



Enquiries: Jason Daniels
Contact number: 021 807 4581
Reference: 14/5/1 (17363)
Date: 31 March 2025

JD/HK
Andre Roux Town Planning
La Concorde Building
57 Main Road
PAARL
7646

Andre@andreroxplanning.co.za

Sir

APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES, CANCELATION OF SERVITUDES AND APPROVAL OF STREET NAMES: ERF 17363, PAARL (HUGUENOT ESTATE)

I refer to your Land Use application (Collaborator reference 2387817) refer.

1. **Approval** is hereby granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 Rezoning of Erf 17363, Paarl, from Agriculture Zone to Subdivisional Area, in order to facilitate a gated residential development with 110 residential units, as indicated on the site development plan drawn by Jozef Smit Architects, Project No. 23010, Drawing No. CD-101, Revision F, plot date 31 January 2025 (See Annexure B);
 - 1.2 Subdivision of Erf 17363, Paarl, into 116 portions, allowing for 110 x portions zoned Conventional Housing Zone, 3 x portions zoned Open Space Zone, 1 x portion zoned Utility Zone and 2 x portions zoned Transport Zone, as indicated on the subdivision and zoning plan drawn by A Roux Town Planning, Plan No. 23018-002, Revision E, dated 10 February 2025 (See Annexure C);
 - 1.3 Departures from the development parameters applicable to Conventional Housing Zone properties 251m² – 500m² in size, as indicated on the site development plan drawn by Jozef Smit Architects, Project No. 23010, Drawing No. CD-101, Revision F, plot date 31 January 2025 (See Annexure B), for:
 - 1.3.1 Street boundary building lines to permit setbacks of 1,0m in lieu of 2,0m;

- 1.3.2 Common boundary building lines to permit setbacks of 1,0m in lieu of 1,5m;
 - 1.3.3 To permit garages with garage doors to open towards the street boundary, with setbacks of 1,0m in lieu of 4,5m and 1,5m from the street and common boundaries respectively; and
 - 1.3.4 To increase coverage to 70% in lieu of 60.
- 1.4 The cancelation of two existing road servitudes, as indicated on the site development plan drawn by Jozef Smit Architects, Project No. 23010, Drawing No. CD-101, Revision F, plot date 31 January 2025 (**See Annexures B**);
- 1.5 The street name and numbering of the development to be known as Huguenot Estate, as indicated on the street name and numbering plan drawn by A Roux Town Planning, Drawing No. 23018-003, Revision C, dated 12 November 2024 (**See Annexure D**);
- 1.6 The landscape plan for the proposed development to be known as Huguenot Estate on Erf 17363 Paarl, is hereby supported;
- 1.7 The draft architectural guidelines for the development to be known as Huguenot Estate on Erf 17363 Paarl, is hereby supported;
- 2. The approvals mentioned in Paragraphs 1.1 to 1.5 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions laid down by the Drakenstein Municipality: Civil Engineering Services, in its memorandum 15/4/1/ (17363) P (130) dated 21 February 2025 (**See Annexure H**);
 - 2.2 Adherence to the conditions laid down by the Drakenstein Municipality: Electro-Technical Engineering Services Division, in its memorandum 8/2/5_17363 dated 03 June 2024 (**See Annexure I**);
 - 2.3 Adherence to the conditions laid down by the Drakenstein Municipality: Environmental Management, in its memorandum 15/4/1(17363)P dated 06 June 2024 (**See Annexure J**);
 - 2.4 The applicant takes note of the conditions set by the SANRAL, in its letter with reference W11/4/3-1/1-26 dated 22 October 2024 (**See Annexure P**);

3. Adherence to the following conditions from a town planning point of view:
- 3.1 The approval applies only to the application in question and shall not be construed as authority to depart from any other legal prescriptions or requirements;
 - 3.2 That the subdivision takes place largely in accordance with the subdivision and zoning plan (**See Annexure C**);
 - 3.3 That the development takes place largely in accordance with the Site Development Plan (**See Annexure B**);
 - 3.4 That landscaping throughout the entire development to be known as Huguenot Estate must take place largely in accordance with the Landscape plan, drafted by Adèle Turner Landscape Technologist (**See Annexure S**);
 - 3.5 Any amendments to the application will be subject to the relevant approval;
 - 3.6 An application for the establishment of a Homeowners' Association and Constitution for the proposed development to be known as Huguenot Estate must be submitted to the Manager: Land Development Management for approval, prior to building plan submission stage;
 - 3.7 That the newly created common properties (roads, open spaces, etc.), be transferred to the Homeowners' Association before or simultaneously with the registration or transfer of the first erf within the development;
 - 3.8 That a copy of the Surveyor-General diagram be submitted to Council for record keeping purposes;
 - 3.9 That an application for the installation of any photo-voltaic (PV) system be submitted to the Manager: Electro-Technical Engineering Services Division (Planning and Customer Services Section), prior to the building plan submission stage;
 - 3.10 Energy-saving devices such as are contained in the Drakenstein Municipality's Green Building Manual be made use of as far as possible;
 - 3.11 That the applicant institute water conservation measures such as rainwater harvesting, grey water recycling and similar technical advancements such as low flow shower heads, dual flush toilets and water-wise gardens;
 - 3.12 That the proposal complies with all health requirements;
 - 3.13 No new buildings or boundary walls are to be erected or existing structures altered without the approval of building plans by Council;

