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Civic Centre, Berg River Boulevard, Paarl 7646

# Memo

**To:** EXECUTIVE DIRECTOR: CORPORATE & PLANNING SERVICE DEPARTMENT  
(ATTENTION: MR. M LAMOUR)  
**From:** ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT  
**Enquiries:** L. SMITH  
**Reference number:** 15/4/1 (31366) P (1711)  
**EP Reference number:** 16/3/3/6/7/1/B3/28/1009/22  
**Date:** 16 November 2023  
**Subject:** PROPOSED ESTABLISHMENT OF CECILIA JUNCTION DEVELOPMENT ON  
REMAINDER OF ERF 31366, PAARL

## 1. WATER

Drakenstein Municipality (DM) currently has bulk infrastructure in close proximity of the proposed development and has sufficient capacity to accommodate the proposed development;

As per the GLS report of 27 September 2021, no upgrades are required to the water network to accommodate the proposed development;

Furthermore, the following conditions have too be adhered to:

- 1.1. The development will be provided with a bulk metered connection at actual cost;
- 1.2. All individual portions must be provided with a separate water connection and a separate water meter to municipal specifications;
- 1.3. All the metered connections must be installed one meter inside the erf boundary of each portion;
- 1.4. Water saving devices shall be installed in toilets, bathrooms and basins;
- 1.5. Any existing system that is to remain shall be upgraded to minimum municipal standards.

## 2. WASTEWATER

Drakenstein Municipality (DM) currently has bulk infrastructure in close proximity of the proposed development and has sufficient capacity to accommodate the proposed development;

As per the GLS report of 27 September 2021, no upgrades are required to the water network to accommodate the proposed development;

Furthermore, the following conditions have too be adhered to:

- 2.1 The applicant shall ensure adherence to the various conditions in the Drakenstein Municipality, Water Services By-law (2014);
- 2.2 All individual portions must be provided with a separate wastewater connection;
- 2.3 All the connections must be installed one meter inside the erf boundary of each portion; and
- 2.4 Any existing system that is to remain shall be upgraded to minimum municipal standards.

### **3. STORMWATER**

Drakenstein Municipality (DM) currently has bulk infrastructure in close proximity of the proposed development.

The developer will be responsible to implement the findings of the Stormwater Management Plan of Sippel & De Lange dated September 2021;

Furthermore, the following conditions have too be adhered to:

- 3.1. The developer will be responsible to implement pollution control measures, at inlet and outlet structures as may be relevant, to mitigate chemical and solid pollution;
- 3.2. 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
- 3.3. 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  $0.02\text{m}^3/\text{m}^2$  roof area.

### **4. ROADS**

- 1.1 As access to the property is from Cecilia Street, the developer is responsible to implement the findings of the Traffic Impact Assessment (TIA) of ITS consulting engineers dated November 2021;

The Provincial Roads Engineer (PRE) offered no objection to the land use application as per their letter with reference TPW/CFS/RP/LUD/REZ/SUB-10/479 (Job 29378) 19 October 2022. Should any other developments, which impact the MR207/MR201 and MR208/Cecilia Street intersections, be

finalised prior to Cecilia Junction being developed, this department in liaison with the PRE may request further traffic analysis studies to be carried out as per paragraph 5 of the PRE's letter, prior to any plan approvals;

Furthermore, the following conditions must be adhered to;

- 4.1. Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors; and
- 4.2. 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.

## **5. SOLID WASTE**

Drakenstein Municipality currently has sufficient capacity at its landfill to accommodate the proposed development.

Furthermore, the following conditions must be adhered to;

- 5.1 The Municipality undertakes, after the proclamation of the development, to remove household/business refuse in accordance with its by-laws and shall make its own arrangements with the occupants of the body corporate or home owners association in the development, for the removal of such refuse;
- 5.2 *Refuse collection shall be from individual erven/a single centralised waste collection site for the development. The final approved SDP must clearly indicate the refuse collection area to the satisfaction of the Solid Waste department;*
- 5.3 Provision should be made for a waste disposal facility and entrance/exit of the development, with a lockable gate for wheelie bins (240l bins) and recyclable bags equal sufficiently sized for the development;
- 5.4 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;
- 5.5 The garbage area should be enclosed with a 1.8m high fence and need to provided with the following;
  - Tap with running water;
  - A gully which is connected to an approved sewer connection;
  - Concrete floor;

- 5.6 Municipal refuse trucks will not enter the development to collect wheelie bins on collection days;
- 5.7 *The developer shall submit an Integrated Solid Waste Management Plan for approval by the department before the approval of any plans;*
- 5.8 *The developer shall indemnify the Municipality from any damages caused as a result of rendering the refuse removal service; and*
- 5.9 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. GENERAL**

