuse;

5.2 Such collection shall be from a single centralised waste collection site for the development;

5.3 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;

5.4 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 suitable for to the number of units within the 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;

- Tap with running water;
- A gully which is connected to an approved sewer connection;
- Concrete floor; and

5.7 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days;

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 Note that the Development Charge calculated will only be applicable to the approved SDP provided in the application. If the developer wishes to increase the Gross Leasable Area of the development in future, resulting in an additional impact on engineering services, this department will investigate whether the developer is liable for the payment of Development Charges within the given legislative and policy frameworks.

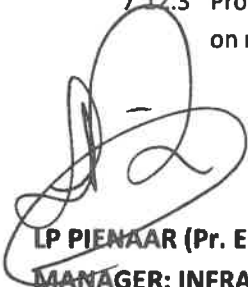
7 GENERAL

7.1 *Depending on the scale of expansion in future, additional Civil Engineering Specialist Reports may be requested by this department when the developer wishes to increase the GLA;*

- 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 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;
- 7.6 The whole of the works shall fall under the control of a single project manager;
- 7.7 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;
- 7.8 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.9 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;
- 7.10 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 notorially linked to each separate title deed;
- 7.11 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
- 7.12 The above conditions are to be complied with in stages.
- 7.12.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.12.2 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

7.12.3 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 832 portion 38 Paarl - Rezoning and Removal of Restrictive Title deed conditions Rev 01.docx

LP/gm

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: 832/38

Date: 27 October 2021

Subject: **APPLICATION FOR REZONING AND REMOVE OF RESTRICTIVE TITLE DEED CONDITIONS AND SITE-SPECIFIC DEVIATION FROM THE DRAKENSTEIN SPATIAL DEVELOPMENT FRAMEWORK, ERF 832/38, 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.

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. 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.
- 2.6. In the case where existing services crosses the adjacent erf, it will have to be removed or relocate at the cost of the owner.
- 2.7. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.

- 2.8. The developer must make a 25mx25m land available for the construction of a new 11kV switching station. The erf must be subdivided in favour of the municipality.
- 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). 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 reference must be made to the previous electricity capacity availability letter, dated 13 January 2018, with regards to the provision of land for the construction of a new 132/66/11KV substation and comments to the provision of electricity for the development. The previous mentioned also refer to the availability of capacity which is subject to available developers contribution cost and external loans for the installation of infrastructure to provide the development(s) of power.
- 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



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MANAGER: PLANNING AND CUSTOMER SERVICES

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DRAKENSTEIN
 MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
 Paarl Wellington Gouda Saron Simondium

021 8054
 River Paarl 7646

Memo

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

From: HERITAGE RESOURCES SUB-SECTION

Enquiries: CLIVE THEUNISSEN (EXT: x4818)

Collaborator number: 1612194

Name: 818051_368028

Reference number: 15/4/1 (F832/38)P

Date: 30 NOVEMBER 2021

Subject: APPLICATION FOR REZONING & REMOVAL OF RESTRICTIVE TITLE DEED
 CONDITIONS IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW
 ON MUNICIPAL LAND USE PLANNING 2018: PORTION 38 OF FARM 832,
 PAARL DIVISION

RECEIVED APPLICATION ON 11 NOVEMBER 2021

1. PROPOSAL

The proposal entails the rezoning from Agricultural Zone to Industrial Zone and removal of restrictive title deed conditions on Portion 38 of Farm 832, Paarl Division in order to establish a storage facility.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

In a letter dated 23 January 2021, Heritage Western Cape (HWC) indicated that there is no reason to believe that the proposed development on Portion 38 of Farm 832, Paarl will have an impact on heritage resources. Therefore, no further action under Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.



2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located outside of the Special Character Protected Area Overlay Zone of Paarl, however the site is located along the R45 Scenic Route Overlay Zone.

2.3 DRAKENSTEIN HERITAGE SURVEY 2013

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

3. CONCLUSION

In view of the above, the proposed rezoning from Agricultural Zone to Industrial Zone and removal of restrictive title deed conditions on Portion 38 of Farm 832, Paarl Division in order to establish a storage facility, is supported, subject to the following conditions:

- A landscape design and maintenance plan must be provided at building plan stage for all proposed landscaping;
- Sufficient tree planting must be included in the landscape plan to screen the visual experience of the development from the Simondium Road; and
- Waterwise plant and tree species must be utilized.

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