- 3.14 Any amendments to the application are subject to the relevant approval;
- 3.15 Should the applicant fail to comply with any of the above conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
- 4. The following be regarded as the reasons for the decision:
 - 4.1 The proposed is considered compatible with the development trend in the area;
 - 4.2 The proposal will not be out of scale, nor character within the surrounding built environment;
 - 4.3 The property is located within the delineated urban edge, reducing sprawl as well as guiding and controlling developments within the prescribed urban area;
 - 4.4 The proposal is not expected to have a significant negative traffic impact;
 - 4.5 The application is not expected to have a significant negative impact on the health, safety and wellbeing of the immediate, surrounding area and community;
 - 4.6 All internal and external departments support the proposal, subject to certain conditions; and
 - 4.7 The proposal is in-line with the Drakenstein Spatial Development Framework.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision.

The applicant shall be required to notify (**by email or per hand**) the **surrounding property owners** who were notified of the application during the initial public participation process and **objectors**, of their right of appeal – proof of notification **must** be provided.

Should there be any appeals against the decision, **the application title (heading)** must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT



HUGUENOT PAARL

REVISION HISTORY:

- Rev A: Proposed subdivision and rezoning of Erf 17363, Paarl
- Rev B: Amendments to subdivision and added notes
- Rev C: Amendments to subdivision
- Rev D: Road name amendment
- Rev E: Remove servitude related to Utilities Management Company

NOTES:

- Figure ABCDE represents Erf 17363, Paarl.

- Existing Servitude Road (to be cancelled)
- Proposed 8m Water Pipeline Servitude in favour of the Municipality.
- Trees to be retained
- Trees to be removed

TITLE: PROPOSED SUBDIVISION & ZONING PLAN

SCALE: 1:1500 (A3)



PROPERTY DESCRIPTION:

ERF 17363, PAARL

PROJECT DETAILS:

Project Name: Dierkby, Paarl
Project No: 230115
Client: La Garonne Developments (Pty) Ltd
Municipality: Dikenshoof Municipality
Administration: Paarl

PLAN DETAILS:

Plan No: 230115-002
Revision: E
Date: 2023-02-10
Drawn by: RC
Checked by: AR



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ZONING TABLE

ZONING	LAND USE	PTN NO	ERVEN	UNITS	AREA (m ²)	%
Conventional Housing Zone	Single Residential	1 - 110	110	110	3,0435	61,28
Open Space Zone	Private Open Space, Stormwater Pond	111 - 113	3	0	0,5990	12,05
Utility Zone	Relieve Room	114	1	0	0,0259	0,52
Transport Zone	Private Road	115	1	0	1,0397	20,94
Transport Zone	Public Road	116	1	0	0,2588	5,21
TOTAL			116	110	4,9669	100,00



HUGUENOT PAARL

REVISION HISTORY:

- Rev A: Proposed street naming and numbering of Erf 17363, Paarl
- Rev B: Amendments to subdivision
- Rev C: Road name amendment

NOTES:

- Figure ABCDE represents Erf 17363, Paarl.
- A general servitude to be registered over all properties owned by the Huguenot Estate Homeowners' Association, in favour of a Utilities Management Company (Portions 111 - 116).