- 6.1. Further comments will be given if an application in terms of the Drakenstein Municipality: Land Use by-law is received;
- 6.2 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 6.3 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;
- 6.4 The whole of the works shall fall under the control of a single project manager;
- 6.5 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;
- 6.6 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 6.7 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;

- 6.8 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;
- 6.9 A comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Services Department;
- 6.10 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
- 6.11 The above conditions are to be complied with in stages.
- 6.11.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
- 6.11.2 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
- 6.11.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LH SMITH**

**ACTING MANAGER: INFRASTRUCTURE DEVELOPMENT**

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LHS/



# 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:** 7205, 11570, 17300, 21353 & 31366

**Date:** 14 February 2022

**Subject:** **APPLICATION FOR REZONING, SUBDIVISION & CONSOLIDATION, ERVEN 7205, 11570, 17300, 21353 AND 31366, 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. 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 development will be serviced by means of a single 11kV bulk supply from Cecilia Street communal erf boundary.
- 2.5. In the case where other existing services crosses adjacent erven, it will have to be removed or relocate at the cost of the owner.
- 2.6. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new propose positions.
- 2.7. The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- 2.8. Register service servitudes where existing and or new infrastructure will or have been installed.

- 2.9. A service level agreement between the municipality and the owner or developer of above mentioned erf have to be arrange at Electro-Technical Service Department (Planning and Design division - Chief Engineering Technician) in the case where a request for the change and or upgrade of the existing supply is required.

### 3. GENERAL

- 3.1. NRS069 Network recovery cost will apply 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 the network require excessive upgrading in order to supply the development of power. This will require the municipality to budget for portions of the network upgrading which may delay the process for supplying the development of the required load.
- 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.

- The application must also include a load profile to indicate the power usage per month with peak, standards, off peak loads, etc.
- 3.7. 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.
- 3.8. A certificate of compliance and occupational certificate has to 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



**L LAING**

**MANAGER: PLANNING AND CUSTOMER SERVICES**

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# Memo

**To:** LAND USE PLANNING AND SURVEYING  
J MEYER (EXT: x4836)

**From:** HERITAGE RESOURCES SUB-SECTION

**Enquiries:** CLIVE THEUNISSEN (EXT: x4818)

**Collaborator number:** 1825613

**Reference number:** 15/4/1 (31366)P

**Date:** 12 SEPTEMBER 2022

**Subject:** APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION, TECHNICAL APPROVALS, EXEMPTION OF SERVITUDES, SITE SPECIFIC DEVIATION IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: REMAINDER OF ERF 7205 AND ERVEN: 11570, 17300, 21353 & 31366, PAARL

RECEIVED APPLICATION ON 25 MARCH 2022

## 1. PROPOSAL

The proposal entails the subdivision, rezoning, consolidation, technical approvals, exemption of servitudes, site specific deviation on Remainder of Erf 7205 and Erven 11570, 17300, 21353 and 31366, Paarl, in order to establish a mixed-use development and the restoration of two agricultural erven to their original form.

## 2. EVALUATION

### 2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

In a letter dated 19 August 2021, Heritage Western Cape (HWC) indicated that a Heritage Impact Assessment (HIA) is required in terms of the requirements of S38(3) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999). The HIA must include the following additional focus areas:

- Visual Impact Assessment; and
- Desktop Archaeological Impact Assessment.

A Heritage Impact Assessment dated January 2022, prepared By ARCON Architects and Spatial Heritage Consultants as well as a Visual Impact Assessment dated January 2022, prepared by ARLO Consulting Landscape Architects, were submitted to the municipality on the 25 March 2022.

### 2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is outside of any Special Character Protected Area Overlay Zone of Paarl and any Scenic Route Overlay Zone.



### 2.3 PAARL FARMS LAND USE MANAGEMENT STUDY 2005

The study highlights that the Paarl's "town" farms, contribute considerably to the character of the Paarl's townscape. Therefore, it lists the farms of Nancy, Goedemoed, La Concordia and Laborie et Picardie, as being of considerable significance from a visual perspective, as together they form an important scenic foreground to the Berg River and the Klein Drakenstein Mountains in the background.

From a historical perspective the study notes that the farms are of considerable significance as a group, as they represent historical agricultural activities and patterns, which contribute to the spirit and quality of the Paarl townscape.

### 2.4 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located within the proposed Paarl Heritage Overlay Zone, which is noted as a proposed Grade 2 heritage resource. The farms of Nancy, Goedemoed, La Concordia and Laborie et Picardie hold a strategic position along the west bank of the Berg River and contain a number of historically and architecturally significant farm werfs, which are listed in the approved Drakenstein Heritage Survey 2013 as:

- The farm werf of Nancy is listed as a proposed Grade: 2 heritage resource;
- The farm werf of Goedemoed is listed as a proposed Grade: 2 heritage resource;
- The farm werf of La Concordia is listed as a Grade: 2 heritage resource; and
- The farm house of Laborie et Picardie and its immediate context is listed as a Grade 3B heritage resource.