- Existing Servitude Road (to be cancelled)
- Proposed 8m Water Pipeline Servitude in favour of the Municipality.
- Proposed Street Number

TITLE: PROPOSED STREET NAME & NUMBERING PLAN

SCALE: 1:1500 (A3)



PROPERTY DESCRIPTION:

ERF 17363, PAARL

PROJECT DETAILS:

Project Name: Digsby, Paarl
Project No: 23018
Client: La Graciosa Developments (Pty) Ltd
Municipality: Dikensson Municipality
Administration: Paarl

PLAN DETAILS:

Plan No: 23018-003
Revision: C
Date: 2024-11-12
Drawn by: RC
Checked by: AR

AROUX
TOWN PLANNING

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Memo

To: EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE
(ATTENTION: E. CYSTER)

From: EXECUTIVE DIRECTOR: ENGINEERING SERVICES

Enquiries: LH. SMITH

Collaborator number: N/A

Reference number: 15/4/1 (17363) P (130)

Date: 21 February 2025

Subject: APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURE, CANCELLATION OF SERVITUDE & APPROVAL OF STREET NAMES FOR ERF 17363, PAARL – HUGUENOT ESTATE

These conditions will be subject to review by the Engineering Services Department upon receipt of Civil and/or building plans for approval. This may require all the studies carried out for the proposed development to be updated and revised accordingly, which shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

The aforementioned is based on the possibility of changes in the physical environment in respect of engineering infrastructure between date of issuing of conditions and actual building/construction being imminent, which may impact on available relevant infrastructure capacities as at time of initial issuing of conditions.

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 *Access to the development is off proclaimed road, OP5257. Although a process for de-proclamation is currently undertaken for the abovementioned provincial road to a municipal street, comments from the Provincial Roads Engineer is still required;*

- 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 Assessment (TIA) of Innovative Transport Solutions (Pty) Ltd referenced "ITS 4676" dated August 2024 to be adhered to; and**
- 1.4 As the erf is in close proximity to National Road (N1), all conditions as per SANRAL letter referenced "W11/4/3-1/1-26" dated 22 October 2024 shall be adhered to by the developer.**

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; and**
- 2.4 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 bulk metered connection at actual cost;**
- 3.2 All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;**
- 3.3 All the metered connections must be installed one meter inside the erf boundary of each portion;**
- 3.4 Water saving devices shall be installed in toilets, bathrooms and basins;**
- 3.5 Any existing system that is to remain shall be upgraded to minimum municipal standards.**

4 WASTEWATER SERVICES

- 4.1 All individual portions must be provided with a separate wastewater connection;**
- 4.2 All the connections must be installed one meter inside the erf boundary of each portion; and**

4.3 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 home owner's organisation/body corporate in the development, for the removal of such household refuse;

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

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

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

5.5 A key should be provided to Drakenstein Municipality to be able to unlock the 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 be provided with the following;

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

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

5.8 The Developer shall indemnify the Municipality from any damages caused as a result in rendering the refuse removal service; and

5.9 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, the Development Charge payable by the developer is **R 6 012 955 (Excl VAT)**. The levy is valid until **30 June 2025** where after a new calculation is required. The value has been calculated as follows:

6.1.1 Water = R 1 301 508

6.1.2 Sewer = R 862 625

6.1.3 Roads =R 2 779 221

6.1.4 Stormwater = R 326 816

6.1.5 Solid Waste = R 742 784

- 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 at any stage in future the municipality is required to take over ownership and maintenance of civil infrastructure, it will be the responsibility of the property owners to ensure all water and waste water connections adhere to municipal standards and by-laws;***
- 7.3 A services agreement shall be entered into, prior to the start of construction, where in 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;
- 7.4 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;
- 7.5 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;
- 7.6 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.7 The findings of the bulk service capacity analysis carried out by councils consultant GLS Engineers, needs to be implemented simultaneously with the development;

- 7.8 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;
- 7.9 The whole of the works shall fall under the control of a single project manager;
- 7.10 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;
- 7.11 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.12 Where applicable all water network, (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), sewer network, stormwater network and road network components shall be a private combined system and shall be indicated as such on all documents and plans;
- 7.13 All private combined systems (including but not limited to water, sewer, stormwater, roads, irrigation, etc.) shall be the joint and several 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;
- 7.14 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 7.15 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
- 7.16 The above conditions are to be complied with in stages.
- 7.16.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

- 7.16.2 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 subdivided erf within the development property or occupation of any property/building in the phase; and
- 7.16.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LH Smith

SENIOR MANAGER: INFRASTRUCTURE MANAGEMENT

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LHS/sw

**DRAKENSTEIN MUNICIPALITY DEVELOPMENT CHARGES CALCULATOR**
Development Charges Summary

Home

ErF Number of Development:	37353 ;	0 ;	
Physical Address:	1. Minor Road 5357	Paarl	7646
Municipal Area:	Paarl, Mbekwini, Wellington		
Municipal Valuation of Property:	R 1		
Owner:	LA GARONNE DEVELOPMENTS PTY LTD		
Owner ID No:	9		

Land Use	Unit	Usage	Land Area developed with Land Use (m²)	CALCULATED EXISTING DEMAND						EXISTING DEVELOPMENT CHARGE PER SERVICE					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c. ha)	Solid Waste (tonnes/wk)	Roads (trips/pk.hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads	Electricity
Agricultural small holdings	ha	4.9669	49669	7.45	3.97	0.99	0.40	2.48							

Land Use	Unit	Usage	Land Area developed with Land Use (m ²)	CALCULATED NEW DEMAND					NEW DEVELOPMENT CHARGE PER SERVICE					
				Water (kL/day)	Sanitation (kL/day)	Stormwater (c. ha)	Solid Waste (tonnes/wk)	Roads (trips/pk hr)	Electricity (kVA)	Water	Sanitation	Stormwater	Solid Waste	Roads
single Residential stand area ≤ 500m2 (Med/ High Income)	erf	110	30435	99.00	77.00	1.22	5.50	165.00						
ports Recreation & Parks	ha	0.599	5990	8.99	0.30	0.06	1.20	0.00						
single Residential stand area ≤ 500m2 (Med/ High Income)	erf	1	259	0.90	0.70	0.01	0.05	0.75						
Road Reserves	ha	1.0397	10397	0.00	0.00	0.62	0.00	0.00						

Date:

21/02/2025

Payment Received (R):

Date Payment Received:

Receipt Number:

existing land use									
Description of proposed land use					Single				
					Residential stand area < 500m ² (Med/ High Income)				
					Sports, Recreation & Parks				
					Conventional Housing Zone				
					#REF!				
					Open Space				
					Refuse Room				
					Road Reserves				
					Road Reserves				
					External				
					#REF!				

Memo

To:	Senior Manager: Land Development Management For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_17363
Date:	3 June 2024
Subject:	APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES, CANCELATION OF SERVITUDES AND APPROVAL OF STREET NAMES, ERF 17363, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

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. The developer will be responsible for all cost in the case where he or she request or required by the municipality to relocate any infrastructure situated in the road reserve or withing the development to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. Register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. Provide a preferred location for the proposed high tension metering facility on the erf boundary (6mx4m). The develop is hereby requested to arrange the necessary with the municipality.

- 2.8. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arranged at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician).

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 180.00 per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. A single H/T bulk supply will be supplied to the erf.
- 3.3. The reticulation after the municipal metering facility will be regarded as private.
- 3.4. The developer will be responsible to carry all cost of the electrical installation.
- 3.5. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.6. Your attention is drawn to the following electricity by-law should the development be serviced and managed by means of private reticulation:
- 3.6..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.
- 3.6..2. A reseller must comply with the licensing and registration requirements set out in the ERA.
- 3.6..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.
- 3.6..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.
- 3.6..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.
- 3.6..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.

- 3.7. A private registered consultant and 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), the regulations made thereunder and Drakenstein Municipal by-laws prior to the development.
- 3.8. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.
- 3.9. The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a large, loopy oval shape.

L LAING

MANAGER: PLANNING AND CUSTOMER SERVICES

I:\BEPLAN_3\Sub_Divisions_Rezoning\202324\17363



Memo

To: **MANAGER: LAND USE PLANNING & SURVEYING
(ATTENTION: E. CYSTER)**

From: **MANAGER: ENVIRONMENTAL MANAGEMENT**

Enquiries: **SHAUN REECE**

Collaborator number: **2166175**

Reference number: **15/4/1(17363)P**

Date: **06 JUNE 2024**

Subject: **APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES,
CANCELATION OF SERVITUDES AND APPROVAL OF STREET NAMES: ERF
17363, PAARL**

Reference is made for the following in respect of erf 17363, Paarl:

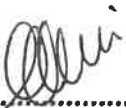
- Rezoning from Agriculture Zone to Subdivisional Area;
- Subdivision into 116 portions, providing for:
 - 110 x portions zoned Conventional Housing Zone
 - 3 x portions zoned Open Space Zone
 - 1 x portion zoned Utility Zone
 - 2 x portions zoned Transport Zone
- Permanent departures to permit building line and coverage relaxations, allowing 1.0m building lines on all boundaries and 70% coverage of all properties;
- The cancellation of two servitudes; and
- Approval of street names.