The Paarl Farms as a collective, contributes to the unique urban pattern of Paarl's townscape. The survey also highlights that the urban/ agricultural landscape of Paarl is a fine example of a historically evolved landscape incorporating urban development patterns with surviving rural settlement and cultivated landscapes that are layered, intact and authentic. The landscape has been shaped by agricultural use and settlement for ±300 years therefore, producing a distinct pattern of historic farm werfs set within productive vineyards within an urban landscape. This landscape comprises an outstanding record of the historical built environment within a Cape rural context, which is historically layered, and with a fine collection of well-preserved farm werfs and related structures. As a collective agricultural unit, the four farms are also of historical, architectural, urban and social significance to the townscape of Paarl.

The survey adds that the natural scenic qualities of this agricultural environment are derived from its distinctive location along the Berg River, which contributes to visual linkages from Cecillia Drive towards the river and the distant Klein Drakenstein Mountains. Including significant panoramic views of the farms against the backdrop of Paarl from the Paarl Arboretum.

Although the potential for new development is not dismissed within the survey, it is recommended that the erosion of farm land and the establishment of non-agricultural development, which is unsupportive of the sustainability of the farming unit, should be avoided, to protect the sustainability and agricultural productivity of the landscape.

Visually intrusive and over-scaled new development within and adjacent to natural or agricultural areas must be avoided to protect the integrity of the cultural landscape as a largely agricultural space and to preserve the context of the historic farm werfs.



Furthermore, the open space defined by the farms establishes an important agricultural buffer or transition zone between the historical townscape of the Paarl and the Berg River.

### 3. CONCLUSION

The recommendations of the Draft Visual Impact Assessment (VIA) dated January 2022, by ARLA Consulting Landscape Architects, is supported. The recommendations of the Draft Heritage Impact Assessment dated January 2022, by ARCON Architectural & Spatial Heritage Consultants and the landscape philosophy statement dated 16 November 2021, by CNDV Landscape Architects, are supported.

In view of the above, the proposed subdivision, rezoning, consolidation, technical approvals, exemption of servitudes, site specific deviation on Remainder of Erf 7205 and Erven 11570, 17300, 21353 and 31366, Paarl, in order to establish a mixed-use development and the restoration of two agricultural erven to their original form, is supported subject to the following conditions being addressed at the building plan stage:

- Overall signage guidelines and signage applications must be submitted for all onsite signage, which will address the recommendations of the Visual Impact Assessment; and
- Detailed landscape and landscape maintenance plans must be provided.

.....  
**W HENDRICKS**  
**MANAGER: SPATIAL PLANNING, HERITAGE AND GIS**

## **ARCHITECTS STATEMENT**

CECILIA SQUARE- DEVELOPMENT OF THE PROPOSED SUBDIVISION AND REZONING OF ERF 31366 PAARL



### **CONTENTS**

1. Site location and context
2. Client brief
3. Architectural response
  - 3.1 General building description
  - 3.2 Use of building
  - 3.3 Form and massing
  - 3.4 Access and circulation
  - 3.5 Concept and Design Philosophy

## 1. Site location and context

The site, a proposed subdivision of Erf 31366 PAARL, is located with the Berg River to its Eastern side, Arboretum Road to the South, the existing Vinpro agricultural buildings to the West side and a narrow but extended interface with the exiting vineyards to the North.

The site has strong visibility from the circle which connects Cecilia Street, Arboretum, Nuw Vlei and Vine Street and will make a contribution to this circle which is bounded by the substantial masses of McCarthy Toyota, Total forecourt, VW Paarl and a three storey multi tenanted office block located above a parking podium to the South. The response and the edge to this circle will need to be closer to the boundary and have sufficient scale and mass to reflect the existing context and hold the North-Eastern corner of the circle.

The crossing of the Berg River along the Arboretum bridge requires care in design. This edge provides a transition from the treed edge of the arboretum on the East bank across the Berg River and then the West bank of the river which transitions to the heavily built traffic circle. This is clearly a transitional edge with Paarl Rock as its backdrop and provides an opportunity to improve on the current pragmatic barns which present a sheer edge without any significant foreground.

The Northern edge of the site borders the farmed vineyards and needs to respect scale and nature of this edge.



## 2. The Client brief

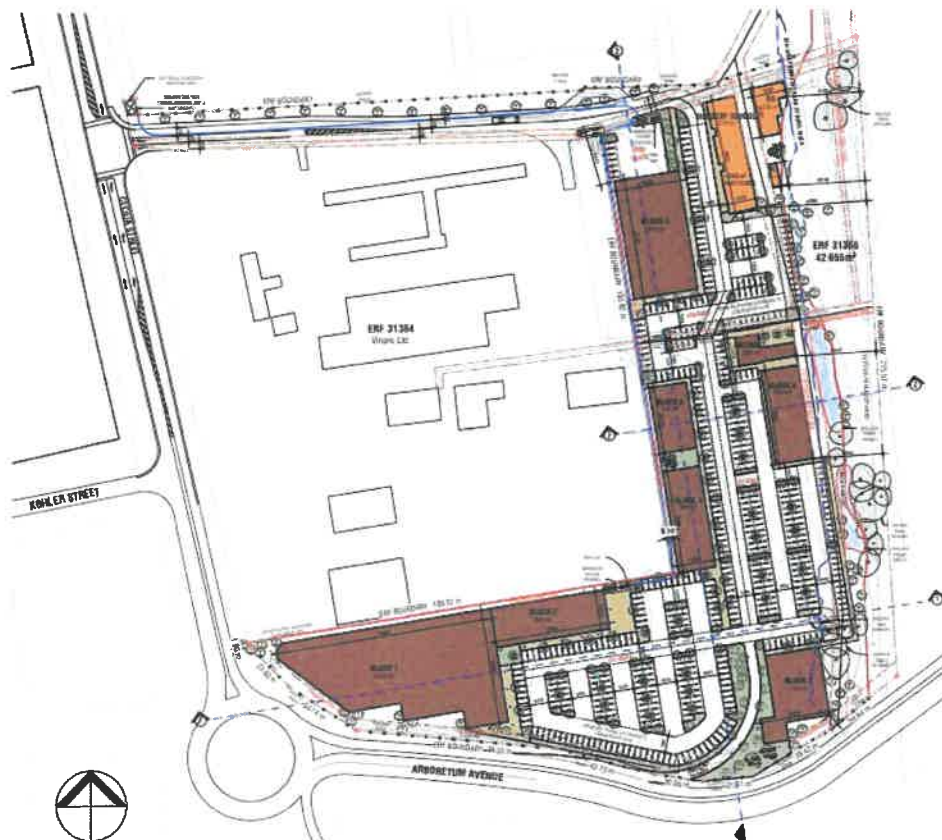
The client's brief is to design a complex of predominantly retail buildings which provide a pleasant, efficient and safe precinct for retailers and shoppers and which optimises the sites' unique location, proximity to existing facilities and natural features. The complex must allow for flexibility be able to accommodate change over time and reduce the likelihood of redundancy and should encourage uses which would be complimentary to the location against the river's edge.

The client has also allowed the possibility of nursery school against the North- Eastern boundary, this provides a lower scale and less intrusive use against the existing vineyard, optimises the location for working parents and utilises the opportunity for contracyclical parking maximising convenience for both sets of uses.

## 3. Architectural response

### 3.1 General building description

The precinct is characterised by a series of related but separate buildings. The buildings are accessed from a common circulation space providing ease of both pedestrian and vehicular circulation and legibility to the user.



GROUND FLOOR PLAN  
4 - 2 PAGES

The scale of the buildings and the mass is developed to suit the contextual analysis previously identified with the largest bulk being located against the traffic circle, a relatively continuous block to screen the existing Vinpro industrial buildings while the buildings on the Eastern edge of the treed circulation space are fragmented to allow views of the Berg river from the precinct as well as creating a fragmented edge and creating a foreground to the longer vistas when viewed from the Arboretum or Arboretum bridge to the East.

There has been a conscious effort to allow the precinct to address the Berg River edge and to prevent this being closed off by unsympathetic planning.

### **3.2 Use of building**

The buildings will contain predominantly retail uses which may include, white goods, décor, homeware, garden and related uses together with complimentary services and an extent of service or restaurant type businesses. It is proposed that a nursery be sourced to best utilise the retail opportunity of the open area against the Berg River.

The Nursery school is located to the North- East, an edge of the site, bordering the river and the vineyard best responding to the scale and activity of these edges.

### **3.3 Form and massing**

The form and massing reflect the planning logic developed from the contextual analysis. Larger Mass and form concentrated against the traffic circle and the West boundary, opening up the views and creating a graded transition and lower visual impact of Arboretum toward the bridge. The overall scale is matched to the adjoin infrastructure to create a contiguous whole and complete the missing edge of the circle.



The building forms take their references largely from the typical agricultural barn and shed type buildings and the roof scape is carefully considered in terms of shapes and scale to harmonise with these. The fragmentation and scale reduction across the site has also been addressed.