The environmental management section has reviewed the application and is in support of the proposal, subject to the following conditions:

1. The landscaping plan is implemented prior to transfer of the first residential erf.
2. A noise impact assessment (NIA) is undertaken in accordance with SANS 10328 and submitted during building plan approval phase for all residential dwellings on the southern border of the development which are near the N1 highway. The purpose of the NIA is to address noise from the N1 highway and to ensure all dwellings are designed and constructed in a manner that ensures indoor noise levels are maintained to a level consistent with a residential use.
3. A detailed dust management plan is required for the site preparation and construction phase of the development to ensure that surrounding residential erven to the north and east of the development are not unfairly affected by dust. As a minimum, the dust management plan must provide for the following:
 - a. Shade netting up to at least 1.5 meters in height on the north and eastern boundaries.
 - b. At least two water bowsers with a capacity of 10 000 liters are required during dry and windy summer period between October and April.

- c. Water bowsers are to be used for dampening of soil and active construction areas at least twice daily on windy days.
- d. If any crushing of material is required, the crushing activity must take place in a location furthest from nearby residential erven.
- e. Any additional dust suppression measures deemed necessary which may include soil stabilization, wheel wash bays, stockpile covering etc.

Kind regards

A handwritten signature in black ink, appearing to be 'C. Winter', is written above a dotted line.

.....
C. WINTER

MANAGER: ENVIRONMENTAL MANAGEMENT



**BUILDING SOUTH AFRICA
THROUGH BETTER ROADS**

Reference: W11/4/3-1/1-26
Date: 22 October 2024
Email: dekockr@nra.co.za

Fax Number: +27 (0) 21 910 1699
Direct Line: +27 (0) 21 957 4618
Website: www.nra.co.za

Reeve Cupido
AROUX TOWN PLANNING
Office B1
La Concorde Building
57 Main Road
PAARL
7646

Email: reeve@arouxplanning.co.za & andre@arouxplanning.co.za

Dear Sir/Madam,

NATIONAL ROUTE 1 SECTION 1: PROPOSED APPLICATION FOR REZONING, SUBDIVISION, PERMANENT DEPARTURES, CANCELLATION OF SERVITUDES AND APPROVAL OF STREET NAMES IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018, ERF 17363, PAARL

Your application has reference.

The South African National Roads Agency SOC Limited (SANRAL) herewith approves your application in terms of sections 48 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 Proposed Subdivision & Zoning Plan, drawing number 23018-002, Rev C, dated 1 March 2024, drawn by AROUX Town Planners is hereby approved.
2. A permanent 2m wall must be erected on the boundary of the land development area and the national road reserve. Detailed plans of the proposed fence must be submitted to the SANRAL for approval prior to the erection thereof. The maintenance of the fence will be the responsibility of the property owner/successor in title.
3. Where amendments to the subdivision plan are required, the written approval of the SANRAL shall be obtained.
4. 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.
5. 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 10 meters from the boundary of the national road without the written approval of the SANRAL.
6. No direct access to the national road will be allowed.
7. 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.
8. 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.
9. 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.

10. The aforementioned provisions shall be recorded in the title deeds of each of the properties.
11. 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 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.
12. The approval granted herein by the SANRAL does not exempt the developer from the provisions of any other legislation.
13. 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.
14. 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. 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.
15. 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

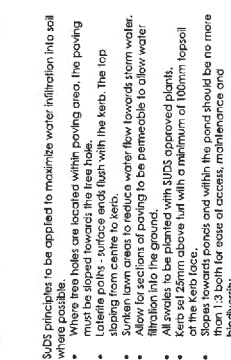


MR RANDALL CABLE
REGIONAL MANAGER

cc. Route Manager: Chris Roux – chris@pmaxconsulting.co.za
Engineer: Edmond Katiyo – edmond@maxconsulting.co.za

ID 27219992

Fig no:	E_LP_001_rev2	Scale:	1:1000 on A3
Re:	March 2024		



Notes:

- All trees in FROS area to be minimum 1000 litre size container, with a clear stem height of 1.8m minimum, and a minimum girth of approx 60mm.
- All street/road verge trees to be minimum 1000 litre size.
- Large trees to be minimum 2000 litre size.
- Storm water retention pond detailed and plant species as per engineer's report.
- Full irrigation coverage of all planted areas to A3/L1/A specifications.
- Alternative water source to be investigated.
- Contractor with maintenance contract to be included in the implementation contract.
- The developer/property owners shall be responsible for the installation of all landscaping in accordance with the approved landscape plan.

DETAILS OF "WETTING REGIME"

POOL (+0.4m deep) hydroperiod: 12 months

A: DEEP MARSH (0.2 - 0.4m deep) hydroperiod: 12 months

B: SHALLOW MARSH (0 - 0.2m deep) hydroperiod: 12 months

WETLAND BARKEN (0 - 0.1m deep) hydroperiod: 4 months

PHLEMMERAL MARSH (0 - 0.2m deep) hydroperiod: 4 months

[illegible]