### 3.4 Access and circulation

Accessibility and ease of circulation is a critical feature of the success of retail. This has been addressed on the macro level in the traffic engineers report. On a more granular level the vehicular circulation for the precinct users must be logical, easily navigated, provide sufficient width to manoeuvre and separate arterial and subsidiary circulation.

On a pedestrian level it is critical to provide safe, legible and protected routes for pedestrians using the facility, this is facilitated by using texture and clear crossing through parkings to access the walkways fronting and connecting the buildings as well as scaling these to create a comfortable pedestrian environment.



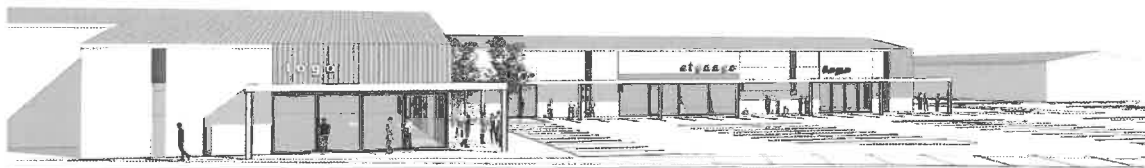
Signage is an important component of circulation and both logical routing and visual wayfinding will be accommodated in the detail design to facilitate this.

### 3.5 Concept and Design Philosophy

The design philosophy for the precinct is to create a retail precinct which fulfils the clients brief, provides a superior user experience and fully respects its contextual location and both contributes to and enhances the surrounding public realm.

Conceptually the precinct reads as a series of variously scaled sheds fronting to a landscape werf, a conceptual approach which is carried through to the detailing and will be reflected in the wayfinding and signage as it is developed.

This is achieved through the fragmentation and arrangement on plan, use of scale which reflects the buildings in the proximity, a palette of light plastered masonry work and sheet cladding mediating between the scale and texture of the agricultural buildings and the commercial and retail uses which surround the site. This also allows a sympathetic and appropriate interface to the Northern edge abutting and forming a backdrop to the vineyards.



## ANNEXURE T

Landscape Architects  
Industrial & product design  
5th floor,  
6 Pepper Street,  
Cape Town  
+27 21 810 77099  
www.cndv.biz



By email  
16 November 2021

c/o David Hellig

### CECILIA JUNCTION LANDSCAPE PHILISOPHY

The landscape design strives to retain as many mature trees as possible on the site.

Numerous trees are allowed for within the parking areas, both for visual softening as well as to reduce summer heat. Evergreen trees are proposed in parking areas, together with some deciduous trees such as Quercus species, in landscaped zones.

Significant islands, with 1 to 2 m width at end of parking bay runs have been added, in order to ensure enough space for trees to grow to a substantial size and allow for shrub planting on parking bay ends.

Additional trees have been added within the site boundary along the Berg River edge, to help screen views of the development and to respond positively to the river and arboretum.

Paving materials that reflect the Paarl aesthetic, and local materials have been chosen, such as locally manufactured brick combined with concrete with exposed Paarl sandstone aggregate.

Stormwater off parking areas, will be taken through shallow landscaped swales, as an additional SUDS measure, and landscaped feature, prior to entering the river.

It is anticipated that a number of river edge buildings will have active edges facing onto the river, which, together with the school, will ensure surveillance as well as positive visual and physical connections to the river edge open spaces.

Visually permeable fencing is proposed, in a dark charcoal colour.

Generally, a low maintenance indigenous planting palette is proposed, together with some large non-invasive, site-appropriate trees.

Yours sincerely

Tanya de Villiers  
Pr LArch



**Western Cape  
Government**

Department of Environmental Affairs and Development Planning

**Bernadette Osborne**

Development Management: Region 1

Bernadette.Osborne@westerncape.gov.za | Tel: 021 483 3679

**REFERENCE:** 16/3/3/1/B3/28/1067/23  
**NEAS REFERENCE:** WCP/EIA/0001324/2023  
**ENQUIRIES:** Bernadette Osborne  
**DATE OF ISSUE:** 20 MARCH 2024

The Board of Directors  
 Ceciliastraat Ontwikkeling (Pty) Ltd.  
 3 De Kleine Molen Street  
**PAARL**  
 7646

**Attention: Mr. Marinus Gerhardus Johannes van der Sluys**

Cell: 082 778 0226  
 E-mail: rinus@vdsprop.com

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014: THE ESTABLISHMENT OF THE CECILIA JUNCTION DEVELOPMENT ON THE REMAINDER OF ERF NO. 31366, PAARL.**

1. With reference to the above application, the Department hereby notifies you of its decision to **grant** Environmental Authorisation, 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

**Zaahir Toefy** Digitally signed by Zaahir Toefy  
 Date: 2024.03.20 11:09:51 +02'00'

**MR. ZAAHIR TOEFY**

**DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)**

**DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Cc: (1) Ms. Anwen Beukes (Doug Jeffery Environmental Consultants)  
 (2) Mr. Doug Jeffery (Doug Jeffery Environmental Consultants)  
 (3) Ms. Cindy Winter (Drakenstein Municipality)

E-mail: Anwen@dougjeff.co.za

E-mail: doug@dougjeff.co.za

E-mail: Cindy.Winter@drakenstein.gov.za



**agriculture, land reform  
& rural development**

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

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

From: Directorate Land and Soil Management  
Tel: 012-319-7634 Fax: 012-329-5938 Email: KhuthalaD@dalrrd.gov.za  
Enquiries: Helpdesk Ref: 2022\_01\_0011

David Heiling & Abrahamse Surveyors  
P O Box 18  
**PAARL**  
7622

For attention: David Heiling and Abrahamse

**APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT, ACT 70 OF 1970: ERF 31366 PAARL, WESTERN CAPE PROVINCE**

Your letter of reference P3369/09(A)-5N5 dated 08 December 2021 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No. **56486** issued in terms of section 4 of the Act is enclosed.

To facilitate registration, the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents for registration.

Kindly note that the properties concerned are subject to the provisions of the Conservation of Agricultural Resources Act 1983, (Act 43 of 1983).

Yours faithfully

**DR. B.M. MODISANE**

**ACTING DEPUTY DIRECTOR GENERAL: AGRICULTURAL PRODUCTION, HEALTH AND  
FOOD SAFETY, NATURAL RESOURCES AND DISASTER MANAGEMENT**

DATE:

16/08/2022

CC: The Surveyor-General Private Bag X 2 CAPE TOWN 8000

CC: Land Use and Soil Management Private Bag X 2 SANLAMHOF 7592

CC: Mr Brandon Layman Land use Management Department of Agriculture: Western Cape Private Bag x 1 ELSenburg 7607



## agriculture, land reform & rural development

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

VERW/REF.

2022\_01\_0011

### TOESTEMMING

*KRAGTENS DIE WET OP DIE ONDERVERDELING  
VAN LANDBOUGROND, 1970*

### CONSENT

*IN TERMS OF THE SUBDIVISION OF  
AGRICULTURAL LAND ACT, 1970*

56486

By virtue of the powers delegated to me by the Minister of Agriculture, Land Reform & Rural Development consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the subdivision of the agricultural land described in paragraph 1, into units indicated in paragraph 2, subject to the conditions set out in paragraph 3.

#### **PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES**

ERF 31366 PAARL, IN EXTENT 16,4302 HECTARES; WESTERN CAPE PROVINCE

#### **PARAGRAPH 2: CONSENT GRANTED**

The subdivision of the above-mentioned agricultural land into two portions measuring approximately 12,16 hectares and 4,27 hectares respectively represented by the figures marked Ptn A and Remainder as shown on the sketch plan attached.

#### **PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT**

- 3.1 Simultaneously with registration of transfer, a portion measuring approximately 12,16 hectares (Portion A) must be consolidated with:
  - (1) Remainder of Erf 7205 Paarl, in extent 0,9305 hectares.
  - (11) Erf 17300 Paarl, in extent 0,2859 hectares.
- 3.2 Simultaneously with registration of transfer, a portion measuring approximately 1,088 hectares (Erf 11570) must be consolidated with Erf 21353 Paarl in extent 12,2176 hectares.
- 3.3 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.4 This consent does not exempt any person 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.

- 3.5 This consent is valid for 5 years from date of this grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

16/03/2022  
DATE

  
DR. B. M. MODISANE

ACTING DEPUTY DIRECTOR GENERAL: AGRICULTURAL  
PRODUCTION, HEALTH AND FOOD SAFETY, NATURAL  
RESOURCES AND DISASTER MANAGEMENT

Reference: W11/4/3-1/1-44 Fax Number: +27 (0) 21 910 1699  
 Date: 24 February 2023 Direct Line: +27 (0) 21 957 4618  
 Email: [dyerss@nra.co.za](mailto:dyerss@nra.co.za) Website: [www.nra.co.za](http://www.nra.co.za)



Mr M. Botha  
 David Hellig and Abrahamse Land Surveyors  
 PO Box 18  
 PAARL  
 7622

Dear Mr Botha,

**NATIONAL ROUTE 1 SECTION 1: PROPOSED SUBDIVISION, REZONING, CONSOLIDATION, TECHNICAL APPROVALS, EXEMPTION OF SERVITUDES AND SITE SPECIFIC DEVIATION FROM THE DRAKENSTEIN MSDF, 2020 IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW, 2018: ERVEN 7205, 11570, 17300, 21353 AND 31366 PAARL.**

The above application has reference.

The South African National Roads Agency SOC Limited (SANRAL) herewith approves your application in terms of section 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 Subdivision and Rezoning Plan, 12 Rev 13, dated Jan 2020 to Nov 2021, drawn by David Hellig and Abrahamse Professional Land Surveyors is hereby approved.
2. A permanent 2m fence 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. It is noted that a left in access from Arboretum road to the development is planned.
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. 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.
10. 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.
11. The aforementioned provisions shall be recorded in the title deeds of each of the properties.
12. 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.
13. The approval granted herein by the SANRAL does not exempt the developer from the provisions of any other legislation.
14. 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.
15. 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.
16. 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**

# 17774284



# CAPE WINELANDS DISTRICT

## MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMBUZO:  
TELEFOON/TELEPHONE/UMNXEBA:  
FAKS/FAX/IFEKSI:  
E-POS/E-MAIL/IE-MAIL:  
ONS VERW/OUR REF/REF YETHU:

Mr. G. de Klerk  
021 870 3205  
021 872 1277  
[ga-v@capewinelands.gov.za](mailto:ga-v@capewinelands.gov.za)  
15/2/6/2 (Erven 7205, 11570, 17300, 21353 & 31366, Paarl)

Trappesstraat 51 Trappes Street  
P.O. Box 91  
WORCESTER  
6849

23 March 2022

David Hellig and Abrahamse  
Professional Land Surveyors  
P.O. Box 18, Paarl, 7622  
258 Main Road, Paarl, 7646

**FOR ATTENTION:** Mr. Marnus Botha (Professional Town Planner)

Dear Sir

### CECILIA JUNCTION DEVELOPMENT, PAARL – YOUR REF. P3369/09(A)–5N5

### APPLICATION IN TERMS OF THE DRAKENSTEIN MUNICIPAL LAND USE PLANNING BY-LAW, 2018

### PROPOSED SUBDIVISION, REZONING, CONSOLIDATION, TECHNICAL APPROVAL, EXEMPTION OF SERVITUDES AND SITE-SPECIFIC DEVIATION FROM THE DRAKENSTEIN MSDP, 2020 – ERVEN 7205, 11570, 17300, 21353 AND 31366 PAARL

1. Your correspondence dated 01 March 2022, regarding the above-mentioned, refers.
2. From an environmental health perspective, this application can be recommended for approval provided that the following conditions are met:

#### 2.1 Environmental Pollution Control

No pollution of soil, water or air may occur during the development of any portion of the above-mentioned erven.

#### 2.2 Engineering Services

All aspects of engineering services required for the proposed development (potable water, sewage, firefighting, stormwater, and solid waste disposal) must comply to the Civil Engineering Services Report dated 12 November 2021, drafted by Sippel & De Lange (Pty) Ltd (Consulting Structural & Civil Engineers), that address the available infrastructure and services, as well as internal distribution within the proposed development.

- 2.2.1 The quality of the potable water on the premises must always comply with the minimum bacteriological and chemical standards for potable water, as determined by SANS Code 241.
- 2.2.2 The sewage and all wastewater (from any combination of domestic and or commercial activities) disposal systems from the proposed development must be connected to the municipal sewerage system according to Drakenstein Municipality's Civil Engineering Services Department's specifications, conditions, and approval.
- 2.2.3 All subsequent refuse collection and storage from the development must be done in a way that will not cause a health nuisance.
- 2.2.4 Refuse removal must comply with the specifications of Drakenstein Municipality's Refuse Removal By-Law.
- 2.2.5 The proposed development must be provided with a refuse area that complies with the following:
- 2.2.5.1 Large enough to store all the refuse generated on the premises;
  - 2.2.5.2 Inaccessible to the public; i.e. equipped with a lockable door or gate;
  - 2.2.5.3 A smooth, washable floor surface, constructed at an angle to direct drainage to a specific point;
  - 2.2.5.4 A catchment pit connected to the sewerage system;
  - 2.2.5.5 A cold water tap for washing purposes;
  - 2.2.5.6 Rodent and insect proof according to the best available method.
- 2.3 After the development has been approved, building plans that show the intended internal layout of the Retail Shops and Nursery School must be submitted to the Drakenstein Municipality for approval to evaluate that –
- 2.3.1 The population calculation for each Retail Shop and Nursery School in terms of A21 of SANS 10400 complies with the designated occupancy classification in terms of A20 of SANS 10400;
  - 2.3.2 The lighting and ventilation of all habitable rooms and ablution facilities complies with Part O of SANS 10400; and
  - 2.3.3 The sanitary facilities/fixtures (i.e. ablution facilities) for the entire development comply with Part P of SANS 10400.

- 2.4 All retail shops and/or Nursery School (*part of the Mixed Use Zone on the Remainder of Erf 31366 Paarl*) and/or guest house/visitors' accommodation (*Erf 11570*) that intend to sell foodstuffs must, before any food may be prepared for sale at their respective business, apply according to Section 3 of GNR.638 of 22 June 2018: Regulations governing general hygiene requirements for food premises, the transport of food and related matters, promulgated in terms of the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972), in writing to the Cape Winelands District Municipality for a Certificate of Acceptability for their Food Premises.
- 2.5 The proposed Nursery School in 20 classrooms within three new buildings which will be positioned in the north-eastern corner of the Remainder of Erf 31366 Paarl – Mixed Use Zone, near the main entrance to the development precinct, must comply with the provisions of the Cape Winelands District Municipality's Municipal Health By-Law: Chapter 5 re Child Care Facilities and Institutions, namely –

Section 15 re "Structural and other requirements" of the above-mentioned By-Law states that:

(1) A Childcare facility must comply with the following requirements:

- (a) *The walls and floors of classrooms must be of a smooth, splinter free, waterproof, and easily washable material. Where paint is applied, only non-toxic paint is allowed.*
- (b) *Classrooms must have enough windows to ensure adequate ventilation; provided that effective cross-ventilation is possible and that windows are allowed to open and that such openings shall have a surface equal to at least 5% of the floor area of the room concerned and lighting; provided that windows shall be transparent with an area equal to at least 10% of the floor area of the room concerned.*
- (c) *Roofs must be waterproof at all times.*
- (d) *Ceilings should be provided and must be clean and dustproof at all times.*
- (e) *A separate office area must be provided for administration and staff activities.*
- (f) *A separate sick bay area away from the other children must be provided.*
- (g) *Adequate storage facility must be provided for the storage of mattresses in an upright or hanging position.*
- (h) *Adequate storage facility must be provided for the storage of medicines, cleaning agents, liquid fuels, gas containers or any other poisonous or potentially harmful material, as well as toys*

*and utensils so that it can be stored safely and out of reach of children.*

- (i) All working surfaces should be smooth, waterproof, splinter free and washable.*
- (j) There must be at least 2m<sup>2</sup> of indoor space available per baby (1 to 24 months) and 1.5m<sup>2</sup> indoor space available per toddler (2 to 7 years). If no outdoor space is available, the indoor space must be 2.5m<sup>2</sup> per toddler. There must also be at least 1m<sup>2</sup> of outdoor space available for the first 30 children.*
- (k) There must be at least one toilet available for every twenty children and one potty for every five babies. Toilet bowls, potties and seats must be disinfected daily. Separate toilet facilities are required for staff members.*
- (l) If babies up to twenty-four months are accommodated, a separate facility for the washing of potties and the daily washing of nappies must be provided.*
- (m) A kitchen or a food handling/preparation facility must comply with the provisions of the Regulation Governing General Hygiene Requirements for Food Premises and the Transport of Food, published under Government Notice No. GNR.638 of 22 June 2018 promulgated in terms of the Foodstuffs, Cosmetics and Disinfectants Act, 1972 (Act 54 of 1972).*
- (n) At least one hand wash basin for every twenty children or one bucket for every ten children must be available. Clean water shall be available for the washing of children's hands. Soiled water must be disposed of in an approved manner. Soap and a drying cloth must be available at every hand wash basin.*
- (o) Sandpits must be treated every six weeks with salt and must be covered after hours to make it inaccessible to animals.*
- (p) The outdoor play area must be fenced with self-closing gates.*

*Section 16 re "Exemptions, additional requirements and reservations" of the above-mentioned By-Law states that:*

- (1) A Health Officer may exempt a childcare facility from any of the provisions in Sections 15(1) of this By-Law if he or she is satisfied that the granting of such exemption does not or will not result in conditions that constitute a health nuisance.*

(2) An exemption referred to in this section –

(a) *shall be withdrawn by the Health Officer on the grounds of an inspection if he or she is of the opinion that such exemption will result in conditions that constitute a health nuisance.*

2.6 The requirements regarding Smoking in Public Places as contained in Regulation 975 – "Notice Relating to Smoking of Tobacco Products in Public Places" – promulgated under the Tobacco Products Control Act as amended (Act 63 of 2008), must be complied to at all times.

2.7 That this department, if deemed necessary, reserves the right to set further requirements.

You may contact me if you need further clarification or have any queries regarding the above-mentioned.

Yours faithfully.



**G. DE KLERK**  
**HEALTH OFFICER / ENVIRONMENTAL HEALTH PRACTITIONER**  
**FOR THE MUNICIPAL MANAGER**